



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

October 17, 2006

Kalyan Plaza II, Inc.  
c/o Mr. Nick Patel  
931 South Avenue  
Colonial Heights, VA 23834

Re: Conditional Rezoning Case C-44C-06

Dear Mr. Patel:

The Board of Supervisors at its meeting on October 10, 2006, granted your request to amend proffered conditions accepted with Rezoning Case C-43C-05, on Parcel 735-763-7898, described as follows:

Commencing at a rod found on the northern line of Broad Street Road 343'± from the centerline of the entrance to Short Pump Town Center, said rod being the point of commencement; thence along and following said northern line of Broad Street Road N 61° 27' 36" W 101.44 feet to a rod found, said rod being the point of beginning; thence along and following said northern line of Broad Street Road N 61° 27' 36" W 234.91 feet to a rod found; thence N 28° 38' 31" E 22.01 feet to a rod found; thence N 61° 28' 33" W 60.10 feet to a rod found; thence departing the north line of Broad Street Road N 38° 02' 58" E 373.24 feet to a rod found; thence N 23° 49' 34" E 276.21 feet to a rod found; thence S 61° 36' 43" E 371.61 feet to a rod found; thence S 39° 16' 40" W 175.63 feet to a point; thence S 38° 04' 03" W 500.72 feet to a rod found on the northern line of Broad Street Road, said rod being the point of beginning.

Containing 207,404 square feet or 4.761 acres of land.

The Board of Supervisors accepted the amendment to the proffered conditions, dated September 11, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Except as amended hereby, all proffers contained in C-43C-05 shall remain in full force and effect and shall by this reference thereto be made a part hereof as if fully set forth herein.
2. Proffer 13(I) shall be deleted in its entirety and in its place shall be amended to read "motor or motor lodge".
3. The last paragraph of proffer 13 shall be deleted in its entirety and replaced with the following:

In addition to the foregoing, no building or individual building space shall contain a single user that occupies more than thirty-two thousand (32,000) square feet in such building or individual building space. Notwithstanding the foregoing, this limitation shall not apply to any hotel or any use otherwise permitted in the O-3 Office district. Any hotel use shall have a conference room facility consisting of one or more conference rooms of at least 1,500 square feet in total and shall contain a maximum of 190 rooms.


4. Proffer 15 shall be amended to include the following at the end of the last paragraph:

Notwithstanding the foregoing, any hotel use shall have an exterior architectural style generally consistent with the exterior elevation plans entitled "HOLIDAY INN MILENNIUM AT SHORT PUMP", attached as Exhibit A (see case file), subject to such changes as may be requested by the County or owner and approved at the time of Plan of Development review, which such renderings are conceptual in nature and are provided as an illustration of the quality of the design and architectural style of such a hotel use. Development of the Property with a hotel shall substantially conform with the conceptual renderings attached as Exhibit A-1 (see case file) ("Site Plan"), entitled "Kalyan Plaza II, Conceptual Plan, Three Chopt District, Henrico County," prepared by Balzer and Associates, Inc. and dated August 7, 2006, revised August 18, 2006, which such layout is conceptual in nature and may be revised from time to time as required for engineering purposes, as required by any governmental entity and as otherwise requested and specifically permitted at the time of the Plan of Development review.

Kalyan Plaza II, Inc.  
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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,



Virgil R. Hazelett, P.E.  
County Manager

pc: Mr. Andronikas Moudilos  
Andrew M. Condlin, Esquire  
Director, Real Estate Assessment  
Conditional Zoning Index



**MATERIALS LEGEND:**

EIFS-1	
EIFS-2	
BRICK-1	
BRICK-2	
BRICK-3 (REVEALS)	

A DEVELOPMENT BY:  
KALYAN PLAZA

  
HOLIDAY INN MILLENNIUM AT SHORT PUMP

EXHIBIT A  
C-44C-06

091106

 **nbj** ARCHITECTURE  
A Professional Limited Company  
11537 B NUCKOLS ROAD  
GROVE PARK SQUARE  
GLEN ALLEN, VA 23059  
☎ (804) 273-9811 fax: (804) 273-9843



REFLECTING TOMORROW  
• PLANNERS • ARCHITECTS  
• ENGINEERS • SURVEYORS

1208 Corporate Circle  
Roanoke, Virginia 24018  
Phone: 540/772-0880  
FAX: 540/772-8050

501 Branchway Road  
Suite 100  
Richmond, Virginia 23236  
Phone: 804/794-0571  
FAX: 804/794-2835

880 Technology Park Drive  
Suite 200  
Glen Allen, Virginia 23059  
Phone: 804/553-0132  
FAX: 804/553-0133

## KALYAN PLAZA II CONCEPTUAL LAYOUT

Three Chopt District  
Henrico County

DRAWN BY: **SM**  
DESIGNED BY: **SM**  
CHECKED BY: **JLS**  
DATE: **August 7, 2006**  
REVISIONS:  
**August 18, 2006**

SCALE: **50'**

SHEET NO.

**C01**

JOB NO.

**H0600105  
Dept. 66**

KIRKLAND MARTHA BYRD H  
WB: 64 PG: 396  
GPIN: 735-764-4320

YIMMER LLC  
DB: 03664 PG: 02427  
GPIN: 735-763-5299

CROSSWALK, TYP.

N23°49'34"E 276.21'

N38°02'58"E 373.24'

PROP. RESTAURANT  
1 STORY  
5,696 S.F.

PLAZA AND PATIO  
AREA, TYP.

PROPOSED HOTEL  
6 STORIES  
25,312 S.F. FOOTPRINT  
142,274 S.F. TOTAL

PARCEL 1  
MOUDILOS-ANDRONIKAS  
GPIN: 735-763-7898  
11950 BROAD STREET  
207,404 SQ. FT. OR  
4.761 ACRES

PROP. RESTAURANT  
1 STORY  
7,399 S.F.

PROPOSED PARCEL 2  
TOWNE CENTER-WEST LLC  
GPIN: 736-764-1973 (PART OF)  
68,609 SQ. FT. OR 1.575  
ACRES

S38°04'03"W 500.72'

S39°01'38"W 196.43'

SHORT PUMP TOWN CENTER LLC,  
FOREST CITY ENTERPRISES INC.,  
MJGT ASSOCITES, LLC  
DB: 3297 PG:1959  
GPIN: 736-763-0263

SHORT PUMP TOWN CENTER LLC,  
FOREST CITY ENTERPRISES INC.,  
MJGT ASSOCIATES, LLC,  
DB: 3297 PG:1959  
GPIN: 738-764-0203

SHORT PUMP TOWN CENTER LLC,  
FOREST CITY ENTERPRISES INC.,  
MJGT ASSOCIATES, LLC  
DB: 3297 PG:1959  
GPIN: 736-764-3817

NOTES:

PROPOSED COVERAGE: 69.96%

PARKING REQUIRED: 331 SPACES  
PARKING PROVIDED: 419 SPACES

**EXHIBIT A-1**

**C-44C-06**

091106

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

MAGNETIC

TOWNE CENTER-WEST LLC  
DB: 3886 PG: 1745  
GPIN: 736-764-1973

LINE TABLE		
LINE	BEARING	LENGTH
L1	N28°38'31"E	22.01
L2	N61°28'33"W	60.10
L3	S61°36'43"E	103.36
L4	N61°27'36"W	101.44

WEST BROAD STREET  
U.S. ROUTE 250  
VARIABLE WIDTH R.O.W.

EXISTING ENTRANCE TO  
BE CLOSED

50' BUFFER