

PT. 94-B2-18

MEDICAL OFFICES

THREE CHOPT DISTRICT

C-46C-93



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

December 14, 1993

Re: Conditional Rezoning Case C-46C-93

Dr. Maurice C. Schwarz
Virginia Cancer Institute, Inc.
5855 Bremono Road, Suite 506
Richmond, Virginia 23226

Dear Doctor Schwarz:

The Board of Supervisors at its meeting on December 8, granted your request to amend proffered conditions on Conditional Rezoning Case C-51C-80, being Part of Parcel 94-B2-18, Monumental Floral Gardens Subdivision, Lots 36, 38, 40, 42, 44, 46-52, 54, 55, 57, 58, and alleys, Block H.

The following substitute proffered condition accepted by the Board of Supervisors, further regulates the use of your property in addition to all the existing proffers 1 through 7 accepted with C-51C-80 and applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

8. The following uses have been deemed inappropriate for the property and are prohibited: (a) use for residential property, (b) use for tourist homes and motels, (c) use for a meeting place for clubs, fraternities or lodges and (d) use for dental offices.
9. The property shall not be used as a hospital or similar in-patient facility whereby patients would remain overnight.
10. Except in the case of emergencies, any medical office use on the property shall operate only on weekdays, shall begin no earlier than 8:30 a.m. and shall end no later than 7:00 p.m.
11. Garbage or refuse shall not be collected from the property before 7:00 a.m. or after 7:00 p.m.
12. Supplies to the property, except for furniture and equipment, shall be delivered by courier car, and not by truck (except commercial services such as the United States Postal Service, Federal Express, United Parcel Service, etc.).
13. No medical waste shall be stored or disposed of in containers outside the buildings on the property. All medical waste shall be removed from the property by van.
14. The additional parking required for medical use shall be created by modification to the landscaped areas immediately adjacent to the east side of the buildings, without change in the existing berms and landscaping elsewhere in the present parking lot (other than slight reduction in the size of the traffic islands closest to the buildings to allow space for additional parking spaces and turning).

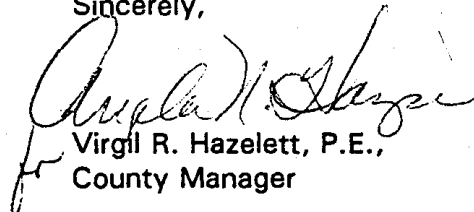
Dr. Maurice C. Schwarz
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15. There shall be no therapeutic X-ray equipment installed in any part of the buildings by Virginia Cancer Institute, Inc., or any future tenant of the buildings. There shall be no free-standing diagnostic X-ray facility in either of the buildings on the property.
16. There shall be no commercial medical laboratory operated in the buildings on the property.
17. There shall be no dialysis facility in the buildings on the property.
18. There shall be no out-patient surgical facility in the buildings on the property.
19. There shall be no mobile medical facilities such as mobile MRI or lithotripsy in trailers allowed on the property for any purpose.
20. "No Left Turn" and "No Right Turn" signs, as appropriate, will be installed at the exits from the parking lot to encourage drivers to go to Libbie Avenue instead of driving through the neighborhood.
21. Only the northern building at Libbie Square, currently designated as 1807 Libbie Avenue, may be used for medical office purposes.

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 condition in the Conditional Zoning Index.

Sincerely,


Virgil R. Hazelett, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Mr. William A. Walsh, Esquire
Crestar Bank