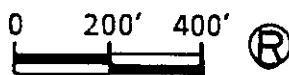


OFFICES / PARKING  
**C-61-89**

COUNTY OF HENRICO PLANNING OFFICE  
 78-A2-4,38,39,40,45,58,61,69 PT.6,28  
 THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

September 19, 1989

Re: Conditional Rezoning Case C-61C-89

Mr. Richard L. Waltz  
Signet Properties Company  
11011 W. Broad Street Road  
P. O. Box 25339  
Richmond, Virginia 23260

Dear Mr. Waltz:

The Board of Supervisors at its meeting on September 13, granted your request to conditionally rezone property from O-2 Office and A-1 Agricultural to O-3C Office District (Conditional), described as follows:

Part of Parcels 78-A2-6 and 28, and Parcels 78-A2-4, 38, 39, 40, 45, 58, 61, and 69:

Beginning at a point on the northern line of Interstate Route No. 64, which point is 784.64' west of the intersection of the northern line of Interstate Route No. 64 with the western line of Cox Road; thence (1) continuing along the said northern line of Interstate Route No. 64, in a westerly direction, which is a curved line to the right, having a radius of 10,586.96' for a length of 669.92' to a point; thence (2) in an eastwardly direction S. 51° 22' E., 416.28' to a point; thence (3) in a northwardly direction N. 62° 06' E., 63.68' to a point; thence (4) in an eastwardly direction S. 25° 57' 30" E., 272.78' to a point; thence (5) in a southwardly direction S. 69° 43' 30" W., 50.27' to a point on the northern line of Interstate Route No. 64, the point of beginning, containing 0.89 acre.

Beginning at a point, which point, is the point of intersection of the southern line of Broad Street Road with the western line of Cox Road; thence (1) along the said western line of Cox Road, in a southwardly direction, S. 14° 03' 02" W., 151.61' to a point; thence (2) continuing along the western line of Cox Road, which is a curved line to the right, with a radius of 707.32' for a length of 95.50' to a point; thence (3) continuing along the western line of Cox Road, in an eastwardly direction S. 68° 08' 20" E., 15.00' to a point; thence (4) continuing along the western line of Cox Road in a southwardly direction S. 21° 35' 42" W., 282.84' to a point; thence (5) continuing along the western line of Cox Road in a southwardly direction S. 22° 00' 51" W., 190.00' to a point; thence (6) continuing along the western line of Cox Road in a southwardly direction S. 21° 27' 32" W., 65.00' to a point; thence (7) continuing along the western line of Cox Road in a southwardly direction S. 21° 57' 01" W., 237.72' to a point; thence (8) continuing along the western line of Cox Road in a westwardly direction N. 68° 09' 40" W., 15.00' to a point; thence (9) continuing along the western line of Cox Road in a southwardly direction S. 21° 50' 20" W., 246.95' to a point; thence (10) continuing along the western line of Cox Road in a southwardly direction, S. 29° 38' 56" W., 159.30' to a point; thence (11) continuing along the western line of Cox Road in a southwardly direction, which is a curved line to the right, with a radius of 751.34' and a length of 262.17' to a point; thence (12) continuing along the western line of Cox Road in a


Mr. Richard L. Waltz  
Signet Properties Company  
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September 19, 1989

southwardly direction S. 68° 31' 55" W., 92.46' to a point; the point of intersection of the Western line of Cox Road with the Northern line of Interstate Route No. 64; thence (13) along the said northern line of Interstate Route No. 64, in a westwardly direction N. 52° 06' 41" W., 247.86' to a point; thence (14) continuing along the northern line of Interstate Route No. 64, in a westwardly direction N. 46° 06' 19" W., 99.10' to a point; thence (15) continuing along the northern line of Interstate Route No. 64 in a westwardly direction N. 46° 11' 32" W., 17.34' to a point; thence (16) continuing along the northern line of Interstate Route No. 64 in a northwardly direction N. 89° 50' E., 71.98' to a point; thence (17) in a northwardly direction N. 16° 06' 32" E., 332.99' to a point; thence (18) in a northwardly direction N. 15° 52' 40" E., 249.29' to a point; thence (19) in a northwardly direction N. 15° 51' 30" E., 150.64' to a point; thence (20) in a northwardly direction N. 15° 55' E., 150.86' to a point; thence (21) in a northwardly direction N. 15° 57' 30" E., 649.74' to a point; on the southern line of Broad Street Road; thence (22) along the southern line of Broad Street Road in an eastwardly direction S. 74° 51' 57" E., 4.92' to a point; thence (23) along the southern line of Broad Street Road in a southwardly direction S. 16° 00' 53" W., 21.00' to a point; thence (24) continuing along the southern line of Broad Street Road in an eastwardly direction S. 74° 00' E., 24.09' to a point; thence (25) continuing along the southern line of Broad Street Road in a northwardly direction N. 15° 57' 07" E., 21.00' to a point; thence (26) continuing along the southern line of Broad Street Road in an eastwardly direction S. 75° 01' 02" E., 325.99' to a point; thence (27) continuing along the southern line of Broad Street Road in an eastwardly direction S. 74° 53' 54" E., 234.71' to a point marking the intersection of the southern line of Broad Street Road with the western line of Cox Road, the point of beginning, containing 20.08 acres.

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).

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



COUNTY OF HENRICO, VIRGINIA

RECEIVED

SEP 12 1989

PROFFERS FOR CONDITIONAL REZONING

PLANNING OFFICE  
COUNTY OF HENRICO

ORIGINAL  AMENDED AND RESTATED

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:

This amended and restated Proffer supercedes all previous Proffers submitted.

*Richard L. Wally*  
Signature of Owner or Applicant\*

September 11, 1989  
Date

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

Rezoning Case No. C-61-89, Signet Properties Company

1. **Open Space:** At least 35% of the site area, shall remain in open space, or landscaped area.
2. **Minimum Setbacks from West Broad Street ultimate right-of-way as determined at time of P.O.D. approval:**  
 buildings: 100'  
 parking: 35'
3. **Minimum Setbacks from Cox Road ultimate right-of-way as determined at time of P.O.D. approval:**  
 buildings: 75'  
 parking: 25'
4. **Site Lighting:** Maximum ground mounted fixture height measured from finished grade shall be 25'. Fixtures shall be similar to those currently in place on the Signet Operations Center site and/or shall be "absolute cutoff" type.
5. **Architecture:** The architectural design of new construction shall be similar or complementary to existing buildings on the Signet Operations Center site. All sides of any building shall be substantially similar in design, materials and detailing to any other side of such building.
6. **Mechanical:** Unsightly mechanical equipment, whether located on roof or other part of building or site shall be shielded from view from adjacent properties by architectural or planting material complementary to the architectural style and materials of the building.
7. **Occupancy:** No occupancy permit for new construction shall be issued prior to January 1, 1992.

PLANNING OFFICE

ACCEPTED BY THE BOARD OF SUPERVISORS: SEPT 13, 1989