

**C-19C-07**  
**Zoning**  
 Office  
 Tuckahoe District  
 400  
 Feet

PS February 2007 Ref: 742-742-7724



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

June 19, 2007

Mr. John G. Adamson  
9301 River Road  
Richmond, VA 23229

Re: Conditional Rezoning Case C-19C-07

Dear Mr. Adamson:

The Board of Supervisors at its meeting on June 12, 2007, granted your request to conditionally rezone from R-1 One-Family Residence District to O-2C Office District (Conditional), Parcel 742-742-7724, described as follows:

Beginning at a point on the north line of Patterson Avenue (State Route 6), said point lying 1103.22 feet east of the east line of Pump Road extended; thence leaving said north line of Patterson Avenue in a northerly direction N 05°29'02" E 284.93 feet to a rod found on line, said point being the western point of the survey tie line; thence continuing along said line N 05°29'02" E 10.07 feet, more or less, to the centerline of Cabin Creek; thence along the centerline of Cabin Creek as it meanders 178 feet, more or less, thence in a southerly direction S 05°29'02" W 14.39 feet, more or less, to a rod found on line, said point being the eastern point of the survey tie line, said survey tie line having a course of S 67°24'40" E 166.23 feet; thence continuing along said line in a southerly direction S 05°29'02" W 230.01 feet to a point on the north line of Patterson Avenue; thence along the north line of Patterson Avenue S 86°44'33" E 159.00 feet to said place and point of Beginning. Said parcel containing 1.06 acres, more or less.

The Board of Supervisors accepted the following proffered conditions, dated May 7, 2007, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Building Materials and Architectural Treatment:**

The office building constructed on the property shall be residential in character as depicted in Exhibit A (see case file) entitled "Proposed Office Building 10400 Patterson Avenue" prepared by Harry Cruickshank and dated April 30, 2007. The front, rear and sides of the office building shall be brick exclusive of windows, doors and architectural treatments. There shall be no exposed or untreated cinderblock used, including the foundation. Building materials requiring paint shall be white, ivory, beige or blends thereof. The roof shall be of complementary colors and materials to the structure.

2. **Conceptual Site Plan:**

The property shall be developed substantially similar to the conceptual site plan which is Exhibit B (see case file) entitled "Proposed Office Building 10400 Patterson Avenue" prepared by Harry Cruickshank and dated April 30, 2007 unless revisions to this plan are specifically requested and permitted by the Planning Commission during Plan of Development.

3. **Exterior Lighting:**

Lighting shall be produced from concealed sources directed to minimize glare on adjacent properties. Exterior lighting shall be reduced to a minimum level necessary for security purposes following the close of business conducted on the property.

4. **Screening of Refuse Containers and Mechanical Equipment:**

Mechanical equipment and trash receptacles shall be screened from public view at ground level at the property lines with evergreen material or materials complementary to the architectural details of the building as determined at Plan of Development.

5. **Landscaping:**

Evergreen material shall be planted and maintained at the rear property line as determined at Plan of Development. When fully grown this evergreen material shall mitigate visual impacts at the first floor level of adjacent residences as determined at Plan of Development. A buffer with a minimum width of 22 feet shall be provided along Patterson Avenue and the landscaping in this buffer shall be determined at Plan of Development.

6. **Signage:**

Any detached sign shall be monument-style, limited to six (6) feet in height, the base of which shall be landscaped. No sign shall be internally lit. No changeable message signs or inflatable or other attention-getting devices shall be permitted unless specifically requested and approved at the time of Plan of Development.

7. **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 7:00 p.m. Monday through Friday or before 10:00 a.m. or after 7:00 p.m. on Saturdays. No trash pick up, parking lot cleaning or leaf blowing shall occur on Sundays.

8. **Utility Lines:**

Except for junction and access boxes and meters, all utility lines and boxes shall be installed underground.

9. **Use Restrictions:**

The following uses shall be prohibited:

- a) establishments whose primary business is check cashing and/or the making of payday loans as defined and regulated by Sections 6.1-432 et. seq. and 6.1-444 et. seq. of the Code of Virginia (the foregoing shall not preclude banks, savings and loans, or similar institutions that are not regulated by the foregoing Virginia code sections);
- b) funeral home, undertaking establishment or crematorium;
- c) radio and television broadcasting stations using a communication tower on site;
- d) child care centers;
- e) private club, lodge or fraternal organization;
- f) adult businesses as defined in the Henrico County Zoning Ordinance;
- g) sanatoriums and charitable institutions for human care.

10. **Hours of Construction:**

The hours of construction, including operation of bulldozers and other earthmoving equipment shall be between 7:00 a.m. and 7:00 p.m. Monday through Saturday, except in emergencies or where unusual circumstances

require extending the specific hours in order to complete work such as concrete pours or utility connections. There shall be no construction on Sundays. Signs stating the above referenced hours of construction shall be posted, in English and Spanish, and maintained at the construction entrance prior to any land disturbance activities on the Property.

11. **Aerated BMP:**

Any wet BMP shall be aerated.

12. **Severance:**

The enforceability, elimination, revision or amendment of any proffer set forth herein, in whole or part, shall not affect the validity or enforceability of any of the unaffected part of any such proffer.

13: **Sidewalk:**

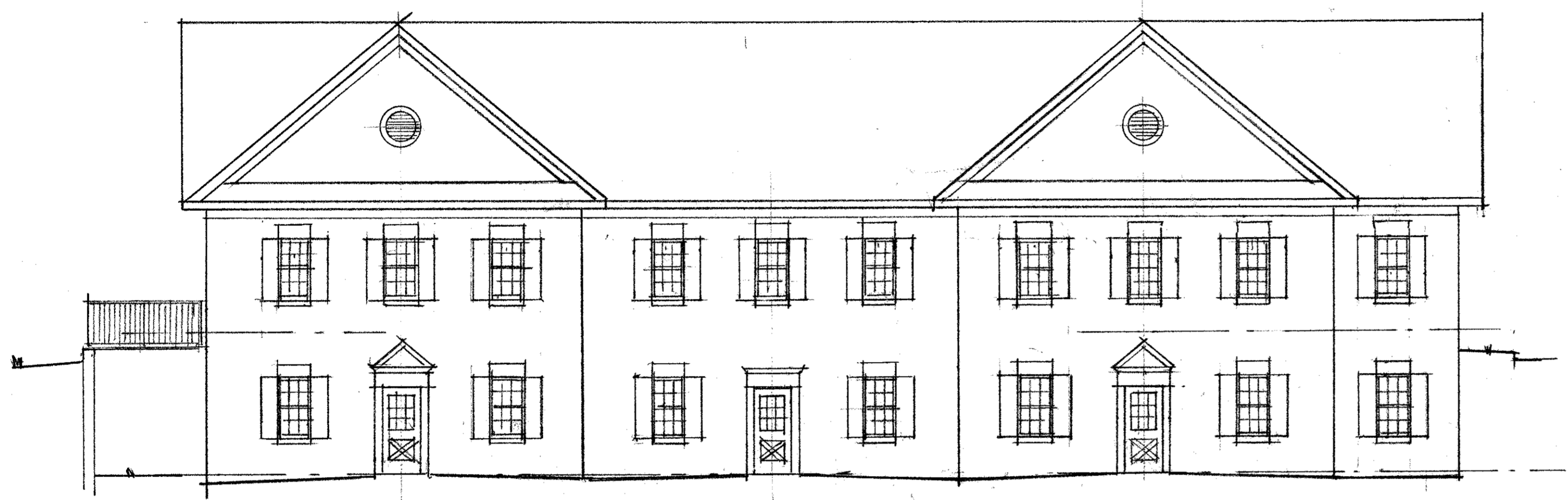
*A sidewalk shall be provided along the Patterson Avenue property line and shall be constructed to County standards.*

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,

  
Virgil R. Hazelett, P.E.  
County Manager

pc: Director, Real Estate Assessment  
Conditional Zoning Index



REAR ELEVATION

1/8" = 10'

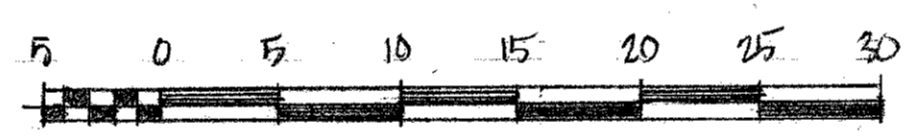
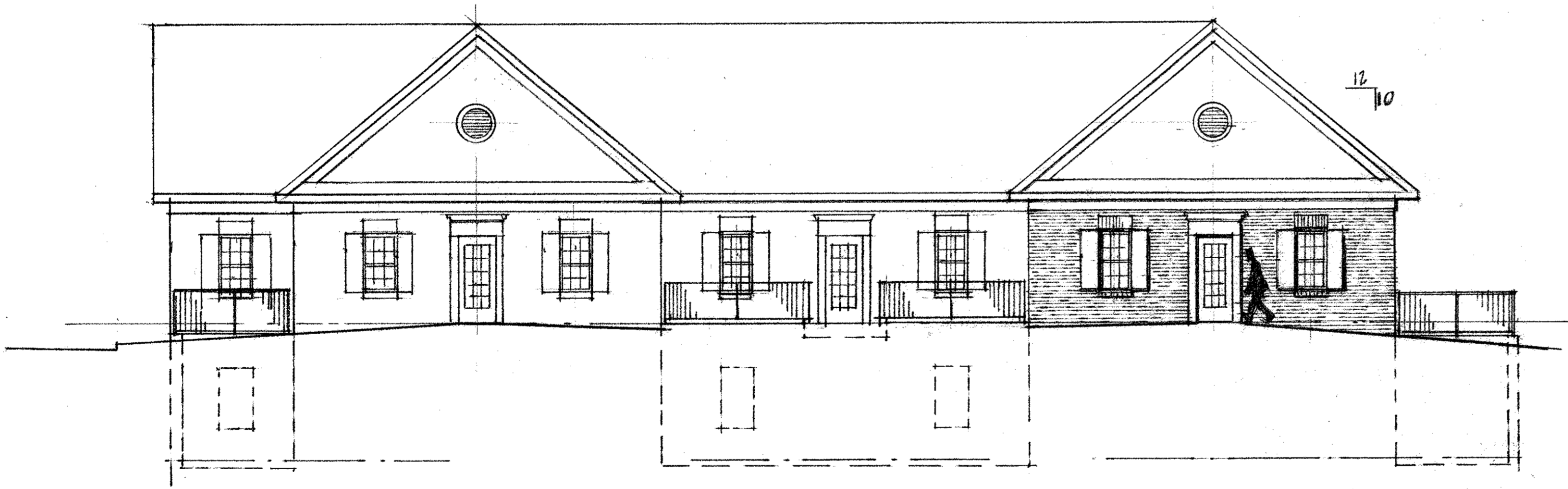


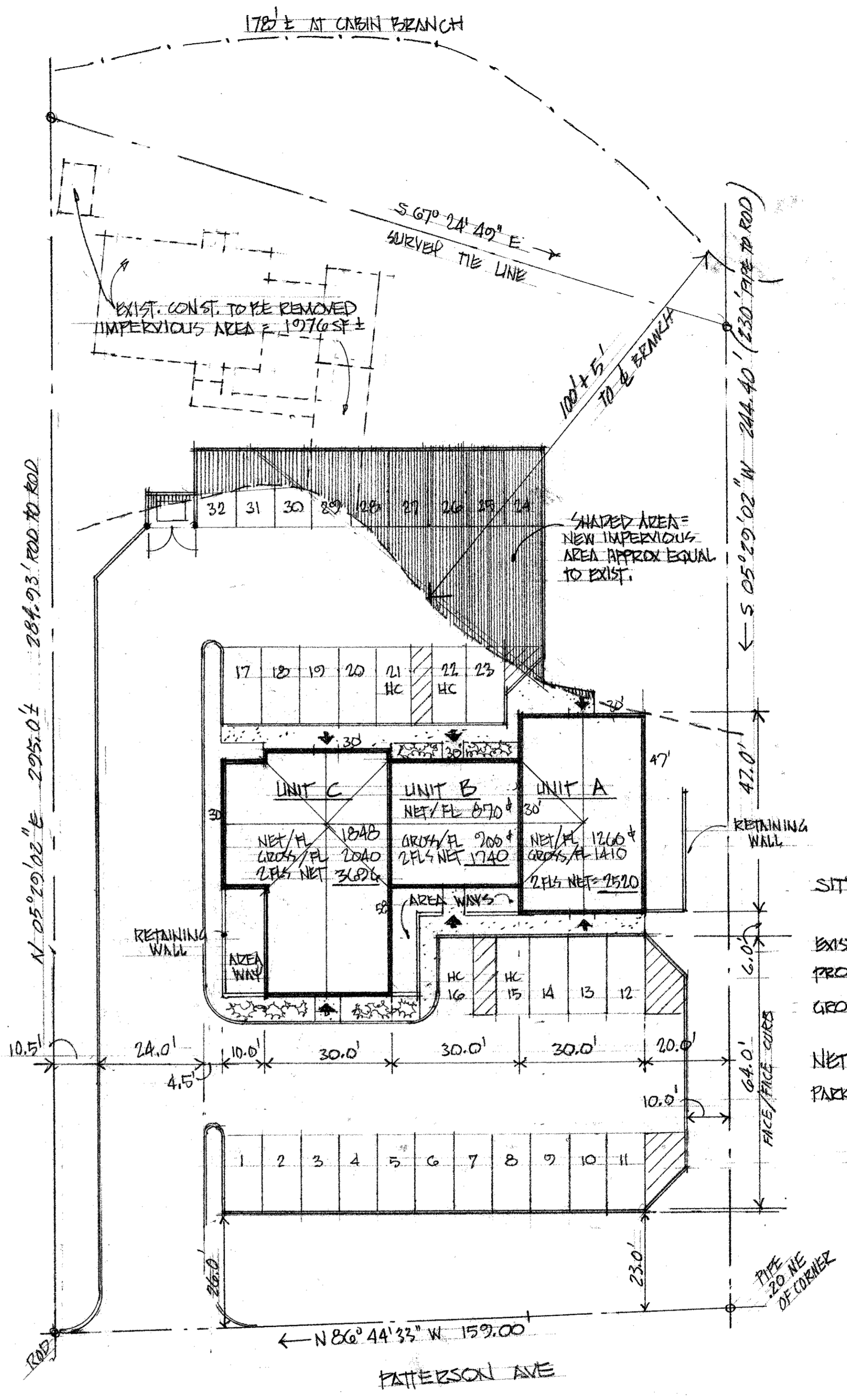
EXHIBIT A



FRONT ELEVATION

1/8" = 10'

EXHIBIT A



PLAN  
1" = 20.0'

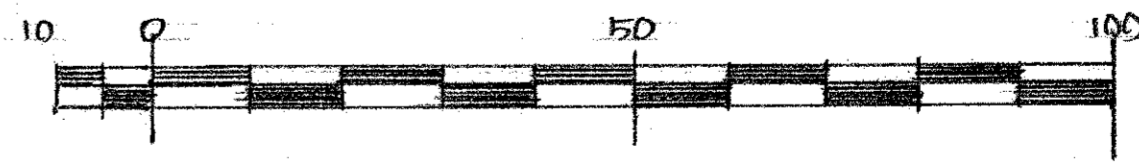


EXHIBIT B

SITE AREA	1.02 ACRES TUCKAHOE DISTRICT HENRICO COUNTY
EXISTING ZONING	R1
PROPOSED ZONING	O2
GROSS BLDG. AREA	8700 SF (4350/FL)
NET RENTABLE	= 7950 SF
PARKING	
REQ'D = 7950	= 31.8 CARS
PROVIDED = 150	= 32.0 CARS

EXHIBITS A & B

C-19C-07

SITE PLAN & ELEVATION STUDY

PROPOSED  
**OFFICE BUILDING**  
10400 PATTERSON AVE

**HARRY S. CRUCKSHANK**  
ARCHITECT AIA  
RICHMOND, VIRGINIA

30 APRIL 07