

COUNTY OF HENRICO PLANNING OFFICE

Pt. 86 - A1 - 25,47  
THREE CHOPT DISTRICT

C-65C-86



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

October 14, 1986

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

Re: Conditional Rezoning Case C-65C-86

Investors Service Corporation  
c/o Willis Blackwood  
9211 Forest Hill Ave., Suite 103-A  
Richmond, Virginia 23235

Gentlemen:

The Board of Supervisors at its meeting on October 8, granted your request to amend proffered conditions on Conditional Rezoning Case C-85C-84 affecting part of Parcels 86-A1-25 and 47.

Although the Board of Supervisors did not accept your original proffered conditions 4, 5, and 20, it did accept the following proffered conditions which further regulate the use of your property in addition to all applicable provisions of Chapter 22, 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, unless different architectural treatment and/or materials are specifically accepted with respect to the exposed portion of any such wall, at the time of Plan of Development review. No exposed portion of any exterior wall shall consist of untreated or painted cinder block.
2. No more than 295,000 square feet of space devoted to permitted principal uses shall be constructed on the Property and the property which is the subject of zoning case C-66C-86, in the aggregate.
3. Landscaped (with undulating berms) and/or natural buffer areas will, as indicated below, be provided around portions of the perimeter of the Property, except to the extent necessary for utility easements, roads, signage, driveways or other purposes required by the Planning Commission at the time of Plan of Development Review, or by any other applicable governmental body:
  - a. A buffer area a minimum of twenty-five (25) feet in width along the Broad Street Road right-of-way line of the Property and along the northernmost two hundred (200) feet of the right-of-way line of Pemberton Road (as such rights-of-way lines are determined at the time of Plan of Development review).
  - b. Commencing two hundred (200) feet south of its intersection with Board Street Road, and extending in a southerly direction, a buffer area of a minimum of thirty-five (35) feet in width along the right-of-way line of Pemberton Road (as such right-of-way line is determined at the time of Plan

of Development review).

Existing vegetation and underbrush may and fallen, diseased or dead plant growth shall be removed from such buffer areas, and if so removed, additional plantings and/or berms shall be added. Berms placed within the buffer area along Broad Street Road and the northernmost two hundred (200) feet of Pemberton Road will be a minimum of three (3) feet in height. Berms within the buffer area along Pemberton Road commencing two hundred (200) feet south of Broad Street Road and extending in a southerly direction, shall be a minimum of five (5) feet in height. The limits of clearing in the buffer areas shall be shown on the approved Plan of Development(s).

4. Not accepted by the Board of Supervisors.
5. Not accepted by the Board of Supervisors.
6. 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 at the boundaries of the Property adjoining Broad Street Road and Pemberton Road, except at vehicular access points or as otherwise required at the time of Plan of Development review. Parking lot lighting shall be reduced to no more than a security level, following the closing of business operations on the Property.
7. Parking lots serving the Property shall be landscaped, including, but not limited to, the planting of shrubbery and/or trees in islands located within such parking lots or between parking rows.
8. No building permit for the construction of improvements on the Property shall be obtained until plans for the completion of Mayland Drive between Pemberton Road and Gaskins Road, and a vehicular access drive connecting Mayland Drive and Broad Street Road (which vehicular access drive may be the extension of Stillman Parkway from Broad Street Road to Mayland Drive) are approved by appropriate governmental bodies having jurisdiction with respect thereto, and a completion bond for such roads or access drive (if necessary) is posted with the Henrico County Department of Public Works, guaranteeing the completion of the aforesaid roadway improvements within one (1) year of the posting of such bond.
9. (a) There shall be no more than two (2) access drives to or from the Property, to or from Broad Street Road, and there shall be no more than (1) access drive to or from the Property, to or from Pemberton Road, unless other access drives to or from the Property are required by any governmental body having jurisdiction with respect thereto.  
(b) No left turn shall be permitted for vehicles exiting the Property and entering on to Pemberton Road, unless otherwise required by any governmental body having jurisdiction with respect thereto.  
(c) A left turn into the Property from Pemberton Road, for vehicles traveling

north on Pemberton Road, shall be permitted only if a "stacking lane" is provided to minimize any disruption to north bound traffic on Pemberton Road, as a result of such left turn movement, unless otherwise required by any governmental body having jurisdiction with respect thereto.

- (d) Signage shall be placed on the Property, in the vicinity of the access drive to and from the Property, to and from Pemberton Road, indicating that delivery vehicles are precluded from having access to Pemberton Road, from such access drive.
10. A deceleration lane will be provided to facilitate a right turn into the Property by vehicles travelling south on Pemberton Road.
11. The ground area covered by buildings located on the Property, and on Parcels 2 and 4 as shown on the Zoning Plat, shall not exceed twenty-two percent (22%), in the aggregate.
12. No building constructed on the Property shall exceed the lesser of two (2) stories or thirty-six (36) feet in height, exclusive of chimneys or other architectural design features.
13. No sign attached to any building on the Property shall extend above the roof line of the building to which it is attached. Illuminated business signs shall be of a "backlit" type, i.e., the background of the sign shall be dark and the logos and lettering on such signs shall be illuminated from within the sign structure.
14. The following uses shall not be permitted on the Property:
- (1) skating rinks;
  - (2) billiard parlors;
  - (3) establishments operated primarily as amusement or video game parlors;
  - (4) repair business for electrical, heating or plumbing systems;
  - (5) mortuaries; and
  - (6) adult book stores.
- \* See Next Page →  
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15. No automobile gasoline service station, hotel, motel or "fast-food" or "carryout" restaurant shall be permitted within that portion of the Property lying east of \* Line "B" extending perpendicularly from Broad Street, as shown on the Zoning Plat. For purposes hereof, "fast-food" or "carryout" restaurant is hereby defined as an establishment whose principal business is the sale of foods and beverages to consumers in a ready-to-consume state and which foods and beverages are usually served in paper, plastic or other disposable containers or wrappers for immediate consumption either within the restaurant building or off the premises.
16. In providing sanitary sewer service to the Property, the owner shall extend the sewer line to the boundary line of the Property abutting Pemberton Road and shall grant any necessary easements to Henrico County so as to allow other area property owners to have access to such sewer line.


Investors Service Corp.  
October 14, 1986

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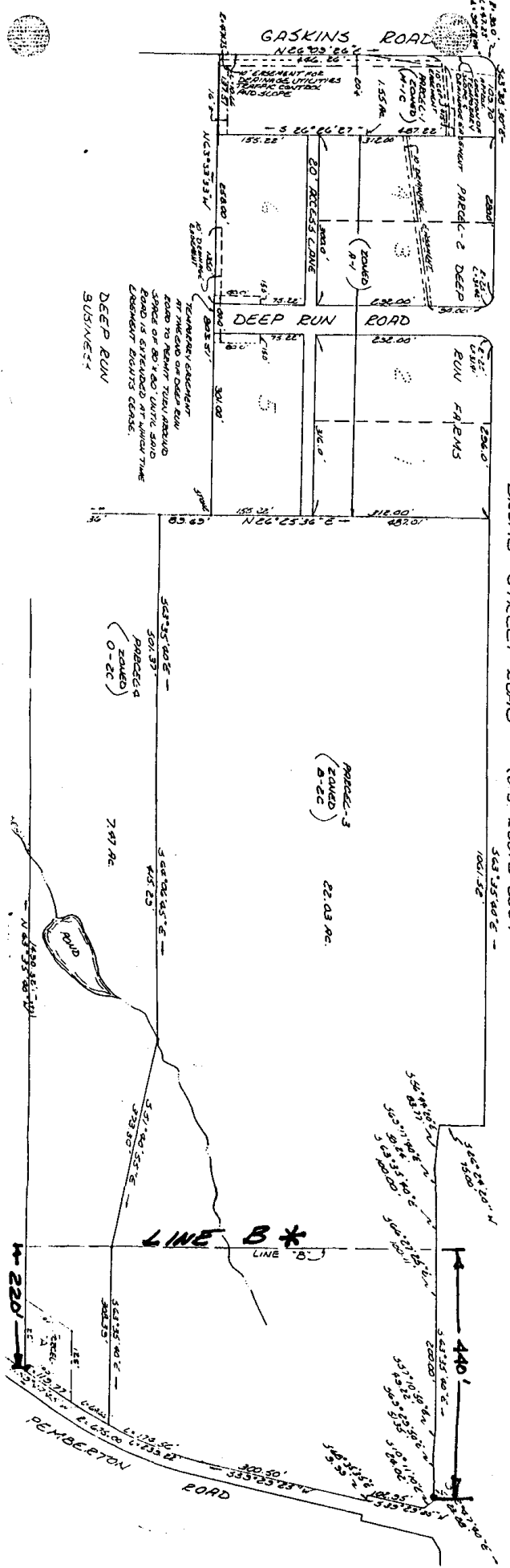
17. Existing dwellings on the Property shall be removed from the Property within ninety (90) days following Plan of Development approval for any development on the Property, subject to any leases existing as of the date of these proffered conditions.
18. No mobile sign shall be placed on the Property.
19. All trash receptacle areas will be screened from view off-site.
20. Not accepted by the Board of Supervisors.

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 condition in the Conditional Zoning Index.

Sincerely,

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

cc: Clerk, Board of Supervisors  
Real Estate Assessment  
✓ Conditional Zoning Index  
Dominion Development Group  
Mr. Jay M. Weinberg  
Feld Development Corp.



DEEP RUN  
 BUSINESS

CONVEYANCE AGREEMENT  
 BEING MADE BY THE  
 PARTIES TO THE  
 DEED OF 2014-01-10-001  
 ROAD IS EXTENDED AT WHICH TIME  
 EASEMENT RIGHTS CEASE.

C-65C-86  
 C-66C-86