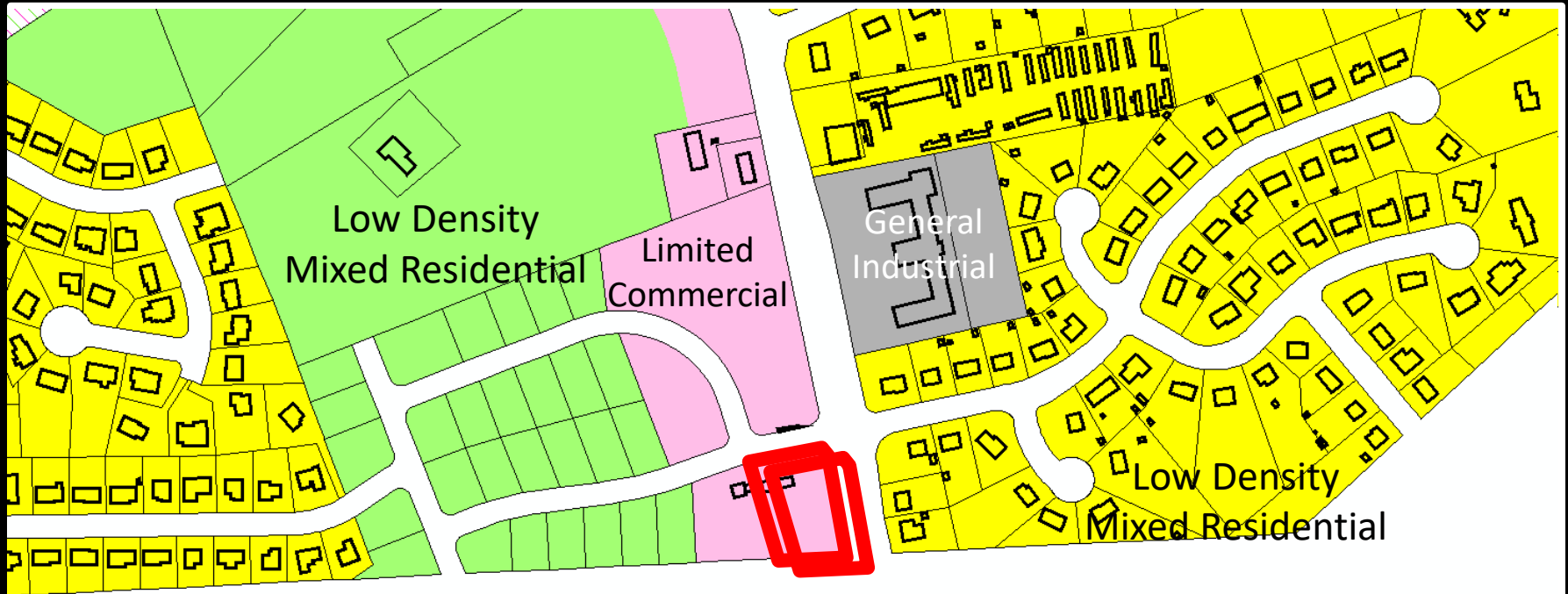


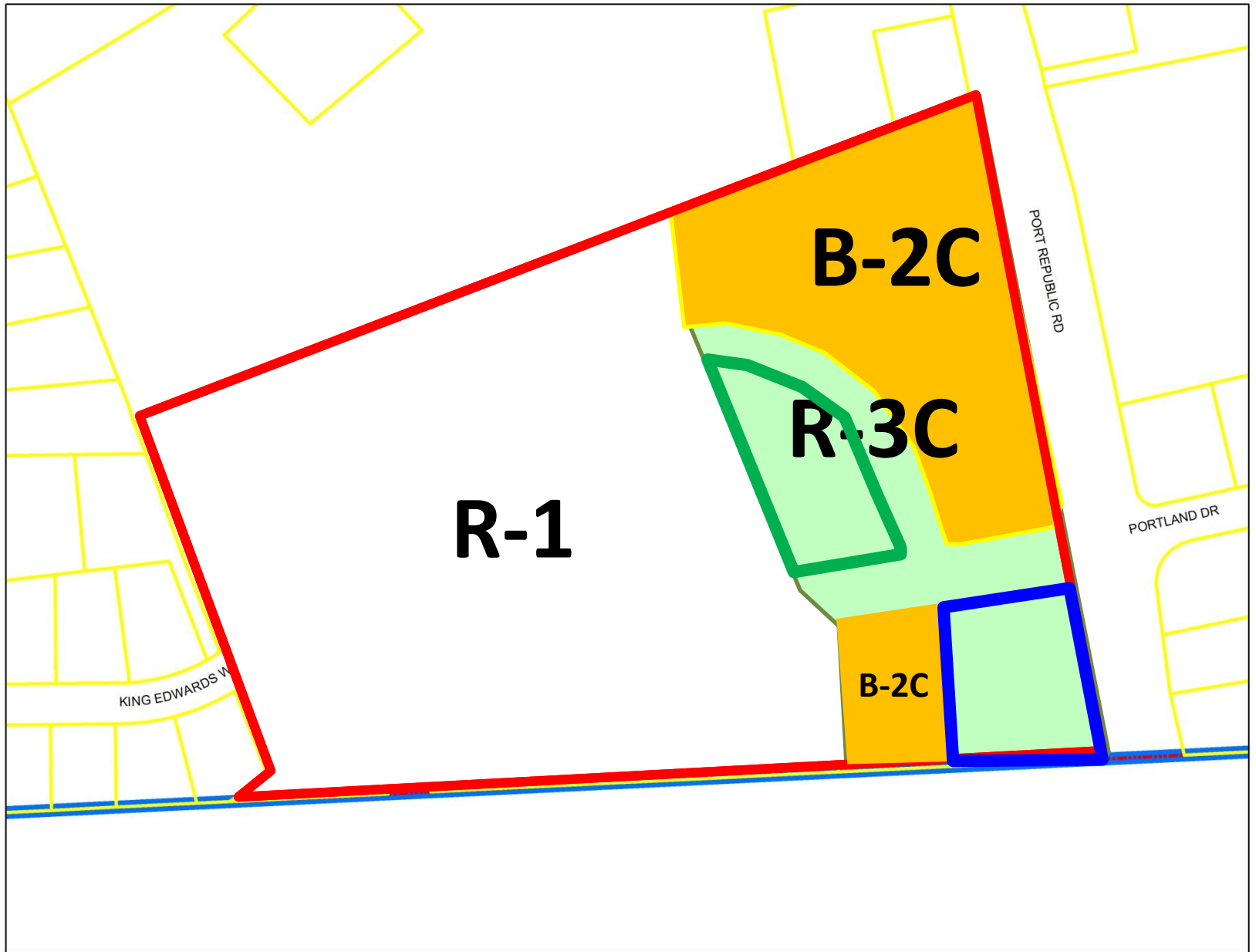
Rezoning – R-3C to B-2C

1385 Wine Drive









Proffers

The applicant has proffered the following (written verbatim):

1. The use of the property shall be limited to the following uses permitted by right under City Ordinance Section 10-3-90:
 - (1) Mercantile establishments which promote the show, sale and rental of goods, personal service establishments, restaurants (excluding freestanding fast food restaurants, fast food restaurants with drive-through windows, and coffee/donut shops with or without drive-through windows), and other shops and stores customary to shopping centers and convenience outlets (excluding convenience stores).
 - (2) Governmental, business and professional offices and financial institutions.
 - (3) Theaters, community rooms, museums, galleries and other places of assembly for the purpose of entertainment or education. In addition, customary recreation and leisure-time activities which are compatible with surrounding uses are permitted.
 - (4) Religious, educational, benevolent institutional uses which do not provide housing facilities.
 - (5) Pet shop or pet grooming establishments and animal hospitals (excluding kennels for boarding).
 - (6) Accessory building and uses customarily incidental to any of the above listed uses.
 - (7) Public uses.
 - (8) Small cell facilities, concealed wireless telecommunications facilities, industrial microcells, distributed antenna systems, and macrocells. Telecommunications towers are permitted only by special use permit. Wireless communications facilities would be subject to the regulations contained in Article CC of the City zoning ordinance (or any similar future regulatory article or section).

Proffers Continued

2. Special use permits shall only be permitted as approved by City Council.
3. Building would be limited to two (2) above ground stories (basements would be allowed)
4. The site shall be limited to one freestanding sign, not taller than 12-feet in height and shall not exceed 80 square feet in area. The square footage limitations shall not affect any building mounted signage permitted by ordinance. There shall be no LED or scrolling message center/board signs on the property (including building or wall mounted).
5. All exterior lighting on the property will be designed to be directed to minimize directional impact to the residential neighborhood lying to the west of the property along Wine Drive, consistent with on-site safety illumination needs.
6. Vehicular ingress and egress to the property shall be limited to Wine Drive. A single vehicular entrance shall be shared with the adjacent parcel Tax Map 88-I-7. No vehicular access to or from the subject site shall be permitted to Port Republic Road.
7. No less than one (1) large deciduous tree shall be planted and maintained for every forty (40) linear feet of parcel public street frontage where trees are not required by parking lot landscaping regulations (Section 10-3-30.1(1) of the Zoning Ordinance). Trees shall be planted within 10-feet of public street rights-of-way. At the time of planting, tree sizes shall meet the requirements as defined in Section 10-3-24 of the Zoning Ordinance. Tree locations within 10-feet of public street right-of-way are at the discretion of the property owner/developer.

Recommendation

Staff and Planning Commission (7-0)
recommends approving the rezoning
request as submitted.