

INTERSTATE 295

M-1C to M-1C  
[Consolidate Proffers]  
23.5 Acres

A-1

M-1C

A-1

M-1C

Q-3C

M-1C

M-1C

O-2C

A-1

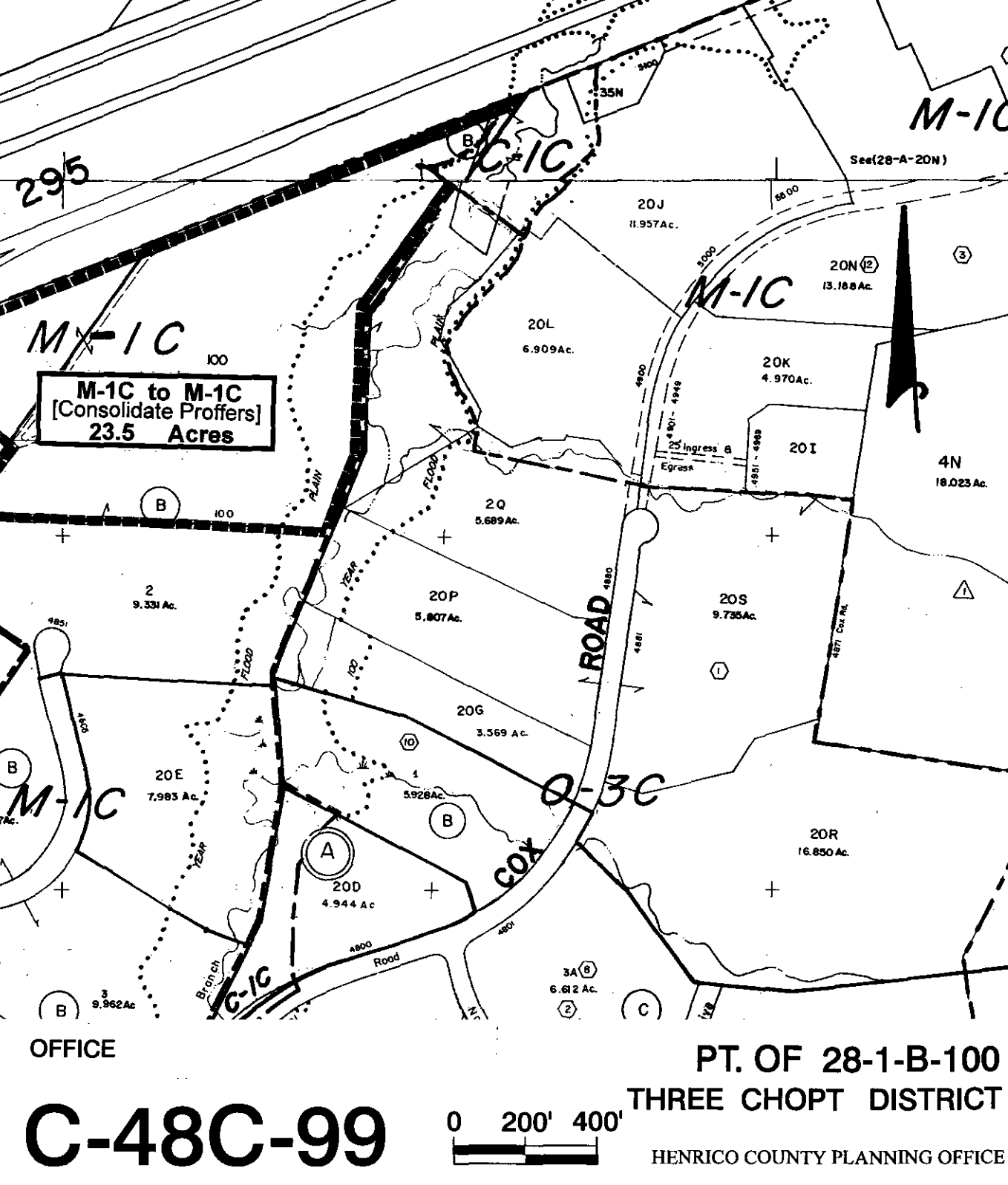
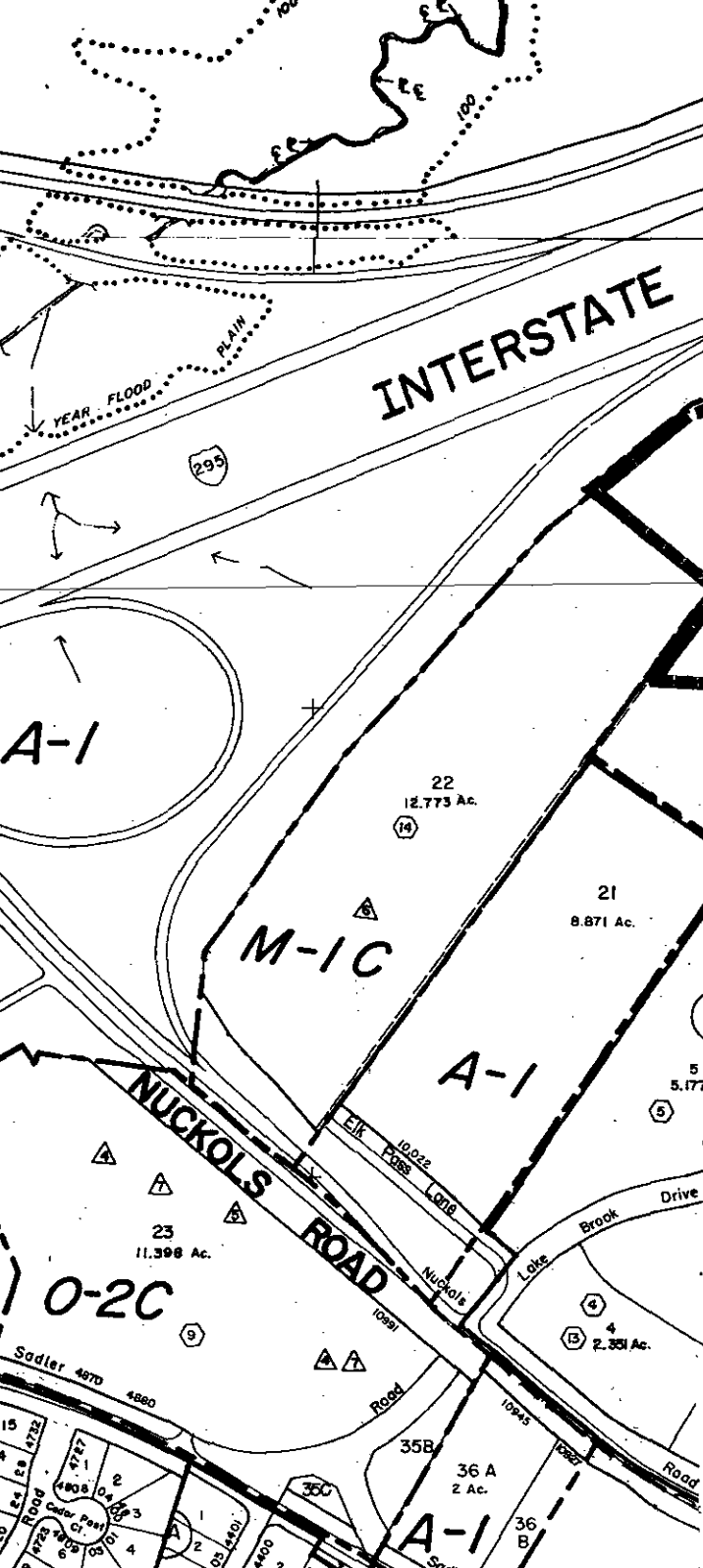
OFFICE

C-48C-99

PT. OF 28-1-B-100  
THREE CHOPT DISTRICT



HENRICO COUNTY PLANNING OFFICE





COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

August 17, 1999

Re: Conditional Rezoning Case C-48C-99

Mr. Paul W. Kreckman  
Highwoods Realty Ltd. Part.  
4501 Highwoods Pkwy., Ste. 220  
Glen Allen, VA 23060

Dear Mr. Kreckman:

The Board of Supervisors at its meeting on August 10, 1999, granted your request to conditionally rezone property from M-1C Light Industrial District (Conditional), to M-1C Light Industrial District (Conditional), Parcel 28-1-B-100, described as follows:

Commencing at a point at the intersection of the S. line of Interstate 295 and the E. line of Nuckols Road; thence along the S. line of Interstate 295 N.  $20^{\circ} 10' 21''$  W., 79.14' to a point; thence N.  $1^{\circ} 22' 05''$  E., 79.12' to a point; thence N.  $42^{\circ} 11' 53''$  E., 511.01' to a point; thence N.  $48^{\circ} 02' 26''$  E., 663.86' to a point; thence along a curve the right with a radius of 1557.02' and an arc length of 118.65', subtended by a chord of N.  $51^{\circ} 01' 12''$  E., 118.62' to the place and point of beginning (P.O.B.); thence along the S. line of Interstate 295, along a curve to the right with a radius of 1557.02' and an arc length of 309.38'; subtended by a chord of N.  $58^{\circ} 53' 41''$  E., 308.87' to a point; thence N.  $76^{\circ} 33' 41''$  E., 273.85' to a point; thence N.  $74^{\circ} 42' 17''$  E., 1224.13' to a point; thence leaving the S. line of Interstate 295 S.  $25^{\circ} 33' 00''$  W., 269.71' to a point; thence S.  $42^{\circ} 26' 23''$  W., 397.80' to a point; thence S.  $9^{\circ} 44' 00''$  W., 400.00' to a point; thence S.  $28^{\circ} 45' 52''$  W., 249.13' to a point; thence N.  $79^{\circ} 39' 54''$  W., 1069.93' to a point; thence N.  $42^{\circ} 26' 23''$  E., 228.71' to a point; thence N.  $44^{\circ} 48' 38''$  W., 342.08' to the place and point of beginning (P.O.B.); containing 23.5 +/- acres.

The Board of Supervisors accepted the following proffered conditions, dated June 3, 1999, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Use Restrictions. Retail and service uses, other than food service uses such as catering, meeting, reception and banqueting facilities, cafeterias, restaurants and outdoor entertainment with limited retail uses associated therewith as may be permitted by the County, shall be limited to those uses permitted and as regulated by Sec. 24-50.11.(g) of the Henrico County Zoning Ordinance (the "Ordinance"). Uses for cafeterias and restaurants shall, however, be considered within the twenty (20) percent limitation set

forth in Sec. 24-50.11.(g) of the Ordinance. No free-standing signage for retail and service uses shall be permitted, other than directional signage; attached signage, if any, shall be designed to provide locational assistance rather than to draw attention to the advertised use. The food-related activities shall be a secondary use to the office use and shall principally serve employees and employers in the Innsbrook Office Park area.

2. Parking Lot Lighting. Parking lot lighting shall be produced from concealed sources of light. Parking lot lighting standards shall not exceed twenty-five (25) feet in height as measured from the grade at the base of the lighting standard and shall be positioned in such a manner as to minimize the impact of such lighting offsite.
3. Exterior Materials. The exposed portion of each exterior wall surface (front, rear and sides) of any building (excluding rooftop screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall at the time of Plan of Development.
4. Site Coverage Ratio. Any Plans of Development for all or part of the Property shall be subject to the following Site Coverage Ratios:

<u>Gross Floor Area of Building</u>	<u>Maximum Site Coverage Ratio</u>
1 s.f. to 40,000 s.f.	57%
40,001 s.f. to 60,000 s.f.	58%
60,001 s.f. to 80,000 s.f.	59%
80,001 s.f. to 100,000 s.f.	60%
100,001 s.f. to 125,000 s.f.	61%
Over 125,000 s.f.	62%

For purposes hereof, Site Coverage Ratio shall be determined by dividing the gross area within a site (which may include any portion of the site within a C-1C District) into the portion of the site covered by building ground floor area and paved areas for vehicular movement, loading and parking.

5. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

Mr. Paul W. Kreckman  
Highwoods Realty Ltd. Part.  
August 17, 1999

3

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. James W. Theobald, Esquire  
Innsbrook North Associates