

48-A-15A, 16 & 17

GENERAL OFFICE & VETERINARIAN OFFICE

THREE CHOPT DISTRICT

C-2C-98

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

February 20, 1998

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-2C-98

HBR Associates
4191 Innslake Dr., Suite 212
Glen Allen, VA 23060

Gentlemen:

The Board of Supervisors at its meeting on February 11, 1998, granted your request to conditionally rezone property from A-1 Agricultural District to B-1C Business District (Conditional) and O-2C Office District (Conditional), Parcels 48-A-15A, 16 and 17, described as follows:

O-2C Parcel:

Beginning at a point on the western right-of-way line of Springfield Road at the northeast corner of Tax Parcel No. 48-A-15A and the southeast corner of Tax Parcel 38-A-30D, which point is the True Point of Beginning; thence along the western right-of-way line of Springfield Road S. 11° 34' 53" E., 21.19' to a point; thence S. 11° 05' 03" E., 140.09' to a point; thence S. 06° 46' 53" E., 160.99' to a point; thence S. 13° 24' 08" E., 39.99' to a point, which point is the southeast corner of Tax Parcel No. 48-A-16; thence leaving the western right-of-way line of Springfield Road S. 76° 58' 25" W., 192.71' to a point at the southwest corner of Tax Parcel No. 48-A-16; thence N. 13° 01' 35" W., 180.54' to a point; thence S. 76° 58' 25" W., 74.00' to a point; thence N. 13° 01' 35" W., 153.85' to a point; thence N. 74° 37' 55" E., 289.48' to the True Point of Beginning, containing 1.967 acres.

B-1C Parcel:

Beginning at a point on the western right-of-way line of Springfield Road at the northeast corner of Tax Parcel No. 48-A-15A and the southeast corner of Tax Parcel 38-A-30D, thence along the western right-of-way line of Springfield Road S. 11° 34' 53" E., 21.19' to a point; thence S. 11° 05' 03" E., 140.09' to a point; thence S. 06° 46' 53" E., 160.99' to a point; thence S. 13° 24' 08" E., 39.99' to a point, which point is the southeast corner of Tax Parcel No. 48-A-16 and which point is the True Point of Beginning; thence S. 13° 24' 08" E., 170.01' to a point; thence leaving the western right-of-way line of Springfield Road S. 69° 32' 48" W., 195.46' to a point; thence N. 13° 01' 35" W., 195.27' to a point; thence N. 76° 58' 25" E., 192.71' to the True Point of Beginning, containing .784 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 24, Code of Henrico (Zoning Ordinance):

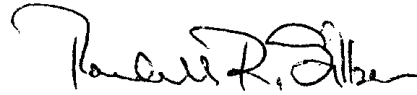
1. Exterior Materials. The exposed portion of each exterior wall surface (front, rear and sides) of any building constructed on the Property (excluding rooftop screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. All buildings constructed on the Property shall have exposed exterior walls (above finished grade) of either, or a combination of, face brick, natural stone, Hardiplank, clapboard siding, E.I.F.S., stucco, vinyl or glass (the percentage of glass not to exceed twenty-five (25) percent of any building exterior) 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.
2. Architectural Treatment. All buildings constructed on the Property shall be residential in character, complimentary in design and materials and include features such as pitched roofs and the utilization of more than two buildings. The veterinarian's office to be constructed on the B- I portion of the Property shall be in substantial conformance with the elevation and site plan prepared by Michael C. Sweeney, copies of which are attached hereto as Exhibit A and Exhibit B (See case file), unless otherwise requested and specifically approved by the Planning Commission at the time of Plan of Development review.
3. Buffer. A natural and/or landscaped buffer will be provided for a minimum of twenty-five (25) feet in width along the eastern (front) boundary of the Property, except to the extent necessary or allowed for utility easements, grading, signage and access driveways and other purposes requested and specifically permitted, or if required, by the Planning Commission at the time of Plan of Development review or by any other governmental body. Healthy, mature trees shall, to the extent reasonably practical, be retained within the aforesaid buffer areas. Any utility easements (other than existing utility easements) and access driveways permitted within the aforesaid buffer area shall be extended generally perpendicular to the buffer area unless otherwise requested and specifically permitted or if required by the County at the time of Plan of Development review.
4. Parking Lot Lighting. Parking lot lighting standards shall not exceed fifteen (15) feet in height above grade level. All parking lot lighting fixtures shall be of low intensity and shall be positioned in such a manner as to minimize the impact of such lighting on any adjacent property. Light fixtures shall be of the type that conceals the direct source of light (such as "shoe box" type fixtures). Exterior lighting shall be reduced to security levels after hours of operation.
5. 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.
6. Trash Receptacles. 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 and trash pickup from the site shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday. There shall be no trash pickup on Sundays.

7. Use Restrictions. Principal uses permitted on the B- I -zoned parcel shall be limited to a hospital or clinic for small animals, dogs, cats, birds and the like and such other B- I uses to the extent that they would also be permitted in an O-2 zoning district. Further, there shall be no funeral homes, undertaking establishments or banks permitted on any portion of the Property.
8. Signage. Any detached signs on the Property shall be ground mounted monumental-type signs, shall not exceed six (6) feet in height above grade and, if lighted, internally lit unless otherwise requested and specifically approved by the Planning Commission at the time of Plan of Development review.
9. Access. There shall be no more than two (2) points of vehicular access to and from the Property to and from Springfield Road. Plan(s) of Development for all or any portion of the Property shall not preclude the ability for cross access to other portions of the Property.
10. Building Height. No building constructed on the O-2C portion of the Property shall exceed two (2) stories or thirty (30) feet in height.
11. 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 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. James W. Theobald, Esquire