

36-A-14

MINI - WAREHOUSE

THREE CHOPT DISTRICT

C-16C-98



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

April 14, 1998

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-16C-98

Short Pump Associates, L.L.C.
8513 Staples Mill Rd.
Richmond, VA 23228

Gentlemen:

The Board of Supervisors at its meeting on April 8, 1998, granted your request to conditionally rezone property from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcel 36-A-14, described as follows:

Beginning at a point on the southern right-of-way line of Interstate 64 at its intersection with the western right-of-way line of Pouncey Tract Road; thence along Pouncey Tract Road S 18° 27' 02" E., 82.71' to a point; thence S 04° 25' 52" E., 1.63' to a point, said point being the True Point of Beginning; thence S. 04° 25' 52" E., 151.84' to a point; thence leaving the right-of-way line of Pouncey Tract Road N 78° 03' 33" W., 215.22' to a point; thence N. 01° 50' 33" W., 150.00' to a point; thence S 78° 03' 33" E., 208.16' to the True of Beginning, containing approximately .71 acre.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Architectural Treatment.** Colonial cream split face block shall be utilized on the eastern and northern-most walls of any mini storage warehouse building within fifty (50) feet of the eastern boundary line of the Property. The remaining materials utilized on the exterior walls of any mini storage warehouse buildings shall be of a colonial cream color with cedar tan color asphalt shingles on all roofs. All buildings developed on the Property other than mini storage warehouse buildings shall have exposed exterior walls (above finished grade) of either, or a combination of, face brick, split face block, natural stone, Hardiplank, dryvit, stucco, vinyl or glass or an equivalent permanent architecturally finished material, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall surface at the time of Plan of Development review. No buildings developed on the Property, other than mini storage warehouse buildings, shall be covered with or have exposed to view any sheet or corrugated aluminum or metal, exposed aggregate concrete, painted or unpainted or unfinished concrete masonry units or asbestos unless otherwise specifically requested and approved by the Planning Commission at the time of Plan of Development review.
2. **Use Restriction.** The Property may only be used for a mini storage warehouse facility with an accessory office and dwelling unit for its manager and such uses as are

customarily accessory and incidental thereto and uses permitted in a B-2 zoning district, except that none of the following uses shall be permitted on any portion of the Property:

- a. Adult book stores;
 - b. Mortuaries;
 - c. Flea markets;
 - d. Boat, boat trailer and motorcycle sales, service and storage;
 - e. Rifle or pistol range;
 - f. Sales or service of guns and firearms;
 - g. Convenience food stores;
 - h. Body shops, automobile repair; or
 - i. Gasoline filling stations.
3. Lighting. All parking lot lighting on the Property shall be produced from concealed sources of light (such as shoebox type fixtures), shall not exceed ten (10) feet in height above grade level and shall be reduced to no more than a security level following the close of business operations.
 4. HVAC. Heating and air conditioning equipment shall be screened from public view at ground level at the Property lines in a manner approved by the Planning Commission at the time of Plan of Development review.
 5. Central Trash Receptacles. Central trash receptacles, not including convenience cans, shall be screened from public view at ground level in a manner approved by the Planning Commission at the time of Plan of Development review.
 6. Outside Speakers. There shall be no outside speakers which may be heard beyond the boundaries of the Property.
 7. Trash Pickup. Trash pickup from the Property shall be limited to the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday and there shall be no trash pickup on Saturday or Sunday.
 8. Operating Hours. Mini storage warehouse office hours shall not commence before 7:00 a.m. or extend beyond 9:00 p.m. nor shall access to the mini-storage units be permitted before 7:00 a.m. or after 9:00 p.m. except in cases of bona fide emergencies.
 9. Security. The mini-storage warehouse facility shall have a full-time manager living on the site.
 10. Doors. No loading doors shall be located on the eastern walls of the buildings closest to Pouncey Tract Road.
 11. Traffic Restriction. No Plan of Development shall be granted for a use on the Property (other than for mini-storage warehouse facilities) which will generate more

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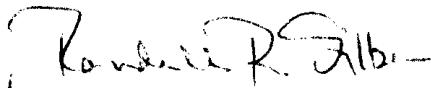
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trips per day than can be adequately handled in the opinion of the Director of Public Works or until alternative vehicular access is obtained to serve the Property.

12. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any 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
Mr. Jay M. Weinberg, Esquire
Mr. & Mrs. W. A. Sandridge