

REZ2014-00005

Zoning

Amend Proffered Conditions
(C-46C-83)

Brookland District

400

Feet



PS December 2013 Ref: 768-747-0824



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

February 3, 2015

Nobility Investments, LLC
Attn: Mr. Al Patel
5406 Glenside Drive
Henrico, VA 23228

Re: Rezoning Case REZ2014-00005

Dear Mr. Patel:

The Board of Supervisors, at its meeting on January 27, 2015, approved your request to amend proffered conditions accepted with Rezoning Cases C-46C-83, C-11C-07 and C-23C-09 on parts of Parcels 768-747-0824 and 767-747-9248 located on the north line of Glenside Drive approximately 420' west of its intersection with Bethlehem Road, described as follows:

Parcel 1 Containing a total of 1.326 Acres

Beginning at a point on the north line of Glenside Drive 426.25' west of the western line of Bethlehem Road; thence proceeding along the north line of Glenside Drive S 54°31'14" W for a distance of 244.02' to a point; thence leaving the north line of Glenside Drive N 35°28'46" W for a distance of 175.00' to a point; thence N 31°04'56" W for a distance of 150.49' to a point; thence N 59°37'02" E for a distance of 124.43' to a point; thence S 35°30'55" E for a distance of 173.54' to a point; thence N 54°31'11" E for a distance of 108.43' to a point; thence S 35°28'50" E for a distance of 140.45' to a point on the north line of Glenside Drive and the point of beginning.

The Board of Supervisors accepted the following proffered conditions, dated January 6, 2015, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

All proffers from Case C-46C-83, C-11C-07, and C-23C-09 shall be deleted in their entirety and replaced with the following:

1. **Permitted Uses.** The only use permitted on the Property shall be a hotel and accessory uses to such a hotel that may be permitted by the Henrico County Zoning Ordinance.

2. **Architectural Treatment.** Any building constructed on the Property shall be constructed entirely of brick, exclusive of windows, doors, and architectural treatments which may be constructed of E.I.F.S. or other comparable materials. The exposed portion of all exterior wall surfaces (front, rear and sides) of any building constructed on the Property shall be similar in architectural treatment and materials to each other and to all buildings on the Property. Any hotel constructed on the Property shall be constructed substantially similar to the conceptual elevation prepared by nbj Architecture, dated December 9, 2014, and marked EXHIBIT A-2014 (see case file) and filed with this case.
3. **Mechanical Equipment Screening.** Mechanical equipment (such as heating, ventilation and air conditioning equipment and any utility meters) shall be screened from public view at ground level from the adjacent properties and/or the public rights of way with use of a wall or other architectural feature similar to the exterior material as the building on which it is located, or landscaping.
4. **Trash Receptacle.** Dumpsters and trash receptacles, not including convenience containers, shall be screened from public view at ground level at the perimeter of the Property, with brick on three (3) sides complementary to the main building on the Property. The fourth (4th) side shall have a gate or door that is of a substantial and durable material as determined at the time of Plan of Development review. 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. The location of any dumpster on the Property shall be as generally shown on the conceptual plan prepared by nbj Architecture, dated December 4, 2014, entitled "SITE PLAN" and EXHIBIT B-2014 (see case file) and filed with this case.
5. **Underground Utilities.** All utility lines on the Property shall be underground, except for junction boxes, meters, existing and/or relocated existing overhead utility lines.
6. **Lighting.** Parking lot lighting standards shall not exceed twenty-five (25) feet in height above grade level. Parking lot lighting shall be produced from a concealed source of light. Exterior light fixtures, other than low intensity decorative ornamental fixtures, such as gas style lamps, shall be produced from concealed sources of light. At no time shall parking lot lighting exceed one-half (1/2) foot-candle beyond the boundary lines of the Property. No direct embedded light poles shall be permitted other than low intensity decorative ornamental light poles, if any. Any lighting for the parking lot shall have an overall average of a minimum of five foot candles within the parking lot area.
7. **Signs.** Any detached signage on the Property shall be ground mounted monumental-type signs and shall not exceed eight (8) feet in height above grade. The base of any such sign shall be landscaped as required at the time of Plan of Development review. No portable signs or signs with changeable copy shall be permitted on the site.
8. **Irrigation.** Areas of newly installed landscaping shall be served by an underground irrigation system.

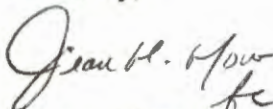
9. **Conceptual Plan.** The development of a hotel on the Property shall be substantially in accordance with the conceptual plan referred to herein as EXHIBIT B-2014 (see case file), and filed with this case.
10. **Landscaping.** The landscaping on the Property shall be substantially similar to the conceptual plan with the conceptual plan referred to herein as EXHIBIT B-2014 (see case file), and filed with this case.
11. **Stormwater Facility.** Any stormwater treatment facility shall be located underground.
12. **HVAC Vents.** HVAC vents or intakes for any building shall not be located on the front face of the exterior of any building on the Property. In all cases such vents and intakes shall be painted to match the exterior wall on which such vent is placed.
13. **Retaining Wall.** To the extent any retaining wall is constructed on the Property, such retaining wall shall match the retaining wall located on the northwestern boundary of Parcel 767-747-9248.
14. **Glenside Buffer.** A natural and landscaped buffer a minimum of twenty-five (25) feet in width shall be provided on the Property along Glenside Drive and shall be planted to the level of Transitional Buffer 25.
15. **Loading Docks.** Loading docks shall be completely screened from public view at ground level from Glenside Drive and West Broad Street by use of the building, a wall or other architectural feature similar to the exterior material as the building on which it is located, or landscaping.
16. **Shared Access and Parking.** Parking and access shall be coordinated and shared with the adjoining property designated as Parcel 767-747-9248.
17. **Outdoor Speaker.** No public address or speaker systems outside of any building shall be permitted.
18. **Burning.** During the period of construction on the Property, there shall be no burning of natural materials or construction debris on the Property.
19. **Hotel Security Provisions.** The following security provisions shall apply to a hotel on the Property:
 - a. The operator of any hotel shall install and maintain operational video surveillance cameras within the hotel at all times. Any video from the cameras shall be retained for at least 180 days from the date such video was first taken and shall be made available to the County as requested by the County. All such cameras shall be maintained at all times in proper working condition.
 - b. Any access into the building, other than a single main entrance, shall be subject to an electronic key controlled security system provided only to guests. The main entrance of the building shall not be open to the public after 11 p.m. and prior to 5 a.m. and during such hours may be accessed only by such electronic key

controlled security system or by security personnel from the hotel. The security system shall be designed such that the front desk operator of any hotel shall be notified electronically or by telephone of any door leading to the exterior of the building being open for more than five consecutive minutes. Between the hours of 11 p.m. and 5 a.m., security personnel from the hotel shall confirm on an hourly basis all public areas and exit doors are in proper working order and are secure.

- c. Only then existing guests of the hotel and security and administrative personnel shall be permitted to have functioning electronic key. An electronic date and time stamped employee patrol documentation system shall be installed and maintained at all times.
 - d. Any fitness, pool or other recreational area within a hotel shall be accessed only by an electronic key controlled security system.
20. **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.

Sincerely,



John A. Vithoulkas
County Manager

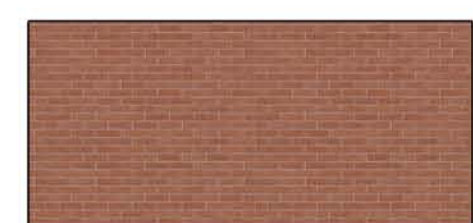
pc: Andrew M. Condlin, Esquire
Director, Real Estate Assessment
Police, Special Services



3 LEFT ELEVATION (STREET SIDE)

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

LEGEND



FACE BRICK



FACE BRICK



FACE BRICK



EIFS TRIM DETAILS



2 BACK ELEVATION

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



1 FRONT ELEVATION

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

EXHIBIT A-2014

REZ2014-00005

120914

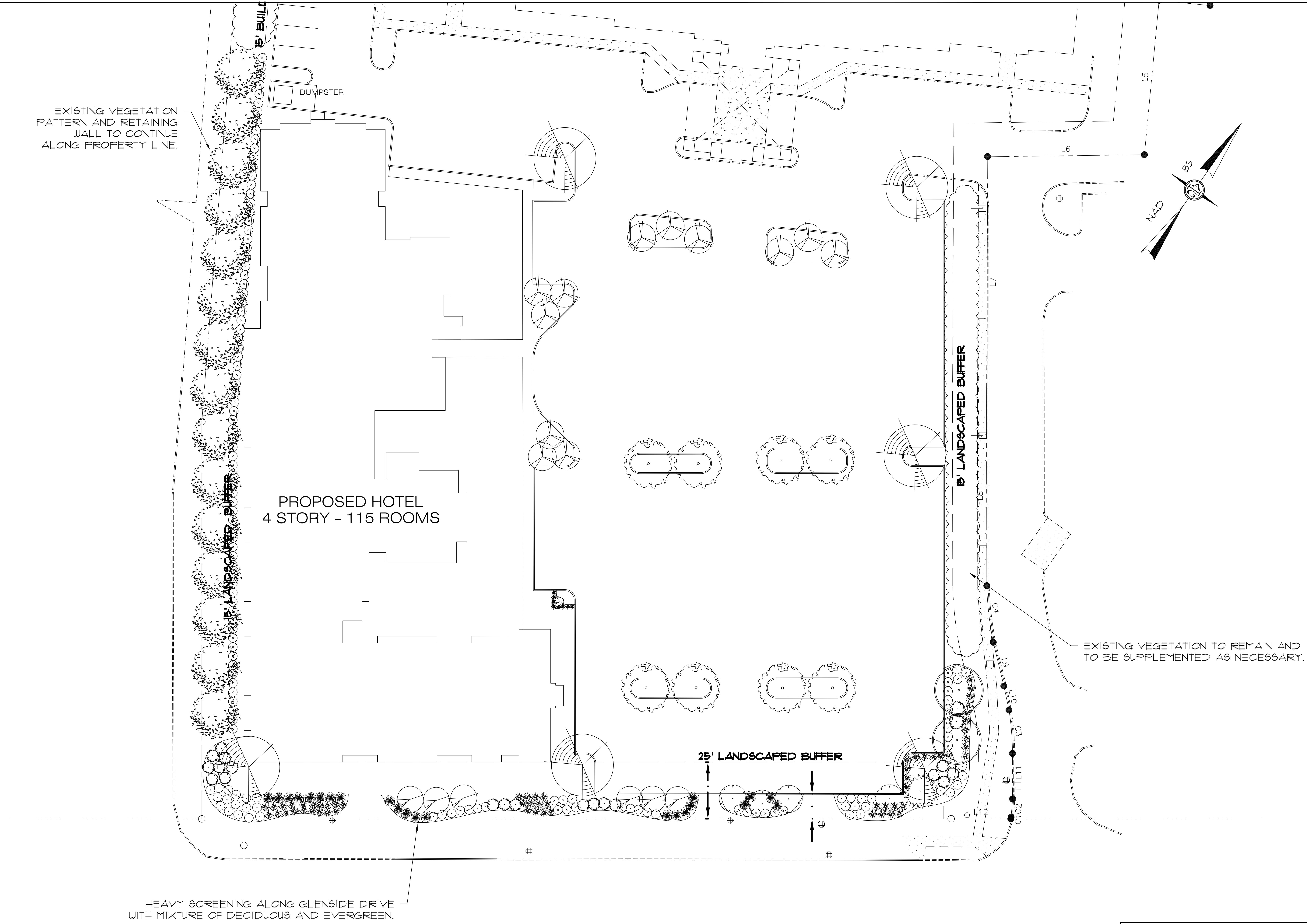


EXHIBIT B-2014

REZ2014-00005

nbi ARCHITECTURE
A Professional Limited Company
GROVE PARK SQUARE
11537-B NUCKOLS ROAD
Glen Allen, Virginia 23059
☎ (804) 273-9811 fax: (804) 273-9843



RESIDENCE INN
MARRIOTT
RICHMOND, VA

SITE PLAN

Date: DECEMBER 3, 2014

REVISIONS	
NO.	DATE

Sheet
A100
File Number