

REZ2018-00042

Zoning

Medical Office

Brookland District

400



PS August 2018

Ref: 773-745-9522



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

November 20, 2018

Ms. Marie T. Hammer
6521 Confederate Hill Dr.
Mechanicsville, VA 23111

Re: Rezoning Case REZ2018-00042

Dear Ms. Hammer:

The Board of Supervisors at its meeting on November 13, 2018, approved your request to conditionally rezone from R-2 One-Family Residence District to O-2C Office District (Conditional) Parcel 773-745-9522 containing 3.79 acres located on the west line of Staples Mill Road (U.S. Route 33), approximately 810' north of Dumbarton Road, described as follows:

Commencing at the Intersection of Dickens Road and Staples Mill Road, with the west line of Staples Mill Road in an northerly direction 0.3 +/- mile to a rod found on the west line of Staples Mill Road, said rod found being the True Point of Beginning; thence, leaving the west line of Staples Mill Road S 65°29'36" W 884.17 feet to a point; thence N 15°32'53" W 79.0 feet to a point; thence, N 07°23'07" W 111.96 feet to a point; thence N 22°53'07" W 25.25 feet to a point; thence, N 67°46'03" E, passing through a rod found at 10.58 feet, 683.60 feet to a rod found; thence, N 57°56'13" E 122.77 feet, to a cross cut on the west line of Staples Mill Road; thence, with the west line of Staples Mill Road a curve to the left with a length of 202.55 feet, a radius of 850.51 feet, a chord of 202.08 feet and a chord bearing of S 34°01'42" E to a rod found; said rod found being the true point of beginning, containing 165,092 square feet or 3.79 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated October 18, 2018, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Concept Plan.** The property shall be developed in general conformance with the concept plan entitled "Conceptual Plan #6", prepared by Goodfellow, Jalbert, Beard and Associates Inc., dated September 18, 2018 (see case file). The concept plan is conceptual in nature and may vary in detail as otherwise requested by the owner and specifically approved at the time of Plan of Development review.
2. **Building Materials.** Any future additions or buildings to be constructed on the property shall be architecturally compatible and have similar materials as the existing building or buildings surrounding the property. The exterior of any such additions or

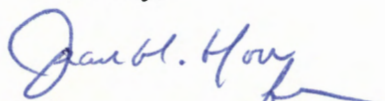
buildings shall be predominantly of brick, wood, cementitious siding, stone, textured masonry, or stucco.

3. **Limitation on Uses.** No funeral home, undertaking establishment, or child care center shall be permitted on the property.
4. **Trash Receptacles.** Dumpsters and trash receptacles shall be screened from public view at ground level with opaque fencing or materials compatible with the existing building or as otherwise approved at the time of Plan of Development review.
5. **Trash Pick-up, Parking Lot Cleaning and Leaf Blowing.** There shall be no trash pickup, parking lot cleaning or leaf blowing before 7 a.m. or after 7 p.m., Monday through Friday, or before 10 a.m. or after 7 p.m. on Saturdays. There shall be no trash pickup, parking lot cleaning or leaf blowing on Sundays.
6. **Parking Lot Lighting.** Parking lot lighting standards shall not exceed 15 feet in height above grade level. All parking lot lighting fixtures shall be of low intensity and shall be positioned in such a manner as to minimize the impact of such lighting on any adjacent property. Parking lot lighting shall produce a maximum lighting intensity of 1.0 foot candle at a minimum of 15 feet outside the boundary lines of the property unless the director of planning finds there will be no adverse effect on adjoining property or public safety. Lighting will be reduced to security level following the close of business operations each day.
7. **Outside Speakers.** Outside speakers shall not be audible beyond the boundary lines of the property.
8. **Security Alarms.** No external alarm bells or warning devices that are audible beyond the boundary lines of the property shall be permitted.
9. **Signage.** Any detached signs shall be ground mounted and shall not exceed 6 feet in height.
10. **Utility Lines.** Except for junction boxes and access boxes, meters and existing overhead utility lines all new utility lines shall be installed underground.
11. **HVAC.** Heating and air conditioning equipment shall be screened from public view along property lines at ground level with landscaping or as otherwise approved at the time of Plan of Development.
12. **C-1 Zoning.** No later than 90 days after receipt of a Certificate of Occupancy for any building on the Property other than the existing building, 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 otherwise developable area.

13. **Building Height.** Building height as defined in the zoning ordinance shall be limited to forty-five (45) feet.
14. **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 any 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
Mr. Christopher Sorenson, Schools
Mr. Justin Briggs, Schools

1. CURRENT ZONING: R-2
2. PROPOSED ZONING: O2
3. TOTAL AREA: 3.79 ACRES
3. OWNER: MARISSE T. HAMMER
6521 CONFEDERATE HILL DR.
MECHANICSVILLE, VA 23111
(804)513-2402
4. PROPOSED USE: 1st. FLOOR = MEDICAL OFFICE
2nd. FLOOR = RESIDENTS
5. GPIN NUMBER: 773-745-9522
6. THERE ARE RPA'S LOCATED ON THE PROPERTY.
7. A PORTION OF THIS PROPERTY DOES LIE IN A FEMA DESIGNATED FLOOD ZONE (AE), THE AREA TO BE DEVELOPED IS IN FLOOD ZONE (X) A NON HAZARD FLOOD ZONE.
8. EXISTING SEWAGE DISPOSAL: SEPTIC TANK AND DRAINFIELD
9. PROPOSED SEWERAGE DISPOSAL: HENRICO COUNTY PUBLIC UTILITIES
10. WATER SUPPLY:
11. EXISTING BUILDING: 1ST. FLOOR=2,296 SQ. FT., 2nd. FLOOR =1,554 SQ. FT., TOTAL=3,850 SQ. FT.
12. PROPOSED BUILDING: 0 SQ. FT.
13. PARKING REQUIREMENTS: 1 SPACE PER 200 SQ.FT.OF GFA 1st. FLOOR= 12 SPACES.
1 SPACE REQUIRED FOR 2nd. FLOOR= 1 SPACE
TOTAL SPACES REQUIRED= 13 SPACES
14. PARKING PROVIDED: 16 SPACES
15. CONTOURS WERE TAKEN FROM HENRICO COUNTY GIS.
16. TRANSITIONAL BUFFER SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 10 FEET WIDE AND PLANTED PER HENRICO COUNTY REQUIREMENTS.

