

INNSBROOK - 3 C

INNESBROOK ROAD  
R-5C

BROAD STREET ROAD

B-3

B-1

A-1

B-1 to B-3C  
4.56 ac.

PROP. SHOPPING CENTER

B-3C

B-3

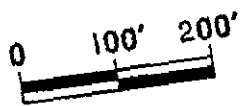
A-1

6-322  
C-8C-87  
GREEN

COUNTY OF HENRICO PLANNING OFFICE  
78-A2-6  
THREE CHOPT DISTRICT

AUTO. DEAL.

C-14C-87





COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

March 17, 1987

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

Re: Conditional Rezoning Case C-14C-87

Ms. Michelle H. Gluck, Esquire  
Hunton & Williams  
707 E. Main St.  
Richmond, Virginia 23219

Dear Ms. Gluck:

The Board of Supervisors at its meeting on March 11, granted your request to conditionally rezone property from B-1 Neighborhood Business to B-3C General Business District (Conditional), described as follows:

Parcel 78-A2-68:

Beginning at a point on the southern line of Broad Street Road (U.S. Route 250) 406.99' east of Cox Road; then S. 74° 51' 05" E., 475.08' to a point; then S. 10° 47' 35" W., 419.30' to a point; then N. 74° 50' 30" W., 474.89' to a point; then N. 10° 46' 05" E., 419.23' to the point of beginning, containing 4.56 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. The principal uses on the property shall be limited to automobile sales, service, repair and equipment establishments and those uses permitted in a B-2 Community Business District, except that the following uses otherwise permitted in a B-2 zoning district shall not be permitted: hotel, motel, motor lodge, motor hotel, convenience store, gas station, bar, bowling alley, skating rink, billiard parlor. In addition, no "fast food" or "carry-out" restaurants shall be permitted. For purposes hereof, "fast food restaurants" or "carry-out restaurants" are hereby defined as establishments whose principal business is the sale of foods and beverages to consumers in a ready-to-consume state and which foods and beverages are usually served in paper, plastic, or other disposable containers or wrappers for immediate consumption either within the restaurant building or off the premises.
2. Except for windows and doors and the supports therefor, the exposed exterior walls (above finished grade) of any building constructed on the property (excluding roof-top screening material for mechanical equipment) shall be either (a) all brick or (b) more than 75% brick supplemented by natural stone, precast or cast-in-place architectural concrete or exposed aggregate concrete.

All mechanical systems of any building shall be screened from public view.

The primary building on the Property shall be constructed generally compatible with the attached conceptual rendering (Exhibit "A") (see case file).

The brick used on all exposed exterior walls of any building constructed on the property (excluding roof-top screening material for mechanical equipment) shall be wood mould look, medium reddish brown in color and in oversize module. The construction shall use colored mortar to complement the color of the brick. The bricks will be installed in running bond. Use will be made of soldier courses in a darker color for the architectural effect as depicted in the attached conceptual rendering (Exhibit "A") (See case file).

There may be on the property a used car building of not more than 1,800 square feet. Any building on the property other than the primary building and used car building shall be behind the brick wall referenced in Proffer 5.

3. No building constructed on the property shall exceed the lesser of two (2) stories in height or thirty (30) feet in height.
4. Signage on the property shall be limited to B-2 standards. There shall be no portable or mobile signs on the property. There shall be one single detached sign on the property which shall be internally-lit and ground-mounted with a maximum height of six feet including base and a maximum length of 12 feet including frame.

Any lighted signage on any building on the property shall be individually mounted plastic letters internally lit.

5. Automobile repair and body work shall be performed only within enclosed buildings on the property. Any vehicles stored for body work shall be stored in an area not visible from Broad Street, behind a solid opaque brick wall constructed on the property as generally shown on the attached conceptual landscaping plan and sketch for the property (Exhibit "C") (See case file). This wall shall be at least five feet tall. The exterior portion of such wall facing north towards Broad Street and west towards Cox Road shall be constructed with the same type brick and mortar used in the construction of the primary building constructed on this property as described in Proffer 2 above. The interior of such wall may be reinforced masonry block backup painted to match the brick color.

All refuse, tires, salvage, damaged or scrap vehicle parts shall be stored in such containers as to be screened from view in completely enclosed facilities.

No junk or other vehicles incapable of being legally operated on the public roadways shall be parked or stored outside of an enclosed building.

6. No outside public address, paging or speaker system, audible outside of any building shall be permitted on the property.
7. No vehicles shall be parked, stored or displayed in areas not designed and constructed for such parking, storage or display and so designated on the site plan approved in accordance with Section 22-106.
8. Parking lot lighting standards shall not exceed twenty-five (25) feet in height. Parking lot lighting shall be provided by directional fixtures, having concealed light sources positioned in such a manner to direct the lighting away from

Ms. Michelle H. Gluck, Esquire  
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adjacent properties or roadways. Lighting shall be reduced to a minimum level necessary for security purposes immediately following the closing of business operation.

9. The landscaping on the property shall be generally compatible with the attached conceptual landscaping plan and sketch for the property (Exhibit "C") (See case file.)

To the extent reasonably practicable, the clearing of mature trees in the buffer areas (10 feet wide on the southern, western and eastern boundary lines of the property and 30 feet wide on the northern boundary line of the property as set forth in paragraph 10 below) shall be limited to removing trees necessary for drainage, utilities, ingress and egress, and to provide the landscaping as set forth in these proffers and as required by the Planning Commission.

All parking lot islands shall be raised and planted with at least the major shade trees as shown on the master plan. Major shade trees shall be 3 1/2" caliper minimum at installation. All other flowering trees shall be 8' height minimum. All parking islands and planters and green landscape strip along Broad Street shall be irrigated.

10. A 30-foot wide area will be maintained along the northern boundary line of the property after the widening of Broad Street by the Commonwealth of Virginia as a green and landscaped area as required by the Planning Commission at the time of Plan of Development approval. This area may be disturbed only to the extent required for the construction and maintenance of utility easements, ingress and egress or other purposes required by any governmental authority.

It may also be disturbed to not more than 25% of its length and for a depth of not more than 20 feet along such length for the feature and display areas as illustrated on the attached Exhibit "C" (See case file). Any such disturbance of this area for the display and feature areas shall be with such area to be defined by the use of interlocking pavers, landscape trees and low scale bushes and shall be for the display of not more than four vehicles facing generally perpendicular to Broad Street and not generally parallel to Broad Street.

This area will be landscaped generally compatible with the attached conceptual landscape plan and sketch (Exhibit "C") (See case file).

11. The property shall be developed generally compatible with the attached conceptual landscape plan and sketch (Exhibit "C") (See case file) which is conceptual by nature and not exact in detail, specifics or dimensions, all of which may vary. The entry drive location and internal on-site vehicular circular patterns may change due to engineering considerations. There shall be no more than two access to Broad Street.
12. All driveways, parking, vehicular display or storage areas shall be concrete or paved with a bituminous surface treatment in accordance with County specifications, with the exception of the area specifically outlined in Paragraph 10, second paragraph.

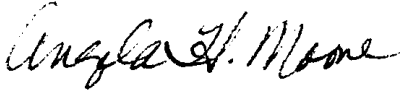
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13. Hours of operation shall be limited to a period between 7:00 a.m. and 12:00 midnight.
14. Loading and unloading of vehicle deliveries shall be performed only onsite within the boundaries of the property during hours of permitted operation.
15. There shall be no open burning of dead plant growth (including, but not limited to, tree stumps), tires, discarded material, boxes or other construction material, on the property.
16. Any required erosion-control devices shall be approved and installed prior to commencement of any earthmoving construction on the property.

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. Nicholas A. Spinella  
Mr. Ralph L. Axselle  
The Little Sisters of The Poor