

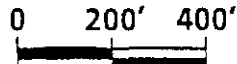
RETAIL

COUNTY OF HENRICO PLANNING OFFICE

78-A2-10

TUCKAHOE DISTRICT

C-74C-87



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 15, 1987

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

Re: Conditional Rezoning Case C-74C-87

Cox Road Associates
11000 Three Chopt Road, Suite G
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on December 9, granted your request to conditionally rezone from A-1 Agricultural to B-2C Community Business District (Conditional), property described as follows:

Parcel 78-A2-10:

Beginning at a point on the N. line of Three Chopt Road, approximately 295' east of its intersection with the E. line of Cox Road; thence N. $40^{\circ} 54' 35''$ W., 247.64' to a point; thence N. $1^{\circ} 7' 52''$ E., 67.30' to a point; thence N. $39^{\circ} 47' 27''$ E., 42.74' to a point; thence along a curve with a radius of 1948.69', a length of 321.30' to a point; thence S. $47^{\circ} 59' 32''$ E., 357.77' to a point; thence S. $52^{\circ} 15' 00''$ W., 451.96' to the point of beginning, containing 3.220 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 exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the Property shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. No exposed portion of any exterior walls shall consist of untreated or painted cinder block.
2. Parking lot lighting shall be provided by concealed sources of light, except at vehicular (access) points or as otherwise required at the time of Plan of Development review. Parking lot lighting standards shall not exceed twenty (20) feet in height.
3. The following uses shall not be permitted on the Property:
 - (a) Skating rinks.
 - (b) Billiard parlors.
 - (c) Establishments operated primarily as amusements or video game parlors.
 - (d) Repair business for electrical, heating or plumbing systems.
 - (e) Adult book store.
 - (f) Hotel or motel.
 - (g) Convenience grocery store.
 - (h) Automobile service station.
 - (i) Dance hall.
 - (j) Retail automobile tire store.
 - (k) "Fast food" or "Carry-out Restaurant."


For purposes hereof, "fast food" or "carry-out" restaurant is defined as an establishment, the principal business of which is the sale of foods and beverages already prepared at the time of ordering, 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.

4. A landscaped buffer area of a minimum of twenty (20) feet in width shall be maintained along those boundaries of the Property abutting property presently developed for single family residential purposes, except to the extent necessary for utility easements, or other purposes required by the Planning Commission at the time of Plan of Development review, or by any other applicable governmental body. Only utility easements which run generally perpendicular to the buffer area shall be extended through the buffer area.
5. The size of signs permitted on the Property shall be controlled by Zoning Ordinance provisions dealing with the size of signs in a B-1 neighborhood business zoning district.
6. A landscaped buffer area of a minimum of twenty (20) feet in width shall be maintained along the right-of-way line of Cox Road, as such right-of-way line is determined at the time of Plan of Development review (except for utility easements, signage, driveways and other purposes required by the Planning Commission at the time of Plan of Development review, or any other applicable governmental body) and assuming that the right-of-way width of Cox Road as determined at the time of Plan of Development review, is no greater than eighty (80) feet. To the extent that the right-of-way for Cox Road exceeds eighty (80) feet in width, the width of the aforesaid buffer area may be reduced by the number of feet which equals one-half of the number of feet that the ultimate right-of-way width for Cox Road exceeds eighty (80) feet. Where the placement of utility easements within the aforesaid buffer area results in the inability of the owner to provide adequate landscaping therein, landscaping will be provided adjacent to the buffer area, to properly screen development on the Property, as determined by the Planning Commission at the time of landscape plan review. Any road or driveway within the buffer area shall run generally perpendicular thereto.
7. No building permit for improvements on the Property shall be issued until such time as the County enters into a contract for the construction of roadway improvements at the intersection of Three Chopt Road and Cox Road, or March 1, 1989, whichever event first occurs.

Cox Road Associates
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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,


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

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
✓ Mr. Glenn R. Moore
Ms. Kimberly C. Carlton
Ms. Michele L. Cox