



COUNTY OF HENRICO PLANNING OFFICE

84-AI-47,48

TUCKAHOE DISTRICT

C-6C-88



145



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

April 19, 1988

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

Re: Conditional Rezoning Case C-6C-88

Messrs. John H. Ingram, Wilbur R. Cross,
John L. Miller, III and Ms. Betty Ann Miller
412 Libbie Ave.
Richmond, Virginia 23226

Dear Lady and Gentlemen:

The Board of Supervisors at its meeting on April 13, granted your request to conditionally rezone from A-1 Agricultural to B-2C Community Business District (Conditional), described as follows:

Parcels 84-A1-47 and 48, described as follows:

Beginning at a point on the eastern line of East Ridge Road at its intersection with a twenty (20) foot road in common known as Cellular Drive; thence S. 72° 06' 45" E., 329.27' to the point and place of beginning; thence N. 18° 41' 45" E., 207.41' to a rod; thence S. 81° 24' 35" E., 115.27' to an iron; thence N. 22° 24' 25" E., 99.00' to a rod; thence S. 81° 41' 35" E., 103.82' to a rod; thence S. 1° 28' 50" E., 323.04' to a rod on the northern line of Cellular Drive; thence along the northern line of Cellular Drive N. 87° 44' 05" W., 138.20' to a rod; thence continuing along the northern line of Cellular Drive N. 72° 06' 45" W., 200.89' to the point of beginning, containing 1.815 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 only use permitted on the Property shall be for a self-service storage facility as permitted in a Community Business (B-2) District by Provisional Use Permit, along with an accessory office and dwelling unit for its manager and such uses as are customarily accessory and incidental thereto.
2. The Property shall be developed in substantial conformance with the Site Plan dated January 4, 1988, Elevations of the northern and western exteriors dated January 4, 1988, and Southeastern Elevation dated February 1, 1988, all entitled "Regency Self Storage, Henrico County, Virginia", prepared by Arthur E. Hald, Jr., A.I.A., unless otherwise requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review, or by any other governmental body. The exposed portions of exterior building wall surfaces shall be as shown on the Site Plan and Elevations, and shall not be of concrete block other than painted split block or integral color split-face. The metal portions of the exposed exterior building wall surfaces shall consist of at least twenty-six (26) gauge ribbed metal wall panels with a factory applied twenty (20) year finish, which panels shall be complimentary earth tones in color, unless otherwise requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review, or by any other governmental body.

Messrs. John H. Ingram, Wilbur R. Cross,
John L. Miller, III and Ms. Betty Ann Miller
Page 2
April 19, 1988

3. Landscaped or natural buffer areas, as indicated below, will be provided around the perimeter of the Property, except to the extent necessary for utility easements, storm water retention, signage, access to and from rights-of-way or other purposes requested and specifically permitted or required by the Planning Commission at the time Plan of Development review, or by any governmental body with jurisdiction thereover:
 - (a) a minimum of twenty (20) feet in width of natural buffer area along the northern boundary of the Property where it abuts the property presently owned by Ridge Baptist Church.
 - (b) a minimum of fifteen (15) feet in width of natural or landscaped buffer area along the southern portion of the Property as measured from the right-of-way reserved in Proffer No. 8 below, which will be supplemented with white pine trees (eight (8) to ten (10) feet in height) so as to result in at least one (1) evergreen tree of at least eight (8) feet in height every fifteen (15) feet.
 - (c) a minimum of ten (10) feet in width of landscaped buffer area along the eastern boundary of the Property.
 - (d) a minimum of five (5) feet in width of natural or landscaped buffer area along the western boundary of the Property, which will be supplemented along a portion of said boundary as shown on the Site Plan with cedar trees (eight (8) to ten (10) feet in height) so as to result in at least one (1) evergreen tree of at least eight (8) feet in height every twelve (12) feet.

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 shall be added. Any penetration of the buffer areas for purposes of storm water retention shall be to the minimum extent reasonably practical.

4. Parking lot lighting standards shall not exceed twenty (20) feet in height. Parking lot lighting shall be produced from concealed sources of light (i.e., "shoe-box" type) and shall be reduced to no more than a security level following the close of business conducted on the Property.
5. The hours of service to the general public or any outside activity shall not begin before 7:00 A.M. nor extend after 8:00 P.M. Monday through Saturday, nor begin before noon nor extend after 6:00 P.M. on Sunday.
6. Public access to the driveway and parking area will be prohibited following the close of business conducted on the Property to prevent trespassing.
7. The structure shall not exceed twenty-six (26) feet in height or two (2) stories, whichever is less.

Messrs. John H. Ingram, Wilbur R. Cross,
John L. Miller, III and Ms. Betty Ann Miller
Page 3
April 19, 1988

8. A non-exclusive easement for ingress and egress shall be reserved adjacent to the northern line of the "20' Road in Common" beginning at the southwest corner of the Property and extending (i) 200.89 feet to the east along the northern line of said Road to the extent necessary to provide for a private right-of-way in common twenty-four (24) feet in width from face of curb to face of curb when coupled with the Road and any easements over Tax Parcel No. 84-A1-52 and (ii) for an additional 138.20 feet to the east along the northern line of said Road for a width not to exceed three (3) feet so as to provide for an extension of such private right-of-way in common for the benefit of those parcels legally entitled to use the Road.

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., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Messrs. James W. Theobald and Jay M. Weinberg