

COUNTY OF HENRICO PLANNING OFFICE

LAKE, CONSER. AREA, BLDG. SITE

Pt.78-A2-9 & 87-A1-8

THREE CHOPT DISTRICT

C-75C-88



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

August 30, 1988

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

Re: Conditional Rezoning Case C-75C-88

Rowe Development Company
Rowe Properties
Kempbrook Associates
P. O. Box 32136
Richmond, Virginia 23294

The Innsbrook Corporation
P. O. Box 31014
Richmond, Virginia 23294

One North Fifth Associates
c/o Thomas W. Wright, Esquire
One North Fifth St.
Richmond, Virginia 23219

Gentlemen:

The Board of Supervisors at its meeting on August 24, granted your request to conditionally rezone from C-1C Conservation (Conditional) to O-3C Office (Conditional) and B-2C Business Districts (Conditional), property described as follows:

Part of Parcels 78-A2-9 and 87-A1-8, Innsbrook, Section H, part of Block C, described as follows:

Parcel A:

Beginning at the W. line of Cox Road Extended along the N. line of Waterfront Place, N. $53^{\circ} 08' 15''$ W., 288' to the true point of beginning; thence N. $36^{\circ} 51' 45''$ E., 150'; thence N. $16^{\circ} 33' 07''$ W., 537'; thence N. $34^{\circ} 46' 16''$ E., 317'; thence N. $63^{\circ} 26' 24''$ E., 554'; thence S. $73^{\circ} 00' 00''$ E., 300' to the W. line of Cox Road; thence continuing northerly along said W. line on a curve to the left with a radius of 1007.14', 385'; thence southerly 2375' along the 100 year flood plain to the north line of Waterfront Place; thence along said N. line S. $53^{\circ} 08' 15''$ E., 40' to the true point of beginning.

Parcel B:

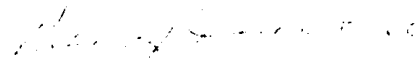
Beginning at the W. line of Cox Road Extended along the N. line of Waterfront Place, N. $53^{\circ} 08' 15''$ W., 238' to the true point of beginning; thence continuing along said N. line N. $53^{\circ} 08' 15''$ W., 50'; thence N. $36^{\circ} 51' 45''$ E., 150'; thence N. $16^{\circ} 33' 07''$ W., 537'; thence N. $34^{\circ} 46' 16''$ E., 317'; thence N. $63^{\circ} 26' 24''$ E., 554'; thence S. $73^{\circ} 00' 00''$ E., 300' to the W. line of Cox Road; thence along said W. line S. $11^{\circ} 49' 00''$ E., 75'; thence southerly 1750' along the 100 year flood plain to the N. line of Waterford Place and the true point of beginning.

The Board of Supervisors accepted the attached proffered conditions (5 proffers each for Parcels A and B) which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

Rowe Development Company
Rowe Properties
Kempbrook Associates
The Innsbrook Corporation
One North Fifth Associates
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August 30, 1988

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. Jay M. Weinberg



COUNTY OF HENRICO, VIRGINIA

C-75C-88

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:

Glenn H. Moore Attorney-in-Fact 1-2-88
Signature of Owner or Applicant* Date
for Owner

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

Parcel A

1. 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 shall not exceed twenty (20) feet in height.

2. The Property 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 area within a site into the portion of the site coverage by building ground floor area and paved areas for vehicular movement, loading and parking.

3. Development of each individual site on the Property shall be subject to Plan of Development review and approval by the Planning Commission.

4. 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, 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.

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ACCEPTED BY THE BOARD OF SUPERVISORS AUG. 24, 1988

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COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

C-75C-88

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:

Thomas L. ... Attorney-in-Fact *6-1-88*
Signature of Owner or Applicant* Date

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

Parcel B

1. 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.

2. Development of each individual site on the Property shall be subject to Plan of Development review and approval by the Planning Commission.

3. 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, 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.

4. Principal structures constructed on the Property shall be developed only for any one or more of the following uses: uses permitted in an O-3 zoning district, hotel and/or conference facility uses, and recreational, health, athletic and leisure facility uses (the "Primary Uses"). Retail commercial uses shall be permitted within a principal structure and devoted to one or more of the Primary Uses. In addition, uses associated with or incidental to the Primary Uses or retail commercial uses shall be permitted on the Property.

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COUNTY OF HENRICO, VIRGINIA

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JUN 29 1988

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:

John Moore, Attorney-in-Fact for *June 29, 1988*
Signature of Owner or Applicant* *Moore* Date

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

C-75C-88

PARCELS
A & B

The following additional proffered condition is hereby filed in this matter:

5. Notwithstanding the uses permitted and regulated by the zoning of the Property, such portion(s) of the Property which lie within a one hundred (100) year flood plain as determined by definitive engineering studies approved by the Department of Public Works; and/or such portion(s) of the Property which may be inundated by waters impounded to a maximum elevation determined in a controlled, regulated manner by a structure or structures approved by the Department of Public Works, may only be used for the following purposes:

- a. Storm water management and/or detention areas.
- b. Ponds, lakes and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats.
- c. Such additional uses to the uses identified in (a) and (b) above, as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Section 22-109 of Chapter 22 of the County Code (the "Zoning Ordinance").
- d. *Surface-level* Parking areas (providing parking in excess of minimum Zoning Ordinance requirements), access drives and walkways installed in a manner to minimize their impacts.

The location and limits of such portion(s) of said Property shall be established by Plan(s) of Development approved pursuant to Section 22-106 of the Zoning Ordinance.