

O-2 to B-1C
0.47 Ac.

C-26C-10
Zoning
Hair Salon
Brookland District
400 Feet
PS October 2010 Ref: 769-741-6348



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, RE.
County Manager

February 1, 2011

Sky 88 LLC
C/O Yuki Tu
6221 W. Broad Street
Richmond, VA 23230

Re: Conditional Rezoning Case C-26C-10

Dear Ms. Tu:

The Board of Supervisors at its meeting on January 25, 2011, approved your request to conditionally rezone from O-2 Office District to B-1C Business District (Conditional), Parcel 769-741-6348 containing 0.47 acres, located on the east line of Morningside Drive approximately 160 feet south of its intersection with W. Broad Street (U. S. Route 250), described as follows:

Beginning at a point 146.00' south of the southern line of West Broad Street along the eastern side of Morningside Drive, the Point of Beginning; thence, (1) in a eastwardly direction, S 44°19'40" E - 170.00' to a point; thence, (2) in a southwardly direction, S 45°40'20" W - 130.00' to a point; thence, (3) in a westwardly direction, N 44°19'40" W - 170.00' to a point; thence, (4) in a northwardly direction along the eastern line of Morningside Drive, N 45°40'20" E - 130.00', the point of beginning. The herein described parcel of land contains 0.47 acres.

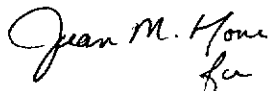
The Board of Supervisors accepted the following proffered conditions, dated December 9, 2010, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Uses.** The uses allowed on the property shall be limited to hair, beauty and/or nail salons plus those uses allowed in the O-1 District.
2. **Signage.** Detached signage shall be ground mounted monument-type signs and shall not exceed four (4) feet in height above grade.
3. **Screening.** To the extent reasonably practical, the clearing of mature trees and vegetation along the southern property line by the developer shall be limited. In addition, the Transitional Buffer 10 along the southern property line shall be widened to 15' with the Transitional Buffer 10 planting requirements remaining unchanged.

4. **Site Lighting.** Site lighting shall not exceed fifteen (15) feet in height as measured from the grade at the base of the lighting standard, unless otherwise requested, described and specifically approved, or if required by the Planning Commission, at the time of Plan of Development. Lighting shall be directed to minimize glare on public roads and adjacent properties, shall be produced from concealed sources and shall not exceed one-half (1/2) foot candle adjacent to the side property line where adjacent to residential property.
5. **Architecture.** Any future buildings on the property shall be residential in nature unless otherwise approved by the Planning Commission at the time of Plan of Development. In no case shall any corrugated metal or exposed, unfinished cinder block be exposed to view on any new building unless otherwise approved by the Planning Commission at the time of Plan of Development.
6. **Mechanical Equipment.** Mechanical equipment shall be screened from public view at ground level at the property lines as approved at the time of Plan of Development.
7. **Trash Pickup.** Trash pickup and parking lot cleaning shall be limited to times between 7:00 AM and 7:00 PM.
8. **Outdoor Speakers.** The use of outdoor speakers shall be prohibited.
9. **Trash Receptacles.** Trash receptacles not including convenience cans shall be screened from public view at ground level and enclosed with material similar to that of the existing building.
10. **Parking Lot.** The proposed parking lot shall be paved with curb and gutter. In addition, parking will be prohibited in the front yard.

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: G. Stuart Grattan, P.E.
Director, Real Estate Assessment
Conditional Zoning Index