

Excepted Proffers for SUP Application

Cold Storage Conditional Rezoning Proffers October 18, 2006

~~Proffer: The existing historic structures will be developed as a building of mixed use. If residential units are included in this project, the average square footage of all residential units shall be no less than 650 square feet. Square footage shall be measured to the center line of an apartments enclosing walls). All residential units shall have windows or access to natural daylight coming through skylights or/and court yards located in the interior of the building. A maximum of eight apartments without said natural daylight access shall be allowed in buildings 1 and 3 each.~~

Proffer: Parking will be provided at the rate of one parking space per dwelling use. These parking spaces will be subject to our intention that up to 75% of these same parking spaces will be "shared" with "non-dwelling uses" between the hours of 8:00 A.M. and 6 P.M. Spaces for residential units, as required by the zoning ordinance would be located within the minimum radius of 500 feet, as outlined. Residential parking spaces exceeding the required would be located within a 750 foot radius.

~~Proffer: All ground level exterior parking areas screened by a minimum 4' high ornamental metal and brick pier combination fence matching City of Richmond buffer alternative "J". Evergreen vegetation and ornamental street trees to be added on property in parking area, where possible. Parking area to be paved. Ornamental parking lot lighting to be added for non daylight parking use, with minimum 1 foot candle, not exceeding .5 foot candles crossing property line.~~

Proffer: Existing concrete sidewalks bordering our property will be repaired in order to allow clear and safe passage.

Proffer: In regards to the future potential development of new buildings, the following yard setbacks and height restriction will apply:

1. No front yard shall be required, except where adjacent buildings are located on the same street frontage. In that case, the building would line up with the existing building. In no case would the front yard exceed 10 feet.
2. Building entrance features, or other architectural detail may be setback not more than 10 feet from the street line.
3. Side and rear yards will be in accordance with the underlying zoning.
4. New buildings shall not exceed 60' in height and shall not be less than 24' feet in height at the street line.
5. The parking will continue to be provided as proffered above."

~~Proffer: Streetscape plan to include trees will be submitted to the Director of Community Development within 180 days of the issuance of the building permit. The approved streetscape plan shall be installed by the date of the issuance of the final certificate of occupancy. Because the project will be completed in phases, a different streetscape plan shall be submitted for each phase.~~