



OFFICE DEVELOPMENT

COUNTY OF HENRICO PLANNING OFFICE

Pt. 77-B2-5

THREE CHOPT DISTRICT

C-63C-86



JAS



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

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

August 19, 1986

Re: Conditional Rezoning Case C-63C-86

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

Dear Mr. Gunst:

The Board of Supervisors at its meeting on August 13, granted your request to conditionally rezone property from A-1 Agricultural to O-3C Office District (Conditional), described as follows:

Part of Parcel 77-B2-3:

Beginning at a point 547.37' east of the eastern line of Sadler Road approximately 3,059+-' north of Broad Street Road; thence N.  $42^{\circ} 05' 09''$  E, 328.29' to a point; thence S.  $45^{\circ} 07' 58''$  E., 454.11' to a point; thence S.  $25^{\circ} 30' 00''$  W., 347.51' to a point; thence N.  $45^{\circ} 08' 14''$  W., 553.41' to the point of beginning, containing 3.792 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 or landscaped buffer area of a minimum of thirty (30) feet in width shall be retained in its natural state generally along the northern and western boundaries of said lines having a length of 454.11 feet and 328.29 feet respectfully (until such time as the properties adjoining the 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 as may be approved or required by the Planning Commission at the time of Plan of Development or Landscape 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 within those portions of the Property shall not exceed twenty (20) feet in height.

Mr. Sidney J. Gunst, Jr.  
Innsbrook Corporation  
Page 2  
August 19, 1986

3. The Property rezoned 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 which is to be developed, Applicant, 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. Where appropriate, 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.

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.,  
County Manager

cc: Clerk, Board of Supervisors  
Real Estate Assessment  
✓ Conditional Zoning Index