



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 15, 2018

John A. Vithoulkas
County Manager

P & F, LLC and
North American Holdings, Inc.
c/o Mr. Frank Pearson
9530 Midlothian Turnpike
North Chesterfield, VA 23235

Re: Rezoning Case REZ2018-00018

Dear Mr. Pearson:

The Board of Supervisors, at its meeting on May 8, 2018, approved your request to amend proffers accepted with REZ2016-00044 on Parcels 761-754-4773 and -2053 located between the south line of W. Broad Street (U.S. 250) and Skipwith Road approximately 600' west of W. Broad Street's intersection with N. Parham Road.

The Board of Supervisors accepted the following proffered conditions, dated March 20, 2018, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Proffered condition 1 of case no. REZ2016-00044 is hereby amended and restated as follows:

Architectural Treatment. The architectural design of buildings on Broad Street shall be in general conformance with the three elevations attached hereto entitled "Conceptual Design Intent Document" prepared by YSM Design (see case file), and with the materials shown thereon, unless otherwise requested and specifically approved at the time of Plan of Development. There may be exposed metal on the front, rear and sides of other buildings constructed on the Property, provided that the portion of any building facing toward and within two hundred feet of any public street shall not be more than 50% metal.

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: James W. Theobald, Esquire
Director, Real Estate Assessment
Police, Special Services

Jeep®



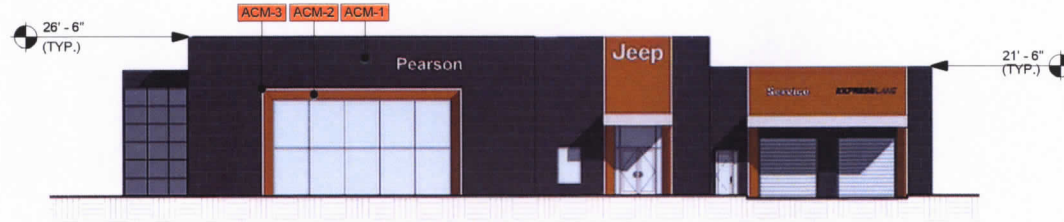
CONCEPTUAL DESIGN INTENT DOCUMENT

PEARSON JEEP®

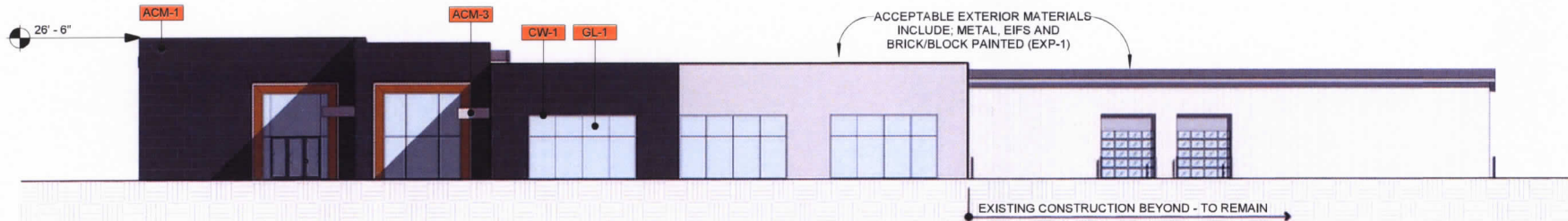
8301 W Broad Street, Richmond, VA 23294

REZ2018-00018

ysm
DESIGN
RETAIL/AUTOMOTIVE ARCHITECTURE
www.ysmdesign.com



PROPOSED - WEST ELEVATION



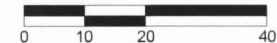
PROPOSED - SOUTH ELEVATION

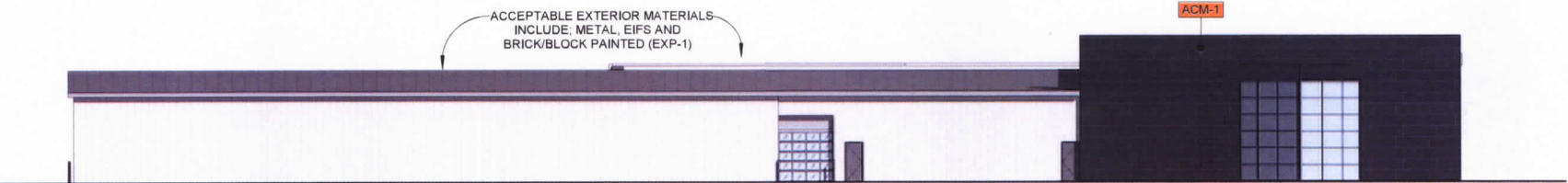
JEEP EXTERIOR FINISH TAG LEGEND

ACM-1	Aluminum Composite Metal - Alpolic Anthracite Grey	EXP-1	Exterior Paint - Sherwin Williams 7057 Cityscape - Satin	SF-1	Storefront Framing - Kawneer TRIFAB 451 System Butt Jointed
ACM-2	Aluminum Composite Metal - Alpolic Harvest Trail Bamboo	EXP-2	Exterior Paint - Sherwin Williams 6991 Black Magic - Satin	GL-1	Insulating Glass - PPG Low E Clear Glass
ACM-3	Aluminum Composite Metal - Alpolic High Polished Aluminum	CW-1	Curtain Wall Framing - Kawneer Clear Anodized Butt Jointed		

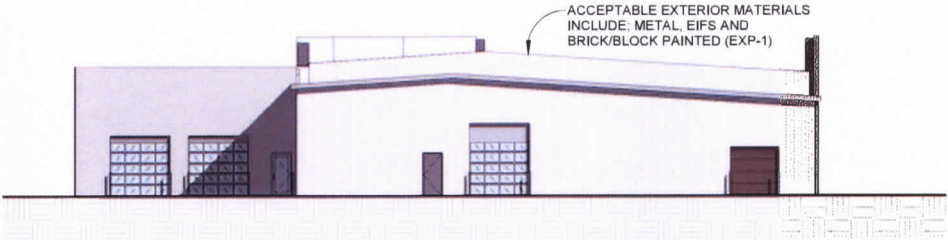
REZ2018-00018

GRAPHIC SCALE
1" = 20'





PROPOSED - NORTH ELEVATION



PROPOSED - EAST ELEVATION

JEEP EXTERIOR FINISH TAG LEGEND					
ACM-1	Aluminum Composite Metal - Alpolic Anthracite Grey	EXP-1	Exterior Paint - Sherwin Williams 7067 Cityscape - Satin	SF-1	Storefront Framing - Kawneer TRIFAB 451 System Butt Jointed
ACM-2	Aluminum Composite Metal - Alpolic Harvest Trail Bamboo	EXP-2	Exterior Paint - Sherwin Williams 6991 Black Magic - Satin	GL-1	Insulating Glass - PPG Low E Clear Glass
ACM-3	Aluminum Composite Metal - Alpolic High Polished Aluminum	CW-1	Curtain Wall Framing - Kawneer Clear Anodized Butt Jointed		

REZ2018-00018

