

104-A2-24

FAIRFIELD DISTRICT

OFFICE SERVICE AND LIGHT INDUSTRIAL USES

**C-48C-95**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

VIRGIL R. HAZELETT, P.E.  
County Manager

December 19, 1995

Re: Conditional Rezoning Case C-48C-95

Mr. Robert B. Ball, Sr.  
P. O. Box 9487  
Richmond, Virginia 23227

Dear Mr. Ball:

The Board of Supervisors at its meeting on December 13, 1995, granted your request to conditionally rezone property from O/SC Office Service District (Conditional) to M-1C Light Industrial District (Conditional), Parcel 104-A2-24, described as follows:

Beginning at a point on the S. line of Scott Road 610 +/-' from the extended centerline of Level Green Lane, said point being the point and place of beginning; thence along the southern line of Scott Road N. 84° 56' 21" E., 332.59' to a point; thence along a curve to the left having a radius of 285.81' and a length of 52.54' to a point; thence S. 10° 32' 34" E., 996.87' to a point; thence N. 75° 46' 27" W., 859.43' to a point; thence N. 20° 02' 38" E., 777.50' to the point and place of beginning, containing 12.00 acres.

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):

1. Permitted Uses. Use of the Property shall be limited to office and those uses which combine office and service uses; which are permitted in O/S Office Service District; and as restricted in Henrico County Zoning Ordinance Section 22-50.18:1, except that the aggregated service facilities and light industrial uses shall not be restricted as to a defined office to service ratio.
2. Development Standards. Uses on the Property shall be developed in a character and quality similar to office service development and in accordance with the office service standards provided in Henrico County Zoning Ordinance Section 22-50.22 except that outside vehicle storage would be permitted in a screened, enclosed area as regulated in the M-1 district, and in a manner satisfactory to and approved by the Planning Commission at the time of the Plan of Development review.
3. Outside Storage. Outside storage of vehicles shall not be permitted within one hundred (100) feet of the northern boundary of the Property or two hundred

(200) feet of the western boundary of the Property for so long as the properties adjoining the northern and western boundaries of the Property shall be zoned agricultural or residential.

4. Vehicular Access. Access to the Property shall be limited to Park Central Drive.
5. Building Materials. The exposed portions of all exterior wall surfaces (front, rear and sides) of each building constructed on the Property (excluding rooftop screening materials for mechanical equipment) shall be similar in architectural treatment and materials. All buildings constructed on the Property shall have exposed exterior wall surfaces (above finished grade) of face brick, stone, or glass, unless other aesthetically comparable finished materials are specifically requested and permitted by the Planning Commission at the time of Plan of Development review.
6. Site Coverage. No more than sixty-five percent (65%) of the Property shall be covered by buildings, driveways and parking areas.
7. Buffer Area. A landscaped buffer area of a minimum of twenty-five (25) feet in width or the minimum width required by Section 22-106.2 of the County Code, whichever is greater, shall be maintained along such portions of the Property as shall be zoned agricultural or residential at the time of Plan of Development review but only for so long as said adjoining properties remain zoned agricultural or residential, except for utility easements, roads, signage, driveways or other purposes required at the time of Plan of Development review. Utility and access easements extended through the buffer areas shall be extended generally perpendicular thereto, and where practicable and permitted, areas disturbed for utility installation shall be restored. Existing vegetation and underbrush may, and fallen diseased or dead plant growth shall, be removed from such buffer areas, and if so removed, additional plantings shall be added.
8. Parking Lot Landscaping. Parking lots serving development on the Property shall be landscaped, including but not limited to the planting of shrubbery and/or trees in the raised islands located within such parking lots and between parking rows.
9. Parking Lot Lighting. Parking lot lighting standards shall not exceed twenty (20) feet in height. Parking lot lighting shall be provided by concealed sources of light and shall be reduced to no more than a security level following the close of business operations on the Property.
10. HVAC. Heating and air conditioning equipment shall be screened from public view from adjoining streets and properties in a manner satisfactory to and approved by the Planning Commission at the time of Plan of Development review.

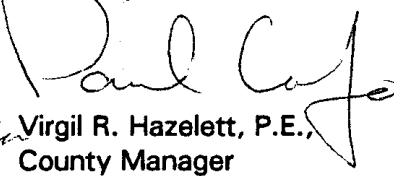
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11. Construction Traffic. All construction traffic shall be restricted to the Park Central Drive access.
12. P.O.D. Review. Development of each individual building on the Property shall be subject to Plan of Development review.
13. Loading Docks. Any loading dock serving a building which abuts Scott Road shall be screened from public view in a manner satisfactory to and approved by the Planning Commission at the time of Plan of Development review.
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.

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

cc:  Director, Real Estate Assessment  
 Conditional Zoning Index  
 Ms. Gloria L. Freye, Esquire