



COUNTY OF HENRICO PLANNING OFFICE

AUTO. SERVICE STATION / OFFICE DEVEL.

7-BI-54

C-129C-88

FAIRFIELD DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

January 17, 1989

Re: Conditional Rezoning Case C-129C-88

Amoco Oil Company
P. O. Box 87707
Chicago, IL 60680-0707

Gentlemen:

The Board of Supervisors at its meeting on January 11, granted your request to conditionally rezone from A-1 Agricultural to B-3 Business (Conditional) and O-2C Office Districts (Conditional), property described as follows:

Part of Parcel 7-B1-54 - B-3C

Beginning at a point on the north line of Creighton Road, at its intersection with the E. line of Laburnum Avenue, thence along the arc of a curve to the NW. having a radius of 50', 63.53' to a point; thence N. 19° 58' 20" W., 238.13' a point; then N. 87° 13' 30" E., 285.00' to a point; then S. 19° 58' 20" E., 275.00' to a point; thence S. 87° 13' 30" W., 248.13', to the point of beginning, containing 1.7130 acres.

Part of Parcel 7-B1-54 - O-2C

Beginning at the point of intersection of the N. line of Creighton Road and the W. line of Harvie Road; thence S. 87° 13' 30" W., 172.10' to a point; thence N. 19° 58' 20" W., 275.00' to a point; thence S. 87° 13' 30" W., 285.00' to a point; thence N. 19° 58' 20" W., 269.75' to a point; thence S. 80° 31' 20" E., 449.41' to a point; thence S. 82° 4' 40" E., 305.49' to a point; thence S. 7° 55' 20" E., 335.28' to a point; thence N. 82° 4' 40" W., 10' to a point; thence along the arc of a curve to the southeast having a radius of 50', 69.20' to the point of beginning, containing 4.50711 acres.

The Board of Supervisors accepted the attached proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Horace A. Latham
Mr. Jay M. Weinberg, Esquire

(804) 672-4206 PARHAM & HUNGARY SPRING ROADS / P. O. BOX 27032 / RICHMOND, VIRGINIA 23273



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

AMENDED

and restated

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

John F. Moore, Attorney-in-Fact for *December 13, 1988*
Signature of Owner or Applicant Date
owner

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

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1. Hours of Service: The hours of service to the public shall be limited to 6:00 a.m. to 12:00 midnight.

2. Buffer Areas. Landscaped or natural buffer areas shall be maintained as described in (a) and (b) below, except to the extent necessary for utility easements, access drives, signage, or other purposes, if requested and specifically approved or if required by the Planning Commission at the time of Plan of Development review, or by any applicable governmental body:

(a) a buffer area of a minimum of twenty-five (25) feet in width, along the northern boundary of the Property, and

(b) a buffer area of a minimum of twenty (20) feet in width along the right-of-way lines of Laburnum Avenue, Creighton Road and Harvie Road (as such right-of-way lines are determined at the time of Plan of Development review).

Existing vegetation or underbrush, may, and diseased or dead plant growth shall be removed from such buffer areas and if so removed, additional plantings and/or berms shall be added. Utility easements within the buffer areas shall be extended generally perpendicular thereto. Where permitted or practicable, areas disturbed for the placement of utilities within the buffer area shall be restored.

3. Building Materials. The visible portions of exterior wall surfaces of buildings constructed on the B-3C portion of the Property shall be predominantly of red brick construction

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(exclusive of windows). Additionally, the visible portions of support columns for canopies covering fuel pumps shall be of red brick construction. Such buildings and any canopy covering pump islands shall have mansard style roofs. The portions of roofs visible from ground level shall be covered by roofing material which is slate in appearance.

4. Orientation of Automobile Washing Facility. Neither the entrance to nor exit from any automobile washing facility constructed on the Property shall be oriented toward Laburnum Avenue.

5. Parking Lot Lighting. Parking lot lighting shall be produced from concealed sources. Parking lot lighting standards shall (a) not exceed twenty (20) feet in height, (b) be positioned in such a manner as to minimize the impact of such lighting on adjacent property developed for residential purposes and (c) be reduced to no more than a security level following the close of business conducted on the Property.

6. Building Height. No building constructed on the Property shall exceed thirty-five (35) feet in height.

7. Use Limitations. That portion of the Property rezoned to a B-3C classification shall be devoted only to one of more of the following principal uses: automobile service station, accessory car wash and those uses permitted in a B-2 zoning district, except that the following uses shall not be permitted on such portion of the Property:

- a) Billiard parlors;
- b) Roller or ice skating rink;
- c) Motion picture theater;
- d) Bowling alley;
- e) Adult book store;
- f) Store operated primarily for the rental of home videos;
- g) Amusement games;
- h) Laundromats; and
- i) Fast food restaurant.

For the purposes hereof, a "fast food" restaurant is hereby defined as an establishment whose principal business is the sale of food and beverages to consumers in a ready to consume state, and which food 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. No automobile repair work shall be performed on the Property.

8. Signage. (a) The owner shall not request the installation of signage on I-295 directing traffic from the Creighton Road interchange therewith, to the Property.

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(b) Any freestanding sign placed on the B-3C portion of the Property shall not exceed fourteen (14) feet in height.

(c) The aggregate total sign area of all business signs located on the B-3C portion of the Property shall not exceed one hundred fifty (150) square feet.

9. Architecture. Buildings constructed on that portion of the Property zoned O-2C shall be substantially similar in appearance and shall reflect the general character of the office buildings shown on the elevation prepared by Thomas Hamilton & Associates, a copy of which is filed herewith, unless a different design is specifically requested and approved at the time of Plan of Development review.

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