

May 2005

ZONING

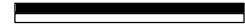
Office/Warehouse/Distribution

Ref. 781-754-0930

C-23C-05

Fairfield District

0 500 Feet





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

September 20, 2005

Avalon Investments, LLC
2921 Byrdhill Road
Richmond, VA 23228

Re: Conditional Rezoning Case C-23C-05

Dear Sir:

The Board of Supervisors at its meeting on September 13, 2005, granted your request to conditionally rezone property from O/SC Office Service (Conditional) to O/S-2C Office Service 2 (Conditional), Parcel 781-754-0930, described as follows:

Beginning at a point on the southwesterly right of way line of Villa Park Drive, a distance of 2,117'±, more or less, west of its intersection with the southerly sideline of Darracott Road at land now or formerly of Riverstone Properties, LLC (parcel A-3) and being the north easterly corner of the parcel hereinafter described; thence southeasterly and curving to the left along the arc of a curve having a radius of 695', a length of 607.07' by the sideline of Villa Park Drive to a point; thence S33°23'51"W a distance of 840.60' by land now or formerly of Boze Prop-Villa Park LLC to a point; thence N42°59'54"W a distance of 991.08' by land now or formerly of Lakeside Park, Inc. to a point; thence N45°34'02"E a distance of 556.48' to a point; thence N77°17'05"E a distance of 98.68' to a point; thence northeasterly and curving to the left along the arc of a curve having a radius of 325' a length of 168.88' to a point; thence N47°32'02"E a distance of 69.43' to a point; thence northeasterly and curving to the right along the arc of a curve having a radius of 275' a length of 279.01' to a point; thence S74°20'04"E a distance of 27.18' to a point; thence S31°17'03"E a distance of 47.79', the previous seven courses by land now or formerly of Riverstone Properties, LLC, parcel A-3 to the point of beginning, containing 18.787 acres.

The Board of Supervisors accepted the following proffered conditions, dated August 5, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Mechanical Equipment.** Mechanical equipment shall be screened from public view at ground level at the Property lines in a manner approved at the time of plan of development review.
2. **Loading Areas.** The loading areas and loading operations shall be screened by structural screening, landscaping, architectural screening or a combination thereof in a manner such that they are not visible from Villa Park Drive.
3. **Fleet Parking Area.** The fleet parking area shall be screened by structural screening, landscaping, architectural screening or a combination thereof in a manner such that the area is not visible from Villa Park Drive. The existing trees and vegetation located to the east of the building may be utilized in screening the fleet parking area provided that the vegetation is supplemented with landscaping, berming or fencing where and as needed to block the view of the fleet parking area from Villa Park Drive. Fallen, diseased or dead plant growth shall be removed and if so removed additional plantings shall be added to maintain an effective screen. If the fleet parking area is screened architecturally, a revised landscape plan shall be provided as approved by the Director of Planning.
4. **Access Restrictions.** Access to the Property shall be limited to two (2) accesses onto Villa Park Drive.
5. **Freestanding Sign.** The freestanding sign on the Property shall be of a monument type design with an architectural precast concrete base.
6. **Conceptual Plan.** The Property shall be developed generally in accordance with the "Conceptual Site Plan" prepared by Vanasse Hangen Brustlin, Inc., marked EXHIBIT A (see case file), subject to required engineering changes.
7. **Office Architectural Treatment.** The exposed portions of the front and side exterior wall surfaces of the office portion of the building (excluding rooftop screening materials of mechanical equipment) shall be constructed of architectural precast concrete, glass and prefinished metal accent panels, unless different materials are specifically approved with respect to the exposed portion of any office wall surface at the time of plan of development review. The office portion of the building shall be designed substantially in accordance with the "Conceptual Elevation" marked as EXHIBIT B (see case file), unless otherwise approved by the Director of Planning.
8. **Warehouse/Distribution Architectural Treatment.** The exposed portions of the front and side exterior wall surfaces of the warehouse/distribution portion of the building that are visible from Villa Park Drive (excluding rooftop screening materials of mechanical equipment) shall be constructed of architectural precast concrete, with limited exposed aggregate accents, unless different materials are

specifically approved with respect to the exposed portion of any warehouse/distribution wall surface at the time of plan of development review and shall be designed with architectural treatments including vertical reveals on every other panel in addition to two integral color, exposed aggregate accent horizontal bands that are coordinated with and compatible with the architectural treatments used on the office portion of the building. The exposed portions of the sides and rear exterior wall surfaces of the warehouse/distribution portion of the building (excluding rooftop screening materials of mechanical equipment) shall be constructed with load bearing or tilt-up concrete panels with limited exposed aggregate accents, unless otherwise specifically requested and approved at the time of plan of development review. The warehouse/distribution portion of the building shall be designed substantially in accordance with the "Conceptual Elevation" marked EXHIBIT B (see case file), unless otherwise approved by the Director of Planning.

9. **Landscaped Area.** The twenty (20) feet wide area adjacent to Villa Park Drive shall be landscaped pursuant to the standards of a Transitional Buffer 35. Foundation plantings (trees, shrubs and ground cover) shall be provided along the fronts of the building and shall be planted to the standard of a Transitional Buffer 10 along the front of the warehouse walls.
10. **SWM/BMP Facility.** Any stormwater management or best management practices facility which is visible from Villa Park Drive shall either be screened from view of Villa Park Drive or developed and landscaped as an amenity. If the stormwater management or best management practices facility is a wet facility, it shall be aerated.
11. **Rear Yard.** The forty (40) feet wide rear yard shall be maintained in its natural vegetated state unless otherwise required by the Transitional Buffer 25 ordinance. Supplemental plantings shall be added to the natural vegetation to be equivalent to the Transitional Buffer 25 requirements. Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall, be removed from this rear yard area and if so removed, additional plantings shall be added. Any new utility easement located within the rear yard shall be extended generally perpendicular thereto, unless otherwise requested and approved at the time of plan of development.
12. **Security Fence.** The fleet parking area shall be gated and enclosed with a black vinyl clad chain link fence, a minimum of eight (8) feet in height and with chain link which shall be of a one (1) inch size.
13. **Building and Use Restrictions.** The area of the warehouse/distribution uses shall not exceed eighty percent (80%) of the gross square footage of any building.

14. **Routing Restriction.** Product delivery vehicles shall not be routed to travel on Hungary Road between the Parham Road and Cleveland Road intersection and Woodman Road.
15. **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.

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,



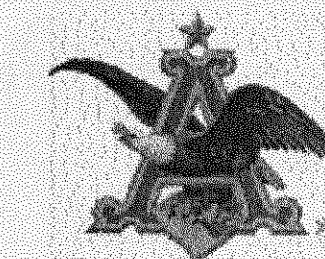
for Virgil R. Hazelett, P.E.
County Manager

pc: Ms. Gloria Freye, Esquire
Director, Real Estate Assessment
Conditional Zoning Index



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services



Brown Distributing Company, Inc.

2921 Byrdhill Road
Richmond, Virginia 23278
804.226.7645 Fax 804.262.4184

Parking Summary Chart

| Description | Spaces Provided |
|-----------------------------------------|-----------------|
| EMPLOYEE / HOSPITALITY PARKING | 223 |
| FLEET TRUCK / SPECIALTY VEHICLE PARKING | 81 |

Open Space Calculations

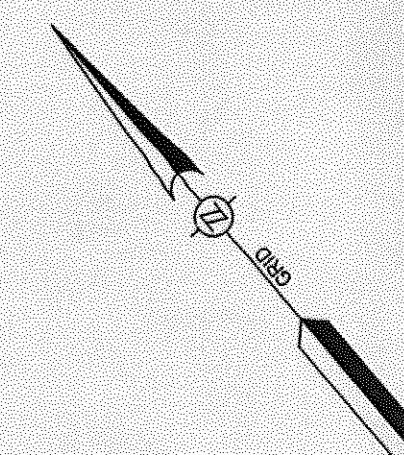
| Description | Calculations |
|--------------------------|--------------|
| LOT AREA | 18.78 ACRES |
| IMPERVIOUS COVERAGE | 10.50 ACRES |
| OPEN SPACE | 8.28 ACRES |
| OPENSACE REQUIRED (OS-2) | 20% |
| OPENSACE PROVIDED (OS-2) | 44% |

Notes:

- FLEET PARKING TO BE SCREENED FROM VILLA PARK BY STRUCTURAL SCREENING, LANDSCAPING, ARCHITECTURAL SCREENING OR COMBINATION THEREOF.
- REAR TRANSITIONAL BUFFER SHALL UTILIZE EXISTING VEGETATION AND TREE CANOPY SUPPLEMENTED WITH PLANTINGS TO MEET REQUIREMENTS OF THE TRANSITIONAL BUFFER 25.

Building Summary Chart

| Building Use | Size (SF) | Percent (%) |
|----------------------|-----------|-------------|
| OFFICE | | |
| FIRST FLOOR | 22,407 | 42.710 |
| SECOND FLOOR | 20,303 | |
| WAREHOUSE | | |
| FIRST FLOOR | 79,477 | 84.450 |
| SECOND FLOOR | 4,973 | |
| TOTAL SQUARE FOOTAGE | 127,160 | 100 |



| No. | Revision | Date | Appd. |
|-----|----------|------|-------|
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|----------------|-------------|---------------|-------|
| Designed by | Drawn by | Checked by | Appd. |
| CAD checked by | Approved by | | |
| Scale 1"=60' | Date | July 08, 2005 | |

Project Title

Brown Distribution Co., Inc

New Facility

Villa Park Dr.
Henrico Co, Virginia

issued for
County Review

Not Approved for Construction
Drawing Title

Conceptual Site Plan

EXHIBIT A

C-23C-05

Drawing Number

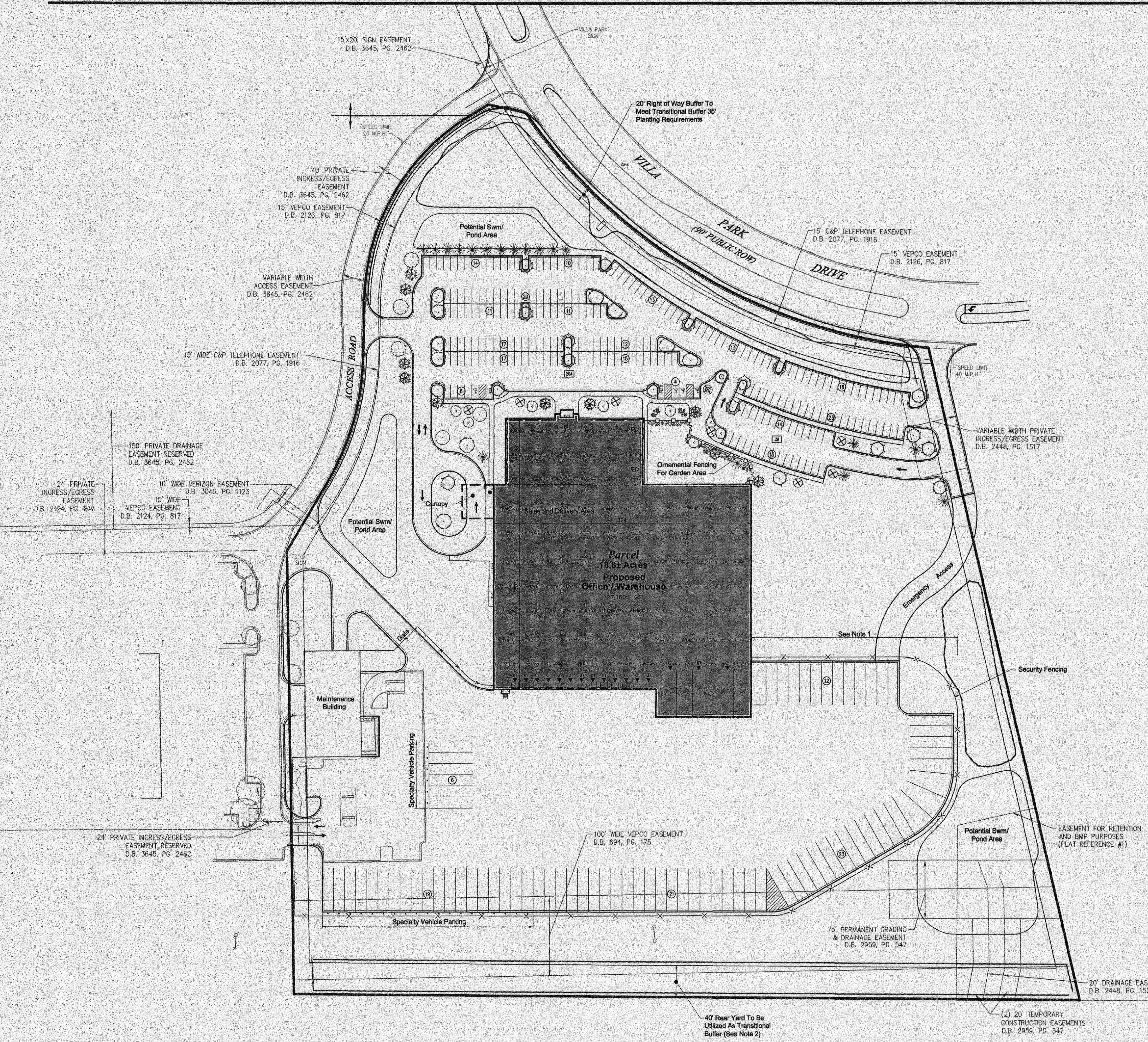
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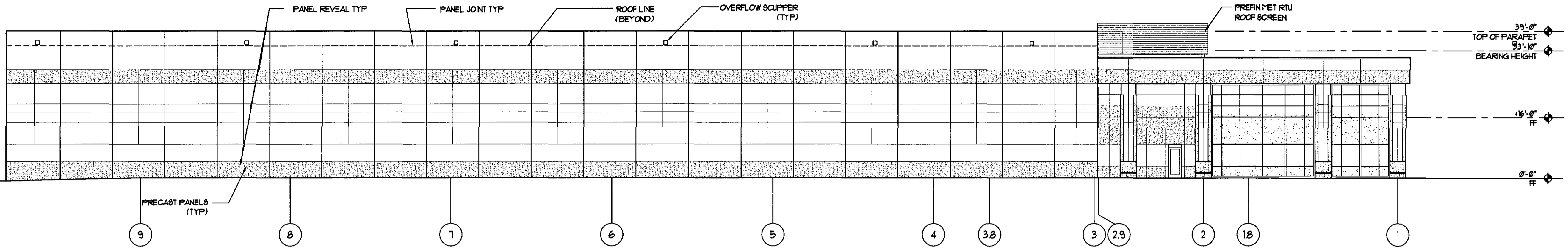
071405

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EXHIBIT A

Project Number
31782.02



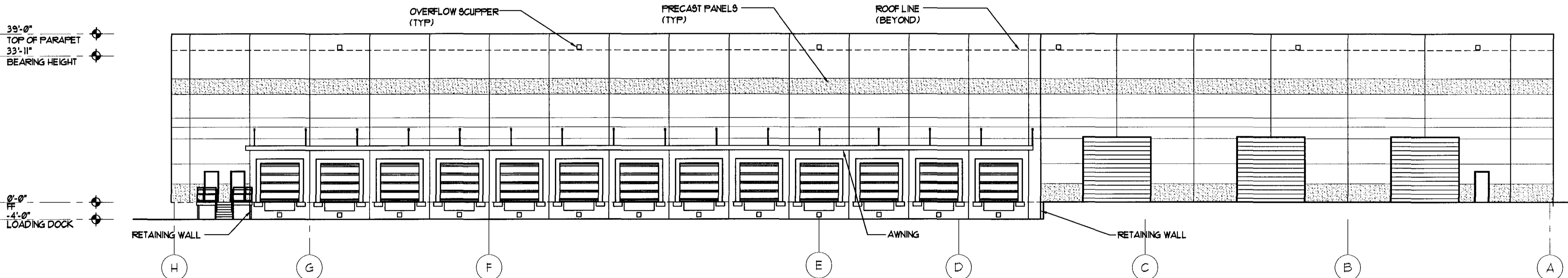


CONCEPTUAL EAST ELEVATION

3

NTS

| DATE | DESCRIPTION |
|----------|-------------|
| 07/12/05 | |



CONCEPTUAL SOUTH ELEVATION

3

NTS

James M. Gray Company
Gray
 10 Quality Street
 Lexington, Kentucky 40507-1450
 Telephone: (859) 281-5000
 Facsimile: (859) 252-5300
 Lexington, KY - Glasgow, KY - Richmond, VA
 Birmingham, AL - Austin, TX

Baskerville
REVIEW DOCUMENTS

GRAY COMPANY
BASKERVILLE ARCHITECTS
 2821 BYRD AVENUE, RICHMOND VIRGINIA

EXHIBIT B
C-23C-05

071405

EXHIBIT B

| | |
|------------|--------------|
| JOB NUMBER | SHEET NUMBER |
| 205805 | |

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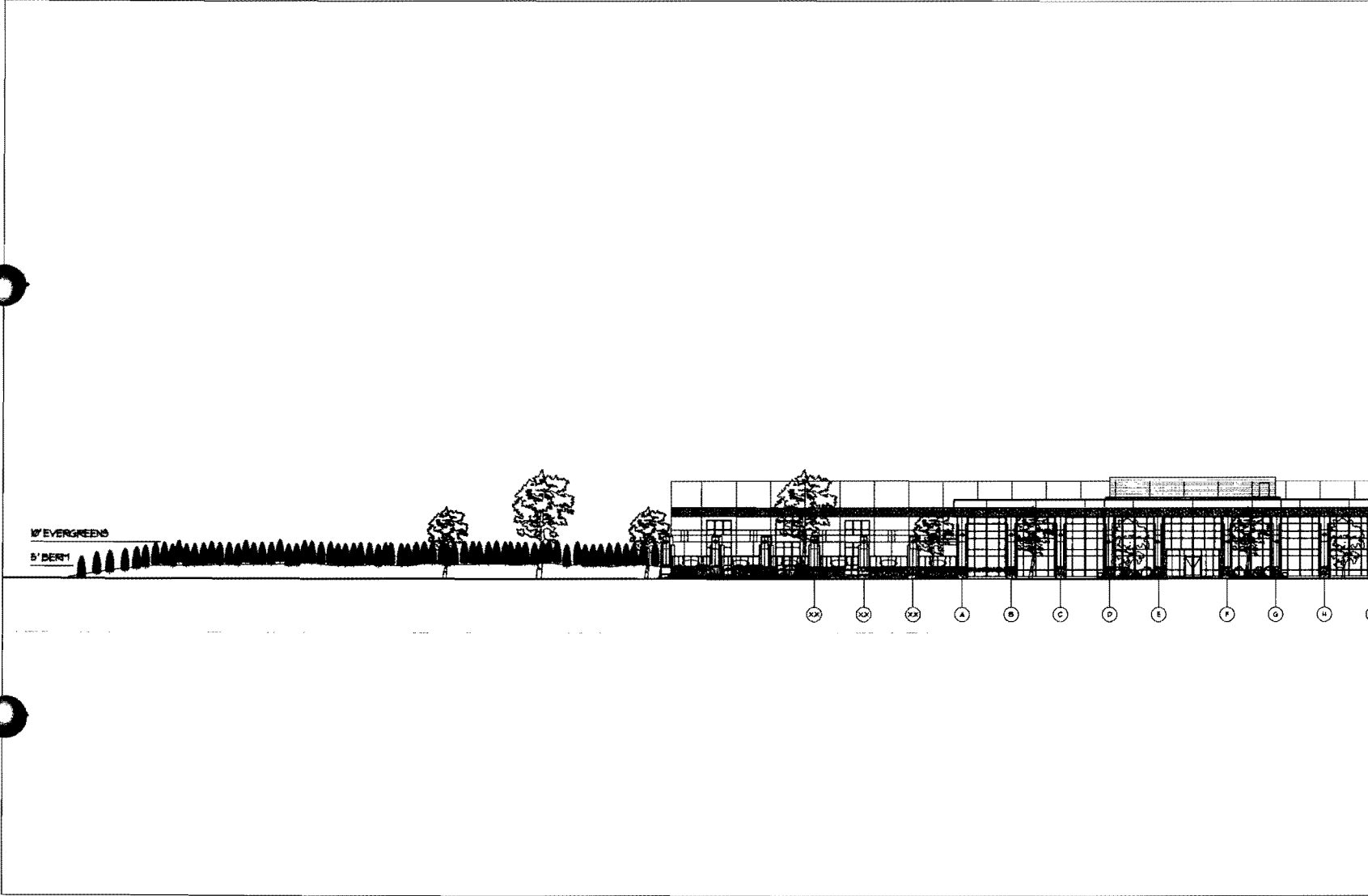
Baskervill

ask + listen + create

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BROWN DISTRIBUTING
CONCEPTUAL NORTH ELEVATION - FLEET SCREENING

07/14/05

EXHIBIT B

