

A-1 To M-IC
21.924 ac.

OFFICES

COUNTY OF HENRICO PLANNING OFFICE

C-38C-87



78-A2-25
THREE CHOPT DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

June 16, 1987

Re: Conditional Rezoning Case C-38C-87

Deep Run Business Center, Inc.
c/o Mr. Sidney J. Gunst, Jr.
P. O. Box 31014
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on June 10, granted your request to conditionally rezone property from A-1 Agricultural to M-1C Light Industrial District (Conditional), Parcel 78-A2-25, described as follows:

Beginning at a point on the W. line of Interstate Route 64 and being 1,100+-' east of the centerline of Cox Road Relocated; thence N. 29° 29' 32" E., 214.94' to a point; thence N. 37° 24' 52" E., 221.86' to a point; thence N. 43° 19' 16" E., 120.37'; thence S. 63° 39' 43" E., 1,401.07' to a point; thence S. 29° 04' 57" W., 796.55' to a point; thence N. 27° 58' 46" W., 101.67' to a point; thence N. 54° 14' 55" W., 55.00' to a point; thence S. 69° 30' 01" W., 36.08' to a point; thence N. 54° 14' 55" W., 549.54' to a point; thence N. 49° 38' 52" W., 124.89' to a point; thence N. 63° 38' 58" W., 61.33' to a point; thence N. 54° 14' 55" W., 161.79' to a point; thence N. 55° 14' 26" W., 358.33' to a point; thence N. 55° 55' 07" W., 52.77' to the point of beginning, containing 21.924 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. No building shall be constructed within fifty (50) feet of the right-of-way of any publicly dedicated road (road based on road rights of way as determined at time of POD) or within twenty-five (25) feet of any property line bordering a side or rear yard.
2. No parking areas or connecting driveways will be constructed within fifteen (15) feet of any property line or right-of-way line except to gain access from a public street.
3. No portion of the Property shall be developed or used as a neighborhood or community shopping center as those terms are defined in the Henrico County zoning ordinance in effect as of this date, nor for a regional shopping center.
4. A natural buffer strip of a minimum of fifty (50) feet in width will be provided adjacent to property utilized for residential purposes. In addition to the residential buffer, a six (6) foot high opaque fence within the buffer area shall be maintained along the portion of the property abutting property for residential purposes. Such fence shall be installed prior to site work and construction of a

building on a site contiguous to the residential buffer provided such buffer is still required as defined herein. A natural buffer strip of twenty-five (25) feet in width will be provided for portions of the Property which adjoin properties utilized for nonresidential use to the west and north of and not a part of Deep Run Business Center, except to the extent required for utility easements, driveways or other purposes required or approved by the Planning Commission. Buffers disturbed for easements will be restored following installation of utilities. Clearing limits will be shown on P.O.D's. Underbrush and fallen, diseased or dead plant growth may be removed from any buffer strip.

5. Parking lot lighting standards shall not exceed twenty-five (25) feet in height. Lighting in parking lots shall be provided by directional fixtures, which shall be positioned in such a manner as to minimize the impact of such light on adjacent residentially zoned areas.
6. The development of each site within the Property shall be subject to Plan of Development approval, in accordance with the terms of Section 22-106 of the Henrico County Code.
7. Except during the period of construction of improvements, all outside storage materials and supplies shall be enclosed on all sides by an opaque fence, wall or other barrier, of at least seven (7) feet in height.
8. Vehicular access to or from the property will be solely through Deep Run Business Center, including a connection to Gaskins Road.
9. Prior to the development of the Property, a Drainage Impact Study and Comprehensive Drainage Plan shall be submitted to the County for approval. As required by the Study, on-site water retention shall be provided to prevent down stream flooding (based on 100 year design storm), so that the rate of runoff of water that would be produced by a fifty (50) year storm will not exceed the rate of runoff of water that would be produced by a ten (10) year storm had the Property not been so developed. The devices through which storm water is discharged from the retention basin or basins serving the Property shall be sized and designed in a manner intended to prevent any material adverse effect on the off-site water channel or channels into which such storm water flows. All drainage improvements shall be subject to approval by the County at the time of Plan of Development approval.
10. The exposed portion of each exterior wall surface including dumpster enclosures, (front, rear and sides) shall be similar in architectural treatment and/or materials.
11. No metal buildings, unpainted block buildings or mini-warehouses will be permitted on the site.
12. The subject property shall be subject to Proffer #12 of proffers dated February 12, 1981, case C-7C-81 for Deep Run Business Center of which this property is a part.

Deep Run Business Center, Inc.


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13. No more than sixty-two (62%) of the Property may be covered by buildings, driveways and parking areas.
14. Rooftop mechanical equipment shall be adequately screened.
15. Loading areas facing the western and northern boundaries of the Property, not a part of Deep Run Business Center, shall be screened by a wall surface treated the same as the building and sufficiently high to screen such loading area.

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., AICP
County Manager

cc: Clerk, Board of Supervisors
Real Estate Assessment
~~Conditional Zoning Index~~
Mr. Larry N. Sterling