

**SUBJECT PROPERTY**

**C-1**

**R-3**

**M-2**

**R-3**

**M-1C**

**M-1C**

**M-1**

**M-2**

East Highland Park

**R-4**

Lynn Grove

Austin Park

**R-3**

Laburnum Heights

**R-3**

Timberlake

Jackson Grove  
**R-4**

**ZONING**

AMEND PROFFERS

Ref. 799-737-4491

**C-70C-02**

Fairfield District

0 600



November 2002

Parcels or Portions thereof identified on this map are within the Airport Safety Overlay District and are subject to special Regulations



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

February 4, 2003

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-70C-02

Harlan Enterprises  
P. O. Box 1605  
Hopewell, VA 23860

Dear Sir:

The Board of Supervisors at its meeting on January 28, 2003, granted your request to amend proffered conditions on Conditional Rezoning Case C-95C-88, Parcel 799-737-4491, described as follows:

Commencing at the point of beginning; said point being located at the intersection of the eastern line of Laburnum Avenue and the southern line of Vawter Avenue; thence N51°59'30"E, a distance of 25.54' to a point at the beginning of a curve tangent to said line; thence northeasterly and northerly a distance of 494.61' along the curve concave to the northwest, having a radius of 602.96' and a central angle of 47°00'00"; thence N04°59'30"E tangent to said curve, a distance of 46.04' to a point at the beginning of a curve tangent to said line; thence northerly a distance of 233.62' along the curve concave to the east, having a radius of 1115.92' and a central angle of 11°59'42" to a rod at the point of cusp; thence S53°15'55"E, a distance of 239.70' to a stone; thence S51°18'10"E, a distance of 548.71' to a stone; thence S21°07'10"W, a distance of 628.90' to a rod; thence S30°05'30"W a distance of 450.24' to a point on the eastern line of Laburnum Avenue, thence along the eastern line of Laburnum Avenue, along a curve concave to the northeast having a radius of 1382.40' and a central angle of 6°18'44" and being subtended by a chord which bears N33°35'35"W 152.22' to a point; thence north westerly along said curve, a distance of 152.30' to a point; thence N30°26'13"W tangent to said curve, a distance of 499.07' to a point at the beginning of a curve tangent to said line; thence northwesterly a distance of 231.71' along the curve concave to the southwest, having a radius of 1959.86' and a central angle of 6°46'26" to the point and place of beginning, containing 15.44 acres.

The Board of Supervisors accepted the following proffered conditions, dated January 21, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Buffer Areas. Landscaped or natural buffer areas, as indicated below, will be provided, maintained, and supplemented by additional landscaping where

necessary, around portions of the perimeter of the site, except to the extent necessary for utility or drainage easements, signage, roads, driveways or other purposes required or permitted by the Planning Commission at the time of Plan of Development review, or by any other governmental body, agency, commission, board, department, or official thereof:

- (a) A landscaped or natural buffer area of a minimum of fifty (50) feet in width along the right-of-way of Laburnum Avenue, as such right-of-way is determined at the time of Plan of Development review.
  - (b) A landscaped or natural buffer area of a minimum of twenty-five (25) feet in width along the right-of-way of Vawter Avenue as such right-of-way is determined at the time of Plan of Development review.
  - (c) A landscaped or natural buffer area of a minimum of seventy-five (75) feet shall be provided along the northern and eastern Property lines adjacent to residentially developed property.
  - (d) Trees measuring six (6) inches in caliper or greater shall be retained in the buffer areas, where possible. Dead, diseased or dying vegetation may be removed from the buffer areas.
2. Office and Office Service Building Materials. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the site shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials, unless different architectural treatment and/or materials are specifically accepted with respect to the exposed portion of any such wall, by the Planning Commission at the time of Plan of Development review. The exposed portions of any exterior wall shall be primarily constructed with split face block, brick, stone, stucco, synthetic stucco or a combination of these listed materials, unless otherwise requested and specifically approved by the Planning Commission at the time of Plan of Development review. Dryvit may be used as a secondary material. Unpainted or unadorned concrete masonry units shall not be permitted.
  3. Self Storage Building Materials. The exposed portions of any exterior wall visible at ground level to adjacent residentially developed property and public right of way shall be constructed with brick and split face block, unless otherwise requested and specifically approved by the Planning Commission at time of Plan of Development review. Dryvit, stucco and synthetic stucco may be used as a secondary material.
  4. Self-Storage Building Design. The exterior walls of the self storage facilities visible at ground level to adjacent residentially developed property along the northern and eastern Property lines or public right of way shall be designed

substantially in conformance with the design shown in the conceptual elevations marked EXHIBIT A (see case file), including some form of contrasting architectural feature every one-hundred (100) feet, unless otherwise requested and specifically approved by the Planning Commission at the time of Plan of Development review.

5. Building Height. The height of any building constructed on the Property shall not exceed two (2) stories or thirty-five (35) feet in height.
6. Lighting. Lighting shall be provided from concealed sources of light (such as shoebox fixtures) and shall be positioned in such a manner as to minimize the impact of such lighting off-site, and which produce a lighting intensity of a maximum of one-half (1/2) foot candle at the boundaries of the site, except at vehicular access points or as otherwise required by the Planning Commission at the time of Plan of Development approval. Pole height of parking lot lights will not exceed twenty (20) feet. Lighting shall be reduced to a security level one hour after the close of business.
7. Outside Storage. There shall be no outside storage of any equipment, vehicles, materials, or supplies, except that trash receptacle areas may be permitted, provided that they are enclosed within areas which are completely screened from view and which are architecturally similar to the building(s) on the site. The parking of business vehicles shall not be considered storage.
8. Parking Areas and Drive Aisles. No parking area or drive aisle shall be located between any building and adjacent residentially developed property located along the northern and eastern Property lines. Any parking area visible from an adjacent residentially developed property along the northern and eastern Property lines shall be screened with a landscaped berm or a ten (10) foot fence, unless otherwise requested and specifically approved by the Planning Commission at the time of Plan of Development review.
9. Loading Areas. Loading areas serving office and office service buildings shall be adequately screened from view at ground level from adjacent residentially developed property along the northern and eastern Property lines and public right of way using a landscaped berm or an opaque structure incorporating the same building materials as the building being served, unless otherwise requested and specifically approved by the Planning Commission at the time of Plan of Development review.
10. Uses. The principal uses permitted on the Property shall be limited to those permitted in office and office service district, as regulated by §24-50.18:1 (a), (a-1), (b) and (d), and a self-service storage facility with an accessory office and dwelling unit for its manager. Permanent on-site recycling collection facilities shall not be permitted.

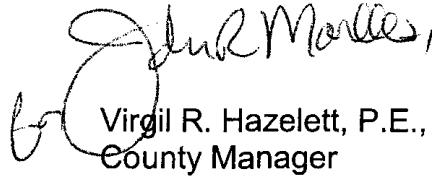
11. Access. There shall be no access to or from the property and Sizer Road.
12. P.O.D. Review. Development of each individual site on the property shall be subject to Plan of Development review.
13. Outside Speakers. No outside public address systems shall be permitted on the Property.
14. Commercial Parking. Parking on the Property shall be restricted to the customers and employees of the uses developed on the Property only. No portion of the Property may be used for commercial parking.
15. Hours of Operation. The hours of operation (meaning open to the public) for the facilities on the Property shall be restricted to 7:00 a.m. to 10:00 p.m. Trash pick-up and parking lot cleaning shall be restricted to 7:00 a.m. to 9:00 p.m.
16. Security. The self-service storage facility shall have a resident manager, shall be gated and shall be equipped with a silent alarm system.
17. HVAC. Heating and air conditioning equipment shall be screened from public view at ground level at the Property lines in a manner approved at the time of Plan of Development review.
18. Dumpsters. Dumpsters shall be screened from public view at ground level at the Property lines in a manner approved at the time of Plan of Development review.
19. Site Coverage. The impervious surface of the Property shall be limited to 65%.
20. Stormwater Management Facility ("SWM"). Any SWM facility located on the Property that is potentially accessible shall have a black vinyl clad chain link security fence a minimum four (4) feet in height. Supplemental landscaping shall be provided to screen the portion(s) of the SWM facility visible from the adjacent residential properties in a manner approved by the Planning Commission at the time of plan of development review. No portion of a SWM facility may be located within the 75' buffer adjacent to residentially developed properties.
21. Right Turn Lane. At the time the Property is developed with an access on Vawter Street, a right turn lane shall be provided on Laburnum Avenue for right turns into Vawter Street and dedicated to Henrico County, unless otherwise requested and approved by the Planning Commission at the time of plan of development review.
22. Severance. The unenforceability, illegality, 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.

Harlan Enterprises  
February 4, 2003

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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

pc: Director, Real Estate Assessment  
Conditional Zoning Index  
Eugene L. Campbell  
Gloria L. Freye, Esquire