

REZ2013-00005

Zoning

Amend Proffered Conditions

(C-60C-97)

Varina District

600

Feet





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulikas
County Manager

June 18, 2013

Atack ME Tech Park Partners, LLC
Attn: Mr. Rick Melchor
4191 Innslake Drive
Glen Allen, VA 23060

Re: Rezoning Case REZ2013-00005

Dear Mr. Melchor:

The Board of Supervisors, at its meeting on June 11, 2013, approved your request to amend proffered conditions accepted with Rezoning Case C-60C-97 on part of Parcel 844-704-9230 located on the west line of Techpark Place approximately 1,500' south of its intersection with Technology Boulevard.

The Board of Supervisors accepted the following proffered conditions, dated April 11, 2013, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

**PROFFER NUMBER 1 OF CASE NUMBER C-60C-97
IS HEREBY AMENDED AND RESTATED AS FOLLOWS:**

1. **Uses.** The uses of the Property shall be the uses permitted and as regulated by the M-2 District. Retail commercial uses first permitted in B-1, B-2 and B-3 Districts are excluded unless otherwise permitted in, and as regulated by, the Office/Service District. Notwithstanding certain restrictions on retail uses set forth in the Office/Service District ordinance, such retail commercial uses may be conducted within buildings that are less than 50,000 square feet in size. Except for building material sales yards and contractor's equipment storage yards, all principal permitted industrial uses shall be conducted within a completely enclosed building, which may be an office building or a separate, freestanding building used for industrial uses. All permitted outside uses and storage shall not be permitted between the front of the building and the front street boundary, and shall be enclosed and screened by a berm a minimum of eight (8) feet in height from the finished grade of the Property, along with supplemental plantings on top of such berm with plantings equivalent to that of a Transitional Buffer 35 as determined at the time of Landscape Plan review by the Planning Commission. Landscaping on berms shall be irrigated. Materials being stored (not including contractor's equipment) shall not be stacked or placed in a manner that exceeds the height of the screen. Extendable features of any equipment shall not be so extended while parked at the premises.

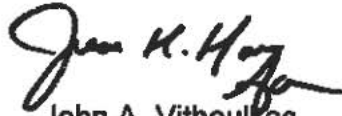
Atack ME Tech Park Partners, LLC

June 18, 2013

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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,

A handwritten signature in black ink, appearing to read "John A. Vithoukas". The signature is fluid and cursive, with a large initial "J" and "V".

John A. Vithoukas
County Manager

pc: James W. Theobald, Esquire
Director, Real Estate Assessment
Conditional Zoning Index