

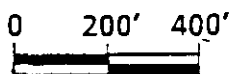
COUNTY OF HENRICO PLANNING OFFICE

RETAIL / OFFICES

PT. II-BI-37

C-54C-90

VARINA DISTRICT



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

September 18, 1990

Re: Conditional Rezoning Case C-54C-90

Mr. Mark A. Sternheimer  
P. O. Box 26926  
Richmond, Virginia 23261

Dear Mr. Sternheimer:

The Board of Supervisors at its meeting on September 12, granted your request to conditionally rezone from O-2 Office to B-2C Business District (Conditional), property described as follows:

Part of Parcel 11-B1-37:

Beginning at a point on the western line of Laburnum Avenue at the southwest intersection with Audubon Drive and from said point along the western right-of-way line of Laburnum Avenue in a southerly direction along the arc of a curve having a radius of 1096.00'; 76.69' to a point; thence continuing along the western line of Laburnum Avenue in a southerly direction; thence S. 18° 24' 10" E., 408.75' to a rod; thence N. 84° 19' 40" W., 502.95' to a rod; thence N. 16° 10' 05" E., 9.26' to a rod; thence in a northerly direction along the arc of a curve having a radius of 358.26'; 182.86' to a rod; thence N. 13° 04' 35" W., 82.52' to a rod; thence in a westerly direction along the arc of a curve having a radius of 20', 29.78' to a rod; thence in an easterly direction along the arc of a curve having a radius of 530', 157; to a point on the southern line of Audubon Drive; thence N. 64° 38' 40" E., 215.58' to a point; thence S. 68° 53' 01" E., 36.25' to the point of beginning, containing 3.7325 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. Exterior Materials. The exposed portions 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 buildings in architectural treatments and materials. All buildings constructed on the property shall have exposed exterior walls (above finished grade) of face brick, exclusive of windows, doors, facia, canopy and trim, unless different architectural treatment and/or materials are specifically requested and approved at the time of Plan of Development review. No building shall be covered with or have exposed to view any painted or unfinished concrete masonry units, sheet or corrugated aluminum, asbestos or metal (exclusive of metal seam canopy or roof) unless otherwise specifically requested and approved by the Planning Commission at the time of Plan of Development review.
2. Parking Lot Lighting. Parking lot lighting fixtures shall not exceed twenty (20)

feet in height as measured from the grade of the base of the lighting standard and it shall be produced from concealed sources of light and shall be reduced to no more than a security level after the close of business.


3. Use Restrictions. The following uses shall not be permitted on the Property:
  - (a) Adult bookstores;
  - (b) Dance halls;
  - (c) Amusement or video game parlors;
  - (d) Flea markets and antique auctions;
  - (e) Hotels, motels, motor lodges and tourist homes;
  - (f) Lodges, meeting halls and fraternity organizations.
4. Building Height. No building constructed on the Property shall exceed the lesser of one (1) story or twenty six (26) feet in height, exclusive of chimneys or other architectural design features.
5. Trash Receptacle Areas. All trash receptacle areas shall be screened from view at ground level in a manner approved at the time of Plan of Development review.
6. Parking Lot Landscaping. Parking lots serving the Property shall be landscaped, including but not limited to the planting or shrubbery and/or trees in raised islands located within such parking lots or between parking rows.
7. Buffer Area. A landscaped and/or natural buffer area of a minimum of twenty-five (25) feet in width shall be provided along the boundaries of the Property (as such rights-of-way or other boundaries are determined at the time of Plan of Development review), except to the extent necessary for utility easements, roads, signage, driveways or other purposes required by the Planning Commission at the time of Plan of Development review or by any other governmental body. Existing vegetation and underbrush may be removed and fallen, diseased or dead plant growth shall be removed from such buffer area and, if so removed, additional plantings and/or berms shall be added.
8. Density. No more than 30,000 square feet of gross floor area shall be constructed on the Property.
9. HVAC. No heating or air conditioning equipment shall be placed on the roof of any building unless properly screened from public view from adjacent residential properties and public streets in a manner satisfactory to and specifically approved by the Planning Commission at the time of Plan of Development review.
10. Signage. No sign attached to any building on the Property shall extend above the roof line of the building to which it is attached. Exterior signage shall be of the "backlit" type and be illuminated from within the sign structure.

Mr. Mark A. Sternheimer  
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11. 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.

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., AICP,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
✓ Jay M. Weinberg, Esquire