

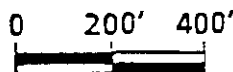
COUNTY OF HENRICO PLANNING OFFICE

RECREATION AREA / PRIVATE CLUB

77-A2-77,81 PT. 32,35

THREE CHOPT DISTRICT

C-27C-89



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

May 16, 1989

Re: Conditional Rezoning Case C-27C-89

The Innsbrook Corporation
P. O. Box 31014
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on May 10, granted your request to conditionally rezone from O-2C Office to O-3C Office District (Conditional), property described as follows:


Part of Parcels 77-A2-32 and 35, and Parcels 77-A2-77 and 81:

Beginning at a point on the S. line of Sadler Road extended, said point being approximately 348' west of the intersection of Cox Road; thence S. $36^{\circ} 33' 35''$ W., 254.51' to a point; thence N. $63^{\circ} 37' 05''$ W., 356.57' to a point; thence S. $37^{\circ} 21' 35''$ W., 439.97' to a point; thence N. $65^{\circ} 28' 54''$ W., 205.58' to a point; thence N. $24^{\circ} 27' 50''$ E., 792.16' to a point; thence S. $65^{\circ} 32' 10''$ E., 108.90' to a point; thence N. $34^{\circ} 29' 43''$ E., 99.82' to a point on the S. line of Sadler Road; thence continuing along Sadler Road S. $53^{\circ} 26' 25''$ E., 386.82' to a point; thence continuing along Sadler Road in a curve to the right having a radius of 680.05' and a length of 171.10' to a point; thence continuing along Sadler Road in a curve to the left having a radius of 733.27' and a length of 83.32' to the point of beginning, containing 8.6 +- acres.

The Board of Supervisors accepted the attached 10 proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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., A.I.C.P.,
County Manager

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Glenn R. Moore



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

AMENDED

and Restated

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Glenn H. Moore, Attorney-in-Fact for April 12, 1989
Signature of Owner or Applicant *under* Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

RECEIVED

The Innsbrook Corporation
C-27C-89
Amended and Restated Proffered Conditions

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COUNTY OF HENRICO

1. Permitted Uses. Uses permitted on the Property shall be limited to a private club, including uses accessory thereto, and uses permitted in an 0-2 office zoning district.
2. Plan of Development Requirement. Development of each individual site on the Property shall be subject to Plan of Development review and approval.
3. Buffer Area. A thirty (30) foot landscaped or natural buffer area shall be maintained along the portion of the western boundary commencing approximately one hundred (100) feet south of Sadler Road, until such time as properties adjoining the indicated buffer area to the west are devoted to a use other than single family detached residences and except to the extent necessary for utility easements or other purposes specifically required at the time of Plan of Development review. The minimum width of the aforesaid buffer area shall be increased to fifty (50) feet, where a portion of the Property adjacent thereto is developed as a private club. Existing vegetation and underbrush may, and diseased or dead plant growth shall, be removed from such buffer areas, and if so removed, additional plantings and/or berms shall be added. Where the placement of utility easements within a buffer results in the inability of an owner to provide adequate screening within such buffer area, screening shall be provided adjacent to the buffer area, to properly screen development on a parcel from adjacent properties, as determined by the Planning Commission at the time of Landscape Plan review.
4. Setbacks. (a) No building shall be constructed within fifty (50) feet of the right-of-way line of Sadler Road as such

ACCEPTED BY THE BOARD OF SUPERVISORS, MAY 10, 1989 C-27C-89 p. 1 of 3
PLANNING OFFICE

right-of-way line is determined at the time of Plan of Development review.

(b) No parking lot (exclusive of driveways thereto) shall be constructed within twenty-five (25) feet of such right-of-way line. Any driveway within such twenty-five (25) foot set back area shall be extended generally perpendicular thereto.

(c) Athletic fields for team sports such as softball, soccer, or football shall not be located within one hundred (100) feet of the right-of-way line of Sadler Road, as such right-of-way line is determined at the time of Plan of Development review.

5. Exterior Wall Surfaces. The exposed portions of the exterior wall surfaces (front, rear and sides) of any buildings constructed on the Property (excluding rooftop screening materials for mechanical equipment) shall be similar in quality as to architectural treatment and materials. All buildings constructed on the Property shall have exposed exterior walls (above finish grade) of face brick, natural stone, glass, stucco, drivit, exposed aggregate concrete, on equivalent permanent architecturally finished material. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum, asbestos or metal, unless otherwise specifically approved at the time of Plan of Development review.

6. Lighting. (a) Parking lot lighting standards shall not exceed twenty-five (25) feet in height. Parking lot lighting shall be produced from concealed sources, be positioned in such a manner as to minimize the impact of such lighting on any adjacent residentially zoned property and be reduced to no more than a security level following the close of business conducted on the Property.

(b) Outdoor recreation areas shall not remain lighted later than 10:30 p.m.

7. Site Coverage Limitations. Any Plan of Development for all or any part of the Property shall be subject to the following Site Coverage Ratios:

<u>Gross Floor Area 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%

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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.

8. Phasing. No one shall request or be entitled to receive certificates of occupancy for more than two hundred fifty thousand (250,000) square feet of new office space per year within the area consisting of the Property and the tracts of land which were the subject of Zoning Cases C-53C-79, C-10C-84, C-31C-84, C-50C-84 and C-77C-87, commencing October 1, 1979, except as provided in the next sentence. Certificates of occupancy for more than said amount of new office 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 new office space on all of the aforesaid tracts of land.

9. Building Height. The height of any building constructed on the Property shall be controlled by the provisions in the Zoning Ordinance relating to the height of buildings in an O-2 office zoning district.

10. Outdoor Speaker Systems. No outdoor speaker system shall be installed on the Property.