PUP2018-00011
Marketplace Holdings, LLC

Staff Report for Board of Supervisors Public Hearing
Prepared September 26, 2018

This report is prepared by the Henrico County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this application. It may also be useful to others interested in this zoning matter.

I. PUBLIC HEARINGS:

Planning Commission:	September 13, 2018	Recommended for approval
Board of Supervisors:	October 9, 2018	Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Request:	Automobile oil change facility
Existing Zoning:	B-2C, Business District (Conditional)
Acreage:	2.406 acres; .655 acres leased area
Location:	West line of Staples Mill Road (U.S. Route 33) approximately 320' south of its intersection with Hungary Spring Road
Magisterial District:	Brookland
Comprehensive Plan Recommendation:	Commercial Concentration
Parcel No:	Parcel 767-757-9294
Zoning of Surrounding Property:	North: B-2C Business District (Conditional) South: B-2C Business District (Conditional) East: B-2C Business District (Conditional) West: R-2A One-Family Residence District and R-5 General Residence District

III. SUMMARY OF STAFF REPORT COMMENTS:

The applicant is requesting a provisional use permit (PUP) to allow an oil change facility on an outparcel within Staples Mill Marketplace shopping center. The site is zoned B-2C. The proffers that govern the site, C-03C-09, prohibit automobile, truck, trailer, motorcycle, recreational vehicle or bus sales, rental, and repair. The applicant has submitted a companion case, REZ2018-00034, to amend these proffers to allow for an oil change facility (Valvoline). Approval of the companion proffer amendment case is required to consider this application.

The 2026 Comprehensive Plan recommends Commercial Concentration. The B-2 district allows auto parts sales, service, and/or installation as a provisional use if done within a completely enclosed, air conditioned building no larger than 15,000 square feet of floor area. The applicant has submitted a conceptual plan, landscape plan, and architectural elevations.

The proposed use of an oil change facility would be consistent with the site's designation on the Comprehensive Plan and B-2C zoning. If developed in general conformance with the submitted conceptual plan, landscape plan, and architectural elevations, staff believes the use would not negatively impact the shopping center or adjacent uses. For these reasons, staff supports this request subject to the recommended conditions outlined in Section IV. The Planning Commission recommended approval of this request at their September 13, 2018 meeting.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The subject site is located on the west line of Staples Mill Road (U.S. Route 33) approximately 320' south of its intersection with Hungary Spring Road. It is an outparcel of Staples Mill Marketplace shopping center and is zoned B-2C. The site was part of a larger rezoning case, C-03C-09, that rezoned 28.914 acres from R-3 One-Family Residence District. POD2012-00280 was approved to construct the shopping center that includes a 123,000 square foot grocery store, a one-story 25,500 square foot retail building, a fuel facility, and four outparcels. The proffers that govern the property (C-03C-09) prohibit automobile, truck, trailer, motorcycle, recreational vehicles, or bus sales, rental, and repair. Companion case REZ2018-00034 proposes to amend proffers to allow for an oil change facility (Valvoline).

Auto parts sales, service and/or installation, including tires, are allowed in the B-2 Business District with an approved Provisional Use Permit if located within a completely enclosed, air-conditioned building not exceeding 15,000 square feet. The applicant has submitted a conceptual plan (Exhibit A) indicating the proposed building would total 1,664 square feet.

The proposed oil change facility building would be consistent with the architectural style and material of the existing buildings in the shopping center as illustrated by the elevations submitted by the applicant. The proposed building's exterior would be primarily brick and the drive thru bays would face Staples Mill Road. The applicant has also submitted a landscaping plan to provide screening of the bays along Staples Mill Road and adjacent properties.

Staff believes this provisional use permit request for an oil change facility would be consistent with the site's B-2C zoning and Commercial Concentration designation, provided the required proffer amendment is approved. If developed in general conformance with the conceptual and landscaping plan and architectural elevations, staff believes the use would not negatively impact the shopping center or adjacent uses. For these reasons, staff supports this request with the following recommended conditions:

1. This permit shall allow Valvoline Instant Oil Change to perform oil changes and related auto serving at this location in Staples Mill Marketplace Shopping Center. It shall not apply to any other business in the overall shopping center.

2. The site and building shall be developed in general conformance with the conceptual plan (Exhibit A), landscaping plan (Exhibits B-1 and B-2), and architectural elevations (Exhibit C) submitted with this request.

3. Any modifications to the site plan, landscaping plan, or building to accommodate related Valvoline Instant Oil Change services shall require administrative approval of a Plan of Development.

4. No exterior storage of oil or other automotive parts shall be permitted.

5. All services shall be conducted within a completely enclosed, air-conditioned building.

The Planning Commission recommended approval of this request at their September 13, 2018 meeting.

V. COMPREHENSIVE PLAN ANALYSIS:

Comprehensive Plan Recommendation:
The 2026 Comprehensive Plan recommends Commercial Concentration. The proposed use consistent with this designation.

Vision, Goals, Objectives, and Policies:
This request is most consistent with the following Goals, Objectives and Policies of the 2026 Comprehensive Plan:

- Economic Objective 5: Promote reinvestment in older neighborhoods to meet the needs for retail services and employment in the area.
- Land Use and Community Character Goal 4: A diverse and balanced mix of land uses promoting fiscal health.
- Land Use and Community Character Objective 10: Use development design guidelines and standards to enhance, promote and protect a high-quality community identity and aesthetic.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:
No objections to this request.

Drainage:
All proposed improvements must comply with all applicable Public Works plan of development requirements. The site is located within 50/10 detention area and must comply with applicable regulations. The site must comply with applicable stormwater quality and quantity requirements. Traffic Engineering will determine if any right-of-way dedication or road improvements are required along Hungary Spring Road. VDOT will determine if any road improvements are required along Staples Mill Road.

Public Utilities Services:
County water and sewer are both located in an easement on the private access road along the southern property line.

Department of Community Revitalization:
No comments on this request.

Schools:
This case does not have any educational impacts.

Division of Fire:
No comments on this request.

Division of Police:
The applicant is encouraged to contact and work with the Community Services Unit with the Police Division for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts as a plan of development (POD) is drafted for submission to the county for review.

Recreation and Parks Department:
No park or recreation facilities, historical, archaeological or battlefield impact.

Libraries:
No comments on this request.

Topography and Land Characteristics Adaptability:
There are no known topographic reasons why the property could not be developed as proposed.

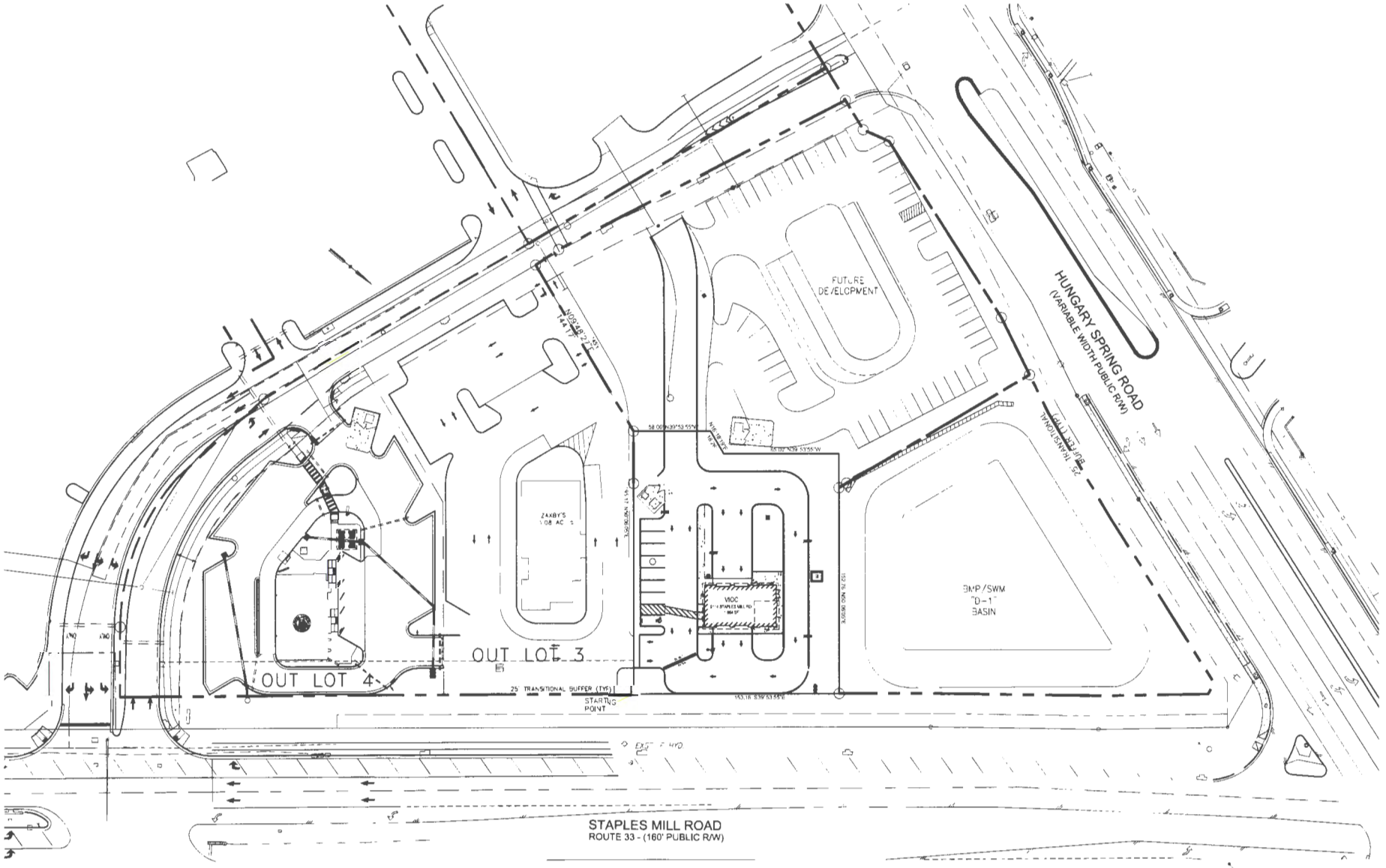

EXHIBIT A PUP2018-00011

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No	Remarks/Submission	Date
	OWNER REVIEW	08.29.2018

VALVOLINE INSTANT OIL CHANGE
9114 STAPLES MILL RD
HENRICO, VA 23288

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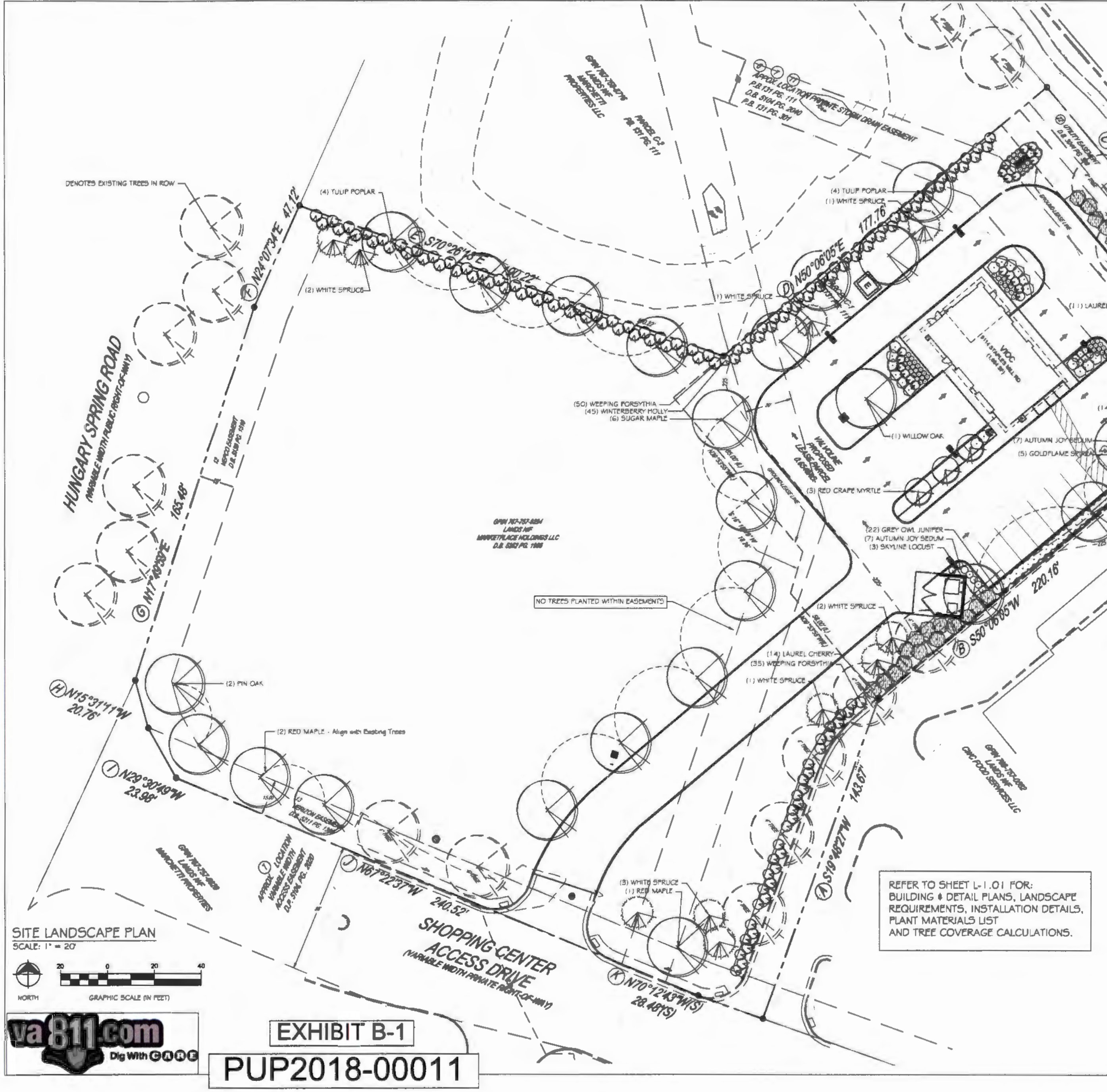
Project No.	755062
Scale	1" = 40'
Drawn	HJO
Checked	JTF
Date	08.20.2018

Drawing Title
PRELIMINARY SITE PLAN

Drawing No.



LANDSCAPE CODE REQUIREMENTS

BUFFER 10: 10' WIDE BUFFER YARD
REQUIRED - 2 LARGE TREES, 1 SMALL EVERGREEN TREE & 25 SHRUBS PER 100 LF
NOTE: NO PROPOSED TREES WITHIN EASEMENTS, AS SHOWN.

PROPERTY LINE A:
143.67 LF/100 = 1.44
2.88 or 3 TREES & 1 EVERGREEN TREE & 36 SHRUBS
AS SHOWN: 3 EXISTING TREES, 3 EVERGREEN TREES & 36 SHRUBS.

PROPERTY LINE B:
220.16 LF/100 = 2.20
4.4 or 4 TREES & 2 EVERGREEN TREES & 55 SHRUBS
AS SHOWN: 2 EXISTING TREES, 2 PROPOSED TREES, 2 EVERGREEN TREES & 34 SHRUBS

PROPERTY LINE D:
177.76 LF/100 = 1.78 3.56 OR 4 TREES & 2 EVERGREEN TREES & 45 SHRUBS
AS SHOWN: 4 PROPOSED TREES, 2 EVERGREEN TREES & 45 SHRUBS

PROPERTY LINE E:
190.22 LF/100 = 1.9 3.8 or 4 TREES & 2 EVERGREEN TREES & 48 SHRUBS
AS SHOWN: 4 PROPOSED TREES, 2 EVERGREEN TREES & 48 SHRUBS

PROPERTY LINE H:
20.76 LF/100 AS SHOWN: 1 PROPOSED TREE

PROPERTY LINE I:
23.98 LF/100 AS SHOWN: 1 PROPOSED TREE

PROPERTY LINE K:
28.48 LF/100 N/A - ALL PAVEMENT

STREET FRONTAGE:
REQUIRED - 2.5 SHADE TREES PER 100 LF

ROW/ PROPERTY LINE C: 153.16 LF/100 = 1.53 X 2 = 3.8 or 4 TREES
AS SHOWN: 4 EXISTING TREES & 11 PROPOSED LARGE SHRUBS

ROW/ PROPERTY LINE F: 47.12 AS SHOWN: 2 EXISTING TREES

ROW/ PROPERTY LINE G: 165.48 LF/100 = 1.66 X 2 = 4.18 or 4 TREES AS SHOWN: 6 EXISTING TREES

ROW/ PROPERTY LINE J: 240.52 LF/100 = 2.40 4.8 or 5 TREES
AS SHOWN: 2 EXISTING TREES & 3 PROPOSED TREES

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PRELIMINARY LANDSCAPE PLANS

VALVOLINE INSTANT OIL CHANGE
9110 STAPLES MILL RD
HENRICO, VA 23288

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ROGER E. BEAL
1955
LANDSCAPE ARCHITECT

Project No.	755062
Scale	AS NOTED
Drawn	REB
Checked	JTF
Date	06.22.2018

LANDSCAPE PLAN

L-1.0

va811.com Dig With CARE

LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
PO Box 472 205 PARK MEADOWS DR
YELLOW SPRINGS, OHIO 45387
937.767.0199
yellowspringsdesign@bizwon.rr.com

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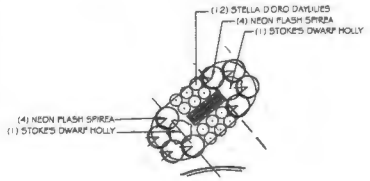
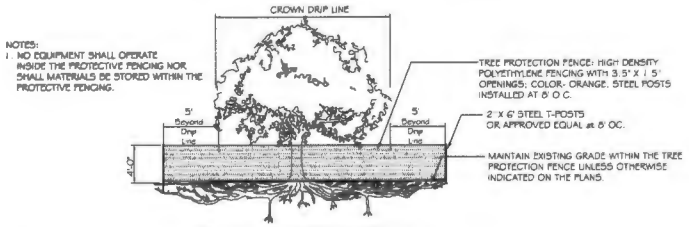
www.ceseinc.com





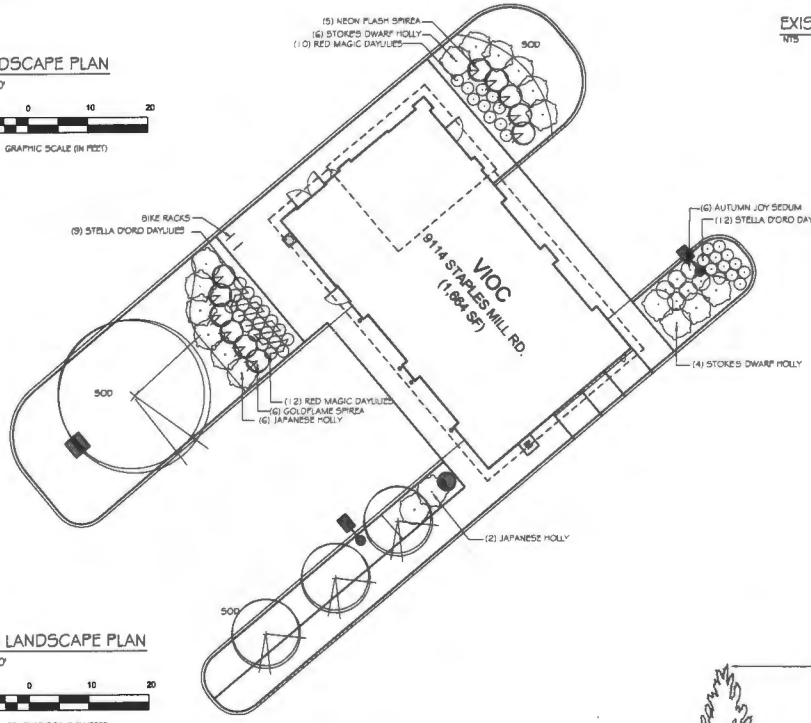
NOTES:
1. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING NOR SHALL MATERIALS BE STORED WITHIN THE PROTECTIVE FENCING.

EXISTING TREE PROTECTION
NTS

SIGN LANDSCAPE PLAN

SCALE: 1" = 10'

NORTH — GRAPHIC SCALE (IN FEET) 10 0 10 20



BUILDING LANDSCAPE PLAN

SCALE: 1" = 10'

NORTH — GRAPHIC SCALE (IN FEET) 10 0 10 20

PLANT MATERIALS LIST

QTY.	PLANT NAME	MINIMUM INSTALLED SIZE	TREE COVERAGE	TOTAL COVERAGE
	LARGE TREES			
3	RED MAPLE - Acer rubrum* 'October Glory'	3" cal. B/B	300	900
6	SUGAR MAPLE -Acer saccharum*	2-1/2" cal. B/B	200	1200
3	SKYLINE LOCUST - Gleditsia triacanthos inermis 'Skyline'	2-1/2" cal. B/B	200	600
8	TULIP POPLAR - Liriodendron Tulipifera*	2-1/2" cal. B/B	200	1600
1	WILLOW OAK - Quercus phellos*	2-1/2" cal. B/B	200	200
2	PIN OAK -Quercus palustris*	3" cal. B/B	300	600
19	EXISTING TREES	3"+ cal.	300	5700
	ORNAMENTAL TREES			
3	RED CRAPE MYRTLE - Lagerstroemia indica x faurei 'Tuscarora'	10' ht. B/B or cont.	50	150
	EVERGREEN TREES			
10	WHITE SPRUCE - Picea glauca	8' ht. B/B	100	1000
			total	1,950
	LARGE SHRUBS			
25	CHERRY LAUREL - Prunus laurocerasus 'Schipkaensis'	42" ht. B/B or cont.		
22	JAPANESE HOLLY - Ilex crenata 'Helleri'	36" ht. B/B or cont.		
45	WINTERBERRY HOLLY - Ilex verticillata	36" ht. B/B or cont.		
85	WEEPING FORSYTHIA Forsythia suspensa 'Sieboldii	36" ht. B/B or cont.		
22	GREY OWL JUNIPER - Juniperus virginiana Grey Owl'	36" ht. B/B or cont.		
	MEDIUM/LOW SHRUBS			
14	STOKES DWARF HOLLY - Ilex vomitoria 'Stoke's Dwarf'	# 5 cont.		
11	GOLDFLAME SPIREA - Spirea bumalda 'Goldflame'	# 3 cont.		
14	NEON SPLASH SPIREA - Spirea bumalda 'Neon Splash'	# 3 cont.		
	PERENNIALS			
33	STELLA D' ORO DAYLILIES - Hemerocallis x 'Stella d' Oro'	# 1 cont.		
22	RED MAGIC DAYLILIES - Hemerocallis x 'Red Magic'	# 1 cont.		
20	AUTUMN JOY SEDUM - Sedum telephinum 'Autumn Joy	# 2 cont.		

*** Denotes Virginia Native Tree***

TREES COVERAGE:
10% REQUIRED COVERAGE:

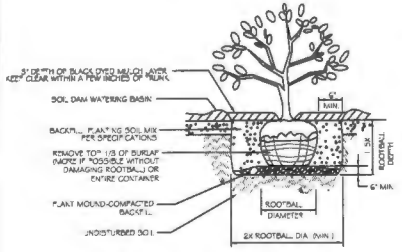
TOTAL PARCEL	99,120±
Minus Existing	1,620
Minus Parking	4,560
Minus Easements	21,516

TOTAL: 71,420± @ 10% = 7,142 REQUIRED
AS SHOWN: 11,890 X 1.25 = 14,837.5 SHOWN

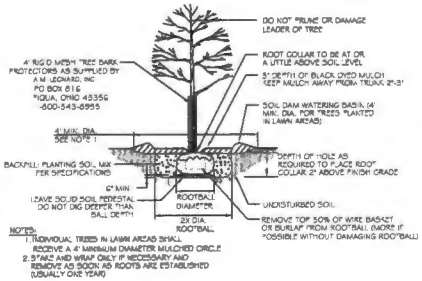
GENERAL LANDSCAPE REQUIREMENTS

1. ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL BE PLANTED IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS ADOPTED JOINTLY BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER F THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
2. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.
3. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
4. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANT INSTALLATION SEQUENCE WITH IRRIGATION CONTRACTOR.
5. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. SET NEW TREES A MIN. 8' FROM NEW OR EXISTING STORM/SEWER LINES. ADVISE PROJECT MANAGER BEFORE THE ADJUSTMENTS ARE MADE.
6. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR PERENNIAL LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
7. A MINIMUM OF 6" DEPTH OF NEW TOPSOIL SHALL BE PLACED IN ALL BED AREAS BY LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS AND TREES WITH BACKFILL MIX OF ONE PART COMPOST TO THREE PARTS TOPSOIL.
8. MULCH TREES AND SHRUBS WITH MIN. 3" DEPTH OF "BLACK GOLD" OR APPROVED EQUAL, BLACK DYED SHREDDED HARDWOOD MULCH. MULCH PERENNIALS WITH 2" DEPTH OF MULCH. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, CURBS, OR OTHER PLANT BED LIMITS.
9. ALL BED EDGES SHALL BE SPADE-CUT AND CLOSELY ALIGN AS POSSIBLE WITH EDGES AS SHOWN ON DRAWING. KEEP MULCH A MIN. 1/2" BELOW ADJACENT PAVED SURFACES.
10. SOD ALL LAWN DISTURBED AREAS WITHIN PROJECT LIMITS AS NOTED ON CIVIL DRAWINGS; INCLUDING OUT TO PAVEMENT EDGES. REFER TO CIVIL DRAWINGS AND VERIFY EXTENT WITH PROJECT MANAGER.
11. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF OF ACCEPTANCE. PRIOR TO END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.

PLANT INSTALLATION DETAILS

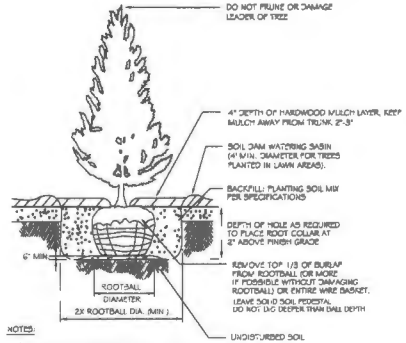


SHRUB PLANTING DETAIL
NTS



NOTES:
1. INDIVIDUAL TREES IN LAWN AREAS SHALL RECEIVE A 4' MINIMUM DIAMETER MULCHED CIRCLE
2. STAKE AND WRAP ONLY IF NECESSARY AND REMOVE AS SOON AS ROOTS ARE ESTABLISHED (USUALLY ONE YEAR)

SHADE TREE PLANTING DETAIL
NTS



NOTES:
1. STAKE ONLY IF NECESSARY AND REMOVE AS SOON AS ROOTS ARE ESTABLISHED (USUALLY ONE YEAR).

EVERGREEN TREE PLANTING DETAIL
NTS

EXHIBIT B-2

PUP2018-00011

VALVOLINE INSTANT OIL CHANGE
9110 STAPLES MILL RD
HENRICO, VA 23288

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COMMONWEALTH OF VIRGINIA
ROGER E. BEAL
1955
LANDSCAPE ARCHITECT

Project No.	755062
Scale	AS NOTED
Drawn	REB
Checked	JTF
Date	06.22.2018

Drawing Title
DETAIL LANDSCAPE PLANS

Drawing No.
L-1.01

No.	Revisions/Submissions	Date
	PRELIMINARY LANDSCAPE PLANS	06.22.2018

EXTERIOR FINISHES

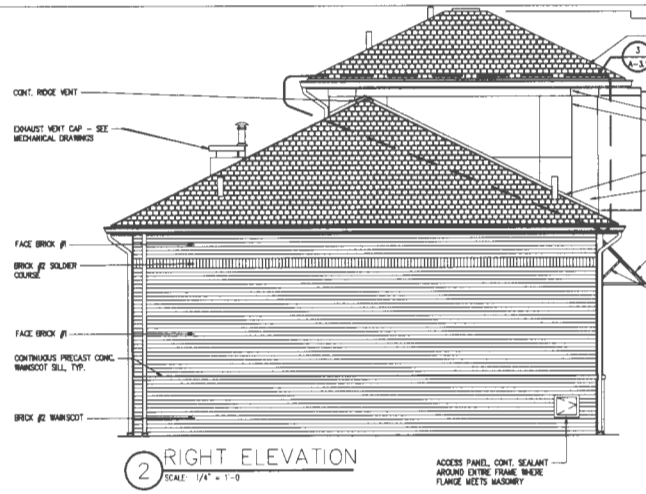
EXTERIOR INSULATED FINISH SYSTEM (FIELD):	DRYVIT (SANDPEBBLE FINE) COLOR: EIFS 1 = #310 "CHINA WHITE"
EXTERIOR INSULATED FINISH SYSTEM (ACCENTS):	DRYVIT (SANDPEBBLE FINE) COLOR: EIFS 2 = #456 "OYSTER SHELL"
BRICK #1 FIELD:	MATCH: HARBOR VIEW-PLYMOUTH BY GLEN-GERY OR EQUAL
BRICK #2 WAINSCOT: (GRADE TO PRECAST SILL)	MATCH: CHAMOIS ROCK-STONE BY SHOULDICE OR EQUAL
BRICK #2 SOLDIER COURSE:	MATCH: CHAMOIS ROCK-STONE BY SHOULDICE OR EQUAL
MORTAR:	LEHIGH - COLOR (TBD) TO MATCH ADJACENT BUILDING @ STAPLES MILL MARKET PLACE
MASONRY SEALER:	ALL BRICK/STONE SURFACES SHALL BE TREATED W/SEALER REFER TO SPECIFICATIONS.
STANDING SEAM AWNING:	FIRESTONE UNA-CLAD KYNAR 500 / HYLAR METAL 5000 FLUOROCARBON STEEL. - COLOR (TBD) TO MATCH AWNING COLOR "FOREST GREEN" @ STAPLES MILL MARKET PLACE
ROOF SHINGLES:	OWENS CORNING DURATION SERIES "DRIFTWOOD"
GUTTER, DOWNSPOUTS, FASCIA & EXPOSED TRIM:	MASTIC HOME EXTERIORS BY PLY GEM - DESERT SAND
STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/1" INSULATED GLAZING.
DUMPSTER WALLS:	MATCH BUILDING
H.M. DOORS & FRAMES:	FIELD PAINT w/SHERWIN-WILLIAMS B66-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
BOLLARDS/GUARD POSTS:	FIELD PAINT W/SHERWIN-WILLIAMS B66-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE "VALVOLINE RED"
DUMPSTER ENCLOSURE GATE POSTS:	FIELD PAINT W/SHERWIN-WILLIAMS B66-310 PRO-CYRL AND PRIMER FOLLOWED BY (2) FINISH COATS OF SHERWIN WILLIAM 7515 "HOMESTEAD BROWN" SEMI-GLOSS DTM ACRYLIC B66-200.
PARKING LOT STRIPING:	SHERWIN-WILLIAMS #M2226 SETFAST TM PAINT. COLOR SHALL BE "WHITE".
HANDICAP STALL STRIPING:	SHERWIN-WILLIAMS #M2153 SETFAST TM PAINT. COLOR SHALL BE "ADA BLUE".

SIGNAGE SCHEDULE

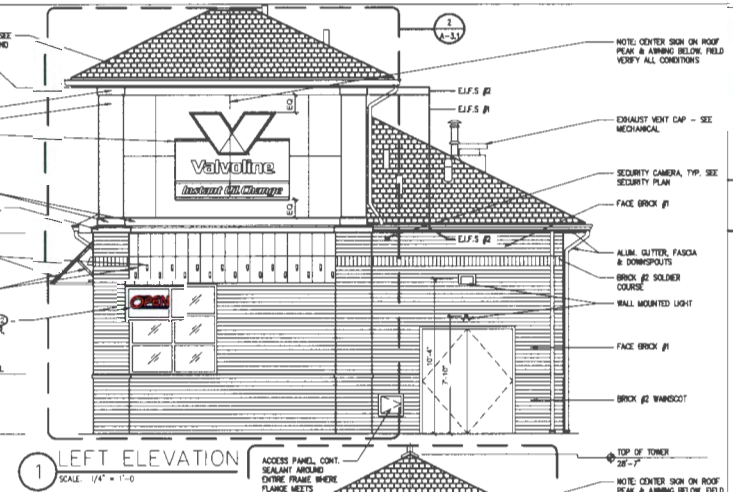
NUMBER	DESCRIPTION	SIZE	ILLUMINATED	QUANTITY
200	LOGO SIGN	7'-8" X 5'-11" (45 S.F.)	INTERNALLY	2
201	LANE INDICATOR SIGN	10'-0" X 1'-4" (13.33 S.F.)	NO	2
202	OPEN SIGN	2'-7" X 1'-10" 4.7 S.F.)	INTERNALLY	2
203	MONUMENT SIGN PER LOCAL AND DEVELOPMENTAL RESTRICTIONS	6'-6" X 6'-9" (44 S.F.)	INTERNALLY	1
204	LOGO SIGN	4'-11" X 6'-5" (31 S.F.)	INTERNALLY	1

ELEVATION NOTES

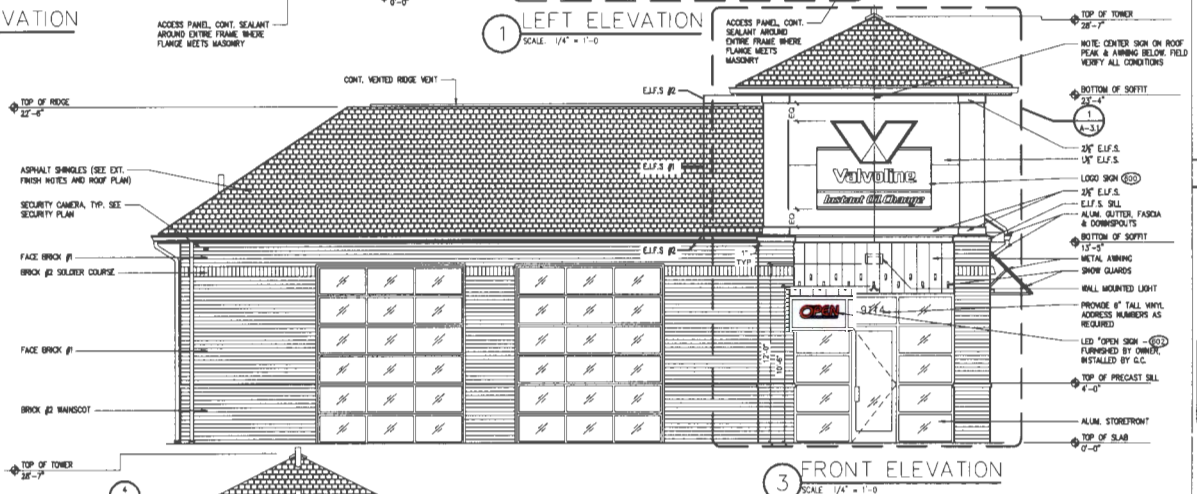
1. EIFS SHALL BE DRYVIT, CLASS PB DRAINAGE SYSTEM WITH FLUID APPLIED WATER RESISTIVE BARRIER BEHIND INSULATION BOARD.
2. ALL FLASHING, RIDGE CAPS, DRIP EDGE ETC. SHALL MATCH GUTTER & DOWNSPOUT MANUFACTURER'S STANDARD DETAILS. PROVIDE VENTED RIDGE CAP WHERE SHOWN.
3. EXHAUST FAN, VTRS & SIMILAR ITEMS ON ROOF SHALL BE PAINTED TO MATCH ROOF.
4. SIGNAGE SHOWN ON THESE ELEVATIONS IS FOR GENERAL REFERENCE PURPOSES ONLY. ALL SIGNAGE SHALL BE APPLIED FOR & PERMITTED UNDER A SEPARATE SIGNAGE SUBMITTAL.
5. G.C. SHALL PROVIDE BLOCKING IN STUD WALL BEHIND EACH SIGN AS REQUIRED BY SIGN VENDOR - FIELD VERIFY REQUIREMENTS W/ VENDOR & OWNER'S REPRESENTATIVE.



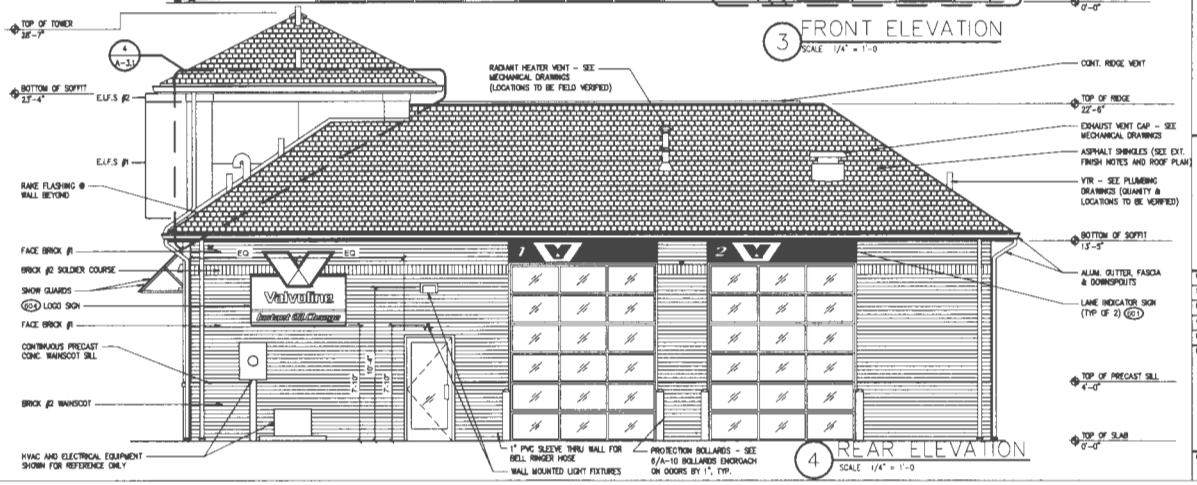
2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0



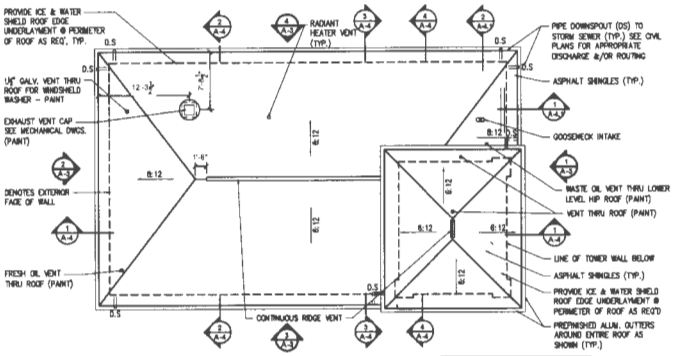
1 LEFT ELEVATION
SCALE: 1/4" = 1'-0



3 FRONT ELEVATION
SCALE: 1/4" = 1'-0



4 REAR ELEVATION
SCALE: 1/4" = 1'-0



A OVERALL ROOF PLAN
SCALE: 1/8" = 1'-0

EXHIBIT C
PUP2018-00011

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No.	Description	Date
1	PERMIT SET	06.29.18
2	OWNER REVIEW	07.19.18
	Revisions/Submissions	

VALVOLINE INSTANT OIL CHANGE
9114 STAPLES MILL RD.
HENRICO, VA 23228

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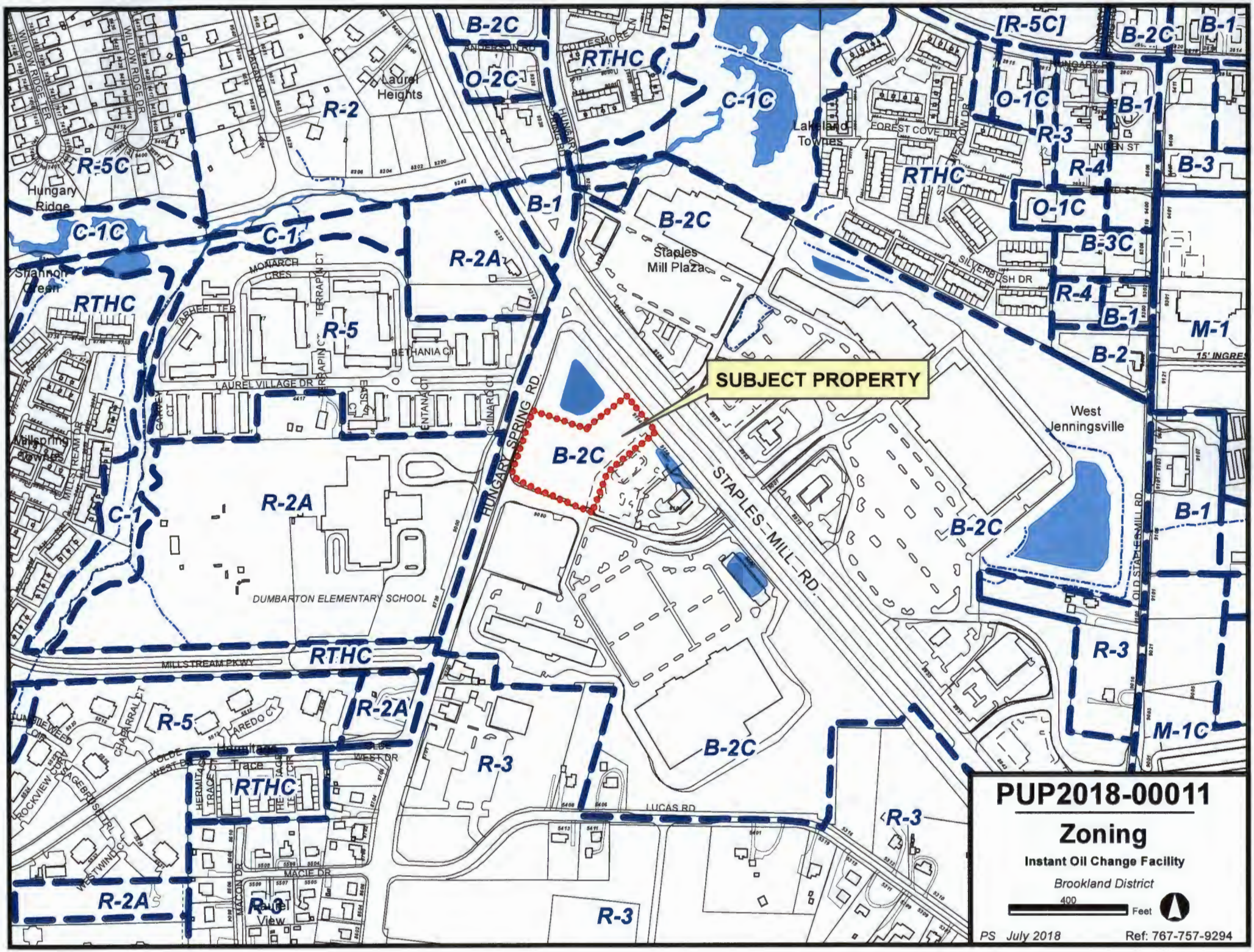
Project No.	755062-01
Scale	AS NOTED
Drawn	CESO
Checked	JSB
Date	06.29.18

Drawing Title: EXTERIOR ELEVATIONS

Drawing No.: A-3

Tcadsvc dockvrsdata\PROJECTS\VALVOLINE\755062-HENRICO VA\DGN\PLANS\DWGS\ Bay Right Hand\D62_A3 Exterior Elevations 7/13/2018 2:24:31 PM RICHARD



PUP2018-00011

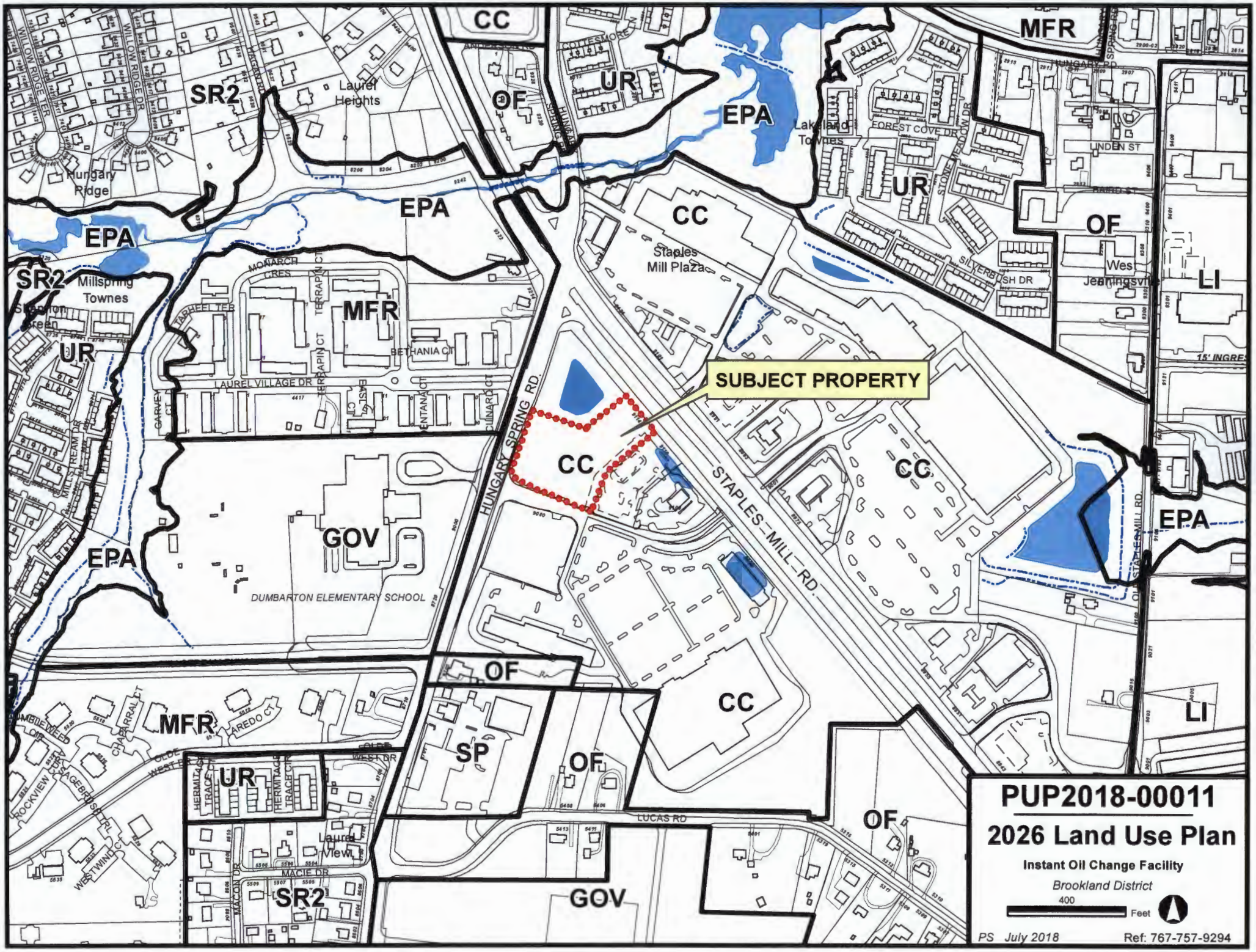
Zoning

Instant Oil Change Facility

Brookland District

400 Feet

PS July 2018 Ref: 767-757-9294


PUP2018-00011
2026 Land Use Plan
Instant Oil Change Facility
Brookland District
400
Feet
PS July 2018
Ref: 767-757-9294
SUBJECT PROPERTY
CC
OF
UR
EPA
MFR
SR2
LI
GOV
SP
Laurel Heights
Hungary Ridge
Millspring Townes
Lakeland Townes
Staples Mill Plaza
West Jennings
DUMBARTON ELEMENTARY SCHOOL
HUNGARY SPRING RD.
STAPLES MILL RD.
LUCAS RD
LAUREL VILLAGE DR
BETHANIA CT
MONARCH CRES
TERRAPIN CT
TARHEEL TER
FOREST COVE DR
LINDEN ST
SILVERBUSH DR
MACIE DR
Laurel View
WILLOW RIDGE TER
WILLOW RIDGE DR
MILLSTREAM DR
ROCKVIEW CIR
WESTWIND CT
CHAPARRAL CT
LAREDO CT
OLDE WEST DR
HERMITAGE TRACE CT
MACON DR
15' INGRES