

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

C-45C-06
Zoning
 Amend Proffered Conditions
 Varina District
 400 Feet
 PS July 2006 Ref: 818-717-5830



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

January 30, 2007

Mr. Raj Jain
4453 Booney Road
Virginia Beach, VA 23462

Re: Conditional Rezoning Case C-45C-06

Dear Mr. Jain:

The Board of Supervisors at its meeting on January 23, 2007, granted your request to amend proffered conditions accepted with Rezoning Case C-10C-89, on part of Parcel 818-717-5830, described as follows:

Beginning at a rod found on the north line of Audubon Drive 273.29 feet south of the southern terminus of International Trade Court; thence N 7° 15' 00" E 273.29 feet to a rod found; thence along a curve to the right having a radius of 75.0 feet for a length of 153.14 feet to a point; thence N 87°16' 00" E 371.00 feet to a rod found; thence S 25°32' 41" W 228.45 feet to a iron found; thence S 25°26'14" W 97.09 feet to a pipe found; thence S 39°21'43" W 97.16 feet to a point on the northern right-of-way line of Audubon Drive; thence along the northern right-of-way line of Audubon Drive N 88° 29' 08" W 309.07 feet to the point of beginning containing approximately 3.071 acres.

The Board of Supervisors accepted the amendment to the proffered conditions, dated January 22, 2007, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Proffered Condition 6 of Case No. C-10C-89 is hereby amended and restated as follows:

6. The only uses permitted on the Property shall be those uses first permitted as principal uses in an M-1 Light Industrial District, and for offices, data processing centers, repair facilities, wholesaling, showroom sales and service areas, medical or dental laboratories, cafeterias or restaurants in association with and in support of and incidental to other permitted uses, hotels, and such other accessory uses,

not otherwise prohibited, customarily accessory and incidental to any permitted use.

In addition, the following proffers are added:

8. **Conceptual Master Plan.** Any hotel constructed on the Property shall be developed in general conformance with the Site Plan prepared by Bay Design, entitled "Site Plan: New Hotel Building for Landmark Hotel Group" dated August 22, 2006, a copy of which is attached hereto (see case file), unless otherwise requested and specifically approved at the time of Plan of Development.
9. **Architectural Treatment.** The exposed portion of each exterior wall surface (front, rear and sides) of any hotel on the Property shall have exposed exterior walls (above finished grade) of brick, E.I.F.S., or a combination of the foregoing, 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. No building shall be covered with or have exposed to view any painted or unfinished concrete block. The roof of any hotel shall be constructed of dimensional architectural shingles or such materials of similar quality, unless different materials are specifically approved at the time of Plan of Development. The roof of any hotel shall be a hipped roof and shall not be false or flat in any portion. The massing, design, character, and architectural features of any hotel shall be substantially in conformance with the elevations entitled "Candlewood Suites, Audubon Drive, Henrico County, Virginia," dated January 19, 2007, prepared by Surapun Rojanatavorn, AIA, and submitted with this case as Exhibit "A," (see case file) unless otherwise approved at the time of Plan of Development. The roofline shall contain a minimum of four (4) dormers with windows, unless otherwise approved at the time of Plan of Development.
10. **Building Height.** Any hotel constructed on the Property shall not exceed sixty-five (65) feet in height.
11. **Building Setback.** The building setback for any hotel on the Property in excess of fifty (50) feet in height shall be a minimum of eighty-five (85) feet from the northern property line.
12. **Trash Receptacles.** Dumpsters and trash receptacles, not including convenience cans, shall be screened from public view with masonry enclosures compatible with the architectural design of any hotel as approved at the time of Plan of Development.

13. **Access.** In the event that a hotel is constructed on the Property, vehicular access shall be limited to Audubon Drive, other than access for emergency vehicles if required by the County at the time of Plan of Development.
14. **Buffer and Landscaping.** In the event that a hotel is constructed on the Property, the following buffer areas shall be provided and maintained notwithstanding the provisions of prior Proffered Condition 3:
 - (a) a natural buffer area of thirty (30) feet along the northern boundary line of the Property, which shall be planted or retained to a Transitional Buffer 10 or an equivalent standard as determined at the time of Plan of Development. The buffer area shall not contain improvements and shall be free of any easements except for any public utility easements which exist or are specifically required, requested and approved at the time of Plan of Development;
 - (b) a landscaped and/or natural buffer area a minimum of twenty (20) feet along that portion of the Property which bounds International Trade Court, which shall be planted or retained to a Transitional Buffer 10 standard or an equivalent standard as determined at the time of Plan of Development. The buffer area shall be free of any easements except for any public utility easements which exist or are specifically required, requested and approved at the time of Plan of Development;
 - (c) a landscaped and/or natural buffer area a minimum of twenty-five (25) feet in width along the western boundary lines of the Property, which shall be planted or retained to a Transitional Buffer 10 standard or an equivalent standard as determined at the time of Plan of Development. The buffer area shall be free of any easements except for any public utility easements which exist or are specifically required, requested and approved at the time of Plan of Development; and
 - (d) a landscaped and/or natural buffer area a minimum of twenty (20) feet in width along the eastern boundary lines of the Property, which shall be planted or retained to a Transitional Buffer 10 standard or an equivalent standard as determined at the time of Plan of Development. The buffer area shall be free of any easements except for any public utility easements which exist or are specifically required, requested and approved at the time of Plan of Development.

15. **Signage.** Any detached signs for any hotel shall be ground mounted monumental-type signs, shall not exceed eight (8) feet in height, shall have a brick base, and shall be similar with the elevations submitted with this case as Exhibit "B" (see case file).
16. **Parking Lot Lighting.** Parking lot lighting fixtures located in the front of any hotel shall not exceed twenty-five (25) feet in height as measured from the grade at the base of the lighting standard. Parking lot lighting fixtures located in the rear or side of any hotel shall not exceed thirty (30) feet in height as measured from the grade at the base of the lighting standard. Any parking lot lighting shall be produced from concealed sources, unless otherwise requested, described and specifically approved, or if required, at the time of Plan of Development.
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 the other proffers or the unaffected part of any such proffer.
18. **BMP.** Any above-ground BMP shall be aerated.
19. **Historical Findings.** The developer of the Property agrees to conduct a Phase I Archeological study to determine the location, if any, of earthworks or other archeologically significant findings on the Property.
20. **Refuse Containers.** The gates and doors on the masonry refuse screens shall be of a substantial and durable material as determined at the time of Plan of Development. Support posts, gate frames, hinges and latches shall be of a sufficient size and strength to allow the gates to function without sagging or becoming a visual eyesore as determined at the time of Plan of Development. The number of refuse containers shall be adequate for the development as determined at the time of Plan of Development.
21. **Landscaping.** Complementary landscaping shall be planted in and around the site as determined at the time of Landscape Plan review.
22. **HVAC.** Heating and air conditioning equipment shall be screened from public view at ground level in a manner approved at the time of Plan of Development. Heating and air conditioning units servicing any hotel shall be maintained interior to the hotel and grill vents shall complement the architecture in a manner approved at the time of Plan of Development.

Mr. Raj Jain
January 30, 2007
Page 5

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: Mr. John H. Ingram
Ms. Carolyn M. Meares
Caroline L. Nadal, Esquire
Director, Real Estate Assessment
Conditional Zoning Index

Surapun Rojanatavom, AIA
 3900 Arrow Drive
 Raleigh, North Carolina 27612
 Tel. (919)782-9660

CANDLEWOOD SUITES
 Audubon Drive
 Henrico County, Virginia

DATE:
 January 19, 2007
 DRAWN BY:
 WAT
 CHECKED BY:
 SR
 SCALE:
 AS SHOWN
 REVISIONS:

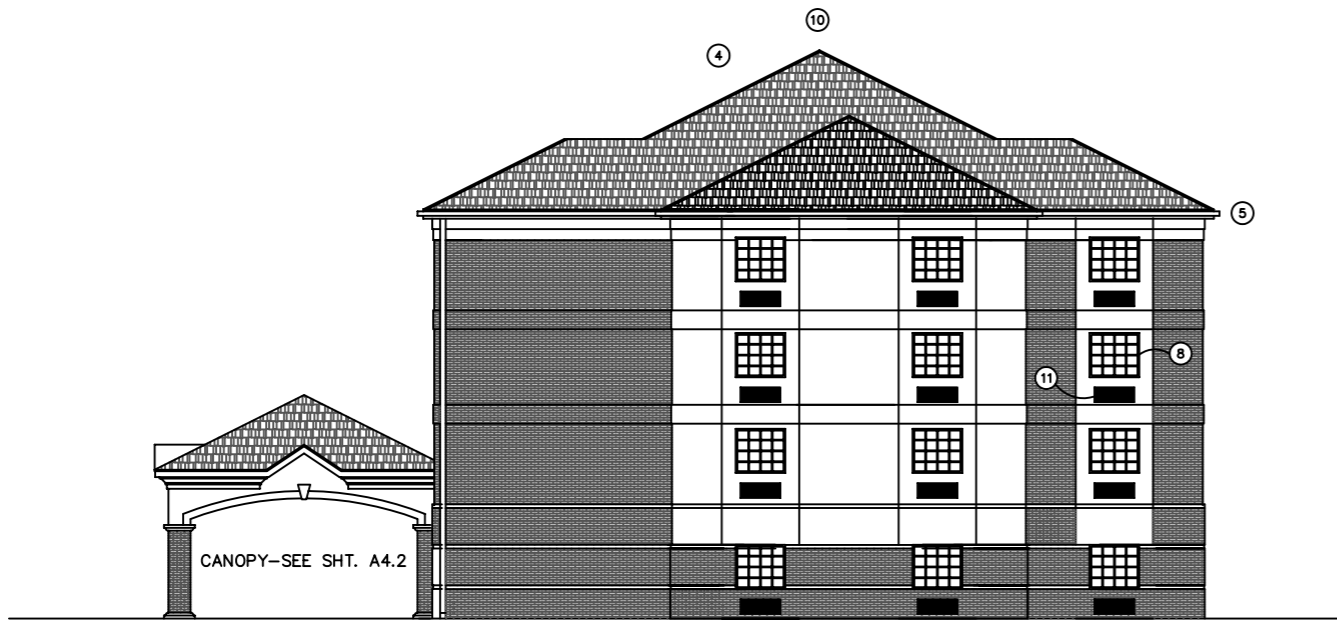
SHEET NO.

A3.1

OF



1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"

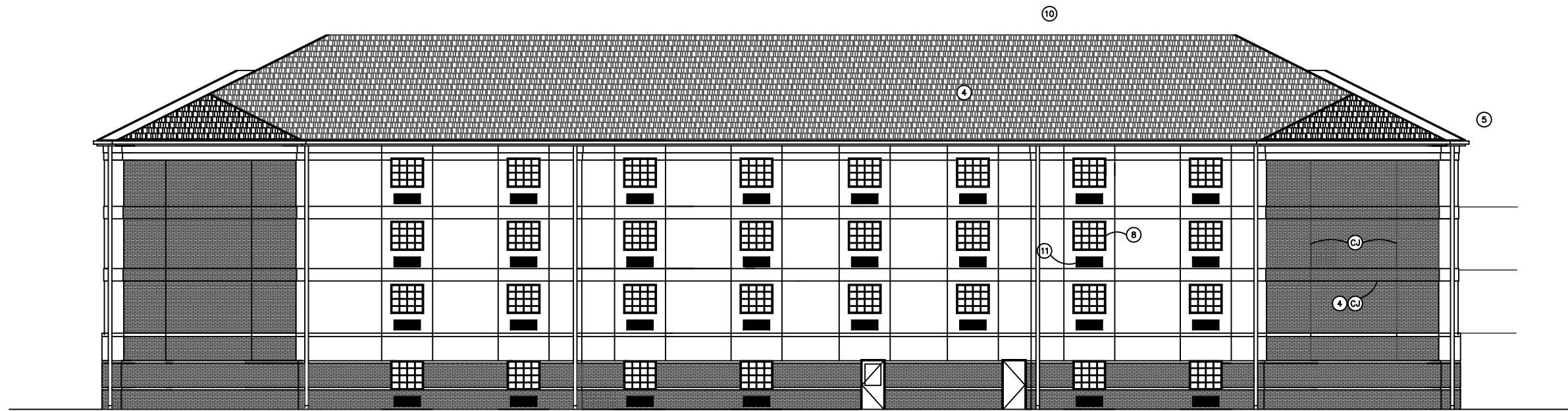
ELEVATION MATERIALS LIST

- 1 - WALLS - (E.I.F.S.) DRAINAGE TYPE EXTERIOR INSULATION FINISH SYSTEM
- 2 - 3/4" x 3/4" CONSTRUCTION "V" JOINT IN E.I.F.S. (NOTE: THIS DETAIL TO BE USED AT JOINT WHERE E.I.F.S. THICKNESS DOES NOT CHANGE)
- 3 - 4"H x 2"D RUSTICATION JOINT IN E.I.F.S.
- 4 - ROOF - COMPOSITION SHINGLES SEE SPECIFICATIONS
- 5 - PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS (SEE NOTE BELOW)
- 6 - DORMER 9' BASE VINYL LV. W/ SCREEN
- 7 - NOT USED
- 8 - 4'-6" x 4'-0" WINDOW UNLESS NOTED OTHERWISE
- 9 - NOT USED
- 10 - RIDGE VENT
- 11 - THRU-WALL HVAC UNIT
- 12 - NOT USED
- 13 - EXPANSION JOINT IN EIFS & SHEATHING WITH SEALANT & BACKER ROD IF REQ'D. BY MANUF.
- 14 - NO EXPANSION JOINT IN THE MAIN ENTRY DORMER AREA AND IN LOCATIONS AS INDICATED.

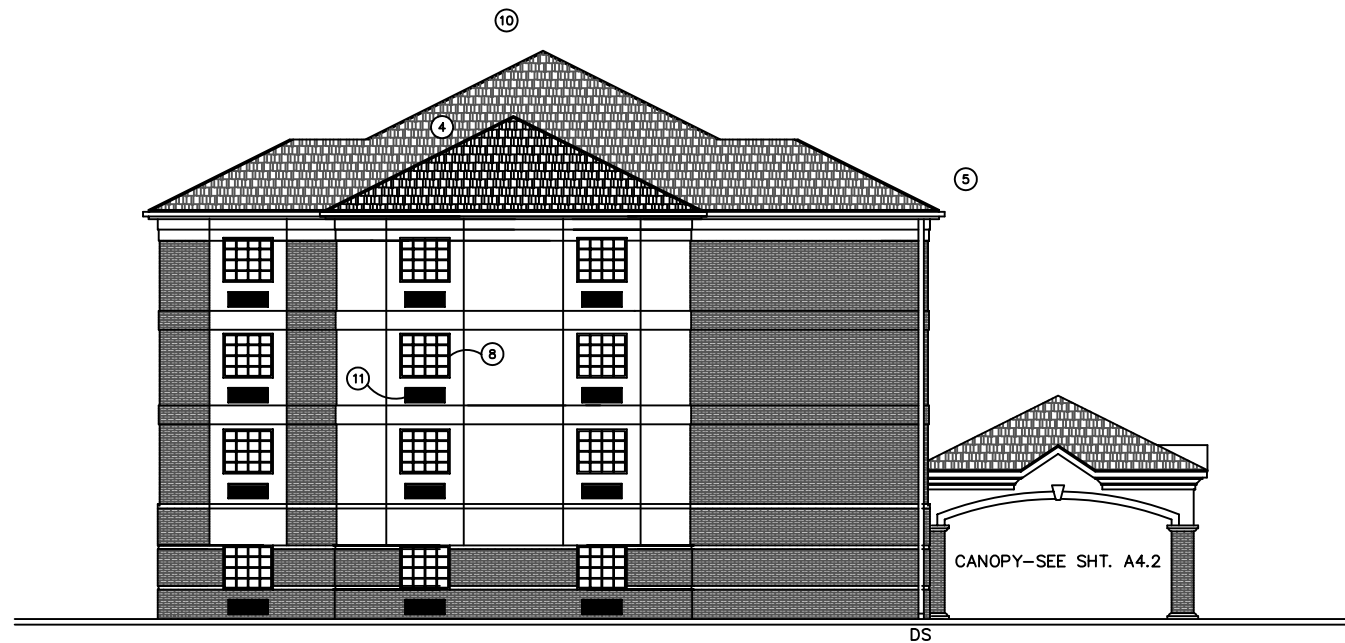
EXHIBIT A

C-45C-06

012307



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION MATERIALS LIST

- ① - WALLS - (E.I.F.S.) DRAINAGE TYPE EXTERIOR INSULATION FINISH SYSTEM
- ② - 3/4" X 3/4" CONSTRUCTION "V" JOINT IN E.I.F.S. (NOTE: THIS DETAIL TO BE USED AT JOINT WHERE E.I.F.S. THICKNESS DOES NOT CHANGE)
- ③ - 4"H X 2"D RUSTICATION JOINT IN E.I.F.S.
- ④ - ROOF - COMPOSITION SHINGLES SEE SPECIFICATIONS
- ⑤ - PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS (SEE NOTE BELOW)
- ⑥ - DORMER 9' BASE VINYL LV. W/ SCREEN
- ⑦ - NOT USED
- ⑧ - 4'-6" X 4'-0" WINDOW UNLESS NOTED OTHERWISE
- ⑨ - NOT USED
- ⑩ - RIDGE VENT
- ⑪ - THRU-WALL HVAC UNIT
- ⑫ - NOT USED
- ⑬ - EXPANSION JOINT IN EIFS & SHEATHING WITH SEALANT & BACKER ROD IF REQ'D. BY MANUF.
- ⑭ - NO EXPANSION JOINT IN THE MAIN ENTRY DORMER AREA AND IN LOCATIONS AS INDICATED.

Surapun Rojanatavorn, AIA
3900 Arrow Drive
Raleigh, North Carolina 27612
Tel. (919)782-9660

CANDLEWOOD SUITES
Aurubon Drive
Henrico County, Virginia

DATE: January 18, 2007
DRAWN BY: W.B.T.
CHECKED BY: S.R.
SCALE: AS SHOWN
REVISIONS:

SHEET NO.

A3.2

OF

EXHIBIT A
C-45C-06

012307




CANDLEWOOD.
SUITES

EXHIBIT B

C-45C-06