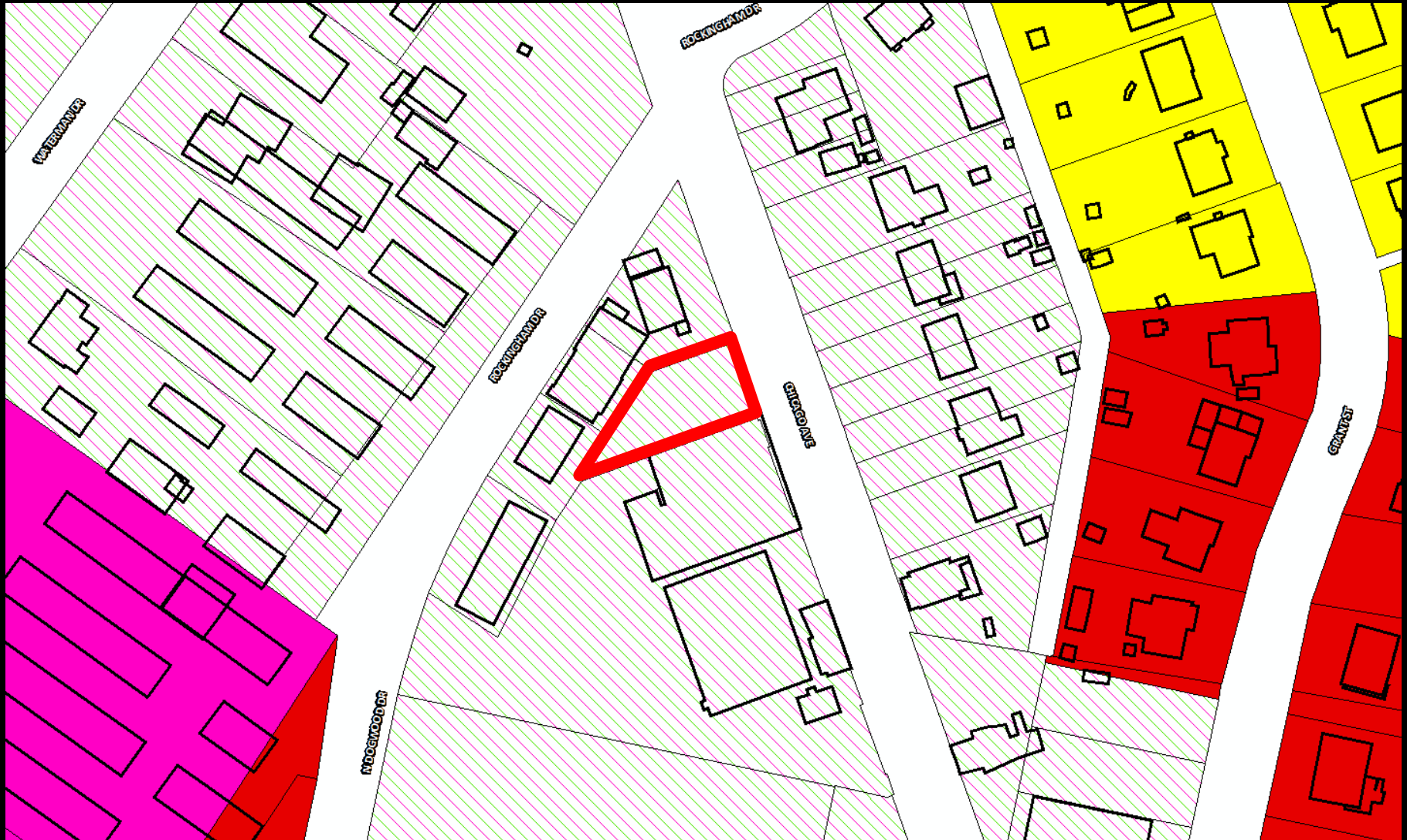


Rezoning – Portion of 831 Chicago Avenue (B-2C to B-2C)



Rezoning – Portion of 831 Chicago Avenue (B-2C to B-2C)



Rezoning – Portion of 831 Chicago Avenue (B-2C to B-2C)



Existing Proffers (Approved 2013)

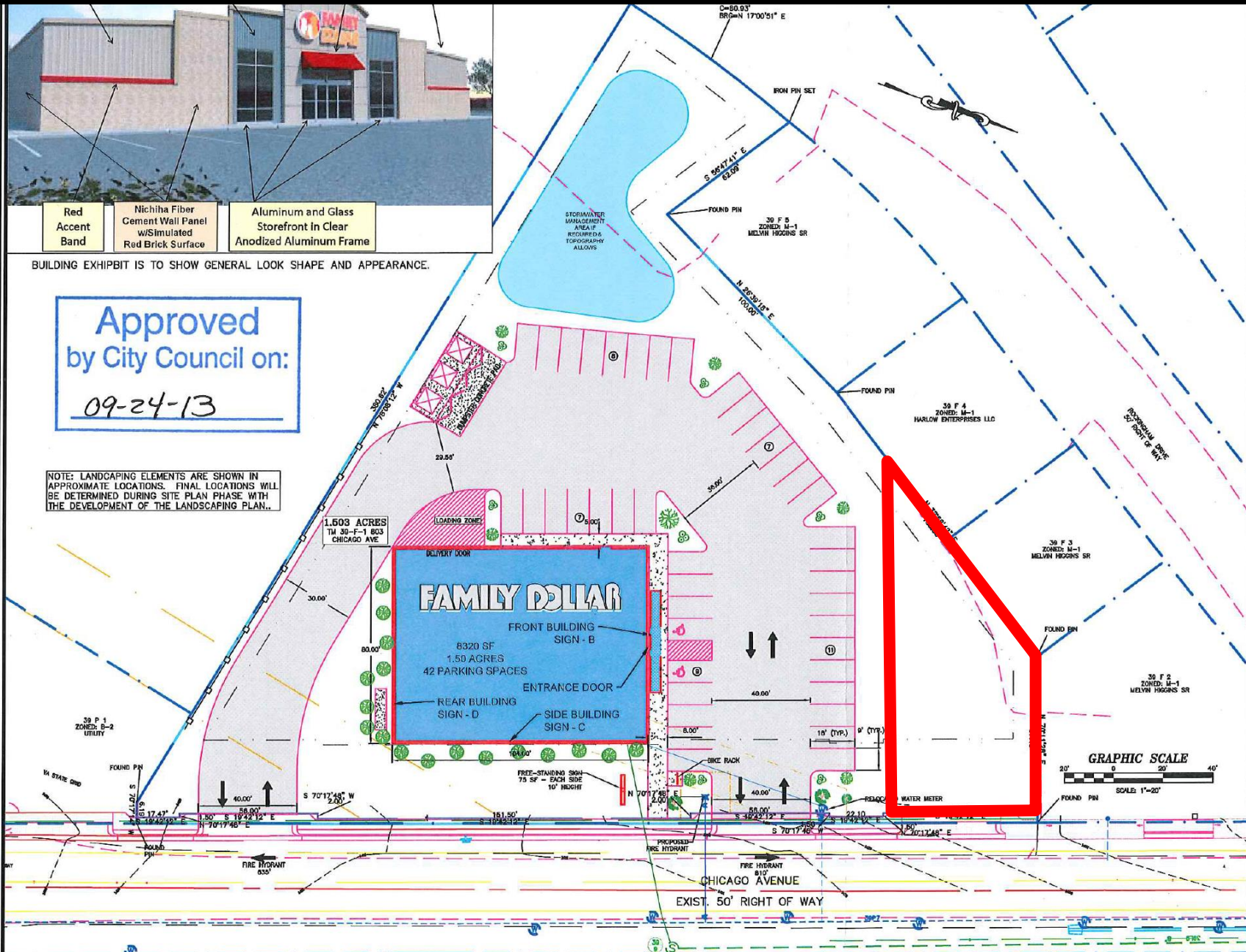


- Red Accent Band
- Nichiha Fiber Cement Wall Panel w/Simulated Red Brick Surface
- Aluminum and Glass Storefront In Clear Anodized Aluminum Frame

BUILDING EXHIBIT IS TO SHOW GENERAL LOOK SHAPE AND APPEARANCE.

Approved
by City Council on:
09-24-13

NOTE: LANDSCAPING ELEMENTS ARE SHOWN IN APPROXIMATE LOCATIONS. FINAL LOCATIONS WILL BE DETERMINED DURING SITE PLAN PHASE WITH THE DEVELOPMENT OF THE LANDSCAPING PLAN.







Dust-Free Borlines - 540-534-9629

Submitted Proffers

The following uses will not be permitted:

- (3) Hotels, motels and similar types of transient accommodations. Nontransient housing facilities are not permitted nor may existing housing facilities be expanded.
- (4) Theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education. In addition, customary recreational and leisure-time activities which are compatible with surrounding uses are permitted.
- (5) Religious, educational, charitable or benevolent institutional uses which do not provide housing facilities.
- (9) Pet shop or pet grooming establishment and animal hospitals.
- (10) Radio and television stations and studios or recording studios.

(11) Public utilities, public service or public transportation uses or buildings, generating, purification or treatment plants, water storage tanks, pumping or regulator stations, telephone exchange and transformer or substations.

(13) Funeral homes.

(19) Vehicle fuel stations, bus terminals or other facilities designed for vehicular convenience. Vehicle excludes over the road tractors, their trailers, heavy equipment, manufactured homes, industrialized buildings, and agricultural equipment. No vehicle salvage, storage of inoperable vehicles, or sale of junk is allowed.

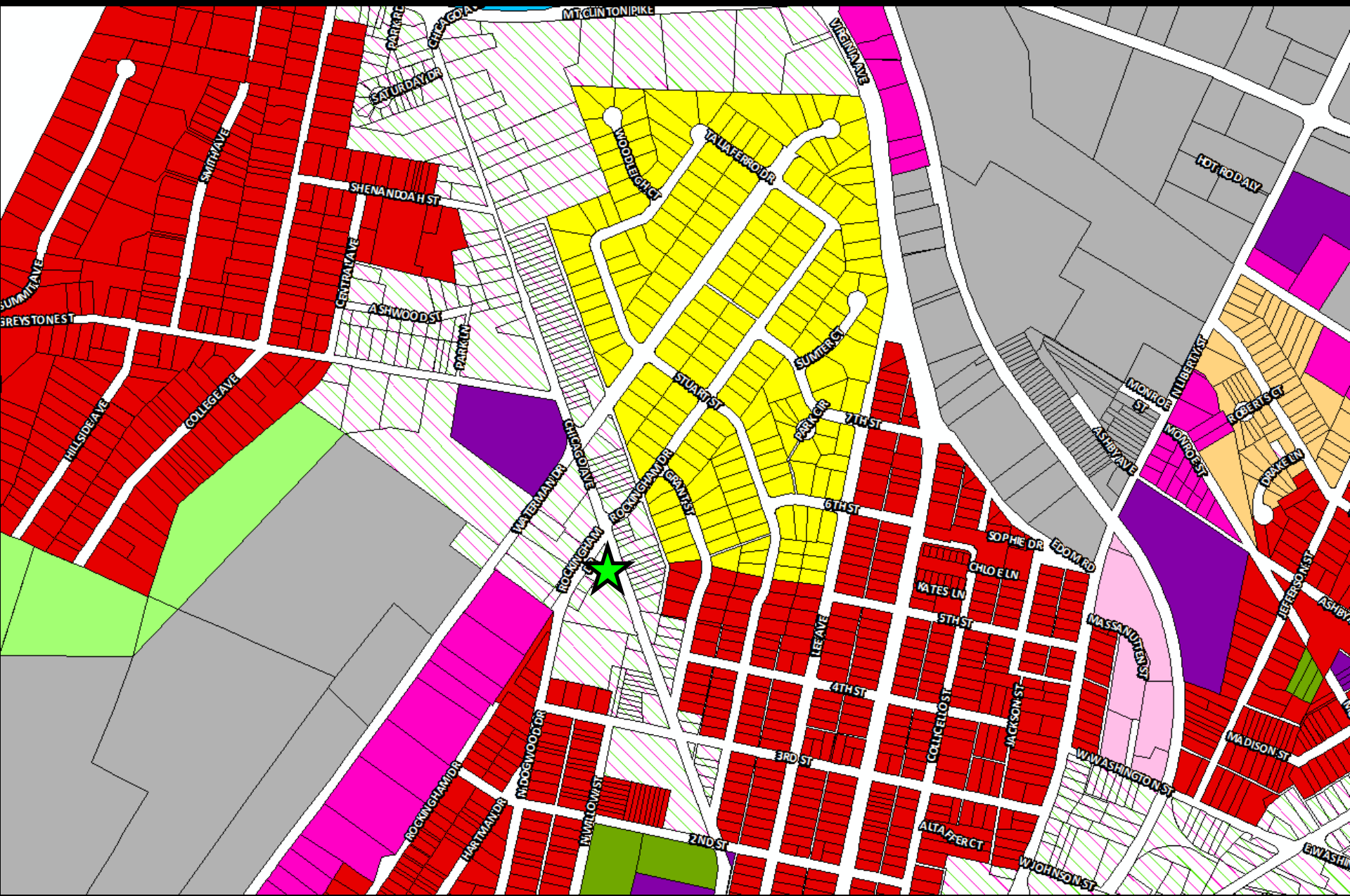
(20) Small cell facilities, concealed wireless telecommunications facilities, industrial microcells, distributed antenna systems, and macrocells. Telecommunications towers are permitted only by special use permit. Wireless telecommunications facilities are further regulated by Article CC.

Staff further suggested for the applicant to consider prohibiting the following uses:

(6) Vehicle, recreation equipment, or trailer sales served by a permanent building facility unless clearly incidental to an existing building. Vehicle excludes over the road tractors, their trailers, heavy equipment, manufactured homes, industrialized buildings, and agricultural equipment. No vehicle salvage, storage of inoperable vehicles, or sale of junk is allowed.

(7) Repair of vehicles, recreation equipment, or trailers with all activities and storage of inoperable vehicles completely enclosed within a permitted structure. Vehicle excludes over the road tractors, their trailers, heavy equipment, manufactured homes, industrialized buildings, and agricultural equipment.

(12) Warehousing and other storage facilities with floor area limited to twenty thousand (20,000) square feet, which are contiguous to permitted uses in this district.



Recommendation

Staff and Planning Commission (5-1)
recommends denial.