

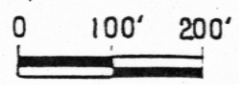
COUNTY OF HENRICO PLANNING OFFICE

RETAIL / VETERINARY HOSPITAL

79-B2-26,30

TUCKAHOE DISTRICT

C-82C-90



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

W.F. LaVECCHIA, P.E., AICP  
County Manager

March 19, 1991

Re: Conditional Rezoning Case C-82C-90

Mr. Paul Bradford Zubowsky  
10800 North Bank Road  
Richmond, Virginia 23223

Dear Mr. Zubowsky:

The Board of Supervisors at its meeting on March 13, granted your request to conditionally rezone property from R-3 One Family Residence to B-1C Business District (Conditional), property described as follows:

Parcels 79-B2-26 and 30:

From the northeast corner of Pemberton Road and Quioccasin Road; thence in an easterly direction 201.69' on the northern line of Quioccasin Road to the point of beginning; thence S.  $86^{\circ} 08' 00''$  E., 73.73'; thence N.  $09^{\circ} 44' 00''$  E., 356.70'; thence S.  $82^{\circ} 32' 02''$  E., 150.12'; thence S.  $09^{\circ} 44' 00''$  W., 411.78'; thence N.  $66^{\circ} 21' 20''$  W., 50.11'; thence along the northern line of Quioccasin Road 177.19' to the point of beginning, containing 1.361 acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. Landscaped Buffer - Quioccasin Road. A landscaped buffer twenty (20) feet in width will be provided adjacent to the right-of-way line of Quioccasin Road, except to the extent necessary or allowed for utility easements, signage and access driveway and other purposes requested and specifically permitted, or if required, by the Planning Commission at the time of Plan of Development review, or by any other governmental body. Any utilities or access driveway in the landscaped buffer shall be generally perpendicular to Quioccasin Road.
2. Building setback-Quioccasin Road. No building shall be constructed on the property within forty (40) feet of the right-of-way of Quioccasin Road, with such right-of-way being determined by the Planning Commission at the time of Plan of Development review.
3. Landscaped Buffer - Eastern Property Line. So long as the property immediately adjacent to and east of the eastern property line is zoned for residential use, a landscaped buffer twenty (20) feet in width will be provided adjacent to such property line, except to the extent necessary or allowed for utility easements and other purposes requested and specifically permitted, or if required, by the Planning Commission at the time of Plan of Development review, or by any other governmental body. Any utilities in the landscaped buffer shall be generally perpendicular to the eastern property line.

4. Building setback - Eastern Property Line. So long as the property immediately adjacent to and to the east of the eastern property line is zoned for residential use, no building shall be constructed on the property within twenty (20) feet of such property line.
5. Natural and Landscaped Buffer - Northern Property Line. A natural and landscaped buffer will be provided thirty (30) feet in width adjacent to the northern property line. This buffer shall remain in its natural state, supplemented with additional trees and plantings as required by the Planning Commission at the time of Plan of Development review; dead and fallen growth may be removed. This buffer will be undisturbed, except to the extent necessary or allowed for supplemental plantings and a fence as required by the Planning Commission at the time of Plan of Development review.
6. Fence - Northern Property Line. A six foot tall salt treated wood opaque fence will be placed within the buffer area adjacent to the northern property line if such fence is determined to be appropriate by the Planning Commission at the time of Plan of Development review, which fence shall be at a location the Planning Commission determines at the time of Plan of Development review as appropriate to preserve as many trees within the buffer area as practicable.
7. Building Setback - Northern Property Line. No building shall be constructed on the property within fifty (50) feet of the northern property line.
8. Parking Lot Lighting. All parking lot lighting standards on the property will not exceed twenty (20) feet in height above grade. All parking lot lighting fixtures shall be of low intensity, be positioned in such a manner as to minimize the impact of such lighting on any adjacent residentially zoned property and be "absolute cut-off" type (light source being substantially concealed from view by the design of the luminaire). Parking lot lighting shall produce a maximum lighting intensity of one-half (1/2) foot candle at the northern boundary line of the property.  
  
All parking lot and driveway lighting shall be reduced to a minimum level necessary for security purposes following the close of business conducted on the property.
9. HVAC. Roof-top heating and air conditioning equipment visible from ground level at the property lines shall be screened from public view with material and in a manner approved by the Planning Commission at the time of Plan of Development review.
10. Trash Receptacles. Trash receptacles shall be screened from public view at ground level at the property lines with material and in a manner approved by the Planning Commission at the time of Plan of Development review. No trash pick up shall occur on the property before 7:00 a.m. or after 7:00 p.m.
11. Exterior Material of Buildings. The exposed portion of each exterior wall surface (front, rear, and sides) of each building constructed on the property (excluding roof top screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building architectural treatment and materials.

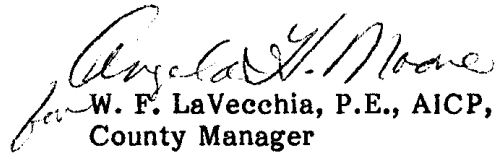
All buildings constructed on the property shall have exposed exterior walls (above finished grade) of face brick, natural stone, glass, drivit or stucco if applied to a masonry surface, exposed aggregate concrete, or any equivalent permanent architecturally finish material as specifically approved by the Planning Commission at time of Plan of Development review; different architectural treatment and/or materials may be specifically approved with respect to the exposed portion of any such wall by the Planning Commission at the time of Plan of Development review. No building shall be covered with or have exposed to view any painted or unfinished concrete masonry units, sheet or corrugated aluminum, asbestos or metal unless otherwise specifically approved by the Planning Commission at the time of Plan of Development review; metal may also be used in a decorative nature.

12. Height of Buildings. No building on the property shall exceed two stories above grade or twenty-five (25) feet in height.
13. Detached Sign. Any detached sign on the property shall be ground mounted and shall not exceed ten (10) feet in height above grade and, if lighted, shall be internally lit.
14. No Access via Honeycutt Road. There shall be no access to this property via Honeycutt Road.
15. Hospital or Clinic for Small Animals, Dogs, Cats, Birds, and the Like. Any hospital or clinic for small animals, dogs, cats, birds and the like shall not have a kennel for the overnight housing of animals that are not patients at such hospital or clinic. Any such hospital or clinic shall have its treatment rooms, cages and pens within a completely enclosed, soundproofed building and shall be operated in such a manner as not to produce any objectionable noise, odors or vermin outside its walls. No medical waste or dead animals shall be disposed of by use of the exterior trash receptacles on the property.
16. Single Access on Quioccasin Road. There shall be only one direct vehicular access to this property from Quioccasin Road.
17. Quioccasin Road Construction. The right-of-way for the widening of Quioccasin Road shall be granted to the County of Henrico and the road improvements to Quioccasin Road shall be built as determined appropriate at the time of the Plan of Development approval by the Planning Commission.
18. Size of Hospital or Clinic. Any hospital or clinic for small animals, dogs, cats, birds and the like shall not exceed three thousand five hundred (3,500) square feet.
19. Uses. The following uses shall be permitted on the property:
  - (a) Uses permitted in an O-1 zoning classification;
  - (b) Hospital or clinic for small animals, dogs, cats, birds and the like; and
  - (c) Retail sale of products for such small animals, dogs, cats, birds, and the like as a part of such hospital or clinic.

Mr. Paul Bradford Zubowsky  
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The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

  
for W. F. LaVecchia, P.E., AICP,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Ralph L. Axselle, Jr., Esquire  
Estate of Ada Price