

COUNTY OF HENRICO PLANNING OFFICE

PT. 77-BI-15

THREE CHOPT DISTRICT

C-117C-86

JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

February 18, 1987

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

Re: Conditional Rezoning Case C-117C-86

Texas Development Corporation  
100 Kanawha Boulevard West  
Charleston, West Virginia 25302

Gentlemen:

The Board of Supervisors at its meeting on February 11, granted your request to conditionally rezone from A-1 Agricultural to B-2C Community Business District (Conditional), your property described as follows:

Part of Parcel 77-B1-15:

Beginning at the point of intersection of the W. line of Sadler Road and the N. line of Broad Street Road, N.  $81^{\circ} 17' 55''$  W., 495.70' to a point; thence N.  $28^{\circ} 40' 23''$  W., 90.59' to a point; thence N.  $5^{\circ} 52' 31''$  E., 131.33' to a point; thence N.  $18^{\circ} 39' 22''$  W., 154.74' to a point; thence N.  $48^{\circ} 4' 52''$  W., 183.77' to a point; thence N.  $15^{\circ} 33' 56''$  E., 25.00' to a point; thence S.  $85^{\circ} 10' 20''$  E., 157.23' to a point; thence along the arc of a curve to the southeast having a radius of 660.00', 423.84' to a point; thence S.  $48^{\circ} 22' 40''$  E., 63.48' to a point; thence along the arc of a curve to the east having a radius of 226.83', 148.46' to a point; thence S.  $4^{\circ} 7' 20''$  W., 303.00' to the point of beginning, containing 5.5 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. The principal structures constructed on the Property shall be devoted only to one or more of the following uses: uses permitted in an O-3 zoning district, hotel, conference facility and uses which are incidental or directly related thereto ("Primary Uses"), Retail commercial uses shall only be permitted within a principal structure also devoted to one or more of the Primary Uses.
2. No building constructed on the Property shall exceed a height of the lesser of eight (8) stories or seventy-five (75) feet.
3. The exposed portions of each exterior wall surface (front, rear, and sides) of each building constructed on the Property shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials and shall be predominantly of brick and/or glass except to the extent that other architectural materials are used for trim, architectural decorations or design elements.
4. Parking lot lighting standards shall not exceed twenty-five (25) feet in height. Parking lot lighting shall be provided by directional fixtures, which shall be positioned in such a manner as to minimize the impact of such lighting off-site, and which produce a lighting intensity of a maximum of one-half ( $1/2$ ) foot candle at the boundaries of the Property adjoining property developed for residential purposes.

February 18, 1987

5. Parking lots serving the Property shall be landscaped, including, but not limited to, the planting of shrubbery and/or trees (i) in raised islands located within such parking lots, and (ii) around the perimeter of a parking lot, to the extent necessary to provide screening of development on the Property from residences in the area, as determined by the Planning Commission at the time of landscape plan review.
6. A landscaped buffer area of a minimum of twenty-five (25) feet in width will be provided along the Broad Street Road and Sadler Road right-of-way lines of the Property (as such right-of-way lines are determined at the time of Plan of Development review) except to the extent necessary for utility easements, roads, storm water retention controls, driveways, signage or purposes which may be required by the Planning Commission at the time of Plan of Development review, or by any other applicable governmental body. Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall be removed from such buffer areas and if so removed, additional plantings shall be added. The limits of clearing within the buffer areas shall be shown on the approved Plan of Development.
7. There shall be no direct vehicular access to or from the Property, to or from Broad Street Road, unless required by any governmental body having jurisdiction with respect thereto.
8. With the exception of business signs oriented primarily to Interstate 64, ramps thereto and Broad Street Road, no business sign on the Property shall exceed a height of thirty-five (35) feet. If illuminated, any business sign restricted in height pursuant to the preceding sentence shall be of a "backlit" type, i.e., the background of the sign shall be dark and the logos and lettering on such sign shall be illuminated from within the sign structure. Any free standing sign on the Property shall not exceed 25 feet in height.
9. No mobile sign shall be placed on the Property.
10. No building shall be constructed on the Property within 300 feet of the Routhier residence now located on Sadler Road, northeast of the Property.
11. No outdoor swimming pool shall be constructed on the Property.

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,

  
W. F. LaVecchia, P.E., A.I.C.P.,  
County Manager

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