



COUNTY OF HENRICO PLANNING OFFICE
 PT. 77-A2-27 & 88-B1-2
 THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 16, 1987

W.F. LAVECCHIA, P.E., AICP
County Manager

Re: Conditional Rezoning Case C-39C-87

Innsbrook North Associates
c/o Mr. Sidney J. Gunst, Jr.
P. O. Box 31014
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on June 10, granted your request to conditionally rezone property from A-1 Agricultural to M-1C Light Industrial District (Conditional), described as follows:

Beginning at a point on the S. line of Interstate 295; thence S. $42^{\circ} 26' 23''$ W., 1386.17' to a point; thence S. $42^{\circ} 26' 23''$ W., 403.43' to a point; thence N. $47^{\circ} 33' 37''$ W., 421.28' to a point; thence N. $42^{\circ} 26' 23''$ E., 423.71' to a point; thence N. $42^{\circ} 26' 23''$ E., 698.63' to a point on the south line of Interstate 295; thence N. $74^{\circ} 42' 17''$ E., 789.16' to the point of beginning, all as shown on the plats by J. K. Timmons & Associates, Inc., P.C. the first being dated 10/27/86 entitled "Plat showing 4.000 acres of land lying north of Nuckols Road." the second being dated 10/31/85 entitled "plat showing 10.081 acres of land lying on the south line of Interstate 295."

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. Development of each individual site on the Property shall be subject to Plan of Development review and approval by the Planning Commission.
2. A twenty (20) foot landscaped or natural buffer area will be maintained, except to the extent necessary for utility easements, roads, driveways or other purposes required by the Planning Commission at the time of Plan of Development review, or by any other governmental body, agency, commission, board, department or official thereof, along the property boundaries not currently owned by Innsbrook North Associates. Diseased or dead plant growth may be removed, and additional plantings may be added. Where the placement of utility easements within a buffer area results in the inability of an owner to provide adequate screening within such buffer area, screening shall be provided adjacent to the buffer area, to properly screen development on a parcel from adjacent properties.
3. Parking lot lighting standards shall not exceed twenty-five (25) feet in height and shall be at a lower height if required by the Planning Commission at the time of Plan of Development approval. Lighting in parking lots shall be of low intensity, shall be positioned in such a manner as to minimize the impact of such lighting on the adjacent residentially zoned areas and be of such type as required by the Planning Commission.
4. Any Plans of Development which are done on all or part of the parcel shown on the attached map (see case file) shall be subject to the following Site Coverage Ratios:

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<u>Gross Floor Area of Building</u>	<u>Maximum Site Coverage Ratio</u>
1 sq. ft. to 40,000 sq. ft.	57%
40,001 sq. ft. to 60,000 sq. ft.	58%
60,001 sq. ft. to 80,000 sq. ft.	59%
80,001 sq. ft. to 100,000 sq. ft.	60%
100,001 sq. ft. to 125,000 sq. ft.	61%
Over 125,000 sq. ft.	62%

For purposes hereof, Site Coverage Ratio shall be determined by dividing the gross area within a site (which may include any portion of the site within a C-1C District) into the portion of the site covered by building ground floor area and paved areas for vehicular movement, loading and parking.

5. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed shall be similar to the other exposed portions of exterior walls of such building in architectural treatment and/or materials are specifically accepted with respect to the exposed portion of any such wall of a building, by the Planning Commission at the time of Plan of Development approval.
6. Except during the period of construction of improvements, all outside storage of materials and supplies shall be enclosed by an opaque fence, wall or other barrier, of at least seven (7) feet in height. No materials or supplies shall be stored to a height in excess of the height of the fence enclosing same.
7. No retail business will be permitted on the Property.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,


for W. F. LaVecchia, P.E., AICP
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
B.P.O. Elks Lodge #45