

59 60 69 70

O-1 To B-1C
1.7 ac.

COUNTY OF HENRICO PLANNING OFFICE

Pt. of 92-BI-27

THREE CHOPT DISTRICT

RETAIL SHOPPING AREA

C-23C-90



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

June 19, 1990

Re: Conditional Rezoning Case C-23C-90

Mr. Hubel Robins, Jr.
8801 Bellefonte Road
Richmond, Virginia 23229

Dear Mr. Robins:

The Board of Supervisors at its meeting on June 13, granted your request to conditionally rezone property from O-1 Office to B-1C Business District (Conditional), property described as follows:

Part of Parcel 92-B1-27, Lots 1, 2, 3, 4, and 5, Pine Dell Subdivision.

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):


1. Except for the exterior trim, windows, doors, signage band, and support columns therefor, all exposed exterior walls (above finished grade) of any building constructed on the Property shall be constructed using an oversized brick similar in size and color to the Fidelity Federal Savings Bank building at the intersection of Parham Road and Broad Street, and will be substantially similar to the architectural drawings prepared by Edward Winks dated 11/9/89 as illustrated on the attached elevation and which form a part of these proffers, unless otherwise specifically requested and specifically approved by the Planning Commission at the time of POD.
2. A seven foot high opaque brick privacy wall is to be constructed along the entire length of rear boundary, of the same brick as used in the principal structure on the Property.
3. Unless otherwise approved by the Planning Commission at the time of Plan of Development review, all signs on the Property shall be architecturally similar in appearance.
4. A landscaped area shall be maintained along Old Parham Road and Blankenship Road. This area may be utilized for utility easements, signs, or for other purposes as approved by the Planning Commission at the time of Plan of Development review or by any governmental authority. The landscaped area will not be used for a storm water management area, and the existing mature trees will be preserved within this area to the extent practicable.
5. Parking lot lighting shall be provided by directional fixtures not to exceed 20' above grade, which shall be positioned in such a manner as to minimize the impact of such lighting off-site. Lighting shall be reduced to a minimum level necessary for security purposes immediately following the closing of business operation.

Mr. Hubel Robins, Jr.
Page 2
June 19, 1990

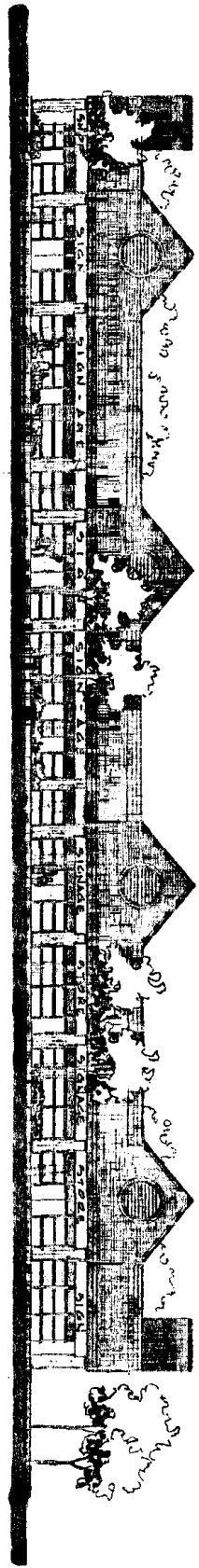
6. Parking lot, along Old Parham Road and Blankenship Road, shall be landscaped, including, but not limited to, the planting of shrubbery and/or trees and/or sod in islands located within such parking lots or between parking rows.
7. All trash receptacle areas shall be screened from view in such a manner as required by the Planning Commission at the time of Plan of Development review. The receptacle area will be enclosed with same brick as the principal structure, and may be emptied between the hours of 7:00 am and 9:00 pm only.
8. The principal structure on the property shall not exceed one story nor 35' in height.
9. Any roof-mounted heating/cooling mechanical equipment will be located as close as practicable to the front of the structure, and shall be of a low profile design and so oriented as to minimize its impact on the adjacent neighborhood.
10. The following uses shall not be permitted on the Property:
 - a. Laundromats and self-service dry cleaning establishments.
 - b. Child care centers, babysitting services & adult day care centers.
 - c. Funeral home, mortuary.
 - d. Arcade, game room.
 - e. Private club, lodge, meeting hall, fraternal organization.
 - f. Training classes, dance, martial arts instruction.
 - g. Grocery or convenience store in excess of 10,000 square feet.
 - h. Temporary outdoor stand and/or sales area for the retail sale of Christmas trees, wreaths, etc. (except by nonprofit organizations).
 - i. Beer and wine store.
 - j. ABC Package store.
 - k. Gasoline sales - automotive filling and/or service station.
 - l. Outside food or beverage vending machines, automatic teller machines.
 - m. Hospital or clinic for small animals, dogs, cats, birds, etc.
 - n. Free-standing restaurant.

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., AICP,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. James H. Sheffield



OLD PARHAM CENTER
HENRICO COUNTY · VIRGINIA

James H. Wink
Director
May 16, 1990