

M-1C & C-1C
to M-1C
1.413 Ac.

C-53C-05
Zoning
 Car Wash
 Three Chopt District
 400
 Feet
 PS July 2005 Ref: 751-758-8362



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

December 20, 2005

Virgil R. Hazelett, P.E.
County Manager

Robert R. Bock, LLC
12525 Lakeshore Dr.
Midlothian, VA 23114

Re: Conditional Rezoning Case C-53C-05

Dear Mr. Bock:

The Board of Supervisors at its meeting on December 13, 2005, granted your request to conditionally rezone from C-1C Conservation District (Conditional) and M-1C Light Industrial District (Conditional) to M-1C Light Industrial District (Conditional), Parcel 751-758-8362, described as follows:

Beginning at a point on the north line of Mayland Drive, said point lying 208.13 feet west of the west line of Gaskins Road Extended, thence along the north line of Mayland Drive N 63°50'34" W 15.27 feet to a point; thence along a curve to the left having an arc length of 209.99 feet, radius of 425.00 feet, chord bearing of N 77°59'51" W and a chord of 207.86 feet; thence leaving said Mayland Drive N 37°41'30" E 400.94 feet to a point; thence S 63°50'34" E 135.66 feet to a point; thence S 25°59'32" W 342.02 feet to said place and point of beginning. Said parcel containing 1.413 acres.

The Board of Supervisors accepted the following proffered conditions, dated December 12, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. No building will be constructed within 50 feet of the right-of-way of any publicly dedicated streets and within 25 feet of any property line bordering a side or rear yard.
2. No parking areas will be constructed within 15 feet of any property line or right-of-way line.
3. The following uses shall not be permitted on the property:
 - a. Bowling, skating, billiards and similar indoor recreational establishments,
 - b. Dancing establishments and dance halls;
 - c. Drive-in theaters, golf driving ranges, baseball batting ranges, miniature golf courses, pony rides and similar amusement establishments;
 - d. Riding academies, amusement parks and target ranges;

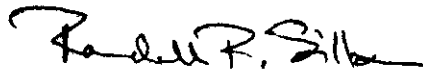
- e. Fortune tellers, palmists, astrologists, numerologist, clairvoyant, craniologist, phrenologist, a card reader, spiritual reader or advisor;
 - f. Carnivals, fairs and circuses;
 - g. Adult businesses as defined in the Henrico County Zoning Ordinance;
 - h. Establishments whose primary business is Check cashing or making payday loans as defined and regulated by Sections 6.1-432 et. seq. and 6.1-444 et. seq. of the Code of Virginia (this shall not preclude banks, savings and loans or similar institutions that are not regulated by the foregoing Virginia Code sections).
4. No portion of the Property shall be developed or used as a neighborhood or community shopping center as those terms are defined in the Henrico County zoning ordinance nor for a shopping center.
 5. All principal buildings on the property shall be served by public water and sewer.
 6. Parking lot lighting standards located within fifty (50) feet of the perimeter of the Property shall not exceed twenty (20) feet in height. Other parking lot lighting standards located in the interior of the Property shall not exceed forty (40) feet in height and shall be at a lower height, if required or approved by the Planning Commission at the time of plan of development approval. Lighting in parking lots shall be of low intensity, shall be positioned in such a manner as to minimize the impact of such light on adjacent residential areas and be of such type as required or approved by the Planning Commission.
 7. The development of the Property shall be subject to plan of development approval, in accordance with the terms of Section 22-106 of the Henrico County Code.
 8. Except during the period of construction of improvements, all outside storage of materials and supplies shall be enclosed on all sides by an opaque fence, wall or other barrier, of at least seven (7) feet in height.
 9. The building constructed on the property shall be substantially similar to the elevation entitled "Proposed Carwash" prepared by Strange-Boston Associates, P.C., unless revisions to these elevations are specifically requested and permitted by the Planning Commission during the Plan of Development review and approval.
 10. The exterior portions of the building constructed on the property, exclusive of windows, doors and architectural treatments, shall be predominantly brick or stone unless specifically requested and permitted by the Planning Commission during the Plan of Development review and approval. In no event shall any exposed or untreated cinderblock be used. If materials are used that require finish coloring,

then such colors, except for trim and special architectural treatments, shall be of earth tones or natural colors (brown, ivory, gray, beige, white or blends thereof).

11. The property shall be developed substantially similar to the conceptual site plans entitled "Site Plan - Proposed Carwash" and "Landscape Plan - Proposed Carwash" prepared by Strange-Boston Associates, P.C., unless revisions to these site plans are specifically requested and permitted by the Planning Commission during the Plan of Development review and approval.
12. Signage shall be permitted as regulated in the B-1 Business District. No detached sign shall exceed 15 feet in height.

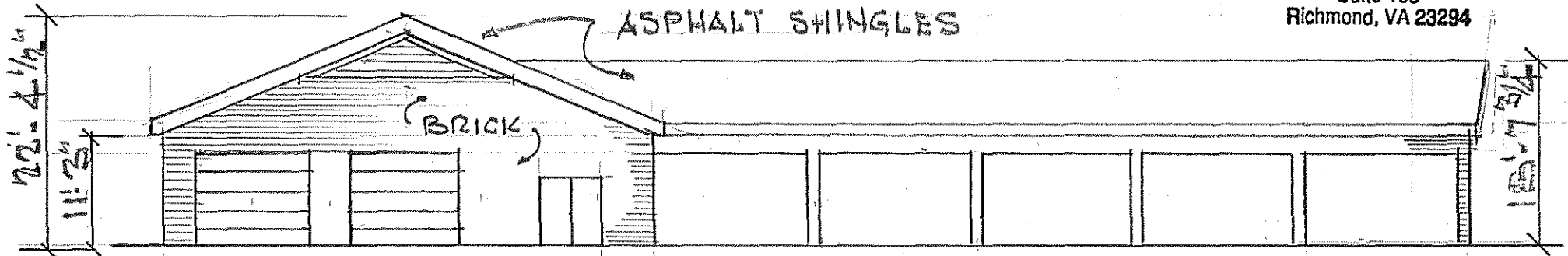
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



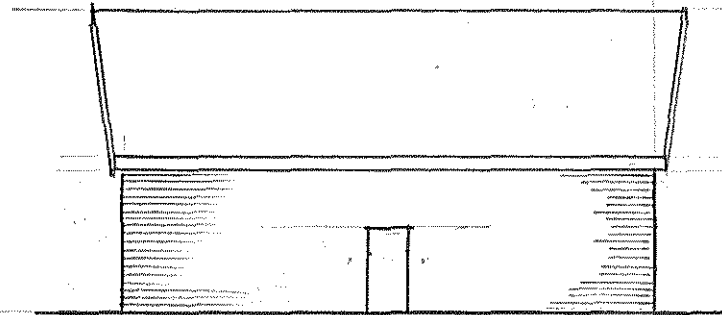
for Virgil R. Hazelett, P.E.
County Manager

pc: Director, Real Estate Assessment
Conditional Zoning Index



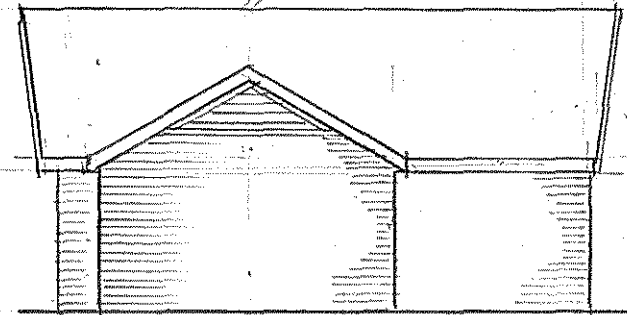
EAST ELEVATION

1/16" = 1' - 0"



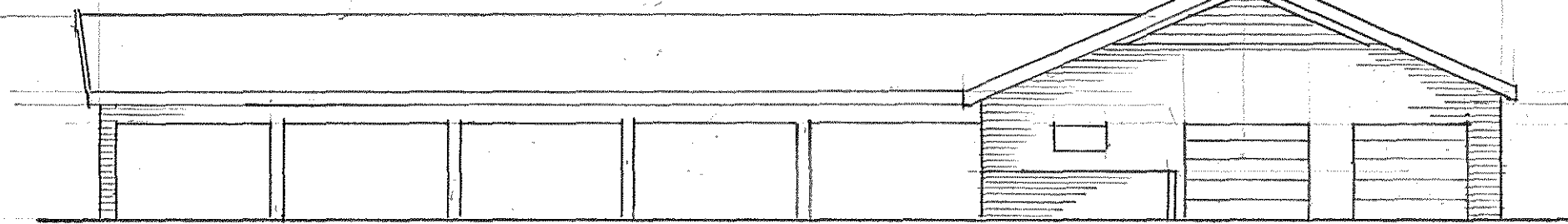
SOUTH ELEVATION

1/16" = 1' - 0"



NORTH ELEVATION

1/16" = 1' - 0"



WEST ELEVATION

1/16" = 1' - 0"

C-53C-05

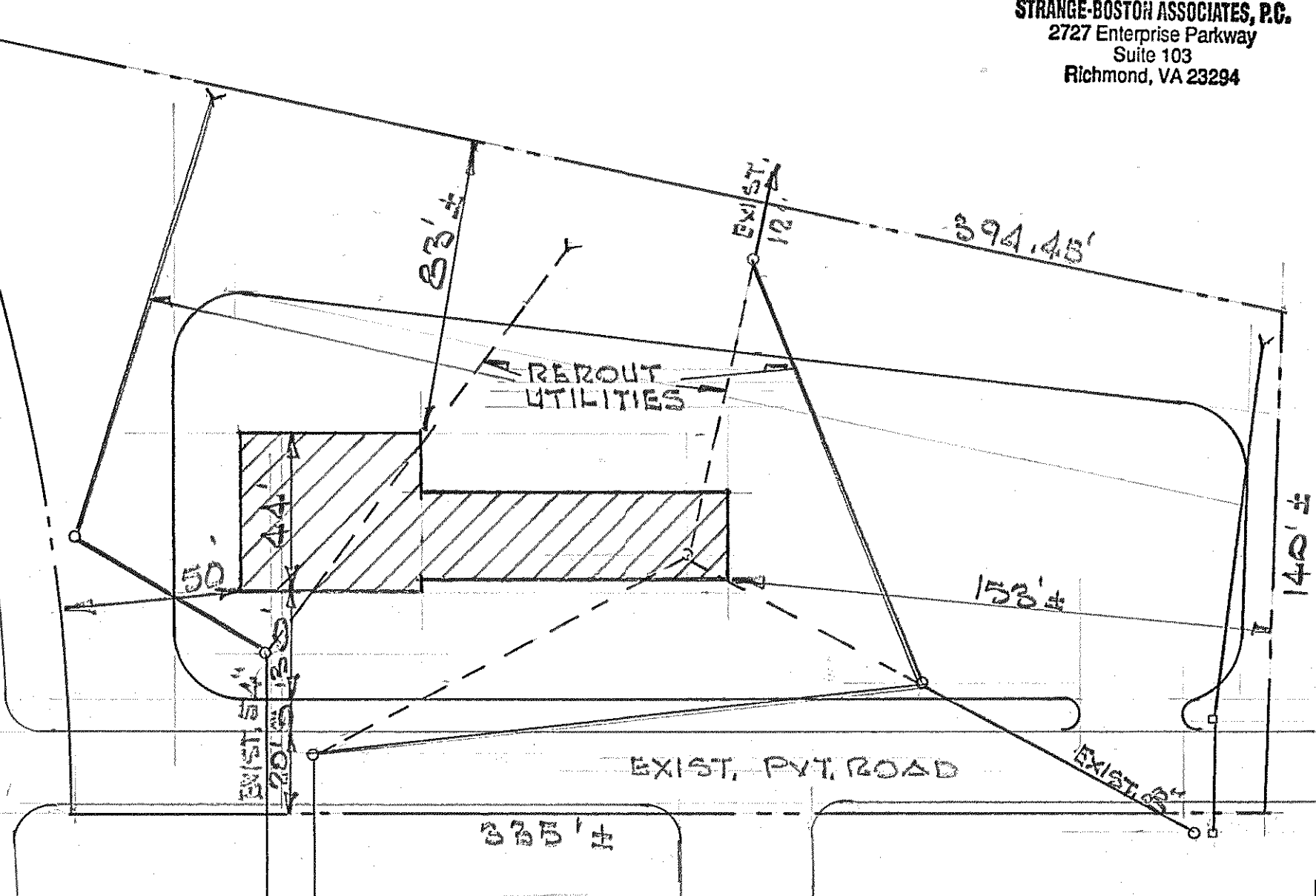
PROPOSED CARWASH

MAYLAND DR., 250' W. of GASKINS RD.

3

OF 3

MAYLAND DR.



SITE PLAN

1" = 40'



PROPOSED CARWASH

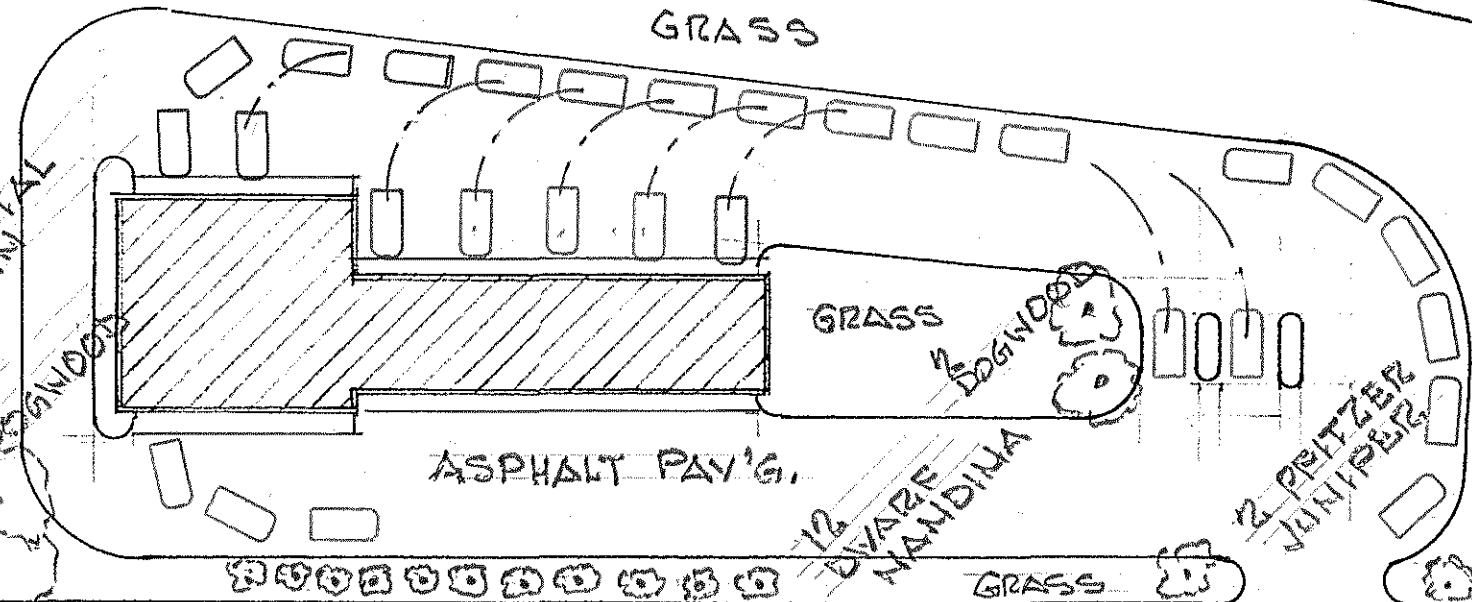
MAYLAND DR., 250' W. of GASKINS RD.

C-530

3 CREPINE MYRTLE



PEDESTAL SIGNAL



LANDSCAPE PLAN

1" = 40'

C-53

PROPOSED CARWASH

MAYLAND DR., 250' W. of GASKINS RD.