



WBROAD ST

250

SUBJECT PROPERTY

B-2C

B-3

B-3C

B-2C

B-3C

B-3

O-3C

WESTERRE PKWY

O-3C

M-1C

C-48C-02

ZONING

AMEND PROFFERED
CONDITIONS

THREE CHOPT DISTRICT

Ref. 747-759-8591

August 2002



ARBOR CREEK DR

164 W



A-1

164 E

B-2C

O-3C

B-2C

O-3C

O-3C

B-2C

B-3C

B-2C

O-3C

R-5C

R-6C

B-3C

DOMINION BLVD

INNSLAKE DR

O-3C

INNSBROOK RD
GAELIC LN

A-1



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 17, 2002

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-48C-02

PF Colonnades West Corporation
c/o Capozzoli Advisory for Pensions
c/o Mr. Brian P. Glass
830 East Main Street, 5th Floor
Richmond, VA 23219

Dear Mr. Glass:

The Board of Supervisors at its meeting on September 10, 2002, granted your request to amend proffered conditions on Conditional Rezoning Case C-22C-95, on Parcel 747-759-8591 (48-A-47), described as follows:

Beginning at a point on the southern right-of-way line of Broad Street Road at its intersection with Cox Road thence S33°18'44"E 48.95' to a point on the western right-of-way line of Cox Road; thence along the western right-of-way line of Cox Road S14°04'32"W 100.71' to a point; thence along a curve to the right having a radius of 707.32' for a length of 95.50' to a point; thence S68°06'50"E 15.00' to a point; thence S21°37'12"W 282.84' to a point; thence S22°02'21"W 190.00' to a point; thence S21°29'02"W 65.00' to a point; thence S21°58'31"W 237.72' to a point; thence leaving the western right-of-way line of Cox Road N68°08'10"W 15.00' to a point; thence N21°17'47"E 25.73' to a point; thence N69°11'46"W 257.70' to a point; thence N88°17'55"W 190.30' to a point; thence N71°15'10"W 75.45' to a point; thence N87°29'15"W 79.75' to a point; thence N13°57'00"E 1022.65 to a point on the southern right-of-way line of Broad Street Road; thence S74°50'27"E 118.35' to a point; thence S16°02'23"W 21.00' to a point; thence S73°58'30"E 24.09' to a point; thence N15°58'37"E 21.00' to a point; thence along a curve to the right having a radius of 10970.16' for a length of 124.49' to a point; thence along a curve to the right having a radius of 907.49' for a length of 99.74' to a point; thence along a curve to the left having a radius of 799.32' for a length of 102.41' to a point; thence S74°52'24"E 199.84' to the point of beginning, containing approximately 15.1102 acres.

The Board of Supervisors accepted the following proffered condition, dated July 2, 2002, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

PF Colonnades West Corporation
c/o Capozzoli Advisory for Pensions
c/o Mr. Brian P. Glass
September 17, 2002

2

Proffered Condition 7.(15) of Case No. C-22C-95 is hereby amended and restated as follows:

7.(15) Restaurants with drive through windows.

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
James W. Theobald, Esquire