



R-4 & O-2C TO O-2C
6.28 AC.

RADIO STATION

C-75C-98



PT. OF 81-A-83
BROOKLAND DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

December 15, 1998

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-75C-98

Mr. Mike Friedman
Clear Channel Radio, Inc.
3245 Basie Road
Richmond, VA 23228

Dear Mr. Friedman:

The Board of Supervisors at its meeting on December 9, 1998, granted your request to conditionally rezone property from R-4 One Family Residence and O-2C Office District (Conditional) to O-2C Office District (Conditional), Part of Parcel 81-A-83, described as follows:

Beginning at a rod in the southern right of way line of Basie Road, being the northeast corner of property owned by Clear Channel Radio, Inc. (DB. 2458, Pg.2469), being the point of beginning; thence leaving said right of way, with property line, S. 08° 03' 25" E., 346.67 feet; thence with property line S. 38° 36' 33" W., 97.72 feet; thence S. 82° 08' 30" W., 595.48 feet to a point; thence N. 08° 03' 25" W., 413.98 feet to a point in the southern right of way line of Basie Road; thence with said right of way line N. 82° 08' 30" E., 666.56' to the point of beginning, being the area requested to be rezoned O-2, containing 6.28 acres more or less.

The Board of Supervisors accepted the following proffered conditions, dated October 21, 1998, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Basie Road Buffer. A natural and landscaped buffer will be provided at least fifty (50) feet in width adjacent to the right-of-way line of Basie Road. This buffer shall remain in its natural state, except to the extent supplemental landscaping is required at the time of Plan of Development review. No access driveway shall be permitted in such buffer, except for a single driveway generally perpendicular to Basie Road at the location of the existing driveway. A single detached sign shall be permitted in such buffer adjacent to the location of the existing access driveway. Any utility easement in such buffer shall be generally perpendicular to Basie Road, unless otherwise permitted at the time of Plan of Development review.
2. Building. No building shall be permitted on the Property within one hundred (100) feet of the right-of way line of Basie Road.

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3. Parking Lot Lighting. All parking lot lighting standards shall not exceed twenty (20) feet in height above grade level. All parking lot lighting standards shall be low-intensity, shall be positioned in such a manner as to minimize the impact of such lighting on any adjacent residentially zoned property and shall have concealed sources of light. Parking lot lighting shall produce a maximum lighting intensity of one-half (1/2) foot candle at the boundary line of the property. Parking lot lighting shall be reduced to a minimum level necessary for security purposes following the close of business conducted on the Property.
4. Addition to Existing Office Building. Any addition to the existing office building on the Property shall be located behind (away from Basie Road) such existing office building and shall be comparable in architectural treatment and material to such existing office building as determined at the time of Plan of Development review.

The addition to the existing office building shall be constructed generally consistent with the elevation of the building shown on a document entitled "Building Elevation" by Luckett & Farley, dated December 1, 1998.
5. Building Height. No building constructed on the Property shall exceed the less of two (2) stories or thirty-five (35) feet in height, exclusive of architectural design features.
6. Buffers Adjacent to Parcels TM 81-A-91 and TM 81-A-83A. The existing hedge and landscaping adjacent to Parcel TM 81-A-91 (VDOT) and Parcel TM 81-A-83A (apartments) shall not be disturbed by any improvements on the Property.
7. Uses Adjacent to Parcel TM 81-A-83A (Apartments). There shall be no parking, loading, storage, access driveways or dumpsters on the Property within fifty (50) feet of the property line of Parcel TM 81-A-83A (apartments).
8. Uses. The only uses that shall be permitted on the Property shall be as follows: office buildings; parking; interior storage buildings; existing tower; buildings, accessory uses and fencing associated with the existing tower on the Property.

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Clear Channel Radio, Inc.
December 15, 1998

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,

A handwritten signature in cursive script, appearing to read "Virgil R. Hazelett, for".

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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Messrs. Ralph L. Axselle, Jr. or
Andrew M. Conclin, Esquire