

ASSIM. TO OFFICE PK.

COUNTY OF HENRICO PLANNING OFFIC
 pt. 77-B2-44 & pt. 87-A1-8

C-31C-84



THREE CHOPT DISTRICT

J.A.S.

*Conditional
Zoning
Index*



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

August 3, 1984

WILLIAM F. LaVECCHIA, P.E.
County Manager

Re: Conditional Rezoning Case C-31C-84

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

Gentlemen:

The Board of Supervisors at its meeting on July 25, 1984 accepted your amended proffered conditions and conditionally rezoned your property from R-2A and R-3 One Family Residence to O-3 Office District.

The property conditionally rezoned is described as follows:

Part of Parcels 77-B2-44 and 87-A1-8 (Zoning Parcel 12)

Beginning at the southeast corner of the terminus of Thorncroft Drive; thence N. 29° 27' 40" E., 435.12' to a point; thence S. 65° 37' 05" E., 233.20' to a point; thence S. 20° 12' 55" E., 355.00+-' to a point on the 100 year flood plain lying east of the property; thence along the boundary of the 100 year flood plain, 280+-' to a point; thence N. 60° 32' 20" W., 240.00+-' to a point; thence S. 29° 27' 40" W., 372.50' to a point; thence along the arc of a curve to the southwest having a radius of 456.05', 63.11' to a point; thence S. 75° 30' 00" W., 222.00' to a point; thence N. 14° 30' 00" E., 420.00' to a point; thence N. 29° 27' 40" E., 287.18' to a point; thence S. 60° 32' 20" E., 172.77' to the point of beginning, containing 9.7 +- acres.

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. There shall be no direct vehicular access to or from Zoning Parcel 12, 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.
2. 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 12 (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 (including specifically a cul-de-sac at the terminus of Thorncroft Drive, as provided in proffered condition 10 hereof), 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.

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3. 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 shall not exceed twenty (20) feet in height.
4. The Property 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.

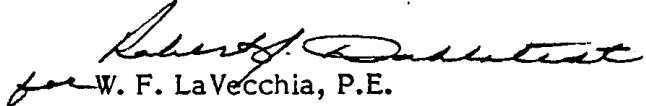
5. No building shall be constructed within one hundred fifty (150) feet of those portions of the boundaries of Zoning Parcel 12 noted on Exhibit "A", for as long as such portions of Zoning Parcel 12 adjoin properties devoted to use as single-family residences.
6. Development of each individual site on the Property shall be subject to Plan of Development review and approval by the Planning Commission.
7. 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, Owner, 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. 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.
8. 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, the land which is the subject of Zoning Case C-10C-84 and the land which is 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 all of the aforesaid tracts of land.

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9. Owner will grant to the County of Henrico, Virginia, easements for public sewer and water lines from the Property to the terminus of Thorncroft Drive on the west side of the Property, on or before the date Certificates of Occupancy are obtained for the parcels adjoining such portions of Thorncroft Drive.
10. Owner shall, prior to the receipt of a Certificate of Occupancy for Zoning Parcel 12, construct on the Property at Owner's expense at the terminus of Thorncroft Drive, an off-set cul-de-sac as more particularly shown on Exhibit B attached hereto.

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.
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Jay M. Weinberg
Rooty Branch Corporation
Mr. Frank O. Brown

THORNCROFT

PROPOSED TURNAROUND
50' RADIUS R.O.W.
40' RADIUS PAVEMENT
NO CURB & GUTTER
R.O.W. AREA = .135A.

CURVE #1 CURVE #2
N 29° 27' 40" E
372.50

INN'S BROOK

CURVE #3




APR 11 1984

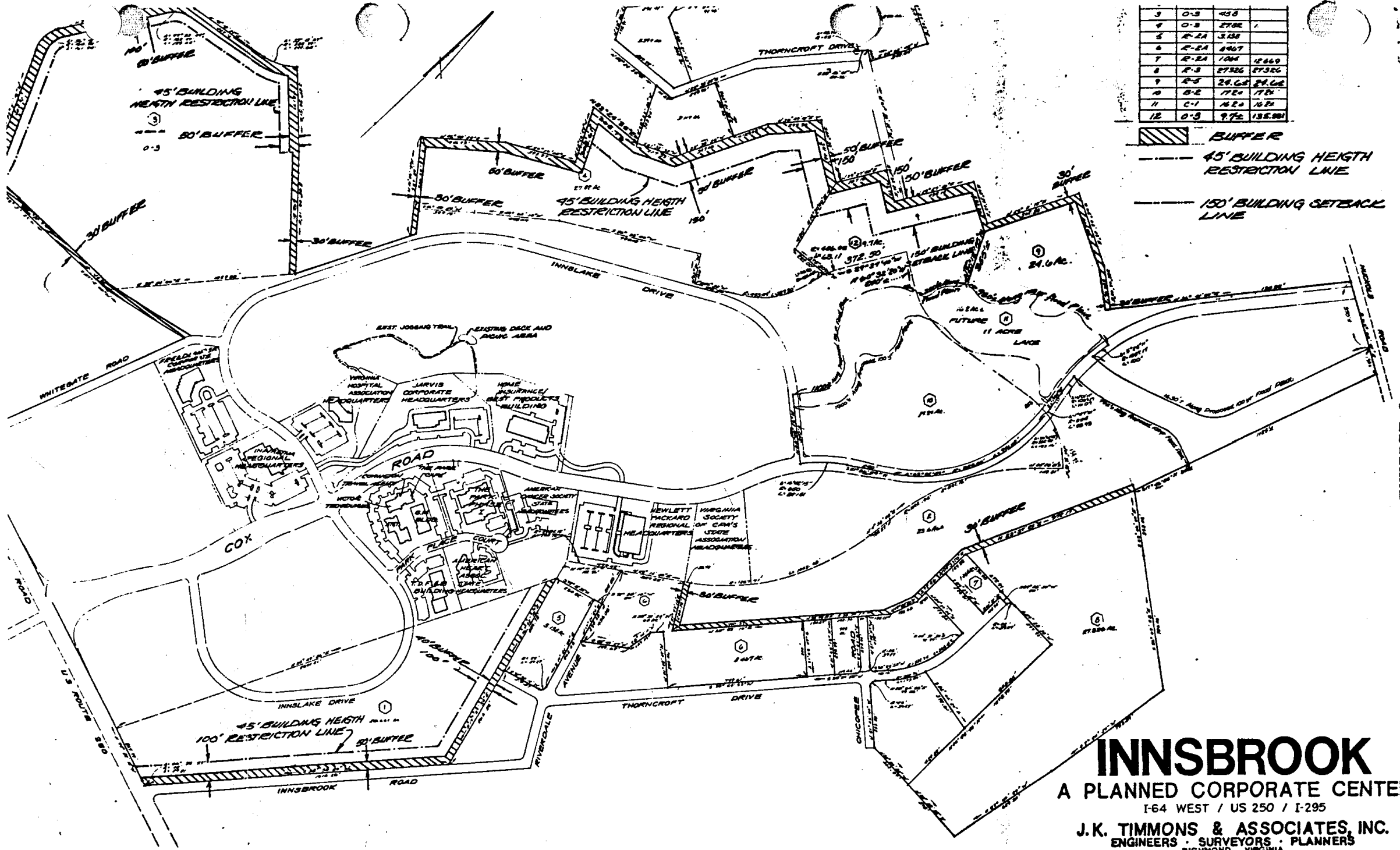
PLANNING OFFICE
COUNTY OF HENRICO

Exhibit "B"

VARIABLE WIDTH

3	O-3	455	
4	O-3	2782	1
5	P-2A	3138	
6	P-2A	4967	
7	P-2A	1064	12669
8	P-3	27526	27526
9	P-3	28,65	24,62
10	B-2	1721	1721
11	C-1	1622	1622
12	O-3	972	135,80

 BUFFER
 45' BUILDING HEIGHT RESTRICTION LINE
 150' BUILDING SETBACK LINE



INNSBROOK
 A PLANNED CORPORATE CENTER
 I-64 WEST / US 250 / I-295
J.K. TIMMONS & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 RICHMOND, VIRGINIA

SCALE 1"=600' JN 7187

MARCH 8, 1984

EXHIBIT A

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