

**0-2C, B-2C & B-3C  
to B-3C  
17.81 Ac.**

**REZ-2023-100258**  
**Zoning**  
 Commercial  
 Brookland District

400 Feet



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

John A. Vithoukias  
County Manager

June 18, 2024

Costco Wholesale Corp.  
999 Lake Drive  
Issaquah, WA 98027

Re: Rezoning Case REZ-2023-100258

Dear Sir/Madam:

The Board of Supervisors at its meeting on June 11, 2024, approved your request to conditionally rezone from O-2C Office District (Conditional), B-2C Business District (Conditional), and B-3C Business District (Conditional) to B-3C Business District (Conditional) Parcels 754-758-1687, 754-758-7677, 754-759-3406, and 754-759-7616 containing 17.81 acres located at the northwest intersection of W. Broad Street (U.S. Route 250) and Springfield Road (State Route 157), described as follows:

GPIN: 754-758-1687 (Parcel 1)

BEGINNING at an iron rod found on the Northerly right-of-way line of West Broad Street (U.S. Route No. 250) (Variable Width R.O.W.) said point being distant 175.98 feet Easterly from the intersection of the Northerly line of West Broad Street with the Easterly line of Stillman Parkway extended, running thence -

- 1) N 32° 35' 30" E, a distance of 250.43' feet, to a capped rebar set, thence -
- 2) N 57° 24' 30" W, a distance of 175.98' feet, to a capped rod set on the Easterly line of Spillman Parkway, thence -
- 3) N 32° 35' 30" E, a distance of 114.47' feet, to a capped rod set, thence -
- 4) S 56° 05' 02" E, a distance of 176.03' feet, to a capped rod set, thence -
- 5) S 13° 48' 39" E, a distance of 45.87' feet, to a capped rod set, thence -
- 6) S 32° 34' 08" W, a distance of 18.00' feet, to a capped rebar set, thence -
- 7) S 57° 25' 52" E, a distance of 315.69' feet, to a capped rebar set, thence -
- 8) S 32° 34' 08" W, a distance of 319.56' feet, to an iron rod found on the Northerly line of West Broad Street, thence -
- 9) N 57° 27' 07" W, a distance of 239.55' feet, to an iron rod found, thence -
- 10) N 52° 38' 54" W, a distance of 101.51' feet, to an iron rod found, thence -
- 11) N 57° 27' 07" W, a distance of 8.34' feet, to the point and place of BEGINNING.

Parcel 1 containing 131,952.5 square feet of land more or less or 3.029 acres of land more or less.

GPIN: 754-759-3406 (Parcel 2)

COMMENCING at a point being the intersection of the Northerly right-of-way line of West Broad Street (U.S. Route No. 250) (Variable Width R.O.W.) and the Easterly right-of-way

line of Stillman Parkway (60' R.O.W.), running thence - S 57° 27' 07" E, a distance of 184.32' feet, to a point, thence - S 52° 38' 54" E, a distance of 101.51' feet, to a point, thence - S 57° 27' 07" E, a distance of 239.55' feet, to a point, thence - N 32° 34' 08" E, a distance of 319.56' feet, to a capped rebar set being the True Point and Place of BEGINNING, running thence -

- 1) N 57° 25' 52" W, a distance of 315.69' feet, to a capped rebar set, thence -
- 2) N 32° 34' 08" E, a distance of 18.00' feet, to a capped rod set, thence -
- 3) N 13° 48' 39" W, a distance of 45.87' feet, to a capped rod set, thence -
- 4) N 75° 27' 03" E, a distance of 512.72' feet, to an iron rod found, thence -
- 5) S 32° 34' 08" W, a distance of 425.34' feet, to the point and place of BEGINNING

Parcel 2 containing 81,738.8 square feet of land more or less or 1.876 acres of land more or less.

GPIN: 754-758-7677 (Parcel 3)

BEGINNING at an iron rod found, said point being the intersection of the Northerly right-of-way line of West Broad Street (U.S. Route No. 250) (Variable Width R.O.W.) and the Westerly right-of-way line of Springfield Road (State Route No. 157) (Variable Width R.O.W.), running thence -

- 1) N 63° 32' 55" W, a distance of 715.00' feet, to an iron rod found, thence -
- 2) N 26° 27' 06" E, a distance of 720.00' feet, to an iron rod found, thence -
- 3) S 63° 32' 55" E, a distance of 382.00' feet, to an iron rod found, thence -
- 4) N 89° 32' 44" E, a distance of 211.26' feet, to an iron rod found, thence -
- 5) S 76° 29' 56" E, a distance of 99.24' feet, to an iron rod found on the Westerly right-of-way line of Springfield Road, thence -
- 6) S 12° 00' 02" W, a distance of 66.15' feet, to an iron rod found, thence -
- 7) S 75° 53' 55" E, a distance of 13.12' feet, to an iron rod found, thence -
- 8) S 25° 14' 27" E, a distance of 40.58' feet, to an iron rod found, thence -
- 9) S 17° 26' 37" W, a distance of 47.08' feet, to an iron rod found, thence -
- 10) S 71° 07' 26" E, a distance of 3.28' feet, to an iron rod found, thence -
- 11) Southwesterly along an arc curving to the right and having a radius of 903.41' feet, and arc length of 67.28' feet, having a central angle of (04°16' 02"), a chord bearing of S 24° 23' 03" W and a chord length of 67.27' feet, to an iron rod found, thence -
- 12) S 26° 31' 04" W, a distance of 612.83' feet, to the point and place of BEGINNING.

Parcel (GPIN: 754-758-7677) containing 555,968.8 square feet of land more or less or 12.763 acres of land more or less.

GPIN: 754-759-7616 (Parcel 4)

COMMENCING at an iron rod found, said point being located on the Northerly right-of-way line of West Broad Street (U.S. Route 250) (Variable Width RW) and being on the common line of lands Now of Formerly of Commercial Net Lease Realty, INC and



COSTCO Wholesale Corporation, running thence - N 26° 27' 06" E, a distance of 720.00' feet, to an iron rod found, said point being the true point and place of BEGINNING, thence-

- 1) N 26° 27' 05" E, a distance of 16.00' feet, to an iron rod found, thence -
- 2) S 63° 32' 55" E, a distance of 413.53' feet (CALC) 413.62' feet (DEED), to an iron rod found, thence -
- 3) S 89° 32' 44" W, a distance of 35.36' feet (CALC) 35 44' feet (DEED), to an iron rod found, thence -
- 4) N 63° 32' 55" W, a distance of 382.00' feet, to the point and place of BEGINNING.

Parcel (GPIN: 754-759-7616) containing 6,364.2 square feet of land more or less or 0.146 acres of land more or less.

The Board of Supervisors accepted the following proffered conditions, dated June 11, 2024, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Conceptual Plan:** The subject property shall be developed in general conformance with Exhibit A, attached (see case file), prepared by Colliers Engineering & Design, and dated as of May 1, 2024 (the "Concept Plan"). The exact locations, footprints, configurations, size, and details of the buildings, drives, parking areas, automobile filling stations, stormwater management and BMP facilities, and other improvements shown on the Concept Plan are illustrative, subject to change, and may be updated from time to time as required for final engineering designs, compliance with governmental regulations, or as otherwise approved at the time of Plan of Development Review.
2. **Automobile Filling Station Architecture:** Any automobile filling stations and related canopy structures constructed on the subject property shall be developed in general conformance with the architectural style depicted on Exhibit B attached (see case file), prepared by MG2, and dated as of August 22, 2023 (the "Canopy Elevation Plan"). The exact locations, materials, footprints, configurations, size, and details of the automobile filling stations shown on the Canopy Elevation Plan are illustrative, subject to change, and may be updated from time to time as required for final engineering designs, compliance with governmental regulations, or as otherwise approved at the time of Plan of Development Review. Any signage shown on the Canopy Elevation Plan is illustrative only, and any signage provided on an automobile filling station canopy shall be as permitted by the Zoning Ordinance.
3. **Landscaping Plan:** Landscaping and buffering of the subject property shall be provided in general conformance with Exhibit C, attached (see case file), prepared by Colliers Engineering & Design, and dated as of February 14, 2024 (the "Landscape Plan"), and may include supplemental plantings, berms, retaining walls, and/or fencing as approved at the time of Plan of Development Review. Roads, sidewalks, utility



easements (including drainage), commonly owned fencing or walls adjacent to a road or drive, and signage at an entrance to the subject property shall be permitted within a transitional buffer; provided any road, drive, or utility easement shall be oriented to be generally perpendicular through a buffer, except as otherwise shown on the Concept Plan or approved at the time of Plan of Development Review. Transitional buffers shall not be required between separate tax map parcels within the subject property. The exact locations, materials, footprints, configurations, size, and details of any landscaping and buffering shown on the Landscape Plan are illustrative, subject to change, and may be updated from time to time as required for final engineering designs, compliance with governmental regulations, or as otherwise approved at the time of Plan of Development Review.

4. **Warehouse Building Expansion Architecture:** The expansion of the existing Costco warehouse building on the subject property (the "Building Expansion") shall be developed in general conformance with the architectural style for the "Area of Work" depicted on Exhibit D attached (see case file), prepared by MG2, and dated as of September 8, 2023 (the "Warehouse Expansion Elevation Plan"). The exact locations, materials, footprints, configurations, size, and details of the Building Expansion shown on the Warehouse Expansion Elevation Plan are illustrative, subject to change, and may be updated from time to time as required for final engineering designs, compliance with governmental regulations, or as otherwise approved at the time of Plan of Development Review. Notwithstanding the foregoing, the architectural style and materials of the Building Expansion shall be similar to, and compatible with, the existing warehouse building. Any signage shown on the Warehouse Expansion Elevation Plan is illustrative only, and any signage provided for the existing warehouse building or the Building Expansion shall be as permitted by the Zoning Ordinance.
5. **Existing and Interim Uses and Structures:** Existing structures and parking areas located on the subject property may be demolished or remain in use until such time as the subject property is redeveloped in accordance with REZ2023-100258 and these Proffers for Conditional Rezoning. Except as otherwise provided in Proffer 6, any use permitted in the "B-3 Business District" shall be permitted on the subject property as an interim use, subject to the requirements of the Henrico County Zoning Ordinance and other applicable laws, rules, and regulations.
6. **Use Restrictions:** The subject property may not be used for the following purposes:
  - a. Funeral home;
  - b. Helicopter landing facility;
  - c. Passenger terminal, surface transportation;
  - d. Adult Uses;
  - e. Indoor shooting range;
  - f. Alternative lending institution;
  - g. Automotive painting and body shop;

- h. Automotive repair, provided, however, that automotive parts and installation and minor servicing shall be a permitted use of the subject property;
  - i. Commercial fuel depot;
  - j. Commercial vehicle repair, maintenance;
  - k. Fleet terminal;
  - l. Towing or wrecker service;
  - m. Contractor services;
  - n. General industrial service and repair; and
  - o. Laundry, dry cleaning, and carpet cleaning plants.
7. **Hours of Operation:** The following hours of operations for services to the general public shall be applicable to the subject property:
- a. Except for an automobile filling station, all permitted uses on the subject property may be conducted between the hours of 9:30 AM. and 8:30 P.M., seven days per week; provided, however, on holidays such uses may be conducted between the hours of 8:30 A.M. and 8:30 P.M.
  - b. Any automobile filling station use may be conducted between the hours of 6:00 AM. and 9:30 P.M., seven days per week.
8. **Hours of Construction:** Construction or demolition activities related to the redevelopment of the subject property in accordance with REZ2023-100258 and these Proffers for Conditional Rezoning shall be limited to the hours of 7 A.M. to 7 P.M.
9. **Springfield Road Sidewalk (Southern Segment):** - Subject to all applicable governmental approvals, a minimum five (5) foot wide sidewalk for pedestrian access shall be constructed along the subject property's Springfield Road frontage between W. Broad Street and the right-in/right-out access along Springfield Road. The sidewalk may be constructed within existing landscaped area along the subject property's Springfield Road frontage. The final sidewalk location shall be determined at the time of Plan of Development review. If the sidewalk is not dedicated to the Virginia Department of Transportation for maintenance, then the owner, or its successors or assigns, shall dedicate a sidewalk easement to the County for such purposes.
10. **Springfield Road Sidewalk (Northern Segment):** - Subject to all applicable governmental approvals, a minimum five (5) foot wide sidewalk for pedestrian access shall be constructed along the subject property's Springfield Road frontage between the right-in/right-out access along Springfield Road and Huron Avenue (the "Northern Segment"). The sidewalk may be constructed within existing landscaped area along the subject property's Springfield Road frontage. The sidewalk shall not be required to be constructed in areas with steep grades in excess of five percent (5%) or in areas requiring the relocation or change in depth of existing utilities, traffic signal facilities, or storm drainages facilities. The final sidewalk location shall be determined at the time

Costco Wholesale Corp.

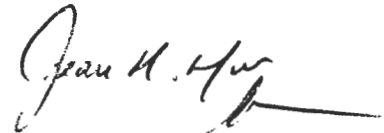
June 18, 2024

Page 6

of Plan of Development review. If the sidewalk is not dedicated to the Virginia Department of Transportation for maintenance, then the owner, or its successors or assigns, shall dedicate a sidewalk easement to the County for such purposes. In the event the owner is not required to construct some or all of the sidewalk, as determined at the time of Plan of Development for the reasons specified herein, then upon the County's written request, the owner shall dedicate a portion of the subject property or convey an easement of sufficient area along the Northern Segment, not to exceed nine (9) feet in width behind the existing curb (as of the time of this rezoning), to permit the County to build the sidewalk. In conjunction with such request, the County may request in writing reasonably necessary temporary construction easements to construct the sidewalk. Any easements granted to the County by the owner shall be on terms mutually agreeable.

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

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Vithoulkas", with a long horizontal flourish extending to the right.

John A. Vithoulkas  
County Manager

pc: Costco Wholesale Corp. f/k/a Price Company  
Matthew G. Roberts, Attorney in Fact  
Director, Real Estate Assessment





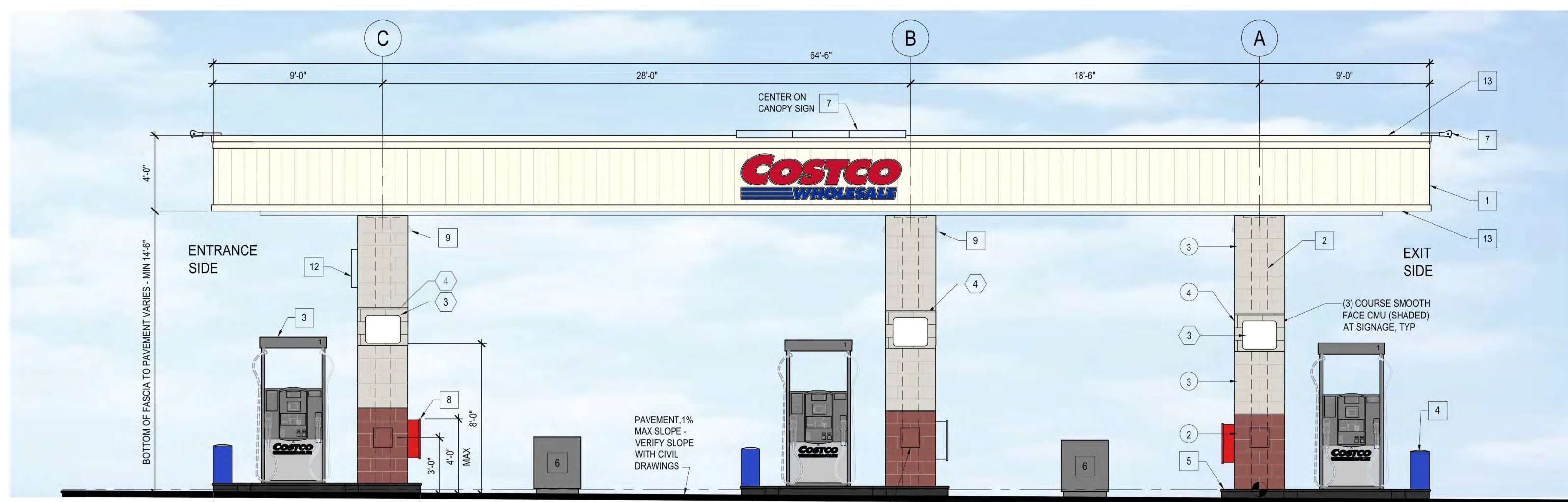




KEYNOTES	
1	PRE-FINISHED METAL FASCIA PANEL, COLOR ????? - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT
2	COLUMN - SEE STRUCT DWGS - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT
3	ACCESSIBLE MULTIPRODUCT DISPENSER
4	CONCRETE-FILLED METAL FORMED GUARD AT ENDS OF ISLANDS - TOP OF GUARD AT 30" ABOVE TRAFFIC SURFACE - PAINT SIDES ONLY WITH GLOSS BLUE, REFER TO SPECIFICATION
5	RAISED CONCRETE ISLAND WITH METAL EDGE FORM - PAINT SIDES ONLY WITH GLOSS BLACK, REFER TO SPECIFICATION
6	WASTE RECEPTOR, BOLT DOWN, CENTER OF EACH ISLAND (SOIC)
7	CANOPY FASCIA SIGN LIGHT FIXTURE (SOIC) - COLOR ????? - REFER TO DETAIL 16/AG-3
8	FIRE EXTINGUISHER AND CABINETS MOUNTED ON COLUMN SIDE AWAY FROM DISPENSER - FIRE EXTINGUISHER CABINET TO BE: BROOKS MODEL # MARK II, RED CABINET WITH CLEAR COVER (OR EQUAL) - FIRE EXTINGUISHER AND CABINET, BY GC
9	VIDEO CAMERA - VERIFY LOCATION WITH OWNER CONSTRUCTION PROJECT MANAGER. GC SHALL RUN CONDUIT AND INSTALL 3" ROUND OR OCTAGONAL J-BOX FOR MOUNTING CAMERAS - SEE ELECTRICAL DRAWINGS
10	CAULK PERIMETER OF DISPENSER BASE WITH PETROLEUM RESISTANT SEALANT - SEE T-DWGS, TYPICAL
11	12" x 12" ELECTRICAL ACCESS PANELS, SUPPLIED BY GC
12	FUEL INDICATOR LIGHT SYSTEM (SOIC)
13	COPING BOTTOM AND TOP OF FASCIA PANEL - COLOR ????? - REFER TO DETAIL 4/AG-3

GENERAL NOTES	
A.	SEE ENLARGED SITE PLAN FOR ADDITIONAL GENERAL NOTES AND ADDITIONAL DETAIL REFERENCES.

1 PROPOSED CANOPY AND DISPENSER ISLANDS (ENTRY ELEVATION)  
SCALE: 1/4" = 1'-0"



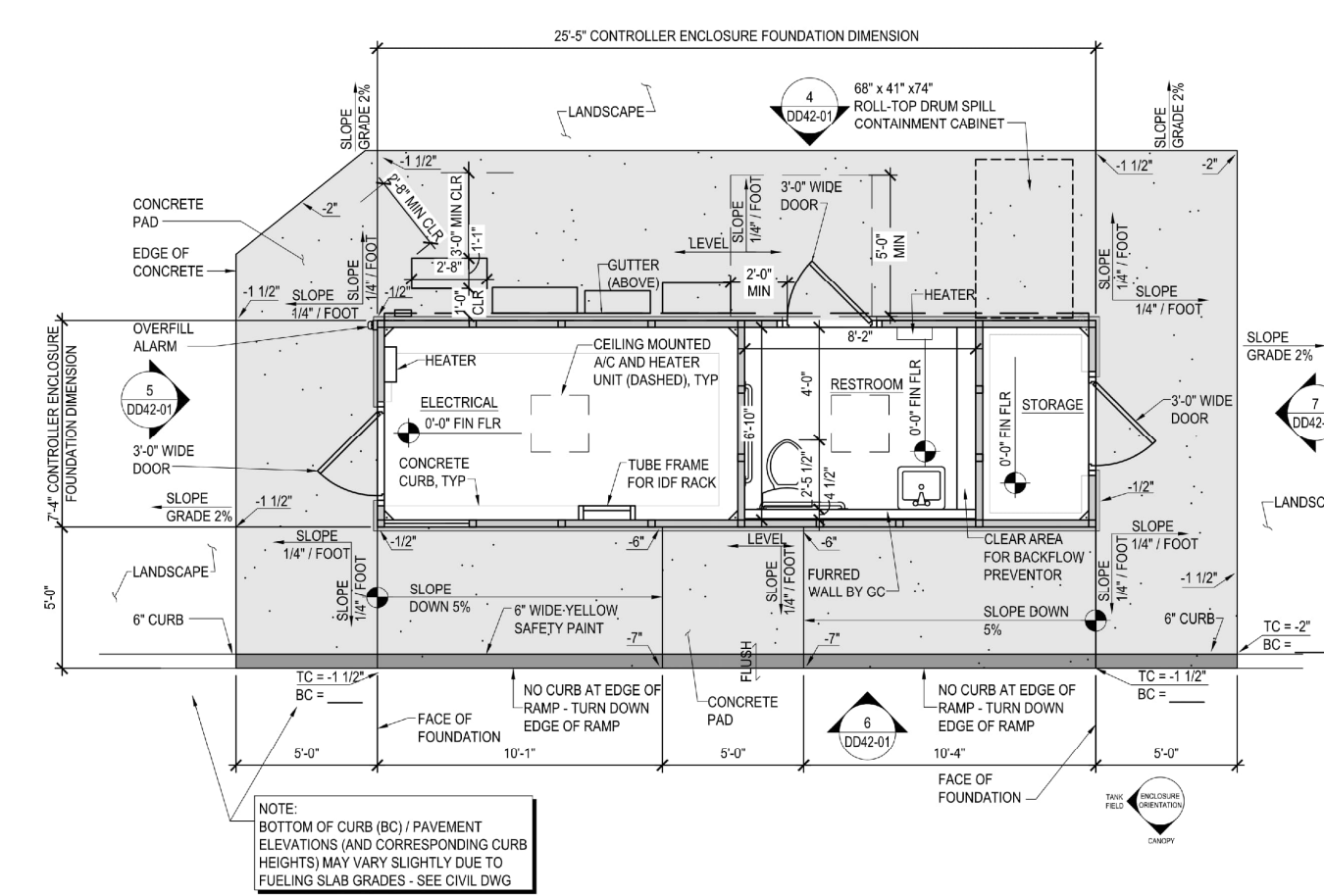
SIGNAGE AREA TABULATION (CANOPY SIGNS)					
QTY.	SIGN	DETAIL	SIZE	AREA (S.F.) EA.	TOTAL S.F.
1	COSTCO WHOLESALE (EAST FACADE)	4-DD4-2-02	2'-5 1/2" x 8'-0"	20.85 S.F.	20.85 S.F.
1	COSTCO WHOLESALE (WEST FACADE)	4-DD4-2-02	2'-5 1/2" x 8'-0"	20.85 S.F.	20.85 S.F.
1	COSTCO WHOLESALE (SOUTH FACADE)	4-DD4-2-02	2'-5 1/2" x 8'-0"	20.85 S.F.	20.85 S.F.
1	COSTCO WHOLESALE (NORTH FACADE)	4-DD4-2-02	2'-5 1/2" x 8'-0"	20.85 S.F.	20.85 S.F.
4	TOTAL SIGNAGE AREA				83.4 S.F.

SOIC - FUEL FACILITY SIGNAGE			
#	QTY	DESCRIPTION	TYPICAL PLACEMENT
1	2	MEMBERS ONLY / ENTER HERE WITH COSTCO LOGO 18" x 24" ALUMINUM	METAL POST EACH SIDE ON ENTRANCE(S) - SEE DETAIL 5/AG-7
2	4	WRONG WAY 24" x 24" ALUMINUM	END OF EACH ISLAND FACING EXIT - SEE DETAIL 8/AG-7 FOR MOUNTING
3	12	NO SMOKING / STOP ENGINE 18" x 22" ALUMINUM	AT ENTRY AND EXIT COLUMNS - FLUSH MOUNT ON COLUMNS - SEE SITE PLAN
4	12	IN CASE OF FIRE OR SPILL 18" x 22" ALUMINUM	AT CENTER COLUMNS - FLUSH MOUNT ALL SIDES OF COLUMN - SEE SITE PLAN
5	1	IN CASE OF FIRE OR SPILL 18" x 24" ALUMINUM, ONE SIDE	MOUNT ON CONTROLLER ENCLOSURE NEXT TO EMERGENCY PHONE, VISIBLE FROM THE PUMPS
6	1	NO CASH ON PREMISES	MOUNT ON CONTROLLER ENCLOSURE, NEAR DOOR
7	2	EMERGENCY SHUT-OFF	ABOVE EMERGENCY SHUT-OFF ON ENCLOSURE - SEE 4/AG-5, BELOW EMERGENCY SHUT-OFF - SEE 19/AG-6
8	2	STOP/DO NOT ENTER 24" x 24" ALUMINUM	METAL POST EACH SIDE OF EXIT - SEE DETAIL 4/AG-7

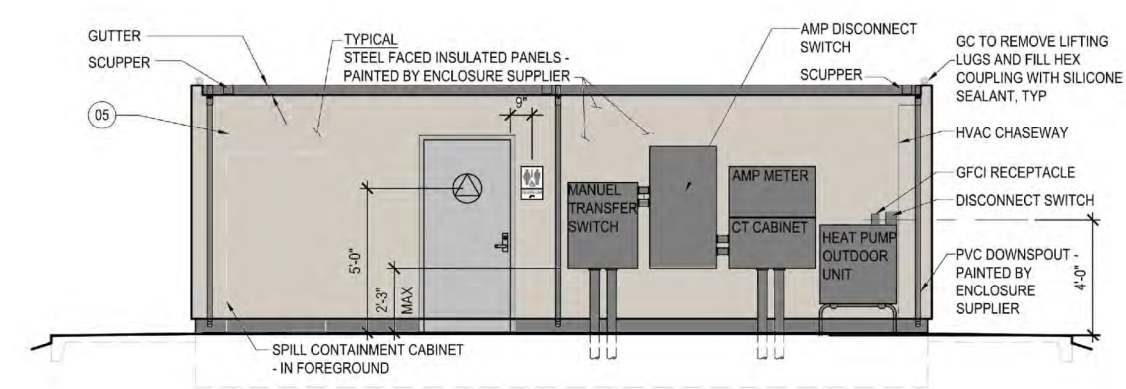
2 PROPOSED CANOPY AND DISPENSER ISLANDS (4 X 3 ISLANDS)  
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE					
#	ITEM	MATERIAL	FINISH	COLOR	MFR / NOTES
1	FASCIA	METAL	---	"MATCH EXISTING FASCIA"	BY MBS
2	COLUMNS A	CMU	SPLIT FACE	"MATCH WAREHOUSE TO 4'-0"	
3	COLUMNS A	CMU	SPLIT FACE	"MATCH WAREHOUSE 4'-0" TO 7'-4"	
4	COLUMNS C	CMU	SMOOTH FACE	"MATCH WAREHOUSE 8' ABOVE 9'-4"	
5	CONTROLLER ENCLOSURE	METAL	PAINT	"MATCH EXISTING CONTROLLER"	PREFABRICATED

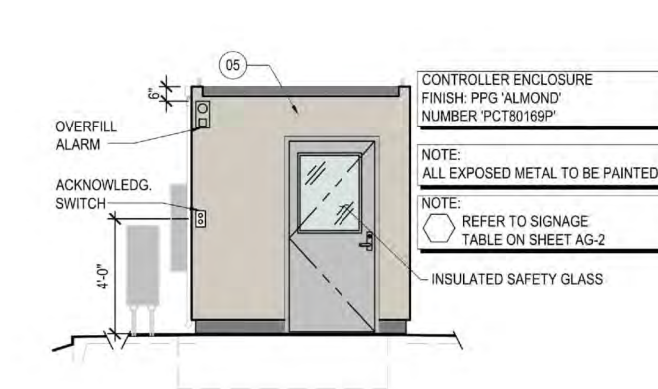
NOTE: GC TO PROVIDE COLOR SAMPLES FOR ARCHITECT'S APPROVAL



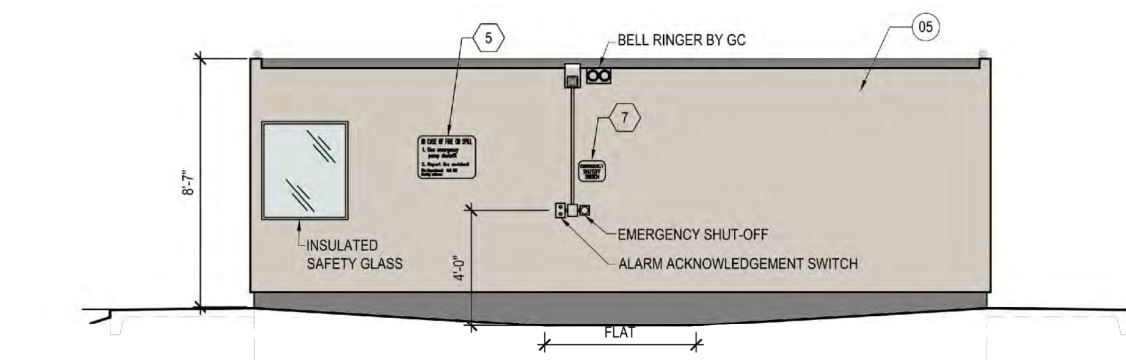
3 STANDARD CONTROLLER ENCLOSURE WITH RESTROOM PLAN  
SCALE: 3/16" = 1'-0"



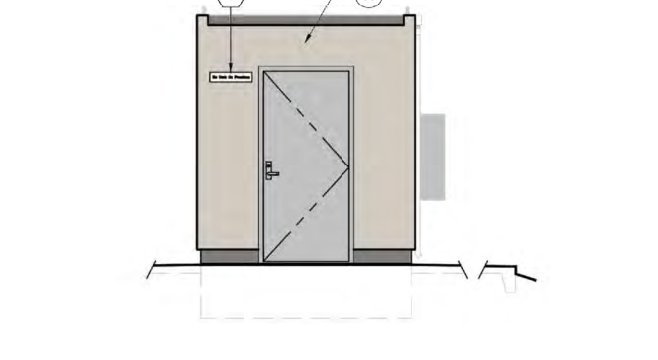
4 SIDE FACING AWAY FROM CANOPY  
SCALE: 3/16" = 1'-0"



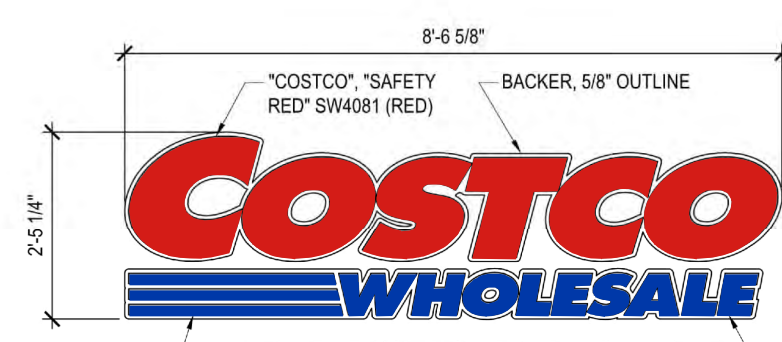
5 ELECTRICAL ENTRY  
SCALE: 3/16" = 1'-0"



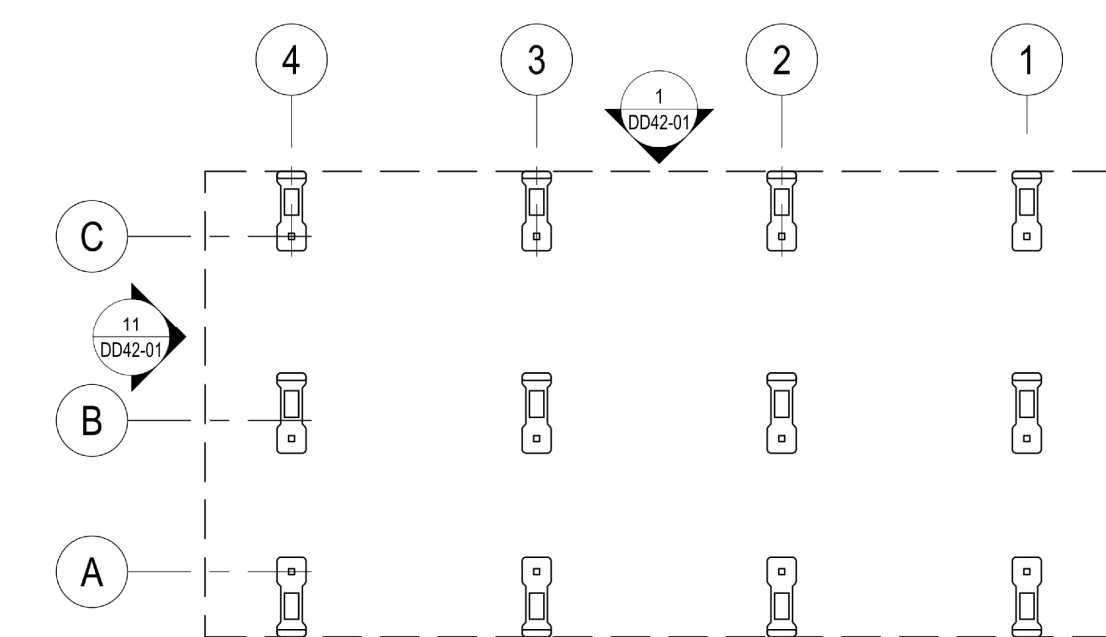
6 SIDE FACING CANOPY  
SCALE: 3/16" = 1'-0"



7 STORAGE ENTRY  
SCALE: 3/16" = 1'-0"



8 CANOPY SIGN  
SCALE: 1/2" = 1'-0" (SUPPLIED AND INSTALLED BY CANOPY SUPPLIER) 12/16



9 KEY PLAN  
SCALE: NTS

**COSTCO WHOLESALE**  
WEST HENRICO, VA  
WH #205

9650 WEST BROAD ST.  
GLEN ALLEN, VA 23060

8444 Westpark Dr, Ste 120  
McLean, VA 22102  
703.564.8484  
MG2.com

**MG2**

95-0400-30  
AUGUST 22, 2023

CANOPY  
ELEVATIONS

DD42-01

COSTCO WHOLESALE

PROPOSED FUEL FACILITY ELEVATIONS

HENRICO, VA

Exhibit B

REZ-2023-100258

AUGUST 22, 2023

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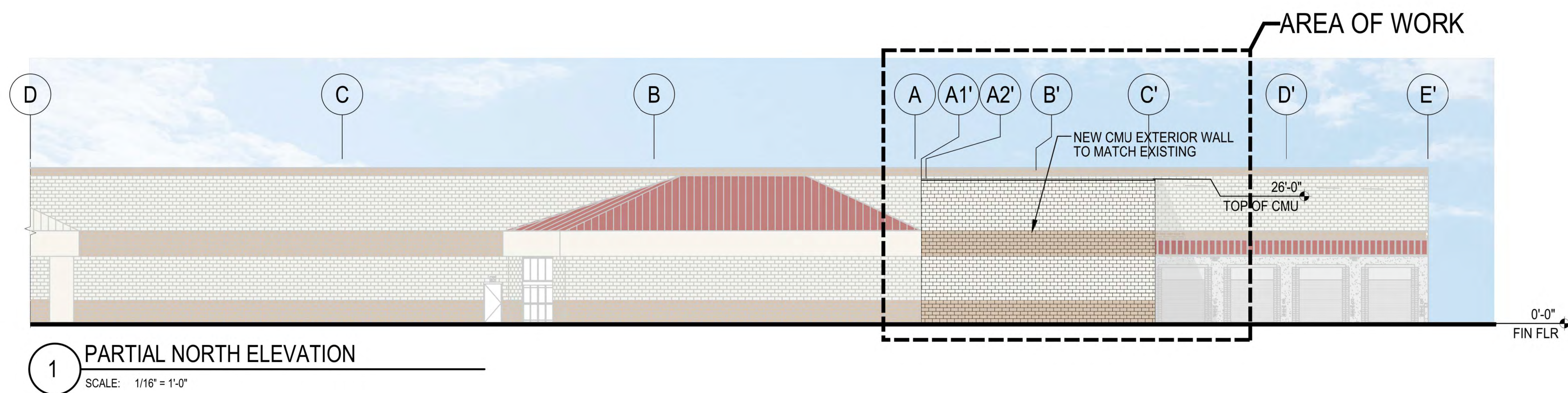




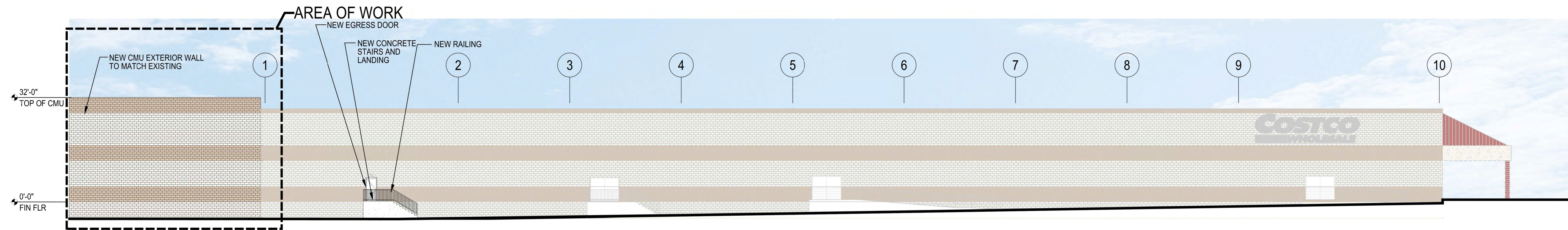




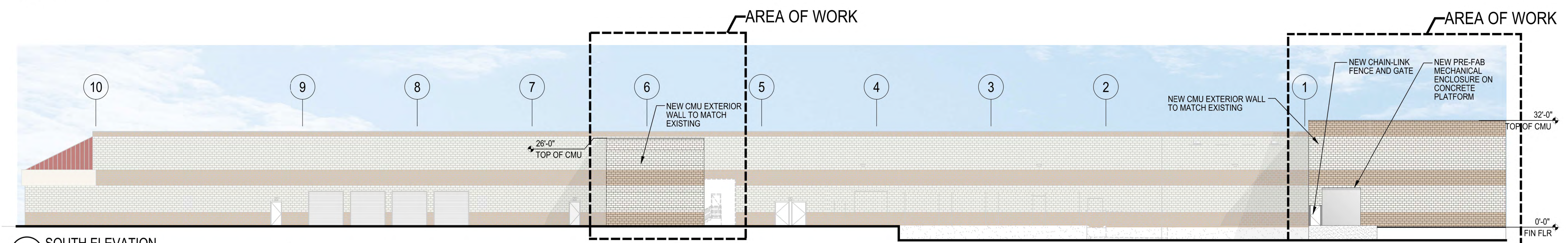




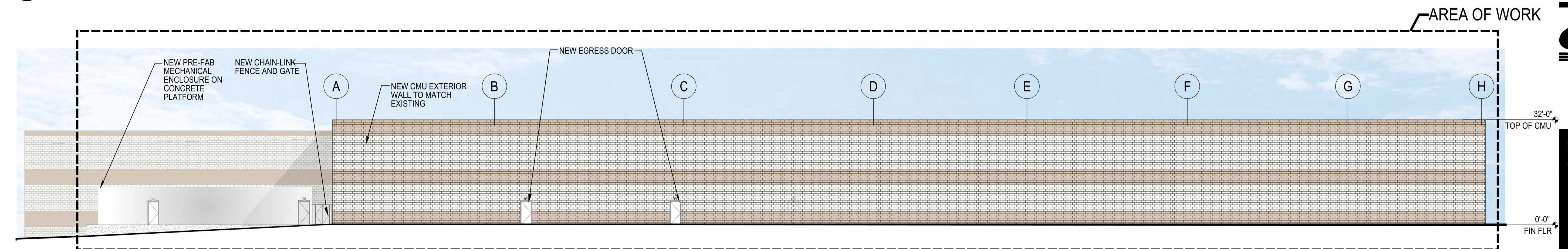
1 PARTIAL NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/16" = 1'-0"

**COSTCO WHOLESALE**  
W. HENRICO, VA # 205  
9650 WEST BROAD ST. GLEN ALLEN, VA 23060  
9444 Westpark Dr. Ste 120 McLean, VA 22102  
703 564 8484 MG2.com

**MG2**