



COUNTY OF HENRICO PLANNING OFFICE

SHOPPING CENTER

12-B1-16,17,20 Pt. 38,96

C-68C-88

FAIRFIELD DISTRICT



JAS

July 28, 1988

Re: Conditional Rezoning Case C-68C-88

Pleasant-Oak Partnership
318 North Arch Road
Richmond, Virginia 23235

Gentlemen:

The Board of Supervisors at its meeting on July 27, granted your request to conditionally rezone from R-2A One Family Residence and R-5 General Residence to B-2C Business District (Conditional), described as follows:

Parcels 12-B1-16, 17, and 20, and part of 12-B1-38 and 96, part of Wynfield, Section E, Lots 1-9, Block B, and Lots 5-14, Block D.

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

AHM: jt
Attachments:

cc: Clerk, Board of Supervisors
Mr. Edward E. Willey, Jr.
Mrs. Edith Irene Oakley
M Investment Co.
U.S. Home Corporation
Real Estate Assessment



COUNTY OF HENRICO, VIRGINIA

FILE: C-68C-88

APPROVED BY THE BOARD OF SUPERVISORS ON JULY 27, 1988.

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

SECOND 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:

Carl E. Wells, Jr.
Signature of Owner or Applicant

June 9, 1988
Date

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

1. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the Property shall be similar to the exposed portions of other exterior walls of such building 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, by the Planning Commission at the time of Plan of Development review. No exposed portion of any exterior wall shall consist of untreated or unpainted cinderblock.
2. No building constructed on the Property shall exceed two (2) stories in height.
3. The following uses shall not be permitted on the Property:
 - a) skating rink, bowling alley, billiard parlor and similar indoor recreational establishment, video game arcade.
 - b) repair business for electrical, heating or plumbing systems.
 - c) mortuary.
 - d) club, fraternity, lodge and similar meeting place.
 - e) adult book store.
4. Landscaped or natural buffer areas, as indicated below, will be provided around portions of the perimeter of the Property, except to the extent necessary for utility easements, signage, roads, driveways or other purposes required or permitted by the Planning Commission at the time of Plan of Development review, or by any other governmental body, agency, commission, board, department or official thereof:
 - a) A landscaped or natural buffer area of a minimum of twenty-five (25) feet in width along the right-of-way of Nine Mile Road, as such right-of-way is determined at the time of Plan of Development review.
 - b) A landscaped or natural buffer area of a minimum of twenty-five (25) feet in width along the right-of-way of Pleasant

PLANNING OFFICE



COUNTY OF HENRICO, VIRGINIA

APPROVED BY THE BOARD OF SUPERVISORS ON JULY 27, 1988.

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL SECOND 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:

Carl E. Willey

June 9, 1988

Signature of Owner or Applicant*

-2-

Date

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

Street and Oakleys Lane, as such right-of-way is determined at the time of Plan of Development review.

- c)*
- 5. Any parking lot serving a shopping center constructed on the Property shall be landscaped, including but not necessarily limited to, the planting of shrubbery and/or trees in islands located within such parking lot.
- 6. 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 (1/2) foot candle at the boundaries of the Property, except at vehicular access points or as otherwise required by the Planning Commission at the time of Plan of Development approval. Parking lot lighting shall be reduced to a security level, following the closing of business operations on the Property. Pole height of parking lot lights will not exceed 30 feet.
- *4. c) A landscaped or natural buffer area of a minimum of fifty (50') feet along the southern line of the property.
- 7. The shopping center building shall have utility or jumbo size brick on the front and sides, and scored block painted to match the brick on the rear.

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