



OFF. PARK

C-8C-87

COUNTY OF HENRICO PLANNING OFFICE

78-A2-19

THREE CHOPT DISTRICT

JAS





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 17, 1987

W.F. LAVECCHIA, P.E., AICP
County Manager

Re: Conditional Rezoning Case C-8C-87

Henricus Associates
Suite 1510, 700 E. Franklin
Richmond, Virginia 23219

Gentlemen:

The Board of Supervisors at its meeting on March 11, granted your request to conditionally rezone property from A-1 Agricultural to O-3C Office (Conditional), and B-2C Community Business District (Conditional), described as follows:

Parcel 78-A2-19:

O-3C Office District (Conditional)

Beginning at a point on the south line of Broad Street Road, approximately 875' west of its intersection with the center line of Deep Rock Road; thence S. $8^{\circ} 43' 52''$ E., 72' to a point; thence along the arc of a curve to the south, having a radius of 145', 44.72' to a point; thence S. $8^{\circ} 56' 23''$ E., 147' to a point; thence along the arc of a curve to the southwest having a radius of 395', 296.82' to a point; thence S. $52^{\circ} 58'$ E., 312' to a point; thence S. $37^{\circ} 12' 00''$ W., 98.39' to a point; thence S. $36^{\circ} 27' 00''$ W., 302.55' to a point; thence S. $39^{\circ} 58' 30''$ W., 265.38' to a point; thence S. $45^{\circ} 33' 30''$ W., 310.02' to a point; thence S. $51^{\circ} 29' 00''$ W., 382.35' to a point; thence S. $52^{\circ} 45' 30''$ W., 205.23' to a point; thence N. $63^{\circ} 39' 22''$ W., 836.42' to a point; thence N. $43^{\circ} 19' 37''$ E., 206.63' to a point; thence N. $26^{\circ} 49' 37''$ E., 139.90' to a point; thence N. $35^{\circ} 19' 37''$ E., 120.78' to a point; thence N. $39^{\circ} 4' 37''$ E., 95.70' to a point; thence N. $43^{\circ} 38' 44''$ E., 1,469.46' to a point on the S. line of Broad Street Road; thence S. $81^{\circ} 16' 8''$ E., 300.02', to the point of beginning.

B-2C Community Business District (Conditional)

Beginning at a point on the S. line of Broad Street Road approximately 225' west of its intersection with the center line of Deep Rock Road; thence S. $33^{\circ} 00' 00''$ W., 391.02' to a point; thence S. $37^{\circ} 12' 00''$ W., 384' to a point; thence N. $52^{\circ} 48'$ W., 312' to a point; thence along the arc of a curve to the northwest having a radius of 395', 296.82' to a point; thence N. $8^{\circ} 56' 23''$ W., 147' to a point; thence along the arc of a curve to the north, having a radius of 145', 44.72' to a point; thence N. $8^{\circ} 43' 52''$ E., 72' to a point on the S. line of Broad Street Road; thence S. $81^{\circ} 16' 8''$ E., 650', to the point of beginning.

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. No building shall be constructed within one hundred (100) feet of the right-of-way of Broad Street Road, as such right-of-way is determined at the time of plan of development review.

2. Landscaped or natural buffer areas will, as indicated below, be provided around portions of the perimeter of the Property, except to the extent necessary for utility easements, roads, signage, driveways or other purposes required by the Planning Commission at the time of Plan of Development Review, or by any other applicable governmental body:
 - a. A buffer area of a minimum of twenty-five (25) feet in width along the Broad Street Road right-of-way line of the Property (as such right-of-way line is determined at the time of Plan of Development review).
 - b. A buffer area of a minimum of fifty (50) feet in width along the portion of the western boundary of the Property abutting property presently developed for residential purposes (the "Residential Buffer"). In addition to the Residential Buffer, a chain link fence of a minimum of six (6) feet in height shall be maintained along the portion of the western boundary of the Property abutting property developed for residential purposes. The aforesaid fence shall be coated with a dark material to reduce the visibility of the fence. White pine trees of a minimum of six (6) to eight (8) feet in height shall be planted within the Residential Buffer, as determined at the time of landscape plan review to be necessary to provide appropriate screening of development on the Property from adjacent residences.

The limits of clearing in the buffer areas shall be shown on the approved Plan of Development(s). 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.

3. The principal structures constructed on that portion of the Property zoned B-2C 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 (the "Primary Uses"). Within such portion of the Property, retail commercial uses shall only be permitted within a principal structure also devoted to one or more of the Primary Uses.
4. No building constructed on the portion of the Property zoned B-2C shall exceed a height of the lesser of five (5) stories or sixty-five (65) feet.
5. No free-standing sign erected on that portion of the Property zoned B-2C shall exceed a height of twenty-five (25) feet.
6. No more than 696,000 square feet of gross useable floor area (exclusive of parking areas) shall be constructed within that portion of the Property rezoned to an O-3C classification.
7. No more than sixty-two percent (62%) of the Property may be covered by buildings, driveways and parking areas.
8. 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 shall produce a lighting intensity of a maximum of one-half (1/2) foot candle at a boundary of the Property adjacent to property developed for residential purposes. Parking lot lighting shall be reduced to no more than a security level, following the closing of businesses conducted on the Property.

9. A Drainage Impact Study and Comprehensive Drainage Plan shall be submitted to the County for approval prior to the development of the Property. To the extent required by the Study to prevent down stream flooding (based on 100 year design storm), on-site water retention shall be provided so that the rate of runoff of water that would be produced by a fifty (50) year storm will not exceed the rate of runoff of water that would be produced by a ten (10) year storm had the Property not been so developed. The devices through which storm water is discharged from the retention basin or basins serving the Property shall be sized and designed in a manner intended to prevent any material adverse effect on the off-site water channel or channels into which such storm water flows. Notwithstanding anything herein contained to the contrary, all drainage improvements shall be subject to approval by the county at the time of Plan of Development approval.
10. Development of each individual site on the Property shall be subject to plan of development review and approval by the Planning Commission.
11. 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 for commercial and/or office uses, the 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.
12. Prior to July 1, 1990, Certificates of Occupancy shall not be requested for more than 100,000 square feet of new office space per year, on a cumulative basis, unless Broad Street Road has been widened as proposed by the Virginia Department of Transportation in the vicinity of the Property, or unless otherwise specifically approved by the Planning Commission at the time of Plan of Development review based on current traffic information available to it at the time of Plan of Development review. In the event an office building is constructed on the portion of the Property zoned B-2C, the square footage thereof shall be included in the aforesaid computation and subject to the aforesaid restriction.

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,


for 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
The Stratton Properties