



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

October 31, 2006

R & R Development, LC
c/o Mr. D. Neil Rankins
P.O. Box 29393
Richmond, VA 23242

Re: Conditional Rezoning Case C-11C-06

Dear Mr. Rankins:

The Board of Supervisors at its meeting on October 24, 2006, granted your request to conditionally rezone from [R-5C] General Residence District (Conditional) to B-2C Business District (Conditional), Parcels 739-761-2693 and 739-762-0100, described as follows:

PARCEL A

Beginning at an iron rod set in the southerly right of way line of West Broad Street (U. S. Route 250), a corner to Parcel B; thence with the southerly right of way line of West Broad Street for the following two courses: S 76°23'04" E, 73.06' to a 5/8" rebar with cap found; thence S 76°17'01" E, 117.06' to a drill hole found in the concrete sidewalk, a corner to the Pump Road Shopping Center Associates land; thence with the westerly line of the Pump Road Shopping Center Associates land, S 24°30'05" W, 303.44' to an iron rod set in the northerly line of the Pump Road Shopping Center Associates land; thence with the northerly line of the Pump Road Shopping Center Associates land, N 59°45'02" W, 189.24' to an iron rod set at the southeast corner of Parcel B; thence with the easterly line of Parcel B, N 24°51'39" E, 248.79' to the point of beginning, containing 1.189 acres.

PARCEL B

Beginning at an iron rod set in the southerly right of way line of West Broad Street (U. S. Route 250), a corner to Parcel A; thence with the westerly line of Parcel A, S 24°51'39" W, 248.79' to an iron rod set in the northerly line of the Pump Road Shopping Center Associates land; thence with the northerly line of the Pump Road Shopping Center

Associates land, N 59°45'02" W, 17.47' to a 5/8" iron rod found, a corner to the Merry Land & Investment Co. land; thence with the northerly line of the Merry Land & Investment Co. land, N 62°42'05" W, 226.16' to a 5/8" iron rod found at the southeast corner of The Snyder Hunt Corporation land; thence with the easterly line of The Snyder Hunt Corporation land, N 20°30'45" E, 186.87' to a 5/8" rebar with cap found in the southerly right of way line of West Broad Street; thence with the southerly right of way line of West Broad Street, S 76°23'04" E, 262.55' to the point of beginning, containing 1.252 acres.

The Board of Supervisors accepted the proffered conditions, dated October 24, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Site Plan:** Parcel A and Parcel B shall be known as the "Property." Parcel A & B shall be developed substantially similar to the site plan entitled "Parcel A West Broad Street Furniture Store & Parcel B Retail Site Layout" prepared by REA Architects LC dated 10/15/06 attached as Exhibit A (see case file), unless revisions to this plan are specifically requested and approved with the Plan of Development.
2. **Elevation:** Parcel A of the Property shall be developed substantially similar to the elevations attached as Exhibit B entitled La-z-boy Furniture Gallery, Vaughan Mills, prepared by Farrow Architects, Inc. dated February 2005 (revised 10/20/2006) with architectural materials treatment similar to the photograph rendering attached as Exhibit C, which is a photograph of the La-z-boy building at Virginia Gateway Center, Gainesville, VA, (see case file), unless revisions to this elevation are specifically requested and approved at the time of Plan of Development. All structures on the Property shall be architecturally similar in appearance, color and materials.
3. **Exterior Materials:** Building fronts, sides, and rears shall be constructed primarily of brick, exterior insulation finish system (EIFS), stone, ceramic tile, glass with or without aluminum framing, cast stone, split-faced block, and cement board siding. No exposed portion of any exterior wall surface shall consist of untreated or painted cinderblock. Aluminum, EIFS, wood, synthetic wood, and accent metal panels or other finished trim materials may be used for trim, architectural decorations, or design elements. All four sides of the building shall be architecturally similar in color, appearance, and materials. A minimum of 50% (fifty percent) of the exposed portions of each exterior wall surface, excluding doors, windows, and architectural accents, shall be brick.
4. **Uses:**
 - a). If vehicular access is provided only from West Broad Street, then uses shall be as permitted and regulated in the B-1 Zoning District and a furniture store as regulated in the B-2 Zoning District.

- b) If and when a second point of vehicular access is provided from any one the adjoining parcels, including parcel numbers 738-762-9005, 738-761-6025, 738-760-8449, or 739-761-2554, then uses shall be as permitted and as regulated in the B-2 Zoning District.
 - c) The following uses shall be prohibited:
 - 1) Automotive filling and service stations including convenience stores with fuel pumps;
 - 2) Meal delivery services;
 - 3) Fabrication shops;
 - 4) Flea markets & auctions;
 - 5) Gun store for sales or repair;
 - 6) Indoor recreation facilities;
 - 7) Billboards or attention getting devices;
 - 8) Establishments whose primary business is check cashing or making payday loans as defined and regulated by Sections 6.1-432 et. seq. and 6.1-444 et. seq. of the Code of Virginia (this shall not preclude banks, savings and loans or similar institutions that are not regulated by the foregoing Virginia Code sections);
 - 9) Adult businesses as defined in the Henrico County Zoning Ordinance;
 - 10) Fast food restaurants with drive through services.
5. **Buffers:** The Transitional Buffer 25 adjacent to the residential land use shall not be reduced to less than 20 feet wide.
6. **Dumpster Containers:** Except for gates and doors, dumpster enclosures shall be constructed of materials matching the principal structure. Gates and doors shall be opaque, substantial, and oriented to minimize views of the enclosures from public rights-of-way, unless otherwise approved at the time of Plan of Development. Support posts, gate frames, hinges, and latches shall be structurally sufficient to allow the gates to function without deficiencies such as sagging, not closing or disrepair. Concrete pavement shall be used where the refuse container pad and apron are located.
7. **HVAC Equipment:** Heating, air conditioning, and other mechanical equipment, except public utility company equipment, shall be screened from view of a person standing at the property lines.
8. **Underground Utilities:** Except for junction boxes, meters, and other public utility company equipment, all new utility lines shall be underground.
9. **Lighting:** All lighting shall be produced from fixtures that conceal the fixture light source. Parking lot lighting levels shall be reduced to a minimum level necessary for security purposes following the close of business.
10. **Public address:** No public address, paging, or speaker system that is audible at

the property line shall be permitted.

11. **Signage:** The property shall be limited to one (1) detached sign. Tenant signage shall be as permitted and as regulated in the B-2 Zoning District.
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.

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: Mr. Raymond C. Haithcock
Director, Real Estate Assessment
Conditional Zoning Index

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- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- ALL WORK DESCRIBED UNDER THIS CONTRACT TO COMPLY WITH ONTARIO BUILDING CODE, 1997 AND/OR NATIONAL BUILDING CODE, 1995 AND OTHER CODES AND BY-LAWS IN EFFECT.
- THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT. COPYRIGHT FOR THE ARCHITECT'S INSTRUMENT OF SERVICE BELONGS TO THE ARCHITECT. COPIES INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSES INTENDED AND FOR A ONE-TIME USE ON THE SAME SITE, AND FOR THE SAME PROJECT AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

DATE	REV	DESCRIPTION	DATE
01	01	FOR REVIEW	05/21/06
02	01	FOR REVIEW	05/21/06
03	02	FOR PERMIT	05/21/06

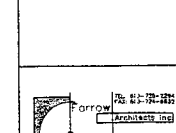
These drawings are prototypical and shall be field adjusted to comply with actual site dimensions and material selections approved by governing authorities.

01	05/21/06	GENERAL NOTES
02	05/21/06	GENERAL NOTES
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CONSULTANTS

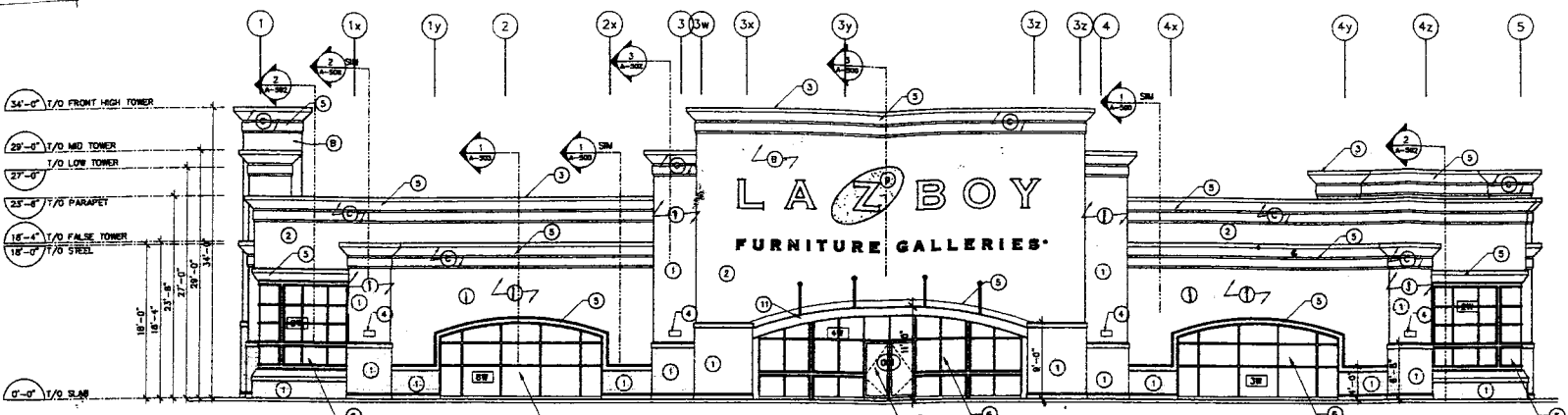
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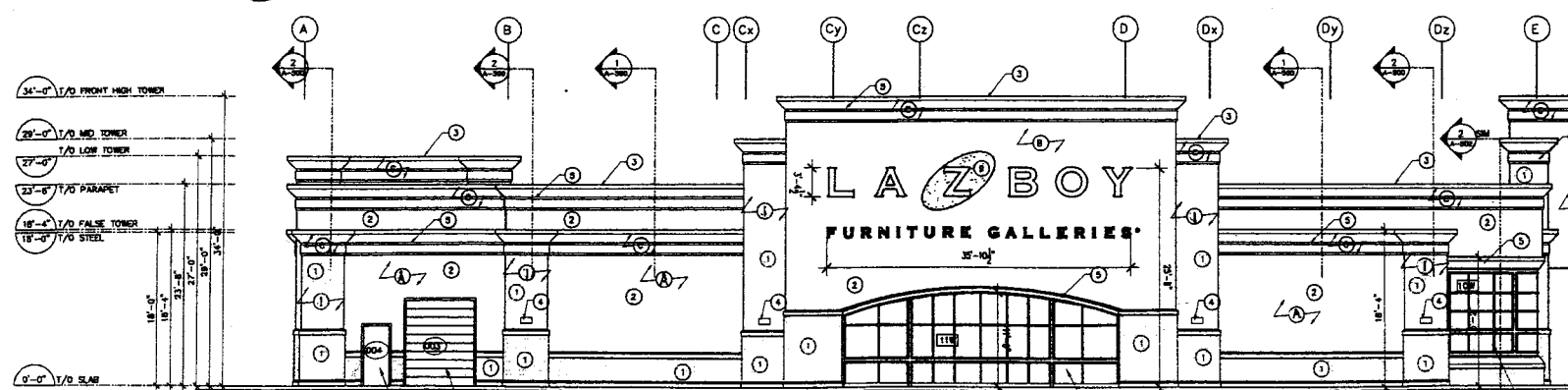


PROJECT FILE:
LA-Z-BOY FURNITURE GALLERY
VAUGHAN MILLS

DATE	REV	DESCRIPTION	DATE
01	01	FOR REVIEW	05/21/06
02	01	FOR REVIEW	05/21/06
03	02	FOR PERMIT	05/21/06



1 North Elevation
A-400
SCALE: 1/8" = 1'-0"



2 East Elevation
A-400
SCALE: 1/8" = 1'-0"

COLOUR LEGEND

- A STUCCO FINISH- 107 SUNSET YELLOW
304841087 QUARZPUTZ DPR BY DRWIT
SYSTEMS CANADA.
LOCATION- FIELD COLOUR
- B STUCCO FINISH- 109 EGGSHLL CREAM
304643772 QUARZPUTZ DPR BY DRWIT
SYSTEMS CANADA.
LOCATION- TOWERS
- C STUCCO FINISH- 117 COLONIAL TAN
303K39923 QUARZPUTZ DPR BY DRWIT
SYSTEMS CANADA.
LOCATION- TRIM

LEGEND

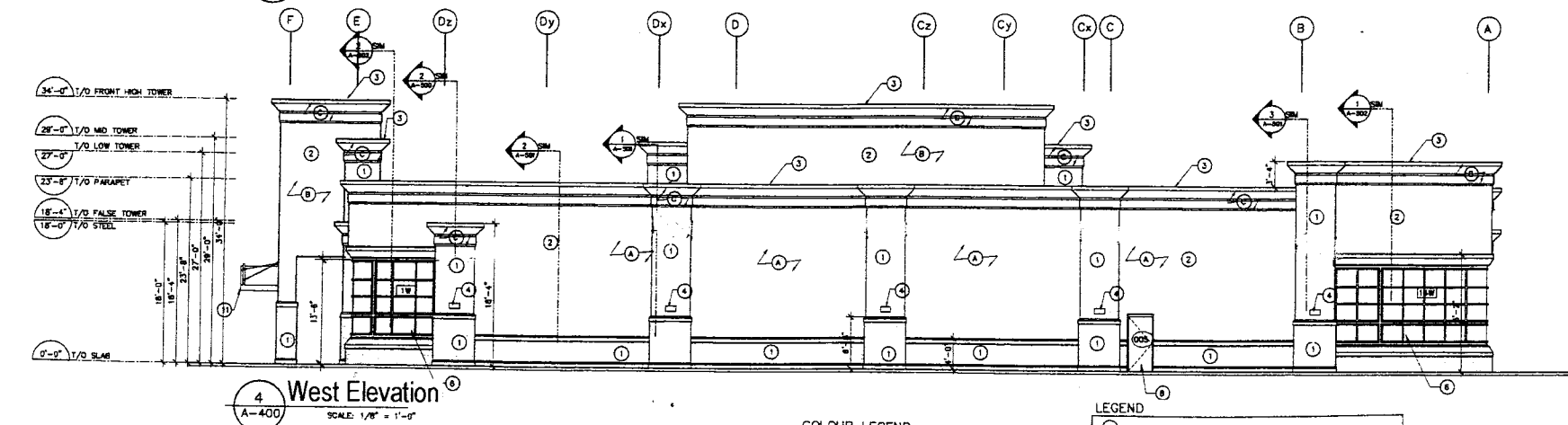
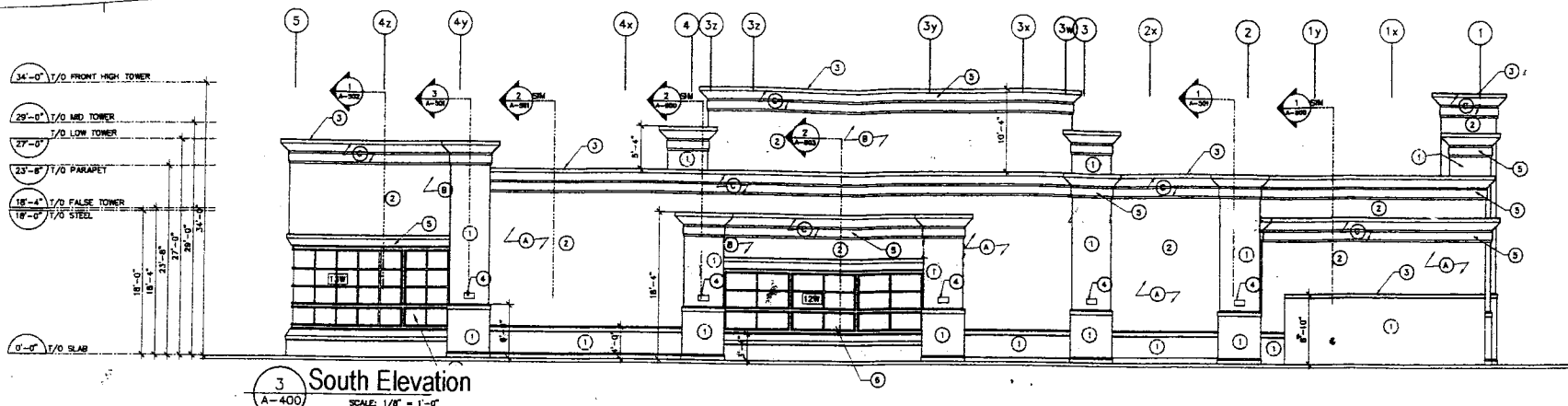
- 1 MASONRY VENEER, REFER TO SPECIFICATIONS.
BRICK
- 2 EPS, BUILDING(TYPICAL). REFER TO SPECIFICATION
- 3 PRE-FINISHED METAL CAP FLASHING
MOUNTED @ 8"-8" A.F.F., REFER TO ELEC.
- 4 EXTERIOR LIGHT FIXTURE(TYPICAL), CENTRELINE
MOUNTED @ 8"-8" A.F.F., REFER TO ELEC.
- 5 EPS TRIM(TYPICAL). REFER TO SPECIFICATION
- 6 LOW E CLEAR INSULATED DOUBLE GLAZED, ALUMINUM
FRAMED WINDOW C/W THERMAL BREAKS &
#40 BRONZE FINISH
- 7 ALUMINUM FRAME INSULATED STOREFRONT DOOR
- 8 INSULATED HOLLOW METAL DOOR
- 9 EXTERIOR SIGNAGE(M.I.C.), ELECTRICAL
THIS CONTRACT, PROVIDE 3/4" PLYWOOD
BLOCKING BEHIND SIGNAGE FOR SUPPORT
- 10 INSULATED OVERHEAD DOOR
- 11 FABRIC COVERED ALUMINUM CANOPY
REFER TO STRUCTURAL FOR SUPPORT
REFER TO SPECIFICATIONS FOR DETAILS

C-11C-06

Exhibit B

Revised 10/20/06

ARCHITECTURAL



COLOUR LEGEND

- (A) STUCCO FINISH- 107 SUNSET YELLOW
S04B41097 QUARZPUTZ DPR BY DRWIT
SYSTEMS CANADA
LOCATION- FIELD COLOUR
- (B) STUCCO FINISH- 109 EGGSHELL CREAM
S04E43772 QUARZPUTZ DPR BY DRWIT
SYSTEMS CANADA
LOCATION- TOWERS
- (C) STUCCO FINISH- 117 COLONIAL TAN
S03K39923 QUARZPUTZ DPR BY DRWIT
SYSTEMS CANADA
LOCATION- TRIM

LEGEND

- ① MASONRY VENEER, REFER TO SPECIFICATIONS.
- ② EPS, BUILDING(TYPICAL): REFER TO SPECIFICATION
- ③ PRE-FINISHED METAL CAP FLASHING
COLOUR TO MATCH EPS(TYPICAL)
- ④ EXTERIOR LIGHT FIXTURE(TYPICAL), CENTRELINE
MOUNTED @ 8'-6" A.F.F., REFER TO ELEC.
- ⑤ EPS TRIM(TYPICAL): REFER TO SPECIFICATION
- ⑥ LOW E CLEAR INSULATED DOUBLE GLAZED, ALUMINUM
FRAMED WINDOW C/W THERMAL BREAKS &
400 BROUZE FINISH
- ⑦ ALUMINUM FRAME INSULATED STOREFRONT DOOR
- ⑧ INSULATED HOLLOW METAL DOOR
- ⑨ EXTERIOR SIGNAGE(N.I.C.), ELECTRICAL
THIS CONTACT PROVIDES 1" PLUMBING
BLOCCING BEHIND SIGNAGE FOR SUPPORT
- ⑩ INSULATED OVERHEAD DOOR
- ⑪ FABRIC COVERED ALUMINUM CANOPY
REFER TO STRUCTURAL FOR SUPPORT
REFER TO SPECIFICATIONS FOR DETAILS

C-11C-06

Exhibit B

Revised 10/20/06

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CASE RECORD			
TABLE	REV	DESCRIPTION	DATE
01	00	FOR REVIEW	02/23/05
02	01	FOR REVIEW	03/16/05
03	02	FOR PARENT	03/24/05

These drawings are prototypical and shall be field adjusted to comply with actual site dimensions and material selections approved by governing authorities.

02	03/24/05	GENERAL REVISIONS
01	03/14/05	GENERAL REVISIONS
00	02/23/05	ORIGINAL DOCUMENT
Rev	DATE	REVISION

CONSULTANTS
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 Ottawa / Oshawa / 230-1180

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TEL. 613-775-8284
 FAX. 613-774-9932
ARCHITECTS INC.

PROJECT TITLE
LA-Z-BOY FURNITURE GALLERY
VALUHAN MILLS

DRAWING TITLE
ELEVATIONS

DATE FEB 2008	DESIGN JB	JOB No 1480	DRAWING No
SCALE AS SHOWN	ORDERED ES		
ARCHITECTURAL			

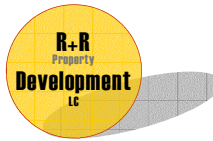


Exhibit C



Virginia Gateway Centre
Lazboy Store
Gainesville, VA

EXHIBIT C
C-11C-06