

NEIGHBOR SHOP. CTR.

COUNTY OF HENRICO PLANNING OFFICE

C-97C-85



93-A2-47
BROOKLAND DISTRICT
J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
January 15, 1986

W. F. LAVECCHIA, P.E.
County Manager

Re: Conditional Rezoning Case C-97C-85

The Shea Company
1001 East Main Street, Suite 1012
Richmond, Virginia 23219

Gentlemen:

The Board of Supervisors, at its meeting on January 8, accepted your proffered conditions and conditionally rezoned your property from R-3 One Family Residence to O-2 Office District (Conditional).

The property conditionally rezoned is described as follows:

Parcel 93-A2-47:

Beginning at a point on the W. line of Staples Mill Road right of way at its intersection with the southern line of a 20' alley which is adjacent to the south of Hermitage Farms, Sect. B; thence along a curve to the right having a radius of 2832.79' and a length of 223.53' to a point; thence S. 13° 49' 25" E., 177.09'; thence S. 79° 39' 05" W., 367.19' to a point; thence N. 8° 13' 45" W., 420.17'; thence N. 80° 09' 45" E., 79.58' to a point; thence N. 84° 27' 05" E., 239.86' to the point of beginning, containing 3.263 acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. (a) A natural or landscaped buffer area of a minimum of thirty-five (35) feet in width shall be maintained along the western boundary of the Property, except to the extent necessary for utility easements. Existing vegetation, underbrush and fallen, diseased or dead plant growth may be removed from such buffer area, and additional plantings may be added. Where the placement of utility easements within the buffer area results in the inability of the owner to provide adequate screening within the buffer area, screening shall be provided adjacent to the buffer area, to properly screen development on the Property from adjacent properties, as determined by the Planning Commission at the time of landscape plan review.
- (b) A landscaped buffer area of a minimum of fifteen (15) feet in width shall be maintained along the right-of-way line of Staples Mill Road, as such right-of-way is determined at the time of plan of development approval, except to the extent necessary for utility easements, driveways and signage. Where the placement of utility easements within the buffer area results in the inability

of the owner to provide adequate screening therein, landscaping shall be provided adjacent to the buffer area to properly screen development on the Property, as determined by the Planning Commission at the time of landscape plan review.

2. No portion of a principal building on the Property shall be located within one hundred twenty (120) feet of the western boundary of the Property.
3. No more than thirty-eight thousand (38,000) square feet of office space shall be developed on the Property.
4. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the Property shall be similar to the other exposed portions of exterior walls of such building in architectural treatment and materials. Such portions of exterior wall surfaces of office buildings shall be predominantly constructed only of brick, stone or glass.
5. No building constructed on the Property shall exceed two (2) stories in height.
6. Any free-standing bank or savings and loan building shall contain a maximum of two thousand (2,000) square feet of usable floor area and shall be located wholly within one hundred fifty (150) feet of the right-of-way line of Staples Mill Road, as such right-of-way is determined at the time of Plan of Development approval.
7. (a) There shall be no direct vehicular access to or from the Property, to or from property lying west of the Property.
(b) There shall be only one direct vehicular access location to or from the Property, to or from Staples Mill Road.
8. (a) Parking lot lighting standards shall not exceed twenty-five (25) feet in height. Parking lot lighting shall be provided by directional fixtures, which shall be positioned in such a manner as to minimize the impact of such lighting off-site, and which produce a lighting intensity of a maximum of one-half (1/2) foot candle along the western boundary of the Property.
(b) Parking lots serving office buildings constructed on the Property shall be landscaped, including but not necessarily limited to, the placement of landscaping in islands located within such parking lots.
9. No free-standing sign identifying office development on the Property shall exceed fifteen (15) feet in height. If illuminated, such free-standing sign shall be of a "backlite" type, i.e., the background of the sign shall be dark, and the logo and lettering on such sign shall be illuminated from within the sign structure.
10. No portable sign shall be placed on the Property.
11. The percentage of the Property which may be covered by buildings and parking areas, shall not exceed fifty-five percent (55%).


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12. The following uses shall not be permitted on the Property:

- (a) General hospitals, sanitariums and charitable institutions for human care.
- (b) Funeral home or undertaking establishment.
- (c) Child care centers.

The Planning Office 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,


W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index ✓
Mr. and Mrs. Marvin L. Weger
Mr. Glenn R. Moore