

R-3 to O-1C
1.02 Ac.



February 2005

ZONING
Office Building
Ref. 754-743-5843

C-15C-05
Tuckahoe District

0 300 Feet



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

September 20, 2005

Ms. Kathleen S. Shobe
817 Forest Avenue
Richmond, VA 23229

RE: Rezoning Case C-15-05

Dear Mr. Shobe:

The Board of Supervisors at its meeting on September 13, 2005, granted your request to *rezone property from R-3 One Family Residence District to O-1C Office District (Conditional), Parcel 754-743-5843, described as follows:*

Commencing from the east side of Eastridge Road at its intersection with a Private Road known as Jesse Senior Drive and thence extending S72°08'00"E 285.0' to a nail found on said private road, this point being the point of beginning; thence extending S72°08'00"E 100.0' to a nail found; thence extending S01°08'00"W 345.89' to a pipe found; thence extending N70°57'40"W 155.84' to a rod found; thence extending N20°02'00"E 95.5' to a rod found; thence extending N69°58'00"W 52.09' to a rod found; thence extending N22°56'00"E 100' to a rod found; thence extending N16°02'30"E 131.11' to a nail found being the point of beginning, as shown on a survey plat dated February 1, 2005, prepared by James E. McKnight, Certified Land Surveyor.

The Board of Supervisors accepted the following proffered conditions, dated September 9, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Uses.** The following use shall not be permitted: Child care center, bank and medical office.
2. **Exterior Materials.** The office building constructed on the Property shall be residential in character. Other structures constructed on the Property shall be residential in character and architecturally similar to the office building on the Property. The exposed portions of such improvements, exclusive of windows,

doors and architectural treatments, shall be predominately brick, stone, hardplank, treated or textured masonry, stucco or exposed aggregate; provided that in no event shall any exposed or untreated cinderblock be used. All buildings to be constructed on the Property shall be harmonious in color, design and materials. If materials are used that require finish coloring, then such colors shall be of earth tones or natural colors (brown, ivory, gray, beige, white or blends thereof). Roof colors for such buildings shall be of similar colors and materials.

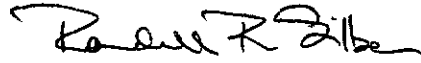
3. **Foundations.** The exterior portion of the building below the first floor elevation which is visible above grade shall be finished with brick or stone.
4. **Brick/Stone Steps.** Steps to the main entrance of building shall be of brick or stone. Stoop landing shall be brick, stone, concrete pavers, exposed aggregate, stamped or finished concrete.
5. **Underground Utilities.** Except for junction boxes, meters, transmission mains and existing overhead utility lines or unless prohibited for technical or environmental reasons, all utility lines shall be underground.
6. **Hours of Construction.** No land clearing, water/sewer line construction or any construction of the exterior shell of the building shall occur between the hours of 7:00 p.m. and 7:00 a.m. Signs stating the above-referenced provisions shall be posted in English and Spanish and maintained at all entrances to the property prior to any land disturbance activities thereon and during construction. Construction activities shall not occur on Sundays.
7. **Building Elevation.** The office building constructed on the property shall be *substantially similar to the elevation entitled "Front Elevation – The Hastings"* prepared by Frank Betz Associates unless revisions to this elevation are specifically requested and permitted by the Planning Commission during the Plan of Development review and approval. The exterior design of buildings constructed on the property shall include architectural features and accents which are residential in character, which may include pitched roofs, shutters, dormers, or other architectural features.
8. **Conceptual Site Plan.** The property shall be developed substantially similar to the conceptual site plan entitled "Conceptual Layout – Jesse Senior Drive" prepared by Koontz Bryant and dated 7/13/05 unless revisions to this plan are specifically requested and permitted by the Planning Commission during Plan of Development review and approval.


9. **Exterior Lighting.** All lighting shall be produced from concealed sources of light. Exterior lighting shall produce a maximum lighting intensity of one-half (1/2) foot candle at the boundary lines of the Property. Exterior lighting shall be reduced to a minimum level necessary for security purposes following the close of business conducted on the Property.
10. **HVAC.** Heating and air conditioning equipment shall be screened from public view at ground level at the Property lines, with a structure architecturally similar to the main building on the property which shall include materials specifically designed to suppress sound from such equipment.
11. **Trash Receptacles.** Trash receptacles on the Property shall be screened from public view at ground level with a structure architecturally similar to the main building on the property.
12. **Buffers.** A 35' landscaped buffer shall be provided along the southern boundary line of the Property adjacent to Beverly Hills subdivision. Trees a minimum of 6 inches in caliper shall be retained in this buffer unless dead or diseased. No above ground Best Management Practice structure shall be permitted in the buffer. Utility easements shall be extended generally perpendicular through the buffer.
13. **Best Management Practice structure.** Any above ground Best Management Practice structure shall be designed as a "dry" structure and shall be provided with vegetative screening.
14. **Signage.** Any detached sign shall be a monument-style sign, limited to 6 feet in height, the base of which shall be landscaped.
15. **Security Alarms.** Outside speakers shall be prohibited. No external alarm bells or external warning devices that are audible beyond the boundary lines of the Property shall be permitted.
16. **Trash Pick Up, Parking Lot Cleaning, and Leaf Blowing.** No trash pick up, parking lot cleaning, or leaf blowing shall occur before 7:00 a.m. or after 7:00 p.m. Monday through Friday or before 10:00 a.m. or after 7:00 p.m. on Saturdays. No trash pick up, parking lot cleaning, or leaf blowing shall occur on Sundays.
17. **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.

Ms. Kathleen S. Shobe
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The Planning Department 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,



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

pc: Ms. Eva Pryor
Koontz & Bryant
Director, Real Estate Assessment