

B-2 to M-1C
13.76 Acres



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

ZONING
Storage &
Office / Retail
Ref. 811-723-1052

C-69C-04
Fairfield District



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 1, 2005

Ample Storage Laburnum Avenue, LLC
c/o Lampe Management Company
P. O. Box 85
Colfax, NC 27235

Re: Conditional Rezoning Case C-69C-04

Dear Sir:

The Board of Supervisors at its meeting on January 25, 2005, granted your request to conditionally rezone property from B-2 Business District to M-1C Light Industrial District (Conditional), Parcel 811-723-1052, described as follows:

Beginning at a nail on the southern line of Nine Mile Road at its intersection with the eastern line of Laburnum Avenue; thence easterly along the southern line of Nine Mile Road along a curve to the right with a radius of 1875.86' and an arc length of 711.11' to a rod; thence continuing along Nine Mile Road N68°55'30"E, 165.01' to a rod; thence S21°04'30"E, 270' to a lead hub; thence S68°55'30"W, 150' to a lead hub; thence S21°04'30"E, 312' to a lead hub; thence N68°55'30"E, 150' to a lead hub; thence S21°04'30"E, 205.72' to a P.K. nail; thence S62°14'50"W, 252.28' to a rod on the eastern line of a 20' alley; thence along the eastern line of said alley N27°45'10"W, 20' to a rod; thence along the northern line of said alley S62°14'50"W, 525' to a nail on the eastern line of Laburnum Avenue; thence along the eastern line of Laburnum Avenue N27°45'10"W, 730' to the point of beginning, containing 13.76 acres.

The Board of Supervisors accepted the following proffered conditions, dated January 19, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Permitted Uses.** No other principal uses shall be permitted on the Property other than the following:
 - a. The manufacturing, assembling, compounding, processing, packaging, bailing, repairing, storage or distribution of products made from previously prepared basic materials, such as bond, cloth, cork, fiber, leather, paper,

plastics, metals (not involving punch presses over 75 tons rated capacity), stones, tobacco, wax, yarns or wood (except where sawmills or planing mills are employed).

- b. Warehouses, including self storage and mini-storage facilities.
 - c. Bag, carpet and rug cleaning.
 - d. Any use first permitted in the B-2 zoning district, other than the following:
 - (1) Automobile service stations, provided, however, an automotive repair facility shall be permitted within the existing automobile repair facility designated as "Renovated Office/Retail Building" on the Site Plan, as hereinafter defined, as long as such use does not include (a) more than the four service doors currently existing within such building, and (b) towing service, automotive body or paint shops, pumps or underground storage tanks for a filling station, or the storage of damaged or inoperative vehicles.
 - (2) Gun shops.
 - (3) Flea markets.
 - (4) Video arcades, but not prohibiting video games as an accessory use within a restaurant.
2. **Outside Storage.** Outside storage shall not be permitted, unless specifically approved by the Planning Commission at the time of Plan of Development review.
 3. **Hours of Operation.** The hours of operation for any use not otherwise first permitted in the B-2 zoning district shall be limited to 6:00 a.m. to 10:00 p.m. All other uses shall be limited to the hours permitted by the B-2 zoning district.
 4. **Building Material and Architectural Appearance.** The exposed portions of all exterior wall surfaces (front, rear and sides) of any new building constructed on the Property shall be similar in architectural treatment and materials to each other and to all other buildings on the Property. Every building constructed on the Property shall have an architectural style and use design elements generally similar to the architectural renderings marked as Exhibits A-1, A-2, and A-3, which are prepared by Frazier Associates, dated September 24, 2004 and entitled, respectively, "4901 Nine Mile Road, Richmond, Virginia", "4901 Nine Mile Road – Outparcel #4, Richmond, Virginia", and "4901 Nine Mile Road – New Retail Bldg., Richmond, Virginia" and Exhibit A-4, which is prepared by Frazier

Associates, dated September 30, 2004 and entitled "4901 Nine Mile Road – New Storage Building, Richmond, Virginia" (copies of which are attached hereto) (see case file), which such renderings are conceptual in nature and may be revised from time to time as requested and specifically permitted at the time of Plan of Development reviews.

The exposed exterior wall surfaces (above finished grade) of any new building may consist of wood, brick, stone, glass, architectural precast, EIFS, stucco if applied to a masonry surface or any combination thereof, or other aesthetically comparable finished materials approved by the Planning Commission at Plan of Development review. No exposed exterior wall surface (above finished grade) of any building on the Property shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum, iron and/or steel or other materials unless requested and specifically permitted at the time of Plan of Development review.

5. **Existing Vegetation – Southern Boundary.** Any existing vegetation along the southern boundary of the Property (including within the public alley way separating the Property and Hechler Village Subdivision) shall not be disturbed and all trees and plantings within such area shall be maintained and fallen, diseased or dead trees and plant growth shall be removed and additional supplemental plantings shall be added to such area.
6. **Parking Lot Landscaping.** The parking lot areas of the Property shall be landscaped as generally shown on Exhibit B entitled "Site Plan Ample Storage & Office/Retail", dated October 2, 2004, prepared by Dean E. Hawkins, ASLA (a copy of which is attached hereto) (the "Site Plan") (see case file), and which parking lot landscaping plan is conceptual in nature and may vary in detail for engineering or regulatory reasons or other reasons approved at the time of Plan of Development review.
7. **Signs.** Any new detached sign shall be monolithic style signs, the base of which shall be landscaped, and shall be limited in height to fifteen (15) feet and one hundred twenty-five (125) square feet in area. Attention getting devices and changeable message signs that change any more frequently than once every ten (10) minutes shall not be permitted.
8. **Parking Lot Lighting.** New parking lot lighting fixtures shall not exceed twenty (20) 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. All lighting shall be directed so as not to adversely impact the residentially zoned areas.

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

9. **Noise.** All manufacturing uses shall be conducted only in fully enclosed buildings, with all doors and windows closed during the operation of any machinery or equipment in the building.
10. **Access.** No additional access points from the Property to Laburnum Avenue or Nine Mile Road shall be permitted except as shown on the concept plan attached hereto as Exhibit B (see case file).
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

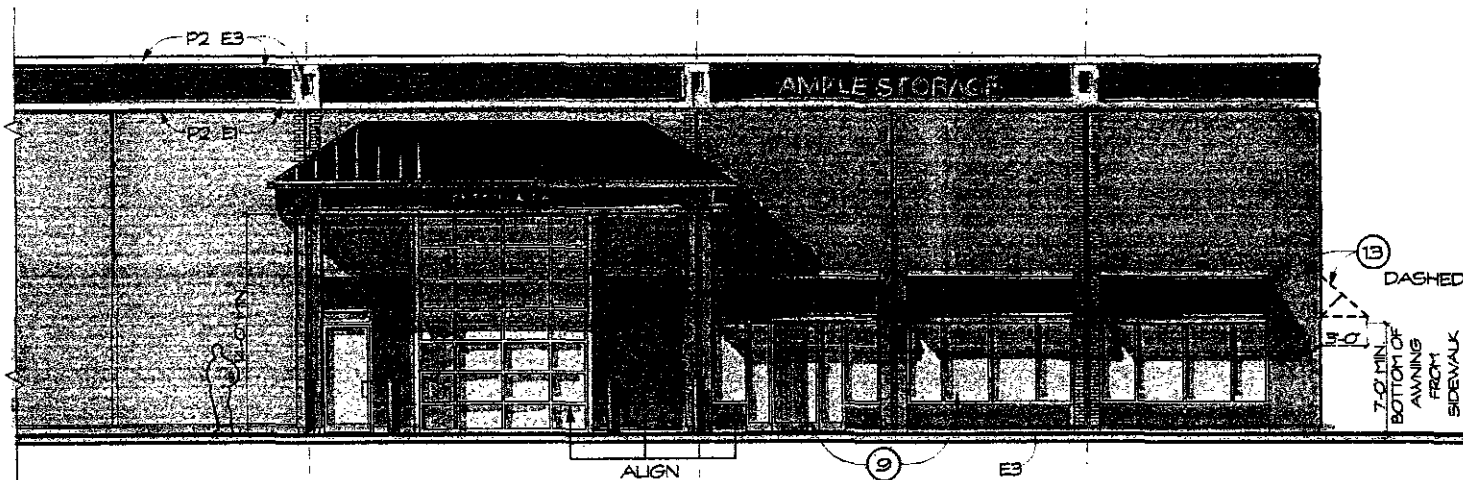
pc: Mr. Steve Gray
Director, Real Estate Assessment
Conditional Zoning Index



FRAZIER ASSOCIATES

ARCHITECTURE & PLANNING

212 NORTH AUGUSTA STREET, SUITE 101, RICHMOND, VA 23201
PHONE 804.886.8735 FAX 804.886.8678
www.frazierassociates.com



**SCHEMATIC FACADE RENDERING -
NORTH ELEVATION**

Not to Scale

C-69C-04

JAN. 25

4901 Nine Mille Road
Richmond, Virginia

09/24/04
2003.100.9

EXHIBIT
'A-2'



**SCHEMATIC FACADE RENDERING -
NORTHWEST CORNER**

Not to Scale

C-69C-04

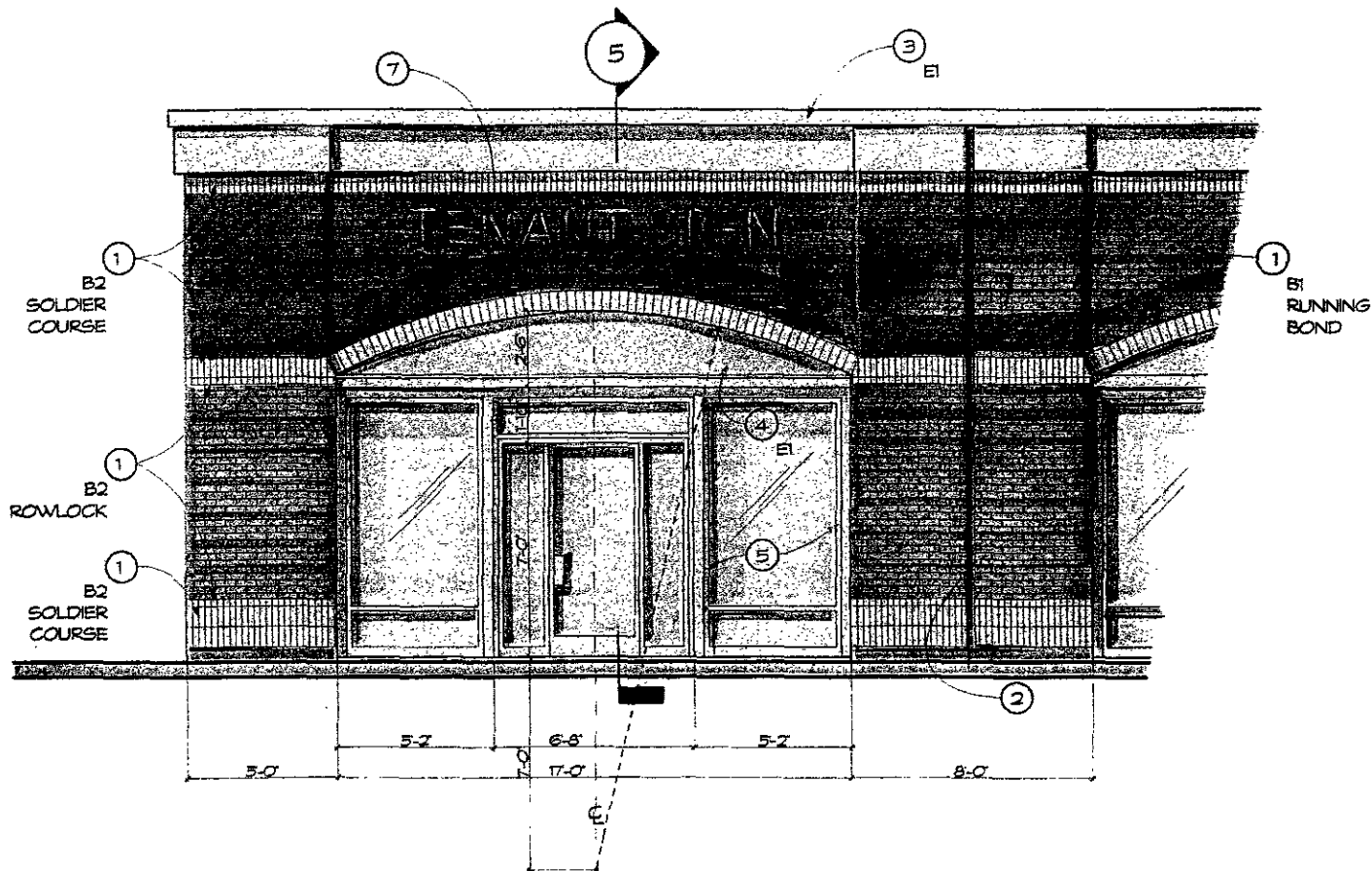


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213 NORTH AUDELIA STREET, STATION, VA 24461
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4901 Nine Mile Road - Outparcel #4
Richmond, Virginia

09/24/04
2003.100.10

EXHIBIT
'A-3'



**SCHEMATIC FACADE RENDERING -
WEST ELEVATION**

Not to Scale

C-69C-04



FRAZIER ASSOCIATES
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243 NORTH ALDIS (A STREET) STATION, VA 24111
PHONE 540.896.6730 FAX 540.896.6723
www.frazierassociates.com

4901 Nine Mile Road - New Retail Bldg.
Richmond, Virginia

09/24/04
2004.074

EXHIBIT
A-4



**SCHEMATIC FACADE RENDERING -
EAST ELEVATION**

Not to Scale

C-69C-04

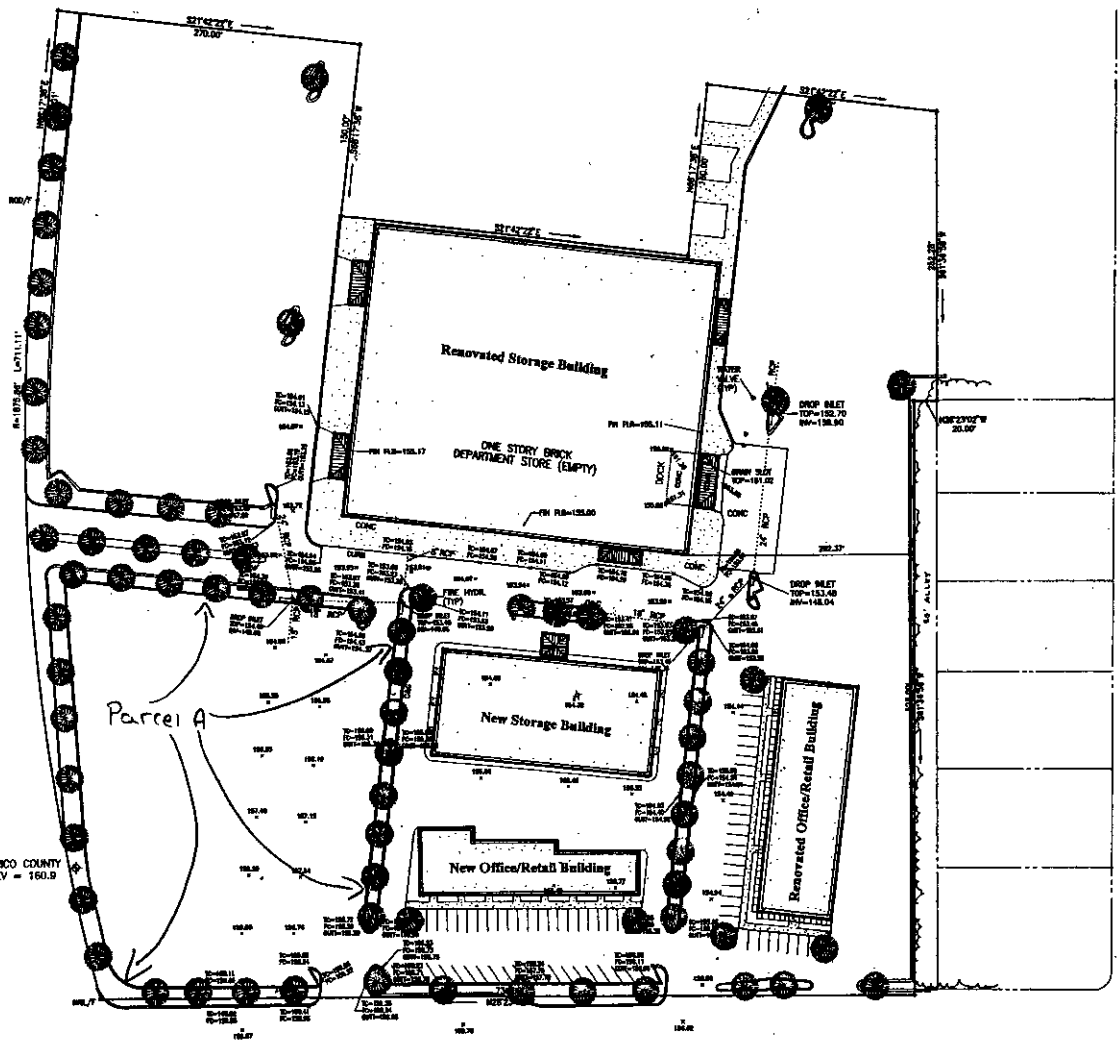


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4901 Nine Mile Road - New Storage Building
Richmond, Virginia

09/30/04
2003.100.9

NINE MILE ROAD
(36' R/W)



Parcel A

VERTICAL DATUM BASED ON HENRICO COUNTY CONTROL MONUMENT No. 77, ELEV = 160.9

LABURNUM AVENUE



GRAPHIC SCALE: 1" = 50'

Site Plan

C-69C-04

County Site Plan No.: Utilities Project No.:



Scale
As Shown
Date
2 Oct. 2004

Ample Storage & Office/Retail
Fairfield District
Henrico County, Virginia

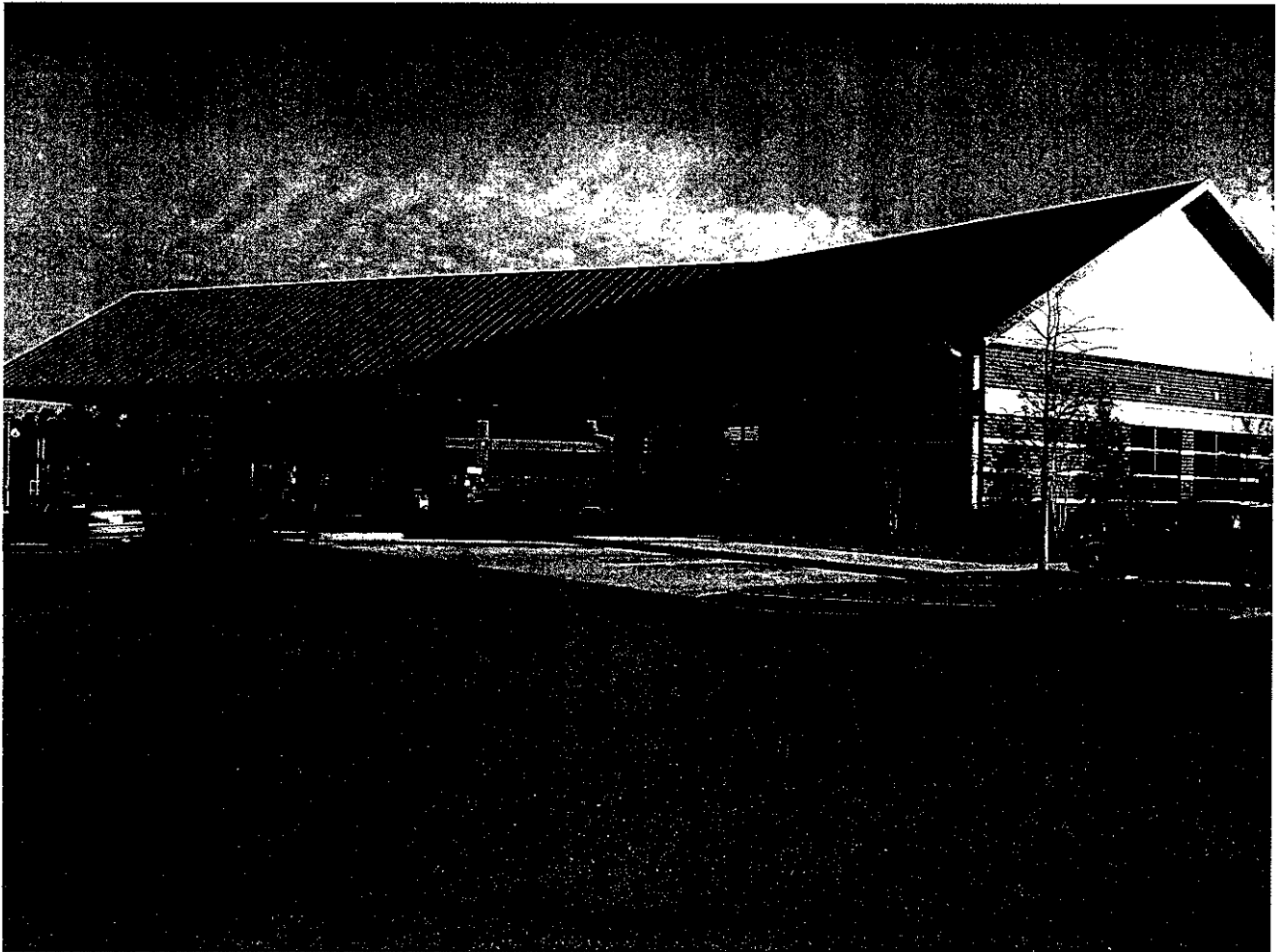
Project Number
0486-03
Sheet
1 of 1

Dean E. Hawkins, ASLA Landscape Architects & Land Development Planners
3741 Ellington Road, Chesapeake, VA 23041
Tel: 757-531-8513 Fax: 757-531-9214 Email: dhawkins@PENGERS.NET

EXHIBIT
B

EXHIBIT
C1

C-69C-04



tabbies
EXHIBIT
C2

C-69C-04

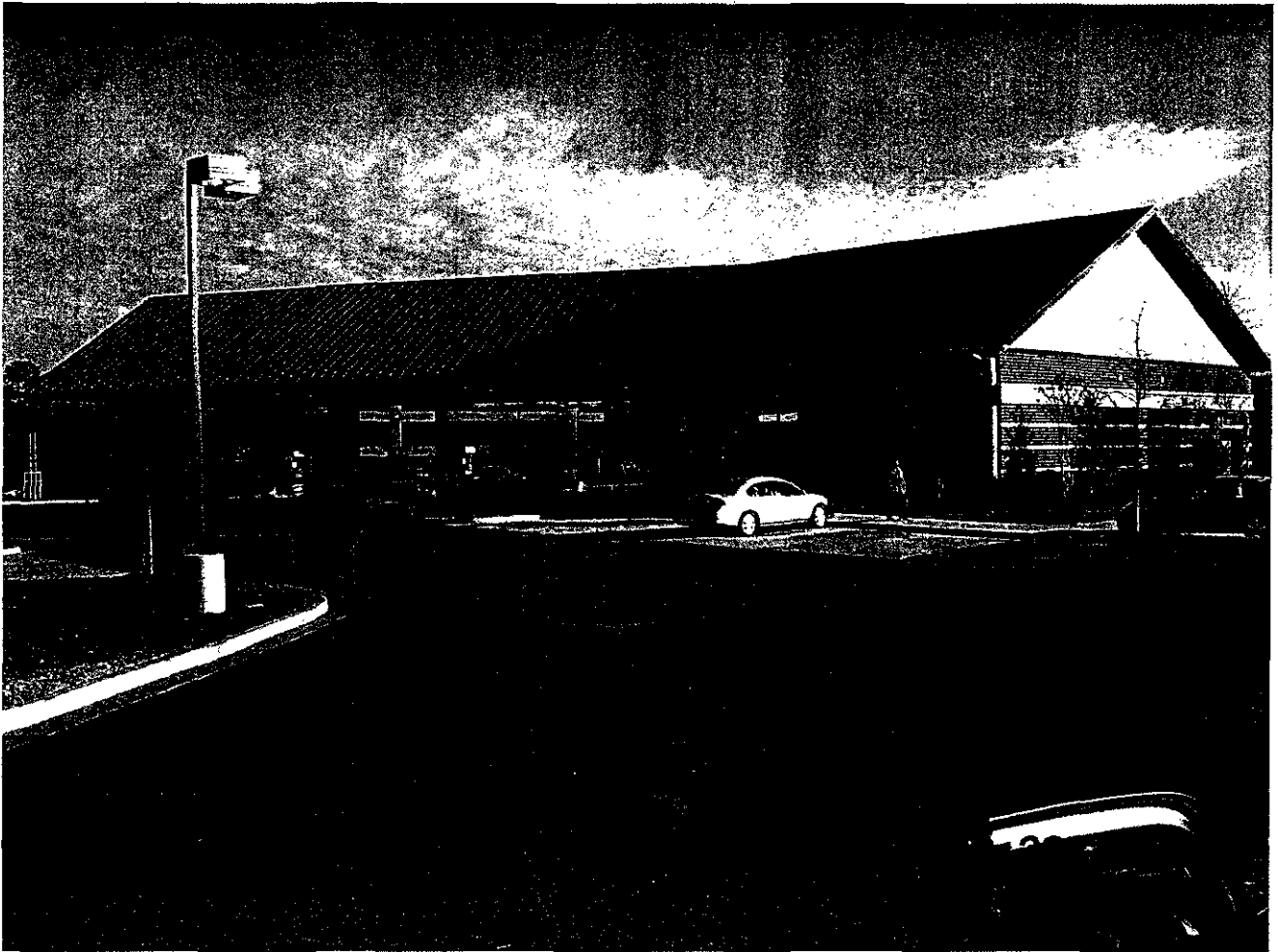


EXHIBIT
tabbles
C3

C-69C-04

