

DELRAY

R-6C O-2C
B-1C



OLD COURTNEY RD

STABLES MILL RD

R-2

R-2 TO O-2C

O-2C

B-1

R-5AC

R-2

ZONING

OFFICE DEVELOPMENT

Ref. 765-764-5100

C-42C-02

Brookland District



URBANNA CT

FITCHETTS LA

LANCEOR DR

KOHLER RD

WARREN RD

5907	7200					
5901						
5392	5990	6489	7088	7687	3400	
3428	3424	3420	3416	3412		
3429	3425	3421	3417	3413	3409	3405
5374	5972	6571	7170	7668	8368	9069

5557	6555	7553	8452	9449	0447				
3410	3408	3406	3404	3402	3400				
2043	3040	4138	520						
3312	3310	3308	330						
3417	3415	3413	3411	3409	3407	3405	3403	3401	
4836	5835	6733	7631	8529	9527	0425	1323	2321	

10302	10300	10222	10220	10218
1273	2272	3171	4269	5168
0377				
10304				

1210	10211	1394
392	0383	10180
10201		

5564	4457	2048	4747

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

October 15, 2002

Re: Conditional Rezoning Case C-42C-02

Mr. Robert Marchetti
Marchetti Property I, LLC
8207 Bevlynn Way
Richmond, VA 23229

Dear Mr. Marchetti:

The Board of Supervisors at its meeting on October 8, 2002, granted your request to conditionally rezone property from R-2 One Family Residence District to O-2C Office District (Conditional), Parcel 765-764-5100, described as follows:

Beginning at a point on the western boundary of the right of way line of Staples Mill Road, said point being 836.96' northwest of the intersection of the western boundary of the right of way line of Staples Mill Road extended and the northern boundary of the right of way line of Lanceor Drive extended. This leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction with three (3) courses and distances: (1) S63°18'05"W 180.00' to a point; (2) thence N28°18'45"W 160.00' to a point; (3) thence N63°18'35"E 184.72' to a point on the western boundary of the right of way line of Staples Mill Road. Thence with the western boundary of the right of way line of Staples Mill Road in a southeasterly direction along a circular curve to the right having a delta angle of 03°15'15", a radius of 2815.79' and an arc length of 159.93' to a point on said right of way line, said point being the point and place of beginning, containing 0.672 acre.

The Board of Supervisors accepted the following proffered conditions, dated August 9, 2002, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Landscape Area** – A landscaped area a minimum of thirty (30) feet in width shall be provided along Staples Mill Road. The entire site shall be landscaped with either sod, mulch or irrigation with the exception of parking lots and islands.
2. **Underground Utilities** – Except for junction boxes, meters and existing overhead utility lines, all utility lines shall be underground.

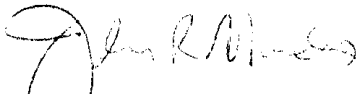
3. **Trash Service** – Trash enclosures for dumpsters shall be constructed of materials similar to that which is used in the primary building. The enclosure shall be gated with an opaque material.
4. **Mechanical Equipment** – Mechanical equipment shall be screened from public view at ground level at the property line in a manner approved with the Landscape Plan review. The screening will be a minimum of six (6) inches higher than the mechanical equipment.
5. **Building Materials** – The building will be constructed with a minimum of ninety percent (90%) brick exclusive of windows, doors, breezeways and architectural design features. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum, asbestos or metal. The brick of the building shall be of a shade similar to the brick used on any building in the adjacent CrossRidge office development that has been approved by a Plan of Development on the CrossRidge property at the time of the approval of the Plan of Development of the property subject to this zoning.
6. **Prohibited Uses** – The property shall not be used for the following: small loan establishments; funeral homes or undertaking establishments; child care centers; radio and television broadcast stations; recycling facilities.
7. **Building Size** – The building shall be a maximum height of two (2) stories or thirty-five (35) feet.
8. **Fences** – No fence will exceed seventy-two (72) inches in height unless required or approved by the Planning Commission or Director of Planning as part of the Plan of Development or Landscape Plan approval.
9. **Road Structures** – All private roads shall be built in a comparable manner to Henrico County public subdivision roads as it relates to base stone and asphalt.
10. **Exterior Lighting** – All parking lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade of the base of the lighting standard. The exterior lighting fixtures shall have lighting produced from concealed sources of light.
11. **Signage** – Any detached sign shall be ground mounted, monolithic style sign. The base of such sign shall be landscaped. Such detached sign shall be a maximum height of ten (10) feet.
12. **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.

Mr. Robert Marchetti
Marchetti Property I, LLC
October 15, 2002

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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,


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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Malachi M. Mills