

COUNTY OF HENRICO PLANNING OFFICE

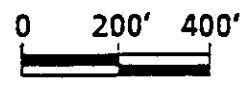
OFFICES

C-33C-90

76-A1-14

THREE CHOPT DISTRICT

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COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

December 18, 1990

Re: Conditional Rezoning Case C-33C-90

Atack Properties, Inc.
4435 Waterfront Dr.
Glen Allen, Virginia 23060

Gentlemen:

The Board of Supervisors at its meeting on December 12, granted your request to conditionally rezone from A-1 Agricultural to O-2C Office District (Conditional), property described as follows:

Parcel 76-A1-14:

Beginning at a rod at the intersection of the N. line of Nuckols Road with the E. line of Shady Grove Road; thence N. $10^{\circ} 48' 43''$ E., along the E. line of Shady Grove Road 447.96' to a pipe; thence N. $10^{\circ} 25' 04''$ E., along the E. line of Shady Grove Road 371.55' to a highway monument; thence along the E. line of Shady Grove Road as it curves to the right along a curve with a radius of 2483.26', 52.22' to a rod; thence S. $74^{\circ} 50' 00''$ E., 535.53' to a rod; thence S. $74^{\circ} 52' 31''$ E., 112.29' to a rod; thence S. $10^{\circ} 09' 00''$ W., 395.08' to a rod; thence N. $77^{\circ} 23' 39''$ W., 39.27' to a rod; thence S. $10^{\circ} 08' 35''$ W., 484.82' to a rod on the N. line of Nuckols Road; thence N. $74^{\circ} 04' 39''$ W., along the N. line of Nuckols Road 617.29' to a rod at the place of beginning, containing 12.63 acres more or less.

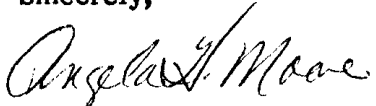
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. Exterior Materials. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the property (excluding roof tops screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. All buildings constructed on the Property shall have exposed exterior walls (above finished grade) of face brick, natural stone, glass, stucco, drivit, exposed aggregate concrete, or an equivalent permanent architecturally finished material, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development review. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum, asbestos or metal, unless otherwise specifically approved by the Planning Commission at the time of Plan of Development review.
2. Parking Lot Lighting. Parking lot lighting fixtures shall not exceed twenty (20) feet in height above grade level. Parking lot lighting shall be produced from concealed sources of light (i.e., "shoe box" type).

3. HVAC. Roof-top heating and air conditioning equipment shall be screened from public view at ground level, in a manner approved at the time of Plan of Development review.
4. Trash Receptacles. Trash receptacles shall be screened from public view at ground level, in a manner approved at the time of Plan of Development review.
5. Greenbelts. Greenbelts for landscaping, natural open areas and scenic vistas will be provided twenty-five (25) feet in width adjacent to the right-of-way line of Nuckols Road and Shady Grove Road, except to the extent necessary for utility easements, bicycle paths, jogging trails, signage, sidewalks, access driveways and other purposes requested and specifically permitted, or if required, by the Planning Commission at the time of the Plan of Development review, or by any other governmental body. Any utilities or access driveways shall be generally perpendicular to the adjacent public road. These greenbelts will be located adjacent to where the right-of-way lines of Nuckols Road and Shady Grove Road shall be after their widening as determined by the Planning Commission at the time of Plan of Development review.
6. Landscape Buffer Areas Along Northern and Eastern Property Lines. A landscaped buffer area having a minimum width of ten (10) feet shall be maintained adjacent to the northern and eastern boundary lines of the property so long as the property adjacent thereto is used for or zoned to permit agricultural or residential uses.
7. Open Spaces. No more than sixty-five percent (65%) of the property may be covered by buildings, driveways and parking areas.
8. Timing. No certificates of occupancy shall be issued for any building on the property until the construction of the relocation of Nuckols Road east of Shady Grove Road shall have been completed.

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
Supervisor, Real Estate Assessment
Conditional Zoning Index
Ralph L. Axselle, Jr., Esquire
Shady Grove Associates