

0-3C

A-1

7-297



INNSBROOK NORTH

N. PARK DRIVE

0-2C To 0-3C
25.4 ac.

0-2C

RTHC

THE FOREST AT INNSBROOK

ROAD

R-3A

KINGSTON DR

A-1

R-3AG

R-3A

PROP. NUCKOLS ROAD

R-3A

NUCKOLS

A-1

ROAD

PROPOSED Rd. EXT.

WOODS INNSBROOK

R-3A

S.R. 157

SPRINGFIELD

BRIDGEWOOD

R-3

THE AT

86-2

FT. McHenry Pkwy. EXT.

7-298

OFFICE 3

COUNTY OF HENRICO PLANNING OFFICE

PT. 87-A I-1

THREE CHOPT DISTRICT

C-103C-86



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

W.F. LAVECCHIA, P.E.
County Manager

December 16, 1986

Re: Conditional Rezoning Case C-103C-86

Mr. Sidney J. Gunst, Jr.
Innsbrook North Associates
P. O. Box 31014
Richmond, Virginia 23294

Dear Mr. Gunst:

The Board of Supervisors at its meeting on December 10, granted your request to conditionally rezone from O-2C Office (Conditional) to O-3C Office District (Conditional), Part of Parcel 87-A1-1, described as follows:

Beginning at a point on Nuckols Road proceeding N. $74^{\circ} 24' 08''$ W., 247.60' to a point of curve; then 319.99' along curve to a point; then N. $28^{\circ} 04' 05''$ E., 1494' to a point; then N. $14^{\circ} 48' 18''$ E., 293' to a point; then S. $74^{\circ} 50' 33''$ E., 618'; then S. $12^{\circ} 30' 00''$ W., 206'; then S. $35^{\circ} 00' 00''$ W., 332'; then S. $2^{\circ} 00' 00''$ E., 409'; then S. $31^{\circ} 30' 00''$ W., 104'; then S. $65^{\circ} 00' 00''$ W., 266'; then S. $45^{\circ} 21' 52''$ W., 248'; then S. $22^{\circ} 30' 00''$ W., 398' to the point of beginning, containing 25.4 +/- acres.

The Board of Supervisors accepted the 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. A natural buffer area of a minimum of thirty (30) feet in width shall be retained in its natural state around the indicated northern boundaries (until such time as the properties adjoining the buffer areas are devoted to a use other than residential uses), except to the extent necessary for utility easements, roads, driveways or other purposes as may be approved or required by the Planning Commission at the time of Plan of Development or Landscape review, or by any other governmental body, agency, commission, board, department or official thereof. Underbrush and fallen, diseased or dead plant growth may be removed and additional plantings may be added.
2. Parking lot lighting standards located within fifty (50) feet of the perimeter of the Property adjacent to residential zoned land shall not exceed twenty (20) feet in height. Other parking lot lighting standards located in the interior of the Property shall not exceed twenty-five (25) feet in height and shall be at a lower height if required by the Planning Commission at the time of Plan of Development approval, or by any other governmental body, agency, commission, board, department or official thereof. Lighting in parking lots shall be of low intensity, shall be positioned in such a manner as to minimize the impact of such lighting on the adjacent residentially zoned areas and be of such type as required by the Planning Commission.

3. Any Plans of Development which are done on all or part of the parcel shown on the attached map (see case file) shall be subject to the following Site Coverage Ratios:

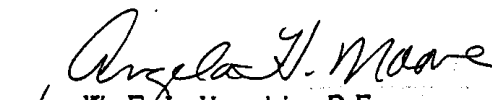
<u>Gross Floor Area of Building</u>	<u>Maximum Site Coverage Ratio</u>
1 sq. ft. to 40,000 sq. ft.	57%
40,001 sq. ft. to 60,000 sq. ft.	58%
60,001 sq. ft. to 80,000 sq. ft.	59%
80,001 sq. ft. to 100,000 sq. ft.	60%
100,001 sq. ft. to 125,000 sq. ft.	61%
Over 125,000 sq. ft.	62%

For purposes hereof, Site Coverage Ratio shall be determined by dividing the gross area within a site (which may include any portion of the site within a C-1C District) into the portion of the site covered by building ground floor area and paved areas for vehicular movement, loading and parking.

4. Development of each individual site on the Property shall be subject to Plan of Development review and approval by the Planning Commission.
5. Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any part of the Property covered by said subdivision plat which is developed, Applicant, its successors or assigns, shall record a document in the Clerk's Office of the Circuit Court of Henrico County, setting forth controls on the development of such sections of the Property. Where appropriate, such document will subject such section of the property to the Protective Covenants (as such covenants may be amended and in effect from time to time) on record with respect to the development of the existing Innsbrook Corporate Center.
6. No building shall be constructed within fifty (50) feet of the right-of-way of Nuckols Road as shown on the attached map (see case file.)

The Planning Office 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 W. F. LaVecchia, P.E.,
County Manager

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