

COUNTY OF HENRICO PLANNING OFFICE

2-A2-29

FAIRFIELD DISTRICT

JAS

OFF. / WISE

C-18C-87





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

April 14, 1987

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

Re: Conditional Rezoning Case C-18C-87

Ridgeview, Inc.
10625 Patterson Ave.
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on April 8, accepted your proffered conditions and granted your request to conditionally rezone property from B-2 Community Business to B-3C General Business District (Conditional), described as follows:

Parcel 2-A2-29:

Beginning at a point on the west R/O line of Adams Road approximately 403.28' north of said R/O line and East Laburnum Avenue; thence N. $77^{\circ} 55' 15''$ W., 150.00' to a point; thence N. $0^{\circ} 48' 15''$ E., 200.00' to a point; thence S. $77^{\circ} 55' 15''$ E., 150.00' to a point; thence S. $0^{\circ} 48' 15''$ W., 200.00' to the point of beginning, containing 0.68 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. A 10' buffer shall be maintained along the western property line where the property is adjacent to the property of Woody's Funeral Home. White pines, having an initial height of 5-6' shall be planted along such property line in such buffer, 10' on center as needed to supplement existing pines.
2. An 8' high board fence shall be installed along the southern property line for 30' and then continue 25' along the western boundary of the property. A 4' high fence to continue an additional 20' on the south side of the property. White pines having an initial height of 5-6' shall be planted along the perimeter of this proposed fence 10' on center. Additional white pines to be planted along the southern property line commencing at the fence and continuing to Adams Road 20' on center with junipers to be planted every 5' on center.
3. Any and all buildings to be constructed on the property shall be constructed of brick or textured block.
4. There shall be no outside public address and/or paging systems for any building on the subject property.
5. The operation of the businesses to be restricted by current B-2 regulations and open to the public only during the hours of 6:00 a.m. and 12:00 midnight per the B-2 regulations.
6. Exterior lighting shall not exceed the height of 20' and shall be positioned so as not to project light on to the adjacent properties.

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7. All buildings to be constructed on the property shall be limited to a height of 20'.
8. No signs or advertising materials of any nature shall be placed on the rear walls (western boundary) of subject buildings. Signage also to be regulated by current B-2 regulations. Signage on the southern boundary to be allowed only within 100' of Adams Road.
9. Building facades shall utilize colors similar with the adjacent buildings or as regulated by the Planning Commission. Architectural renderings are herein submitted and made a part of this case for illustrative purposes only.
10. No outside storage will be allowed.

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. Henry L. Wilton
University of Richmond