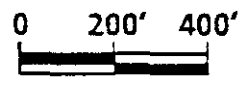


COUNTY OF HENRICO PLANNING OFFICE

LAKE, CONSER. AREA, BLDG. SITE

C-76C-88



Pt. 87 - A1-3  
THREE CHOPT DISTRICT

JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

August 30, 1988

Re: Conditional Rezoning Case C-76C-88

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

Gentlemen:

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

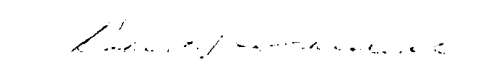
Part of Parcel 87-A1-3, Innsbrook North, Section A, part of Block A, described as follows:

Beginning at the E. line of Cox Road Extended S.  $63^{\circ} 09' 05''$  E., 134.25' along the N. line of Nuckols Road to the true point of beginning; thence continuing along said N. line S.  $63^{\circ} 09' 05''$  E., 205'; thence northerly 625' along the 100 year flood plain to the E. line of Cox Road; thence along said E. line on a curve to the left with a radius of 691.48', 260'; thence continuing along said E. line S.  $33^{\circ} 30' 00''$  W., 88'; thence on a curve to the left with a radius of 119.50', 202' to the true point of beginning, containing 2.2 acres.

The Board of Supervisors accepted the attached six (6) 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. Jay M. Weinberg



*C-76C-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 R. Moore, Attorney In -*      *6-2-88*  
Signature of Owner or Applicant\*      Date  
*Att for Owners*

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

2. 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, 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.

3. No building shall be constructed within fifty (50) feet of the right-of-way of Nuckols Road.

4. 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.

*Approved by BJS  
8/24/88*

**PLANNING OFFICE**

C-760-88

5. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the Property shall be similar to the other exposed portions of exterior walls of such building in architectural treatment and materials, unless different architectural treatment and/or materials are specifically accepted with respect to the exposed portion of any such wall of a building at the time of Plan of Development approval.

Approved by BGS  
8/24/88



COUNTY OF HENRICO, VIRGINIA

RECEIVED

JUN 30 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:

Walter B. Moore, Attorney-in-Fact for Owners June 29, 1988  
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.

C-76C-88

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

6. 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. <sup>Surface-level GRM</sup> 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.

Approved by  
BGS 8/24/88.

PLANNING OFFICE