

O-1C to B-1C
1.492 Ac.



ZONING

C-55C-02

VETERINARY HOSPITAL

Three Chopt District

September 2002

Ref. 736-774-2105

0 400 Feet





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

November 19, 2002

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-55C-02

Dr. P. Brad Zubowsky
Quioccasin Veterinary Hospital
9218 Quioccasin Road
Richmond, VA 23229

Dear Dr. Zubowsky:

The Board of Supervisors at its meeting on November 12, 2002, granted your request to conditionally rezone property from O-1C Office District (Conditional) to B-1C Business District (Conditional), Parcel 736-774-2105, described as follows:

Beginning at a point being a rod set located on the east side of Pouncey Tract Road, State Route 271 and lying at the northernmost intersection of Pouncey Tract Road and Nuckols Road; thence along the right of way relocated Nuckols Road N62°27'04"E 12.41' to a rod set; thence along a non-tangent curve to the right with a radius of 1197.92', a length of 217.58', a chord of 217.28 and a chord bearing of S40°54'15"E to a rod set; thence S42°01'37"E 104.92' to a rod set; thence along a non-tangent curve to the right with a radius of 1209.92, a length of 159.86', a chord of 159.74 and a chord bearing of S54°51'16"E to a rod set; thence S17°23'42"E 125.74' to a rod set; thence S25°37'50"W 21.31' to a rod set; thence along a non-tangent curve to the right with a radius of 751.20, a length of 68.91', a chord of 68.89 and a chord bearing of S23°00'09"W to a rod set; thence S60°01'58"W 47.91' to a rod set; thence N74°09'27"W 45.34' to a rod set; thence along a curve to the right with a radius of 75.00, a length of 25.19', a chord of 25.07 and a chord bearing of N64°32'12"W to a rod set on the eastern line of Pouncey Tract Road; thence with said right of way N24°59'18"W 586.68' to the point of beginning, containing 1.492 acres of land.

The Board of Supervisors accepted the following proffered condition, dated September 6, 2002, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Maximum Floor Area:** The maximum floor area shall be 6,000 square feet.
2. **Planting Strip Easement:** A landscaped buffer area of a minimum of twenty (20) feet in width shall be provided along the entire perimeter of the site. The buffer shall consist of berms, landscaping, or may be left in its natural condition or a

combination thereof, except to the extent necessary or required for utility and drainage easements, signage, and access to and from the site as approved at the time of Plan of Development Review. The landscaped buffer area shall include an irrigation system.

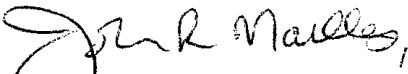
3. Access: The only access to the Veterinary Hospital shall be along the western side of the Property from the dead end portion of State Route 271.
4. Hours of Operation: The hours of operation shall not exceed 7:00 am to 7:00 pm Monday through Saturday. There shall be no hours of operation on Sundays except for personal use.
5. Signage: Signage shall be ground mounted and on a brick base as regulated by the O-1 district.
6. Architectural Style: The architectural style of the office shall be colonial brick with windows on all four sides and residential in character in keeping with the surrounding neighborhoods.
7. Trash Pick-up & Parking Lot Cleaning: Trash Pick-up and Parking Lot Cleaning shall be limited to Monday through Friday 7:00 am to 7:00 pm.
8. Parking Lot Lighting: Parking lot lighting fixtures shall not exceed fifteen (15) feet in height above grade level. Parking lot lighting shall be produced from concealed sources of light (such as "shoebox" type) and shall not exceed one-half foot candles from the property line.
9. Use Restrictions: The property shall only be used for a veterinary hospital for small animals. There will be no boarding of animals except for cases that relate directly to veterinary treatment.
10. Road Vacation: Developer shall initiate the process with VDOT of vacating adjacent Route 271 with due diligence.
11. Trash Receptacle: All trash receptacles shall be screened for view in a manner approved 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 conditions in the Conditional Zoning Index.

Dr. P. Brad Zubowsky
Quioccasin Veterinary Hospital
November 19, 2002

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Sincerely,


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

pc: Director, Real Estate Assessment
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