



PT. OF 86-A1-47

THREE CHOPT DISTRICT

AUTO. OIL & LUBE FACILITY

C-20C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

August 16, 1994

RE: Conditional Rezoning Case C-20C-94

Mr. John Molter
Rt. 2, Box 1200
Hanover, VA 23069

Dear Mr. Molter:

The Board of Supervisors at its meeting on August 10, 1994, granted your request to conditionally rezone property from O-2C Office District (Conditional) to B-2C Business District (Conditional), Part of Parcel 86-A1-47, described as follows:

Beginning at a point on the W. line of Stillman Parkway said point being 154.71' on the W. line of Stillman Parkway in northerly direction from the intersection of the W. line of Stillman Parkway and the N. line of Mayland Drive; thence from said point of beginning along the W. line of Stillman Parkway along a curve to the left having a radius of 1453.84' and a length of 70.50' to a point; thence along the W. line of Stillman Parkway N. 26°24' 20" E. a distance of 49.53' to a point; thence N. 63° 35' 40" W. a distance of 181.00' to a point; thence S. 26° 24' 20" W. a distance of 120.00' to a point ; thence S. 63° 35' 40" E. a distance of 179.29 to a point on the W. line of Stillman Parkway being the point and place of beginning containing 0.498 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. Use Restrictions. Use of the property shall be limited to those uses permitted in the O-2 Office District, a motor vehicle oil change and lubrication operation and other similar minor motor vehicle servicing functions. No fuel pumps or car wash facilities shall be permitted on the Property.
2. Buffer Area. A landscaped buffer area of a minimum of twenty (20) feet in width shall be maintained along the Stillman Parkway frontage of the Property. Utility easements, grading, underground drainage facilities, signage, access drives and other purposes required or permitted at the time of Plan of Development review may be permitted within the aforesaid buffer area, except that any driveway or utility easement within the buffer area shall run generally perpendicular thereto, unless otherwise requested and specifically permitted, or if required, by the County at the time of Plan of Development review. Where permitted, areas disturbed for utility installation shall be restored to the extent reasonably practicable.

20

3. **Architectural Treatment.** Any motor vehicle service facility constructed on the Property shall be architecturally compatible with the shopping center to the north of the Property and shall be similar in architectural appearance and treatment to the building shown on a drawing entitled "Elevations", prepared by Keith Engineering, Inc., dated November 29, 1993, a copy of which is attached hereto as Exhibit A, unless otherwise specifically requested and approved by the Planning Commission at the time of Plan of Development review.
4. **Hours of Operation.** The hours of operation for any motor vehicle service facility operated on the Property shall be limited to the following:

Monday - Friday	7:00 a.m. to 7:00 p.m.
Saturday	7:30 a.m. to 6:00 p.m.
Sunday	Closed
5. **Signage.** Any detached sign location on the Property shall be a ground mounted, monument-style sign, and shall not exceed twelve (12) feet in height. Illuminated business signs be of a "backlit" type, i.e., the background of the sign shall be dark and the logos and lettering on such signs shall be illuminated from within the sign structure.
6. **Parking Lot Lighting.** Parking lot lighting standards shall not exceed twenty (20) feet in height. 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 conducted on the Property.
7. **Outdoor Speakers.** No outdoor speakers shall be operated on the Property.
8. **Trash Receptacle Areas.** Any outdoor trash receptacle area located on the Property shall be located to the west of any building constructed thereon.
9. **Vehicular Access.** The vehicular access drive serving the Property shall be located along the southern boundary of the Property, so as to provide shared vehicular access with the property to the south, unless otherwise required by any governmental body having jurisdiction with respect thereto.
10. **Deliveries.** Deliveries to any motor vehicle service facility constructed on the Property shall be limited to the hours of 7:30 a.m. to 6:00 p.m., Monday through Friday.
11. **Landscaping Plan.** Landscaping installed between the building constructed on the Property and Stillman Parkway shall be of the character and quality shown on a plan entitled "Plan/Elevation-Lube Tech Express Oil, Westpark Shopping Center, Henrico County, Virginia", prepared by Gerstenmaier Design Studio and dated August, 1994, a copy of which is attached hereto as Exhibit "B", as approved by the Planning

Mr. John Molter
August 16, 1994

3

Commission at the time of Landscape Plan Review. If permitted by applicable governmental bodies, a sidewalk will be installed in the right-of-way for Stillman Parkway, as shown on the foregoing plan.

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: Director, Real Estate Assessment
Conditional Zoning Index
Feld Development Corporation
Mr. Glenn R. Moore