

O-2C

RTHC

A-1

RTHC To O-2C  
5.4 AC.

R-3C

RTHC

SPRINGFIELD ROAD

A-1

NUCKOLS ROAD

A-1

OFFICES

COUNTY OF HENRICO PLANNING OFFICE

PT.87-A1-1

C-87C-85

SCALE



THREE CHOPT DISTRICT

J.A.S.



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

October 11, 1985

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

Re: Conditional Rezoning Case C-87C-85

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

Dear Mr. Gunst:

The Board of Supervisors, at its meeting on October 9, accepted your proffered conditions and conditionally rezoned your property from RTHC Residential Townhouse to O-2C Office District.

The property conditionally rezoned is described as follows:

Part of Parcel 87-A1-1:

Beginning at a point on the northern line of Nuckols Road, approximately 1,170' west of its intersection with the western line of Springfield Road; thence N.  $74^{\circ} 24' 08''$  W., 55' +- to a point; thence N.  $24^{\circ} 57' 30''$  E., 1,860' +- to a point; thence S.  $74^{\circ} 50' 33''$  E., 75' +- to a point; thence S.  $12^{\circ} 39'$  W., 235' +- to a point; thence S.  $34^{\circ} 15'$  W., 305' +- to a point; thence S.  $2^{\circ} 09'$  E., 395' +- to a point; thence S.  $33^{\circ} 00'$  W., 200' +- to a point; thence S.  $65^{\circ} 00'$  W., 295' +- to a point; thence S.  $44^{\circ} 36'$  W., 190' +- to a point; thence S.  $21^{\circ} 36'$  W., 370' +- to the point of beginning, containing +- 5.4 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. 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 northern boundary as shown on the attached map (see case file). 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 shall be constructed within fifty (50) feet of the right-of-way of Nuckols Road, nor shall any building be constructed with fifty (50) feet of the northern boundary as shown on the attached map (see case file).
5. Parking lot lighting standards located within fifty (50) feet of the perimeter of the Property adjacent to residential zoned land 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 Plans of Development which are done on all or part of the parcel shown on the attached map (see case file) shall be subject to the following Site Coverage Ratios:

<u>Gross Floor Area of Building</u>	<u>Maximum Site Coverage Ratio</u>
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%

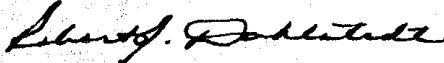
For purposes hereof, Site Coverage Ratio shall be determined by dividing the gross area within a site (which may include any portion of the site within a C-IC District) into the portion of the site covered by building ground floor area and paved areas for vehicular movement, loading and parking.

7. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed shall be similar to the other exposed portions of exterior walls of such building in architectural treatment and/or materials are specifically accepted with respect to the exposed portion of any such wall of a building, by the Planning Commission at the time of Plan of Development approval.

Mr. Sidney J. Gunst, Jr.  
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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 proffered condition 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