

O-2 to B-1C
1.469 Ac.

C-13C-12
Zoning
 Commercial Uses
 Brookland District
 400 Feet
 PS April 2012 Ref: 774-745-5455



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

July 17, 2012

Westview Investments, LLC
c/o Mr. B. Loughridge
335 Clovelly Road
Richmond, VA 23221

Re: Rezoning Case C-13C-12

Dear Mr. Loughridge:

The Board of Supervisors, at its meeting on July 10, 2012, approved your request to conditionally rezone from O-2 Office District to B-1C Business District (Conditional) Parcel 774-745-5455 containing 1.469 acres located along the east line of Staples Mill Road (U.S. Route 33) approximately 220 feet north of its intersection with Northside Avenue, described as follows:

Beginning at a rod on the eastern right-of-way line of Staples Mill Road (U.S. Route 33) 225 feet, more or less, north of the north line of Northside Avenue; thence northwardly along the east line of Staples Mill Road 213.44 feet on a curve to the right having a radius of 740.51 feet to a pole; thence North 60 degrees 57' 17" East 331.81 feet to a rod found; thence South 25 degrees 39' 03" East 208.11 feet to a rod; thence South 60 degrees 57' 17" West 273.85 feet to a rod set at the point of beginning.

The Board of Supervisors accepted the following proffered conditions, dated July 6, 2012, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Only the following uses shall be permitted on the subject property:

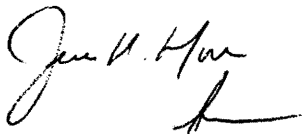
1. Use Restrictions. In no event shall the Property be used for crematory services or for the outdoor kenneling of animals. Uses permitted on the Property shall be limited to those uses permitted and as regulated by the O-2 District and the following B-1 uses:
 - a. hospital or clinic for small animals, dogs, cats and the like; and
 - b. studios for yoga, Pilates, massage (provided all therapists are certified by the Commonwealth of Virginia Board of Nursing) and other therapies, and accessory uses thereto.
2. Parking Lot Lighting. Parking lot lighting standards shall not exceed twenty-five (25) feet in height above grade level. All parking lot lighting fixtures shall be of low intensity and shall be positioned in such a manner as to minimize the impact of such

lighting on any adjacent property. Light fixtures shall be of the type that conceals the direct source of light (such as "shoe box" type fixtures).

3. Trash Receptacles. Trash receptacles, not including convenience cans, shall be screened from public view at ground level.
4. Signage. Any detached signs on the Property shall be ground mounted monolithic-type signs, and, if lighted, such sign shall be externally lit employing ground-mounted floodlight or spotlight-type fixtures directed toward such signs and away from public rights-of-way.
5. 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.
6. HVAC. Heating and air conditioning equipment shall be screened from public view at ground level at the Property line.
7. Additions to Existing Structure. Any additions to the existing structure shall be complementary to the exterior architectural design and materials of the existing structure.

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: Hirschler Fleischer c/o Mr. James W. Theobald
Director, Real Estate Assessment
Conditional Zoning Index