

**C-7C-08**  
**Zoning**  
 Expand Existing Offices  
 Fairfield District  
 400  
 Feet

PS January 2008 Ref: 783-762-9359



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, PE  
County Manager

April 15, 2008

Partners Financial Federal Credit Union  
C/O Beverly DeMao  
1200 New York Avenue  
Glen Allen, VA 13060

Re Conditional Rezoning Case C-7C-08

Dear Ms DeMao

The Board of Supervisors at its meeting on April 8, 2008, granted your request to conditionally rezone from R-4 One-Family Residence District and O-2C Office District (Conditional) to O-2C Office District (Conditional), Parcels 783-762-7854 and 783-762-9359, containing 1 157 acres, described as follows

PARCEL 1

BEGINNING at a point on the Western line of US Route 1, Brook Road at the intersection of the North line of New York Avenue, thence continuing along the Northern line of New York Avenue S 57°52'47" W a distance of 37 60 feet to a point, thence S 80°17'33" W a distance of 169 23 feet to a point, thence departing the Northern line of New York Avenue N 06°42'40" W a distance of 171 75 feet to a point, thence N 81°18'50" E a distance of 230 43 feet to a point along the Western line of U S Route 1, Brook Road, thence along the Western line of U S Route 1, Brook Road S 03°24'46" W a distance of 157 17 feet to the POINT OF BEGINNING containing 0 835 acre and 36,372 60 square feet

PARCEL 2

COMMENCING at a point at the intersection of the Western line of U S Route 1, Brook Road and the Northern line of New York Avenue, thence S 57°52'47" W a distance of 37 60 feet to a point, thence S 80°17'33" W a distance of 169 23 feet to the POINT OF BEGINNING, thence continuing along the Northern line of New York Avenue S 80°17'30" W a distance of 76 88 feet to a point, thence departing the Northern line of New York Avenue N 09°42'30" W a distance of 173 03 feet to a point, thence N 81°18'30" E a distance of 85 87 feet to a point, thence S 06°42'40" E a distance of 171 75 feet to the POINT OF BEGINNING containing 0 322 acre and 14,026 32 square feet

The Board of Supervisors accepted the following proffered conditions, dated March 10, 2008, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance)

- 1 **Buffer Areas.** Landscaped and/or natural buffer areas and/or berms shall be provided along the boundaries of the Property as set forth below, except to the extent necessary or allowed for sidewalks, utility easements, fencing and signage and other purposes requested and specifically approved at the time of Plan of Development
  - a five (5) feet minimum in width adjacent to the existing structure expanding to ten (10) feet, parallel and adjacent to Henrico County GPIN 783-762-7151 along the side (western) boundary line, which will also contain a board-on-board privacy fence a minimum of six (6) feet in height, extending from the northwest corner of the Property to the rear edge of the structure, then a non-privacy wooden fence a maximum of four (4) feet in height, extending to the front edge of the structure, with shrubbery continuing southwardly therefrom to New York Avenue, and
  - b a minimum of fifteen (15) feet for the length of the northern boundary of Henrico County GPINs 783-762-9359 and 783-762-7854 and ending at its junction with Henrico County GPIN 783-762-9973, which will also contain a board-on-board privacy fence a minimum of six (6) feet in height for the length of the buffer

Notwithstanding the above widths, all such buffer areas shall be landscaped in accordance with the planting standards required of a transitional buffer ten (10) area as approved at the time of Landscape Plan review Any dead, diseased or fallen trees and vegetation shall be replaced as required

- 2 **Hours of Office Operation.** The hours of regular business services extended by the credit union to the membership or public to be conducted on the Property other than with regard to use of an Automated Teller Machine, shall be limited as set forth below
  - a Saturday hours shall be limited to 9 00 a m to 12 30 p m ,
  - b no office hours of operation shall be conducted before 8 30 a m , nor after 6 00 p m , daily, and
  - c no Sunday office hours of operation shall be conducted
- 3 **Handicap Parking.** Handicap parking shall be provided in a location as approved by the Departments of Public Works and Planning
- 4 **Conceptual Site Plan.** Subject to the proffered conditions herein set forth, the Property shall be developed in general conformance with the Conceptual Plan

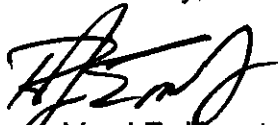
(see case file) filed herewith, subject, however, to such traffic, engineering and other changes as may be requested and approved at the time of Plan of Development

- 5 **Building** No building on the Property shall be enlarged, except to accommodate handicapped access facilities, other governmental requirements or weather-protected entrances
- 6 **Canopy.** Any canopy over the Automated Teller Machine and drive-through window shall be complementary in architectural design and materials with the offices on the Property and residential in character
- 7 **Chain Link Fence.** Prior to issuance of a Certificate of Occupancy for Henrico County GPIN 783-762-7854, all chain link fencing shall be removed from Henrico County GPIN 783-762-7854 and no further utilization of chain link fencing shall be allowed on the Property
- 8 **Use Restrictions** The structure located on Henrico GPIN 783-762-7854 shall be used for administrative purposes only The following uses shall not be permitted on the Property
  - a funeral homes,
  - b child care facilities,
  - c banks, savings and loan, small loan establishments, check cashing establishments as defined and regulated by Sections 6 1-432 et seq of the Code of Virginia, and payday loan establishments as defined and regulated by Sections 6 1-444 et seq of the Code of Virginia, the foregoing not to preclude the operation of federally or state chartered credit unions,
  - d medical offices, and
  - e employment service or agency
- 9 **Underground Utilities.** Except for junction boxes, meters, and existing overhead utility lines, all utility lines shall be underground
- 10 **Signage** Any detached signs shall be ground mounted, monumental-type signs and shall not exceed six (6) feet in height The base of such signs shall be landscaped No sign identifying the credit union shall be placed on the canopy over the Automated Teller Machine and/or drive-through window

- 11 **Parking Lot Lighting.** Parking lot lighting fixtures shall not exceed fifteen (15) feet in height above grade level. Parking lot lighting shall be produced from concealed sources (i.e., "shoe box" type fixtures).
- 12 **HVAC** Heating and air conditioning 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. The HVAC equipment shall be located to the rear of the existing building.
- 13 **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 masonry material.
- 14 **Public Address System.** No outside public address, loudspeaker, paging or speaker system audible beyond the boundary lines of the property shall be permitted.
- 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.

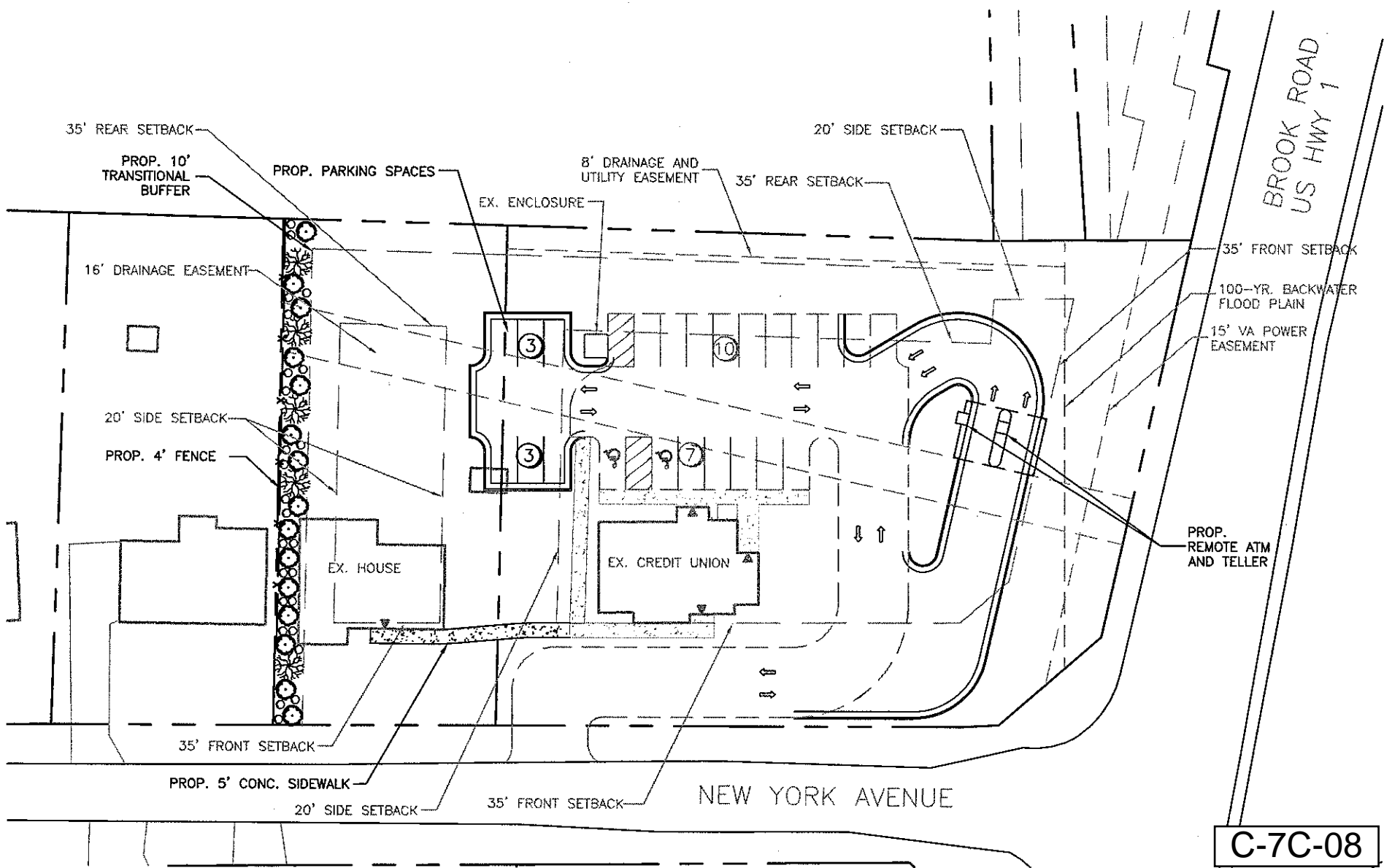
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



Virgil R. Hazelett, P.E.  
County Manager

pc James W. Theobald, Esq.  
Dr. Penny G. Blumenthal, Dir., Research & Planning, Henrico County Schools  
Director, Real Estate Assessment  
Conditional Zoning Index



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