

PT. 104-A2-22

FAIRFIELD DISTRICT

OFFICE BUILDINGS

C-7C-95



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

March 14, 1995

Re: Conditional Rezoning Case C-7C-95

Park Central Ltd. Part.,
a Virginia Limited Partnership
c/o Mr. Alex B Andrews, Jr.,
Director of Commercial Properties/Virginia
Daniel Corporation
951 E. Byrd St.
Richmond, Virginia 23219

Gentlemen:

The Board of Supervisors at its meeting on March 8, 1995, granted your request to conditionally rezone property from O/SC Office Service District (Conditional) to O-2C Office District (Conditional), Part of Parcel 104-A2-22, described as follows:

Parcel B-1:

Beginning at the intersection of the N. line of Parham Road and the W. line of Park Central Drive; thence with the N. line of Parham Road S. 59° 00' 06" W., 838.46' to a point; thence leaving Parham Road N. 2° 20' 10" W., 455.86' to a point; thence S. 59° 00' 06" E., 736.89' to a point on the W. line of Park Central Drive; thence with the W. line of Park Central Drive S. 27° 22' 08" E., 29.91' to a point; thence S. 23° 57' 43" E., 201.52' to a point; thence S. 30° 59' 54" E., 60.15' to a point; thence along a curve to the right with a radius of 110.00' and a length of 40.22' to a point; thence S. 18° 40' 15" W., 109.18' to the point of beginning, containing 7.519 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. 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 to the other exterior wall surfaces of such building. 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.
2. Site Coverage. No more than sixty-five percent (65%) of the Property shall be covered by buildings, driveways and parking areas.

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3. Buffer Area. A landscaped buffer area of a minimum of 125 feet in width shall be maintained along the right-of-way line of Parham Road (as such right-of-way) line shall be determined at the time of Plan of Development review) and there shall be no development in such buffer area except for utility easements, signage, driveways or other purposes required at the time of Plan of Development review. Utility easements and driveways 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.
4. 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.
5. Parking Lot Lighting. Parking lot lighting standards, shall not exceed twenty (20) feet in height, from the ground level to the top of fixture, within three hundred (300) feet of the right of way for Parham Road. 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.
6. Vehicular Access. There shall be a maximum of one (1) vehicular access drives to or from the properties described herein from Parham Road plus one additional access point to be used exclusively for the portion of the Property which is located east of a stream known as Chamberlayne Branch. Any such access drives shall not align with any road in any residential subdivision south of Parham Road, including Chamberlayne Farms, Wildwood and Northfield subdivisions, unless otherwise required by any governmental body having jurisdiction with respect thereto.
7. 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.
8. Construction Traffic. All construction traffic shall be restricted to Parham Road accesses and shall not use Scott Road (as it now exists) and shall not use Scott Road in front of Tax Map Parcel #103-B2-4 (the "Cobb Property") which adjoins the Property on the northwest.
9. P.O.D. Review. Development of each individual building on the Property shall be subject to Plan of Development review.
10. Traffic Impact Study. A Traffic Impact Study will be submitted to the County's Traffic

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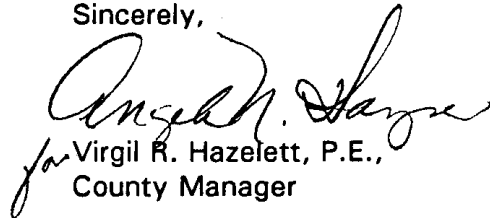
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Engineer when fifty percent (50%) of the Properties described herein and in Cases C-8C-95 and P-1-95 or the County Traffic Engineer requests a Traffic Impact Study.

11. Height Restriction. No building shall be constructed on the Property in excess of three (3) stories in height within five hundred (500) feet of the right-of-way line of Parham Road (as such right-of-way line shall be determined at the time of Plan of Development review) without a Conditional Use permit by Special Exception.
12. 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. In addition, the loading docks for all buildings fronting on Park Central Drive shall be located to the rear of the buildings.

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
Mr. Walter F. Witt, Jr., Esquire