

COUNTY OF HENRICO PLANNING OFFICE

OFFICE SERVICE USE

PT. of 104-A2-16

C-30C-90

FAIRFIELD DISTRICT



JAS

C. Z.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

June 19, 1990

Re: Conditional Rezoning Case C-30C-90

Mr. Kent L. Graeve, General Partner
Park Central Limited Partnership
701 East Byrd Street, Suite 1301
Richmond, Virginia 23219

Dear Mr. Graeve:

The Board of Supervisors at its meeting on June 13, granted your request to conditionally rezone property from O-3C Office to O/SC Office/Service District (Conditional), property described as follows:

Part of Parcel 104-A2-16:

Beginning at a point on the west line of proposed Franconia Road extended said point being located approximately 535' +- from the north line of Parham Road; thence N. 59° 00' 06" E., 40' +- to a point; thence along a curve to the right with a radius of 530', a distance of 864'+- to a point on the W. line of proposed Franconia Road; thence continuing in a southerly direction along the W. line of Franconia Road along a curve to the left 75' +- to a point; thence in a southerly direction 303' +- to a point; thence along a curve to the left 380' +- to the point and place of beginning, being 2 +- acres.

The Board of Supervisors accepted the following fourteen (14) proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. Building Materials. The exposed portions of all exterior wall surfaces (front, rear and sides) of each building constructed on the Property (excluding rooftop screening materials for mechanical equipment) shall be similar in architectural treatment and materials to the other exterior wall surfaces of such building. All buildings constructed on the Property shall have exposed exterior wall surfaces (above finished grade) of face brick, stone, or glass, unless other aesthetically comparable finished materials are specifically requested and permitted by the Planning Commission at the time of Plan of Development review.
2. Site Coverage. No more than sixty-five percent (65%) of the Property shall be covered by buildings, driveways and parking areas.
3. Buffer Area. A landscaped buffer area of a minimum of one hundred twenty five (125) feet in width shall be maintained along the right-of-way line of Parham Road (as such right-of-way line shall be determined at the time of Plan of Development review) and a minimum of twenty-five (25) feet in width shall be maintained along such portions of the remaining boundaries of the Property as shall be zoned agricultural or residential at the time of Plan of Development

review but only for so long as said adjoining properties remain zoned agricultural or residential, except for utility easements, roads, signage, driveways or other purposes required at the time of Plan of Development review. Utility easements extended through the buffer areas shall be extended generally perpendicular thereto, and where practicable and permitted, areas disturbed for utility installation shall be restored. Existing vegetation and underbrush may, and fallen diseased or dead plant growth shall be removed from such buffer areas, and if so removed, additional plantings shall be added.


4. Building Setback and Hotel Restrictions. Not more than one (1) hotel shall be built on the Property nor shall it be built within four hundred (400) feet of the right-of-way line of Parham Road or on any site that abuts the right-of-way line of Parham Road (as such right-of-way line is determined at the time of Plan of Development review). Said hotel shall not exceed five (5) stories in height nor contain more than three hundred (300) guest rooms. No other buildings shall be constructed within two hundred (200) feet of the right-of-way line of Parham Road (as such right-of-way line is determined at the time of Plan of Development review) unless specifically approved by the Planning Commission at the time of Plan of Development review or by any other applicable governmental body. No hotel shall be constructed on the Property until an aggregate of 350,000 square feet of office and office/service development shall be constructed on the Property.
5. Parking Lot Landscaping. Parking lots serving development on the Property shall be landscaped, including but not limited to the planting of shrubbery and/or trees in the raised islands located within such parking lots and between parking rows.
6. Parking Lot Lighting. Parking lot lighting standards shall not exceed twenty (20) feet in height within three hundred (300) feet of any boundary of the Property nor twenty-five (25) feet in height within the remainder of that portion of the Property zoned O-3C. Parking lot lighting shall be provided by concealed sources of light and shall be reduced to no more than a security level following the close of business operations on the Property.
7. Vehicular Access. There shall be a maximum of three (3) vehicular access drives to or from the Property to or from Parham Road plus one additional access point to be used exclusively for the portion of the Property which is located east of a stream known as Chamberlayne Branch, nor shall any such access drives align with any road in any residential subdivision south of Parham Road, including Chamberlayne Farms, Wildwood and Northfield subdivisions, unless otherwise required by any governmental body having jurisdiction with respect thereto.
8. HVAC. Heating and air conditioning equipment shall be screened from public view from adjoining streets and properties in a manner satisfactory to and approved by the Planning Commission at the time of Plan of Development review.

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9. Internal Roads. The plan for major internal roads shall be in general compliance with the Major Thoroughfare Plan unless otherwise specifically approved or required by the Planning Commission at the time of Plan of Development review or by any other applicable governmental authority.
10. Phasing. No one shall request or be entitled to receive Certificates of Occupancy for more than an aggregate of 350,000 square feet of new office or new office service space per year, or any combination thereof, on a cumulative basis on the Property commencing with the first day of the month following rezoning of the Property, as requested herein, by the Board of Supervisors, except that Certificates of Occupancy for more than said 350,000 square feet per year shall be available to the extent that in prior years Certificates of Occupancy have been issued for less than said amount.
11. Construction Traffic. All construction traffic shall be restricted to Parham Road accesses.
12. P.O.D. Review. Development of each individual building on the Property shall be subject to Plan of Development review.
13. Traffic Impact Study. An updated Traffic Impact Study will be submitted to the County's Traffic Engineer on the first to occur of the following:
 - (a) Development of fifty percent (50%) of the Property, or
 - (b) Five (5) years from the date the Property is rezoned by the Board of Supervisors.
14. Height Restriction. Subject to the provisions of paragraph 4 hereof, no building shall be constructed on the Property in excess of three (3) stories in height within five hundred (500) feet of the right-of-way line of Parham Road (as such right-of-way line shall be determined at the time of Plan of Development review) without a Conditional Use Permit by Special Exception.

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., AICP,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. George W. Moore, III