





**PROPOSED
REZONED ACREAGES**

COUNTY OF HENRICO PLANNING OFFICE

-  C-1C - 162 ac.
-  R-5C - 36.1 ac.
-  B-2C - 17.2 ac.
-  O-3C - 125.88 lac.

87-A1-8

pt. 78-A2-9, 31, 78

pt. 77-B2-5, 12, 44, 47

C-10C-84

SCALE
0 400' 800'

THREE CHOPT DISTRICT

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 4, 1984

FRANK A. FAISON
County Manager

Re: Conditional Rezoning Case C-10C-84

Mr. Sidney J. Gunst, Jr.
The Innsbrook Corporation and
Rooty Branch Corporation
P. O. Box 31014
Richmond, Virginia 23294

Dear Mr. Gunst:

The Board of Supervisors, at its meeting on April 11, accepted your amended proffered conditions and conditionally rezoned the below described portions of your property from A-1 Agricultural, R-2A and R-3 One Family Residence, RPN Planned Neighborhood, O-3 Office, B-1 Neighborhood Business, and B-2 Community Business to O-3 Office, B-2 Community Business, R-5 General Residence, and C-1 Conservation Districts.

The portions of your property conditionally rezoned are described as follows:

Parcels 77-B2-5, 78-A2-31 and 32, Part of Parcels 87-A1-8, 77-B2-44 and 47, 78-A2-9, and 78, and 77-B2-12, being Oakland Hills Subdivision, Section A,

Parcel 1 - O-3C

Beginning at a point on the N. line of U.S. Route 250 approximately at its intersection with the W. line of Innesbrook Road; thence along the right-of-way line of U.S. Route 250 N. $74^{\circ} 25' 13''$ W., 367.77' to a point; thence N. $24^{\circ} 49' 26''$ E., 2501.21' to a point; thence S. $16^{\circ} 52' 10''$ E., 585.78' to a point; thence S. $17^{\circ} 21' 50''$ E., 564.83' to a point on the W. line of Innesbrook Road; thence along the western right-of-way line of Innesbrook Road, S. $38^{\circ} 38' 50''$ W., 1614.26' to a point; thence along the arc of a curve to the southwest having a radius of 25', 29.21' to the point of beginning, containing 28.661 acres.

Parcel 2 - O-3C

Beginning at the point of intersection of proposed Cox Road Extended and the proposed southern boundary of the 100 year flood plain passing through the Property; thence along the center line of proposed Cox Road Extended along the arc of a curve to the south having a radius of 1057.17', 111.07' to a point in the center line of Cox Road; thence S. $11^{\circ} 49' 00''$ E., 100' to a point in the center line of Cox Road Extended; thence along the arc of a curve to the south having a radius of 850', 28.93' to a point which marks the intersection of the northern boundary of the existing O-3C zoning line of Innsbrook Corporate Center and the center line of Cox Road Extended; thence along the arc of a curve to the southeast having a radius of 302.40', 183.16' to a point; thence N. $52^{\circ} 32' 45''$ W., 134.93' to a point; thence S. $44^{\circ} 28' 20''$ W., 149.31' to a point; thence along the arc of a curve to the south having a radius of 1222.04', 851.16' to a point; thence S. $4^{\circ} 33' 55''$ W., 135.57' to a point; thence along the arc of a curve to the southwest having a radius of 1227.71', 1043.08' to a point; thence S. $53^{\circ} 14' 40''$

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W., 30.78' to a point; thence S. $37^{\circ} 57' 18''$ E., 266.75' to a point; thence N. $38^{\circ} 55' 10''$ E., 700.59' to a point; thence N. $38^{\circ} 55' 10''$ E., 150.07' to a point; thence N. $38^{\circ} 54' 53''$ E., 317.37' to a point; thence N. $19^{\circ} 22' 20''$ E., 156.65' to a point; thence N. $00^{\circ} 33' 00''$ W., 372.46' to a point; thence N. $22^{\circ} 37' 25''$ E., 972.17' to a point; thence N. $17^{\circ} 46' 05''$ E., 340'+- to the southeastern corner of the flood plain within the Property which is the subject of the zoning application; thence along the proposed 100 year flood plain line lying within the Property, 795'+- to a point in the center line of proposed Cox Road Extended, to the point of beginning, containing +- 23.6 acres.

Parcel 3 - O-3C

Beginning at a point which is approximately 450' south and west of the point of intersection of the western line of Whitegate Road and the southern line of the O-3C zoning of the existing Innsbrook Corporate Center, which point is on the western O-3C zoning line for the existing Innsbrook Corporate Center; thence N. $38^{\circ} 54' 00''$ E., 1029.50' to a point; thence N. $45^{\circ} 08' 14''$ W., 648.81' to a point; thence N. $47^{\circ} 54' 51''$ W., 451.97' to a point; thence along the arc of a curve to the west having a radius of 382.99', 222.05' to a point; thence S. $78^{\circ} 18' 22''$ W., 429.12' to a point; thence along the arc of a curve to the southwest having a radius of 185.47', 155.04' to a point; thence S. $30^{\circ} 24' 38''$ W., 606.79' to a point; thence along the arc of a curve to the southeast having a radius of 164.90', 161.94' to a point; thence S. $25^{\circ} 51' 16''$ E., 604.72' to a point; thence along the arc of a curve to the south having a radius of 304.00', 130.60' to a point; thence S. $85^{\circ} 37' 50''$ W., 780.91' to a point; thence S. $87^{\circ} 12' 00''$ W., 124.95' to the point of beginning, containing 45.8 acres.

Parcel 4 - O-3C

Beginning at a point which represents the terminus of the southern line of Thorncroft Drive west of the Property; thence N. $60^{\circ} 32' 20''$ W., 172.77' to a point; thence S. $29^{\circ} 27' 40''$ W., 287.18' to the point and place of beginning; thence S. $14^{\circ} 30' 00''$ W., 420' to a point; thence N. $75^{\circ} 30' 00''$ E., 222.00' to a point; thence along the arc of a curve to the southwest having a radius of 456.05', 110.90' to a point; thence along the arc of a curve to the southwest having a radius of 453.49', 387.30' to a point; thence S. $56^{\circ} 32' 32''$ W., 216.30' to a point; thence N. $33^{\circ} 20'$ W., 160' to a point; thence S. $56^{\circ} 22' 00''$ W., 795.00' to a point; thence S. $49^{\circ} 05' 10''$ W., 448.07' to a point; thence S. $46^{\circ} 48' 55''$ W., 329.15' to a point; thence N. $40^{\circ} 06' 13''$ W., 380.55' to a point; thence N. $46^{\circ} 48' 55''$ E., 446.23' to a point; thence N. $59^{\circ} 17' 05''$ E., 393.57' to a point; thence N. $28^{\circ} 26' 25''$ W., 308.61' to a point; thence N. $82^{\circ} 24' 35''$ E., 305.73' to a point; thence N. $61^{\circ} 33' 35''$ E., 227.53' to a point; thence N. $23^{\circ} 38' 25''$ E., 327.08' to a point; thence N. $23^{\circ} 38' 25''$ E., 185.03' to a point; thence N. $38^{\circ} 47' 15''$ E., 295.30' to a point; thence S. $60^{\circ} 32' 20''$ E., 341.48' to the point of beginning, containing 27.82 acres.

Parcel 9 - R-5

Beginning at the intersection of the centerline of Proposed Cox Road and the south line of Nuckols Road; thence S. $63^{\circ} 04' 42''$ E., +- 285' to the point of intersection of

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the western boundary of the 100 year flood plain within the Property and the right of way line of Nuckols Road; thence in a southerly and westerly direction along the proposed boundary of the 100 year flood plain, +- 1,630' to a point on the center line of Proposed Cox Road; thence along the arc of a curve to the northeast having a radius of 977.14', +- 566' to a point; thence N. 36° 41' 00" E., +- 900' to the point of beginning, containing +- 12.6 acres.

Parcel 10 - B-2C

Beginning at a point which is the intersection of the center line of proposed Innslake Drive Extended with the center line of proposed Cox Road; thence N. 53° 08' 15" W., 340' +- to the northwestern boundary of the flood plain adjoining Parcel 10; thence along the boundary of the proposed 100 year flood plain 1900' +- to a point in the center line of proposed Cox Road Extended; thence S. 11° 49' 00" E., 25' to a point; thence along the arc of a curve to the southwest having a radius of 850'; 28.93' to a point; thence along the arc of a curve to the southwest having a radius of 850.00', 941.09' to a point; thence S. 51° 36' 59" W., 250' to a point; thence along the arc of a curve to the southwest having a radius of 850', 247.81' to the point of beginning, containing approximately 17.2 acres.

Parcel 11 - C-1

All of that portion of the Property which is the subject of this application for rezoning and which lies within the 100 year flood plain, of Rooty Branch, containing approximately 16.2 acres, as shown on the Zoning Plat submitted herewith, as finally determined by definitive engineering studies undertaken in connection with Plan of Development review.

B-1 to O-3C

Beginning at a point of intersection of the northwest corner of "The Park" and Cox Road; thence S. 65° 00' E., 99.49' to a point; thence S. 38° 00' W., 127.78' to the point and place of beginning; thence S. 65° 00' E., 3.75' to a point; thence N. 25° 00' E., 5.73' to a point; thence S. 65° 00' E., 31.00' to a point; thence S. 25° 00' W., 5.73' to a point; thence S. 65° 00' E., 10.75' to a point; thence S. 25° 00' W., 38.00' to a point; thence N. 65° 00' W., 45.50' to a point; thence N. 38° 00' E., 38.00' to the point of beginning, containing 1,907 square feet.

The Board of Supervisors accepted the following amended 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. No building shall be constructed within 100 feet of Broad Street Road, or 50 feet of Nuckols Road or Cox Road.
2. (a) There shall be no direct vehicular access to or from Zoning Parcels 1 and 2, to or from Innsbrook Road, Riverdale Avenue or the portion of Thorncroft Drive

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- on the east side of the Property (other than for emergency purposes) unless required by any governmental body having jurisdiction with respect thereto.
- (b) There shall be no direct vehicular access to or from Zoning Parcel 3, to or from Sadler Road (other than for emergency purposes) unless required by any governmental body having jurisdiction with respect thereto.
 - (c) There shall be no direct vehicular access to or from Zoning Parcel 4, to or from Thorncroft Drive to the west thereof (other than for emergency purposes) unless required by any governmental body having jurisdiction with respect thereto.
 - (d) Direct vehicular access to or from that portion of Zoning Parcel 9 shall be to and from Cox Road and/or Nuckols Road, unless otherwise required by any governmental body having jurisdiction with respect thereto.
3. (a) A natural buffer area of a minimum of fifty (50) feet in width shall be retained in its natural state along the indicated boundaries of Zoning Parcels 1 and 3 (until such time as the properties adjoining the indicated buffer areas are devoted to a use other than single family detached residences), except to the extent necessary for utility easements, roads, driveways or other purposes as may be approved or required by the Planning Commission at the time of Plan of Development or Landscape review, or by any other governmental body, agency, commission, board, department or official thereof. Underbrush and fallen, diseased or dead plant growth may be removed and additional plantings may be added.
- (b) A natural buffer area of a minimum of forty (40) feet in width shall be retained in its natural state along the northern boundary of Zoning Parcel 1 (until such time as the properties adjoining the indicated buffer area are devoted to a use other than single family detached residences), except to the extent necessary for utility easements, roads, driveways or other purposes as may be approved or required by the Planning Commission at the time of Plan of Development or Landscape review, or by any other governmental body, agency, commission, board, department or official thereof. Underbrush and fallen, diseased or dead plant growth may be removed and additional plantings may be added.
- (c) A natural buffer area of a minimum of thirty (30) feet in width shall be retained in its natural state around the indicated boundaries of Zoning Parcels 2, 3, and 4 (until such time as the properties adjoining the buffer areas are devoted to a use other than single family detached residences), except to the extent necessary for utility easements, roads, driveways or other purposes as may be approved or required by the Planning Commission at the time of Plan of Development or Landscape review, or by any other governmental body, agency, commission, board, department or official thereof. Underbrush and fallen, diseased or dead plant growth may be removed and additional plantings may be added.

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- (d) A natural buffer area of a minimum of fifty (50) feet in width which will be supplemented with a minimum of ten (10) evergreen trees (6 to 8 feet in height) and a maximum of twenty (20) such evergreen trees per 100 linear feet of such buffer area, as determined on the basis of the need for such evergreen trees to enhance the screening effect of existing vegetation will be retained along the indicated boundaries of Zoning Parcel 4 (until such time as the properties adjoining the indicated buffer areas are devoted to a use other than single family detached residences), 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. Underbrush and fallen, diseased or dead plant growth may be removed and additional plantings may be added.
4. 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 adjacent residential areas and shall be of such type as approved or required by the Planning Commission at the time of Plan of Development review. Parking lot lighting standards within those portions of the Property zoned office O-3C and multi-family R-5-C shall not exceed twenty (20) feet in height.
5. Those portions of the Property rezoned to an O-3C classification and developed for office purposes, shall not be developed in excess of the following Site Coverage Ratios:

Gross Floor Area of Building	Maximum Site Coverage Ratio
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 land 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.

6. No more than 185 dwelling units shall be constructed on Zoning Parcel 9.
7. The portion of the Property zoned C-1C shall be maintained as recreation areas, lakes and/or open space, except to the extent necessary for utility easements, roads, driveways or other purposes approved or 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.

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8. (a) No portion of a building shall exceed forty-five (45) feet in height within one hundred (100) feet of those boundaries of Zoning Parcels 1 and 3, as indicated on Exhibit "A".

(b) No portion of a building shall exceed forty-five (45) feet in height within one hundred fifty (150) feet of those portions of the boundaries of Zoning Parcel 4, as indicated on Exhibit "A", for as long as such portions of the boundaries of Zoning Parcel 4 adjoin properties devoted to use as single-family residences.
9. Development of each individual site on the Property shall be subject to Plan of Development review and approval by the Planning Commission.
10. That portion of the Property to be rezoned from a B-1C classification to an O-3C classification, shall be subject to the proffers submitted in connection with Zoning Case C-53C-79 and accepted by the Board of Supervisors on September 12, 1979.
11. Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any part of the Property covered by said subdivision plat which is to be developed for multi-family residential, commercial and/or office uses, Applicant, its successors or assigns, shall record a document in the Clerk's Office of the Circuit Court of Henrico County, setting forth controls on the development of such sections of the Property. Where appropriate, such document will subject such section of the Property to the Protective Covenants (as such covenants may be amended and in effect from time to time) on record with respect to the development of the existing Innsbrook Corporate Center.
12. Principal structures constructed on Zoning Parcel 10 shall be developed only for any one or more of the following uses: uses permitted in an O-3 zoning district, hotel and/or conference facility uses, and recreational, health, athletic and leisure facility uses (the "Primary Uses"). Retail commercial uses shall be permitted within a principal structure in Zoning Parcel 10 also devoted to one or more of the Primary Uses. In addition, uses associated with or incidental to the Primary Uses or retail commercial uses shall be permitted within Zoning Parcel 10.
13. Owners shall not 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 Case C-53C-79, commencing from 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 both of the aforesaid tracts of land.
14. Owner will grant the County of Henrico, Virginia, easements for public sewer and water lines from the Property to the terminus of Thorncroft Drive on the east and west sides of the Property on or before the date Certificates of Occupancy are obtained for the parcels adjoining such portions of Thorncroft Drive.

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15. No building permit for the construction of improvements on Zoning Parcel 9 shall be obtained until plans for the extension of Cox Road to intersect with Nuckols Road are approved by appropriate governmental bodies having jurisdiction with respect thereto, and a completion bond is posted with the Henrico County Department of Public Works guaranteeing the completion of such road extension within one year of the posting of said bond.

The remaining portion of your request was deferred to July 25, 1984 at 7:00 p.m.

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,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index (Including Exhibit A)
Mr. and Mrs. Allan T. Dotson, Jr.
Ms. Dorothy Nuckols
Ms. Louise P. Harwood
Mr. Jay M. Weinberg



NO.	DATE	DESCRIPTION
1	0-3	AS
2	0-3	AS
3	0-3	AS
4	0-3	AS
5	0-3	AS
6	0-3	AS
7	0-3	AS
8	0-3	AS
9	0-3	AS
10	0-3	AS
11	0-3	AS
12	0-3	AS
13	0-3	AS
14	0-3	AS
15	0-3	AS
16	0-3	AS
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18	0-3	AS
19	0-3	AS
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36	0-3	AS
37	0-3	AS
38	0-3	AS
39	0-3	AS
40	0-3	AS
41	0-3	AS
42	0-3	AS
43	0-3	AS
44	0-3	AS
45	0-3	AS
46	0-3	AS
47	0-3	AS
48	0-3	AS
49	0-3	AS
50	0-3	AS

35 BUILDING HEIGHT RESTRICTION LINES

C-10C-84

INNSBROOK

A PLANNED CORPORATE CENTER

J.K. TIMMONS & ASSOCIATES, INC.
 ENGINEERS, SURVEYORS, PLANNERS
 RICHMOND, VA

EXHIBIT "A"

SCALE 1"=800'
 JAN 1984