

A-1

9
PEMBERTON
ELEMENTARY
SCHOOL
9.75 Ac.

PEMBERTON RD.

R-2A

24 C-33C-98WD
9.13 Ac.

R-5

COLONIAL COURT
APARTMENTS

CLUSTERS
APARTMENTS

R-5

A-1

B-3C

R-6C

B-1C

18

R-3

0-2

B-1

0-1,4

R-3 to B-2C
0.43
Acres

247 to B-1C
Acres

R-6C

QUIGGASIN

B-2

28
8.31 Ac.

B-2C

29

0-2

R-3

R-3

R-5

CAMELOT APTS.

24
7.85 AC.

B-1

B-1C

B-3C

B-3C

B-3

219 to 0-1C
Acres

R-3

R-3

R-3

B-2C

B-3

MIXED USE

90-2-A-1, 90-A-19, 20 & 20A

C-15C-01

TUCKAHOE DISTRICT



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

April 17, 2001

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-15C-01

Mr. Doug Roan
Lucor
790 Pershing Road
Raleigh, North Carolina 27608

Dear Mr. Roan:

The Board of Supervisors at its meeting on April 10, 2001, granted your request to conditionally rezone property from R-3 One Family Residence District to O-1C Office District (Conditional), B-1C and B-2C Business Districts (Conditional), Parcels 90-2-A-1, Johnson Heights and 90-A-19, 20 and 20A, described as follows:

Commencing at the apparent southwestern right-of-way intersection of Quioccasin Road and Inez Road, along the south line of Quioccasin Road N 75°15'45" W, 134.89 feet being the true and actual Point of Beginning; thence, from said point of beginning, S 14°34'44" W, 179.14 feet to a point; Thence, N 76°25'16" W, 71.77 feet to a point; Thence, S 13°34'44" W, 300.00 feet to a point; Thence, N 67°35'16" W, 467.48 feet to a point; Thence, N 16°44'54" E, 59.09 feet to a point; Thence, N 18°21'24" E., 386.00 feet to a point; Thence, being a curve to the right with a radius of 1112.92 feet, a tangent length of 58.08 feet, a central angle of 05°58'28", the line chord of which bears S 74°52'31" E for a distance of 115.99 feet with an arc distance of 116.05 feet to a point being the point of tangent; Thence, S 71°53'17" E, 311.54 feet to a point; Thence, S 13°34'44" W, 3.66 feet to a point; Thence, being a curve to the left with a radius of 1466.41 feet, a tangent length of 37.54 feet, a central angle of 02°55'59", the line chord of which bears S 72°39'38" E for a distance of 75.06 feet with an arc distance of 75.07 feet to a point being the Point of Beginning; containing 5.11 acres

The Board of Supervisors accepted the following proffered conditions, dated April 10, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

PROFFERS APPLICABLE TO THE PROPERTY:

1. Concept Plan. The Property shall be developed substantially similar to the layout plan attached hereto as Exhibit A, dated March 2, 2001(see case file), which layout plan is conceptual in nature and may vary in detail as approved at

the time of Plan of Development review (the "Concept Plan"). Landscaping within the parking lot areas and around drive aisles within the Property shall be provided as generally shown on the Landscaping Plan attached as Exhibit B, dated March 2, 2001 (the "Landscape Plan"), unless otherwise approved by the Planning Commission at the time of Plan of Development review.

2. Buffering and Setbacks. There shall be provided on the Property natural and landscaped buffer areas and setbacks as follows:
 - a. a landscaped buffer area a minimum of thirty (30) feet in width along the northern boundary line of the Property adjacent to the proposed future right-of-way of Quioccasin Road, as such right-of-way is generally shown on the Landscape Plan. Such buffer area may include roads, driveways (which roads or driveways shall run generally perpendicular to such buffer area unless otherwise approved at the time of Plan of Development review), sidewalks, and signage. Such buffer area shall include landscaping substantially similar to the landscaping shown on the Landscape Plan, unless otherwise approved by the Planning Commission at the Plan of Development review;
 - b. a buffer area a minimum of forty (40) feet in width along the southern boundary line of the Property. All trees currently existing within such buffer area shall be preserved, unless otherwise approved by the Planning Commission at the time of Plan of Development review; provided that any dead, diseased or fallen trees or vegetation may be removed at any time. Such forty (40) foot buffer area may be supplemented at the time of landscape plan approval as deemed appropriate by the Planning Commission;
 - c. a setback for buildings, structures, driveways and parking lots a minimum of 100 feet as measured from the southern boundary line of the Property;
 - d. a landscaped buffer area a minimum of twenty (20) feet in width along the eastern boundary line of the Property, as long as the adjacent property is zoned for residential use, which shall include landscaping necessary to provide a visual barrier as may be determined appropriate by the Planning Commission at the time of Plan of Development review by using a combination of some or all of the following, depending upon topography and engineering: (i) a berm of up to 3 feet in height, (ii) an opaque fence, and (iii) landscaping;

- e. a landscaped buffer area a minimum of fifteen (15) feet in width along the western boundary line of the Property and shall include landscaping necessary to provide a visual barrier as may be determined appropriate by the Planning Commission at the time of Plan of Development review by using a combination of some or all of the following, depending upon topography and engineering: (i) a berm of up to 3 feet in height, (ii) an opaque fence, and (iii) landscaping;

All of such buffer areas shall be irrigated, unless otherwise specifically requested and approved at the time of Plan of Development review, and properly maintained. Such buffer areas may include, to the extent necessary, utility easements, which shall run generally perpendicular to such buffer areas unless shown on the Landscape Plan or other purposes specifically requested and approved at the time of Plan of Development review, or requested by any governmental body or agency.

3. Lighting. Parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade of the base of the lighting standard and parking lot lighting shall be reduced to a security level, following the closing of business operations on the Property unless otherwise specifically requested and approved at the time of Plan of Development review. All parking lot lighting from such parking lot lighting fixtures shall be produced from concealed sources of light. Lighting on the Property shall be provided by directional fixtures, which shall be positioned in such a manner as to minimize the impact of such lighting offsite, and which produce a lighting intensity of a maximum of one-half (1/2) foot candle at the boundaries of the Property unless otherwise specifically requested and approved at the time of Plan of Development review.
4. Public Address System. No outside public address, paging or speaker system, loudspeaker, or security systems audible beyond the boundary lines of the Property shall be permitted on the Property.
5. Signage. There shall be no portable or mobile signs on the Property. Detached signs other than directional signs shall be monolithic style signs and shall not exceed five (5) feet in height. The base of such sign shall be landscaped.
6. Screening. Trash dumpsters shall be screened from public view at ground level by a brick wall to match the building(s) on the Property or as otherwise approved by the Planning Commission at the time of Plan of Development review.

7. HVAC. Heating and air conditioning equipment shall be screened from public view at ground level at the perimeter of the Property in a manner approved at the time of Plan of Development review.
8. Access. The Property shall have no more than two direct vehicular access ways, which access ways shall be to and from Quioccasin Road, unless other access ways are specifically requested of and approved by the Planning Commission at the time of Plan of Development review. There shall be no access to or from the Property from Holbrook Drive.
9. Utility Lines. Except for junction and access boxes, meters and existing overhead utility lines, all utility lines, including, without limitation, electric, telephone, CATV or other similar lines, shall be installed underground unless otherwise permitted during Plan of Development review. All junction and access boxes shall be screened from public view at ground level of the perimeter of the Property.
10. Exterior Materials. The exposed portions of each exterior wall surface (front, rear and sides) of each building constructed on the Property (excluding rooftop screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such buildings in architectural treatment and materials. Any building located on the Property shall be generally consistent in color, architectural treatment and materials with all other buildings located on the Property and shall generally employ such features as a varied roof line, shutters, chimneys, and brick columns, unless otherwise approved by the Planning Commission at the time of Plan of Development review. Excluding trim and accent materials, all buildings constructed on the Property shall have exposed exterior walls (above finished grade) of unpainted brick, 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.
11. Property Operations. Parking lot cleaning, leaf blowing and trash removal on the Property shall be limited to a period between 7:00 a.m. to 7:00 p.m. Monday through Saturday and 11:00 a.m. to 5:00 p.m. on Sundays.
12. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any of the other proffers or the unaffected part of any such proffer.

PROFFERS APPLICABLE TO THE B-1C PORTION OF THE PROPERTY

13. Hours of Operation. Hours of operation on the B-1C portion of the Property shall be limited to a period between 7:00 a.m. to 11:00 p.m.
14. Architectural Treatment. The buildings located on the B-1C portion of the Property shall have an exterior architectural style generally consistent with the exterior elevation plans attached hereto as Exhibit C-1 and C-2 dated March 5, 2001 (See case file) unless otherwise approved by the Planning Commission at the time of Plan of Development review.
15. Building Height. Any building located on the B-1C portion of the Property shall be limited to two stories and twenty-five (25) feet in height; provided, however, any building located on the B-1C portion of the Property within 175 feet of the right-of-way line of Quiocassin Road as determined at the time of the initial Plan of Development on the Property shall be limited to one story and twenty (20) feet in height.
16. Use Limitations.
 - A. The following uses shall not be allowed on the B-1C portion of the Property:
 - a. Funeral home, mortuary and/or undertaking establishment;
 - b. Parking lots, commercial;
 - c. Convenience store;
 - d. Grocery store exceeding 6,000 square feet;
 - e. Laundromats and self-service dry-cleaning establishments;
 - f. Private club, lodge, meeting hall or fraternal organizations;
 - g. Automotive filling stations with fuel pumps;
 - h. Recycling collections facilities;
 - i. Gun shop, sales and repair; and
 - j. Nursing home, convalescent home or homes for the aged.
 - k. Any facility that provides for any sale or rental (including one that utilizes computer technology) of pornographic material (as determined by the community standards for the area in which the Property is located).
 - B. At least 33% of all usable square footage of building space on the B-1C portion of the Property shall be used for business, professional, administrative and medical office use.

Mr. Doug Roan
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- C. No user occupying building space on the B-1C portion of the Property shall occupy more than 10,000 square feet of floor area at one time.
- D. Any automatic teller cash dispensing machine or similar device (commonly known as an ATM) located on the B-1C portion of the Property shall be located in a secured area and the use of any such ATM shall be limited to the hours allowed for any business on the B-1C portion of the Property.

PROFFERS APPLICABLE TO THE O-1C PORTION OF THE PROPERTY

- 17. Architectural Treatment. Any building located on the O-1C portion of the Property shall have an exterior architectural style generally consistent with the exterior elevation plans attached hereto as Exhibit D dated March 5, 2001 (See case file) unless otherwise approved by the Planning Commission at the time of Plan of Development review.
- 18. Building Height. Any building located on the O-1C portion of the Property shall be limited to two stories and twenty-five (25) feet in height.

PROFFERS APPLICABLE TO THE B-2C PORTION OF THE PROPERTY:

- 19. Architectural Treatment. Any building located on the B-2C portion of the Property shall have an exterior architectural style generally consistent with the exterior elevation plans attached hereto as Exhibit E dated March 5, 2001 (See case file) unless otherwise approved by the Planning Commission at the time of Plan of Development review.
- 20. Exterior Storage. There shall be no exterior storage or display of batteries, tires, automotive parts or other materials.
- 21. Property Operations. There shall be no inoperable vehicles located on the B-2C portion of the Property. All oil and other automotive material (used and new) to be used in the operation of the business on the B-2C portion of the Property shall be stored within a building located on the B-2C portion of the Property (including any basement) and there shall not otherwise be any underground storage tanks located on the B-2 C portion of the Property.
- 22. Hours of Operation. Hours of operation on the B-2C portion of the Property shall be limited to a period between 7:00 a.m. to 9:00 p.m. Monday through Saturday.
- 23. Building Height. Any building located on the B-2C portion of the Property shall be limited to twenty (20) feet in height.

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24. Use Limitations. Only the following principal permitted uses shall be allowed on the B-2C portion of the Property:
- a. Any use allowed on the B-1C portion of the Property; and
 - b. Automotive service station as allowed in Section 24-58.1(c) of the Henrico County Code; provided, however, for the purposes hereof, an automotive service station shall not be deemed to include (1) an automotive filling station, (2) towing service, or (3) convenience food store, or any similar use with fuel pumps. Any such automotive service station shall have no more than three bays.

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
Messrs. Andrew M. Condlin and
F. Cabell Evans, Esquires
Castlewood Realty Co., Inc.
Arthur Price Estate
Wagner Road Land Co.
Marion Talley

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

PROPOSED
MEDIAN

TENANT
JIFFY LUBE (B-2C)
RETAIL/OFFICE (B-1C)
OFFICE (O-1C)

PARKING REQ'D
6 SPACES
135 SPACES*
28 SPACES*

PARKING PROVIDED
12 SPACES
153 SPACES
27 SPACES

* BASED ON 5,600 S.F. PER BUILDING
(3,733 1st FLOOR; 1867 2ND FLOOR);
4 SPACES PER 1,000 S.F. (B-1C),
5 SPACES PER 1,000 S.F. (O-1C),

B-2C

QUIOCCASIN ROAD

30' BUFFER

PR. R/W

EX. R/W

15' BUFFER
RESERVED

20' BUFFER

O-1C

INEZ ROAD

88.96'
RESERVED

STORMWATER MGMT. FACILITY

130'

192.56'

HOLBROOK DRIVE

40' BUFFER

RESERVED

Accepted by the Boss
with C-152-01 on 4-10-01.

EXHIBIT A 3/2/01

25' BUFFER REQUIREMENTS FOR 505 LINEAL FEET

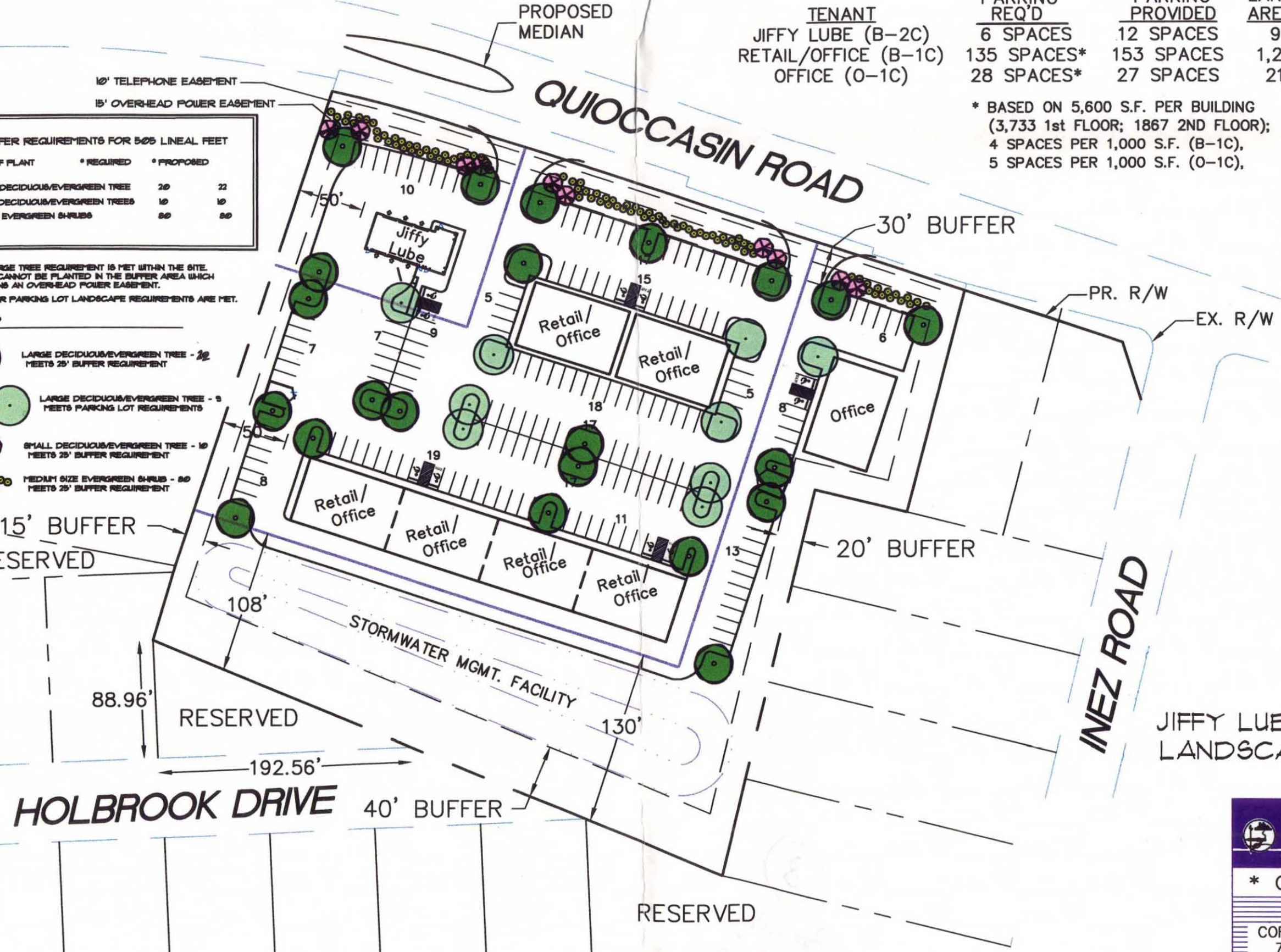
TYPE OF PLANT	* REQUIRED	* PROPOSED
LARGE DECIDUOUS/EVERGREEN TREE	20	22
SMALL DECIDUOUS/EVERGREEN TREES	10	10
MEDIUM EVERGREEN SHRUBS	80	80

THE LARGE TREE REQUIREMENT IS MET WITHIN THE SITE. TREES CANNOT BE PLANTED IN THE BUFFER AREA WHICH CONTAINS AN OVER-HEAD POWER EASEMENT. INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS ARE MET.

- LEGEND
- LARGE DECIDUOUS/EVERGREEN TREE - 20 MEETS 25' BUFFER REQUIREMENT
 - LARGE DECIDUOUS/EVERGREEN TREE - 9 MEETS PARKING LOT REQUIREMENTS
 - SMALL DECIDUOUS/EVERGREEN TREE - 10 MEETS 25' BUFFER REQUIREMENT
 - MEDIUM SIZE EVERGREEN SHRUB - 80 MEETS 25' BUFFER REQUIREMENT

TENANT	PARKING REQ'D	PARKING PROVIDED	LANDSCAPE AREA REQ'D	LANDSCAPE AREA PROVIDED
JIFFY LUBE (B-2C)	6 SPACES	12 SPACES	97 S.F.	250 S.F.
RETAIL/OFFICE (B-1C)	135 SPACES*	153 SPACES	1,239 S.F.	1,750 S.F.
OFFICE (O-1C)	28 SPACES*	27 SPACES	219 S.F.	250 S.F.

* BASED ON 5,600 S.F. PER BUILDING (3,733 1st FLOOR; 1867 2ND FLOOR);
 4 SPACES PER 1,000 S.F. (B-1C),
 5 SPACES PER 1,000 S.F. (O-1C),



JIFFY LUBE @ QUIOCCASIN
 LANDSCAPE CONCEPT

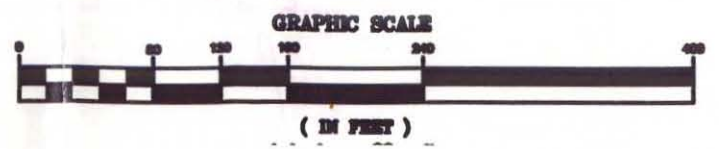
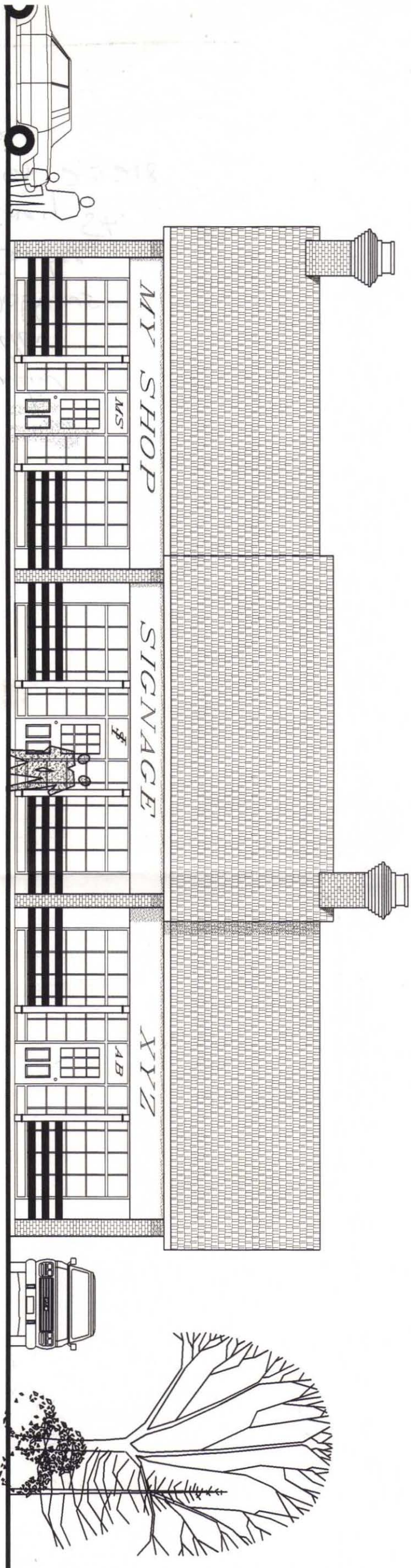


Exhibit B 3/2/01
 Exhibit R 3/2/01

TIMMONS
 * CIVIL ENGINEERS *

CORPORATE HEADQUARTERS
 711 N. COURTHOUSE ROAD
 RICHMOND, VIRGINIA 23236-4099
 TELEPHONE: (804) 794-3500
 FAX: (804) 794-7639

FRONT ELEVATION



Handwritten notes:
 874-1436
 Kingman
 1031
 1031
 1031

C-15C-01r
 Exhibit C-1 sjs/d1

CONSULTANT
 ASSOCIATED ENVIRONMENTAL
 CONSULTANTS & ENGINEERS INC.
 P.O. BOX 27622-1952
 800-947-TEST
 919-878-1295 / FAX: 919-878-1298



PROJECT
 JIFFY LUBE RETAIL OFFICE
 CENTER - QUIOCCASIN RD.
 RICHMOND VA

DWG TITLE:
 RETAIL BUILDING 2 ELEVATIO
 PRELIMINAR
 DATE: 3-15-01
 SCALE: 1/8" = 1'
 SHEET NO. A-3.1



FRONT ELEVATION

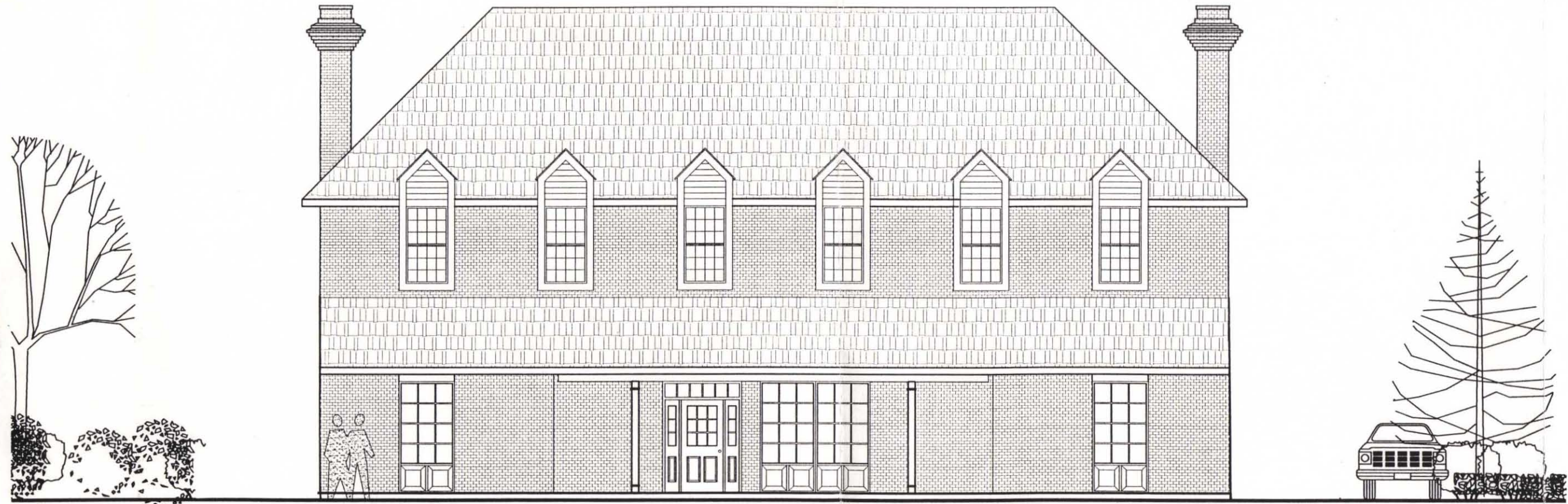
Exhibit C-2 3/5/01 C-15C-01 r

ASSOCIATED ENVIRONMENTAL CONSULTANTS & ENGINEERS INC.
 P.O. BOX 27622-1952
 800-947-TEST
 919-878-1295 / FAX: 919-878-1298

CONSULTANT

PROJECT
 JIFFY LUBE RETAIL OFFICE
 CENTER - QUIOCCASIN RD.
 RICHMOND, VA

DWG TITLE:
 RETAIL BUILDING ELEVATION
 PRELIMINARY
 DATE: 3-5-01
 SCALE: 1/8" = 1'-0"
 SHEET NO. 2A-5

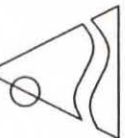


FRONT ELEVATION

Exhibit D

ASSOCIATED ENVIRONMENTAL
CONSULTANTS & ENGINEERS INC.
P.O. BOX 27622-1952
800-947-TEST
919-878-1295 / FAX: 919-878-1298
http://www.aec-e.com

CONSULTANT



PROJECT

JIFFY LUBE RETAIL OFFICE
CENTER - QUIOCCASIN RD.
RICHMOND, VA

DWG TITLE:

OFFICE
BLDG NO.1
ELEVATION

PRELIMINARY

DATE:

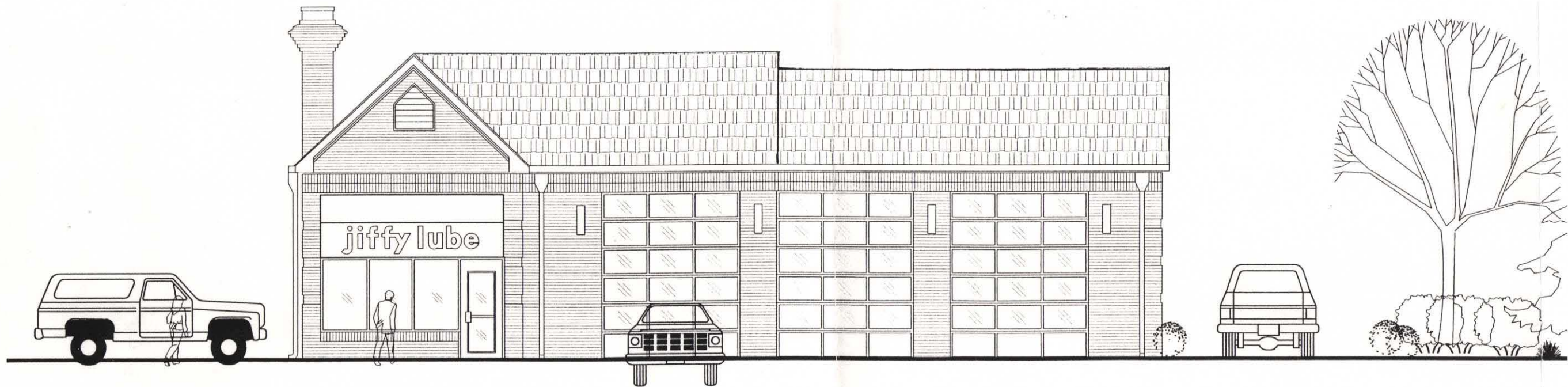
3-5-01

SCALE:

1"

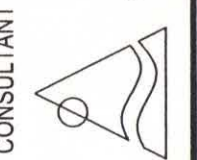
SHEET NO.

2A-2.1



FRONT ELEVATION

ASSOCIATED ENVIRONMENTAL
CONSULTANTS & ENGINEERS INC.
P.O. BOX 27622-1952
800-947-TEST
919-878-1295 / FAX: 919-878-1298
<http://www.aec-e.com>



CONSULTANT

PROJECT

JIFFY LUBE RETAIL OFFICE
CENTER - QUIOCCASIN RD.
RICHMOND, VA

DWG TITLE:
SERVICE
CENTER
BUILDING 5
ELEVATION

PRELIMINARY
DATE:
3-05-01

SCALE: 1/8" = 1.0'

SHEET NO.
2A-6.1

Exhibit E