

COUNTY OF HENRICO PLANNING OFFICE

SHOPPING CENTER

C-44C-88



72-B2-16
TUCKAHOE DISTRICT

JAS



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

June 14, 1988

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

Re: Conditional Rezoning Case C-44C-88

Pruitt Associates
2924 Emerywood Parkway,
Suite 200
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on June 8, granted your request to conditionally rezone from R-5C General Residence (Conditional) to B-2C Community Business District (Conditional), property described as follows:

Parcel 72-B2-16:

Beginning at a point on the western line of Pump Road, 381.24' from the southern line of Broad Street Road; thence in a westerly direction S. 09° 05' W., 160.41' to a point; thence S. 73° 11' 72" E., 197.80' to a point; thence S. 59° 37' E., 199.87' to a point; the true point of beginning; thence in a southerly direction S. 30° 56' 20" W., 1,033.35' to a point; thence N. 60° 37' 30" W., 209.05' to a point; thence N. 30° 45' E., 1,037.0' to a point; thence S. 59° 37' E., 212.40' to the true point of beginning, containing 5.01 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. Except for windows and doors and the supports therefor, all exposed exterior walls (above finished grade) of any building constructed on the Property shall be reddish tone brick, with the exception that non-brick material may be used as architectural treatment and accent as approved by the Planning Commission at the time of Plan of Development review.
2. A landscaped buffer area of a minimum of ten (10) feet shall be maintained along the western boundary of the Property and fifteen (15) feet along the southern boundary of the Property. These areas may be utilized for utility easements or for other purposes as approved by the Planning Commission at the time of Plan of Development review or by any governmental authority.

If adjacent properties are added along the southern or western boundaries, the buffer areas will be relocated to the new southern and/or western boundary.

3. 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, and which produce a lighting intensity of a maximum of one-half (1/2) foot candle at the boundaries of the property adjoining the southern and western boundaries.
4. Parking lots, with the exception of those to the rear of the buildings, shall be landscaped, including, but not limited to, the planting of shrubbery and/or trees and/or sod in islands located within such parking lots or between parking rows.

5. Except for the rear of the buildings, underground sprinklers will be installed in the landscaped areas.
6. Upon Plan of Development approval, the location of pedestrian access to the adjacent Wellesley property will be established. Pedestrian access to the Wellesley property line will be provided when the Plan of Development for the adjacent Wellesley project has been approved and Wellesley's pedestrian access is located.
7. Outdoor seating and benches will be incorporated in the common areas.
8. Unless otherwise approved by the Planning Commission at the time of Plan of Development review, all signs on the Property shall be architecturally similar in appearance. There shall be no portable or mobile signs on the Property.
9. The following uses shall not be permitted on the Property:
 1. skating rinks;
 2. billiard parlors;
 3. video game parlors;
 4. repair businesses for electrical, heating or plumbing systems;
 5. mortuaries; and
 6. adult book stores.
10. All trash receptable areas shall be screened from view in such a manner as required by the Planning Commission at the time of Plan of Development review.
11. Any on-site water retention shall not be placed in the buffer areas, but the outfall from such retention areas may cross such buffer areas as approved by the Planning Commission at the time of Plan of Development review.
12. Certificates of Occupancy shall not be issued for more than 100,000 total square feet of improvements on the properties subject to Cases No. C-21C-88, C-20C-88, and this application, until either (i) the construction of Three Chopt Road from Pump Road to Lauderdale Drive, or (ii) the widening of Broad Street Road to six lanes at the intersection of Pump Road and Broad Street Road, whichever of such events shall first occur.


Pruitt 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. and Mrs. Raymond C. Haithcock
Mr. Ralph L. Axelle, Jr.