



COUNTY OF HENRICO PLANNING OFFICE

RETAIL
C-40C-90

PT. 31-B2-13
VARINA DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

W.F. LaVECCHIA, P.E., AICP
County Manager

July 17, 1990

Re: Conditional Rezoning Case C-40C-90

Hunt Valley Associates, L.P.
5413 Patterson Avenue, Suite 200
Richmond, Virginia 23226

Gentlemen::

The Board of Supervisors at its meeting on July 11, granted your request to conditionally rezone from R-2AC One Family Residence (Conditional) to B-1C Business District (Conditional), property described as follows:

Part of Parcel 31-B2-13:

Beginning at a point in the centerline of Ross Run Creek, said point also being on the S. right of way of Darbytown Road, said being approximately 1561' from the point of intersection of the western right of way line of U.S. Interstate No. 295 and the southern right of way line of Darbytown Road; thence leaving the southern right of way line of Darbytown Road in a southwesterly direction along the centerline of Ross Run Creek approximately 600' as it meanders to a point in said creek; thence leaving Ross Run Creek in a northwesterly direction along the centerline of a creek as it meanders approximately 1200' to a point; thence N. 04° 08' 10" W., 383.88' to a point on the southern right of way line of Darbytown Road; thence with the southern right of way line of Darbytown Road in an southeasterly direction S. 54° 52' 46" E., 123.12' to a point on said line; thence leaving the southern right of way line of Darbytown Road in an southeasterly direction with two (2) courses and distances: (1) S. 04° 08' 10" E., 216.61' to a point; (2) thence S. 76° 24' 50" E., 433.46' to a point on the southern right of way line of Darbytown Road; thence continuing with the southern right of way line of Darbytown Road in an southeasterly direction S. 53° 57' 03" E., 53.56' to a point; thence S. 54° 50' 30" E., approximately 479' to a point in the centerline of Ross Run Creek, said point also being the point and place of beginning for Parcel D, containing 9.7 acres more or less.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

Applicable to the B-1 Property:

1. Public Utilities. All buildings constructed on the Property shall be served by public water and public sewer.
2. Underground Utilities. All electrical and telephone utility service lines to the buildings on the Property shall be installed underground. The location and use of the utility easements shall be coordinated so as to minimize both the number of individually required easements and amount of area they encumber.
3. Green Belt. A green belt for landscaping, natural open areas and scenic vistas will be provided, at a minimum of fifty (50) feet in width, adjacent to the ultimate right-of-way line of Darbytown Road and any other adjacent roadways, and fifty (50) feet around the remaining perimeter of the Property where it abuts residentially zoned property, except to the extent necessary for utility easements,

- entrance gates and signage, roads, sidewalks, and other purposes specifically permitted, or if required by, the Planning Commission at the time of Plan of Development approval or by any other governmental body.
4. Building Materials. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the B-1 zoned parcel shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development review. No exposed portion of any exterior wall shall consist of untreated or painted concrete or concrete masonry units.
 5. Parking Lot Lighting. Parking lot lighting fixtures shall not exceed twenty-five (25) feet in height as measured from the grade of the base of the lighting standard, unless otherwise requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review. Parking lot lighting shall be produced from concealed sources of light (i.e. "shoe-box" type").
 6. Screening. All rooftop heating and cooling equipment and all trash receptacles shall be screened from public view at ground level.
 7. Supplemental Tree Planting. Prior to the issuance of the first Certificate of Occupancy, Owner shall plant on the Property at least one (1) hardwood tree of at least ten (10) feet in height for every five (5) parking spaces required on the Property and otherwise comply with the standards for landscaping as set forth in Section 22-57 of the Henrico County Zoning Ordinance as in effect at the time of Plan of Development approval.
 8. Architectural Design. All improvements constructed on the Property shall be architecturally harmonious in design.
 9. Site Coverage. No more than seventy percent (70%) of the B-1 zoned property may be covered by buildings, driveways and parking areas.
 10. No Direct Access. No direct access shall be permitted from the Property to Darbytown Road unless otherwise requested and specifically permitted, or if requested by, the Planning Commission at the time of Plan of Development approval.
 11. Internal Access. Any and all outparcels shall be served by internal site access.
 12. Pedestrian and Bicycle Access. Pedestrian and bicycle access ways among major project areas of the planned community will be provided at the time of Plan of Development approval.
 13. Schematic Master Plan. The Property shall be developed in substantial conformance with the Schematic Master Plan prepared by Clower Associates, Inc., dated March 3, 1990, unless otherwise requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development approval.
 14. Severance. The unenforceability, illegality, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.
 15. No metal buildings shall be constructed on the Property.

Hunt Valley Associates, L.P.
Page 3
July 17, 1990

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



for W. F. LaVecchia, P.E., AICP,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
James W. Theobald, Esquire