

PT.86-A1-56

BRIDAL APPAREL/CONSULTING

BROOKLAND DISTRICT

C-36C-92



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

October 19, 1993

Re: Conditional Rezoning Case C-36C-92

Springfield Wright Limited Liability Company
c/o Nationwide Bridal Service
3122 West Cary Street
Richmond, Virginia 23221

Gentlemen:

The Board of Supervisors at its meeting on October 13, granted your request to conditionally rezone property from O-2C Office and B-3C Office Districts to B-2C Business District (Conditional), Part of Parcel 86-A1-56, described as follows:

Beginning at a point on the E. line of Springfield Road (formerly Pemberton Road extension), approximately 488.53' north of its intersection with the N. line of Broad Street road; thence N. 26° 25' 08" E., 109.30' to a point; thence along the arc of a curve to the north having a radius of 983.41', 162.79' to a point; thence N. 51° 51' 34" E., 41.68' to a point; thence N. 87° 50' 50" E., 17.00' to a point; thence S. 50° 49' 20" E., 37.32' to a point on the W. line of Old Springfield road (formerly Springfield Road); thence S. 12° 50' 07" E., 273.89' to a point; thence along the arc of a curve (non-tangent) to the west having a radius of 309.02', 255.96' to the point of beginning, containing 1.074 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):

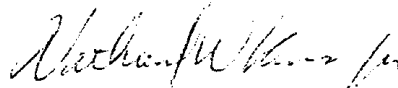
1. Landscaping and other appropriate buffering will be provided and maintained around Springfield Road, Huron road, and Old Springfield Road as follows:
 - a. Landscape buffers shall be 20' along Old Springfield Road.
 - b. Landscape buffers shall be 25' along Springfield Road.
 - c. The northernmost .25 acre along Huron Road shall remain undeveloped and shall be landscaped in a manner approved by the Planning Commission at the time of plan of development approval.
 - d. Buffers may be breached only to the extent necessary for utility easements, a single walkway to the aforementioned .25 acre portion, signage, access to and from the property, and other reasons specifically permitted or required by the Planning Commission at the time of plan of development review or by any other applicable governmental body.
 - e. Mature trees within the proffered buffers shall be preserved unless to do so would be inconsistent with proffer 1(d).
 - f. Buffers 1(a) and 1(b) shall be measured from the edge of the right of ways existing at time of POD approval.

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2. Exterior lighting on the property shall be positioned in such a manner as to minimize the impact of such lighting on adjacent property and shall be of such type as required by the Planning Commission at the time of plan of development approval. Exterior lighting shall be reduced to the level needed for security during hours when the store is not open to the general public.
3. No building constructed on the property shall exceed 25 feet and one story in height. The height shall be measured from the average finished grade to the peak of the roof.
4. The exposed portion of the exterior surfaces (front, rear, and sides) of the building constructed on the property shall be similar in quality as to architectural treatment and materials. The principal exterior building material shall be brick.
5. Uses:
 - a. The use of the property shall be limited to a business whose principal market is the sale or rental of formal apparel and related products and the planning of formal events and special occasions. Sales, services, and consulting commonly associated with such business shall be permitted. Included uses are a floral shop, photography studio, catering consultation, and gift registry and sales.
 - b. All other uses shall be restricted to O-2 uses.
 - c. Food preparation shall not be permitted.
6. The hours of service to the public shall not commence prior to 9:00 a.m. nor extend beyond 9:00 p.m. on Mondays through Saturdays. The business shall not open on Sundays.

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,



Virgil R. Hazelett, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Messrs. Ralph L. Axselle, Esquire
& Brian D. Bertonneau, Esquire
Springfield Land Development Group