



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukas
County Manager

May 16, 2023

Union Tower LLC/Philip Nickles
481 Carlisle Drive
Herndon, VA 20170

Re: Rezoning Case REZ2023-00009

Dear Sir/Madam:

The Board of Supervisors at its meeting on May 9, 2023, approved your request to amend proffers accepted with C-74C-87 on Parcel 747-757-3086 located at the northeast intersection of Three Chopt Road and Cox Road.

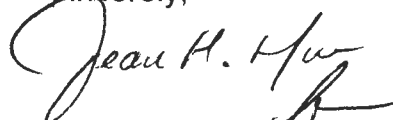
The Board of Supervisors accepted the following proffered conditions, dated March 28, 2023, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the Property shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. No exposed portion of any exterior walls shall consist of untreated or painted cinder block.
2. Parking lot lighting shall be provided by concealed sources of light, except at vehicular (access) points or as otherwise required at the time of Plan of Development review. Parking lot lighting standards shall not exceed twenty (20) feet in height.
3. The following uses shall not be permitted on the Property:
 - a. Skating rinks.
 - b. Billiard parlors.
 - c. Establishments operated primarily as amusements or video game parlors.
 - d. Repair business for electrical, heating or plumbing systems.
 - e. Adult book store.
 - f. Hotel or motel.
 - g. Convenience grocery store.
 - h. Automobile service station.
 - i. Dance hall.
 - j. Retail automobile tire store.

4. A landscaped buffer area of a minimum, of twenty (20) feet in width shall be maintained along those boundaries of the Property abutting property presently developed for single family residential purposes, except to the extent necessary for utility easements, or other purposes required at the time of Plan of Development review, or by any other applicable governmental body. Only utility easements which run generally perpendicular to the buffer area shall be extended through the buffer area.
5. The size of signs permitted on the Property shall be controlled by Zoning Ordinance provisions dealing with the size of signs in a B-1 neighborhood business zoning district.
6. The existing landscaped buffer area shall be maintained along the right-of-way line of Cox Road, as such right-of-way line is determined at the time of Plan of Development review (except for utility easements, signage, driveways and other purposes required at the time of Plan of Development review, or any other applicable governmental body). Any landscaping currently existing within the buffer along Cox Road shall not be removed, except for dead, diseased and fallen trees and shrubbery or as otherwise approved by the Director of Planning. Any road or driveway within the buffer area shall run generally perpendicular thereto.
7. Drive-throughs may be permitted on the Property so long as such use is placed on the Property as generally shown on the conceptual plan entitled "DUNKIN' AT TOWER PLAZA", dated March 24, 2023, and prepared by Koontz, Bryant, Johnson, Williams (see case file), unless otherwise approved at the time of Plan of Development review. Any building with a drive-through shall have an exterior elevation compatible with the shopping center building currently located on the Property, as determined at the time of Plan of Development review, including, without limitation, the elevations entitled "DUNKIN' BRANDS. STORE #XXXXXX", dated March 24, 2023, and prepared by Quick Service Restaurant/Retail Design Group, LLC (see case file).

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoulkas
County Manager

pc: Andrew M. Condlin
Director, Real Estate Assessment



THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. THE FEASIBILITY OF THIS LAYOUT HAS YET TO BE FULLY DETERMINED.

PLANIMETRICS AND PROPERTY INFORMATION ARE COMPILED FROM A VARIETY OF SOURCES INCLUDING GIS DATA, PLATS OBTAINED FROM THE COUNTY COURTHOUSE, AERIAL PHOTOS, AND OBSERVATIONS FROM A SITE VISIT.

A GENERAL REVIEW OF ZONING REQUIREMENTS WAS DONE IN PREPARING THIS CONCEPT. HOWEVER, THE CONCEPT DOES NOT BENEFIT FROM FORMAL MEETINGS AND REVIEWS FROM THE GOVERNMENTAL AGENCIES HAVING JURISDICTION WHICH MAY UNCOVER ADDITIONAL CONSTRAINTS.

SITE AND DESIGN RELATED CONSTRAINTS INCLUDING BUT NOT LIMITED TO GRADING, STORMWATER MANAGEMENT, WATER, SANITARY SEWER, STORM SEWER, DRY UTILITIES, ENVIRONMENTAL FEATURES, AND EXISTING SOIL CONDITIONS WERE NOT FULLY CONSIDERED WITH THIS EARLY CONCEPTUAL LEVEL LAYOUT.

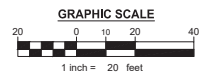
FURTHER REVIEW OF TRAFFIC REQUIREMENTS MAY PROHIBIT THE QUANTITY, LOCATION, AND OR CONFIGURATION OF THE ACCESS LOCATION SHOWN ON THIS CONCEPT.

Parking Summary

EXISTING PARKING REQUIREMENT CALCULATIONS					
USE	ORDINANCE REQUIREMENT	VARIABLE	CALCULATION	REQUIRED	PROVIDED
MULTIPLE TENANT COMMERCIAL CENTER	3.5 SPACES PER 1,000 GFA	\$22,620 GFA	22,620 / 1,000 * 3.5	80 SPACES	159 SPACES

PROPOSED PARKING REQUIREMENT CALCULATIONS					
USE	ORDINANCE REQUIREMENT	VARIABLE	CALCULATION	REQUIRED	PROVIDED
MULTIPLE TENANT COMMERCIAL CENTER	3.5 SPACES PER 1,000 GFA	\$24,020 GFA*	24,020 / 1,000 * 3.5	85 SPACES	124 SPACES

*DENOTES EXISTING 22,620 SF SHOPPING CENTER PLUS STAND ALONE 1,400 SF RETAIL BUILDING



KBW
KROONTZ
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JOHNSON
WILLIAMS

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REZ2023-00009

DUNKIN' AT TOWER PLAZA

CONCEPTUAL LAYOUT (CP-5) HENRICO COUNTY, VA

KBW PROJECT #:	REVISION DATE	REVISION DESCRIPTION
N/A	2/17/2023	REVISED PARKING CALCULATIONS
DATE:	3/24/2023	EXISTING LANDSCAPE BUFFER NOTES ADDED
JANUARY 9, 2023		

