

O-2C to B-2C  
3.018 Ac.

**C-11C-07**  
**Zoning**  
 Hotel  
 Brookland District

400 Feet

PS December 2006 Ref: 767-747-9244



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

March 20, 2007

Innkeepers USA  
c/o Mr. Richard A. Mielbye  
340 Royal Poinciana Way, Suite 306  
Palm Beach, FL 33480

Re: Conditional Rezoning Case C-11C-07

Dear Mr. Mielbye:

The Board of Supervisors at its meeting on March 13, 2007, granted your request to conditionally rezone from O-2C Office District (Conditional) to B-2C Business District (Conditional), Parcels 767-747-9244 and part of 768-747-2750, described as follows:

Parcel 2 (767-747-9244)

COMMENCING at a point being the intersection of the South line of Bethlehem Road and the West line of Glenside Drive; thence departing the South line of Bethlehem Road and continuing along the West line of Glenside Drive, S 12°00'44" W 33.16 feet to a point; thence S 54°31'14" W 307.11 feet to a point; thence departing the West line of Glenside Drive, N 35°28'46" W 175.00 feet to a point, said point being the POINT OF BEGINNING; thence S 54°31'14" W 330.00 feet to a point; thence N 31°04'56" W 347.31 feet to a point; thence N 59°57'44" E 406.51 feet to a point; thence S 67°54'03" E 43.42 feet to a point; thence S 26°25'28" E 85.53 feet to a point; thence S 60°14'25" W 107.44 feet to a point; thence S 34°15'13" E 197.37 feet to a point, said point being the POINT OF BEGINNING containing 119.664 square feet or 2.747 acres of land.

Parcel 3 (PART OF 768-747-2750)

BEGINNING at a point on the West line of Glenside Drive 314.05 feet from the intersection of the West line of Glenside Drive and the South line of Bethlehem Road; thence S 54°31'14" W 26.22 feet to a point; thence departing the West line of Glenside Drive, N 35°28'46" W 175.00 feet to a point; thence N 34°15'13" W 197.37 feet to a point; thence N 60°14'25" E 107.44 feet to a point; thence N 26°25'28" W 49.01 feet to a point; thence S 30°02'16" E 51.93 feet to a point; thence S 60°14'25" W 22.50 feet to a point; thence S 30°02'28" E 68.27 feet to a point; thence S 53°46'06" W 69.00 feet to a point; thence S

35°12'48" E 109.68 feet to a point; thence S 35°33'20" E 79.34 feet to a point; thence along a curve to the left having a radius of 146.23 feet, an arc length of 25.12 feet and a chord of S 42°03'14" E 25.09 feet to a point; thence S 49°02'52" E 19.88 feet to a point; thence S 47°34'46" E 10.77 feet to a point; thence along a curve to the right having a radius of 132.00 feet, an arc length of 19.22 feet and a chord of S 40°03'03" E 19.21 feet to a point; thence S 35°32'35" E 20.05 feet to a point; thence along a curve to the right having a radius of 207.97 feet, an arc length of 8.11 feet and a chord of S 30°38'01" E 8.11 feet to a point; thence along a curve to the right having a radius of 23.74 feet, an arc length of 0.63 feet and a chord of S 27°54'01" E 0.63 feet to a point along the Northern line of Glenside Drive, said point being the POINT OF BEGINNING, containing 11,797 square feet or 0.271 acre of land.

The Board of Supervisors accepted the following proffered conditions, dated March 9, 2007, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):


1. **Permitted Uses.** The only uses permitted on the Property are a hotel and those permitted in an O-2 district.
2. **Architectural Treatment.** Any hotel constructed on the Property shall be constructed substantially similar to the conceptual elevation marked EXHIBIT A (see case file) and filed with this case. All exterior walls of any building on the Property shall be constructed of brick and masonry materials exclusive of windows, doors, and architectural treatments which may be constructed of E.I.F.S. or other comparable materials.
3. **Mechanical Equipment Screening.** Mechanical equipment shall be screened from public view at ground level from the adjacent properties and/or the public rights of way in a manner approved at the time of plan of development review.
4. **Trash Receptacle.** Central trash receptacles, not including convenience containers, shall be screened from public view at ground level from the adjacent properties and/or the public rights of way with an enclosure constructed with materials to match the building it serves. The enclosure shall have an opaque door which shall remain closed when not being accessed.
5. **Underground Utilities.** All utility lines on the Property shall be underground, except for junction boxes, meters, existing and/or relocated existing overhead utility lines.
6. **Street Lighting.** Street lights shall be provided along the west side of the entrance from Glenside Drive.

7. **Parking Lot Lighting.** Parking lot lighting standards shall not exceed twenty-five (25) feet in height above grade level. Parking lot lighting shall be produced from a concealed source of light.
8. **Signs.** Any detached signage on the Property shall be ground mounted monumental-type signs and shall not exceed eight (8) feet in height above grade.
9. **Sidewalk.** A sidewalk shall be provided along the west side of the entrance from Glenside Drive.
10. **Street Trees.** Street trees shall be provided along the west side of the entrance from Glenside Drive.
11. **Irrigation.** Areas of newly installed landscaping shall be served by an underground irrigation system.
12. **Conceptual Plan.** The development of a hotel on the Property shall be developed substantially in accordance with the conceptual plan prepared by Timmons Group marked **EXHIBIT B** (see case file) and filed with this case.
13. **Landscaping.** The landscaping on the Property shall be substantially similar to the conceptual plan marked **EXHIBIT B** (see case file) for any use located on the Property.
14. **BMP Facility.** Any wet BMP facility shall be aerated and designed as an amenity.
15. **Wall.** A modular panel, brickrete wall, a minimum of eight (8) feet in height shall be installed prior to the beginning of the construction of the building, along the northeast property line adjacent to the areas described as L1, L2 and L3 on the zoning plat (see case file).
16. **HVAC Vents.** All HVAC air vents shall be located on the roof. No HVAC related equipment, vents, or intakes shall be located on the facade of the building.
17. **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.

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The Planning Department 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,



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

pc: JLW Associates, LLC  
Gloria L. Freye, Esquire  
Director, Real Estate Assessment  
Conditional Zoning Index



**B** FRONT ELEVATION  
SCALE: 3/32" = 1'-0"

**EXHIBIT A**  
**C-11C-07**

HAMPTON INN & SUITES / GLENSIDE COMMONS  
RICHMOND, VIRGINIA

DEVELOPED BY:  INNKEEPERS USA





