

OFFICE BLDG

COUNTY OF HENRICO PLANNING OFFICE

PT. 8-A2-6

C-20C-87

FAIRFIELD DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

April 14, 1987

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

Re: Conditional Rezoning Case C-20C-87

Mr. T. T. Brady
Virginia Electric and Power Company
P. O. Box 26666
Richmond, Virginia 23261

Dear Mr. Brady:

The Board of Supervisors at its meeting on April 8, granted your request to conditionally rezone property from B-2 Community Business to B-3C General Business District (Conditional), described as follows:

Part of Parcel 8-A2-6:

Beginning at a point marked by a concrete monument, which point is the intersection of the southern right-of-way line of Creighton Road and the western property line of property now or formerly owned by Robert Allan Assoc.; thence extending in a southwardly direction along the western property line of property now or formerly owned by Robert Allan Assoc. S. $130^{\circ} 35' 33''$ E., 849.81' to a point marked by a concrete monument; thence extending in a westwardly direction S. $76^{\circ} 24' 27''$ W., 224.23' to a point marked by a concrete monument; thence extending along a curve to the right having a radius of 1095.12' and a distance of 653.93' to a point marked by a concrete monument; thence extending along a curve to the left having a radius of 349.39' and a distance of 268.31' to a point marked by a concrete monument; thence extending along a curve to the right having a radius of 25.00' and a distance of 39.27' to a point marked by a concrete monument on the eastern right-of-way line of Laburnum Avenue; thence extending in a northwardly direction N. $23^{\circ} 22' 46''$ W., 412.02' to a point marked by a concrete monument; thence extending along a curve to the left having a radius of 5779.58' and a distance of 181.43' to a point marked by a concrete monument; thence extending along a curve to the right having a radius of 50.00' and a distance of 92.64' to a point marked by a concrete monument on the southern right-of-way line of Creighton Road; thence extending in a eastwardly direction N. $80^{\circ} 58' 58''$ E., 730.18' to a point marked by a concrete monument; thence along a curve to the left having a radius of 2919.79' and a distance of 448.01' to a point marked by a concrete monument, which point is the point of beginning, containing 20.74 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. The property will be used only for those uses permitted and as regulated in the "B-2" zoning classification with the exception of public utility service buildings as permitted and regulated in the "B-3" zoning classification, and the normal and customary accessory and ancillary uses associated with a public utility building.

2. A landscaped area at least seventy-five feet wide shall be maintained on that portion of the property fronting on Laburnum Avenue. Such landscaped area shall include vegetation consisting of evergreens, shrubbery and, to the extent reasonably practicable, the existing undisturbed natural vegetation. No improvements, except signs, normal drainage structures, utility lines and driveways required for access to the property shall be constructed within the limits of such landscaped area. Underbrush, fallen, diseased or dead plant growth shall be removed from the landscaped area.
3. A landscaped area at least fifty feet wide shall be maintained on that portion of the property fronting on Creighton Road. Such landscaped area shall include vegetation consisting of evergreens, shrubbery and, to the extent reasonably practicable, the existing undisturbed natural vegetation. Such landscaped area shall be particularly dense and at least 75 feet wide along that portion of Creighton Road abutting the paved area surrounding the craft building in order to screen the craft building. No improvements, except signs, normal drainage structures, utility lines and driveways required for access to the property shall be constructed within the limits of such landscaped area. Underbrush, fallen, diseased or dead plant growth shall be removed from the landscaped area.
4. A strip fifty feet wide shall be maintained as a buffer along the southern boundary of the property. To the extent reasonably practicable, the existing vegetation, along with dense evergreens and shrubbery shall be provided in such strip to screen the facilities to be located on the property from view. The vegetation and shrubbery located in such strip shall be supplemented and maintained as needed to provide such screening. Underbrush, fallen, diseased or dead plant growth shall be removed from such buffer strips.
5. A strip seventy-five feet wide shall be maintained as a buffer along the eastern boundary of the property. To the extent reasonably practicable, the existing vegetation, along with dense evergreens and shrubbery shall be provided in such strip to screen the facilities to be located on the property from view. The vegetation and shrubbery located in such strip shall be supplemented and maintained as needed to provide such screening. Underbrush, fallen, diseased or dead plant growth shall be removed from such buffer strips.
6. An opaque board fence of a minimum of eight feet in height shall be constructed around the portion of the property on which the craft building is to be located to provide further screening.
7. Landscaping shall be maintained in islands on the portion of the property reserved for parking. Such islands shall be landscaped with shrubbery and vegetation aesthetically compatible with the landscaping and development of the property.
8. All exterior surfaces of the office building to be constructed on the property shall be designed and constructed predominantly of brick and glass and shall be aesthetically compatible with the landscaping and development of the property and the other uses in the vicinity of the property. While the principal public entrance will face Laburnum Avenue, all sides of the office building shall be

Virginia Electric and Power Company
April 14, 1987


-3-

similar in design, construction and appearance. All exterior surfaces of any "craft building" (that is, any building for normal and customary accessory and ancillary uses and activities associated with a public utility building) or any other buildings or structures to be constructed on the property shall be constructed predominately of metal with a roof of material similar to the roof of the office building. The design and construction of any craft building shall be compatible with the office building but not necessarily of the same material.

9. Lighting standards on parking lots on the property shall not exceed thirty-five feet in height and shall be of traditional gaslight or lantern style. Lighting for the parking lots shall be of low intensity and shall be situated so as to minimize the impact on residential properties in the vicinity.
10. All signs erected on the property shall be mounted on the ground. The style and design of such signs shall be the standard Virginia Power sign and logo, and no sign shall exceed 136 square feet in size and eight feet in height. Signs permitted on the property shall not exceed the aggregate square footage as provided in the "B-2" zoning classification. No signs (except any permitted small entrance, exit or directional signs) shall be attached to the buildings or project from the buildings located on the property.
11. Not more than two means of access to the property will be permitted on Creighton Road and one for access to the property on Laburnum Road unless otherwise required by any governmental body having jurisdictions with respect thereto.

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,


for W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Robert Allan Associates
Mr. Walter F. Witt