



COUNTY OF HENRICO PLANNING OFFICE

8-BI-13

FAIRFIELD DISTRICT

AMEND PROFFERED COND.

C-28C-90

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

June 19, 1990

Re: Conditional Rezoning Case C-28C-90

Ross-Kreckman Development Corporation
P. O. Box 31715
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on June 13, granted your request to amend proffered conditions on Conditional Rezoning Case C-72C-86.

The following substitute proffered conditions accepted by the Board of Supervisors, further regulate the use of your property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. Permitted Uses. The Property will be used solely for a self-service mini-warehouse storage facility or those uses permitted in and as regulated by an O-1 Office District.
2. Landscape Area. A landscape area will be provided at a minimum of fifteen (15) feet in width adjacent to the right-of-way line of Nine Mile Road, except to the extent necessary for utility easements, signage, access drives and other purposes requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review.
3. Building Materials. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the Property (excluding rooftop screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. All building constructed on the Property shall have exposed exterior wall surfaces (above finished grade) of face brick, stone, or glass, unless other aesthetically comparable finished materials are requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review.
4. Parking Lot Lighting. Parking lot lighting fixtures shall not exceed twenty-five (25) feet in height as measured from the grade of the base of the lighting standard, unless otherwise requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review. Parking lot lighting shall be produced from concealed sources of light (i.e. "shoe-box type)."

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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 condition in the Conditional Zoning Index.

Sincerely,

Angela H. Moore
for W. F. LaVecchia, P.E., AICP
County Manager

cc: Clerk, Board of Supervisors
Real Estate Assessment
Conditional Zoning Index
Mr. R. Roy Cosby
Mr. James. W. Theobald