

Zoning Districts identified on this sheet with an Asterisk (\*) are within the West Broad Street Overlay District and are subject to Special Regulation

**P-13-07**  
**Zoning**  
 Outdoor Dining  
 Three Chopt District  
 400 Feet  
 PS June 2007 Ref: 738-762-3715



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

September 18, 2007

Maria Garcia-Lara  
7165 Mechanicsville Turnpike  
Mechanicsville, VA 23111

Re: Provisional Use Permit P-13-07

Dear Ms. Garcia-Lara:

The Board of Supervisors at its meeting on September 11, 2007, approved your request for a Provisional Use Permit under Sections 24-58.2(d), 24-120, and 24-122.1 of Chapter 24 of the *County Code* to permit outdoor dining at the Mexico Restaurant located at the Promenade Shops, on part of Parcel 738-762-3715, subject to the following conditions:

1. No outside live music performances shall be permitted on site.
2. Any outside speakers or sound system shall comply with the following standards:
  - a. Sound systems shall be equipped with controls permitting full volume adjustment.
  - b. Sound from the system shall not be audible beyond 100 feet from the source.
  - c. Sound systems may be used only when outside dining is permitted.
3. The operator shall not permit food preparation outside the enclosed building.
4. The outdoor dining area shall not be in operation between 10:00 p.m. and 7:00 a.m.
5. The outdoor area shall be limited to no more than 640 square feet. Unless otherwise approved by the Planning Commission, the outdoor dining area shall be constructed in conformance to the plan attached as "Exhibit A" (see case file).
6. Barriers to the sidewalk and parking area shall be installed and shall compliment the building facade as well as any street furniture. Unless otherwise approved by the Planning Commission, the outdoor railing enclosure shall conform to the specifications and photos attached as "Exhibit B" (see case file). The railings shall not exceed 36" in height and shall consist of commercial grade material for durability.

7. Unless otherwise approved by the Planning Commission, the outdoor furniture shall conform to the specifications and photos attached as Exhibits "C," "D," & "E" (see case file).
8. Outdoor lighting fixtures shall compliment the style of the building. Lighting fixtures shall not produce glare for motorists or pedestrians on the adjacent rights-of-way and parking areas and shall illuminate only the outdoor dining area.
9. Trash receptacles shall be provided and properly serviced to control litter generated by this use.
10. Signs for the establishment, including advertising on umbrellas and other outdoor furnishings shall conform to the sign regulations of the County's Zoning Ordinance and applicable proffers governing the subject shopping center.
11. A clear, continuous, and unobstructed pedestrian path not less than 5' in width shall be required for pedestrian circulation between the outdoor dining area and the sidewalk curb.
12. The applicant shall obtain Administrative Approval from the Planning Department for the design and layout of the outdoor dining area.
13. The applicant shall post the exterior occupancy load for the outdoor dining area. If the outdoor dining area closes before the remainder of the restaurant, all occupants moved indoors must be counted toward the interior occupancy of the building and must not exceed the said limit.

The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,

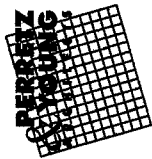
  
For Virgil R. Hazlett, P.E.  
County Manager

pc. BDC Promenade Shops, LLC  
Bruce Perretz, AIA  
Director, Real Estate Assessment  
Provisional Use Permit Index



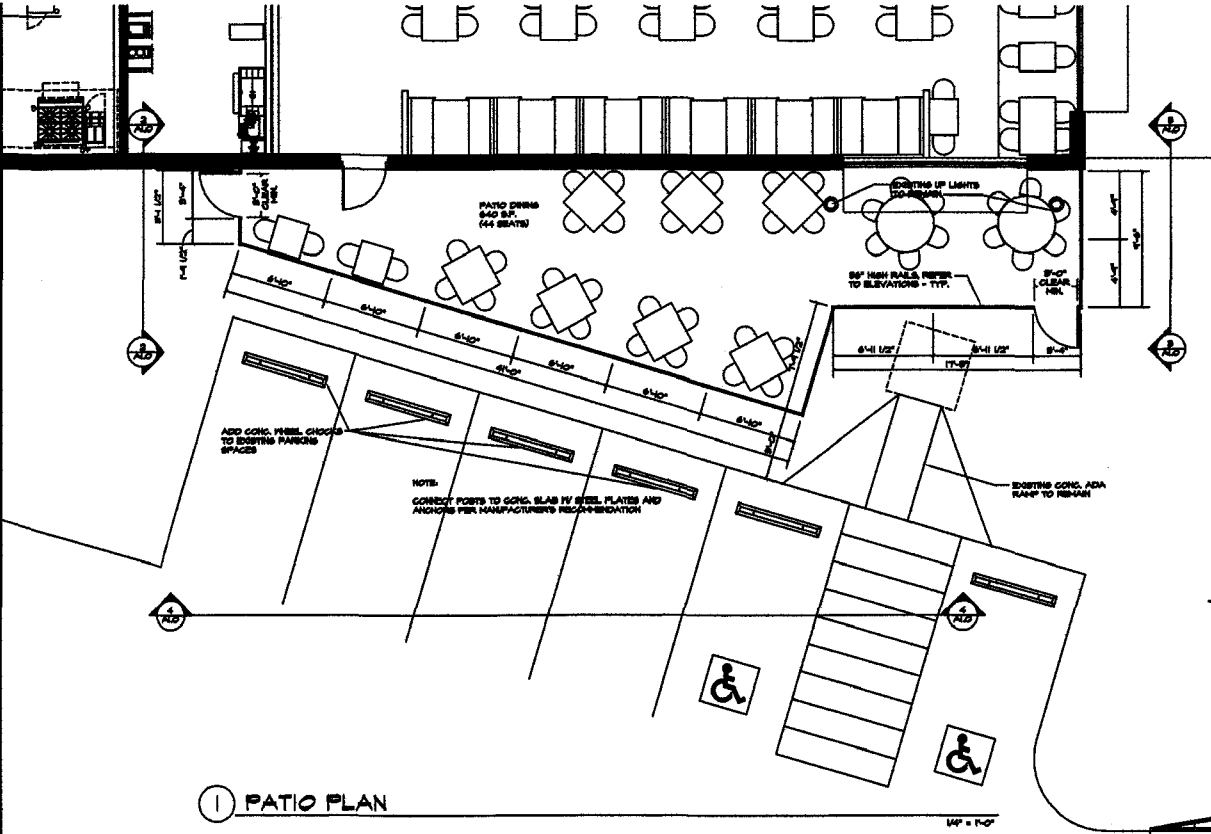
MEXICO RESTAURANT  
 L. S. #1 @ PROMENADE SHOPS  
 WEST BROAD STREET  
 HENRICO COUNTY, VA

10822 RICHARDSON ROAD  
 SUITE J  
 ASLAND, VIRGINIA 23005  
 804-250-8086  
 804-250-8087

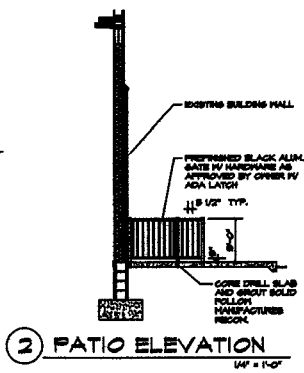


DATE: 07-10-07  
 SCALE: AS NOTED

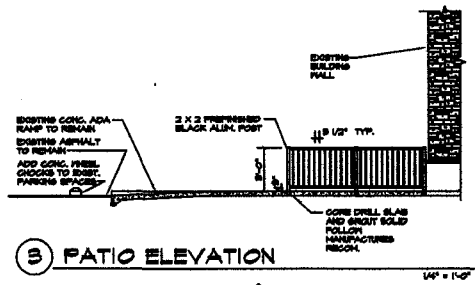
A1.0



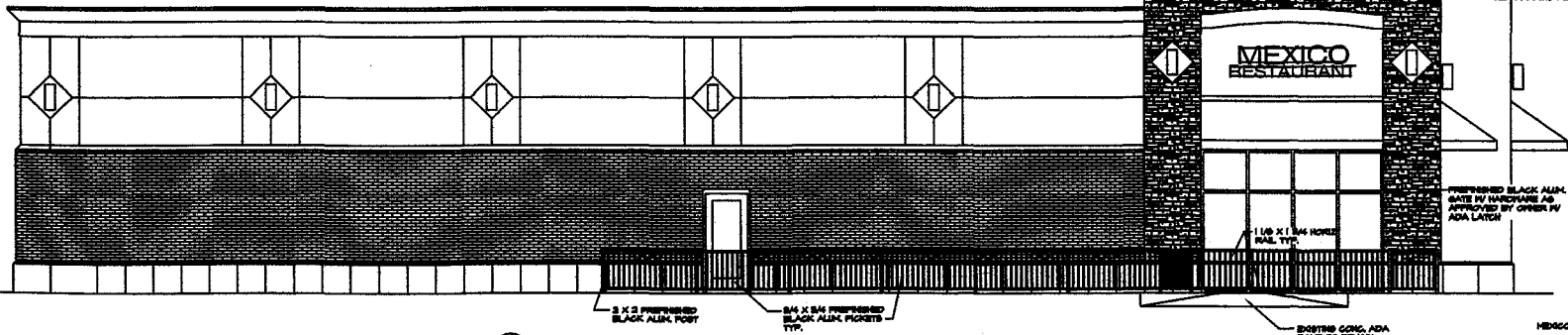
1 PATIO PLAN  
 1/4" = 1'-0"



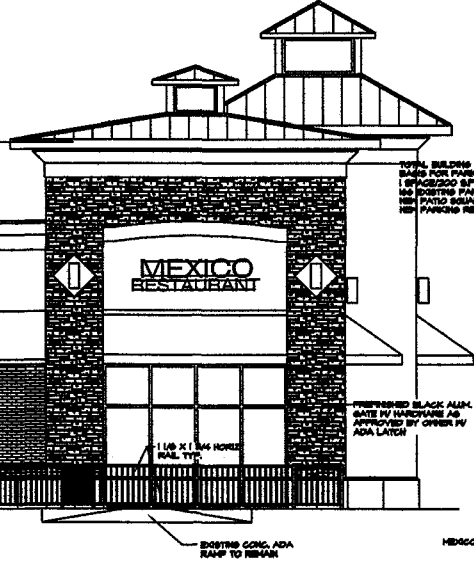
2 PATIO ELEVATION  
 1/4" = 1'-0"



3 PATIO ELEVATION  
 1/4" = 1'-0"



4 PATIO ELEVATION



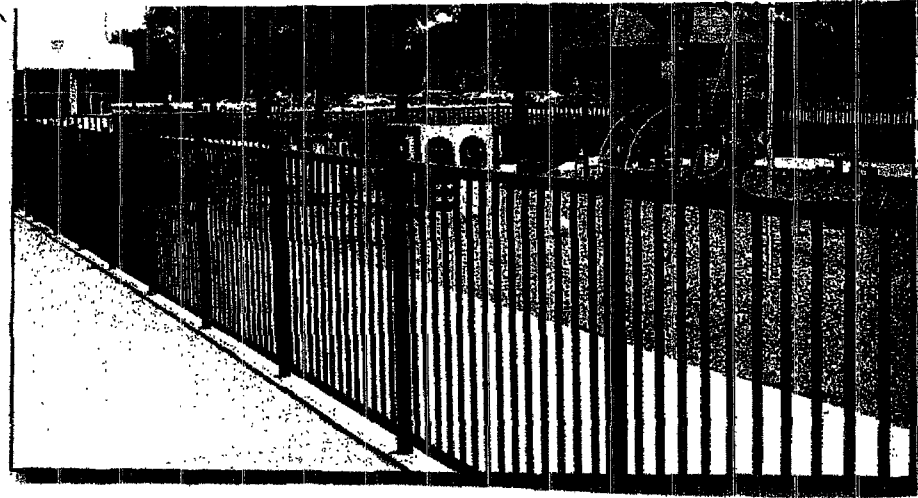
KEY PLAN

EXHIBIT A P-13-07

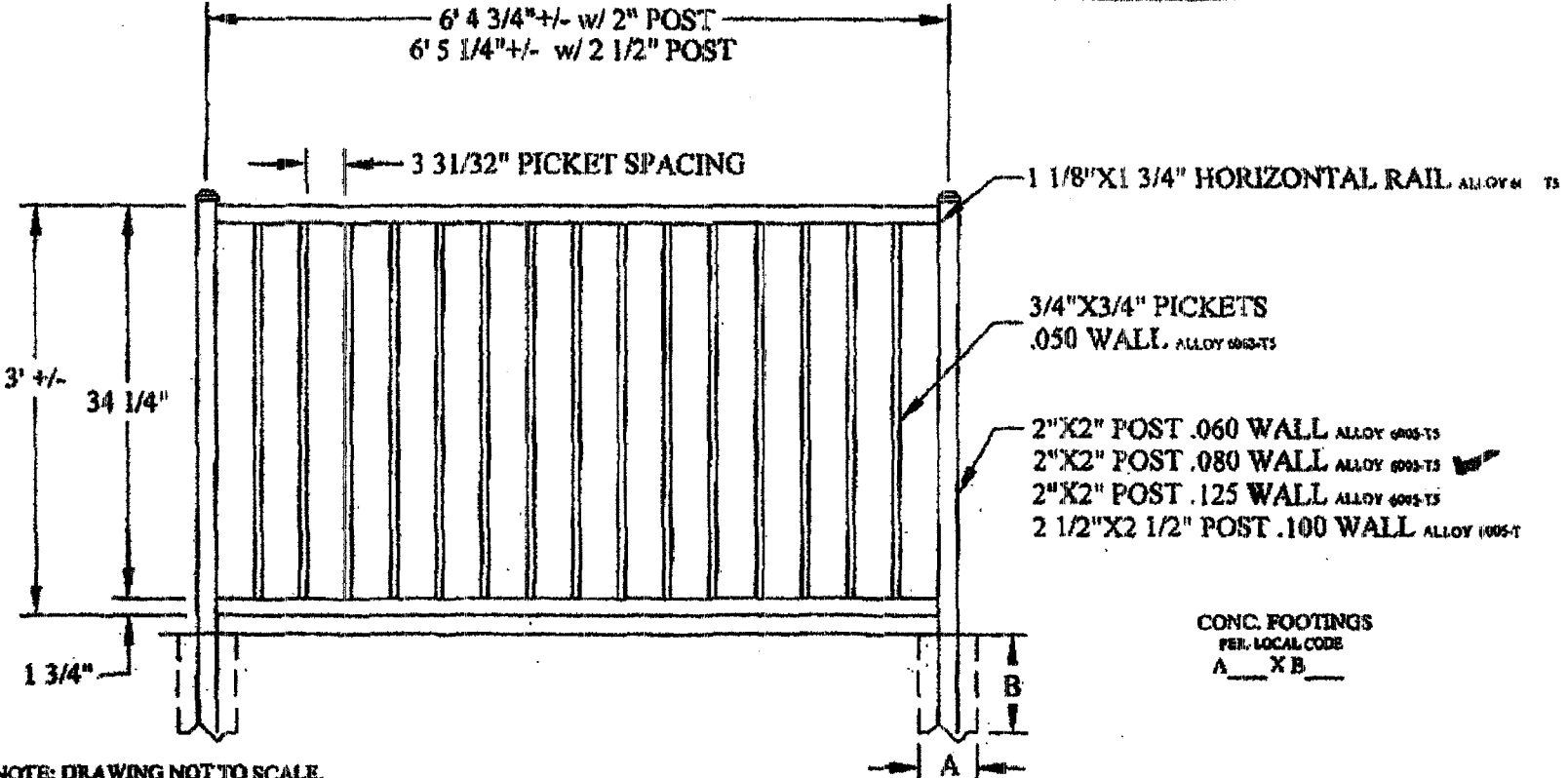
PATIO RAILING DESIGN

TOTAL BUILDING SQUARE FOOTAGE = 9768 S.F.  
 BLACK POST PARKING CALCULATION  
 1 SPACE/200 S.F. X 808 = 40 PARKING SPACES REQUIRED  
 40 EXISTING PARKING SPACES PROVIDED  
 NEW PATIO SQUARE FOOTAGE = 784 S.F.  
 NEW PARKING REQUIREMENT: 402 PARKING SPACES

NOTE: CUSTOM SECTION.



**ALUMINE**  
 FENCE PRODUCTS IN THE  
 ORNAMENTAL ALUMINUM FENCE



NOTE: DRAWING NOT TO SCALE.

Exhibit E

<p><b>EFF-20</b>          COMMERCIAL</p>	<p>COLOR</p>	<p>PROJECT</p>	<p>OWNER/CONTRACTOR</p>	<p>DATE</p>
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EXHIBIT B

P-13-07

1:59:07:01AM FROM

T. N.

**Cambi #803,#804,#805,#813**

*Seating with Style™*



Print

EXHIBIT C

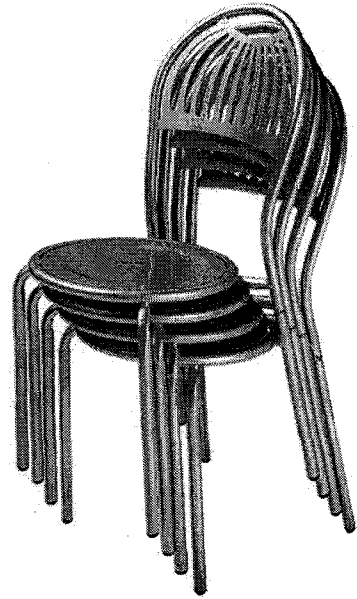
P-13-07



emu

**Coupole #354**

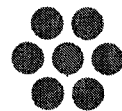
*Seating with Style™*



Print

EXHIBIT D

P-13-07

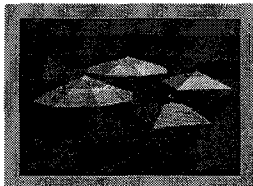


emu

Ocean Master

## ocean master

TUUCI's flagship, the Ocean Master, combines the best of durable engineering, stylish profiles and functional shade design. Manufactured to marine grade specifications, the Ocean Master frame is backed by a 15/5-year warranty and features replaceable and repairable parts.



## features

- Venice Solid Aluminum Finish
- High-Tension Marine Fabric Construction
- Ballistic Reinforced Pocket Construction  
Featured with Spiked Pockets and Hatching Vent
- Delrin with Teflon Hub
- Armor-Wall Aluminum™ Mast
- Heavy-Duty Corrosion-Resistant Aluminum Shell