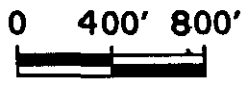


PT. 104-A2-1,2 & 3
FAIRFIELD DISTRICT

OFFICE & OFFICE/SERVICE USES

C-9C-95



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

March 14, 1995

Re: Conditional Rezoning Case C-9C-95

Mr. Robert B. Ball, Sr.
Ball Realty Corporation
P. O. Box 9487
Richmond, Virginia 23227

Dear Mr. Ball:

The Board of Supervisors at its meeting on March 8, 1995, granted your request to conditionally rezone property from O-3C Office District (Conditional) to O-2C Office District (Conditional) and O/SC Office/ Service District (Conditional), Part of Parcels 104-A2-1, 2 and 3, described as follows:

Parcel A:

Beginning at a point on the northern margin of Parham Road, 387.74' north of U. S. Route 301, said point being the point and place of beginning; thence along the northern margin of Parham Road N. 6° 26' 34" W., 140.21' to a point; thence along a curve to the left having a radius of 1081.74', a length of 744.25', N. 26° 09' 11" W., a chord distance of 729.66' to a point; thence along the curve to the left having a radius of 1917.33', a length of 1223.21'; N. 64° 08' 23" W., a chord distance of 1202.77' to a point; thence along a curve to the left having a radius of 3080.34, a length of 1939.71', S. 79° 32' 38" W., a chord distance of 1907.82' to a point; thence leaving the northern margin of Parham Road between the lands of Central Park Ltd. Partnership and the lands of Robert B. Ball, Sr., thence along said boundary line N. 28° 29' 45" W., 150.29' to a point; thence 60° 00' 00" W., 289.03' to a point; thence along a curve to the right having a radius of 3480.34, a length of 2370 +'; N. 78° 25' 15" E., a chord distance of 2312.53' to a point; thence running in a southerly direction along a 100 year flood plain as it meanders a distance of 3780 +- to a point; thence S. 57° 10' W., 37 +- to a point on the northern margin of Parham Road, the point and place of beginning, containing 33.9 +- acres.

Parcel B:

Beginning at a point on the northern margin of Parham Road, 4047.38' west of U. S. Route 301, at the southern corner of the boundary line between the lands of Park Central Ltd. Partnership and the lands of Robert B. Ball, Sr., thence along said boundary line N. 28° 29' 45" W., 150.29' to a point; thence N. 60° 00' 00" W., 289.03' to a point said point being the point and place of beginning; thence N. 60° 00' 00" W., 40.97' to a point; thence N. 30° 51' 28" W., 379.06' to a point; thence due north 380.00' to a point; thence N. 24° 41' 31" E., 30.00' to a point; thence N. 36° 32' 42" E., 1972 +- to a point; thence running in a southeasterly direction along a 100 year flood plain as it meanders a distance of 2320 +- to a point; thence along a curve to the left having a radius of 3480.34', a length of 2357.33+-; S. 78° 25' 15" W., a chord distance of 2312.53' to the point and place of beginning, containing 61.9 +- acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico

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Mr. Robert B. Ball, Sr.
Ball Realty Corporation
March 14, 1995

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(Zoning Ordinance):

1. **Building Materials.** The exposed portions of all exterior wall surfaces (front, rear and sides) of each building constructed on the Property (excluding rooftop screening materials for mechanical equipment) shall be similar in architectural treatment and materials to the other exterior wall surfaces of such building. All buildings constructed on the Property shall have exposed exterior wall surfaces (above finished grade) of face brick, stone, or glass, unless other aesthetically comparable finished materials are specifically requested and permitted by the Planning Commission at the time of Plan of Development review.
2. **Site Coverage.** No more than sixty-five percent (65%) of the Property shall be covered by buildings, driveways and parking areas.
3. **Buffer Area.** A landscaped buffer area of a minimum of 125 feet in width shall be maintained along the right-of-way line of Parham Road (as such right-of-way line shall be determined at the time of Plan of Development review) and a minimum of 25 feet in width shall be maintained along such portions of the remaining boundaries of the Property as shall be zoned agricultural or residential at the time of Plan of Development review but only for so long as said adjoining properties remain zoned agricultural or residential, except for utility easements, roads, signage, driveways or other purposes required at the time of Plan of Development review. Utility easements and driveways extended through the buffer areas shall be extended generally perpendicular thereto, and where practicable and permitted, areas disturbed for utility installation shall be restored. Existing vegetation and underbrush may, and fallen diseased or dead plant growth shall, be removed from such buffer areas, and if so removed, additional plantings shall be added.
4. **Parking Lot Landscaping.** Parking lots serving development on the Property shall be landscaped, including but not limited to the planting of shrubbery and/or trees in the raised islands located within such parking lots and between parking rows.
5. **Parking Lot Lighting.** Parking lot lighting standards, from the ground level to the top of the fixture, shall not exceed twenty (20) feet in height, within three hundred (300) feet of any boundary of the Property. Parking lot lighting shall be provided by concealed sources of light and shall be reduced to no more than a security level following the close of business operations on the Property.
6. **Vehicular Access.** There shall be a maximum of two (2) vehicular access drives to or from the Property to or from Parham Road. No access drive shall align with any road in any residential subdivision south of Parham Road, including Chamberlayne Farms, Wildwood and Northfield subdivisions, unless otherwise required by any governmental body having jurisdiction with respect thereto.
7. **HVAC.** Heating and air conditioning equipment shall be screened from public view from adjoining streets and properties in a manner satisfactory to and approved by the Planning Commission at the time of Plan of Development review.

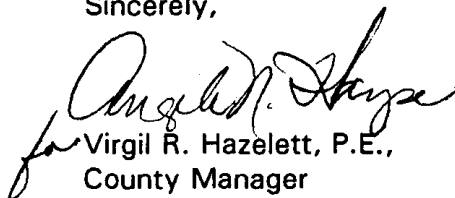
Mr. Robert B. Ball, Sr.
Ball Realty Corporation
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8. Internal Roads. The plan for major internal roads shall be in general compliance with the Major Thoroughfare Plan unless otherwise specifically approved or required by the Planning Commission at the time of Plan of Development review or by any other applicable governmental authority.
9. Construction Traffic. All construction traffic shall be restricted to Parham Road accesses and shall not use Scott Road in front of Tax Map Parcel No. #103-B2-4 (the "Cobb Property") which adjoins the Property on the northwest.
10. P.O.D. Review. Development of each individual building on the Property shall be subject to Plan of Development review.
11. Traffic Impact Study. A Traffic Impact Study will be submitted to the County's Traffic Engineer when fifty percent (50%) of the Property is developed, or the County Traffic Engineer requests a Traffic Impact Study.
12. Loading Docks. Any loading dock serving a building which abuts Scott Road shall be screened from public view in a manner satisfactory to and approved by the Planning Commission at the time of Plan of Development review.
13. Spine Road. A sixty (60) foot right of way between Parham Road on the south and the Cobb Property shall be provided on the Property at such time as required by the Planning Commission at or after the first request for a Plan of Development review on the Property or at the request of the owners of the Cobb Property or Tax Map Parcel #103-B2-1 (the "Scott Property") in conjunction with a subdivision or Plan of Development of the Cobb Property or the Scott Property.
14. Prohibited Uses. The manufacture or assembly of firearms and heavy machinery shall not be permitted on the property.

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,


for Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. John V. Cogbill, III &
Ms. Gloria L. Freye, Esquire