



SUBJECT PROPERTY

Proposed West Broad Village

C-15C-07

Zoning

Amend Proffered Conditions

Three Chopt District

600

Feet



Zoning Districts identified on this sheet with an Asterisk (*) are within the West Broad Street Overlay District and are subject to Special Regulation



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 19, 2007

West Broad Village, LLC and
West Broad Village II, LLC
7505 W. Sand Lake Road
Orlando, FL 32819

Re: Conditional Rezoning Case C-15C-07

Dear Sirs:

The Board of Supervisors at its meeting on June 12, 2007, granted your request to amend proffered conditions accepted with Rezoning Case C-12C-06, on Parcel 742-760-7866, located on the south line of West Broad Street (U.S. Route 250), north of Three Chopt Road, at the I-64 Interchange, described as follows:

West Parcel

Beginning at a point; said point being the intersection of the eastern line of a portion of vacated and abandoned Three Chopt Road and Three Chopt Lane and the northern line of Three Chopt Road; thence along the northern line of Three Chopt Road Relocated S 85°46'22" W a distance of 178.72' to a point; thence along a curve to the left having a radius of 987.93' and a length of 357.88' along said curve to a point; thence along a curve to the left having a radius of 991.25' and a length of 37.26' along said curve to a point; thence along a curve to the left having a radius of 988.21' and a length of 18.85' along said curve to a point; thence from the northern line of Three Chopt Road Relocated N 19°32'14" W a distance of 532.95' to a point; thence N 81°04'25" a distance of 457.64' to a point; thence N 82°36'50" W a distance of 148.70' to point; thence N 76°35'09" W a distance of 518.73' to point in the eastern line of John Rolfe Parkway; thence along the eastern line of John Rolfe Parkway along a curve to the right having a radius of 5689.58' and a length of 313.53' along said curve to a point; thence along a curve to the left having a radius of 5769.58' and a length of 167.06' along said curve to a point; thence along a curve to the left having a radius of 2439.51' and a length of 100.66' along said curve to a point; thence from the eastern line of John Rolfe

Parkway S 64°36'35" E a distance of 568.79' to point; thence N 49°32'05" E a distance of 214.99' to point; thence along a curve to the right having a radius of 225.00' and a length of 212.42' along said curve to a point; thence S 76°22'25" E a distance of 141.52' to a point; thence N 13°37'35" E a distance of 393.86' to a point in the southern line of West Broad Street-U.S. Route No. 250; thence along the southern line of West Broad Street S 76°22'25" E a distance of 300.34' to a point; thence S 13°37'35" W a distance of 17.00' to a point; thence S 76°22'25" E a distance of 16.00' to a point; thence N 13°37'35" E a distance of 17.00' to a point; thence S 76°22'25" E a distance of 163.00' to a point; thence S 13°37'35" W a distance of 17.00' to a point; thence S 76°22'25" E a distance of 17.00' to a point; thence N 36°00'23" E a distance of 18.38' to a point; thence S 76°22'25" E a distance of 330.93' to a point; thence along a curve to the left having a radius of 5792.58' and a length of 102.13' along said curve to a point; thence S 12°37'04" W a distance of 20.99' to point; thence along a curve to the left having a radius of 5813.58' and a length of 15.22' along said curve to a point; thence N 12°28'04" E a distance of 21.00' to a point; thence along a curve to the left having of radius of 5792.58' and a length of 248.82' along said curve to a point; thence S 10°00'24" W a distance of 7.00' to a point; thence S 80°45'27" E a distance of 155.00' to a point; thence N 08°43'41" E a distance of 7.00' to a point; thence S 81°16'19" E a distance of 69.50' to a point in the western line of Service Road A; thence along the western and southern line of Service Road A S 43°10'03" E a distance of 7.52' to a point; thence S 31°52'02" W a distance of 10.85' to a point; thence N 82°56'24" E a distance of 13.19' to a point; thence S 43°52'22" E a distance of 19.85' to a point; thence along a curve to the left having a radius of 92.00' and a length of 126.27' along said curve to a point; thence S 81°15'38" E a distance of 179.61' to a point; thence S 23°41'25" E a distance of 65.33' to a point; thence S 81°12'20" E a distance of 44.27' to a point; thence from the southern line of Service Road A S 11°28'15" W a distance of 161.40' to a point; thence along a curve to the left having a radius of 399.92' and a length of 248.70' along said curve to a point; thence S 35°36'34" W a distance of 100.82' to a point; thence along a curve to the left having a radius of 400.00' and a length of 117.54' along said curve to a point; thence S 18°46'24" W a distance of 55.96' to a point; thence along a curve to the left having a radius of 800.00' and a length of 111.17' along said curve to a point; thence S 10°48'41" W a distance of 100.78' to a point; thence along a curve to the right having a radius of 800.00' and a length of 79.31' along said curve to a point; thence N 64°49'08" W a distance of 133.65' to a point; thence S 20°35'14" W a distance of 565.39' to a point in the northern line of Three Chopt Road; thence along the northern line of Three Chopt Road along a curve to the right having a radius of 2052.65' and a length of 138.27' along said curve to a point; thence N 52°50'35" W a distance of 286.74' to a point; thence S 36°22'33" W a distance of 20.02' to a point; thence N 52°56'01" W a distance of 142.00' to a point in the western line of a portion of vacated and abandoned Three Chopt Road and Three Chopt Lane being the point and place of beginning containing 64.575 acres.

East Parcel

Beginning at a point; said point being the intersection of the eastern line of Service Road A and the southern line at West Broad Street-U.S. Route No. 250 and Interstate Route 64; thence from the said point along the southern line of Interstate Route 64 and Limited Access Line S 83°45'10" E a distance of 24.45' to a point; thence S 80°39'52" E a distance of 26.63' to a point; thence along a curve to the right having a radius of 899.93' and a length of 593.85' along said curve to a point; thence S 41°00'10" E a distance of 372.47' to a point; thence along a curve to the left having a radius of 647.20' and a length of 442.90' along said curve to a point; thence from the southern line of Interstate Route 64 S 36°22'26" W a distance of 1389.99' to a point in the northern line of Three Chopt Road; thence along the northern line of Three Chopt Road N 79°59'30" W a distance of 67.70' to a point; thence along a curve to the right having a radius of 2452.00' and a length of 447.70' along said curve to a point; thence S 36°09'26" W a distance of 18.69' to a point; thence along a curve to the right having a radius of 2470.00' and a length of 348.34' along said curve to a point; thence N 61°19'58" W a distance of 185.66' to a point; thence N 36°10'31" E a distance of 25.18' to point; thence N 61°02'35" W a distance of 105.97' to a point; thence along a curve to the right having a radius of 2052.65' and a length of 155.50' along said curve to a point; thence from the northern line of Three Chopt Road N 20°35'14" E a distance of 565.39' to a point; thence S 64°49'08" E a distance of 133.65' to a point; thence along a curve to the left having a radius of 800.00' and a length of 79.31' along said curve to a point thence N 10°48'41" E a distance of 100.78' to a point; thence along a curve to the right having a radius of 800.00' and a length of 111.17' along said curve to a point; thence N 18°46'24" E a distance of 55.96' to a point; thence along a curve to the right having a radius of 400.00' and a length of 117.54' along said curve to a point; thence N 35°36'34" E a distance of 100.82' to a point; thence along a curve to the right having a radius of 399.92' and a length of 248.70' along said curve to a point; thence N 11°28'15" E a distance of 161.40' to point in the southern line of Service Road A; thence along the southern and eastern line of Service Road A S 81°12'20" E a distance of 17.86' to a point; thence N 36°20'30" E a distance of 129.57' to a point in the southern line of Interstate Route 64 being the point and Place of Beginning containing 50.469 acres.

The Board of Supervisors accepted the following proffered conditions, dated April 18, 2007, 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 Case C-12C-06 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 16 of Case C-12C-06 shall be replaced in its entirety with the following:

Apartments: There shall be no certificates of occupancy issued for any more than 350 dwelling units intended for lease (apartment). Of those 350 dwelling units, there will be no more than twelve (12) three (3) bedroom apartment units and no more than one hundred thirty-five (135) two (2) bedroom apartment units constructed.

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: Andrew M. Condlin, Esq.
Dr. Penny G. Blumenthal, Dir., Research & Planning, Henrico County Schools
Director, Real Estate Assessment
Conditional Zoning Index



RETAIL
 RETAIL WITH OFFICE ABOVE
 RETAIL WITH HOTEL ABOVE
 BROWNSTONES
 APARTMENT/CONDOS
 OFFICE
 HOTEL
 COMMUNITY CLUBHOUSE

WEST BROAD VILLAGE HENRICO COUNTY, VIRGINIA

C-15C-07

Masterplan