



A-1 to O-1C
0.556 Ac.

ZONING
MEDICAL or DENTAL
OFFICE

Ref. 746-757-7922 **(R)**

C-15C-04
Three Chopt District

0 200 Feet

February 2004



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

August 17, 2004

Mr. Joseph P. Marchetti, Jr.
CB Richard Ellis
7501 Boulders View Drive
Richmond, VA 23225

RE: Rezoning Case C-15C-04

Dear Mr. Marchetti:

The Board of Supervisors at its meeting on August 10, 2004, granted your request to conditionally rezone property from A-1 Agricultural District to O-1C Office District (Conditional), Parcel 746-757-7922, described as follows:

Beginning at a rod on the east line of Church Road which rod lies 403.78' to the south line of Three Chopt Road; thence S52°31'47"E to a rod; thence S32°21'57"W to a rod; thence N56°17'04"W to a rod; thence N33°33'30"E to the point and place of beginning; containing 0.556 acres.

The Board of Supervisors accepted the following proffered conditions, dated August 10, 2004, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Exterior Materials.** Any buildings to be constructed on the Property shall be architecturally harmonious with the existing building on the Property or the office buildings surrounding the Property. The exposed portions of such improvements, exclusive of windows, trims and special architectural treatments, appointments and decorations, shall be predominately of brick, wood, stone, treated or textured masonry, stucco or exposed aggregate; provided that in no event shall any exposed or untreated cinderblock be used.

All buildings to be constructed on the Property shall be harmonious in color, design and materials. If materials are used for such buildings that require finish coloring, then such colors, except for trim and special architectural treatments, appointments and decorations, shall be of earth tones or natural colors (brown,

ivory, gray, beige, white or blends thereof). Roof colors for such buildings shall be of complementary colors and materials.

2. **Building Location.** Any building currently existing on the Property may be located on the Property as such building exists as of the date of this rezoning; provided, however, any addition, enlargement or structural alteration to such building, the replacement of any such building, or the construction of any new building on the Property shall comply with the then existing setback requirements for such building as required by the County Zoning Ordinance.

3. **Parking Lot Lighting.** Parking lot lighting fixtures shall not exceed fifteen (15) feet in height as measured from the grade of the base of the lighting standard. All lighting from such parking lot fixtures shall be produced from concealed sources of light.

Parking lot lighting shall produce a maximum lighting intensity of one-half (1/2) foot candle at the boundary lines of the Property.

Parking lot lighting shall be reduced to a minimum level necessary for security purposes following the close of business conducted on the Property.

4. **HVAC.** Heating and air conditioning equipment shall be screened from public view at ground level at the Property lines.

5. **Trash Receptacles.** Trash receptacles on the Property shall be screened from public view at ground level.

6. **Buffers.** A variable width landscaped buffer shall be provided along the southwestern boundary line of the Property adjacent to Coles Way subdivision and which such buffer shall be screened and landscaped with a minimum of transitional buffer 25, as referenced in the County Zoning Ordinance. To the extent a fence is not already provided along the common boundary line of the Property and the adjacent lots in the Coles Way Subdivision, such buffer shall also include an opaque fence at least six feet in height. Such buffer shall be at least fifteen feet in width, provided, however, existing buildings and other improvements may be maintained within such buffer.

7. **Signage.** Any detached signs shall be monolithic style signs, the base of which shall be landscaped.

8. **Utility Lines.** Except for junction and access boxes, meters and existing overhead utility lines, all utility lines, including, without limitation, electric, telephone, CATV or other similar lines, shall be installed underground. All

junction and access boxes and meters shall be screened from view at the perimeter of the Property to the greatest extent practical.

9. **Security Alarms.** Outside speakers shall be prohibited. No external alarm bells or external warning devices that are audible beyond the boundary lines of the Property shall be permitted on the Property.
10. **Trash Pick Up, Parking Lot Cleaning, and Leaf Blowing.** No trash pick up, parking lot cleaning, or leaf blowing shall occur before 7:00 a.m. or after 8:00 p.m. Monday through Friday or before 10:00 a.m. or after 8:00 p.m. on Saturdays. No trash pick up, parking lot cleaning, or leaf blowing shall occur on Sundays.
11. **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 any of the other proffers or the unaffected part of any such proffer.

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: Ms. Ruth K. Childress
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal – Director, Research and Planning