



C-18C-83

COUNTY OF HENRICO PLANNING OFFICE
 SCALE
 0 100' 200'
 pt. of 78-A2-9
 THREE CHOPT DISTRICT
 J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

April 18, 1983

Re: Conditional Rezoning Case C-18C-83

Mr. A. Kemp Rowe
Rowe Properties, III
Suite 824
1001 E. Main St.
Richmond, Va. 23219

Dear Mr. Rowe:

The Board of Supervisors at its meeting on April 13, accepted your amended proffered conditions and conditionally rezoned your below described property from O-3 Office (Conditional) to B-1 Neighborhood Business District in accordance with your request and the recommendation of the Planning Commission.

The conditionally rezoned property being part of Block A, Section A, Innsbrook Subdivision is described as follows:

Beginning at a point on the eastern line of Cox Road which point marks the dividing line between the property now or formerly owned by Innsbrook Corp. and the hereinafter described property and from said point south $65^{\circ} 00'$ E., 99.49' to a point; thence 127.78' in a southerly direction marking the point and place of beginning; thence S. $65^{\circ} 00'$ E., 3.75' to a point; thence N. $25^{\circ} 00'$ E., 5.73' to a point; thence S. $65^{\circ} 00'$ E., 31' to a point; thence S. $25^{\circ} 00'$ W., 5.73' to a point; thence S. $65^{\circ} 00'$ E., 10.75' to a point; thence S. $25^{\circ} 00'$ W., 38.00' to a point; thence N. $65^{\circ} 00'$ W., 45.50' to a point; thence N. $38^{\circ} 00'$ E., 38.00' to the point of beginning, containing .04 acre.

The Board of Supervisors accepted your following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

- (1) Use of Property shall be limited to those uses permitted in an O-3 Office District, except that a restaurant and signage therefor shall be permitted and regulated as provided for in a B-1 Business District.
- (2) At such time as one year shall have elapsed from the date of the rezoning or whenever 50,000 square feet of office area is developed in The Park at Innsbrook, whichever is later, the owner will request that the property be rezoned to O-3 Office District Conditional.

Mr. A. Kemp Rowe
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The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records accordingly and to place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index