

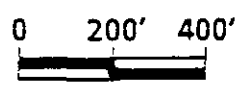
COUNTY OF HENRICO PLANNING OFFICE

72-B1-2

TUCKAHOE DISTRICT

JAS

C-5C-88





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 16, 1988

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

Re: Conditional Rezoning Case C-5C-88

Strange's Florist, Inc.
 3313 Mechanicsville Pike
 Richmond, Virginia 23223

Gentlemen:

The Board of Supervisors at its meeting on February 10, granted your request to conditionally rezone from A-1 Agricultural and B-1 Neighborhood Business to B-3C General Business District (Conditional), described as follows:

Parcel 72-B1-2:

Beginning at a rod at the southwest corner of Broad Street Road and Gayton Road; thence along the W. line of Gayton Road S. 28° 33' 20" W., 656.00' to a point; thence S. 28° 43' 42" W., 381.93' to a rod; thence leaving the W. line of Gayton Road and following a ditch the following courses N. 43° 34' 21" W., 186.60' to a point; thence N. 45° 34' 21" W., 100.04' to a point; thence N. 44° 09' 03" W., 119.18' to a point; thence N. 18° 19' 33" W., 107.87' to a point; thence N. 24° 31' 21" W., 55.51' to a rod found; thence leaving ditch line N. 28° 06' 12" E., 840.88' to a rod on the south line of Broad Street Road; thence along the S. line of Broad Street Road the following courses S. 61° 26' 40" E., 313.15' to a point; thence S. 50° 08' 04" E., 50.99' to a point; thence S. 61° 26' 40" E., 115.00' to a point; thence S. 35° 01' 19" E., 45.08' to the point of beginning, containing 11.5195 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. Use

The Property shall only be used for retail horticultural uses, including all of the products, services and activities associated with a florist, greenhouse and garden center operation.

2. Landscape buffers/screening

A minimum 25' wide landscape buffer will be provided along the perimeter of the property beginning at a point, located 25' south from the S.W. corner of the existing greenhouse structure, said point also being located along the western property line S. 28° 06' 12" W., 395 L.F. + or - from the southern line of Broad Street Road, thence along a line S. 28° 06' 12" W., 465' more or less to a point, thence S. 24° 31' 21" E., 55.21' to a point; thence S. 18° 19' 33" E., 107.87' to a point; thence S. 44° 09' 03" E., 119.18' to a point; thence S. 45° 34' 21" E., 100.04' to a point; thence S. 43° 34' 21" E., 186.6' to a point; thence along the west line of Gayton Road the following courses N. 28° 43'

42" E., 381.93' to a point; thence N. 28° 33' 20" E., 100' more or less to its terminus. Said 25' landscape buffer shall be planted with a variety of evergreen and deciduous plant material as necessary to supplant existing mature plant material to provide a continuous evergreen screen a minimum 6' in height. This screen may be interrupted as necessary to allow for utility easements and (1) possible 30' service entrance along Gayton Road.

In addition a minimum 10' wide landscape buffer strip shall be provided along the remainder of the perimeter as further delineated by the following legal description beginning at a point, said point also being 25' north of the NW corner of the existing greenhouse structure, said point also lying along the western property line S. 28° 06' 12" W., 165' + or - from the southern line of Broad Street Road. Thence N. 28° 06' 12" E., 165' + or - to a point; thence along the southern line of Broad Street Road the following courses S. 61° 26' 40" E., 313.15' to a point; thence S. 50° 08' 04" E., 50.99' to a point; thence S. 61° 26' 40" E., 115.00' to a point; thence 35° 01' 19" E., 45.08' to a point; thence along the western line of Gayton Road S. 28° 33' 20" W., 556' + or - to a terminus point. Said 10' landscape buffer shall be planted with a variety of ornamental deciduous and evergreen plant material at a minimum average rate of (1) tree minimum 12' height, and (3) 18" - 24" height shrubs per 50 foot of road frontage. Said 10' landscape buffer may be interrupted as necessary by utility easements and by (4) commercial entrances, (2) existing on Broad Street Road and (2) proposed on Gayton Road. The 10' buffer strip configured along the west property line N. 28° 06' 12" E., 165' + or - shall be planted to provide a continuous evergreen screen a minimum 6' in height. All such buffers as herein provided shall be provided in addition to any new right of way line as such right of way is determined at the time of Plan of development review.

3. Dedication of Right of Way

A parcel of approximately 5' in width along the Gayton Road right of way will be dedicated in order to provide for a 60' future right of way as such right of way line is determined at the time of plan of development review.

4. Setbacks of parking areas

All parking areas will be setback a minimum of 10' from any property line. Said parking areas shall maintain a minimum 5% planting area within the paved parking lot envelope. The setback as herein provided shall be provided in addition to any new right of way line as such right of way is determined at the time of plan of development review.

5. Signage

Only (3) attached signs will be provided on the face of the building itself. This signage will be limited to 150 S.F. at each location. Only (1) 150 S.F. detached sign, not to exceed 20' in height, will be provided on the site.

6. Hours of operation

Hours of service to the general public will be from 8 a.m. to 6 p.m. Seasonally, during the months of December, March, April and May hours may be extended from 8 a.m. to 9 p.m.

7. Site lighting controls

Site lighting shall be located and oriented so as to minimize glare and spillover onto adjacent roadways and residential areas. Site lighting standards shall be limited to 20' maximum height. Site lighting shall be reduced to minimum security levels at close of operating hours.

8. Maximum number of access points

No more than (2) access points shall be located on West Broad Street. Access points on Gayton Road shall be limited to (3). Said entrances must meet with County and VDOT traffic safety guidelines.

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. LaVecchia
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. Lonnie W. Henley