



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

January 20, 1987

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

Re: Conditional Rezoning Case C-115C-86

Interstate Access Associates
2305 LaCrosse Street
Richmond, Virginia 23219

Gentlemen:

The Board of Supervisors at its meeting on January 14, granted your request to conditionally rezone from B-3 General Business and R-4 One Family Residence to M-1C Light Industrial District (Conditional), described as follows:

Parcel 1-A2-4, and Part of Parcel 1-A2-5, Central Gardens Subdivision, Part of Reserved Lot, Block A, Section A described as follows:

Beginning at a point in the eastern line of U.S. Route 360, such point being 178.76' north of the northern line of Bloom Lane Extended; thence from such point of beginning along the eastern line of U.S. Route 360 N. $26^{\circ} 12' 30''$ E., 269.24' to a point; thence N. $63^{\circ} 47' 30''$ W., 29.07' to a point; thence N. $26^{\circ} 14' 15''$ E., 444.56' to a rod; thence S. $39^{\circ} 41' 05''$ E., 427.65' to a point; thence along a curve to the left having a radius of 2829.20', 273.39' to a rod; thence S. $26^{\circ} 14' 15''$ W., 271.29' to a rod; thence N. $82^{\circ} 55' 45''$ W., 272.24' to a point; thence S. $26^{\circ} 05' 35''$ W., 385.41' to a point in the northern line of Bloom Lane Extended; thence along the northern line of Bloom Lane Extended along a curve to the right having a radius of 464.61', 124.07' to a rod; thence continuing along the northern line of Bloom Lane Extended N. $37^{\circ} 17' 03''$ W., 96.20' to a rod; thence continuing along the northern line of Bloom Lane Extended along a curve to the left having a radius of 534.67', 66.57' to a point; thence N. $26^{\circ} 12' 30''$ E., 230.35' to a point; thence N. $63^{\circ} 47' 30''$ W., 200' to the point of beginning, containing 10.52 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). They are as follows:

1. There shall be a buffer 30 feet wide along the easternmost boundary (271.29 feet, more or less) and along the easternmost 272.24 feet of the southern boundary of the property, in which buffer shall be planted and maintained a screen of evergreen trees to supplement existing vegetation. An additional buffer 10 feet wide shall be provided along and west of the existing 20-foot planting strip provided in Central Gardens. A planting strip 10 feet wide shall be provided along the rear 200 feet of the northern boundary.
2. There shall be no access to or from the property to or from Hechler Street or from Apollo Road.
3. The property shall not be used for the operation of any of the following:
 - (a) Bag, carpet and rug cleaning.

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- (b) Blacksmith, welding, or other metal shop, including punch presses, drop hammers, and the like.
 - (c) Bottling, cold storage, or milk processing and distribution plants.
 - (d) Tire manufacturing, rebuilding or recapping plants other than those within 400 feet from U.S. Route 360, authorized by section 22-63(c) as being incidental to the conduct of the retail business on the same premises.
 - (e) Bulk storage or distribution plant for inflammable liquids (other than an automobile service station) for underground storage of not to exceed thirty thousand gallons, when located two hundred feet from an "R" district.
 - (f) Grocery stores, except convenience stores in which less than 3000 square feet is devoted to the sale of groceries provided such building lies within 400 feet of U.S. Route 360.
 - (g) Bowling alleys, skating rinks, golf driving ranges, drive-in theatres, baseball batting ranges, miniature golf courses, pony rides, riding academies, amusement parks, target ranges and similar outdoor amusement or commercial recreation facilities.
 - (h) Billboards, or outdoor advertising not related to any use on the property, except that existing billboards may remain until issuance of a certificate of occupancy for the first building on the premises.
 - (i) Dancing establishments and dance halls.
4. The development of the property shall be restricted as follows:
- (a) All light industrial uses shall be conducted within a completely enclosed building.
 - (b) The property shall be developed and operated so as not to create any danger to the health, safety and welfare on the property or surrounding areas by creating any excessive noise, vibration, smoke, dust, lint, odor, heat or glare beyond the project's property lines.
 - (c) In that portion of the property more than 400 feet from U.S. Route 360, retail and service facilities shall be limited to those permitted in B-2 Community Business District, provided, however, such uses shall not occupy more than 40 percent of the building in which such uses are located.
 - (d) Light industrial uses shall not exceed 60 percent of the gross square footage of buildings on the property.
 - (e) There shall be no outside storage of any equipment, materials or supplies except in appropriate trash receptacles which shall be regularly dumped.

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- (f) Lights illuminating parking or loading areas shall be arranged or installed so that no significant glare or direct light shall be directed at adjacent property. Lighting standards shall not exceed 20 feet in height and shall be of a directional type capable of shielding the light source from direct view.
- (g) The number, location and size of signs permitted in the project shall be subject to the regulations in section 22-104 and, in addition, no sign shall exceed 15 feet in height and, if lighted, shall be internally lit. No mobile signs, and no temporary signs other than during construction and leasing, shall be permitted. Signs located more than 400 feet from U.S. Route 360 shall be as permitted and regulated in the O-3 Office District except that no freestanding signs other than directional signs shall be permitted.
- (h) All buildings shall be of masonry construction, and the exterior wall surfaces (front, rear and sides) shall be coordinated in color and design.
- (i) No outside loading and unloading, and/or deliveries shall be permitted between the hours of 10 P.M. and 6 A.M.

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,


for W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Jay M. Weinberg
Ms. Rosie M. Rivers
Mr. & Mrs. John J. Anderson