

COUNTY OF HENRICO PLANNING OFFICE

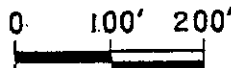
78-A2-12

TUCKAHOE DISTRICT

JAS

COMMUNITY BUSINESS

C-134C-88





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

January 17, 1989

Re: Conditional Rezoning Case C-134C-88

Richmond Resources, Ltd.
3311 West Broad Street
Richmond, VA 23230

Gentlemen:

The Board of Supervisors at its meeting on January 11, granted your request to conditionally rezone property from A-1 Agricultural and B-1 Business to B-1C Business District (Conditional), property described as follows:

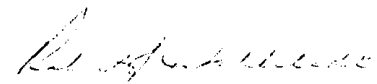
Parcel 78-A2-12

Beginning at the intersection of Three Chopt Road and Cox Road, thence along a bearing of N 50° 25' 30" E for a distance of 242.43', thence along a bearing of S 54° 39' 55" E for a distance of 381.86', thence along a bearing of S 47° 54' 10" W for a distance of 275.81', thence along a bearing N 54° 48' 40" W for a distance of 38.37', thence along a curve with a radius of 808.60' for a distance of 98.24', thence along a bearing of N 47° 51' W for a distance of 250.41' to the point of beginning.

The Board of Supervisors accepted the attached 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, P.E., A.I.C.P.,
County Manager

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
A. R. Tedesco
Donald N. Blake
H. Craige Pelouze & James R. Whetstone



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

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:

A. Crabtree Moore

12/15/88

Signature of Owner or Applicant*

Date

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

REZONING 134-C-88

- (1) Parking lot lighting shall be provided by concealed sources of light. All entrance signs, if lighted, shall be internally lighted. Parking lot lighting standards shall not exceed twenty (20) feet in height. Applicant will provide a lighting plan to the Planning Commission as a part of any required POD process.
- (2) The design of all improvements to be constructed on this parcel shall be architecturally harmonious. The exposed portions, exclusive of windows, trims and special architectural treatments, appointments and decorations, shall be predominantly of brick, wood, stone, treated or textured masonry parging, stucco or exposed aggregate. In no event shall any exposed or untreated cinder block be used.

All buildings built on this parcel shall be harmonious in color as well as they are in design and materials. If materials are used that require finish coloring then such colors, except for trim and special architectural treatments, appointments and decorations, shall be of earth tones or natural colors. (Browns, ivories, grays, beiges, white or blends thereof. Roof colors shall be of complementary colors and materials.)

All construction materials and colors shall be submitted to the Planning Commission for review as a part of any required POD process.

Other aesthetically comparable materials and colors may be used if requested and specifically permitted or if required by the Planning Commission at the time of any required POD review.

- (3) There shall be no more than two principal buildings built on this parcel. However outbuildings shall be permitted.
- (4) Landscaped buffer areas shall be provided around the perimeter of this parcel, except in areas left in the present wooded state or areas adjacent to naturally wooded areas, and to the extent necessary for utility easements, storm water retention, signage, access to and from public rights-of-way. Applicant

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PLANNING OFFICE

ACCEPTED BY BOARD OF SUPERVISORS JAN 11, 89



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

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:

Signature of Owner or Applicant

Date

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

REZONING 134-C-88

will provide a landscape plan to the Planning Commission for review at the time of any required POD review.

- (5) No "fast food" style restaurants nor any take-out or drive-up windows shall be permitted. For purposes hereof, a "fast food" restaurant is hereby defined as an establishment whose principal business is the sale of foods and beverages to consumers in a ready-to-consume state and which foods and beverages are usually served in paper, plastic or other disposable containers or wrappers for immediate consumption either within the restaurant building or off the premises.

An ice cream parlor or frozen yogurt establishment shall not be deemed to be a "fast food" restaurant.

- (6) The following uses shall not be permitted:

- (a) Hotels or Motels
- (b) Adult Type Book Stores
- (c) Funeral Chapels
- (d) Car Wash

- (7) All dumpster areas shall be enclosed on three (3) sides with salt treated or other finished materials and with an opaque gate on the fourth side in order to provide a visual screen in a manner satisfactory to and approved by the Planning Commission at the time of POD review.

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