

LIGHT INDUSTRIAL

155-A-4
VARINA DISTRICT

C-92C-96



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 18, 1996

Virgil R. Hazelett, P.E.
County Manager

Re: **Conditional Rezoning Case C-92C-96**

**Mr. John S. Brock
McKinney & Company
100 S. Railroad Avenue
Ashland, Va. 23005**

Dear Mr. Brock:

The Board of Supervisors at its meeting on December 11, 1996, granted your request to conditionally rezone property from A-1 Agricultural and M-1 Light Industrial Districts to M-1C Light Industrial District (Conditional), Parcel 155-A-4, described as follows:

Parcel A:

Beginning at a point at the intersection of the northern line of Interstate Route 64 (I-64) and the eastern line Oakley's Lane, said point being marked as "P.O.B.A"; thence in a northerly direction along the eastern line of Oakley's Lane along a curve having a radius of 1095.92' and a length of 126.25' to a point; thence continuing along the eastern line of Oakley's Lane N. 29° 33' 33" E., 316.13' to a point; thence continuing along the eastern line of Oakley's Lane N. 28° 25' 34" E., 156.69' to a point; thence leaving the eastern line of Oakley's Lane S. 89° 31' 52" E., 1563.55' to a point; thence S. 07° 06' 27" E., 805.34' to a point on the northern line of I-64; thence in a westerly direction along the northern line of I-64 along a curve having a radius of 22,812.31' and a length of 506.33' to a point; thence continuing along the northern line of I-64, N. 81° 36' 27" W., 1451.35' to the point and place of beginning, and containing 27.22 acres of land more or less.

Parcel B:

Beginning at a point at the intersection of the northern line of Interstate Route 64 (I-64) and the western line Oakley's Lane, said point being marked as "P.O.B.B"; thence along the northern line of I-64, N. 81° 03' 29" W., 135.82' to a point; thence leaving the northern line of I-64, N. 15° 48' 20" W., 11.69' to a point on the southern line of a 15' easement; thence along the southern line of said easement, N. 73° 56' 40" E., 169.97' to a point on the western line of Oakley's Lane; thence in a southerly direction along the western line of Oakley's Lane along a curve having a radius of 1195.92' and a length of 83.53' to the point and place of beginning, and containing 0.15 acre of land, 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 24, Code of Henrico (Zoning Ordinance):

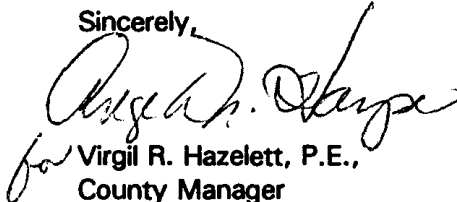
1. **A 50' wide green space will be retained along the Oakleys Lane right of way, except as necessary for utility easements, roads, driveways or other purposes**

required at the time of Plan of Development review. If these exceptions to the green space are not oriented generally perpendicular to Oakleys Lane, the green space will be enhanced to compensate for lost area. The 50' wide green space will be landscaped and, where possible, existing vegetation will be preserved. No buildings or parking will be permitted within the required green space.

2. A 100' minimum building setback shall be maintained along Oakleys Lane.
3. A 50' wide green space will be retained along the Interstate Route 64 right of way, except as necessary for utility easements or other purposes required at the time of Plan of Development review. If these exceptions to the green space are not oriented generally perpendicular to Oakleys Lane, the green space will be enhanced to compensate for lost area. The 50' wide green space will be landscaped and, where possible, existing vegetation will be preserved. No buildings or parking will be permitted within the required green space.
4. Loading docks and storage areas will be located away from, and /or screened from view, from Oakleys Lane and Interstate Route 64, unless otherwise approved at time of Plan of Development review.
5. The exterior wall surfaces of all future buildings shall be compatible with buildings previously approved by the Planning Commission in the immediate vicinity of the property. No exterior wall surface shall contain unfinished concrete, untreated or painted concrete masonry units, sheet or corrugated aluminum, asbestos or metal, unless otherwise approved by the Planning Commission at time of Plan of Development review. All rooftop equipment shall be located or otherwise screened so as not to be visible from ground level.
6. All future utility lines shall be located underground.
7. No retail uses in excess of an aggregate total of eighty thousand square feet shall be permitted on the property.

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 Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index