

PLANNING DEVELOPMENT

COUNTY OF HENRICO PLANNING OFFICE

77-A2-18

THREE CHOPT DISTRICT

JAS

C-96C-86





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

November 18, 1986

Re: Conditional Rezoning Case C-96C-86

Mr. Sidney J. Gunst, Jr.
 The Innsbrook Corp.
 P. O. Box 31014
 Richmond, Va. 23233

Dear Mr. Gunst:

The Board of Supervisors at its meeting on November 12, granted your request to conditionally rezone property from A-1 Agricultural to O-3C Office District (Conditional), Parcel 77-A2-18, described as follows:-

Beginning at the southwest property corner, being N. 29° 27' 40" E., 385.12' from the corner of existing Thorncroft Drive; commencing N. 24° 24' 48" E., 520.08' to a point; thence S. 65° 27' 13" E., 238.56' to a point; thence S. 25° 00' 07" W., 519.55' to a point; thence N. 65° 35' 12" W., 233.22' to the point of beginning, containing 2.815 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 boundaries (until such time as the properties adjoining the buffer areas are devoted to a use other than residences), except to the extent necessary for utility easements, roads, driveways or other purposes as may be approved or required by the Plan of Development or Landscape review, or by any other governmental body, agency, commission, board, department or official thereof. Underbrush and fallen or dead plant growth may be removed and additional plantings may be added.
2. 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 adjacent residential areas and shall be of such type as approved or required by the Planning Commission at the time of Plan of Development review. Parking lot lighting standards within those portions of the Property shall not exceed twenty (20) feet in height.
3. The Property rezoned shall not be developed in excess of the following Site Coverage Ratios:

Gross Floor Area of Building	Maximum Site Coverage Ratio
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 125,001 sq. ft.	62%


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For purposes hereof, Site Coverage Ratio shall be determined by dividing the gross land 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 to be 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.

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
Real Estate Assessment
✓ Conditional Zoning Index