

OFFICE PARK

COUNTY OF HENRICO PLANNING OFFICE
 87-A1-8 & 77-B2-44

C-50C-84

SCALE
 0 200' 400' THREE CHOPT DISTRICT



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

WILLIAM F. LaVECCHIA, P.E.
County Manager

August 6, 1984

Re: Conditional Rezoning Case C-50C-84

Rooty Branch Corporation
P. O. Box 31014
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on July 25, 1984 accepted your proffered conditions and conditionally rezoned your property from R-3 One Family Residence and A-1 Agricultural to O-3 Office District.

The property conditionally rezoned is described as follows:

Part of Parcels 87-A1-8 and 77-B2-44:

O-3C Zoning (Zoning Parcel 13)

Beginning at the intersection of the S. line of Nuckols Road and the center line of proposed Cox Road; thence S. $36^{\circ} 41' 00''$ W., 900+-' to a point on the center line of Cox Road; thence along the arc of a curve to the south having a radius of 977.14', 466+-' to the point of intersection of the N. line of the 100 year flood plain lying adjacent to the property and the center line of proposed Cox Road; thence 980+-' along the 100 year flood plain to a point; thence N. $20^{\circ} 12' 55''$ W., 355+-' to a point; thence N. $25^{\circ} 11' 15''$ E., 522.58' to a point; thence S. $65^{\circ} 3' 5''$ E., 494.58' to a point; thence S. $55^{\circ} 2' 5''$ E., 234.96' to a point; thence N. $36^{\circ} 41' 00''$ E., 1,311.35' to a point on the S. line of Nuckols Road; thence along the S. line of Nuckols Road; S. $63^{\circ} 4' 42''$ E., 85' +- to the point of beginning, containing 12.0+- 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. A natural buffer area of a minimum of thirty (30) feet in width will be retained along the indicated boundaries of Zoning Parcel 13 (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.
2. 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.

3. 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.

4. Development of each individual site on the Property shall be subject to Plan of Development review and approval by the Planning Commission.
5. 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.
6. 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-31C-84, 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.
7. No building permit for the construction of improvements on Zoning Parcel 13 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.

Rooty Branch Corporation
Page 3
August 6, 1984

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