



O-2C

R-4

85
2.3246 Ac.

834
18.101 Ac.

R-4
C

80
3.239 Ac.

O-2C

78
5.044 Ac.

AUTO STORAGE & EMPLOYEE PARKING

81-11-E-6,10,11
BROOKLAND DISTRICT

C-38C-01 0 200' 400'

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

August 21, 2001

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-38C-01

Mr. Lawrence J. Page
J & L Associates
7014 W. Broad Street
Richmond, VA 23294

Dear Mr. Page:

The Board of Supervisors at its meeting on August 14, 2001, granted your request to conditionally rezone property from R-4 One Family Residence District to B-3C Business District (Conditional), Parcels 81-11-E-6, 10 and 11.

The Board of Supervisors accepted the following proffered conditions, dated July 19, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Applicable to All of the Property:

1. Parking Lot Lighting. Parking lot lighting shall be produced from concealed sources of light so as to minimize the impact of such light on any adjacent residential neighborhood. The parking lot lighting shall be reduced to no more than security level following the close of business on the Property. Parking lot lighting standards shall not exceed 25 feet in height.
2. Signage Limitation. No advertising signs shall be placed on the Property.
3. Outdoor Speakers. No outdoor speakers shall be permitted on the Property.
4. Fence. An opaque fence of a minimum of five (5) feet in height shall be installed and maintained along boundaries of the Property adjacent to residentially developed property.

Applicable to Lot 6, Block E:

5. Use Limitation. Lot 6 shall be integrated with and used in conjunction with the adjoining automobile dealership. No building shall be constructed on Lot 6, for as long as it abuts properties zoned for residential use.
6. Access Limitation. There shall be no direct vehicular access between Lot 6 and Harrison Avenue, unless required by any governmental body having jurisdiction with respect thereto.

Applicable to Lots 10 and 11, Block E:

7. Use Limitation. Lots 10 and 11 shall be used only for employee parking for employees of automobile dealerships currently operated at 7014 and 7100 West Broad Street, until such time as Lot 12, Block E, West Broad Street Village is rezoned and incorporated into the aforesaid dealership.
8. Security. Overnight parking shall not be permitted on the parking lot established for employee parking on Lots 10 and 11, Block E.

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
Mr. Herbert E. Kennedy
Glenn R. Moore, Esq.