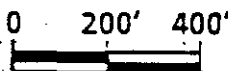


COUNTY OF HENRICO PLANNING OFFICE

LAKE, CONSER. AREA, BLDG. SITE

C-77C-88



Pt. 87-AI-1
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-77C-88

Mr. Sidney J. Gunst, Jr.
Innsbrook North Associates
P. O. Box 31014
Richmond, Virginia 23294

Owens & Minor, Inc.
2727 Enterprise Parkway
Richmond, Virginia 23229

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 M-1C Light Industrial Districts (Conditional), property described as follows:

Part of Parcel 87-A1-1, Innsbrook North, Sections B and C, described as follows:

Parcel B:

Beginning at the north line of Nuckols Road Extended N. $31^{\circ} 14' 42''$ E., 39.64' along the W. line of Cox Road Extended; thence along the W. line of Cox Road on a curve to the right with a radius of 904.53', 197'; thence continuing along said W. line on a curve to the right with a radius of 792.91', 115'; thence N. $38^{\circ} 23' 49''$ W., 34'; thence N. $34^{\circ} 40' 15''$ E., 325'; thence N. $16^{\circ} 40' 15''$ E., 397' to the true point of beginning; thence N. $3^{\circ} 16'$ E., 310'; thence N. $29^{\circ} 28'$ E., 650'; thence N. $9^{\circ} 44'$ E., 400'; thence N. $42^{\circ} 26' 23''$ E., 440'; thence S. $47^{\circ} 33' 37''$ E., 210'; thence southerly 2250' along the 100 year flood plain; thence N. $56^{\circ} 09' 07''$ W., 130' to the true point of beginning.

Parcel C:

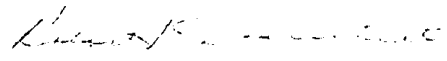
Beginning at the north line of Nuckols Road Extended N. $31^{\circ} 14' 42''$ E., 39.64' along the west line of Cox Road Extended and the true point of beginning; thence along said W. line of Cox Road on a curve to the right with a radius of 904.53', 197'; thence continuing along said W. line of Cox Road on a curve to the right with a radius of 792.91', 115'; thence N. $38^{\circ} 23' 49''$ W., 34'; thence N. $34^{\circ} 40' 15''$ E., 325'; thence N. $16^{\circ} 40' 15''$ E., 397'; thence N. $3^{\circ} 16'$ E., 310'; thence N. $29^{\circ} 28'$ E., 650'; thence N. $9^{\circ} 44'$ E., 400'; thence N. $42^{\circ} 26' 23''$ E., 440'; thence N. $47^{\circ} 33' 37''$ W., 120'; thence southerly 3250' along the 100 year flood plain to the W. line of Cox Road; thence along said W. line of Cox Road on a curve to the right with a radius of 119.50', 50' to the true point of beginning.

The Board of Supervisors accepted the attached seven (7) proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

Mr. Sidney J. Gunst, Jr.
Innsbrook North Associates and
Owens & Minor, Inc.
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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

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

0-77C-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:

Glenn B. Moore, Attorney In - *6-2-88*
Signature of Owner or Applicant* Date
Not for Owner

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

Parcels B and C

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. Any portion of the Property developed for office purposes 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.

4. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed within the 0-3 zoned portion of 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.

5. No portion of the M-1 zoned portion of the Property shall be developed or used as a neighborhood or community shopping center as those terms are defined in the Henrico County Zoning Ordinance in effect as of this date, nor for a regional shopping center.

6. Except during the period of construction of improvements, all outside storage of materials and supplies within the M-1C zoned portion of the Property shall be enclosed on all sides by an opaque fence, wall or other barrier, of at least seven (7) feet in height. No materials or supplies shall be stored to a height in excess of the height of the fence enclosing same.

C-77C-88

~~ACCEPTED BY THE BOARD OF SUPERVISORS~~
ACCEPTED BY THE BOARD OF SUPERVISORS AUG. 24, 1988
184

C-77C-78 P243
6/2/88



JUN 29 1988

PROFFERS FOR CONDITIONAL REZONING

PLANNING OFFICE
COUNTY OF HENRICO

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:

Y. Leank Moore, Attorney-in-Fact for Parnell *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-77C-88

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

7. 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 4KM* 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.

PLANNING OFFICE