

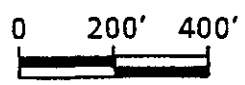
COUNTY OF HENRICO PLANNING OFFICE

78-A2-21,22,23,24

THREE CHOPT DISTRICT

JAS

OFFICE
C-24C-88





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 15, 1988

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

Re: Conditional Rezoning Case C-24C-88

Mr. Sidney J. Gunst, Jr., President
The Innsbrook Corporation
P. O. Box 31014
Richmond, Virginia 23294

Dear Mr. Gunst:

The Board of Supervisors at its meeting on March 9, granted your request to conditionally rezone from A-1 Agricultural to M-1C Light Industrial District (Conditional), described as follows:

Parcels 78-A2-21, 22, 23, and 24, described as follows:

Beginning at a found hub at the intersection of the N. line of Ramp "A" of Interstate Route No. 64 and the W. line of the Virginia Department of Transportation Park & Ride Lot; thence S. $80^{\circ} 55' 12''$ W. 102.11' with said Ramp "A" to a found highway stone; thence S. $75^{\circ} 05' 14''$ W., 377.96' with said Ramp "A" to a found highway stone in the north line of Interstate Route No. 64; thence N. $68^{\circ} 04' 04''$ W., 258.97' with said Interstate to a found highway stone; thence N. $55^{\circ} 02' 16''$ W., 58.96' with said Interstate to a found highway stone; thence N. $27^{\circ} 19' 49''$ E., 20.33' with said Interstate to a found highway stone; thence N. $61^{\circ} 24' 14''$ W., 146.04' with said Interstate to a found highway stone; thence N. $29^{\circ} 05' 25''$ E., 700.06' with said Interstate and Deep Run Business Center, Inc. to a found rod; thence S. $62^{\circ} 34' 12''$ E., 796.93' with Deep Run Business Center, Inc. to a found rod in the W. line of the Virginia Department of Transportation Park & Ride Lot; thence S. $26^{\circ} 10' 19''$ W., 64.22' with said lot to a point; thence N. $63^{\circ} 49' 41''$ W., 30.00' with said lot to a point; thence S. $26^{\circ} 10' 19''$ W., 30.00' with said lot to a point; thence S. $63^{\circ} 49' 41''$ E., 30.00' with said lot to a point; thence S. $26^{\circ} 34' 25''$ W., 296.49' with said lot to a found hub, said hub marking the point of beginning, containing 11.8723 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. No building shall be constructed within fifty (50) feet of the right-of-way of any publicly dedicated road (road based on road rights of way as determined at time of POD).
2. No parking areas or connecting driveways will be constructed within fifteen (15) feet of any property line or right-of-way line except to gain access from a public street.
3. No portion of the Property shall be developed or used as a neighborhood or community shopping center as those terms are defined in the Henrico County zoning ordinance in effect as of this date, nor for a regional shopping center.
4. Parking lot lighting standards shall not exceed twenty five (25) feet in height.

Mr. Sidney J. Gunst, Jr., President
The Innsbrook Corporation
Page 2
March 15, 1988

5. The development of each site within the Property shall be subject to Plan of Development approval, in accordance with the terms of Section 22-106 of the Henrico County Code.
6. Except during the period of construction of improvements, all outside storage materials and supplies shall be enclosed on all sides by an opaque fence, wall or other barrier, of at least seven (7) feet in height.
7. Prior to final Plan of Development approval, an application shall be filed to rezone that portion of the Property lying within the 100 year flood plain of Deep Run Creek as such flood plain is finally determined by definitive engineering studies, to C-1 Conservation District.
8. The exposed portion of each exterior wall surfaces including dumpster enclosures, (front, rear and sides) shall be similar in architectural treatment and/or materials.
9. No metal buildings or unpainted block buildings will be permitted on the site.
10. No one shall request or be entitled to receive Certificates of Occupancy for more than 300,000 square feet of floor space in each year within the area consisting of the Property and the land which was the subject of Zoning Cases C-7C-81, C-38C-87 and C-8C-84 commencing March 11, 1981 except as provided in the next sentence. Certificates of Occupancy for more than said amount of square footage per year shall be available to the extent that in prior years, Certificates of Occupancy have been issued for less than said amount of square footage of floor space on all of the tracts of land to which the foregoing Zoning Cases apply.
11. No more than sixty-two percent (62%) of the Property may be covered by buildings, driveways and parking areas.
12. Rooftop mechanical equipment shall be adequately screened.

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,

W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Messrs. Charles M. & Louis D. Marchetti