



R-4 TO B-2C  
2.90 AC.

HOTEL

C-76C-85

COUNTY OF HENRICO PLANNING OFFICE  
 SCALE 0 100' 200'  
 PT. 93-A1-43.78.79  
 BROOKLAND DISTRICT  
 J.A.S.



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

October 11, 1985

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

Re: Conditional Rezoning Case C-76C-85

Turnpike Properties, Inc.  
P. O. Box 10888  
Winston-Salem, N.C. 27108

Gentlemen:

The Board of Supervisors, at its meeting on October 9, accepted your proffered conditions and conditionally rezoned your property from R-4 One Family Residence to B-2 Community Business District.

The property conditionally rezoned is described as follows:

Parts of Parcels 93-A1-43, 93-B1-78 & 79 & Pt. Lot 7, Blk. A, Section A, West Broad Street Gardens Subdivision:

Beginning at the point of intersection of the northern line of Lot 7, Block A, Section A, West Broad Street Gardens and the E. line of Broad Street Road; thence N.  $23^{\circ} 15' 52''$  W., 96.24' to a point; thence N.  $72^{\circ} 33' 58''$  E., 267' +- to the point and place of beginning; thence N.  $72^{\circ} 33' 58''$  E., 11' +- to a point; thence N.  $53^{\circ} 41' 13''$  E., 277.00' to a point on the W. line of Bowler Street; thence S.  $43^{\circ} 00' 47''$  E., 115.51' to a point; thence S.  $41^{\circ} 57' 55''$  E., 219.53' to a point; thence S.  $59^{\circ} 03' 47''$  W., 381.50' to a point; thence N.  $72^{\circ} 46' 02''$  W., 257.95' to a point; thence N.  $56^{\circ} 27' 31''$  E., 187' +- to a point; thence N.  $23^{\circ} 15' 52''$  W., 105' +- to the point of beginning, together with the easternmost portion of Lot 7, Block A, West Broad Street Gardens.

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). They are as follows:

1. There shall be no direct vehicular access to or from Bowler Street or Calloway Road, to or from the Property (except for emergency vehicles), unless required by any governmental body having jurisdiction with respect there to.
2. An opaque fence of a minimum of five (5) feet in height shall be maintained along the boundary of the Property adjoining Bowler Street, and along the boundary of the Property adjoining Parcel 93-B2-51, as presently shown on the Henrico County Zoning Maps, unless otherwise required by any governmental body having jurisdiction with respect thereto.
3. Landscaped or natural buffer areas, as indicated below, will be maintained, except to the extent necessary for utility easements, driveways, signage or other purposes required by the Planning Commission at the time of Plan of Development review, or by any other governmental body, agency, commission, board, department of official thereof:

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- (a) A buffer area of a minimum of fifteen (15) feet in width along the right-of-way line of Bowler Street (such right-of-way line to be determined at the time of Plan of Development review), and
  - (b) A buffer area of a minimum of twenty (20) feet in width along the boundary of the Property adjoining Parcel 93-B2-51. Underbrush and fallen, diseased or dead plant growth may be removed from the buffer areas, and additional plantings may be added. Where the placement of utility easements within a buffer area results in the inability to provide adequate screening within such buffer area, plantings shall be provided adjacent to such buffer area to properly screen development of the Property from adjacent parcels, as determined by the Planning Commission at the time of landscape plan review.
4. No building shall be constructed within fifty (50) feet of Parcel 93-B2-51.
5. No recreational facility shall be located within one hundred (100) feet of any property zoned R-4 single family residence.
6. Parking lot lighting standards shall not exceed twenty (20) feet in height. Parking lot lighting shall be provided by directional fixtures, which shall be positioned in such a manner as to minimize the impact of such lighting off-site, and which produce a lighting intensity of a maximum of one-half ( $\frac{1}{2}$ ) foot candle at the boundaries of the Property adjoining property developed for single family residential purposes.
7. No building constructed on the Property shall exceed two (2) stories in height.
8. Any restaurant operation conducted on the Property, shall be located only on that portion of the Property lying within two hundred sixty-five (265) feet of the right-of-way of Broad Street Road.
9. Exterior trash receptacle areas located on the Property shall be located only on that portion of the Property within seventy-five (75) feet of the northern property line of the Property.
10. The owner shall construct a traffic barrier along that portion of the Property which abuts the westernmost terminus of Calloway Road, and will extend such barrier across the entire westernmost terminus of Calloway Road if necessary approvals from any applicable governmental body and/or adjoining property owners, can be obtained.
11. The following uses shall not be permitted on the Property:
  - a. Skating rink, bowling alley, billiard parlor and similar indoor recreational establishment.
  - b. Repair business for electrical, heating or plumbing systems.
  - c. Automobile service station.

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- d. Retail sale of automotive parts, tires and/or related accessories.
- e. Mortuary.
- f. Club, fraternity, lodge and similar meeting place.
- g. Retail clothes cleaning and pressing establishment employing personnel in the actual cleaning process onsite.
- h. Outdoor retail sales facility (excluding vending machines).
- i. Adult book store.

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 proffered condition in the Conditional Zoning Index.

Sincerely,

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

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index  
Mr. Jay M. Weinberg  
Ms. Meredith A. House  
Ms. Margaret Ellis Whitesel  
Ms. Lucy E. Anthony