

B-2C to B-3C  
12.859 ec.

PLUTO, DEALER.

COUNTY OF HENRICO PLANNING OFFICE

86-AI-30

THREE CHOPT DISTRICT

C-74C-86



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

October 14, 1986

Re: Conditional Rezoning Case C-74C-86

Mr. E. G. Huggins  
1912 Fon DuLac Road  
Richmond, Virginia 23229

Dear Mr. Huggins:

The Board of Supervisors at its meeting on October 8, granted your request to conditionally rezone property from B-2C Community Business (Conditional) to B-3C General Business District (Conditional), described as follows:

Parcel 86-A1-30:

Beginning at a field stone on the N. line of Broad Street Road west of its intersection with the W. line of Springfield Road; thence N.  $63^{\circ} 34' 52''$  W., 715' to a point; thence N.  $26^{\circ} 25' 08''$  E., 720' to a point; thence S.  $63^{\circ} 34' 52''$  E., 382' to a point; thence S.  $89^{\circ} 57' 00''$  E., 211.47' to a point; thence S.  $77^{\circ} 01' 01''$  E., 150' to a point on the W. line of Springfield Road; thence along a radius along the curve of Springfield Road approximately 150' to a field stone on the western line of Springfield Road; thence S.  $26^{\circ} 32' 36''$  W., 612.78' to a field stone; thence S.  $72^{\circ} 21' 08''$  W., 33.84' to the point of beginning, containing 12.859 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). They are as follows:

1. Uses to which the property may be put are limited to those uses first permitted in B-2 Community Business District plus automobile dealerships and automotive sales and service and repair facilities and restaurants with drive through facilities, provided such drive through facilities as they relate to restaurants shall be served from within the site for traffic purposes.
2. The number of entrance/exits to and from the site shall be limited to one such exit on that portion of the site facing Broad Street Road and two such exits on that portion of the property facing Springfield Road, such entrance/exits to be located and designed as approved by the Planning Commission or such other appropriate governmental authority as has jurisdiction over such matters.
3. Except for windows, doors and exterior trim, there shall be no exposed metal on the front exterior facades on any building facing Broad Street Road or Springfield Road and on the exterior side of such building for a distance equal to the depth of such building used for sales and administrative offices. There may be exposed metal on the front, rear and sides of other buildings constructed on the property, provided that the portion of any building facing toward any public street, Broad or Springfield Road, shall not be more than 50% metal. Further and as the same is not inconsistent with the foregoing, the architectural design of the buildings used

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for automobile dealerships shall be similar to the architectural design as shown on photograph marked Exhibit "A" attached hereto and proffered herewith (See case file).

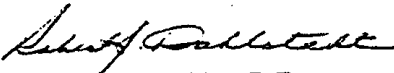
4. No building constructed on the property shall exceed the greater of two stories in height or 25 feet.
5. As to automobile dealerships, the hours of service to the public shall not commence prior to 7:00 a.m. nor extend beyond 10:00 p.m. daily, and for repair work shall exclude Sundays. As to other uses on the property the hours of service to the public shall not commence before 6:15 a.m. nor extend beyond 12:00 Midnight.
6. Automobile repair work shall only be performed within enclosed buildings on the property, and shall not extend beyond 10:00 p.m. daily.
7. No body repair work shall be performed on the property or in the buildings on the property.
8. Repair areas shall be air conditioned so as to minimize the necessity for opening garage doors during hours of operation.
9. A landscaped and natural buffer area of a minimum width of 25 feet shall be provided along the right-of-way line of Springfield Road, Broad Street Road, and along the northern property line of the property as such right-of-way line for Springfield Road and Broad Street Road are finally determined at the time of the plan of development review. Existing trees shall be retained where practical within the buffer areas and supplemental landscaping, including berms may be added. The limit of clearing of existing vegetation within the buffer areas shall be shown on the plans to be approved by the Planning Commission at the time of POD review. Utility easements, driveways, signage or other items required or approved by the Planning Commission at the time of plan of development review or by any other governmental body or authority thereof may be placed within the aforesaid buffer areas. Existing vegetation and underbrush, and fallen, diseased or dead plant growth may be removed to the extent herein provided, and, if so removed, additional evergreen planting shall be added, as determined by the Planning Commission to be necessary at the time of landscaping plan review, to properly screen development on the property from adjoining residential uses. Where the placement of utility easements or drainage structures within the buffer area result in the inability of the owner to provide adequate landscaping within the buffer area, screening shall be provided adjacent to the buffer area to properly screen development on the property from adjacent residential properties, as determined by the Planning Commission at the time of landscaping plan review. No vehicle parking of any kind shall be permitted within the aforesaid buffer areas. Further, a minimum 10 foot buffer strip in accordance with the foregoing standards shall be maintained along the western property line of the site.

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10. Parking lot lighting standards shall not exceed 25 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 offsite, and which produce a lighting intensity of a maximum of one-half foot candle along the boundaries of the property abutting residential uses. Parking lot lighting shall be reduced to a security level following the closing of business operations.
11. No outside speaker systems shall be placed on the property.
12. No mobile or billboard signs shall be placed on the property.
13. Only one detached free standing sign shall be permitted for each automobile dealership on the site. Such other signage as may be permitted by appropriate ordinance shall be attached to the buildings on the site including buildings constructed on the site for uses other than automobile dealership uses.

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.,  
County Manager

cc: Clerk, Board of Supervisors  
Real Estate Assessment  
Conditional Zoning Index  
✓ Mr. William S. Smithers, Jr.  
Westerly Plaza Associates