

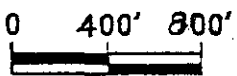
COUNTY OF HENRICO PLANNING OFFICE

OFFICES

102-BI-16

C-114C-88

BROOKLAND DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

December 27, 1988

Re: Conditional Rezoning Case C-114C-88

Virginia Center, Inc.
1001 Technology Park Drive
Glen Allen, Virginia 23060

Attention: Mr. William Kohut

Gentlemen:

The Board of Supervisors at its meeting on December 21, granted your request to conditionally rezone from A-1 Agricultural to O-3C Office District (Conditional), property described as follows:

Parcel 102-B1-16:

Beginning at a V.D.H. Monument on the western line of Interstate Route 95 1,699.60' north of its intersection with the northern line of Virginia Center Parkway; thence along the centerline of a creek 370.0', more or less, to a point, corner with lands owned by Virginia Center, Inc.; thence along the boundary line common with lands owned by Virginia Center Inc. being a curve to the left with a radius of 8,828.85', an arc distance of 1,482.37' to a point; thence N. 80° 52' 55" E., 305.00' to a V.D.H. Monument on the western line of Interstate Route 95; thence along the western line of Interstate Route 95 the following courses and distances: (1) along a curve to the right with a radius of 9,133.85', an arc distance of 999.97' to a point; and (2) S. 2° 22' 12" W., 595.08' to the point and place of beginning, containing 10.15 acres, more or less.

The Board of Supervisors accepted the attached two proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Edward B. Kidd



PLANNING OFFICE
COUNTY OF HENRICO

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

VIRGINIA CENTER INC

By: Edward B. Kidd

DECEMBER 14, 1988

Signature of Owner or Applicant* Edward B. Kidd, Agent

Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

The following amended and restated proffers are submitted in lieu of all proffers previously submitted in Case C-114C-88:

1. (a) In connection with the initial plan of development submitted for any portion of the Property, a conceptual master development plan (the "Master Plan") shall be submitted showing the proposed uses and densities of the development of the Property and other undeveloped property then owned by Virginia Center Inc. north of Interstate Route 295 for which development plans have been identified, together with a master traffic study analyzing the traffic impact of the full development of such property (the "Master Traffic Study"). All property rezoned under case C-20C-80 shall be included in the Master Traffic Study even if no development plans have been identified for such property. For any portion of such property where specific development plans have not been identified, the Master Traffic Study shall be based on the highest and best use for such property. The Master Traffic Study shall provide conceptual roadway configurations and recommendations for intersection treatments and methods or alternatives on any roadway identified as a problem area based on traffic assignments and shall be used with the Master Plan to coordinate the overall development program for the property covered thereby.

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ACCEPTED BY BOARD OF SUPERVISORS
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(b) In conjunction with the plan of development for any portion of the Property, a traffic study shall be submitted which describes the traffic impact of such proposed development. If such development is contemplated to occur in phases, such traffic study shall indicate the traffic impact of each phase. Should any proposed development not warrant a traffic study in the opinion of the Henrico County Traffic Engineer, such study may be waived. No such plan of development will be approved until such time as the Planning Commission approves (i) the improvements in roads and intersections which are necessitated by such development and (ii) when and, if the proposed development is to be phased, with which phase such improvements are to be completed. In the event portions of the Property will be developed in phases, any roadway improvements required for any portion of the Property shall be assigned to the applicable phase of the development in the plan of development and shall be constructed in connection with the development of such phase. No certificate of occupancy shall be issued for any phase of development until the required roadway improvements assigned to such phase have been completed. Once such roadway improvements have been determined and assigned to individual phases of such portion of the Property in connection with the plan of development described above, development of such portion of the Property may proceed in phases in accordance with the approved plan of development without submittal of additional traffic studies and without additional road improvements being required.

(c) If, in connection with plans of development for subsequent phases of development on the Property, the traffic study for such phase indicates the need for reconstruction or rearrangement of previously approved public roadway improvements, such improvements shall be made in connection with such subsequent phase of development.

2. Access to the Property together with other adjoining properties zoned O-3 will be provided by no less than a two lane road within a minimum 80 foot wide right-of-way which initially connect to either or both of U. S. Route 1 or Virginia Center Parkway. As the need is determined in connection with the review of plans of development review for such portions of the Property, such road will be constructed to connect to both U. S. Route 1 and Virginia Center Parkway and shall be widened to four lanes of pavement.

RECEIVED

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