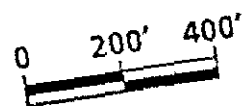


OFFICE / MANUFACTURING FACILITY
C-66C-89



COUNTY OF HENRICO PLANNING OFFICE
PT. II - A1 -
VARINA DISTRICT



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

September 19, 1989

Re: Conditional Rezoning Case C-66C-89

Alfa-Laval Thermal Company
2115 Linwood Avenue
P. O. Box 1316
Fort Lee, New Jersey 07024

Gentlemen:

The Board of Supervisors at its meeting on September 13, granted your request to conditionally rezone property from M-1C Light Industrial (Conditional) to M-2C General Industrial District (Conditional), described as follows:

Part of Parcel 11-A1-26:


Beginning at a rod set, which rod set is located on the northern right-of-way line of International Trade Drive, 924.50' east of the intersection of the northern right-of-way line of International Trade Drive and the western right-of-way line of Oakleys Lane; thence leaving the northern right-of-way line of said International Trade Drive and extending in a northwestwardly direction N. 21° 34' 25" W., 20.00' to a rod found; thence N. 15° 10" W., 1,012.93' to a rod found, which rod found is located on the southern right-of-way line of Interstate 64; thence extending in a southeastwardly direction along the southern right-of-way line of Interstate 64, S. 81° 36' 10" E., 563.73' to a monument found; thence extending along a curve to the left with a radius of 23,112.31' and an arc distance of 459.60' to a rod found; thence leaving the southern right-of-way line of Interstate 64 and extending in a southeastwardly direction S. 02° 44' 00" E., 759.40' to a rod set, which rod set is located on the northern right-of-way line of International Trade Drive; thence extending in a northwestwardly direction along the northern right-of-way line of International Trade Drive N. 82° 09' 18" W., 202.03' to a rod set; thence extending along a curve to the left with a radius of 746.20' and an arc distance of 372.54' to a rod set; thence S. 69° 14' 25" W., 211.80' to a rod set, the point and place of beginning; containing 16.952 acres more or less.

The Board of Supervisors accepted the attached (5) five proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

Alfa-Laval Thermal Company
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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, F.E., A.I.C.P.,
County Manager

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Ms. John H. Ingram & Ms. Carolyn M. Mears
Thomas E. Corr, Esquire

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Attachment to Proffered Conditions
to Accompany the Application of
Alfa-Laval Thermal Company
for Change of Zoning Classification
for Property Situated along the North
line of the proposed International
Parkway and the South line of Interstate
64 in the Varina District of Henrico County, Virginia

1. The property shall be used only for the following uses permitted under the M-2 zoning classification:

- a. Any principal use permitted and as regulated in the "M-1" district, except for the requirement that certain uses not involve punch presses over seventy-five tons rated capacity, and for offices, data processing centers, repair facilities, wholesaling, showroom sales and service areas, medical or dental laboratories, cafeterias, or restaurants in association with and in support of and incidental to other permitted uses, and such other accessory uses, not otherwise prohibited, customarily accessory and incidental to any permitted use.
- b. All light industrial uses shall be conducted within a completely enclosed building, which may be an office building or a separate, freestanding building used exclusively for light industrial uses.
- c. All light industrial uses shall be conducted so as not to create any danger to the health, safety and welfare or any material adverse impact on

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ACCEPTED BY THE
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SEPT. 13, 1989

the Property or surrounding areas by creating any excessive noise, vibration, smoke, dust, lint, odor, heat or glare beyond the boundaries of the Property.

2. The minimum landscaped/buffered area required around the perimeter of the Property shall be fifty (50) feet when adjoining any "R" district property. Property perimeters adjoining any other zoning classification, major or minor arterial roadways or interstate right-of-way may be reduced to twenty-five (25) feet. No buildings or parking shall be permitted within the required landscaped/buffered area, however, vehicular and pedestrian access areas, publicly dedicated roads and signs shall be permitted therein. Should it be necessary to run drainage, utility or other easements through these areas, the landscaped/buffered area shall be compensated to the extent interrupted by said easement to maintain the integrity of the project perimeter, unless otherwise requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review.

3. All utility lines such as electric, telephone, CATV or other similar lines shall be installed underground. This requirement shall apply to lines serving individual sites as well as to utility lines necessary within the Property, but not to existing lines on the Property.

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4. The exterior wall surfaces (front, rear and sides) of each individual building shall be similar in architectural treatment and materials. No exposed portion of an exterior wall surface shall contain untreated or painted cinderblock. ^{or concrete}

5. Loading docks and areas shall be located and/or screened so as to shield them from view from Oakley's Lane and any adjacent residentially-zoned property, unless otherwise requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review.

By Katheryn E Surface
Katheryn E Surface
Attorney for the applicant

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SEPT 13, 1989

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