

P-1-08
Zoning
Office Building
Tuckahoe District
400
PS November 2007 Ref: 745-742-8604



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, PE
County Manager

February 19, 2008

Bon Secours – Richmond Health System
Attn: Peter F. Gallagher
MOB South, Suite 102
5801 Bremo Road
Richmond, VA 23226

Re: Provisional Use Permit P-1-08

Dear Mr. Gallagher:

The Board of Supervisors at its meeting on February 12, 2008, granted your request for a Provisional Use Permit under Sections 24-55(c), and 24-122.1 of Chapter 24 of the County Code to permit the conversion of a retail building (formerly Ukrop's supermarket) to medical offices, on part of Parcel 745-742-8604, subject to the following conditions:

1. Medical office uses on the Property shall not exceed 31,000 square feet in gross floor area and shall generally conform to Exhibit "C" (see case file) unless otherwise approved by the Director of Planning. Express care medical facilities shall be limited to 50% of the gross floor area unless otherwise approved by the Director of Planning.
2. An application for a Plan of Development (POD) which includes all improvements associated with this request shall be submitted for review and approval by the Planning Commission.
3. A landscape and lighting plan which includes provisions to mitigate impacts on adjacent residential properties through the use of supplemental plantings and/or other visual barriers as approved by the Planning Commission shall be submitted to the Planning Department for review and approval by the Planning Commission prior to the issuance of additional occupancy permits on the Property.
4. Building alterations shall be in substantial conformance with the building elevation attached hereto as Exhibit "A" (see case file) unless otherwise approved by the Planning Commission at the time of POD.

- 5 Development of the property shall be in substantial conformance with the conceptual plan titled "Patterson Avenue Ambulatory Care Center" and attached hereto as Exhibit "B" (see case file) unless otherwise approved by the Planning Commission at the time of POD
- 6 Any emergency generators installed on the exterior of the existing building shall be screened from public view in a manner approved at the time of Plan of Development. Such screening shall include acoustical lining for sound attenuation on all sides. Plans and specifications for noise reduction measures shall be included with the building permit application for review and approval by the Director of Planning
- 7 Except for any parking lot lighting fixtures existing on the Property at the time of approval of this provisional use permit, parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade at the base of the lighting standard and shall be produced from concealed sources of light
- 8 Hours of exterior construction and site development activities shall be limited to 7 00 AM to 7 00 PM Monday through Saturday. Signs stating these restrictions, in both English and Spanish, shall be posted on the Property prior to the commencement of any construction activities
- 9 Prior to operation the applicant and the Crime Prevention Unit of the Division of Police shall conduct a security survey of the property. The applicant shall implement the mutually agreed upon security recommendations affecting the property

The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index

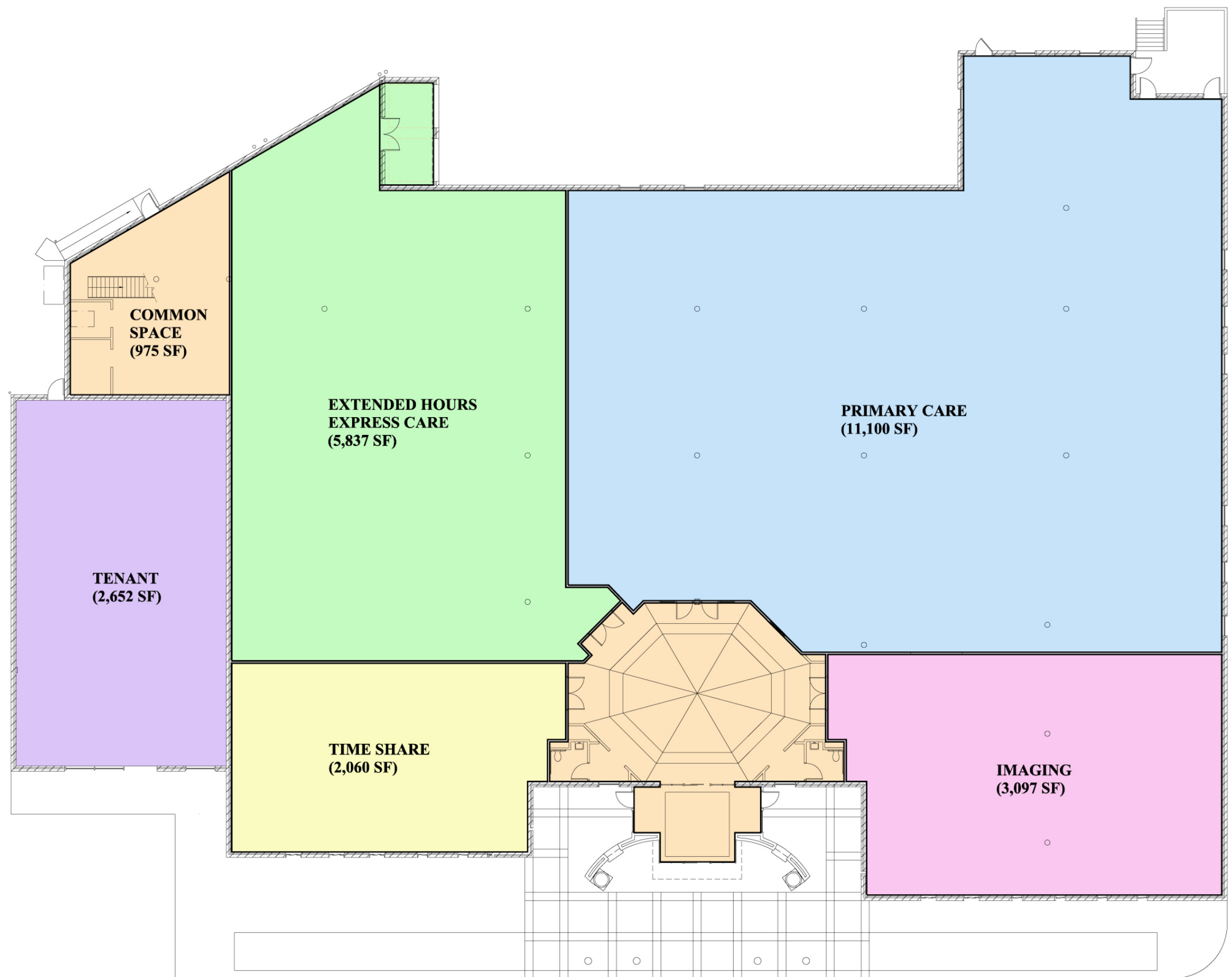
Sincerely,


Virgil R. Hazelett, P E
County Manager

pc Brian Jackson
Charles H. Rothenberg, Esq
Director, Real Estate Assessment
Provisional Use Permit Index







0 4' 8' 16'
SCALE: 1/8" = 1'-0"