

REZ2013-0010

Zoning

Animal Boarding Facility

Brookland District

400 Feet

PS May 2013 Ref: 774-749-7580



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

August 20, 2013

Impala Properties, LLC
Attn: Preston Cottrell, Manager
7300 Impala Drive
Henrico, VA 23228

Re: Rezoning Case REZ2013-00010

Dear Mr. Cottrell:

The Board of Supervisors, at its meeting on August 13, 2013, approved your request to conditionally rezone from R-4 One-Family Residence District and M-1 Light Industrial District to M-1C Light Industrial District (Conditional) Parcel 774-749-7580 containing 0.773 acres located in the northwest quadrant of the intersection of Impala Drive and Impala Place, described as follows:

BEGINNING at a point on the west line of Impala Drive, at its intersection with the north line of Impala Place, thence along the arc of a curve to the southwest having a radius of 2710 feet, a distance of 41.91 feet to a point; thence in a westerly direction along the north line of Impala Place, S 73 degrees 10' 06" W a distance of 223.55 feet to a point; thence N 15 degrees 26' 40" W a distance of 135.04 feet to a point; thence N 73 degrees 10' 06" E a distance of 250.00 feet to a point on the west line of Impala Drive; thence in a southerly direction along the west line of Impala Drive, S 15 degrees 26' 40" E a distance of 108.59 feet, to the point and place of BEGINNING.

The Board of Supervisors accepted the following proffered conditions, dated August 8, 2013, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Boarded animals shall not be permitted to remain in outdoor enclosed areas between the hours of 9:00 p.m. and 9:00 a.m. the following day.
2. The perimeter of outdoor pen areas shall be enclosed by opaque fencing a minimum of five (5) feet in height constructed of composite decking board or vinyl fencing, as determined at the time of Landscape Plan approval.
3. No portion of a building shall be located within sixty (60) feet of the right-of-way line of Impala Drive.

Impala Properties, LLC

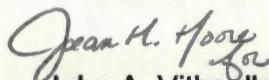
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4. When any portion of the Property is improved, a landscaped area of a minimum of ten (10) feet in width (exclusive of driveways and utility easements) shall be established along the right-of-way line of Impala Drive. The landscaping within the landscaped area shall consist of plantings meeting the standards of a transitional buffer ten as set forth in the Zoning Ordinance.

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,


John A. Vithoulkas
County Manager

pc: Glenn R. Moore, Esquire
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools
Director, Real Estate Assessment
Conditional Zoning Index