



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

December 18, 2007

Lakeside Town Center, LLC
C/O Mr. Peter L. Francisco
7517 N. Pinehill Drive
Richmond, VA 23228

Re: Conditional Rezoning Case C-55C-07

Dear Mr. Francisco:

The Board of Supervisors at its meeting on December 11, 2007, granted your request to conditionally rezone from B-2C Business District (Conditional) to B-3C Business District (Conditional), Parcel 780-749-9410, described as follows:

Commencing at a point on the north line of Ingleside Avenue, said point being the intersection of the north line of Ingleside Avenue and the west line of Lakeside Avenue; thence along the west line of Lakeside Avenue in a westerly direction for a distance of 300.78 feet to a rod found at "point of beginning"; thence leaving the west line of Lakeside Avenue S 85°12'45" W for a distance of 334.80 feet to a rod set; thence N 05°18'15" W for a distance of 142.11 feet to a rod found; thence N 87°59'15" W for a distance of 7.30 feet to a rod set; thence N 04°21'15" W for a distance of 220.00 feet to a rod found; thence S 87°59'15" E for a distance of 334.42 feet to a rod set; thence N 04°21'15" W for a distance of 3.00 feet to a rod set; thence N 85°38'45" E for a distance of 20.32 feet to a point on the west line of Lakeside Avenue; thence along the west line of Lakeside Avenue S 04°50'00" E for a distance of 1.56 feet to a point; thence S 05°58'50" E for a distance of 50.01 feet to a chiseled "x" found; thence S 04°50'00" E for a distance of 174.05 feet to a rod found; thence N 87°59'15" W for a distance of 12.09 feet to a rod set; thence south 04°50'00" E for a distance of 102.03 feet to the said "point of beginning." Said parcel containing 2.732 acres.

The Board of Supervisors accepted the following proffered conditions, dated November 7, 2007, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The only use first permitted in the B-3 District permitted on the property shall be an Outdoor Farmers' Market not to exceed 4,500 sq. ft. of vendor space. In addition, the following uses shall be prohibited.

- a. Automotive filling and service stations;
 - b. Gun shop, sales and repair;
 - c. Hotels, motels, and motor lodges;
 - d. *Radio and television stations and studios or recording studios;*
 - e. Indoor recreational facilities; however, theaters shall be permitted;
 - f. Permanent on site recycling facility;
 - g. Flea markets; however, indoor farmers' markets shall be permitted.
 - h. Establishments whose primary business is check cashing and/or the making of payday loans as defined and regulated by Sections 6.1-432 et seq. and 6.1-444 et seq. of the Code of Virginia (1950), in effect as the date of the approvals of these proffers (the foregoing shall not preclude banks, savings and loans or similar financial institutions that are not regulated by the forgoing Virginia Code Sections);
 - i. Child care centers, baby sitting services and adult day care centers; and;
 - j. Private club, lodge, meeting hall and fraternal organization;
2. Façade improvements and signage shall be substantially as shown on the drawing entitled, "6112 Lakeside Avenue, Richmond, Virginia" and dated March 30, 2005 (see case file).
 3. Upon completion of streetscape improvements to the adjacent portion of Lakeside Avenue by the Department of Public Works, the applicant shall construct brick planters substantially as shown on the drawing entitled "6112 Lakeside Avenue. Richmond, Virginia" and dated March 30, 2005 (see case file), and shall plant shrubs within these planters at no wider that eighteen (18) inches on center.
 4. All signage on the existing structures will follow the sign requirements of B-2 zoning.
 5. Hours of operation will be the same as the requirements of B-2 zoning.

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,

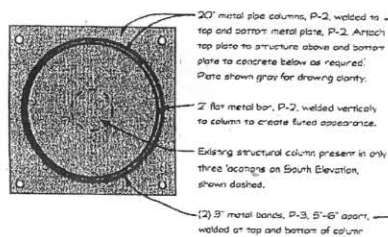
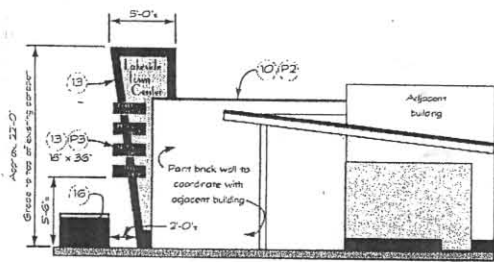
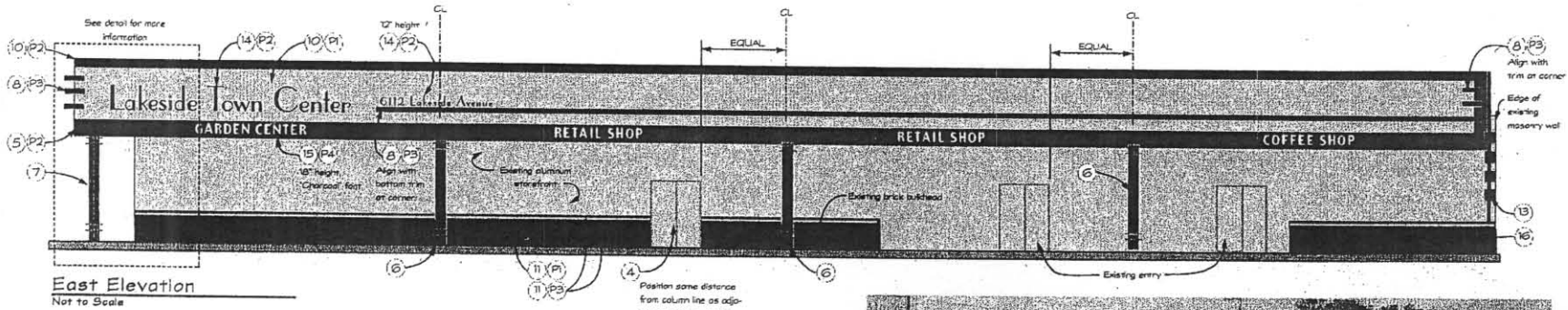
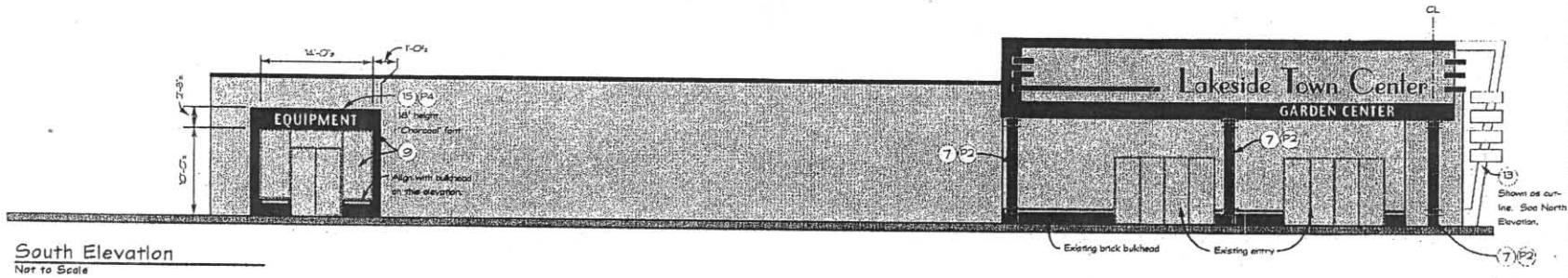


Virgil R. Hazelett, P.E.
County Manager

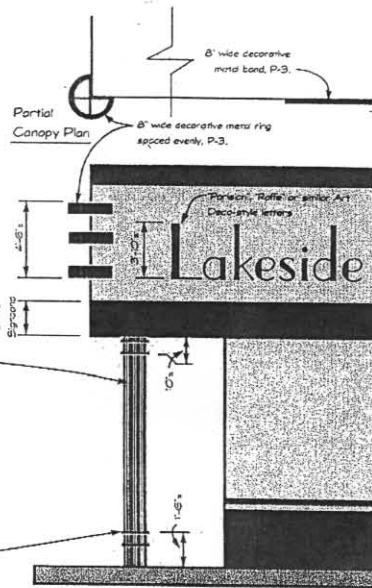
pc: Director, Real Estate Assessment
Conditional Zoning Index



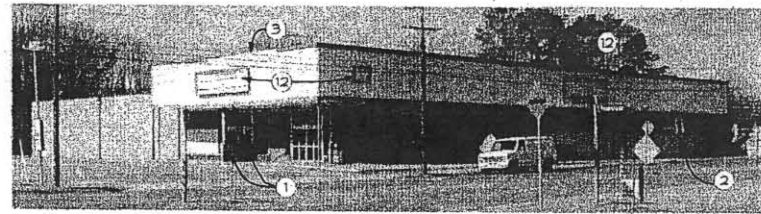
FRAZIER ASSOCIATES
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213 NORTH AUGUSTA STREET, STALWORTH, VA 22401
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www.frazierassociates.com



NOTE:
Further investigation will be required by general and metal contractors to ensure stability of existing columns. Provide shop drawings of column for approval.



Elevation



Existing Conditions
Not to Scale

SCHEMATIC DESIGN This drawing is conceptual and not working drawings for construction. The notes are intended as guidelines for rehabilitation. Some aspects of the design may require further drawings prior to construction. Field Check any dimensions shown on this drawing. It is the responsibility of the owner and contractor to acquire additional technical or professional assistance as needed before or during construction.

ADA GUIDELINES: Insure that all entrances meet the ADA Guidelines. It is the owner's responsibility to insure that the entire building meets the ADA Guidelines. While change of use will not activate ADA, alterations to the space will. In addition, barriers must be removed when readily achievable. See note B for more information.

NOTES

1. Repair damage to column and canopy. Re-align metal siding and trim. Repair or replace metal storefront. Replacement material should match existing materials.
2. Remove wood panels to reveal existing storefront.
3. Repair or replace metal cap to match existing.
4. Cut-in new metal storefront entry. Match existing entry door materials and proportions.
5. Install new metal trim to canopy to create lower sign band. See detail for more information.
6. Install new decorative metal columns and trim. Align with existing interior and exterior columns. See detail for more information.
7. Install new decorative metal columns and trim around existing columns. See detail for more information.
8. Install new decorative metal bands to canopy. See detail for more information.
9. Install new metal storefront with brick bulkhead and entry to match existing. Install metal surround in similar material to existing metal canopy trim, or paint surround on concrete block.
10. Paint metal canopy and trim as shown.
11. Paint top courses of brick bulkhead as shown.
12. Remove existing sign boxes. Patch siding as required.
13. Install new metal sign. Align height with existing corner wall. Use similar materials to canopy. Inner panel (light color) may be smooth finish and not corrugated like existing siding. Coordinate all metal sign materials, finishes and fonts.
14. Install sign letters to existing canopy. Sign may be a metal panel attached to metal siding and painted to blend into siding color, optional. Metal sign panel to be aluminum with at least the strength and durability properties of alloy 5005-H16, square cut edges and bevel-crownel finish.
15. Install sign letters on new trim. Sign may be a metal panel attached to metal siding and painted to blend into siding color, optional. Metal sign panel to be aluminum with at least the strength and durability properties of alloy 5005-H16, square cut edges and bevel-crownel finish.
16. Install brick low-height wall where sidewalk levels differ on the north-east corner. Brick to match existing brick bulkhead color, finish, mortar, and size as closely as possible. Paint top courses of brick to similar to brick bulkhead. Leave gap between new sign and new brick wall as shown.

6112 Lakeside Avenue
Richmond, Virginia











03/30/05
2003.100.16

A.1
SHEET 1 OF 1

C-55C-07

LINE	BEARING	DISTANCE
1	N87°59'15"W	7.30
2	N04°21'15"W	3.00
3	N85°38'45"E	20.32
4	S04°50'00"E	1.56
5	S05°58'50"E	50.01
6	N87°59'15"W	12.09

LEGEND

-  POWER POLE
 LIGHT POLE
 OVERHEAD UTILITY LINE
 GAS METER
 WATER METER
 STORM WATER INLET
 NUMBER OF PARKING SPACES
 CURB LINE
 ASPHALT AREA
 CONCRETE AREA

LAPRADE BROS 196

NOTES:

OWNER: GRAND UNION COMPANY
DB 1962, PG 1457

P.I. MAP No. 83-A-144 AND 145

AREA: 2.732 ACRES

THERE ARE 130 PARKING SPACES ON THE SUBJECT PROPERTY INCLUDING 5 HANDICAP SPACES

ALL MONUMENTATION IS LESS THAN 0.10 FEET FROM ACTUAL CORNER
UNLESS OTHERWISE STATED

THE EXISTENCE OF UNDERGROUND UTILITIES NOT VISIBLE FROM GROUND LEVEL BY MEANS OF INSPECTION PORTS, MANHOLES, VALVES, ETC. WILL NEED TO BE DEFINED BY AN UNDERGROUND UTILITY LOCATIONS COMPANY.

THIS PROPERTY LIES IN ZONE "C" (AREA OF MINIMAL FLOODING) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL No.510077 0050 B, EFFECTIVE DATE FEBRUARY 4, 1981.

SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 3, 4, 7(a)(b2), 8, 9, 10, 11(a) AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THIS SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCES.

CARL A. WATKINS, JR.

DATE _____

SURVEY CERTIFICATION

COMMENCING AT A POINT ON THE NORTH LINE OF INGLESIDE AVENUE, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF INGLESIDE AVENUE AND THE WEST LINE OF LAKESIDE AVENUE, THENCE ALONG THE WEST LINE OF LAKESIDE AVENUE IN A WESTERLY DIRECTION FOR A DISTANCE OF 300.78 FEET TO A ROD FOUND AT "POINT OF BEGINNING:"

POINT OF BEGINNING;
THENCE LEAVING THE WEST LINE OF LAKESIDE AVENUE SOUTH 85 DEGREES 12 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 334.80 FEET TO A ROD SET;
THENCE NORTH 04 DEGREES 18 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 142.11 FEET TO A ROD FOUND;
THENCE NORTH 87 DEGREES 59 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 7.30 FEET TO A ROD SET;
THENCE NORTH 04 DEGREES 21 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 220.00 FEET TO A ROD FOUND;
THENCE SOUTH 87 DEGREES 59 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 334.42 FEET TO A ROD SET;
THENCE NORTH 04 DEGREES 21 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 3.00 FEET TO A ROD SET;
THENCE NORTH 85 DEGREES 38 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 20.32 FEET TO A POINT ON THE WEST LINE OF LAKESIDE AVENUE;
THENCE ALONG THE WEST LINE OF LAKESIDE AVENUE SOUTH 04 DEGREES 50 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 1.56 FEET TO A POINT;
THENCE SOUTH 05 DEGREES 58 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 50.01 FEET TO A CHISELED "X" FOUND;
THENCE SOUTH 04 DEGREES 50 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 174.05 FEET TO A ROD FOUND;
THENCE NORTH 87 DEGREES 59 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 11.11 FEET TO A ROD SET;
THENCE SOUTH 04 DEGREES 50 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 101.03 FEET TO THE SAID "POINT OF BEGINNING."

SAID PARCEL CONTAINING 2.732 ACRES AND BEING ALL OF HENRICO COUNTY P.I.
MAP No. 83-A 144 AND 145.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS
OF RECORD.

BEING THE SAME PROPERTY AS DESCRIBED IN TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. 011556RI; EFFECTIVE DATE OCTOBER 31, 2001.

TITLE COMMITMENT

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT AS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY; CASE No. 011568R, EFFECTIVE DATE OCTOBER 31, 2001. LISTED BELOW ARE THE EXCEPTIONS AS REFERENCED IN SCHEDULE B-SECTION 2 THEREOF AND THERE EFFECT ON THE SUBJECT PROPERTY.

- | | | |
|--|--|--|
| <p>⚡ VIRGINIA POWER
POLE LINE EASEMENT
DB 719, PG 289
AS SHOWN ON PLAT</p> | <p>⚡ VIRGINIA POWER
POLE LINE EASEMENT
DB 974, PG 84
AS SHOWN ON PLAT</p> | <p>⚡ VIRGINIA POWER
POLE LINE EASEMENT
DB 477, PG 378
DOES NOT EFFECT
SUBJECT PROPERTY</p> |
| <p>⚡ VIRGINIA POWER
POLE LINE EASEMENT
DB 729, PG 132
AS SHOWN ON PLAT</p> | <p>⚡ VIRGINIA POWER
POLE LINE EASEMENT
DB 474, PG 161
DOES NOT EFFECT
SUBJECT PROPERTY</p> | |

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

C-55C-07

La Prade Bros.
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A Division of Foster & Miller, P.C.
3 WEST CARY STREET
RICHMOND, VIRGINIA 23220
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www.lmpco.com



ALTA/ASCM LAND TITLE SURVEY OF 2.732 ACRES
ALONG THE WEST LINE OF LAKESIDE AVENUE,
FAIRFIELD DISTRICT, HENRICO COUNTY, VIRGINIA

[illegible]

DATE: 01-10-02
SCALE: 1" = 30'
DRAWN BY: JMK
COMP. BY: JMK
HOL 47007

SHEET 1 OF 1