

AMEND PROF. CONDITIONS

BMP

M-1C

M-1C

M-1C

R-3

M-1

B-3

B-3

B-3

B-3

C-1

AMEND PROFFERED CONDITIONS

C-35C-98



PT. OF 163-A-19D  
VARINA DISTRICT

HENRICO COUNTY PLANNING OFFICE

NEW HOTEL

NEW HOTEL

ROAD

RICHMOND INTERNATIONAL AIRPORT

CHURCH OF OUR SAVIOR

AUDUBON DR.

SOUTH AIRPORT DRIVE

WILLIAMSBURG

SANDSTON AVENUE

FROM I-64 TO I-64

12.659 Ac.  
3.392 Ac.  
22.161 Ac.

15.944 Ac.

5.73 Ac.

2 pts.  
9383 Ac.

12.13 Ac.

10.49 Ac.

12.119 Ac.

2.877 Ac.

2 pts.

2.50 Ac.

2.193 Ac.

6.439 Ac.

5 Ac.

2.117 Ac.

4 Ac.

3.641 Ac.

7.49 Ac.

420

710

201

500

550

570

570

International Centre Drive

Audubon

Drive

SANDSTON

ROAD

420

420

420

420

420

420

420

420

420



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

June 18, 1998

Re: Conditional Rezoning Case C-35C-98

Mr. Bruce Pollock, Jr.  
Hotel Holdings Associates and  
P&T Associates  
300 Southport Circle, Suite 102  
Virginia Beach, VA 23452

Dear Mr. Pollock:

The Board of Supervisors at its meeting on June 10, 1998, granted your request to amend proffered conditions on Conditional Rezoning Case C-67C-89, being Part of Parcel 163-A-19D.

The following substitute proffered conditions accepted by the Board of Supervisors, further regulate the use of your property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance).

6. Deleted.
11. Amended. Height Limitation. No building or any portion thereof constructed on the Property shall exceed the greater of (3) stories or forty (40) feet in height.
14. Amended with addition.

**Retail Restriction.** Neither Applicant nor its successors or assigns shall request or accept Certificates of Occupancy for retail business uses in excess of an aggregate of 80,000 square feet of retail floor area on the Property. **Hotels shall not be considered a retail business use for purposes of this limitation.**

16. Added:

Elevation and Site Plan: The Property shall be developed in substantial conformance with the site plan dated April 20, 1998, entitled "Extended Stay America, Interior Corridor Prototype - 104 Units, Typical Site Configuration Diagram for Interior Corridor Building" and the elevations prepared by Richard R. Rekau, Architect dated March 7, 1998, entitled "Extended Stay America, Efficient Studios, ESA Management, Inc." copies of which are labeled Exhibit A and Exhibit B, respectively, and filed herewith, subject to such changes as may be requested by the County or

Mr. Bruce Pollock, Jr.  
Hotel Holdings Associates and  
P&T Associates  
June 18, 1998

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owner and approved at the time of Plan of Development review. The exterior facades of the first floor shall be of brick as shown on the elevation.

17. Added:

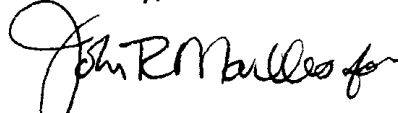
Hotel Use. Any hotel, motel or lodging facility constructed on the Property shall be operated for occupancy by transient guests only rather than as a long-term residence. Guests shall not be permitted to move in their own furniture or major appliances, to obtain separate utilities or phone service, or to redecorate rooms. No guest shall be permitted to occupy the same room in excess of twelve (12) consecutive weeks. No room shall be occupied by more than two (2) people. Any outdoor recreational amenities shall not include playground equipment, play fields or other facilities primarily associated with children's play.

18. Added:

Treatment of BMPs. Landscaping and/or security fencing, or a combination thereof, shall be provided around the existing BMP facility on the Property in a manner as determined at the time of Plan of Development Review.

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: Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. James W. Theobald, Esquire