

**REZ2019-00017**

**Zoning**

Office

Three Chopt District

400



PS April 2019

Ref: 739-755-8658



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

John A. Vithoulkas  
County Manager

October 15, 2019

Mr. Jesse R. Penn, III, MEM, EIT  
42296 Benfold Square  
Ashburn, VA 20148

Re: Rezoning Case REZ2019-00017

Dear Mr. Penn:

The Board of Supervisors at its meeting on October 8, 2019, approved your request to rezone from A-1 Agricultural District to O-1C Office District (Conditional) Parcel 739-755-8658 containing 1.047 acres located on the north line of Church Road, approximately 145' east of its intersection with John Rolfe Parkway, described as follows:

Beginning at a point on Church Road, L1, said point being the point of beginning; thence S 56°26'30" W, a distance of 21.68'; thence S 55°17'48" W, a distance of 99.01'; thence N 52°09'06" W, a distance of 169.13'; thence N 11°24'39" E, a distance of 305.09, thence S 27°18'11" E, a distance of 376.42' to the point of beginning and containing 1.047 acres.

The Board of Supervisors accepted the following proffered conditions, dated October 7, 2019, 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 Layout prepared by Timmons Group dated August 6, 2019 (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 submitted Building Renderings (see case file). The exterior shall be predominantly of brick, stained wood, metal panels and glass.
3. **Trash Receptacles.** Dumpsters and trash receptacles shall be screened from public view at ground level with brick veneer to match the building with painted steel gate or as otherwise approved at the time of Plan of Development review.
4. **Trash Pickup.** 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.

5. **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.
6. **Outside Speakers.** Outside speakers shall be prohibited on the property.
7. **Security Alarms.** No external alarm bells or warning devices that are audible beyond the boundary lines of the property shall be permitted.
8. **Signage.** Any detached signs shall be ground mounted and shall not exceed 6 feet in height. Signage will use materials consistent with the building materials previously listed. Lighting, internal or external, of the sign shall be prohibited.
9. **Utility Lines.** Except for junction boxes and access boxes, meters and existing overhead utility lines, all utility lines shall be installed underground.
10. **Turn Lane for U-Turn Movements.** Construction of a left turn lane on eastbound Church Road within the existing median as shown on the Conceptual Layout (see case file). Dimensions of the turn lane shall be determined at the Plan of Development review.
11. **Construction Hours.** Construction hours will be limited to the hours of 7 a.m. to 5 p.m. Monday through Friday.
12. **Hours of Operation.** Hours of Operations for all tenants will be within the normal business hours of 7 a.m. to 10 p.m. Monday through Friday.
13. **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.
14. **Landscaping.** The 10 foot landscape buffer shown on the proffered conceptual plan shall be planted using evergreen trees and a continuous line of evergreen shrubbery. The shrubbery shall be at least two feet high when planted and shall be regularly trimmed for appearance and height not to exceed 3½ feet.

The 6 foot landscape buffer shown along the adjacent property on the proffered conceptual plan (see case file) shall be planted using evergreen trees and a continuous line of evergreen shrubbery. The shrubbery shall be at least two feet high

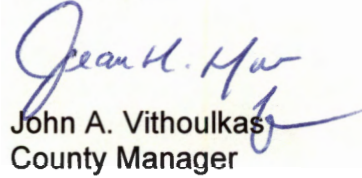


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October 15, 2019  
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when planted and shall be regularly trimmed for appearance and height not to exceed 3½ feet. This continuous line of evergreen shrubbery shall match the same length as the 10 foot landscape buffer giving both buffers a symmetrical landscaping appearance.

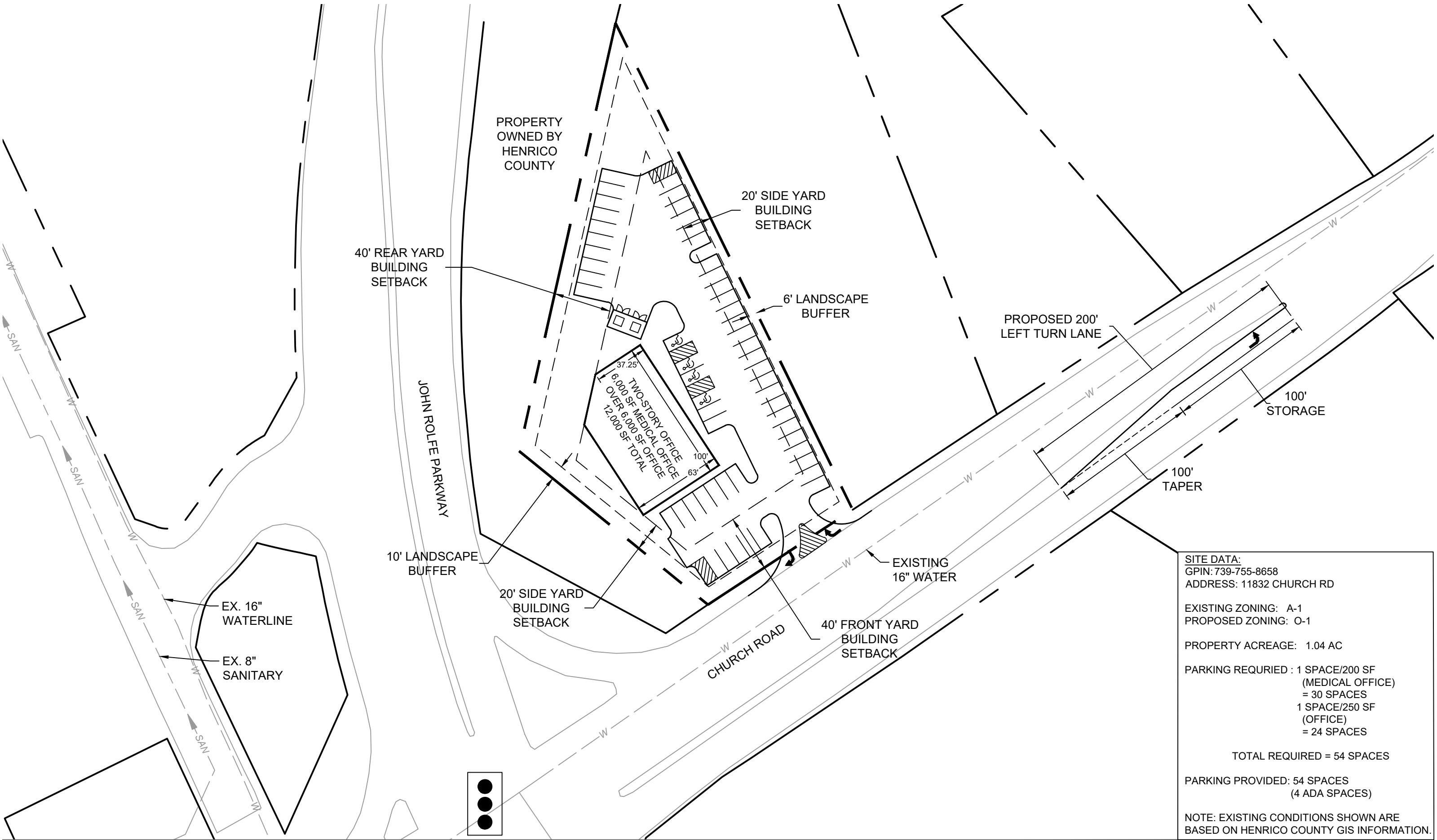
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoukas  
County Manager

pc: Mopar, LLC  
Jesse R. Penn, III with Penn & Company, LLC  
Director, Real Estate Assessment  
Police, Special Services



**SITE DATA:**  
GPIN: 739-755-8658  
ADDRESS: 11832 CHURCH RD

EXISTING ZONING: A-1  
PROPOSED ZONING: O-1

PROPERTY ACREAGE: 1.04 AC

PARKING REQUIRED : 1 SPACE/200 SF  
(MEDICAL OFFICE)  
= 30 SPACES  
1 SPACE/250 SF  
(OFFICE)  
= 24 SPACES

TOTAL REQUIRED = 54 SPACES

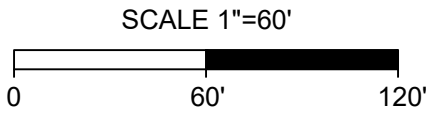
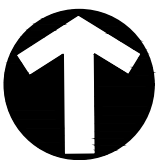
PARKING PROVIDED: 54 SPACES  
(4 ADA SPACES)

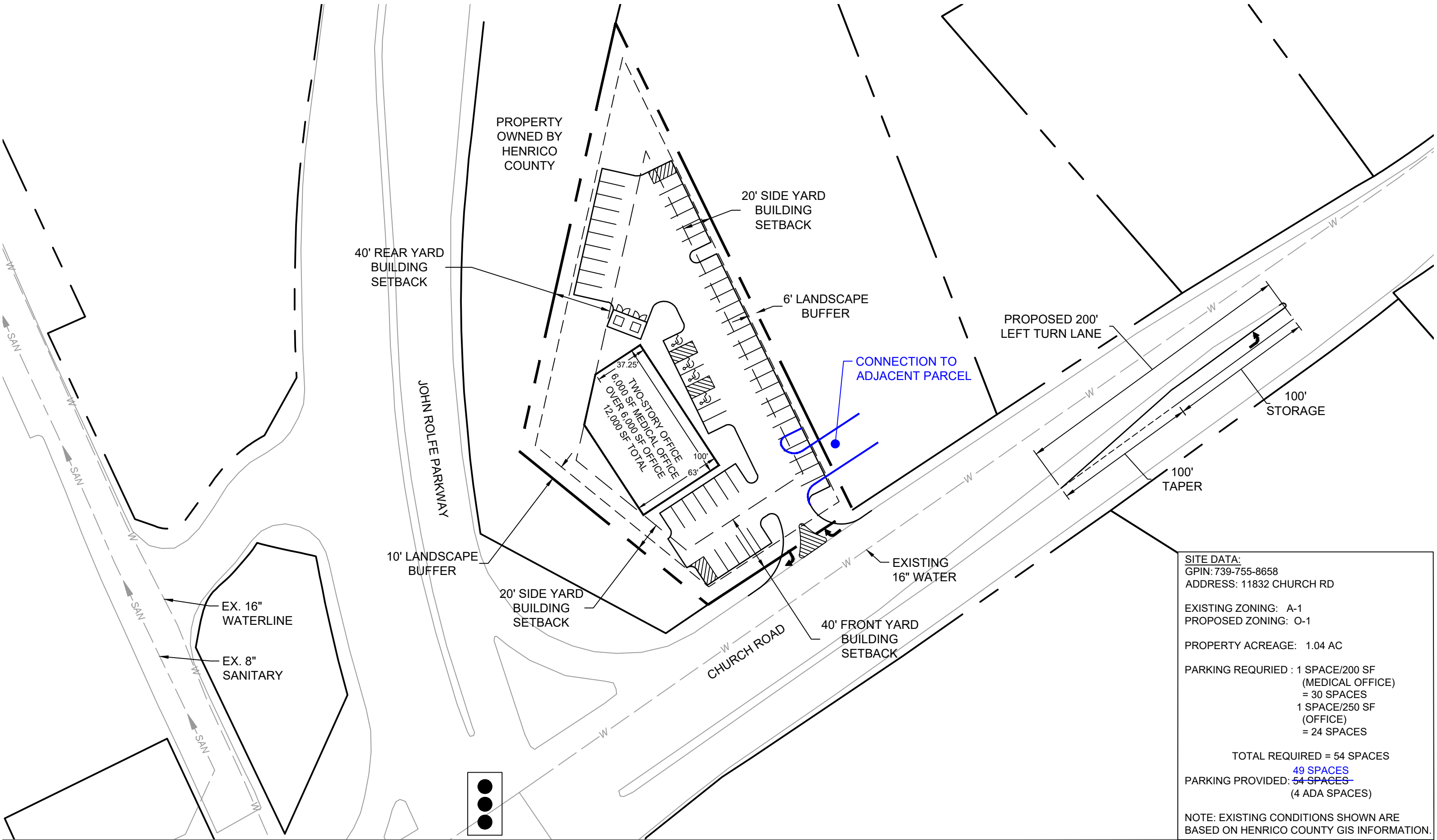
NOTE: EXISTING CONDITIONS SHOWN ARE  
BASED ON HENRICO COUNTY GIS INFORMATION.

# CONCEPTUAL LAYOUT

Church Road Dentist Office - August 6, 2019

REZ2019-00017





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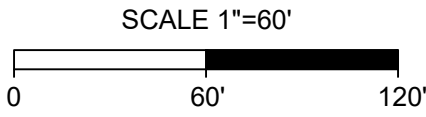
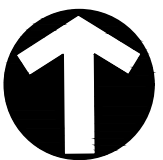
TOTAL REQUIRED = 54 SPACES  
PARKING PROVIDED: ~~54 SPACES~~  
49 SPACES  
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