

COUNTY OF HENRICO PLANNING OFFICE

OFFICES

C-99C-88



77-A2-33
THREE CHOPT DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

October 18, 1988

Re: Conditional Rezoning Case C-99C-88

The Innsbrook Corporation
P. O. Box 31014
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on October 12, granted your request to conditionally rezone from A-1 Agricultural to O-2C Office District (Conditional), property described as follows:

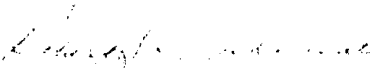
Parcel 77-A2-33:

Beginning at a point on the N. line of Sadler Road, which point is the southwest corner of the Property; thence N. $37^{\circ} 54' 24''$ E., 365.40' to a point; thence along the arc of a curve to the east having a radius of 628.75', 100.34' to a point; thence S. $43^{\circ} 22' 8''$ E., 76.44' to a point; thence S. $54^{\circ} 31' 34''$ E., 52.92' to a point; thence S. $34^{\circ} 58' 4''$ E., 87.09' to a point; thence S. $33^{\circ} 13' 35''$ W., 104.29' to a point; thence S. $37^{\circ} 4' 5''$ W., 99.97' to a point; thence S. $36^{\circ} 53' 46''$ W., 49.97' to a point thence S. $63^{\circ} 3' 48''$ W., 89.71' to a point; thence N. $52^{\circ} 58' 35''$ W., 284.24' to the point of beginning, containing 2.61 acres.

The Board of Supervisors accepted the eight attached proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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,


W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Glenn R. Moore



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

C-990-88

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Steven R. Moore 7-29-88
Signature of Owner or Applicant* Attorney-in-Fact for owner Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

1. Development of each individual site on the Property shall be subject to Plan of Development review and approval by the Planning Commission or other applicable governmental body.

2. A thirty (30) foot landscaped or natural buffer area will be maintained along the western boundary of the Property until such time as the properties adjoining the buffer area are devoted to a use other than single family detached residences and except to the extent necessary for utility easements, or other purposes if requested and specifically approved or if required by the Planning Commission at the time of Plan of Development review, or by any applicable governmental body. Existing vegetation and underbrush may, and diseased or dead plant growth shall, be removed from such buffer areas, and if so removed, additional plantings and/or berms shall be added. Utility easements within the buffer area shall be extended generally perpendicular thereto. Where permitted or practicable, areas disturbed for the placement of utilities within the buffer area shall be restored.

3. No building shall be constructed within fifty (50) feet of the right-of-way lines of Nuckols Road or Sadler Road as such right-of-way lines are determined at the time of Plan of Development review. No parking lot (exclusive of driveways thereto) shall be constructed within twenty-five (25) feet of such right-of-way lines.

4. The exposed portions of the exterior wall surfaces (front, rear and sides, but excluding rooftop screening materials for mechanical equipment) shall be similar to the other exterior wall surfaces of such building in architectural treatment and materials. No such exposed exterior wall surfaces shall be constructed of untreated or painted cinder block.

5. Parking lot lighting standards shall not exceed twenty-five (25) feet in height. Parking lot lighting shall be

ACCEPTED BY THE BOARD OF SUPERVISORS ON OCTOBER 12, 1988

PLANNING OFFICE

produced from concealed sources, be positioned in such a manner as to minimize the impact of such lighting on adjacent residentially developed property and be reduced to no more than a security level following the close of business conducted on the Property.

6. Any Plan of Development for all or any part of the Property shall be subject to the following Site Coverage Ratios:

<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.

7. No one shall request or be entitled to receive Certificates of Occupancy for more than 250,000 square feet of new office space per year within the area consisting of the Property and the land which was the subject of Zoning Cases C-53C-79, C-10C-84, C-31C-84, C-50C-84, C-77C-87 and C-90C-87, commencing October 1, 1979, except as provided in the next sentence. Certificates of Occupancy for more than said amount of square footage per year shall be available to the extent that in prior years, certificates of occupancy have been issued for less than said amount of square footage of new office space on all of the aforesaid tracts of land.

C-99C-88

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ACCEPTED BY THE BOARD OF SUPERVISORS ON OCTOBER 12, 1988



C-99C-88

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Glenn R. Moore, Attorney-in-Fact 9-13-88
Signature of Owner or Applicant* Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

THE INNSBROOK CORPORATION - C-99C-88

ADDITIONAL PROFFERED CONDITION

The following proffered condition is hereby filed in addition to the proffered conditions filed with the application for rezoning:

8. No financial institution branch office for customer service shall be operated on the Property.

RECEIVED

SEP 13 1988 *SM*

PLANNING OFFICE
COUNTY OF HENRICO

ACCEPTED BY THE BOARD OF SUPERVISORS ON OCTOBER 12, 1988

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