



BROOK ROAD

J.E.B. STUART PKWY.

VIRGINIA CENTER PKWY.

9476 M-1

TECHNOLOGY PARK DR.

8646 M-1

9219 M-1

9792 M-1

9476 M-1

0951 M-1

1805

4001 M-1

3829 R-2A

5413

4440 O-3C

6281 M-1C

1792 M-1C

0723 M-1C

3105 R-2A

M-1C

M-1C

M-1C

M-1C

R-2A to M-1C
0.83 Acre

C-24C-02
FAIRFIELD DISTRICT
Scale: 1"



May 2002

COMMERCIAL
Ref. 784-768-3829



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 18, 2002

Re: Conditional Rezoning Case C-24C-02

Mr. Garry Gallagher
Virginia Center Ventures, LLC
1001 Boulders Parkway #100
Richmond, VA 23225

Dear Mr. Gallagher:

The Board of Supervisors at its meeting on June 11, 2002, granted your request to conditionally rezone property from R-2A One Family Residence District to M-1C Light Industrial District (Conditional), Parcel 784-768-3829 (33-A-55) described as follows:

Commencing at the northeast intersection of the right of way lines of Brook Road and Virginia Center Parkway, thence proceed N5°47'19"W for 224.85'; thence S84°12'41"W for 24.96'; thence N5°47'54"W for 237.63' to the point of intersection with the southerly line a 25' wide private roadway; thence N75°56'00"E for 559.36 along said southerly line to the point of beginning; thence proceed N75°56'00"E for 145.38'; thence S5°49'35"E for 267.23'; thence S88°09'08"W for 144.23'; thence N5°49'35"W for 235.38' to the point of beginning, and containing 0.83 acres more or less.

The Board of Supervisors accepted the following proffered conditions, dated April 22, 2002, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. No building constructed on the Property shall have exposed, painted or unpainted, concrete block walls or prefabricated metal walls. The exposed portions of all such exterior walls shall be constructed of concrete block with integral color, brick, stone, split faced block with integral color, stucco, architectural precast, glass, dryvit or other materials approved by the Planning Commission at the time of Plan of Development review.
2. All HVAC and other mechanical equipment and fixtures, whether at grade or roof mounted on the buildings or other structures, shall be screened from view, at ground level, a distance of 500 feet from all property lines of the subject parcel. Roof top screening may be accomplished with

- sufficient height of building parapet walls or a continuous lightweight metal screening permanently attached to buildings.
3. Refuse containers, dumpster pads and compaction equipment located at grade shall be screened from view from adjacent sites to the property and from public right of way. Dumpster enclosures shall be constructed of the same material as the primary material on the exterior of the closest building and shall have a solid (non-transparent) wooden gate.
 4. The uses on the property shall be limited to those uses allowed under B-2, O-3 and O/S zoning classifications.
 5. The following uses shall be prohibited on the Property.
 - a. Funeral home, mortuary and undertaking establishments.
 - b. Laundromat and self service dry cleaning establishments.
 - c. Commercial parking lots.
 - d. Temporary outdoor sales areas for sale of Christmas trees and the like.
 - e. Automotive filling and service station including towing services and consisting of an attendant sales office and/or convenience store.
 - f. Recycling facilities.
 - g. Grocery store or convenience food store.
 - h. Flea markets and antique auctions.
 - i. Furniture, television and home appliance repair.
 - j. Department stores.
 - k. Gun shop, sales and repair.
 - l. Lawnmower, yard and garden equipment sales and service as a primary use.
 - m. Radio and television station.
 - n. Billiard parlors.
 - o. Auto parts store.
 - p. Outside public telephones.
 - q. Outside vending machines.
 - r. Distribution including warehousing.
 - s. Wholesaling including warehousing.
 - t. Warehousing.
 6. Hours of operation shall comply with B-2 zoning district for all retail/commercial uses open to the general public. This restriction shall not apply to other allowed uses.
 7. Parking lot lights shall be limited in height to 20 feet. Light sources shall be concealed in a "shoe box" type fixture.

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8. Signage for the property shall comply with standards used in the B-2 zoning district.
9. Building heights shall not exceed 40 feet.
10. The property shall be bound by the STI Properties, Inc. Design Criteria.

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,


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

pc: Director, Real Estate Assessment
Conditional Zoning Index
Ronald Lowery