

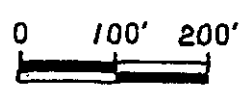
COUNTY OF HENRICO PLANNING OFFICE

SERVICE STATION / CONV. STORE

86 - A1 - 11 & 33

C-50C-90

THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

WF. LaVECCHIA, P.E., AICP
County Manager

August 14, 1990

Re: Conditional Rezoning Case C-50C-90

Weinstein Associates
P. O. Box 31335
Richmond, Virginia 23294-1335

Gentlemen:

The Board of Supervisors at its meeting on August 8, granted your request to conditionally rezone from A-1 Agricultural to B-2C Business District (Conditional), property described as follows:

Parcels 86-A1-11 and 33:

Beginning at a point on the northern line of Broad Street Road at the northwest intersection with Stillman Parkway and from said point N.57° 24' 30" W. 151.84' to a point; thence N. 32° 37' 20" E., 379.94' to a point; thence S. 57° 20' 25" E., 176.64' to a point; thence S. 32° 35' 30" W., 354.73' to a point; thence S. 77° 35' 30" W., 35.36' to the point of beginning, containing 1.54 acres.

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. Architectural Materials. The exposed portions of each exterior wall surface (front, rear and sides) of the principal buildings constructed on the Property shall be of face brick, exclusive of windows, doors, trim and screening materials for mechanical equipment, unless a different architectural treatment and/or materials are specifically requested and approved by the Planning Commission at the time of Plan of Development review. No exposed portion of any exterior wall surface shall consist of untreated or painted concrete masonry units.
2. Elevation. The architectural style of the automobile filling station and convenience food store to be constructed on Parcel A of the Property (as shown on the attached plat) shall be substantially as shown on the elevation prepared by Higgins Associates, Inc., Landscape Architects/Land Planners, entitled "Gasoline With Convenience Store", dated April 18, 1990, a copy of which is attached hereto as Exhibit A, unless a different architectural style is specifically requested and approved by the Planning Commission at the time of Plan of Development approval.
3. HVAC. Rooftop heating and air conditioning equipment shall be screened from public view at ground level in a manner approved at the time of Plan of Development review.
4. Trash Dumpsters. Trash dumpsters shall be screened from public view at ground level in a manner approved at the time of Plan of Development review.
5. Building Height. No building constructed on Parcel A of the Property (as shown on the attached plat) shall exceed one (1) story or twenty-four (24) feet in height at its maximum height..

*See case files
for plats*

5. Permitted Uses. Principal uses permitted on the Property shall be limited to an automobile filling station and a convenience food store and those uses permitted in a B-1 zoning district, except that the following uses shall not be permitted on the Property:
 - (a) Establishments operated primarily as amusement or video game parlors;
 - (b) Funeral homes, mortuaries and/or undertaking establishments;
 - (c) Private clubs, lodge, meeting halls and fraternal organizations.
7. Signage. Any free-standing sign constructed on Parcel A of the Property (as shown on the attached plat) shall be of the monolithic ground mounted type, shall be lit from internal sources and shall not exceed twelve (12) feet in height above grade and shall not exceed seventy-seven (77) square feet exclusive of the base (except for traffic directional signals). No spotlights or floodlights of any type shall be permitted for any purpose on the Property.
8. Parking Lot Lighting. No parking lot lighting shall exceed twenty (20) feet in height as measured from the grade of the base of the lighting standard. Parking lot lighting shall be produced from concealed sources of light and shall be reduced to no more than a security level following the close of business.
9. Flag Poles. No flag pole shall be permitted on the Property in excess of forty-five (45) feet in height.
10. Speaker Systems. No outside speaker systems shall be permitted on the Property.
11. Building Size. The principal building to be constructed on Parcel A of the Property (as shown on the attached plat) shall not exceed 2,500 square feet.
12. Buffer Areas.
 - (a.) Landscaped or natural buffer areas shall be provided along the boundaries of the Property as set forth below:
 - (i.) Along the southern and eastern boundaries of the Property, a minimum of twenty-five (25) feet in width.
 - (ii.) Along the western boundary of the Property, a minimum of ten (10) feet in width.

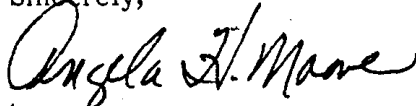
Measurement of the aforesaid buffer areas shall be from the right-of-way line of the respective roadways as determined at the time of Plan of Development review.

 - (b.) Utility easements, signage, roads, sidewalks, access drives and other purposes required or permitted at the time of Plan of Development review may be permitted within the aforesaid buffer areas except that any driveway or utility easement within any such buffer area shall run generally perpendicular thereto. Where permitted and practical, areas disturbed for the placement of utilities within buffer areas shall be restored.
 - (c.) Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall, be removed from such buffer areas, and if so removed, additional plantings or landscaping shall be added.
13. Access. Vehicular access from Parcel 86-A1-10 (which adjoins the Property on the west) to Stillman Parkway shall be permitted across Parcel B of the Property (as shown on the attached plat) or across Parcel 86-A1-58 on terms and conditions mutually agreeable to the respective owners of the aforesaid two (2) parcels of land.
14. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

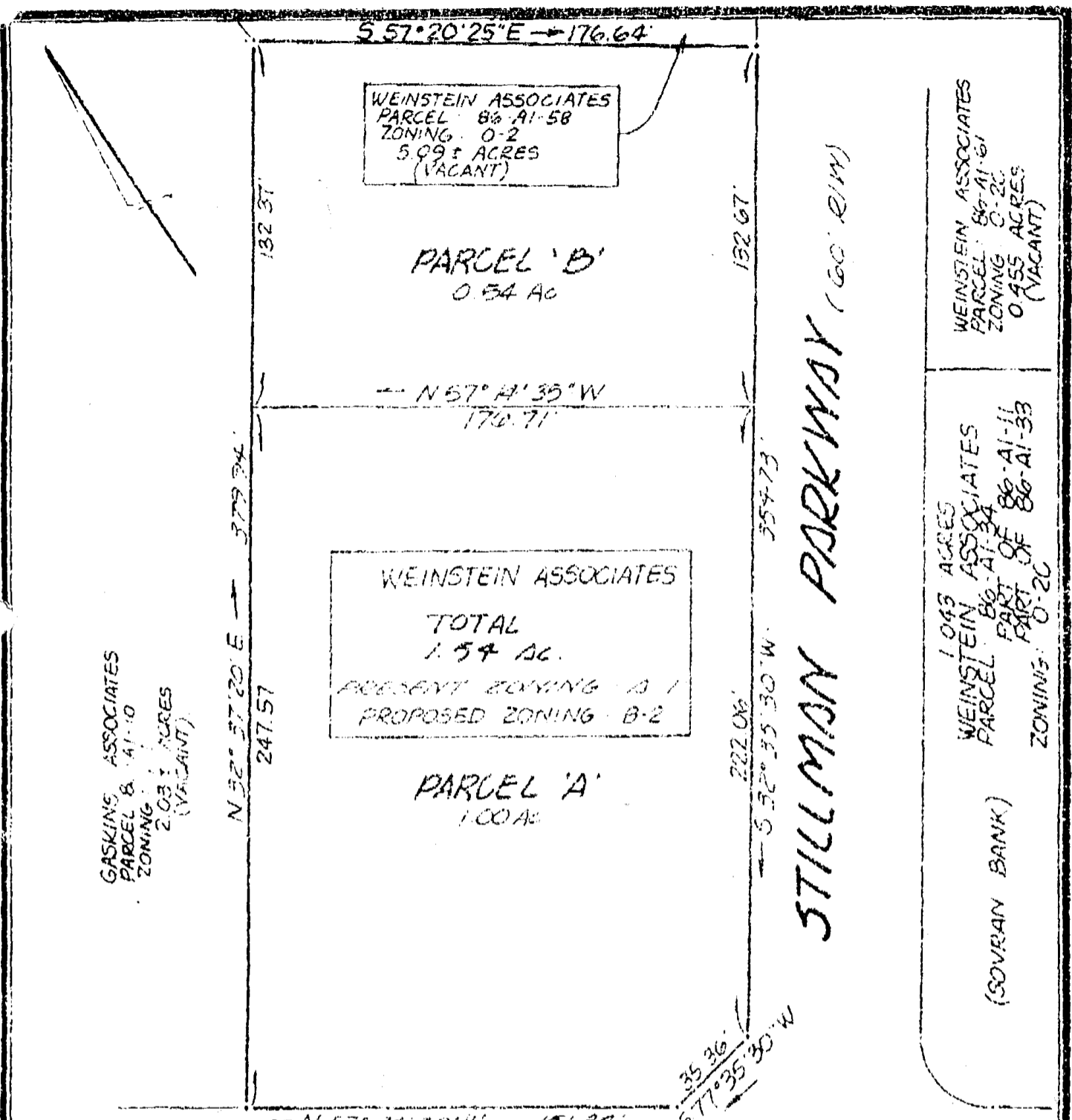
Weinstein Associates
Page 3
August 14, 1990

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, plat, and exhibit 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
Jay M. Weinberg, Esquire



BROAD STREET ROAD (RTE. 250)
(80' R/W)

COMPILED ZONING MAP OF 1.54 AC. ON
THE NORTHWEST CORNER OF
STILLMAN PARKWAY AND BROAD
STREET ROAD, THREE CHOPT DISTRICT,
HENRICO COUNTY, VIRGINIA.



INVESTORS SAVINGS BANK
PARCEL: PT OF 86-AI-60
ZONING: B-2C
0.89 ACRES
(BANK)

FOSTER & MILLER, P.C.
CERTIFIED SURVEYORS
RICHMOND, VIRGINIA

RECEIVED

MAY 25, 1990
JUL 10 1990

PLANNING OFFICE
COUNTY OF HENRICO

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C-500-90 PROFFER 2/5
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