



COUNTY OF HENRICO PLANNING OFFICE

AMEND PROFFERED COND.

PT. 93-B2-7
BROOKLAND DISTRICT

C-47C-90



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

July 17, 1990

Re: Conditional Rezoning Case C-47C-90

JLW Associates
7014 West Broad Street
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on July 11, granted your request to amend proffered conditions on Conditional Rezoning Case C-8C-88.

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

1. The use of the Property shall be limited to an automobile dealership and those uses permitted in a B-2 community business district, except the following uses shall not be permitted on the Property:
 - (a) Skating rink, bowling alley, billiard parlor and similar indoor recreational establishment.
 - (b) Repair business for electrical, heating or plumbing systems.
 - (c) Automobile service station.
 - (d) Mortuary.
 - (e) Club, fraternity, lodge and similar meeting place.
 - (f) Retail clothes cleaning and pressing establishment employing personnel in the actual cleaning process on site.
 - (g) Outdoor retail sales facility (excluding vending machines).
 - (h) Adult book store.
2. The hours of service to the public shall not commence prior to 7:00 a.m. nor extend beyond 2:00 a.m. the following day, and no repair work shall be permitted on Sundays.
3. No building constructed on the Property shall exceed thirty-five (35) feet in height.
4. Parking lot lighting standards shall not exceed twenty-five (25) feet in height. Parking lot lighting shall be provided by concealed sources of light and shall be positioned in such a manner as to minimize the impact of such lighting on adjacent residential properties. Parking lot lighting shall be reduced to no more than a security level following the close of business operations on the Property.
5. No outside speaker system shall be placed on the Property.
6. The visible portions of the exterior walls of any building constructed on the Property shall be similar in architectural treatment and materials to the visible portions of the other exterior walls of such building in architectural treatment and materials. No such portion of any exterior wall surface shall consist of untreated or painted cinder block, or be predominantly of metal construction (exclusive of architectural design elements).
7. Automobile repair work shall only be performed within enclosed buildings on the Property. No body repair work shall be performed on the Property.
8. Signage on the Property shall be controlled by the standards applicable to signage

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- in a B-2 zoning district.
9. An opaque stockade-type fence of a minimum of five (5) feet in height shall be maintained along boundaries of the Property adjacent to property zoned for residential development. In addition to the aforesaid fence, a buffer area of a minimum of ten (10) feet in width shall be maintained within and adjacent to the aforesaid fence. The buffer area shall be landscaped with evergreen plantings approximately eight (8) feet in height when planted, as determined to be necessary by the Planning Commission at the time of Landscape Plan review, to supplement existing plantings in order to properly screen development on the Property from adjacent residential properties. Utility easements, storm drainage facilities or other items required by the Planning Commission at the time of Plan of Development review may be placed within the aforesaid buffer area; provided that any utility easements extended therein shall run generally perpendicular to the buffer area.
 10. There shall be no direct vehicular access between the Property and the ten (10) foot alley adjoining the northern property line of the Property, or between the Property and Fountain Avenue.

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,


for W. F. LaVecchia, P.E., AICP
County Manager

cc: Clerk, Board of Supervisors
Real Estate Assessment
✓ Conditional Zoning Index
Glenn R. Moore, Esquire