



Parcels or Portions thereof identified on this sheet are within the West Broad Street Overlay District and are subject to Special Regulation

REZ2014-00011
Zoning
 Amend Proffered Conditions
 (C44C-06)
 Three Chopt District
 400 Feet
 PS December 2013 Ref: 735-764-8708

PROP. THE CORNER AT SHORT PUMP



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 18, 2014

John A. Vithoukas
County Manager

Short Pump Medical, LLC
Attn: Mr. Jimmy S. Stanley
P.O. Box 2350
Mechanicsville, VA 23235

Re: Rezoning Case REZ2014-00011

Dear Mr. Stanley:

The Board of Supervisors, at its meeting on March 11, 2014, approved your request to amend proffered condition #17 related to site coverage accepted with Rezoning Case C-43C-05 and C-44C-06 on part of Parcels 735-764-8708 and 735-763-9381 located on the north line of W. Broad Street (U.S. Route 250) approximately 1,870' east of its intersection with N. Gayton Road.

The Board of Supervisors accepted the following proffered conditions, dated December 19, 2013, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

All proffers from Case C-43C-05, as amended by Case C-44C-06, shall be incorporated herein except proffer number 17, Case C-43C-05, which is hereby deleted and replaced in its entirety with:

Site Coverage. No more than eighty-three percent (83%) of the Property in the aggregate may be covered by buildings, parking areas and driveways. This site coverage ratio shall be achieved through the use of landscaping and open areas, including, without limitation, landscaped buffers, medians and parking lot islands, pedestrian areas and open plazas.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

John A. Vithoukas
County Manager

pc: Kalyan Plaza at Short Pump, LLC
Andrew M. Condlin, Esquire
Jennifer D. Mullen, Esquire
Director, Real Estate Assessment