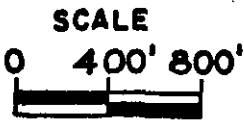


COUNTY OF HENRICO PLANNING OFFICE

C-46C-85



87-AI-1
THREE CHOPT DISTRICT
JA S



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 18, 1985

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

Re: Conditional Rezoning Case C-46C-85

Mr. Sidney J. Gunst, Jr.
Innsbrook North Associates
P. O. Box 31014
Richmond, Virginia 23294

Dear Mr. Gunst:

The Board of Supervisors at its meeting on June 12, accepted your proffered conditions and granted your request to conditionally rezone your property from A-1 Agricultural to R-3C One Family Residence, RTHC Residential Townhouse, O-2C Office and M-1C Light Industrial District.

The property conditionally rezoned is described as follows:

Part of Parcel 87-A1-1:

Zoning Parcel 1 - M-1C

Beginning at a point on the N. line of Nuckols Road, approximately 3,231.4' west of its intersection with the W. line of Springfield Road, which is also the point of the intersection of the westernmost boundary of the 100 year flood plain within the property and the northern line of Nuckols Road, thence N. 63° 44' 00" W., 265+-' to a point; thence N. 26° 16' 00" E., 26.0' to a point; thence N. 63° 44' 00" W., 50.00' to a point; thence N. 49° 09' 33" W., 51.66' to a point; thence N. 69° 41' 22" W., 38.55' to a point; thence N. 49° 20' 00" W., 300.00' to a point; thence N. 47° 20' 00" W., 40.0' to a point; thence N. 43° 20' 00" W., 295.00' to a point; thence N. 46° 40' 00" E., 45.00' to a point; thence along the arc of a curve to the northwest having a radius of 100.00', 157.08' to a point; thence N. 43° 20' 00" W., 25.00' to a point; thence N. 41° 21' 30" E., 2,695.0' +- to a point; thence N. 73° 26' 38" E., 265.0' +- to a point on the western line of the 100 year flood plain extending through the property; thence in a southerly direction along the western line of the 100 year flood plain as it extends through the property, 3,510' +- to the point of beginning.

Zoning Parcel 7 - RTHC

Beginning at a point on the northern line of Nuckols Road, approximately 717.20' west of its intersection with the western line of Springfield Road; thence N. 75° 02' 30" W., 510.00' to a point; thence N. 24° 57' 30" E., 1,860' +- to a point; thence S. 75° 19' 30" E., 400' to a point; thence S. 08° 51' 00" W., 360.00' to a point; thence S. 24° 57' 30" W., 1,495' +- to the point of beginning.

Zoning Parcel 4 - O-2C

Beginning at a point on the northern line of Nuckols Road, approximately 1,227.2' west

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of its intersection with the western line of Springfield Road; thence N. 75° 02' 30" W., 397.1' to a point; thence along an arc of a curve to the west having a radius of 1,100.00', 217.10' to a point; thence N. 26° 16' 00" E., 1,343.9' to a point; thence N. 14° 40' 30" E., 479.0' to a point; thence S. 75° 19' 30" E., 690' to a point; thence S. 24° 57' 30" W., 1,860' +- to the point of beginning.

Zoning Parcel 6 - R-3C

Beginning at the point of intersection of the N. line of Nuckols Road and the W. line of Springfield Road; thence N. 74° 45' 30" W., 537.20' to a point; thence N. 75° 02' 30" W., 180.0' to a point; thence N. 40° 57' 30" E., 1,495' +- to a point; thence S. 81° 09' 00" E., 672.50' to a point; thence S. 25° 22' 30" W., 144.4' to a point; thence S. 30° 04' 40" W., 509.00' to a point; thence S. 34° 56' 00" W., 281.37' to a point; thence along the arc of a curve to the south having a radius of 600.00', 323.41' to a point; thence S. 04° 03' 00" W., 328.77' to the point of beginning.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described parcels 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 Zoning Parcels 4 and 7, as shown on the Zoning Map. 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 inability 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 in Zoning Parcels 1, 4, and 7 shall be constructed within fifty (50) feet of the right-of-way of Nuckols Road, nor shall any building be constructed within fifty (50) feet of the northern boundary of Zoning Parcel 4.**

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5. **Parking lot lighting standards located within 50 feet of the perimeter of the Property shall not exceed 20 feet in height. Other parking lot lighting standards located in the interior of the Property shall not exceed 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 Zoning Parcel 4 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 on Zoning Parcels 1 and 4 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 Zoning Parcel 1, by the Planning Commission at the time of Plan of Development approval.**
8. **No more than 40,000 square feet of net building floor area within Zoning Parcel 1 shall be devoted to retail business use.**
9. **Except during the period of construction of improvements, all outside storage of materials and supplies within Zoning Parcel 1 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.**

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10. No lot developed within Zoning Parcels 6 or 7 shall have a driveway onto Nuckols Road.
11. No more than a total of 236 dwelling units shall be constructed on Zoning Parcels 6 and 7.
12. 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 western boundary of Zoning Parcel 1, beginning at the intersection of such western boundary and the existing right-of-way line of Nuckols Road, and extending in a northerly direction along such boundary, a distance of eight hundred (800) feet, and a natural buffer area of fifteen (15) feet for the balance of the Property along the western boundary abutting property owned by the B.P.O.E. Elks Lodge #45. Along said thirty (30) foot buffer, there shall be a seventy-five (75) foot building setback line of which the aforesaid thirty (30) feet shall be a part. Underbrush and fallen, diseased or dead plant growth may be removed, and additional planting may be added. Where the placement of utility easements within such buffer area results in the inability 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.

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,


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

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