



COUNTY OF HENRICO

September 15, 1987

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

Re: Conditional Rezoning Case C-59C-87

Mr. K. Bruce Hobart  
P. O. Box 28117  
Richmond, Virginia 23228

Dear Mr. Hobart:

The Board of Supervisors at its meeting on September 9, granted your request to conditionally rezone from R-3 One Family Residence to M-1C Light Industrial District (Conditional), described as follows:

Parcels 93-A2-50, 52, 53, 58, 65:

Beginning at an iron pipe in the eastern line of Staples Mill Road (State Route 33) said pipe being 337.58' north of the northern line of Wistar Road; thence from said point of beginning along said eastern line of Staples Mill Road N. 15° 53' 45" W., 524.92' to a point; thence N. 86° 48' 23" E., 714.72' to an iron rod; thence S. 0° 15' 45" E., 548.41' to an iron rod; thence along the line of Epworth Methodist Church N. 89° 37' 31" W., 572.36' to the point of beginning, containing 7.804 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 not more than 70,000 square feet of gross leasable floor area for specialty retail, office/warehouse and light manufacturing use. Not more than 20,000 square feet of floor area shall be specialty retail, emphasizing small shops of approximately 1,200 square feet, but not to exceed 7,500 square feet, and no food or grocery store shall exceed 6,000 square feet, and no store specializing in retail sales of automotive parts and related accessories shall exceed 6,000 square feet, but excluding all principal uses which are first permitted in B-3 general business districts and all hotels, motels, motor lodges, motor hotels, bowling, skating, billiards and similar indoor recreational establishments and dancing establishments and dance halls, and funeral chapels.
2. The exposed portions of all exterior wall surfaces (front and sides) of each building constructed on the Property shall be similar in architectural style and construction and shall be predominantly of masonry, stucco and/or glass, except to the extent that other architectural materials are used for trim or architectural decorations.
3. All roof-mounted mechanical equipment shall be screened, and screening material shall be compatible with the architectural style of the building.

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4. A twenty (20) foot landscaped area shall be maintained from the ultimate right-of-way line on Staples Mill Road, as determined at the time of the Plan of Development. Ten (10) foot landscaped buffers shall be maintained on the southern and northern property lines, and these buffers shall include planting and trees.
5. All trash dumpsters will be screened from view.
6. No building constructed on the Property shall exceed twenty-five (25) feet in height.
7. Lights illuminating off-street parking or loading areas shall be arranged and installed so that no material glare or direct light shall spill over onto adjacent parcels. Lighting standards shall not exceed twenty (20) feet in height and shall be of a directional type capable of shielding the light source from direct view.
8. No sign shall exceed twenty-five (25) feet in height and, if lighted, shall be internally lit so that there are no freestanding spotlights or any type of individual lighting structure. The sign message, if illuminated, shall be illuminated from within the sign structure.
9. For retail uses, outside activity and general services <sup>to</sup> ~~of~~ the public shall not be permitted between 2:00 a.m. and Noon on Sunday.

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. John H. O'Brien, Jr.  
Mr. James P. McKnight, et. al.  
Mr. and Mrs. William H. Price  
Mr. and Mrs. Joseph E. Woodard