



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

April 19, 2011

Virgil R. Hazelett, P.E.

County Manager

Fred S. Kirby

Old Glen Allen Properties, LLC

P.O. Box 2294

Mechanicsville, VA 23116

Re: Conditional Rezoning Case C-21C-10

Dear Mr. Kirby:

The Board of Supervisors at its meeting on April 12, 2011, approved your request to conditionally rezone from R-2A One-Family Residence District to B-1C Business District (Conditional), Parcel 770-767-3587 containing approximately 1.83 acres located along the north line of Mountain Road approximately 150' west of its intersection with John Cussons Drive, described as follows:

Beginning at a rod on the northern line of Mountain Road located approximately 140 feet west of the western line of John Cussons Drive extended; thence along the northern Line of Mountain Road N 63°16'49" W, a distance of 346.36 feet to a rod; thence along a line in common with Glen Allen Lodge No. 131 N 24°36'18" E, a distance of 239.78 feet to a rod; thence along a line in common with Glen Allen Baptist Church S 72°55'43" E, a distance of 256.12 feet to a rod; thence along a line in common with Realty Ventures Group, Inc. S 06°44'35" W, a distance of 300.63 feet to the Point of Beginning containing 1.822 acres, more or less.

The Board of Supervisors accepted the following proffered conditions, dated April 11, 2011, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Use Restrictions.

1. The following B-1 Uses shall not be permitted on the Property:
 - a. Animal Hospitals or Clinics;
 - b. Auto Parts Sales;
 - c. Dog Beauty Parlor;
 - d. Laundromats;
 - e. Obedience School;
 - f. Commercial Parking Lots;
 - g. Tattoo Parlors;
 - h. Banks;
 - i. Child Care Facilities;
 - j. Establishments whose primary business is check cashing and/or the making of payday loans as defined and regulated by Sections 6.1-432 et seq. and

6.1-444 et seq. of the Code of Virginia, in effect as of the date of the approvals of these proffers;

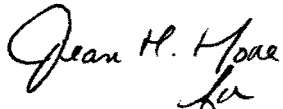
- k. Grocery Stores or Convenience Stores;
- l. Video Store;
- m. Private club, lodge, meeting hall and fraternal organization;
- n. Farming and livestock activities;
- o. Revival tents;
- p. Funeral home and mortuary;
- q. Sale of alcoholic beverages;
- r. Shopping Center.

2. **Parking Lots.** The two parking lots located on either side of the buildings shall be paved with a flexible asphalt pavement as shown on the Conceptual Plan (see case file) referred to in Proffer 6, no later than April 30, 2013.
3. **Access.** Access to the Property shall be limited to two entrances with one entrance located on each side of the two story frame building. The entrances shall be paved with the same materials as the parking lots and shall be completed no later than April 30, 2013. The entrances shall be a minimum of 24 feet wide and a maximum of 30 feet wide.
4. **Landscaping.**
 - a. The parking area located directly in front of the two story frame building shall be removed and converted into a landscaped area with vegetation and a pedestrian walkway consisting of mulch, stone, pervious pavers or other natural surface compatible with the character of the building and shall be completed no later than December 31, 2011.
 - b. The area beneath the existing trees located approximately 40 feet northwest of the main building shall be cleared of all under brush and mulched and shall be completed no later than April 30, 2013.
 - c. Landscaping meeting the requirements of a Transitional Buffer 10 shall be installed along the western Property line and shall be completed no later than April 30, 2013.
5. **Signage.** Freestanding signs shall be limited to one; may not exceed six feet in height measured from grade and shall be mounted on a masonry monument type base. Signs shall not be lighted. Exterior mobile signs shall not be permitted on the Property.
6. **Conceptual Plan.** Improvements made to the Property shall be substantially in accordance with the Conceptual Plan, dated April 11, 2011, prepared by Carter Design, marked EXHIBIT A (see case file) and filed with this case.
7. **Hours of Operation.** No business on the Property shall be open to the public after 11:00 p.m. nor before 6:00 a.m.

8. **Trash Collection.**
 - a. The existing trash receptacle shall be relocated as shown on the Conceptual Plan.
 - b. Any central trash receptacles, not including convenience containers, shall be screened from public view at ground level from the public right of way and adjacent properties.
 - c. Trash pickup from the Property shall occur a minimum of once a week and shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and 9:00 a.m. through 6:00 p.m. Saturday. There shall be no trash pickup on Sunday.
9. **Parking Lot Lighting.** Any parking lot lighting added after December 31, 2010 shall not exceed twenty (20) feet in height above grade level; shall be produced from a concealed source, directed downward and reduced to a security level at the close of business.
10. **Buildings.** No new development beyond the existing two buildings shall be permitted on the Property, unless approved by the County through an amendment to this zoning case C-21C-10. This proffer shall not preclude the replacement of an existing building in the event of a fire or other catastrophic event.
11. **Surety.** A letter of credit, or other form of surety, acceptable to the County, in the amount of the cost for the proffered paving and landscaping shall be delivered to the County no later than thirty (30) days following the approval of Case C-21C-10.
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 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: Gloria L. Freye, Esquire
Dr. Martha G. Blumenthal, Dir. Research & Planning, Henrico County Schools
Director, Real Estate Assessment
Conditional Zoning Index

TREE CANOPY CALCULATIONS

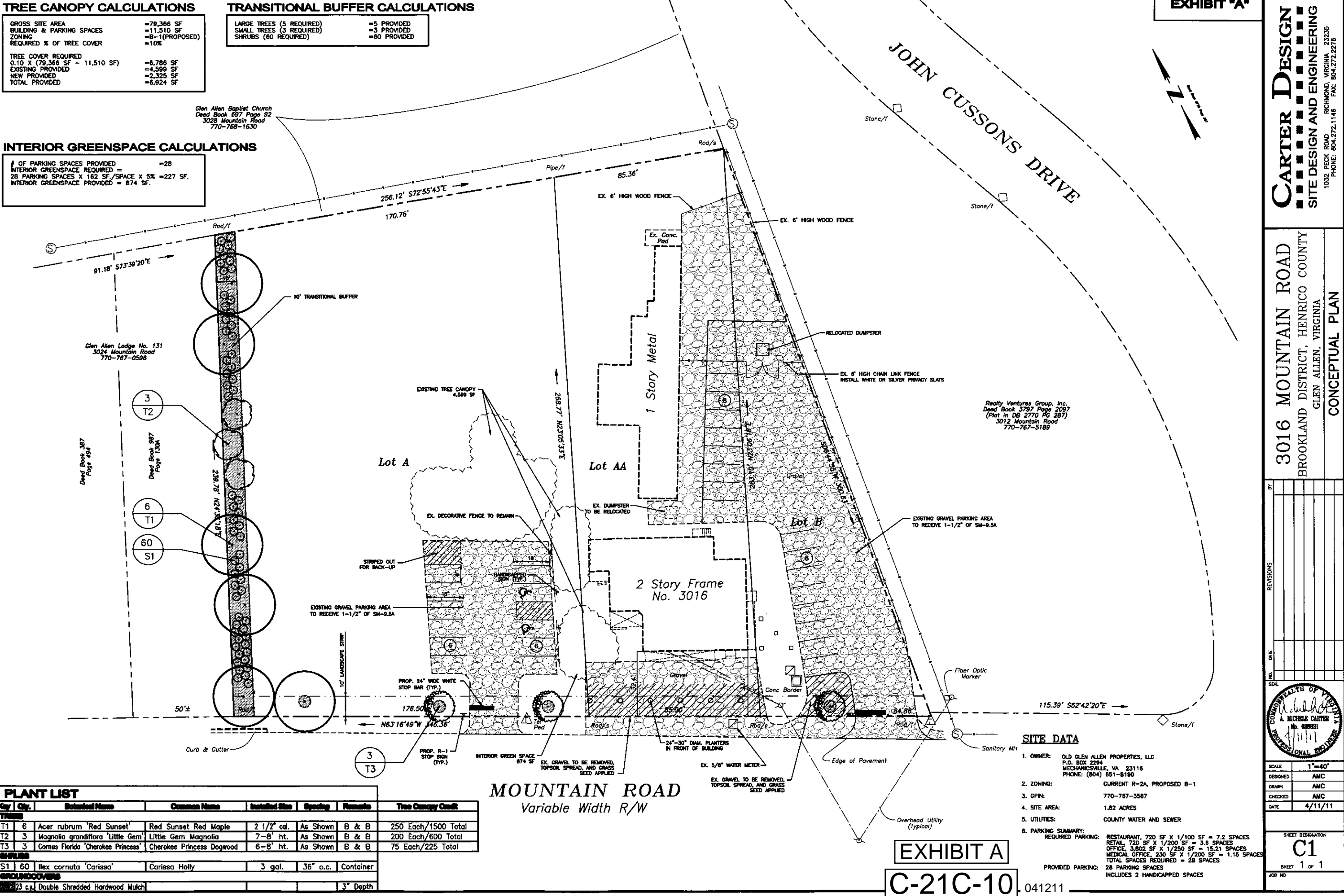
GROSS SITE AREA	=79,366 SF
BUILDING & PARKING SPACES	=11,510 SF
ZONING	=B-1(PROPOSED)
REQUIRED % OF TREE COVER	=10%
TREE COVER REQUIRED	=7,936 SF
0.10 X (79,366 SF - 11,510 SF)	=6,786 SF
EXISTING PROVIDED	=4,599 SF
NEW PROVIDED	=2,325 SF
TOTAL PROVIDED	=6,924 SF

TRANSITIONAL BUFFER CALCULATIONS

LARGE TREES (5 REQUIRED)	=5 PROVIDED
SMALL TREES (3 REQUIRED)	=3 PROVIDED
SHRUBS (60 REQUIRED)	=60 PROVIDED

INTERIOR GREENSPACE CALCULATIONS

# OF PARKING SPACES PROVIDED	=28
INTERIOR GREENSPACE REQUIRED =	
28 PARKING SPACES X 162 SF/SPACE X 5% = 227 SF.	
INTERIOR GREENSPACE PROVIDED = 874 SF.	



PLANT LIST							
Key	Qty.	Botanical Name	Common Name	Installed Size	Spacing	Remarks	Tree Canopy Credit
Trees							
T1	6	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2 1/2" cal.	As Shown	B & B	250 Each/1500 Total
T2	3	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	7-8' ht.	As Shown	B & B	200 Each/600 Total
T3	3	Cornus Florida 'Cherokee Princess'	Cherokee Princess Dogwood	6-8' ht.	As Shown	B & B	75 Each/225 Total
Shrubs							
S1	60	Ilex cornuta 'Carissa'	Carissa Holly	3 gal.	36" o.c.	Container	
Groundcovers							
23 c.y. Double Shredded Hardwood Mulch							3" Depth

SITE DATA

1. OWNER: OLD GLEN ALLEN PROPERTIES, LLC
P.O. BOX 2294
MECHANICSVILLE, VA 23116
PHONE: (804) 651-8190

2. ZONING: CURRENT R-2A, PROPOSED B-1

3. GPIN: 770-787-3587

4. SITE AREA: 1.82 ACRES

5. UTILITIES: COUNTY WATER AND SEWER

6. PARKING SUMMARY:
REQUIRED PARKING: RESTAURANT, 720 SF X 1/100 SF = 7.2 SPACES
RETAIL, 720 SF X 1/200 SF = 3.6 SPACES
OFFICE, 3,802 SF X 1/250 SF = 15.21 SPACES
MEDICAL OFFICE, 230 SF X 1/200 SF = 1.15 SPACES
TOTAL SPACES REQUIRED = 28 SPACES
PROVIDED PARKING: 28 PARKING SPACES
INCLUDES 2 HANDICAPPED SPACES

EXHIBIT A

C-21C-10

041211

REVISIONS

NO.	DATE	REVISIONS

COMMONWEALTH OF VIRGINIA

A. MICHAEL CARTER

PROFESSIONAL ENGINEER

SCALE: 1"=40'

DESIGNED: AMC

DRAWN: AMC

CHECKED: AMC

DATE: 4/11/11

SHEET DESIGNATION: **C1**

SHEET 1 OF 1

JOB NO.