

36-A-16 & 17 PT. OF 13 & 15

MINI - WAREHOUSE

THREE CHOPT DISTRICT

C-3C-98



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 17, 1998

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-3C-98

Short Pump Associates, L.L.C.
8513 Staples Mill Road
Richmond, VA 23228

Gentlemen:

The Board of Supervisors at its meeting on March 11, 1998, granted your request to conditionally rezone property from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Part of Parcels 36-A-13 and 15, and Parcels 36-A-16 and 17, described as follows:

Beginning at a point on the southern right-of-way line of Interstate 64 at its intersection with the western right-of-way line of Pouncey Tract Road, which point is the True Point of Beginning; thence along Pouncey Tract Road S 18° 27' 02" E., 82.71' to a point; thence S. 04° 25' 52" E., 1.63' to a point; thence leaving Pouncey Tract Road N. 78° 03' 33" W., 208.16' to a point; thence S. 01° 50' 33" E., 150.00' to a point; thence S. 78° 03' 33" E., 215.22' to a point on the western right-of-way line of Pouncey Tract Road; thence S 04° 25' 52" E., 148.15' to a point; thence N. 89° 10' 30" W., 35.15' to a point; thence S. 04° 25' 52" E., 206.80' to a point; thence leaving Pouncey Tract Road N. 83° 21' 00" W., 628.76' to a point; thence N. 06° 39' 00" E., 760.40' to a point on the southern right-of-way line of Interstate 64; thence S. 64° 19' 58" E., 561.57' to the True Point of Beginning, containing 8.277 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 24, Code of Henrico (Zoning Ordinance):

1. Elevation and Site Plan. The Property shall be developed in substantial conformance with the elevation prepared by J. Calvin Holcombe, AIA, dated December 23, 1997, a copy of which is attached as Exhibit A (See case file), and the preliminary site plan prepared by J. Calvin Holcombe, AIA, dated December 23, 1997, revised January 29, 1998, a copy of which is attached as Exhibit B (See case file), subject to such changes as may be requested by the County or owner and approved by the Planning Commission at the time of Plan of Development review.
2. Architectural Treatment. Colonial cream colored split-face block shall be used on the exterior wall surfaces of the mini-storage warehouse buildings where shown shaded in blue on Exhibit B (See case file) and the exterior of the mini-storage doors shall be of a substantially similar color.

The remaining materials utilized on the exterior walls of the mini-storage warehouse buildings shall be of a colonial cream color with cedar tan color asphalt shingles on

all roofs. The exterior walls of the office/apartment building shall be constructed of colonial cream vinyl siding with cedar tan asphalt shingles on the roof.

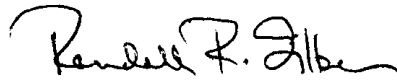
All buildings developed within that portion of the Property labeled "Future Development" on Exhibit B (See case file), other than mini-storage warehouse buildings, shall have exposed exterior walls (above finished grade) of either, or a combination of face brick, split-face block, natural stone, Hardiplank, dryvit, stucco, vinyl or glass or an equivalent permanent architecturally finished material, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall surface at the time of Plan of Development review. No buildings developed within that portion of the Property labeled "Future Development" on Exhibit B (See case file), other than mini-storage warehouse buildings, shall be covered with or have exposed to view any sheet or corrugated aluminum or metal, exposed aggregate concrete, painted or unpainted or unfinished concrete masonry units or asbestos unless otherwise specifically requested and approved by the Planning Commission at the time of Plan of Development review.

3. Use Restriction. The Property may only be used for a mini-storage warehouse facility with an accessory office and dwelling unit for its manager and such uses as are customarily accessory and incidental thereto and uses permitted in a B-2 zoning district, except that none of the following uses shall be permitted on any portion of the Property:
 - a. Adult book stores;
 - b. Mortuaries;
 - c. Flea markets;
 - d. Boat, boat trailer and motorcycle sales, service and storage;
 - e. Rifle or pistol range;
 - f. Sales or service of guns and firearms;
 - g. Convenience food stores;
 - h. Body shops, automobile repair; or
 - i. Gasoline filling stations.
4. Lighting. All parking lot lighting on the Property shall be produced from concealed sources of light (such as shoebox type fixtures), shall not exceed ten (10) feet in height above grade level and shall be reduced to no more than a security level following the close of business operations.
5. HVAC. Heating and air conditioning equipment shall be screened from public view at ground level at the Property lines in a manner approved by the Planning Commission at the time of Plan of Development review.
6. Central Trash Receptacles. Central trash receptacles, not including convenience cans, shall be screened from public view at ground level in a manner approved by the Planning Commission at the time of Plan of Development review.
7. Outside Speakers. There shall be no outside speakers which may be heard beyond the boundaries of the Property.

8. Trash Pickup. Trash pickup from the Property shall be limited to the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday and there shall be no trash pickup on Saturday or Sunday.
9. Operating Hours. Mini-storage warehouse office hours shall not commence before 7:00 a.m. or extend beyond 9:00 p.m. nor shall access to the mini-storage units be permitted before 7:00 a.m. or after 9:00 p.m. except in cases of bona fide emergencies.
10. Security. The mini-storage warehouse facility shall have a full-time manager living on the site.
11. Doors. No loading doors shall be located on the eastern wall of any building closest to Pouncey Tract Road.
12. Traffic Restriction. No Plan of Development shall be granted for a use on the Property (other than for mini-storage warehouse facilities) which will generate more trips per day than can be adequately handled in the opinion of the Director of Public Works or until alternative vehicular access is obtained to serve the Property.
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.

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 Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Jay M. Weinberg
Mr. F. G. Pruitt, Jr.
Ms. Susan S. Watson
Mr. and Mrs. Ray Bartholomew
Ms. Naomi Davis