

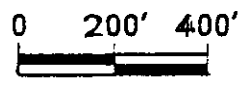
COUNTY OF HENRICO PLANNING OFFICE

HOME IMPROVEMENT CENTER

86-AI-26 Pt. 25

THREE CHOPT DISTRICT

C-126C-88



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

December 27, 1988

Re: Conditional Rezoning Case C-126C-88

Home Quarters Warehouse, Inc.  
4600 Forbes Blvd.  
Lanham, MD. 20706

Gentlemen:

The Board of Supervisors at its meeting on December 21, granted your request to conditionally rezone from B-2C Business (Conditional) to B-3C Business District (Conditional), property described as follows:

Part of Parcel 86-A1-25 and Parcel 86-A1-26, Deep Run Farms, Lots 1 through 6:

Beginning at a point on the S. line of Broad Street Road, 139.81' east of its intersection with the E. line of Gaskins Road; thence S.  $63^{\circ} 35' 40''$  E., 904.24' to a point; thence S.  $26^{\circ} 24' 20''$  W., 210.00' to a point; thence S.  $63^{\circ} 35' 40''$  E., 30.00' to a point; thence S.  $26^{\circ} 24' 20''$  W., 234.50' to a point; thence N.  $63^{\circ} 35' 40''$  W., 268.45' to a point; thence N.  $26^{\circ} 31' 46''$  E., 27.49' to a point; thence N.  $63^{\circ} 35' 29''$  W., 666.00' to a point; thence N.  $26^{\circ} 25' 36''$  E., 416.97' to the point of beginning, containing 8.97 acres

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

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,

*W. F. LaVecchia*  
W. F. LaVecchia, P.E., A.I.C.P.,  
County Manager

Attachments:

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index  
SLN Broad Street Assocs., L.P.  
Mr. Jay M. Weinberg



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PLANNING OFFICE  
COUNTY OF HENRICO

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL  AMENDED  
AND RESTATED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

HOME QUARTERS WAREHOUSE, INC.

By

Signature of Owner or Applicant\* Attorney-in-Fact

Date

November 8, 1988

\* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

1. Architectural Treatment. The exposed portion of each exterior wall surface (front, rear, and sides) of each building constructed on the Property shall be substantially of red brick and be similar to the exposed portions of other exterior walls of such building (exclusive of roof top screen materials for mechanical equipment) in architectural treatment and materials, unless different architectural treatment and/or materials are specifically accepted with respect to the exposed portion of any such wall, at the time of Plan of Development review. No exposed portion of any exterior wall shall consist of untreated or painted cinder block.

2. Building Areas. No more than 109,000 square feet of space (exclusive of any outdoor merchandise storage area) shall be devoted to permitted principal uses on the Property. Additionally, no more than two hundred ninety-five thousand (295,000) square feet of space devoted to permitted principal uses shall be constructed on the Property and the property which is the subject of zoning case C-65C-86, in the aggregate.

3. Buffer Area. A landscaped (with undulating berms) and/or natural buffer area of a minimum of twenty-five (25) feet in width will be provided along the Broad Street right-of-way line of the Property (as such right-of-way is determined at the time of Plan of Development review), except to the extent necessary for utility easements, roads, signage, driveways or other purposes required by the Planning Commission at the time of Plan of Development review, or by any other applicable governmental body. Existing vegetation and underbrush may be removed and fallen, diseased or dead plant growth shall be removed from such buffer area, and if so removed, additional plantings and/or berms shall be added. Berms placed within the buffer area will be a minimum of three (3) feet in height but may be increased to provide an effective screen consistent with good engineering and planning principals. The limits of clearing within the buffer area shall be shown on the approved Plan of Development(s). Any utility easements, roads or driveways within the buffer area shall be extended generally perpendicular thereto.

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4. Parking Lot Landscaping. Parking lots serving the Property shall be landscaped, including, but not limited to, the planting of shrubbery and/or trees in raised islands located within such parking lots or between parking rows.

5. Roadway Requirements. No building permit for the construction of improvements on the Property shall be obtained until plans for the completion of Mayland Drive between Pemberton Road and Gaskins Road, and a vehicular access drive connecting Mayland Drive and Broad Street (which vehicular access drive may be the extension of Stillman Parkway from Broad Street to Mayland Drive) are approved by appropriate governmental bodies having jurisdiction with respect thereto, and a completion bond for such roads or access drive (if necessary) is posted with the Henrico County Department of Public Works, guaranteeing the completion of the aforesaid roadway improvements within one (1) year of the posting of such bond.

6. Ground Coverage. The ground area covered by buildings (not including a garden center and outdoor merchandise storage areas) located on the Property shall not exceed twenty-two percent (22%).

7. Building Height. No building constructed on the Property shall exceed the lesser of two (2) stories or thirty-six (36) feet in height, exclusive of chimneys or other architectural design features.

8. Signage. No sign attached to any building on the Property shall extend above the roof line of the building to which it is attached. Illuminated business signs shall be of a "backlit" type, i.e., the background of the sign shall be dark and the logos and lettering on such signs shall be illuminated from within the sign structure.  
*look at #15.*

9. Permitted Uses. Principal uses permitted on the Property shall be limited to a home improvement, outside building materials sales and storage and an outdoor lawn and garden supply facility and products incidental thereto and those uses permitted in a B-2 business district, except that the following uses shall not be permitted on the Property:

- (1) skating rinks;
- (2) billiard parlors;
- (3) establishments operated primarily as amusement or video game parlors;
- (4) repair business for electrical, heating or plumbing systems;
- (5) mortuaries;

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C-1266-88

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(6) adult book stores; and

(7) flea markets.

10. Trash Receptacle Areas. All trash receptacle areas will be screened from view.

11. Access Drives. There shall be a maximum of two (2) vehicular access drives between the Property and Broad Street, and a maximum of two (2) vehicular access drives between the Property and Stillman Parkway, unless otherwise required by any governmental body having jurisdiction with respect thereto.

12. Screening of Loading Areas. Loading areas for vehicles delivering inventory to a building on the Property shall be screened from Broad Street by berms and/or evergreen planting within the buffer area along Broad Street, as approved at the time of Landscape Plan review.

13. Outside Speakers. There shall be no outside speaker or paging system on the Property.

14. Parking Lot Lighting. Parking lot lighting shall not exceed twenty-five (25) feet in height and shall be reduced to no more than a security level following the close of business operations on the Property.

15. Signage and Hours of Operation. Signage and hours of operation shall be controlled by zoning ordinance provisions relating to signage and hours of operations in a B-2 zoning district.

*look at #8.*

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