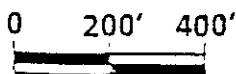


REVISED
C-69C-87

COUNTY OF HENRICO PLANNING OFFICE

PT. 86-AI-30
 THREE CHOPT DISTRICT



JAS

COUNTY OF HENRICO

October 20, 1987

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

Re: Conditional Rezoning Case C-69C-87

Springfield Land Development
9520 W. Broad St.
Richmond, Virginia 23229

Springfield Land Development
7300 Brook Road
Richmond, Virginia 23227

Gentlemen:

The Board of Supervisors at its meeting on October 14, granted your request to conditionally rezone from O-2C Office (Conditional) and B-2C Community Business (Conditional) to B-3C General Business District (Conditional), described as follows:

Part of Parcel 86-A1-56:

Beginning at a point on the E. line of Pemberton Road, approximately 260.87' north of its intersection with the N. line of Broad Street Road; thence N. $26^{\circ} 25' 8''$ E., 328.10' to a point; thence S. $63^{\circ} 34' 52''$ E., 226.14' to a point; thence S. $12^{\circ} 50' 7''$ E., 378.45' to a point; thence S. $26^{\circ} 8' 23''$ W., 29.46' to a point; thence N. $63^{\circ} 34' 52''$ W., 470.30' to the point of beginning, containing 2.705 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:

- I. (a) A natural buffer area of a minimum of seventy-five (75) feet in width shall be maintained along the right-of-way line of New Springfield Road ("Western Buffer Area"), except for utility easements, signage, driveways or other purposes required or approved by the Planning Commission at the time of Plan of Development review. Mature healthy trees of six (6) inches or more in diameter within the Western Buffer Area shall be preserved.
- (b) A natural buffer area of a minimum of ten (10) feet in width shall be maintained along the right-of-way line of Old Springfield Road, except for utility easements, signage, driveways or other purposes required or approved by the Planning Commission at the time of Plan of Development review.
- (c) Except as set forth in 1(a) above, existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall be removed from the buffer areas, and if so removed, additional plantings shall be added as required at the time of landscape plan review. Where the placement of utility easements within a buffer area results in the inability of the owner to provide adequate screening therein, screening shall be provided adjacent to such buffer area to properly screen development on the Property from adjacent properties, as determined

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- by the Planning Commission at the time of landscape plan review, or by any other applicable governmental body. The limits of clearing in the buffer areas shall be shown on any approved Plan of Development. No vehicles shall be displayed within the buffer areas.
2. The use of the Property shall be limited to the expansion of the existing automobile dealership located on property adjacent to the south of the subject Property, and uses accessory thereto. The only building which may be constructed on the Property shall be an expansion of the existing automobile dealership building located on the property adjacent to the south of the subject Property.
 3. No building constructed on the Property shall exceed the lesser of twenty-five (25) feet or two (2) stories in height.
 4. No outside speaker system shall be placed on the Property.
 5. There may be exposed metal on the front, rear and sides of buildings constructed on the Property, provided that the portion of any building facing toward Old Springfield Road or Springfield Road, shall not be more than 50% metal. There shall be no untreated or exposed cinderblock visible as a portion of the front, rear or side wall.
 6. Parking lot lighting standards shall not exceed twenty-five (25) feet in height. Parking lot lighting shall be provided by directional fixtures, which shall be positioned in such a manner as to minimize the impact of such lighting offsite, and which produce a lighting intensity of a maximum of one-half foot candle along the boundaries of the Property abutting residential uses. Parking lot lighting shall be reduced to no more than a security level following the closing of business operations.
 7. The hours of service to the public shall not commence prior to 7:00 a.m. nor extend beyond 10:00 p.m. daily, and no repair work shall be permitted on Sundays.
 8. The number of vehicular access drives to and from the Property shall be limited to one such access drive to and from New Springfield Road, unless otherwise required by any governmental body having jurisdiction with respect thereto.
 9. Automobile repair work shall only be performed within enclosed buildings on the Property. No body repair work shall be performed on the Property.
 10. There shall be no more than one (1) freestanding sign erected 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,

Robert J. Dall'asta
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