

O-3C to B-2C
3.900 Acres



June 2003

ZONING
RETAIL BUSINESS & OFFICE
®

Ref. 737-751-4601

C-25C-03
Tuckahoe District

0 400 Feet





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 15, 2004

Virgil R. Hazelett, P.E.
County Manager

Mr. Richard Johnson
The Wilton Companies, Inc.
10625 Patterson Avenue
Richmond, VA 23233

Re: *Conditional Rezoning Case C-25C-03*

Dear Mr. Johnson:

The Board of Supervisors at its meeting on June 8, 2004, granted your request to conditionally rezone property from O-3C Office District (Conditional) to B-2C Business District (Conditional), on part of Parcel 737-751-4601, described as follows:

Beginning at a point on the north line of Ridgefield Parkway thence along the east line of the proposed John Rolfe Parkway N42°07'54"E 430.87' to a point; thence S47°52'06"E 193.68' to a point; thence along a curve to the right having a radius of 115' and a length of 126.64' to a point; thence S15°13'32"W 380.02' to a point on the north line of Ridgefield Parkway; thence along the north line of Ridgefield Parkway N72°18'38"W 36.49' to a point; thence N67°44'42"W 150.93' to a point; thence N72°18'28"W 64.56' to a point; thence N73°27'10"W 85.45' to a point; thence N15°58'15"W 157.68' to a point; thence N48°29'21"W 14.28' to the point of beginning, containing 3.900 acres.

The Board of Supervisors accepted the following proffered conditions, dated February 19, 2004 and February 26, 2004, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

PROFFERS FOR B-2C

February 19, 2004

1. **Conceptual Plan**: The site will be developed in substantial conformance with the Conceptual Plan "Exhibit A" by Koontz and Bryant dated June 25, 2003 (see case file). The 3.9 acre site consists of Parcel A as shown on the Conceptual Plan located on the corner of the John Rolfe and Ridgefield Parkways (see case file). The site shall have a landscaped median as shown on the Plan near the drive-thru window.
2. **Access to Ridgefield Green Drive**: There shall be no access from the development to Ridgefield Green Drive.

3. **Construction Traffic:** Construction traffic shall not use Ridgefield Green Drive.
4. **Use Restrictions for Parcel A:** Principal uses permitted on the Property within Parcels A shall be a pharmacy with a drive-thru window and those uses permitted in B-2 zoning district, except the following uses shall not be permitted:
 - (a) Automotive filling and service stations including towing service;
 - (b) Garage, parking or storage;
 - (c) Garden Center with sale or display of merchandise, indoor or outdoor;
 - (d) Gun shops;
 - (e) Hotel, motels and motor lodges;
 - (f) Bowling alley;
 - (g) Recreation facilities (i.e. bowling alleys and skating rinks);
 - (h) No fast food or drive-in window restaurants;
 - (i) Convenience stores with fuel pumps;
 - (j) Establishments whose primary business is check cashing and/or the making of payday loans as defined and regulated by Sections 6.1-432 et seq. and 6.1-444 et seq. of the Code of Virginia (the foregoing shall not preclude banks, savings and loans, or similar financial institutions that are not regulated by the foregoing Virginia Code sections);
 - (k) Restaurants, take out and meal delivery service, delicatessens or ice cream parlors;
 - (l) Business whose primary function is the sale of alcoholic beverages;
 - (m) Funeral home, mortuary and/or undertaking establishment;
 - (n) Changeable message signs;
 - (o) Adult businesses.
5. **Conceptual Plan Exhibit B:** Building One shall be designed in substantial conformance with the renderings shown as Exhibit B (see case file). Building One

shall include canopy support columns enclosed in brick. Any other building on the property shall be residential in character and include a pitched roofline(s).

6. **Buffer Area**: Landscaped buffer areas of a minimum of twenty-five (25) feet in width shall be maintained along John Rolfe Parkway and Ridgefield Parkway (as such right-of-way is determined at the time of Plan of Development review), except to the extent necessary for utility easements, roads, driveways, signage or other purposes required at the time of Plan of Development review. Utility easements, roads or driveways within the aforesaid buffer area shall extend generally perpendicular thereto. Such buffers shall contain landscaping equivalent to the 35 (thirty-five) foot transitional buffer standard.
7. **Building Materials**: The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the Property shall be substantially similar to the exposed portions of other exterior wall surfaces of such building in architectural treatment and materials, exclusive of canopies, and shall be predominantly of brick, fluted or split block, glass, stucco, drivit and/or stone, except to the extent that other architectural materials are used for trim, architectural decorations or design elements. No exposed portion of any exterior wall surface shall consist of untreated or painted cinderblock.
8. **Rooftop Mechanical Systems**: No heating, air conditioning or mechanical equipment shall be placed on the roof of any building unless properly screened from ground level view; screening material shall be compatible with the exterior material(s) of the building(s) on site.
9. **Height Limitations**: No building constructed on the Property shall exceed one (1) story in height above grade level (exclusive of architectural design features).
10. **Parking Lot Landscaping**: Parking lots serving the Property shall be landscaped, including, but not limited to, the planting of shrubbery and/or trees in raised islands located within such parking lots or between parking rows.
11. **Screening of Trash Receptacles**: Trash receptacles, not including convenience cans, shall be screened from public view at ground level in a manner approved at the time of Plan of Development and shall not be visible from the public right-of-way. Enclosure areas for dumpsters shall, except for access doors, be constructed of a material consistent with the predominant material in the main building(s) on site.
12. **Parking Lot Lighting**: Parking lot lighting shall be provided by concealed sources of light or as otherwise required at the time of Plan of Development review. Parking lot lighting shall be reduced to no more than a security level following the close of business operations on the Property. Parking lot lighting shall not exceed twenty-

five (25) feet in height and shall be directed away from the residential neighborhoods.

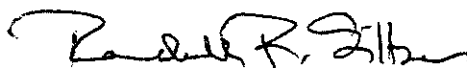
13. **Paging Systems:** There shall be no outside speaker or paging systems on the Property. This does not apply to intercom systems on drive-in windows.
14. **Underground Utilities:** Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
15. **Signs:** Detached signs on the Property shall be compatible in type and appearance with other detached signs on the Property and shall be ground mounted monument-style signs not to exceed six (6) feet in height. The not-detached signs on the Property shall be compatible in type and appearance with other non-detached signs on the Property and, if lighted, shall be internally lit.

February 26, 2004

16. **Trash Pick-Up and Parking Lot Cleaning:** Trash pick-up and parking lot cleaning shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday with no Sunday pick-up or parking lot cleaning.
17. **Trees:** The applicant shall preserve and maintain as many of the existing trees as practical. A landscape plan shall be submitted for review and approval for each phase of construction.
18. **Square Footage Requirements:** There shall be no more than 23,500 square feet of building area constructed on the site.
19. **Sidewalks:** Sidewalks along Ridgefield Parkway and John Rolfe Parkway adjacent to Parcel A will be provided by the developer if not provided by the County.

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

Mr. Richard Johnson
June 15, 2004
Page 5

pc: Mr. Henry L. Wilton
Director, Real Estate Assessment
Conditional Zoning Index

EXHIBIT A

June 26, 2003

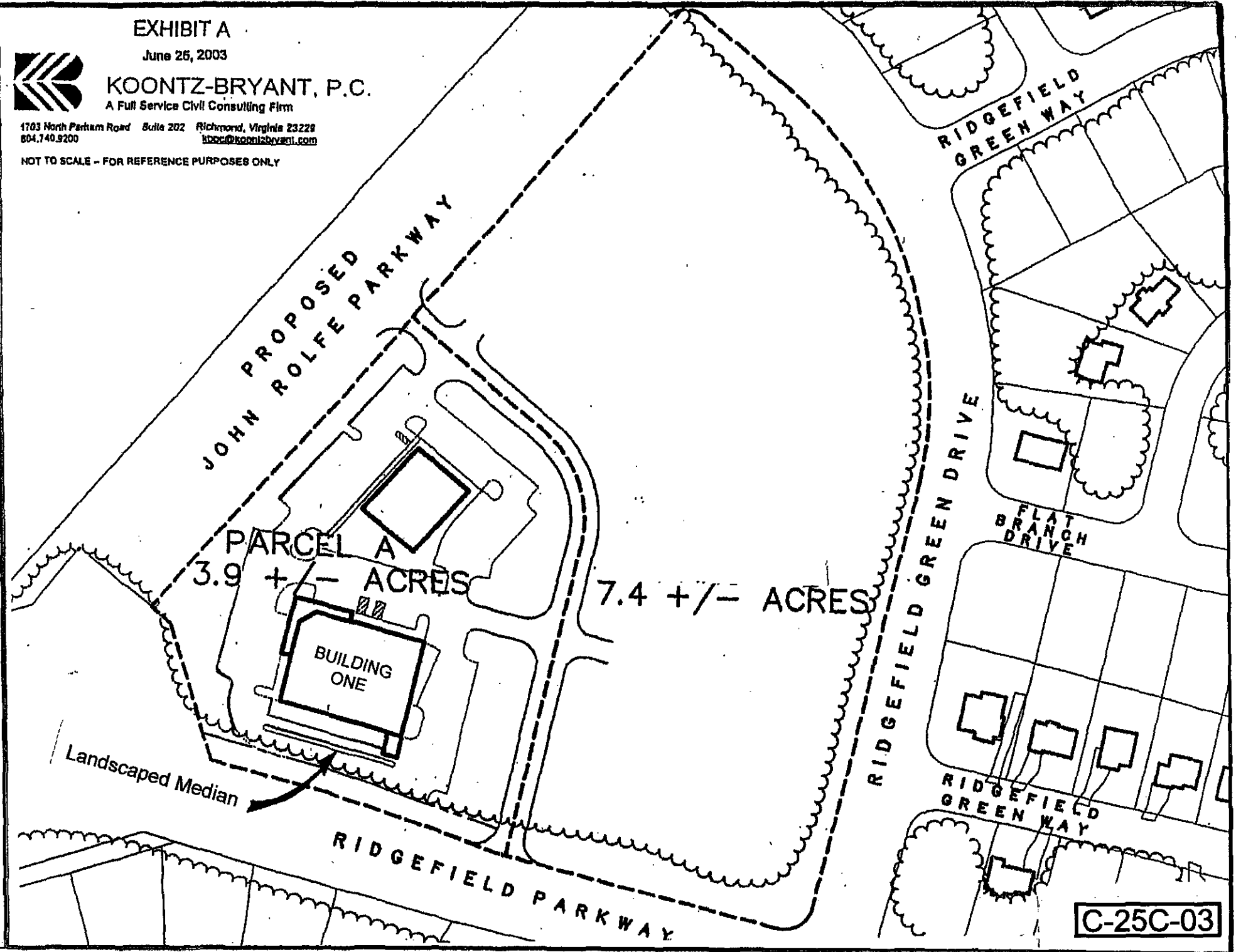


KOONTZ-BRYANT, P.C.

A Full Service Civil Consulting Firm

1703 North Parkham Road Suite 202 Richmond, Virginia 23229
804.740.9200 kbpc@koontzbryant.com

NOT TO SCALE - FOR REFERENCE PURPOSES ONLY



CONCEPTUAL PLAN EXHIBIT B



C-25C-03

CONCEPTUAL PLAN EXHIBIT B



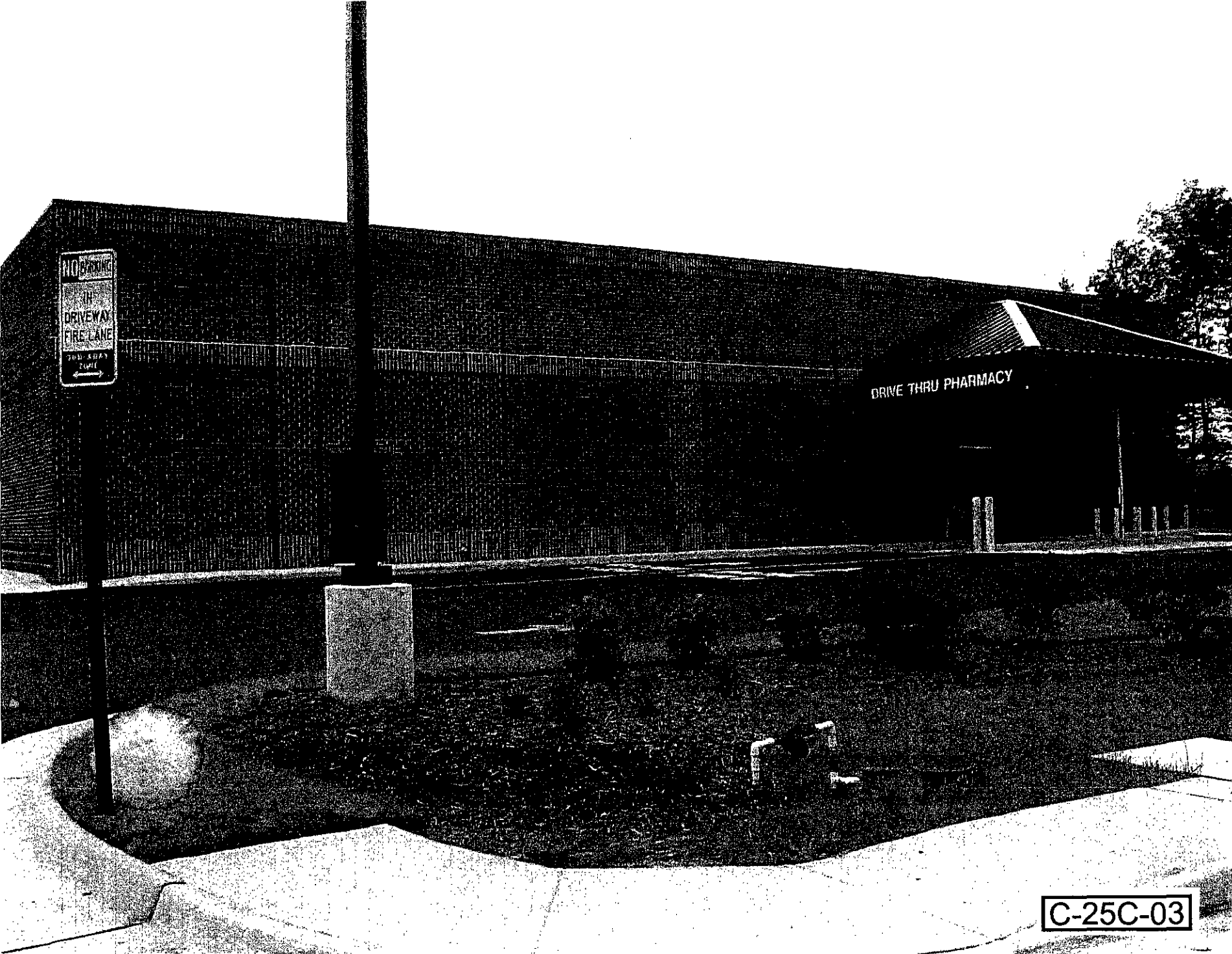
C-25C-03

CONCEPTUAL PLAN EXHIBIT B



C-25C-03

CONCEPTUAL PLAN EXHIBIT B



C-25C-03