

SUBJECT PROPERTY

REZ2016-00034
Zoning
 Amend Proffered Conditions
 (C-31C-06)
 Brookland District
 400

Scale: 400 Feet



John A. Vithoukias
County Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

November 15, 2016

Discount Tire Company
20225 N. Scottsdale Road
Scottsdale, AZ 85255

Re: Rezoning Case REZ2016-00034

Dear Sirs:

The Board of Supervisors, at its meeting on November 9, 2016, approved your request to amend proffers accepted with rezoning case C-31C-06 on Parcel 769-756-3889 located on the east line of Staples Mill Road (U.S. Route 33) approximately 485' north of its intersection with Old Staples Mill Road.

The Board of Supervisors accepted the following proffered condition, dated November 7, 2016, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Proffers as contained in Case C-31C-06 shall be amended as follows:

Proffer 4(s) shall be deleted in its entirety and replaced with the following:

- s. automobile, truck, trailer, motorcycle, recreational vehicle or bus sales, and rental and repair; provided, however, tire sales and installation and tire repair shall be permitted, provided the following conditions are met:
 - (1) The development of the property for tire sales and installation and tire repair shall be in general conformance with the concept plan entitled "DTC Store VAR 1069, 8977 Staples Mill Road, Henrico, VA 23228", prepared by Kimley Horn, dated November 4, 2016 and attached hereto as Exhibit A (see case file) (the "Conceptual Master Plan"), subject to changes required for final engineering design and in compliance with government regulations.
 - (2) The building design for tire sales and installation and tire repair shall be in general conformance with the architectural design shown on the rendering entitled "Conceptual Elevations, Staples Mill Road, Henrico, Virginia", prepared by Architectural Resource Team, dated September 14, 2016 and attached hereto as Exhibit B (see case file), unless otherwise requested and specifically approved at the time of Plan of Development review.
 - (3) A wall a minimum of 6 feet in height and constructed of brick shall be installed on the Property as shown on the Conceptual Master Plan (see case file).

Discount Tire Company
November 15, 2016
Page 2

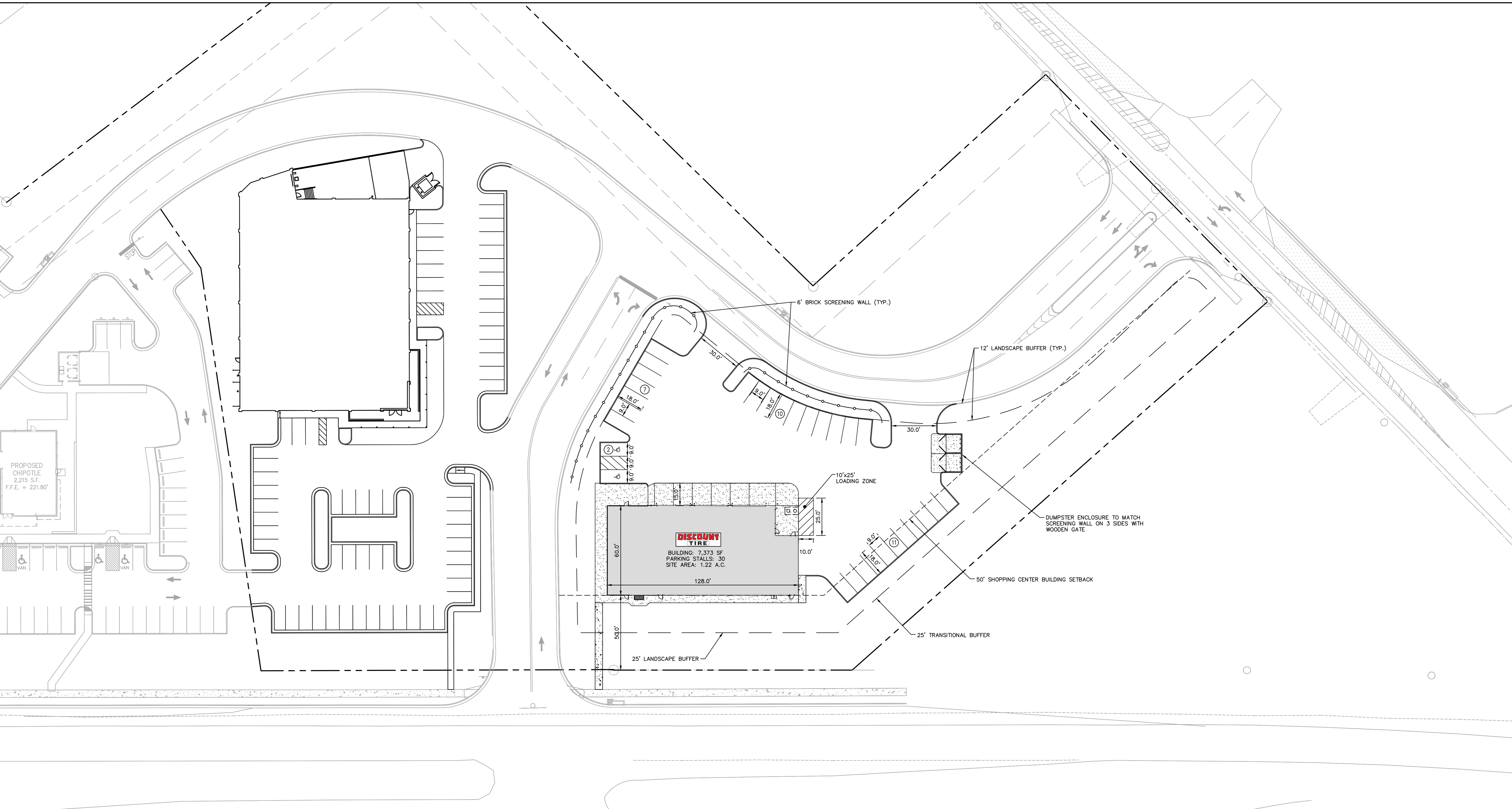
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

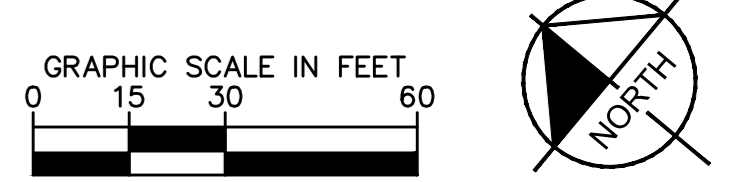

John A. Vithoulkas
County Manager

pc: Staples Mill Square Holding, LLC
Andrew M. Condlin, Esquire
Director, Real Estate Assessment
Police, Special Services

Plotted By: Sydnor, Cutler - Sheet: Sat:Kha - Layout: SITE PLAN - November 07, 2016 - 11:14:23am - K:\VIC_CIV\113215 - Discount Tire\007 - Staples Mill Square - Henrico, VA\CAD\Pre\113215 - Discount Tire\007 - Staples Mill Square - Henrico, VA\CAD\Pre\113215 - Staples Mill.dwg



STAPLES MILL ROAD - ROUTE 33
 POSTED SPEED 45 MPH



DISCLAIMER:		
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NO.	REVISION	DATE
EXHIBIT A		
REZ2016-00034		

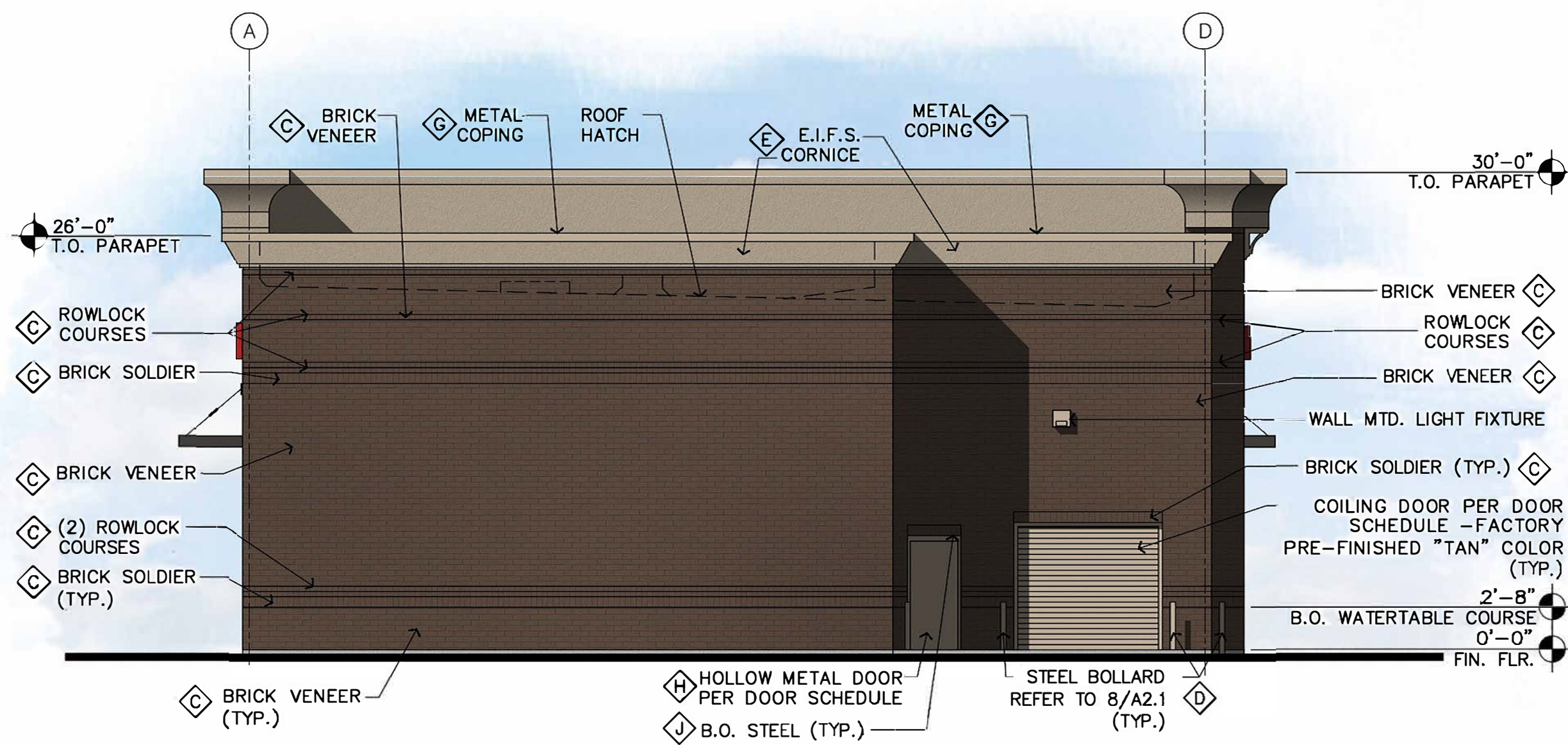
Kimley»Horn
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 1700 WILLOW LAWN DR, SUITE 200, RICHMOND, VA 23230
 PHONE: 804-673-3882
 WWW.KIMLEY-HORN.COM

**DISCOUNT
TIRE**

DTC STORE VAR 10694
8977 STAPLES MILL ROAD
HENRICO, VA 23228

JOB NUMBER: 113215007	SHEET TITLE: PRELIMINARY SITE PLAN
DRAWN BY: CHS	SHEET NUMBER: 1 OF 1
CHECKED BY: DBE	
DATE: NOVEMBER 4, 2016	

110916



SOUTHEAST ELEVATION

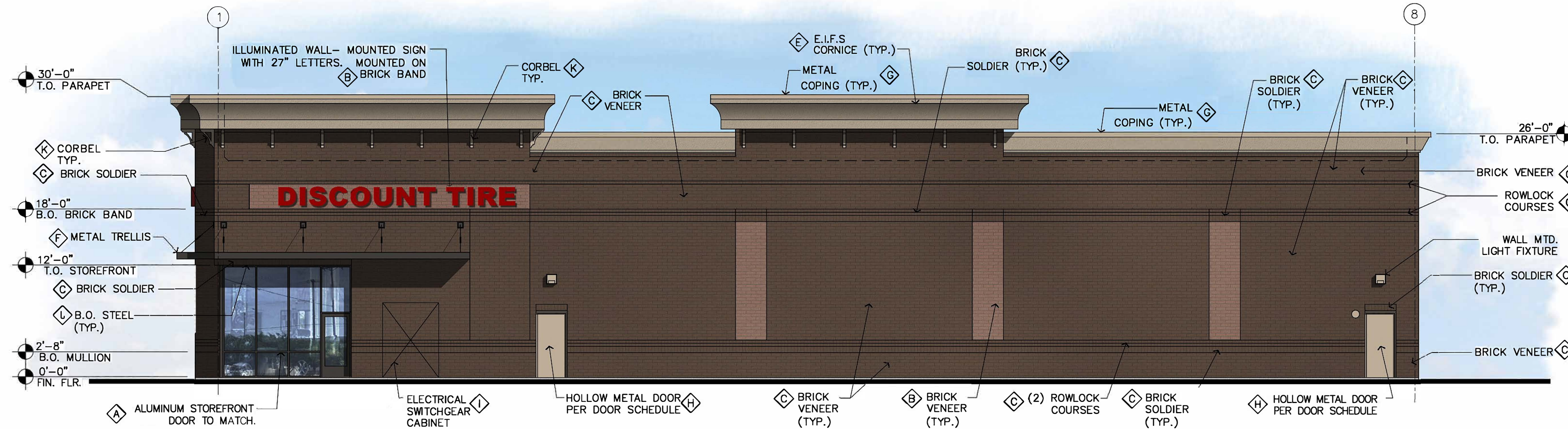
SCALE: 1/8" = 1'-0"



NORTHWEST ELEVATION

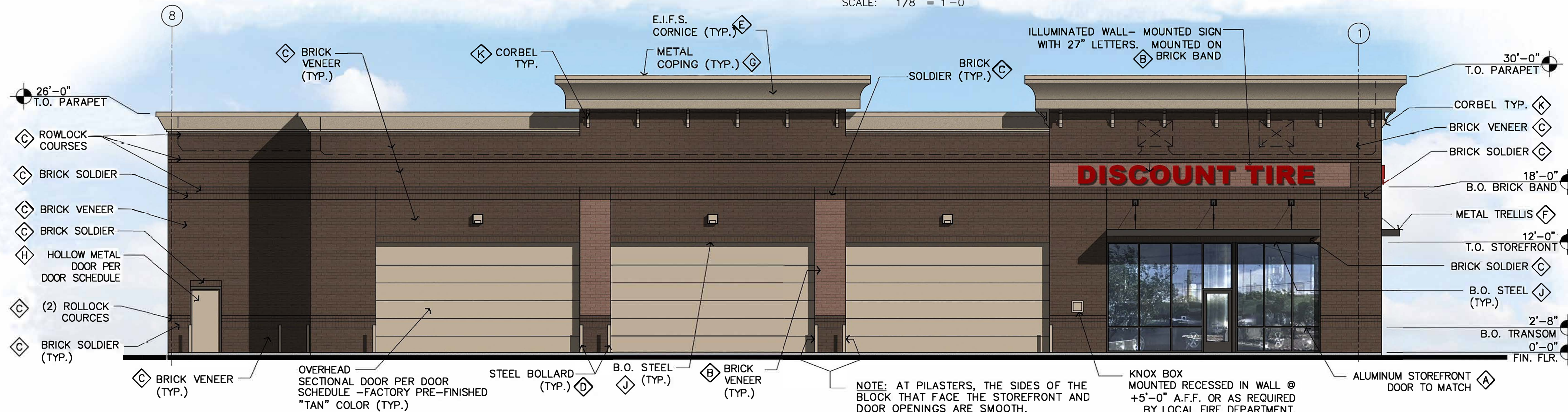
SCALE: 1/8" = 1'-0"

- 3 COLOR / PAINT NOTES**
- ◇ ARCADIA STANDARD COLOR TO MATCH "DARK BRONZE" #313
 - ◇ ACCENT: INTERSTATE BRICK "CANYON ROSE"
 - ◇ FIELD: INTERSTATE BRICK "WALNUT"
 - ◇ PAINT BOLLARDS SW 7714 "OAK BARREL"
 - ◇ PAINT SHERWIN WILLIAMS SW 7714 "OAK BARREL"
 - ◇ METAL TRELIS TO MATCH "DARK BRONZE" #313
 - ◇ METAL COPING - FACTORY PAINTED/FACTORY FINISH TO MATCH SW 7714 "OAK BARREL"
 - ◇ HOLLOW METAL DOORS PAINTED SW 7714 "OAK BARREL"
 - ◇ PAINT SHERWIN WILLIAMS SW 7714 "OAK BARREL"
 - ◇ EXPOSED STEEL PAINTED SW 7714 "OAK BARREL"
 - ◇ CORBEL BY EKENA MILLWORK TO MATCH SHERWIN WILLIAMS SW 7714 "OAK BARREL"



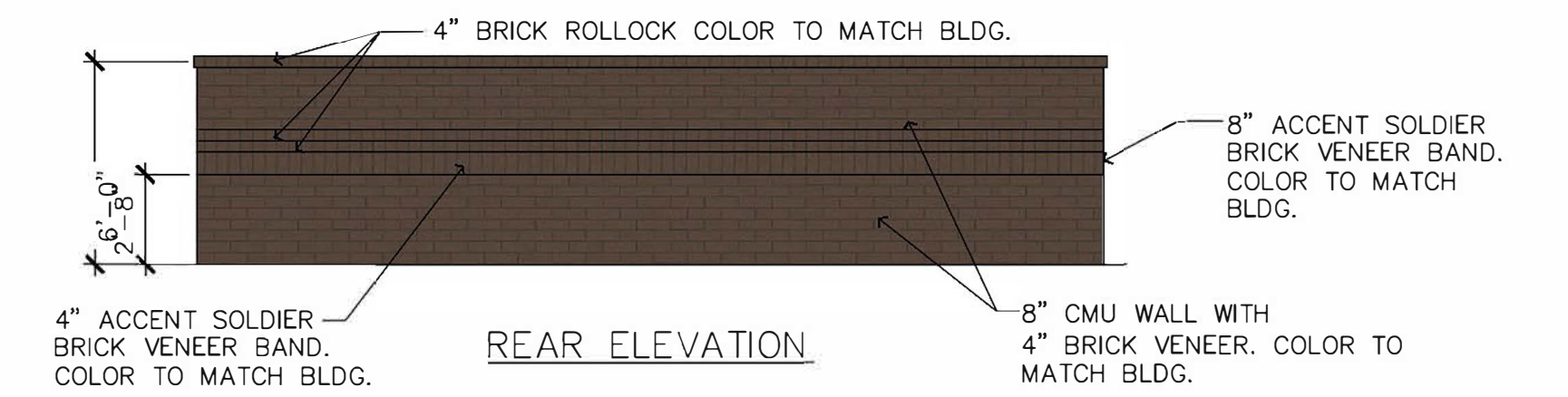
SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0"

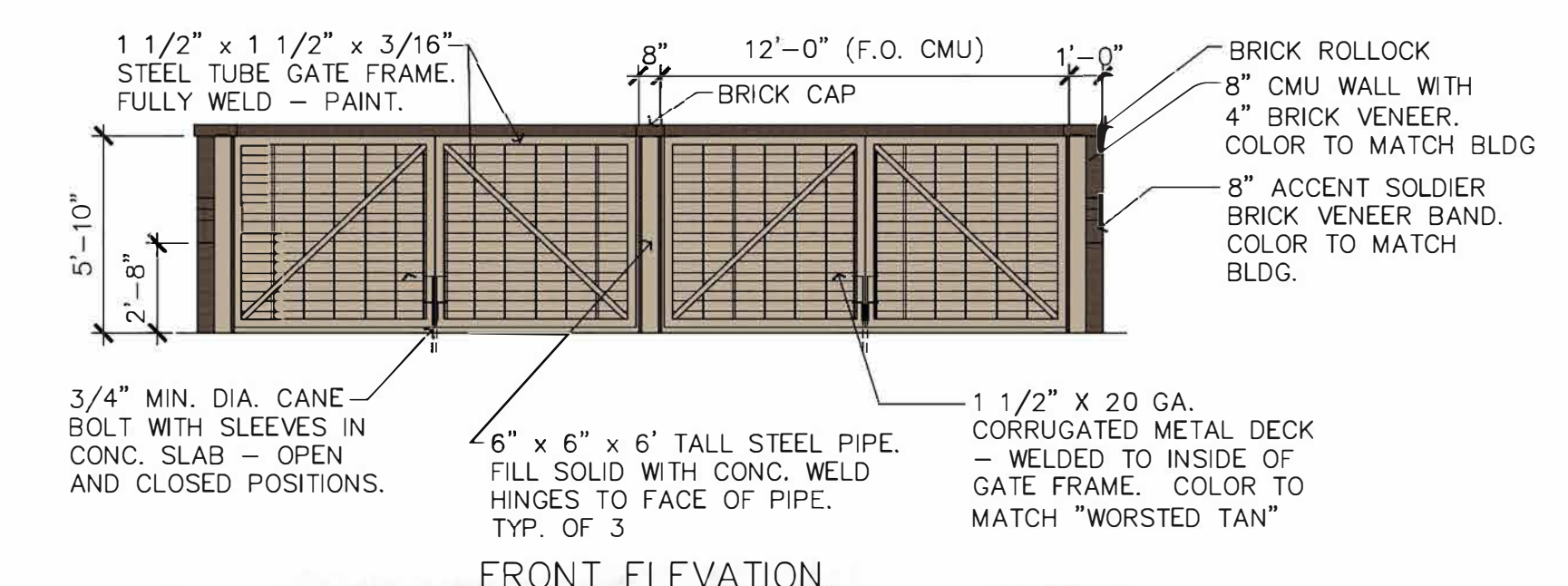


NORTHEAST ELEVATION

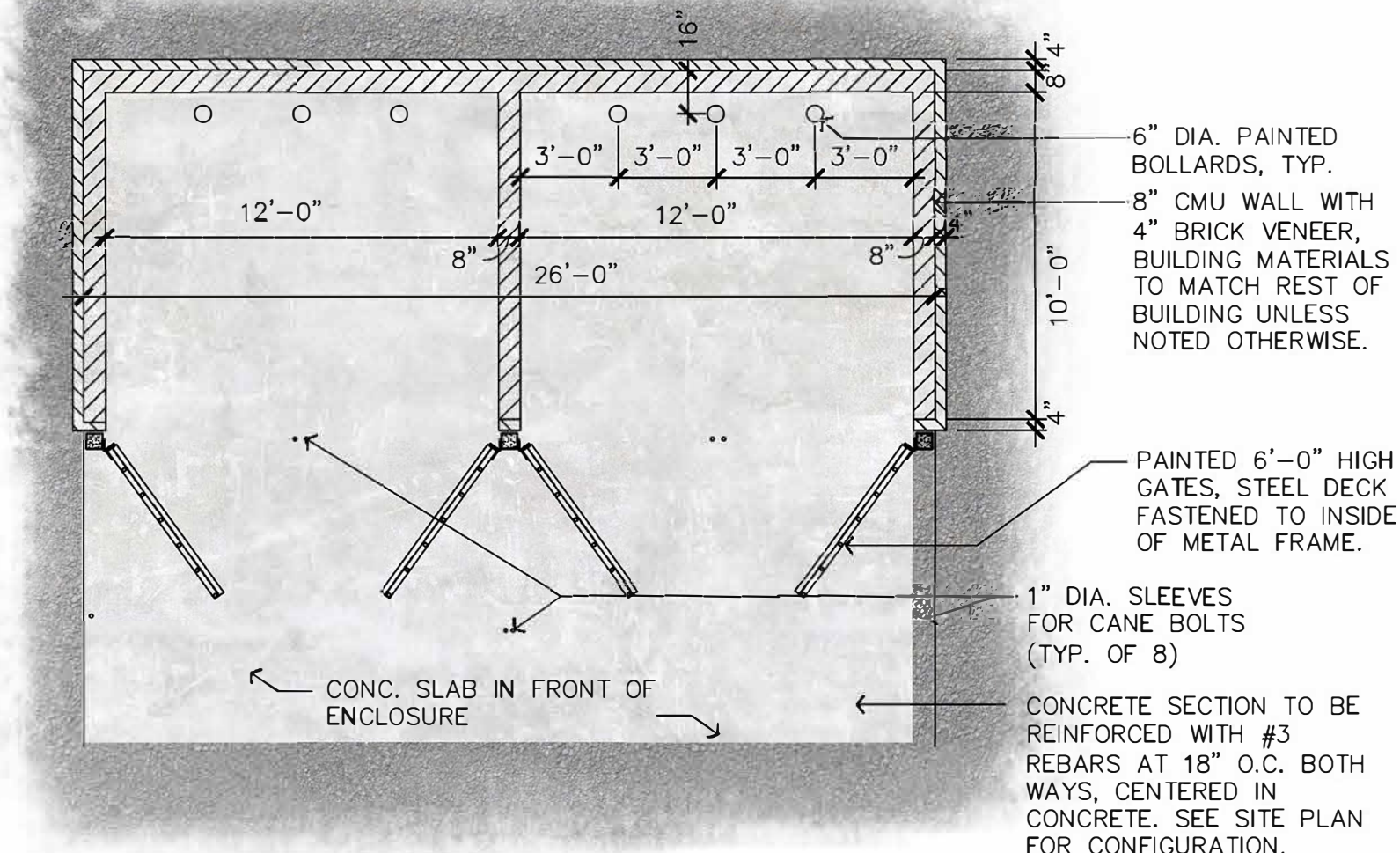
SCALE: 1/8" = 1'-0"



REAR ELEVATION



FRONT ELEVATION



TRASH ENCLOSURE PLAN / ELEVATIONS

SCALE: NOT TO SCALE

REV. 3
DATE: 9/14/2016
JOB No.: VAR 10694



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CONCEPTUAL ELEVATIONS

STAPLES MILL ROAD
HENRICO, VIRGINIA

EXHIBIT B

REZ2016-00034



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phoenix, az 85004
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www.art.team.com

Sheet No.

A4