



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukas
County Manager

July 19, 2016

SP Hotel, LLC
2000 Ware Bottom Spring Road
Chester, VA 23836

Re: Rezoning Case REZ2016-00012

Dear Sirs:

The Board of Supervisors at its meeting on July 12, 2016, approved your request to conditionally rezone from A-1 to B-2C Business District (Conditional) Parcel 731-764-4292 containing 7.67 acres located on the south line of W. Broad Street (U.S. Route 250) approximately 2000' west of its intersection with N. Gayton Road, described as follows:

Beginning at a point on the southern line of West Broad Street (U.S. Route 250) 1857'± west of the western right-of-way line of Gayton Road Extended and designated as P.O.B. 2; thence S 25°46'07" W 36.60'; thence S 18°28'24" E 60.24'; thence S 44°50'50" E 22.01'; thence 1080'± in a southwestern direction along Mill Branch; thence N 07°45'03" E 695.97'; thence S 75°12'23" E 366.02'; thence S 71°18'46" E 181.28'; thence S 75°17'38" E 327.21' to the point and place of beginning and containing 7.67± acres of land.

The Board of Supervisors accepted the following proffered conditions, dated June 3, 2016, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Permitted Uses.** The only uses permitted on the Property shall be a hotel and accessory and incidental uses to such a hotel that may be permitted by the Henrico County Zoning Ordinance, and any principal and accessory and incidental use thereto permitted in the B-2 district except the following:
 - a. Billiard, bagatelle, video games or bingo parlor;
 - b. Flea markets or antique auctions;
 - c. Billboards;
 - d. Funeral homes, mortuaries, crematories and/or undertaking establishments;
 - e. Dance halls, but dancing shall not be prohibited in restaurants as an accessory use;
 - f. Gun shops, sales and repair;
 - g. Parking garages or commercial parking lots;
 - h. Sign painting shops;
 - i. Adult businesses as defined by the Henrico County Zoning Ordinance;
 - j. Sale of gasoline; and

- k. Establishments whose primary business is check cashing and/or for the making of payday loans as defined and regulated by Sections 6.2-2100 et seq., and 6.2-1800 et seq., of the Code of Virginia (the foregoing shall not preclude banks, savings and loan or similar financial institutions that are not regulated by the foregoing Virginia Code sections).
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; provided no exposed metal material shall be located on the rear of any building. Any hotel constructed on the Property shall be constructed substantially similar to the conceptual elevation prepared by Colonial Architects, consisting of sheets A4.00 and A4.01 dated December 2, 2015, entitled "Hampton Inn and Suites", and marked Exhibit A (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 similar 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.
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 using a light-emitting diode (LED) source. 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. No lighting shall be permitted on the rear of the building other than for security lighting. All exterior lighting shall be reduced to security level lighting after 11 p.m. and prior to 6 a.m.
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 detached 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.

No sign with internal lighting that may be seen from the rear Property line shall be permitted on the Property. No sign attached to the rear of the building on the Property shall be permitted.

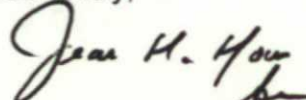
8. **Irrigation.** Areas of newly installed landscaping shall be served by an underground irrigation system.
9. **Conceptual Plan.** The development of a hotel on the Property shall be substantially in accordance with the conceptual plan prepared by Kimley Horn, dated February 18, 2016, entitled "Hampton Inn, Conceptual Site Layout", and marked Exhibit B (see case file) and filed with this case (the "Concept Plan").
10. **Screening and Tree Save Area.** A combination of a wall and fence shall be constructed and maintained on the Property as shown on the Concept Plan as "RETAINING WALL/FENCE LOCATION" (the "Screening Wall"), (see case file) unless otherwise approved by the Planning Commission at the time of Plan of Development review. The Screening Wall shall be a minimum of 8 feet in height. Any wall that is part of the Screening Wall shall be made of concrete block or other material approved by the Planning Commission at the time of Plan of Development review. Any fence that is part of the Screening Wall shall be of a design and material to be approved by the Planning Commission at the time of Plan of Development review. All trees not within the developed area of the Property as shown on the Concept Plan (see case file) or otherwise needed for construction and maintenance of the Screening Wall shall be retained unless dead or diseased.
11. **Stormwater Facility.** All stormwater treatment facilities on the property shall be located underground.
12. **Loading Docks.** Loading docks shall be completely screened from public view at ground level from the boundary line of the property by use of the building, a wall or other architectural feature similar to the exterior material as the building on which it is located, and/or landscaping.
13. **Outdoor Speaker.** No public address or speaker systems outside of any building shall be permitted.
14. **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 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 12 midnight and prior to 6:00 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.

- c. Only existing guests of the hotel, employees and security and administrative personnel shall be permitted to have a functioning electronic key.
 - d. Any fitness, pool or other recreational area within a hotel shall be accessed only by an electronic key controlled security system.
 - e. Any outdoor patio area shall be closed by 11:00 p.m.
15. **Burning.** During the period of construction on the Property, there shall be no burning of natural materials or construction debris on the Property.
16. **Conference Space.** Any hotel on the Property shall not contain any conference or boardroom space that exceeds 750 square feet in area.
17. **Construction.** The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall be between 7:00 a.m. and 7:00 p.m., Monday through Friday, between 8:00 a.m. and 5:00 p.m. on Saturday, and between 10:00 a.m. and 4:00 p.m. on Sunday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work, including, but not limited to, concrete pours or utility connections.
18. **C-1 Zoning.** No later than 60 days after receipt of a certificate of occupancy for a building on the Property, the Applicant shall file an application with the County to rezone to the C-1 zoning classification all of the areas within the Property that are within the 100 year flood plain and are not shown on the Conceptual Plan (Exhibit B), (see case file) as developed area.
19. **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. Vithoukias
County Manager

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



PROPOSED HAMPTON INN AND SUITES
GLEN ALLEN, VIRGINIA
HENRICO COUNTY

EXHIBIT A
1 OF 3

REZ2016-00012





1 NORTH ELEVATION
A4.00 1/8" = 1'-0"



2 SOUTH ELEVATION
A4.00 1/8" = 1'-0"

EXHIBIT A
2 OF 3

REZ2016-00012

070116

HAMPTON INN AND SUITES
GLEN ALLEN, VA

Description
ELEVATIONS

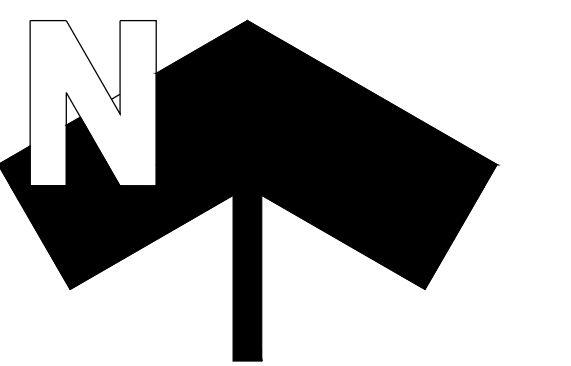
Project
HIS
Project Number
1511

Issue Date
12/2/2015
Revision Dates

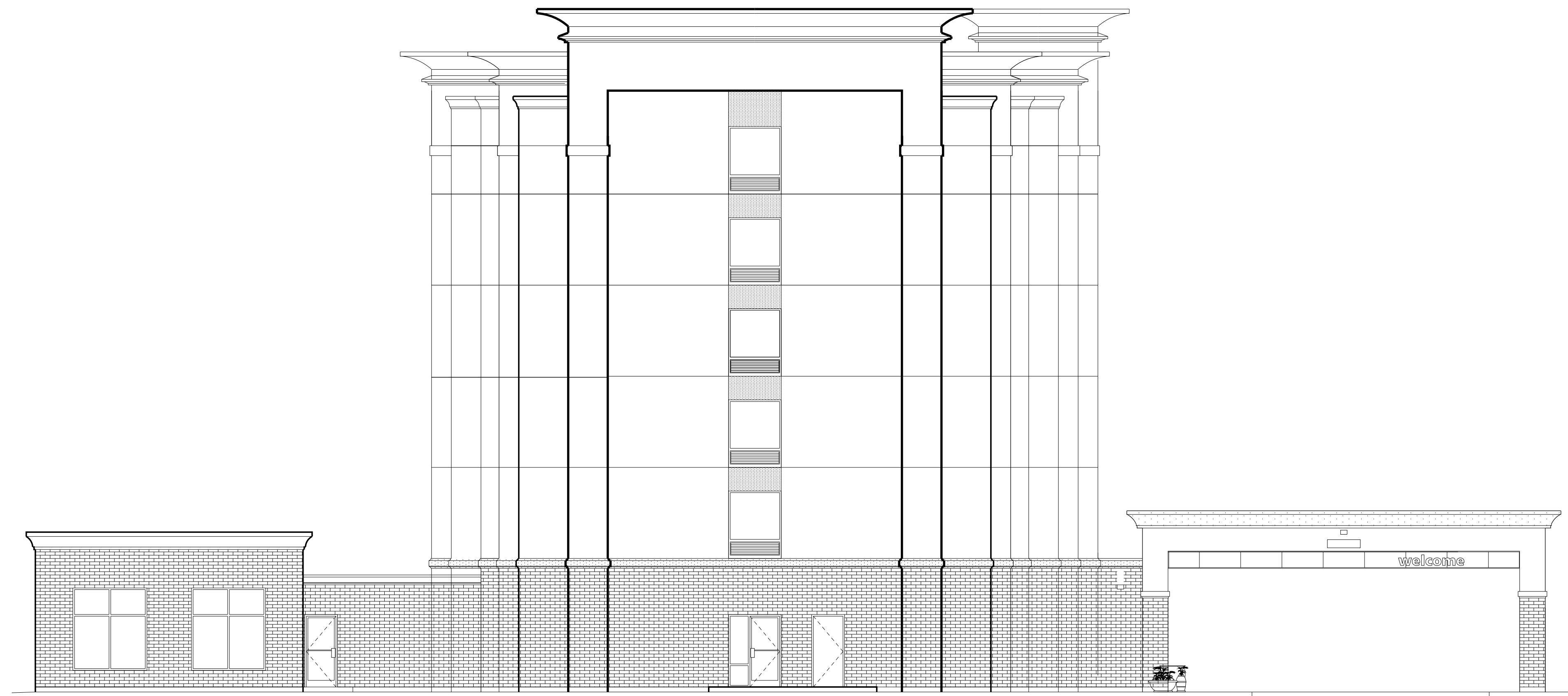
Drawn By
MCS

THE ARCHITECT EXPRESSLY RESERVES HIS COMMON LAW
COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS
WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN
ANY FORM OR MANNER, NOR CAN THEY BE ASSIGNED TO ANY
PARTY WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

NOT FOR CONSTRUCTION



A4.00



1 EAST ELEVATION
A4.02 1/8" = 1'-0"



2 WEST ELEVATION
A4.01 1/8" = 1'-0"

EXHIBIT A
3 OF 3

REZ2016-00012

070116

HAMPTON INN AND SUITES
GLEN ALLEN, VA

Description
ELEVATIONS

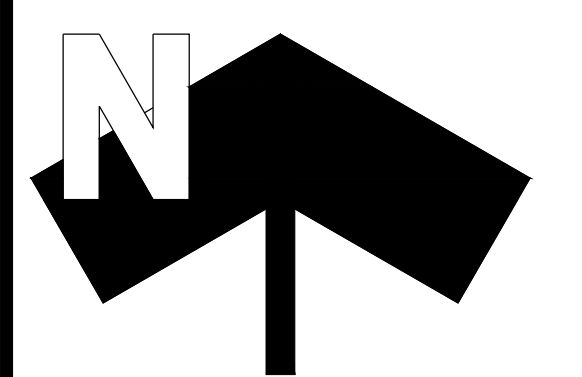
Project
HIS
Project Number
1511

Issue Date
12/2/2015
Revision Dates

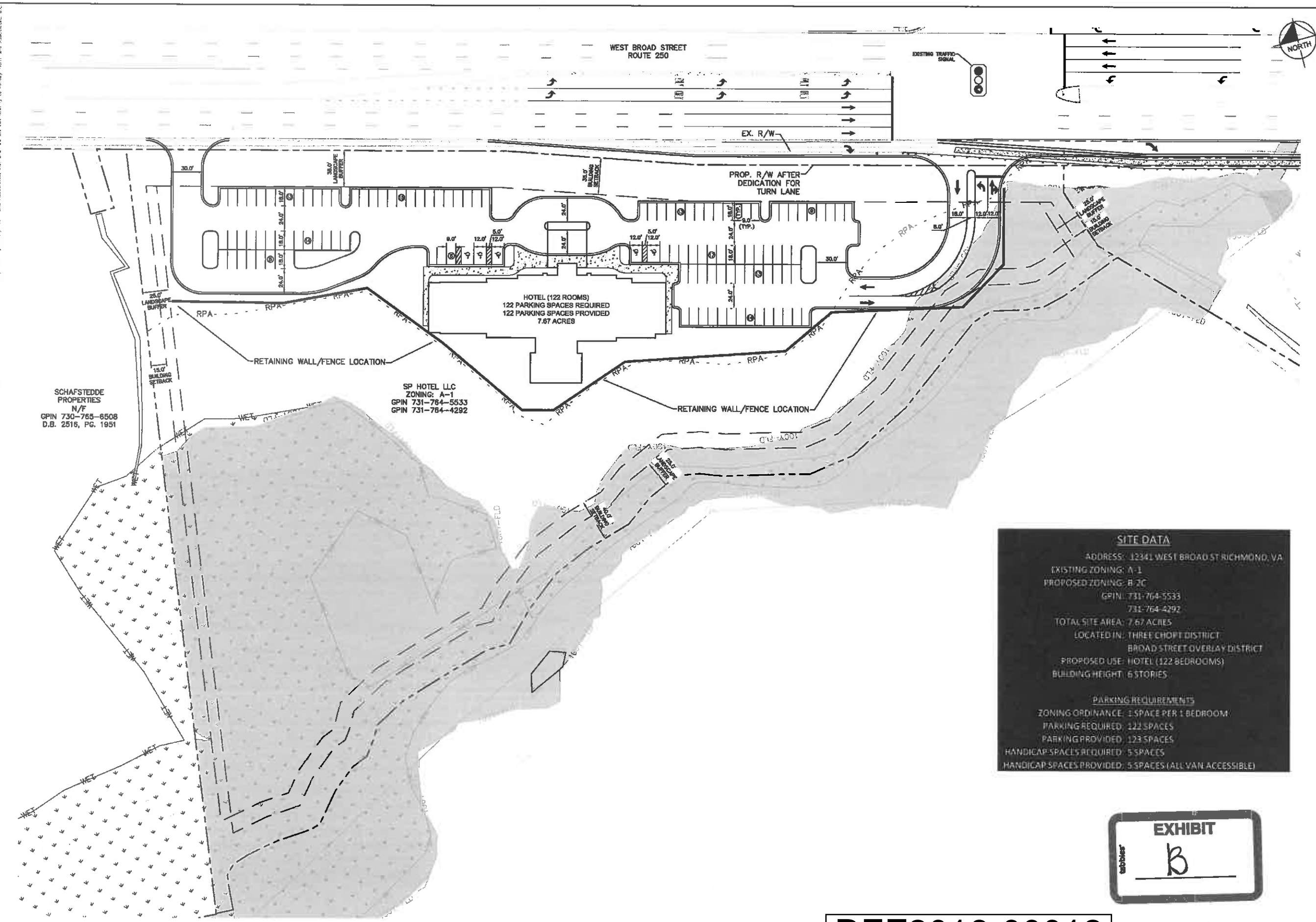
Drawn By
MCS

THE ARCHITECT EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR CAN THEY BE ASSIGNED TO ANY PARTY WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

NOT FOR CONSTRUCTION



A4.01



SCHAFSTEDDE PROPERTIES
 N/F
 GPIN 730-765-6508
 D.B. 2516, PG. 1951

SP HOTEL LLC
 ZONING: A-1
 GPIN 731-764-5533
 GPIN 731-764-4292

HOTEL (122 ROOMS)
 122 PARKING SPACES REQUIRED
 122 PARKING SPACES PROVIDED
 7.67 ACRES

WEST BROAD STREET
 ROUTE 250

PROP. R/W AFTER DEDICATION FOR TURN LANE

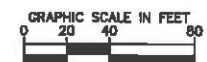
SITE DATA

ADDRESS: 12341 WEST BROAD ST RICHMOND, VA
 EXISTING ZONING: A-1
 PROPOSED ZONING: B-2C
 GPIN: 731-764-5533
 731-764-4292

TOTAL SITE AREA: 7.67 ACRES
 LOCATED IN: THREE CHOP DISTRICT
 BROAD STREET OVERLAY DISTRICT
 PROPOSED USE: HOTEL (122 BEDROOMS)
 BUILDING HEIGHT: 6 STORIES

PARKING REQUIREMENTS

ZONING ORDINANCE: 1 SPACE PER 1 BEDROOM
 PARKING REQUIRED: 122 SPACES
 PARKING PROVIDED: 123 SPACES
 HANDICAP SPACES REQUIRED: 5 SPACES
 HANDICAP SPACES PROVIDED: 5 SPACES (ALL VAN ACCESSIBLE)



REZ2016-00012

NO.	REVISIONS	DATE	BY

Kimley»Horn

© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
 1700 WILLOW LANE DR. SUITE 200, RICHMOND, VA 23230
 PHONE: 804-673-3862 FAX: 804-673-3860
 WWW.KIMLEY-HORN.COM

KHA PROJECT 113234000
DATE 02/18/2016
SCALE AS SHOWN
DESIGNED BY CHS
DRAWN BY SPD
CHECKED BY DBE

CONCEPTUAL
 SITE LAYOUT

HAMPTON INN
 PREPARED FOR
 SHAMIN HOTELS

HENRICO COUNTY VIRGINIA

This document, together with the exhibits and designs presented hereon, is an instrument of service, is intended to serve as a record of the work done by the consultant, and is the property of Kimley-Horn and Associates, Inc. It is to be used for the purpose for which it was prepared, and no part of it is to be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written authorization of Kimley-Horn and Associates, Inc. The consultant assumes no responsibility for any errors or omissions in this document.