

16-426

A-1

R-5

0.2 TO 2.09 AC. B-1C

B-3

RTH

KNIGHTSBRIDGE

AZALEA

AVENUE

MEADOWOOD

R-2A

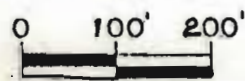
B-1

B-2

C-6C-82

COUNTY OF HENRICO PLANNING OFFICE

SCALE



3-A1-18

FAIRFIELD DISTRICT

J.A.S.



FRANK A. FAISON
County Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 17, 1982

Re: Conditional Rezoning Case C-6C-82

CFM Associates, Inc.
P. O. Box 426
Midlothian, Virginia 23113

Gentlemen:

At its May 12 meeting, the Board of Supervisors accepted your proffered conditions and conditionally rezoned the below described property from O-2 Office to B-1 Neighborhood Business District in accordance with your request and the recommendation of the Planning Commission.

The rezoned property tax parcel 3-A1-18 is described as follows:

Beginning at the point of intersection of the N. line of Azalea Avenue and the W. line of Wilkinson Road; thence along the N. line of Azalea Avenue S. $86^{\circ} 50' 04''$ W., 183.85' to a point on the N. line of Azalea Avenue at the center line of Thrush Lane extended northwardly; thence N. $3^{\circ} 09' 56''$ W., 474.50' to a point; thence N. $86^{\circ} 50' 04''$ E., 192.09' to a point on the W. line of Wilkinson Road; thence along the W. line of Wilkinson Road S. $3^{\circ} 08' 56''$ E., 458.77' to a point; thence continuing along the W. line of Wilkinson Road S. $24^{\circ} 05' 04''$ W., 17.70' to the point of beginning, containing 2.09 acres.

The following proffered conditions were accepted by the Board of Supervisors and further regulate development and use of the property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. The following uses shall not be permitted on the property:

a) Fast food restaurants; which restaurants shall be defined for purposes of this proffer as any restaurant having a distinctive and peculiar architectural style not complementary to residential architectural design, in which restaurant the marketing concept usually comprises a limited menu of entrees which can be easily and quickly prepared, are often served in paper containers and are often consumed by customers off-premises. Notwithstanding the above, this proffer shall not be interpreted to include within the definition of fast food restaurant, any sit-down restaurant which is situated within the multi-tenant building and which primarily caters to on-premises consumption of food.

b) Clubs, fraternities, lodges and similar meeting places;

c) Tourist homes and motels, rooming and boarding houses; and,

d) Service stations, i.e. where automotive mechanical repair work is performed, but this proffer does not include the elimination of the sale of motor fuels or lubricants at a self-service or full-service filling station.

2. Any exterior walls or any principal structure constructed on the property shall be of conventional earth tone brick and frame. The frame portions of the structures shall be painted only in colors reasonably and generally acceptable in residential design. The structures shall be architecturally similar in treatment and compatible with the residential neighborhood.

3. No overnight parking of commercial vehicles of any type shall be permitted.

4. All indoor recreation and/or other use utilizing music and/or amplified sound shall be regulated and operated only within completely enclosed and air-conditioned and sound proof buildings in order to protect the welfare, peace and solitude of the adjacent residential neighborhood.

5. No business shall sell any drugs or drug paraphernalia, other than a pharmacy in which such are dispensed by a licensed pharmacist, as prescribed by a licensed physician.

6. Earth berms shall be constructed within the buffer strip contiguous to the property line where feasible and approved by the Planning Commission at the time of Plan of Development approval, and berms may be utilized elsewhere to supplement or compliment natural buffering for the purpose of aesthetically enhancing the landscaping of buildings on the property.

7. A chain link fence shall be erected roughly parallel to the western boundary line approximately 474 feet in length. A planted buffer strip of a minimum of twenty-five feet (25') in width shall be retained on the western boundary of the property which abuts RTH zoning districts, except to the extent same may be required to construct utility lines, and except that for the first one hundred feet (100') from Azalea Avenue along said western bounday (sic), where the buffer strip shall be twelve and one-half feet (12 1/2') in width. This latter twelve and one-half foot (12 1/2') wide buffer shall be planted in dense evergreens for the first twenty-five feet (25') from Azalea Avenue of a height which shall not restrict vehicular visibility upon entering or exiting the property from Azalea Avenue. From that point northward to the north property line, the said buffer strip shall be planted in dense evergreens a minimum of six feet (6') in height and twelve and one-half feet (12 1/2') to forty-five feet (45') in width. Where feasible, the planting within the above mentioned buffer strip will occur on either side of the aforementioned fence.

8. All permitted principal, accessory and conditional uses shall be located on the southerly portion of said parcel comprising an area of less than two (2) acres. The remainder of the parcel, i.e. a portion approximately thirty-five feet (35') in width and contiguous to the north property line, shall be premanently retained as a buffer

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planting area. There shall be no shopping center or business related improvements of activities in such area. On such area and contiguous to the north property line, there shall be provided a thirty-five foot (35') wide dense evergreen planting strip at least six feet (6') in height. Such area shall also include an earth berm the height of which shall not reduce the height of the required evergreen planting.

9. Any buildings constructed or placed on the subject parcel shall be of uniform architectural style, whether free-standing or connected, and shall have an aesthetically pleasing roof design not incompatible with existing residential roof designs in the immediate area. All elevations of the buildings shall be designed to include roof treatment. Roofing material visible from the ground (including that which is used in the construction of any canopy) shall be residential in quality and color.

10. Parking lot lighting standards located within thirty feet (30') of the perimeter of the property shall not exceed twenty feet (20') in height. Other parking lot lighting standards located in the interior of the property shall not exceed forty feet (40') in height and shall be at a lower height, if required or approved by the Planning Commission at the time of Plan of Development approval. The lighting in the parking lot area shall be of a low intensity, shall be positioned in such a manner as to minimize the impact of such light on adjacent residential areas, it being understood that the lighting design and levels shall be consistent with safety and security and shall be of such a type as required or approved by the Planning Commission.

11. Lighting under any canopy shall be beamed downward and shall be of such intensity and positioned in such a manner as to minimize the impact of such lighting on adjacent residential areas and be of such a type as required or approved by the Planning Commission.

12. There shall be no more than one (1) free-standing sign on the parcel. No lighted or unlighted signs, lettering or other identification, logos or symbols shall be placed on any canopy or building on the subject parcel abutting said parcel's western boundary, nor shall any sign or other identification device facing west be at a height greater than ten feet (10'); provided, however, these restrictions shall not prevent an internally lit, free-standing sign not exceeding twenty-five (25') in height being erected on the southeast corner of the subject parcel (nearest the Azalea Avenue and Wilkinson Road intersection).

The Planning Office has been advised of the action by the Board of Supervisors and requested to revise its records accordingly and to place a copy of the accepted proffers in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

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

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