

# C-76C-05 Zoning

Office and Hotel

Three Chopt District

400 Feet



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

October 16, 2007

Mr. George M. Urban  
11320 New Wade Lane  
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-76C-05

Dear Mr. Urban:

The Board of Supervisors at its meeting on October 9, 2007, granted your request to conditionally rezone from A-1 Agricultural District to O-3C Office District (Conditional) and B-2C Business District (Conditional), Parcels 747-770-3395 and 746-770-9777, described as follows:

**PARCEL "A"**

Beginning at the point of intersection of the western boundary of the right-of-way line of Nuckols Road and the northern boundary of the right-of-way line of New Wade Lane and proceeding along the western boundary of the right-of-way line of Nuckols Road to the Point of Beginning of Parcel "A" the following two (2) courses and distances: N 11°08'31" E 59.35' to a point; thence N 17°58'11" W 272.66' to a point, said point being the Point and Place of Beginning of Parcel "A"; thence leaving the western boundary of the right-of-way line of Nuckols Road and proceeding along the following three (3) courses and distances: S 70°32'32" W 596.23' to a point; thence N 04°00'07" W 381.84' to a point; thence N 70°32'32" E 605.52' to a point on the western boundary of the right-of-way line of Nuckols Road; thence proceeding along the western boundary of the right-of-way line of Nuckols Road the following three (3) courses and distances: S 11°02'42" E 87.83' to a point; thence S 09°08'04" 285.77' to a point; thence S 70°32'32" W 46.99' to a point, said point being the Point and Place of Beginning, containing 5.285 Acres, more or less.

**PARCEL "B"**

Beginning at a point on the northern boundary of the right-of-way line of New Wade Lane, said point being 570.12' west of the intersection of the western boundary of the right-of-way line of Nuckols Road and the northern boundary of the right-of-way line of New Wade Lane, said point being the Point of Beginning of Parcel "B" thence continuing along the northern boundary of the right-of-way line of New Wade Lane S 70°28'51" W 323.70' to a point; thence leaving the northern boundary of the right-of-way line of New Wade Lane N 09°28'07" W 902.28' to a point on the southern boundary of the right-of-way line of Hickory

Park Drive; thence proceeding along the southern boundary of the right-of-way line of Hickory Park Drive N 46°29'45" E 220.00' to a point; thence leaving the southern boundary of the right-of-way line of Hickory Park Drive and proceeding the following four (4) courses and distances: S 17°28'58" E 285.77' to a point; thence N 70°32'32" E 89.07' to a point; thence S 04°00'07" 381.84' to a point; thence S 17°28'58" E 324.46' to a point, said point being the Point and Place of Beginning containing 5.898 acres, more or less.

The Board of Supervisors accepted the following proffered conditions, dated October 5, 2007, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Greenbelts.** Greenbelts for landscaping, natural open areas and scenic vistas will be provided thirty (30) feet in width adjacent to the right-of-way line of Nuckols Road and twenty-five (25) feet in width adjacent to the right-of-way lines of New Wade Lane and Hickory Park Drive, except to the extent necessary for utility easements, bicycle paths, jogging trails, signage, sidewalks, access driveways for major project areas and other purposes requested and specifically permitted, or if required, at the time of Plan of Development, or by any other governmental body.
2. **Pedestrian and Bicycle Access.** Pedestrian and bicycle access ways will be provided along Nuckols Road, Hickory Park Drive and New Wade Lane and within the Property at the time of Plan of Development, unless requested and specifically approved at the time of Plan of Development. A conceptual pedestrian access way master plan reflecting the foregoing shall be submitted with the first Plan of Development.
3. **Underground Utilities.** Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
4. **Conceptual Site Plan.** The Property shall be developed in general conformance with the conceptual site plan attached hereto (see case file), unless otherwise requested and specifically approved by the Planning Commission at the time of Plan of Development.
5. **Elevations.** All buildings constructed on the Property shall be complementary in design and materials with the elevation attached hereto (see case file), unless otherwise requested and specifically approved by the Planning Commission at the time of Plan of Development. The elevation and architecture shall be consistent in material and design on all four sides.
6. **Exterior Materials.** The exposed portion of each exterior wall surface (front, rear and sides) of any building constructed on the Property (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. All buildings constructed on the Property shall have exposed exterior walls (above finished grade)

predominantly of face brick, glass, cast stone, marble or granite exclusive of windows, doors and architectural treatments which may be constructed of E.I.F.S. or other comparable 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.

7. **Open Space.** At least thirty-five (35) percent of the Property taken as a whole, rather than calculated on a site-by-site basis, shall be used for permanent open space. The area devoted to the project perimeter buffering, wetlands, Best Management Practice facilities and flood plain, if any, may be counted toward this requirement.
8. **Detached Signage.** Any detached signs shall be ground-mounted, monolithic-type signs and shall not exceed ten (10) feet in height.
9. **Parking Lot Lighting.** Parking lot lighting fixtures shall not exceed twenty (20) feet in height above grade level. Parking lot lighting shall be produced from concealed sources of light.
10. **BMPs.** Any above-ground wet stormwater management facilities or BMPs located on the Property shall be aerated.
11. **HVAC.** Any roof top heating and air conditioning equipment shall be screened from public view at ground level at the property lines in a manner approved at the time of Plan of Development.
12. **Trash Receptacles.** Trash receptacles, not including convenience cans, shall be screened from public view at ground level at the property lines in a manner approved at the time of Plan of Development. Enclosure areas for dumpsters shall, except for access doors, be constructed of a masonry material.
13. **Protective Covenants.** Prior to or concurrent with the conveyance of any part of the Property covered by a Plan of Development approved by Henrico County (other than for the conveyance of easements, roads, or utilities), the owner of the portion of the Property covered by such Plan of Development, or its successors and assigns, shall record a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the quality and type of development of such portion of the Property. The covenants shall also provide for high standards of uniform maintenance (consistent with Class "A" office parks) of individual sites, common areas, open spaces, landscaping and private streets, and provide for minimum development and operational standards for each site.
14. **Nuckols Road Median Landscaping.** The Applicant's Landscape Plan shall include landscaping within any grassy median in Nuckols Road adjacent to that portion of the Property which is the subject of the Plan of Development except to the extent previously provided by others. The Applicant shall maintain such landscaping pursuant to an agreement satisfactory to the Applicant and the County of Henrico.

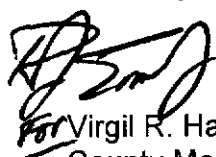
15. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.
16. **Vehicular Access to the South and West Parcels.** The development on the Property shall include vehicular access points on the Property being made available at such locations as determined at the time of Plan of Development for connection to and use benefiting adjacent property to the south and west, unless otherwise requested and specifically approved by the Planning Commission at the time of Plan of Development.
17. **Building Height.** Any building developed on the Property shall not exceed seventy (70) feet in height above grade to the midline of the roof, exclusive of mechanical equipment, penthouses associated therewith, chimneys or other architectural design features.

**APPLICABLE TO B-2C-ZONED PROPERTY**

18. **Use.** The only B-2 use permitted on the Property shall be hotels and uses accessory and incidental thereto. Uses permitted in the O-3 zoning district shall be permitted, except for hospitals, printing businesses, broadcast studios and funeral homes.
19. **Screening of Through-Wall Air Conditioning Units.** Through-wall air conditioning units serving any hotel shall be generally flush with the exterior wall and shall be screened with materials of a color similar to that used in the building or trim, and shall complement the architecture, all in a manner as approved at the time of Plan of Development.

The Planning Department 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

pc: Rick Melchor  
Robert M. Attack  
Director, Real Estate Assessment  
Conditional Zoning Index



NEW WADE LANE

HICKORY PARK DRIVE

NUCKOLS ROAD

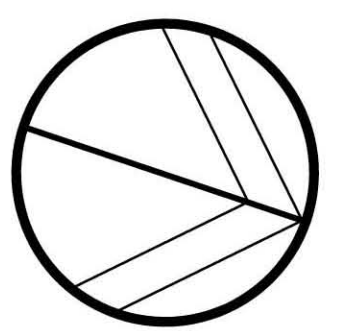
A  
OFFICE  
28,450 SQ. FT.

B  
HOTEL  
105 ROOMS

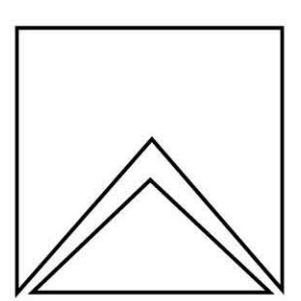
C  
OFFICE  
83,750 SQ. FT.

EXISTING TWIN HICKORY  
OFFICE PARK

NORTH



HICKORY PARK



**ATAK**  
PROPERTIES

HIGGINS & GERSTENMAIER LANDSCAPE ARCHITECTS

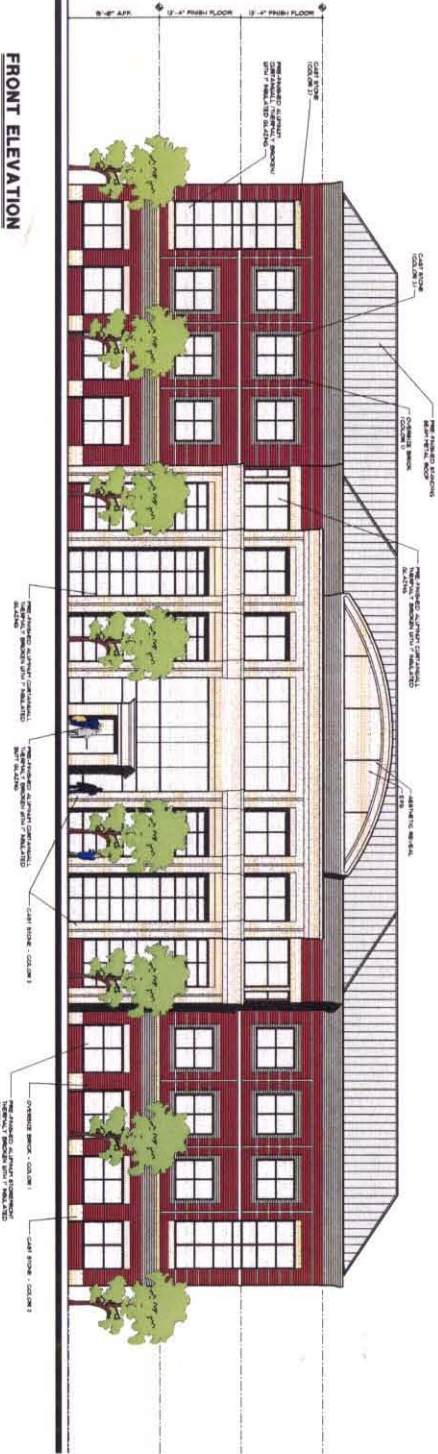
**C-76C-05**

092407



**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



C-76C-05

**PROPOSED EXTERIOR ELEVATIONS**

**HICKORY PARK OFFICE BUILDING**  
 NUCKOLS ROAD  
 HENRICO COUNTY, VIRGINIA

**FREEMAN  
 MORGAN  
 architects**

722 MARKET AVENUE  
 SUITE 200  
 RICHMOND, VA 23260  
 TEL: (804) 353-4400  
 FAX: (804) 353-4400

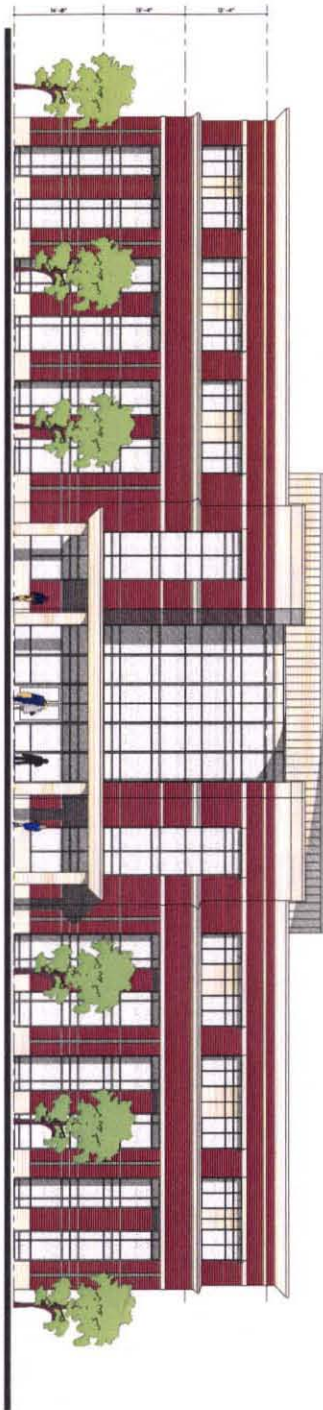
DATE: 07/14/11

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PROPOSED FRONT ELEVATION



PROPOSED FRONT ELEVATION

HICKORY PARK OFFICE BUILDING  
NUCKOLS ROAD  
HENRICO COUNTY, VIRGINIA

**FREEMAN  
MORGAN  
ARCHITECTS**

2229  
1000 N. 10TH AVE  
SUITE 200  
FALLS CHURCH, VA 22044  
TEL: (703) 441-1000  
FAX: (703) 441-1001

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