



OFFICE / RESID.

COUNTY OF HENRICO PLANNING OFFICE

C-26C-85

SCALE

0 400' 800'

87-A1-1  
THREE CHOPT DISTRICT



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

May 15, 1985

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

Re: Conditional Rezoning Case C-26C-85

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 May 8, granted your request to conditionally rezone a portion of your property from A-1 Agricultural to M-1CLight Industrial, C-1C Conservation, and O-3C Office Districts.

The property conditionally rezoned is described as follows:

Part of Parcel 87-A1-1:

Parcel 2 - M-1C:

Beginning at the point of intersection of the southeastern corner of Parcel 2 and the W. line of Jones Road; thence S.  $83^{\circ} 09' 00''$  W., 1,121.00' to a point; thence S.  $14^{\circ} 40' 30''$  W., 440' to a point; thence N.  $66^{\circ} 49' 00''$  W., 580.0' to a point; thence N.  $60^{\circ} 49' 00''$  W., 450.0' +- to a point on the eastern line of the 100 year flood plain as it extends through the property; thence in a northerly direction along the eastern line of the 100 year flood plain as it extends through the property; 1,230.0' +- along the 100 year flood plain to a point; thence N.  $73^{\circ} 26' 38''$  E., 1,601.36' to a point; thence S.  $46^{\circ} 57' 00''$  E., 55.00' to a point; thence S.  $72^{\circ} 58' 00''$  E., 33.60' to a point; thence S.  $28^{\circ} 31' 00''$  E., 398.95' to a point; thence S.  $07^{\circ} 44' 00''$  E., 779.10' to the point of beginning, containing 55.7 acres.

Parcel 3 - O-3C:

Beginning at a point on the N. line of Nuckols Road approximately 1,841.04' west of its intersection with the W. line of Springfield Road; thence N.  $63^{\circ} 44' 00''$  W., 960.00' +- to the point of intersection of the eastern line of the flood plain as it extends through the property and the southern line of the property; thence 2,730.00' +- in a northerly direction along the boundary of the 100 year flood plain as it extends through the property, to a point; thence S.  $60^{\circ} 49' 00''$  E., 450.00' to a point; thence S.  $66^{\circ} 49' 00''$  E., 580.0' to a point; thence S.  $14^{\circ} 40' 30''$  W., 1,174.0' to a point; thence S.  $26^{\circ} 16' 00''$  W., 1,343.9' to the point of beginning, containing 68.1 acres.

Parcel 5 - C-1C:

All that portion of the property which is the subject of this Application for Rezoning and which lies within the 100 year flood plain, containing approximately

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c/o Mr. Sidney J. Gunst, Jr.  
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28.2 acres, as shown on the zoning plat submitted with the Application for Rezoning, as finally determined by definitive engineering studies undertaken in connection with Plan of Development review, containing 28.2 acres.

The Board of Supervisors accepted the following proffered conditions pertaining to the R-5 parcel 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. Except for any portion of the Property developed for single family detached residential purposes not otherwise requiring plan of development approval, development of each individual site on the Property shall be subject to Plan of Development review and approval by the Planning Commission.
2. 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.
3. A thirty (30) 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 indicated boundaries of Parcels 2 and 3, as shown on the Zoning Map (EXHIBIT A). Underbrush and fallen, 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 ability 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, as determined by the Planning Commission at the time of landscape plan review.
4. No building shall be constructed within fifty (50) feet of the right-of-way of Nuckols Road or the indicated boundaries of Parcels 2 or 3, as shown on the Zoning Map (EXHIBIT A).
5. Parking lot lighting standards located within fifty (50) feet of the perimeter of the Property shall not exceed twenty (20) feet in height. Other parking lot lighting standards located in the interior of the Property shall not exceed forty (40) feet in height and shall be at a lower height if required by the Planning Commission at the time of Plan of Development approval, or by any other governmental body, agency, commission, board, department or official thereof. 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.

6. Any portion of the Property 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 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. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed within Zoning Parcels 2 and 3 shall be similar to the other exposed portions of exterior walls of such building in architectural treatment and materials, unless different architectural treatment and/or materials are specifically accepted with respect to the exposed portion of any such wall of a building within Parcel 2, by the Planning Commission at the time of Plan of Development approval.
8. No portion of Zoning Parcel 2 shall be developed or used as a neighborhood or community shopping center as those terms are defined in the Henrico County Zoning Ordinance in effect as of this date, nor for a regional shopping center.
9. Except during the period of construction of improvements, all outside storage of materials and supplies within Zoning Parcel 2 shall be enclosed on all sides 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.
10. Direct vehicular access to and from Jones Road, to and from the Property, shall be limited to emergency vehicles, unless otherwise required by any governmental body, agency, commission, board, department or official thereof, having jurisdiction with respect thereto.
11. The portion of the Property zoned C-1C (Zoning Parcel 5) 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, and by any other governmental body, agency, commission, board, department or official thereof.

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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 proffers in the Conditional Zoning Index.

Sincerely,

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

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Mr. Jay M. Weinberg

Attachment: Exhibit A