

REZ2017-00004

Zoning

Amend Proffered Conditions

(REZ2014-00027)

Fairfield District

400

Scale bar and North arrow.

PS November 2016

Ref: 780-749-9410



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

February 21, 2017

Mr. Peter L. Francisco
7517 N. Pinehill Dr.
Henrico, VA 23228

Re: Rezoning Case REZ2017-00004

Dear Mr. Francisco:

The Board of Supervisors, at its meeting on February 14, 2017, approved your request to amend proffered conditions accepted with REZ2014-00027 on Parcel 780-749-9410 located on the west line of Lakeside Avenue (State Route 161) at its intersection with Timberlake Avenue.

The Board of Supervisors accepted the following proffered conditions, dated November 16, 2016, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The only uses 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 and a microbrewery accessory to a home brew supply store. 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;
 - r. 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 foregoing Virginia Code Sections);
 - i. Child care centers, babysitting services and adult day care centers; and;
 - j. Private club, lodge, meeting hall and fraternal organization; and
 - k. Establishments whose primary business is the making of motor vehicle title loans as defined and regulated by Section 6.2-2200 et seq. of the Code of Virginia.

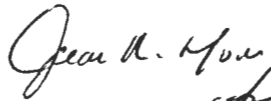
2. Façade improvements and signage shall be substantially as shown on the drawing entitled "6112 Lakeside Avenue, Richmond, Virginia" and dated March 30, 2005 (see case file).
3. Upon completion of streetscape improvements to the adjacent portion of Lakeside Avenue by the Department of Public Works, 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.
6. Any microbrewery permitted on premises shall be for the retail sales only (no sales to distributors). Its hours of operation shall be limited to 9 a.m. to 11 p.m. Monday - Saturday and 9 a.m. to 9 p.m. Sunday.

A video surveillance system and alarm system shall be installed and kept operational. All recordings of activities under surveillance shall be preserved for a period of two (2) months and provide access to authorized representatives of the Henrico County Division of Police upon request.

7. The floor area dedicated to customer seating and retail sales shall exceed the floor area dedicated to the production of beer.

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

Sincerely,

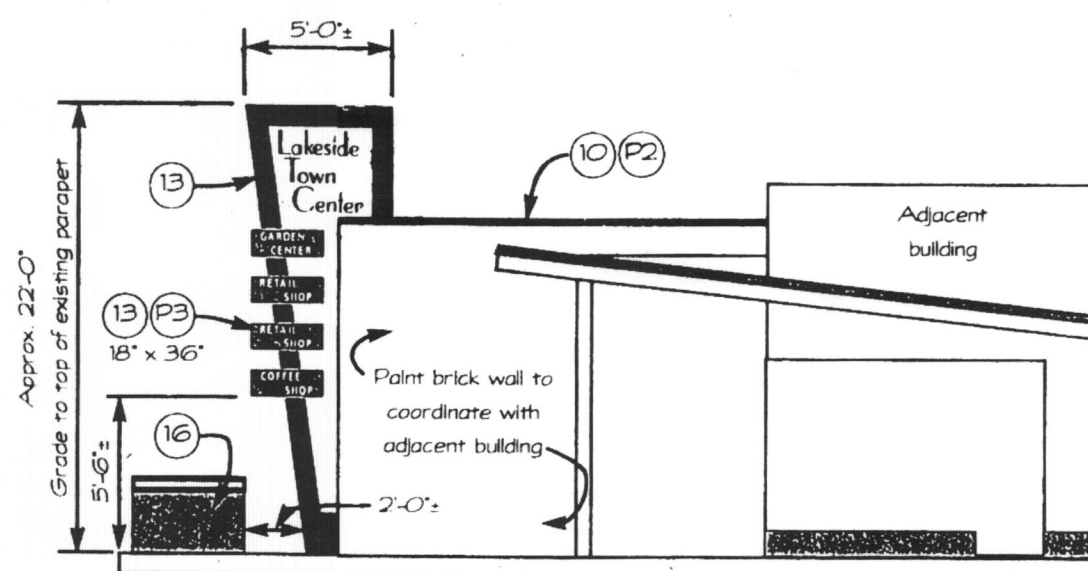
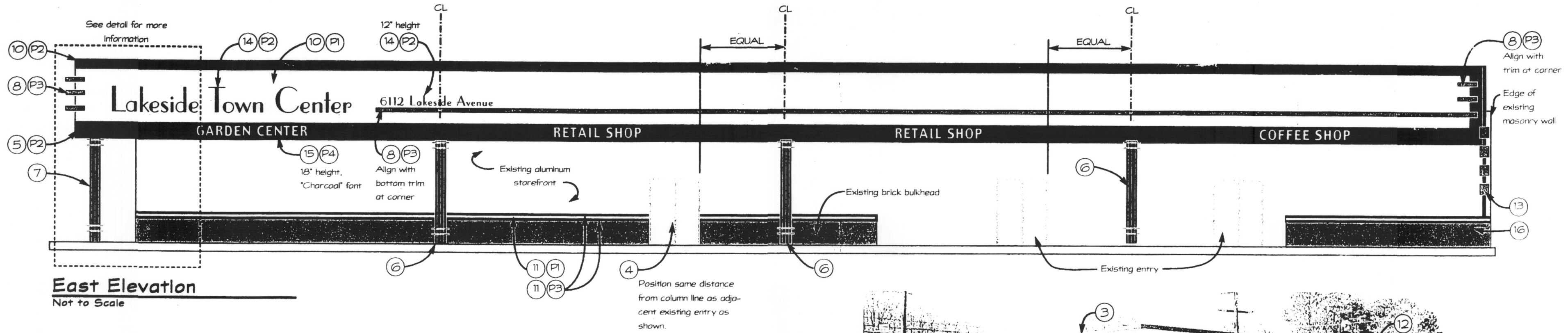
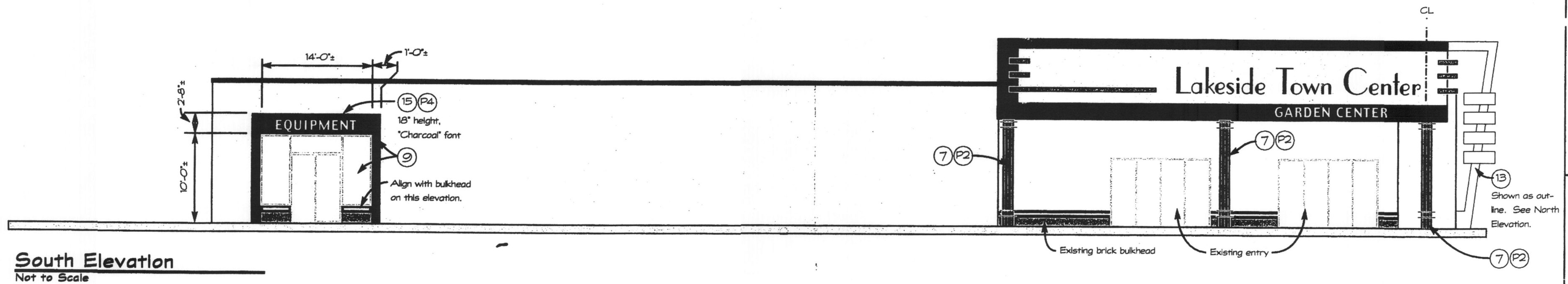


John A. Vithoulkas
County Manager

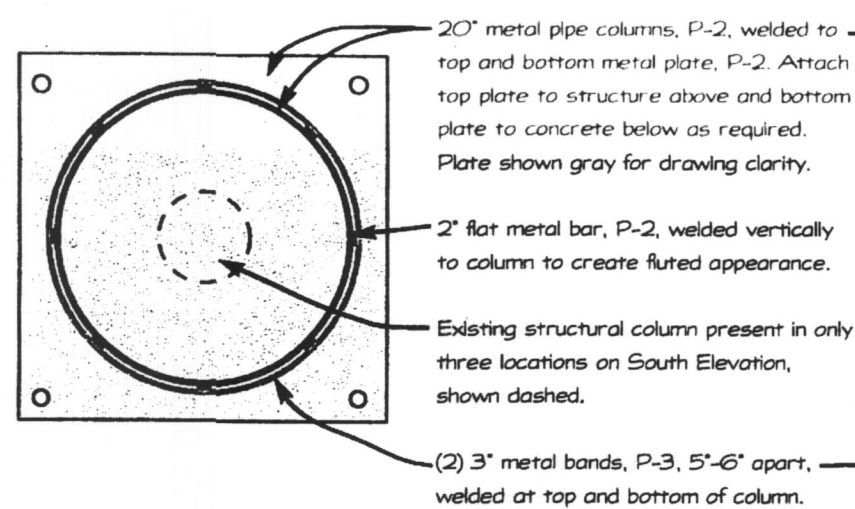
pc: Lakeside Town Center, LLC
Director, Real Estate Assessment



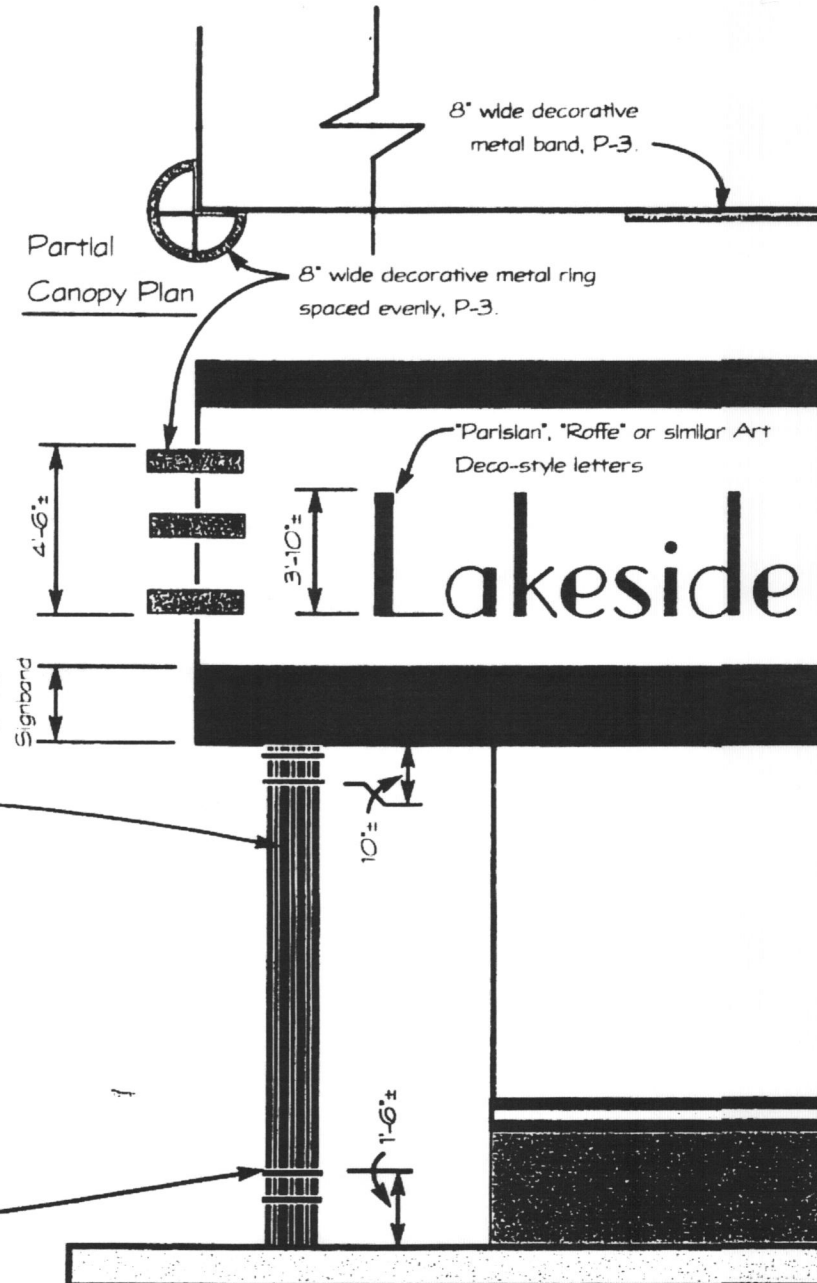
FRAZIER ASSOCIATES
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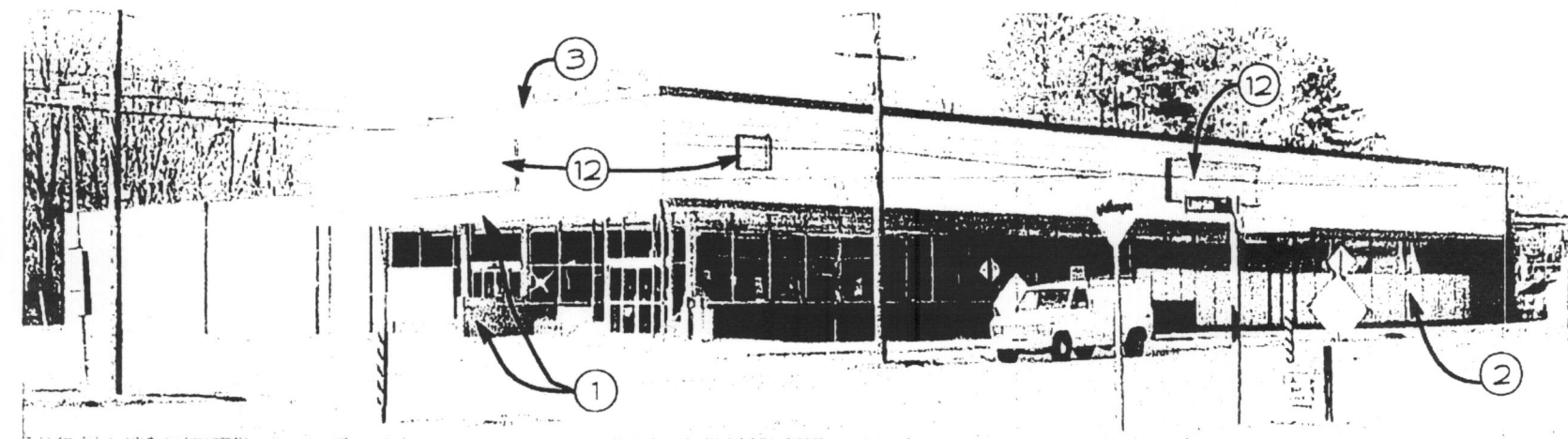
Partial North Elevation
Not to Scale



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



Corner Building Detail
Not to Scale



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 8 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 parapet wall. Use similar materials to canopy. Inset 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-H15, square cut edges and baked-enamel finish.
15. Install sign letters on to 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-H15, square cut edges and baked-enamel 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

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SHEET 1 OF 1

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