

**A-1 & R-3 to M-1C
4.35 Acres**

SELF-STORAGE MINI-WAREHOUSE

49-A-33, 34 and 49-5-0-9

C-28C-00



BROOKLAND DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

June 20, 2000

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-28C-00

Mr. Henry L. Wilton
Wilton Development Corp.
6405-G Dickens Place
Richmond, VA 23230

Dear Mr. Wilton:

The Board of Supervisors at its meeting on June 13, 2000, granted your request to conditionally rezone property from A-1 Agricultural and R-3 One Family Residence Districts to M-1C Light Industrial District (Conditional), Parcels 49-A-33, 34 and 49-5-0-99, described as follows:

Beginning at the southwest corner of Lot 1, Block O, of Huntington Section 6 as recorded in P.B. 33 Page 21, also being a point on the northerly right-of-way line of Huron Avenue and being the southeast corner of the land herein described. Thence, along the northerly right-of-way line of said Huron Avenue, S87°47' 56"W 375.39 feet to a point at the intersection of Huron Avenue and Springfield Road. Thence, along the eastern line of said Springfield Road, N 13° 31' 23" W 97.56 feet to a point. Thence, continuing along the eastern right-of-way line of Springfield Road on a non-tangent curve to the left with a radius of 983.41 ft. and a length of 178.56 feet to a point. Said point being the southwest corner of tax parcel 49-(A)-33; Thence, continuing along said curve a distance of 17.75 feet to a point. Thence, N 11° 21' 10" W 134.87 feet to a point. Thence, N 13° 10' 22" W 59.01 feet to a point. Thence, departing said right-of-way of Springfield Road along the south line of tax parcel 49-(A)-32 and Huntington Section 10, lots 27, 26 and 25, N 87° 18' 36" E 414.34 feet to a point. Thence, along the western line of Huntington Section 6, lots 13, 8 and 1, S 02°41, 24" E 488.32 feet to a point on the northern right-of-way of Huron Avenue and the point of beginning. The parcels of land herein described are located in the Three Chopt District of Henrico County, Virginia and are designated as tax parcels 49-(A)-33, 49-(A)-34 and 49-(5)-RESERVED 9 and contain approximately 4.35 Acres.

The Board of Supervisors accepted the following proffered conditions, dated May 30, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Use Limitations: Uses permitted on the Property shall be limited to a mini-warehouse self-storage facility and accessory uses thereto. No outside storage shall be permitted on the Property. Storage of toxic or hazardous materials shall not be permitted within the Property.

2. Access Limitations: Access shall be from Springfield Road. No vehicular or pedestrian access shall be permitted from Greenford Drive in the east and Huron Avenue on the south. No construction traffic shall be allowed on Greenford Drive.
3. Architectural Treatment – Mini Warehouse Buildings: The site shall be developed in substantial conformance to the illustration in Exhibit “B” dated May 23, 2000 by Scheirman Associates. Visible portions of exterior wall surfaces facing Huron Avenue and Springfield Road shall be reddish-brown brick. Visible portions facing the Huntington Subdivision shall be the same brick or of a matching ornamental block color. All perimeter mini-warehouses shall be one-story only and interior roof heights shall not exceed perimeter roof heights.
4. Architectural Treatment – Office/Residence: Any new office/residence building will be two-story with reddish-brown brick exterior. The building shall have standing seam metal roof. The building height shall not exceed thirty-five (35) feet measured from finished floor elevation.
5. Mini-Warehouse Self-Storage Building: Any mini-warehouse self-storage buildings developed on the Property shall be designed so as to screen the visibility of loading and unloading activities from the Huntington Subdivision and Huron Avenue. The development shall be designed in substantial conformance with the Conceptual Plan as shown on Exhibit A dated May, 2000 by Bay Design Group.
6. Hours of Operation: Any mini-warehouse self-storage facility developed on the Property shall be open to lessees of the facility only between the hours of 7:00 a.m. to 9:00 p.m. including Saturday, Sunday and Holidays.
7. Lighting: All mini-warehouse lighting shall be mounted on warehouse buildings and shall be directed to the site interior. Parking lot lighting shall be produced from concealed sources of light (such as “shoebox” type) and shall not exceed one-half foot-candle from the property line to avoid glare on the adjacent residential properties.
8. Security: The storage facility itself is completely enclosed with a combination of building walls, a minimum of a six (6) foot brick or split block screening wall, iron fencing, and a six (6) foot security gate as illustrated on Exhibit “A”. The gate will be controlled through a computer operated device with each tenant having a specific code. There shall be on-site management during the hours of operation.


9. Signage: A maximum of one freestanding, ground-mounted monument-style entrance sign not exceeding six (6) feet in height or seventy-two (72) square feet in area, shall be constructed near the vehicular entrance along Springfield Road. The base of the sign shall consist of the same material as the exterior of the principal buildings. No signage shall be placed along the Huron Avenue frontage. There shall be no changeable messages on the sign.
10. Landscaped Greenbelt: A twenty-five (25) foot landscaped greenbelt shall be provided adjacent to the ultimate right-of-way line of Springfield Road, Huron Avenue and the Huntington Subdivision. Exceptions allowed within the greenbelt area shall include utility easements, signage, fences, entrance roads to the project, the existing dwelling and other purposes requested and specifically permitted or required by the Planning Commission at the time of POD approval.
11. Noise: No loudspeaking, public announcement systems, boom boxes or any kind of exterior communication systems shall be built, installed or utilized at the facility.
12. HVAC Screening: All heating, ventilation and air conditioning equipment shall be screened from public view in a manner approved at the time of Plan of Development Review.
13. Trash Receptacles: All trash receptacles shall be screened from view in a manner approved at the time of Plan of Development Review.
14. Trash Pick-up & Parking Lot Cleaning: Trash Pick-up and Parking Lot machinery cleaning shall be limited to Monday through Friday 7:00 a.m. to 7:00 p.m. The owner shall be responsible for the maintenance of the entire site including trash and debris pickup.
15. Transitional Buffer: The applicant shall not seek to reduce the fifty (50) foot transitional buffer adjacent to the residential properties. The buffer shall be supplemented with additional landscaping as determined by the County after site plan review prior to an occupancy permit being issued by Henrico County.
16. Climate Control Buildings: There shall be no climate control buildings along the rear of the Property adjacent to the residential properties.

Mr. Henry L. Wilton
Wilton Development Corp.
June 20, 2000

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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
Springfield Land Development Corp, LLC