

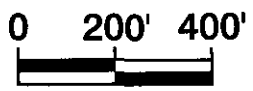
**A-1 to 0-3C
18.8 Acres**

37-A-41, 47, 48, 52, 52A & 53

THREE CHOPT DISTRICT

OFFICE

C-27C-99®



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 18, 1999

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-27C-99

The Innsbrook Corp.
4036-D Cox Road
Glen Allen, VA 23060

Gentlemen:

The Board of Supervisors at its meeting on May 11, 1999, granted your request to conditionally rezone property from A-1 Agricultural District to O-3C Office District (Conditional), Parcels 37-A-41, 47, 48, 52A, 53, and part of 37-A-52, described as follows:

Commencing at a point on the north line of Innslake Drive, said point being the intersection of the north line Innslake Drive extended with the west line of Dominion Boulevard Extended, thence in a northerly direction along the west line of Dominion Boulevard for a distance of 791.5 feet to a point, thence N 45 degrees 07 minutes 58 seconds West for a distance of 48.2 feet to the point of beginning; thence North 45 degrees 07 minutes 58 seconds West for a distance of 454.11 feet to a point; thence South 42 degrees 05 minutes 09 seconds West for a distance of 328.29 feet to a point; thence North 57 degrees 16 minutes 02 seconds West for a distance of 572.91 feet to a point; thence along the south line of Sadler Road through a curve to the left having a radius of 382.99 feet and an arc length of 103.05 feet, being subtended by a chord of North 52 degrees 17 minutes 18 seconds East for a distance of 102.74 feet to a point; thence North 37 degrees 06 minutes 24 seconds East for a distance of 173.22 feet to a point; thence along a curve to the left having a radius of 1043.10 feet and an arc length of 382.29 feet, being subtended by a chord of North 26 degrees 36 minutes 26 seconds East for a distance of 380.16 feet to a point; thence North 16 degrees 06 minutes 28 seconds East for a distance of 115.09 feet to a point; thence along a curve to the right having a radius of 365.20 feet and an arc length of 105.02 feet, being subtended by a chord of North 24 degrees 20 minutes 46 seconds East for a distance of 104.66 feet to a point; thence North 32 degrees 35 minutes 04 seconds East for a distance of 286.86 feet to a point; thence along a curve to the left having a radius of 263.75 feet and an arc length of 15.17 feet, being subtended by a chord of North 30 degrees 56 minutes 11 seconds East for a distance of 15.17 feet to a point; thence leaving the South line of Sadler Road North 32 degrees 55 seconds 30 seconds East for a distance of 125.47 feet to a point; thence South 41 degrees 26 minutes 11 seconds East for a distance of 702.03 feet to a point; thence South 46 degrees 53 minutes 31 seconds West for a distance of 425.73 feet to a point; thence South 40 degrees 01 minutes 05 seconds East for a distance of 527.20 feet to a point; thence South 25 degrees 36 minutes 49 seconds West for a distance of 302.04 feet to the point of beginning; said property containing 18.8 acres more or less and being all of parcels 37-0A-41, 47, 48, 52A, 53 and part of 37-0A-52 as shown on

Henrico County property identification map. Together with and subject to all covenants, easements and restrictions of record.

The Board of Supervisors accepted the following proffered conditions, dated May 7, 1998, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Access Restriction.** There shall be no direct vehicular access between the Property and Sadler Road, unless required by any governmental body having jurisdiction with respect thereto.
2. **Buffer Areas.** Landscaped and/or natural buffer areas shall be provided, as follows:
 - a. Fifty (50) feet in width along the Sadler Road boundary of the Property (the "Sadler Road Buffer"), and
 - b. Thirty (30) feet in width along the northeastern boundary of the Property abutting property presently zoned A-1, for as long as such property remains zoned for agricultural or residential purposes.

The Sadler Road Buffer shall be measured from the right-of-way line of Sadler Road determined at the time of Plan of Development review, unless the width of the area or areas taken from the Property and devoted to the future widening of Sadler Road after the date hereof (the "Dedication Strip") exceeds ten (10) feet. In such event, the Sadler Road Buffer shall be sixty (60) feet in width, measured from the existing right-of-way line of Sadler Road. (For example, if the width of the Dedication Strip is fifteen (15) feet, the width of the Sadler Road Buffer Area shall be forty-five (45) feet from the re-established right-of-way line, and sixty (60) feet from the existing right-of-way line.)

Utility easements or other purposes as may be approved or required at the time of Plan of Development or Landscape Plan review may be placed within the aforesaid buffer areas. Any utility easement extended through the buffer areas shall run generally perpendicular thereto. Where permitted, areas disturbed for utility installation shall be restored to the extent reasonably practicable. Berms shall be placed within the buffer area along Sadler Road, if it is determined at the time of Plan of Development review that such berms would be useful in screening activity on the Property from residential properties west of Sadler Road.

3. **Building Setback.** No portion of a building shall be located within two hundred (200) feet of the existing Sadler Road boundary of the Property.
4. **Architectural Treatment.** The exposed portions of the exterior wall surfaces (front, rear and sides) of any buildings constructed on the Property shall be similar in quality as to

architectural treatment and materials. All buildings constructed on the Property shall have exposed exterior walls (above finish grade) of face brick, natural stone, glass, stucco, EIFS, exposed aggregate concrete, or an equivalent permanent architecturally finished material. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum, asbestos, or metal.

5. Parking Lot Lighting. Parking lot lighting standards shall not exceed twenty (20) feet in height within seventy-five (75) feet of Sadler Road, and shall not exceed twenty-five (25) feet in height elsewhere on the Property. The height of parking lot lighting standards shall be measured from the base of the lighting standard. Parking lot lighting shall be produced from concealed sources, be positioned in such a manner as to minimize the impact of such lighting off-site and be reduced to no more than a security level following the close of business conducted on the Property.
6. Site Coverage. The Property shall not be developed in excess of the following site coverage ratios:

<u>Gross Floor Area of Building</u>	<u>Maximum Site Coverage Ratio</u>
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 land area within a site into the portion of the site covered by building ground floor area and paved areas for vehicular movement, loading and parking.

7. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines, all utility lines shall be underground.
8. HVAC. Any rooftop heating and air conditioning equipment shall be screened from public view at ground level at the property lines by means of parapets or other architectural features in a manner approved at the time of Plan of Development review.
9. Irrigation. Newly installed landscaped areas on the Property shall be served by an underground irrigation system.
10. Screening of Refuse Containers. Refuse containers or refuse storage areas shall be hidden from public view by means of fences, walls and/or landscape planting.

11. Development Control. The architecture, site layout and uses permitted on the Property shall be subject to review and approval under the terms of the protective covenants relating to the Innsbrook Corporate Center recorded in the Clerk's Office of the Circuit Court of Henrico County in Deed Book 1841, page 1106, as amended, and general development standards relating to the portion of Innsbrook south of Nuckols Road.

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,



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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Glenn R. Moore, Esquire
Mr. & Mrs. Thomas O. Pitts
Mr. Stewart M. Meredith, Jr., et. al.
Pavilion Associates, LLC
Mr. & Mrs. Ellsworth C. Pryor
Mr. & Mrs. Douglas H. Houston

