

COUNTY OF HENRICO PLANNING OFFICE  
 PT. 86-AI-11, 33 / 86-AI-34  
 THREE CHOPT DISTRICT

BANK  
 C-7C-87



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

February 18, 1987

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

Re: Conditional Rezoning Case C-7C-87

Weinstein Associates  
3951 A Stillman Pkwy.  
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on February 11, granted your request to conditionally rezone from A-1 Agricultural to O-2C Office District (Conditional), your property described as follows:

Parcel 86-A1-34 and part of Parcels 86-A1-11 and 33:

Beginning at the point of intersection of the N. line of Broad Street Road and the E. line of Stillman Parkway; thence along the arc of a curve to the southeast having a radius of 25', 39.27' to a point on the N. line of Broad Street Road; thence S.  $57^{\circ} 24' 30''$  E., 151.00' to a point on the N. line of Broad Street Road; thence N.  $32^{\circ} 35' 30''$  E., 370.40' to a point; thence N.  $56^{\circ} 5' 2''$  W., 176.03' to a point on the E. line of Stillman Parkway; thence S.  $32^{\circ} 35' 30''$  W., 349.50' along the E. line of Stillman Parkway, to the point of beginning, containing 1.502 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. 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 off-site.
2. Landscaped or natural buffer areas shall be provided as follows:
  - a. A buffer area of a minimum width of twenty-five (25) feet along the right-of-way line of Broad Street Road (as such right-of-way is determined at the time of Plan of Development review), and
  - b. A buffer area of a minimum width of fifteen (15) feet along the right-of-way line of Stillman Parkway (as such right-of-way line is determined at the time of Plan of Development review),

except to the extent necessary for utility easements, roads, signage, driveways or other purposes specifically required or approved by the Planning Commission at the time of Plan of Development review, or by any other applicable governmental body. Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall be removed from such buffer areas and additional plantings may be added.

Weinstein Associates

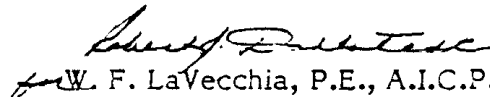
Page 2

February 18, 1987

3. The exposed portions of each exterior wall surface (front, rear and sides) of any building constructed on the Property shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials, and shall be predominately of brick and/or glass except to the extent that other architectural materials are used for trim, architectural decorations or design elements.
4. No building constructed on the Property shall exceed a height of the lesser of two (2) stories or thirty-five (35) feet.

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. Jay M. Weinberg