

**O-3C, R-6 & R-3  
to O-3C  
7.64 Ac.**

**REZ2015-00032**

## Zoning

**Medical Office Building**  
*Three Chopt District*

400

Feet





COUNTY OF HENRICO

John A. Vithoulkas  
County Manager

March 15, 2016

HCA Health Services of Virginia, Inc.  
Attn: Mr. Will Wagnon  
1602 Skipwith Road  
Richmond, VA 23229

Re: Rezoning Case REZ2015-00032

Dear Mr. Wagnon:

The Board of Supervisors at its meeting on March 8, 2016, approved your request to conditionally rezone from R-3 One-Family Residence District, R-6 General Residence District, and O-3C Office District (Conditional) to O-3C Office District (Conditional) part of Parcels 761-744-2028, 761-745-3004 and 760-744-1480 containing 7.640 acres located approximately 700' west of Skipwith Road at the northern terminus of Parkline Drive, described as follows:

Beginning at a point on the western boundary of the right of way line of Skipwith Road, said point being approximately 473.35 feet south of the intersection of the southern boundary of the right of way line of Forest Avenue and the western boundary of the right of way line of Skipwith Road; thence leaving the western boundary of the right of way line of Skipwith Road in a southwesterly direction the following two (2) courses and distances: S 88°46'30" W 347.89 feet to a point; thence S 64°13'45" W 350.34 feet to a point, said point being the actual point and place of beginning for the zoning parcel; thence proceeding in a southeasterly direction the following seven (7) courses and distances: S 01°12'56" E 619.07 feet to a point; thence S 88°42'30" W 566.09 feet to a point; thence N 02°01'46" W 428.58 feet to a point; thence N 69°59'08" W 107.89 feet to a point; thence N 02°01'46" W 169.85 feet to a point; thence S 72°14'36" E 430.66 feet to a point; thence N 64°13'45" E 294.53 feet to a point, said point being the point and place of beginning for the zoning parcel, containing 7.640 acres, more or less.

The Board of Supervisors accepted the following proffered conditions, dated March 4, 2016, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Uses.** The only uses permitted on the Property shall be as follows: general hospitals, but not a trauma center; medical offices and office buildings, medical and laboratories; office and office buildings, professional or administrative.



2. **Coordinated Development.** The Property shall be developed in a fashion that is coordinated with the adjacent Henrico Doctors' Hospital campus as it relates to vehicular and pedestrian access, parking, landscaping and building(s).
3. **Building Height.** No building on the Property shall exceed 75 feet from the average final grade of the building.
4. **Architectural Treatment.** Any building constructed on the Property shall be a combination of brick, stone and EIFS over mesh and the architectural appearance of the building on the Property shall be generally consistent with Exhibit 1 (see case file).
5. **Development Plan.** The Property shall be developed generally consistent with that certain development plan entitled "HCA FOREST A VENUE CAMPUS MOB 4, Henrico, Virginia", dated December 11, 2015, revised thru January 7, 2016, prepared by RK&K, which is incorporated by this reference as Exhibit 2 (see case file), (the "Development Plan"). The exact locations, footprints, configurations, sizes and details of the drives, roads and other improvements shown on the Development Plan are illustrative and may be subject to change and revised and updated from time to time as required for final engineering design, compliance with governmental regulations, or as otherwise approved at the time of Plan of Development review of the Property.
6. **Buffers and Fencing.** Buffer A as shown on Exhibit 2 (see case file) shall be thirty-five feet in width and shall be planted to the transitional buffer 35-feet standard, inclusive of healthy trees over 6" in diameter being retained. Ten feet in width of Buffer A shall be planted with evergreen trees, 10-feet tall at planting and planted 10 feet on center. Buffer A shall include irrigation to the extent determined appropriate by the Planning Commission or the Director of Planning at the time of Landscape Plan review.

Buffer B as shown on Exhibit 2 (see case file) shall be 25 feet in width and shall be planted as a double row of evergreen trees, 6' tall at planting and planted 10' on center. Buffer B shall include irrigation to the extent determined appropriate at the time of Landscaping Plan review.

There shall be an 8-foot tall black PVC coated chain link fence along Buffer A and Buffer B (see case file) on the Property. The fence along Buffer A shall also include an attached black screening mesh fabric, 8' tall on the HCA campus side of the fence. There shall be a fence in the southwest corner of the Property nearest the southern boundary of the Property as shown on Exhibit 2 (Development Plan), (see case file).
7. **Parking Lot Lighting.** Parking lot lighting fixtures on the Property shall not exceed 25 feet in height as measured from the grade of the base of the lighting standard to the top of the fixture. All lighting from such parking lot features shall be produced from concealed sources of light. Parking lot lighting shall produce a maximum lighting intensity of one-half (1/2) foot candle at the boundary line of the Property adjacent to



any property used for residential purposes. Parking lot lighting shall be positioned in such a manner as to minimize the impact of such lighting on any adjacent property. Parking lot lighting shall be reduced or turned off after business hours with the exception of minimum lighting requirements for security purposes.

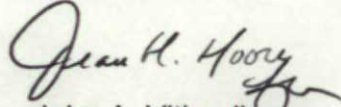
8. **Vehicular Access Prohibited.** No vehicular access from Woodley Road or Parkline Drive shall be permitted.
9. **Outdoor Speakers or Public Address Systems Prohibited.** No outside speakers or public address system shall be permitted on the Property.
10. **Underground Utilities.** All utility lines on the Property shall be underground, except for junction boxes, meters, existing and/or relocated existing overhead utility lines and lines in wetland areas. Electrical junction boxes and meters shall be screened from public view at ground level with use of a wall, fencing, landscaping, or such other method as may be approved at the time of Plan of Development.
11. **Screening of Other Structures on the Property.** Dumpsters, trash receptacles, (not including convenience cans, and recycling receptacles on the Property) shall be screened from public view with masonry enclosures compatible with the architectural design of the building at ground level as approved at the time of Plan of Development. The gates and doors on the masonry refuse screens shall be of a substantial and durable material as determined appropriate by the Planning Commission or Director of Planning at the time of Plan of Development. Support posts, gate frames, hinges and latches shall be of a sufficient size and strength to allow the gates to function without sagging or becoming a visual eyesore as determined appropriate by the Planning Commission or Director of Planning at the time of Plan of Development. The number of refuse containers shall be adequate for the development as determined by the Planning Commission at the time of Plan of Development. Convenience cans shall be within or part of a decorative container. Dumpsters shall not be located within 100' of the "Tuckahoe Hills" Subdivision limits.
12. **Hours of Construction.** The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall only be between 8:00 a.m. and 7:00 p.m., Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections that cannot be interrupted. There shall be no exterior construction on the Property on Sunday. Signs, in both English and Spanish, stating the above-referenced provisions shall be posted and maintained at all entrances to the Property prior to any land disturbance activities thereon.
13. **Construction Staging Plan.** A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.



14. **No Burning.** There shall be no on-site open burning of stumps, limbs, trees or other debris during site work or the construction of any buildings on the Property.
15. **Trash Removal; Parking Lot Cleaning/Leaf Blowing.** Trash pickup from the Property shall be limited to the hours between 8:00 a.m. and 8:00 p.m. Monday through Friday and between 9:00 a.m. and 8:00 p.m. on Saturday. There shall be no trash pickup on Sundays. Parking lot cleaning and leaf blowing on the Property shall be limited to the hours between 8:00 a.m. and 8:00 p.m., exclusive of snow removal.
16. **Stormwater Management ("SWM")/Best Management Practice ("BMP").** SWM / BMP structures shall be located outside of the screening buffer within the Property adjacent to "Tuckahoe Hills" Subdivision and Three Chopt Elementary School. SWM / BMP facilities may be requested and specifically permitted at the time of Plan of Development review or subdivision review, as the case may be, with appropriate additional landscaping as determined by the Planning Commission or the Director of Planning to replace any screening buffer lost along western Property limits.
17. **Lighted Signage.** No building on the Property shall have lighted signage on the exterior of the building facing the southern and eastern property lines of the Property. Any detached signs shall be ground-mounted, monolithic-type signs, externally lit, and shall not exceed eight (8) feet in height, the base of which shall be landscaped.
18. **Portion of the Medical Office Building Facing South.** There shall be no exterior illumination of the exterior walls of the Medical Office Building facing the southern property line of the Property. Occupancy sensors shall be installed in the portion of the offices of the Medical Office Building facing south.
19. **Generator.** Any emergency generator installed on the exterior of the Medical Office Building on the Property shall be located on the north east corner of the Medical Office Building and shall be screened from public view in a manner determined appropriate by the Planning Commission at the time of Plan of Development approval.
20. **Rooftop Mechanical Equipment.** For sound attenuation measures, all rooftop mechanical equipment shall be completely enclosed in an enclosure compatible with the aesthetics of the Medical Office Building as determined by the Planning Commission or Director of Planning at time of Plan of Development approval.
21. **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.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

A handwritten signature in dark ink, appearing to read "John A. Vithoukas", with a stylized flourish at the end.

John A. Vithoukas  
County Manager

pc: Henrico County School Board  
Ralph L. "Bill" Axselle, Jr.  
Director, Real Estate Assessment  
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools





EXHIBIT 1

REZ2015-00032

012616



