

C-71C-95
C-72C-95
C-73C-95

THREE CHOPT DISTRICT



HENRICO COUNTY PLANNING OFFICE

CZ

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

April 23, 1996

Re: Conditional Rezoning Case C-73C-95

Mr. Daniel T. Schmitt
Loch Levan Land Limited Partnership
100 Concourse Blvd., Ste. 100
Glen Allen, Va. 23060

Dear Mr. Schmitt:

This is a correction of our letter to you dated March 19, 1996. The Board of Supervisors at its meeting on March 13, 1996 granted your request to conditionally rezone property from O-SC Office Service District (Conditional) to B-2C Business District (Conditional), Part of Parcel 18-A-22B, described as follows:

Beginning at a point on the E. line of Nuckols Road, said point being 194.34' north of proposed Wyndham Forest Drive; thence from said point of beginning and continuing along the E. line of Nuckols Road along a curve to the left with a radius of 1200.72' and a length of 447.87' to a point; thence N. 37° 57' 29" W., 190.00' to a point; thence leaving the E. line of Nuckols Road N. 46° 49' E., 9.39' to a point on the waters edge of Concourse Lake; thence following the meandering of the waters edge of Concourse Lake in an easterly direction 656' +- to a point; thence leaving the waters edge of Concourse Lake S. 51° 16' E., 175' +- to a point; thence 12° 43' 55" E., 505.14' to a point on the N. line of proposed Wyndham Forest Drive ; thence continuing along the N. line of proposed Wyndham Forest Drive in a westerly direction along a curve to the right with a radius of 336.11' and a length of 157.21' to a point; thence S. 77° 29' 49" W., 95.82' to a point; thence along a curve to the right with a radius of 1112' and a length of 11.72' to a point; thence leaving the N. line of proposed Wyndham Forest Drive N. 1° 19' W., 193.98' to a point; thence S. 83° 18' W., 242.89' to the E. line of Nuckols Road being the point and place of beginning, containing 6.9 +- acres of land.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Greenbelt.** A greenbelt for landscaping which may include berms, natural open areas and scenic vistas will be provided thirty (30) feet in width adjacent to the existing right-of-way line of Nuckols Road, except to the extent necessary for utility easements, bicycle paths, jogging trails, signage, roads, sidewalks, access driveways for major project areas (which access driveways shall run generally perpendicular to the greenbelt), and other purposes requested and specifically permitted, or if required by, the Planning Commission at the time of subdivision approval and/or Plan of Development review, or by any other governmental body.

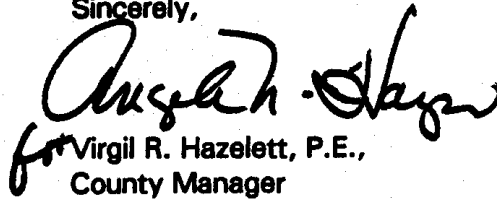
2. **Pedestrian and Bicycle Access.** Pedestrian and bicycle access ways will be provided within major project areas at the time of Plan of Development approval.
3. **Medians.** No median breaks shall be requested in Nuckols Road adjacent to the Property unless otherwise required or approved by the Planning Commission at the time of Plan of Development review.
4. **Open Space.** No more than seventy-five percent (75%) of the Property shall be covered by buildings, driveways and parking areas. No more than sixty-five (65%) of the Property may be covered by buildings, driveways and parking areas, if used solely for office purposes.
5. **Exterior Materials.** The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the Property (excluding rooftop screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. All buildings constructed on the Property shall have exposed exterior walls (above finished grade) of face brick, natural stone, glass, stucco, drivit, exposed aggregate concrete or an equivalent permanent architecturally finished material, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development review. 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 by the Planning Commission at the time of Plan of Development review.
6. **Parking Lot Lighting.** Parking lot lighting fixtures shall not exceed twenty-five (25) feet in height above grade level on the Property. Parking lot lighting shall be produced from concealed sources of light (i.e., "shoe box" type) and shall be reduced to no more than a security level following the close of business operations on the Property.
7. **HVAC.** Roof-top heating and air conditioning equipment shall be screened from public view at ground level at the property line; in a manner approved at the time of Plan of Development review.
8. **Trash Receptacles.** Trash receptacles shall be screened from public view at ground level, in a manner approved at the time of Plan of Development review.
9. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

Mr. Daniel T. Schmitt
Loch Levan Land Limited Partnership
April 23, 1996

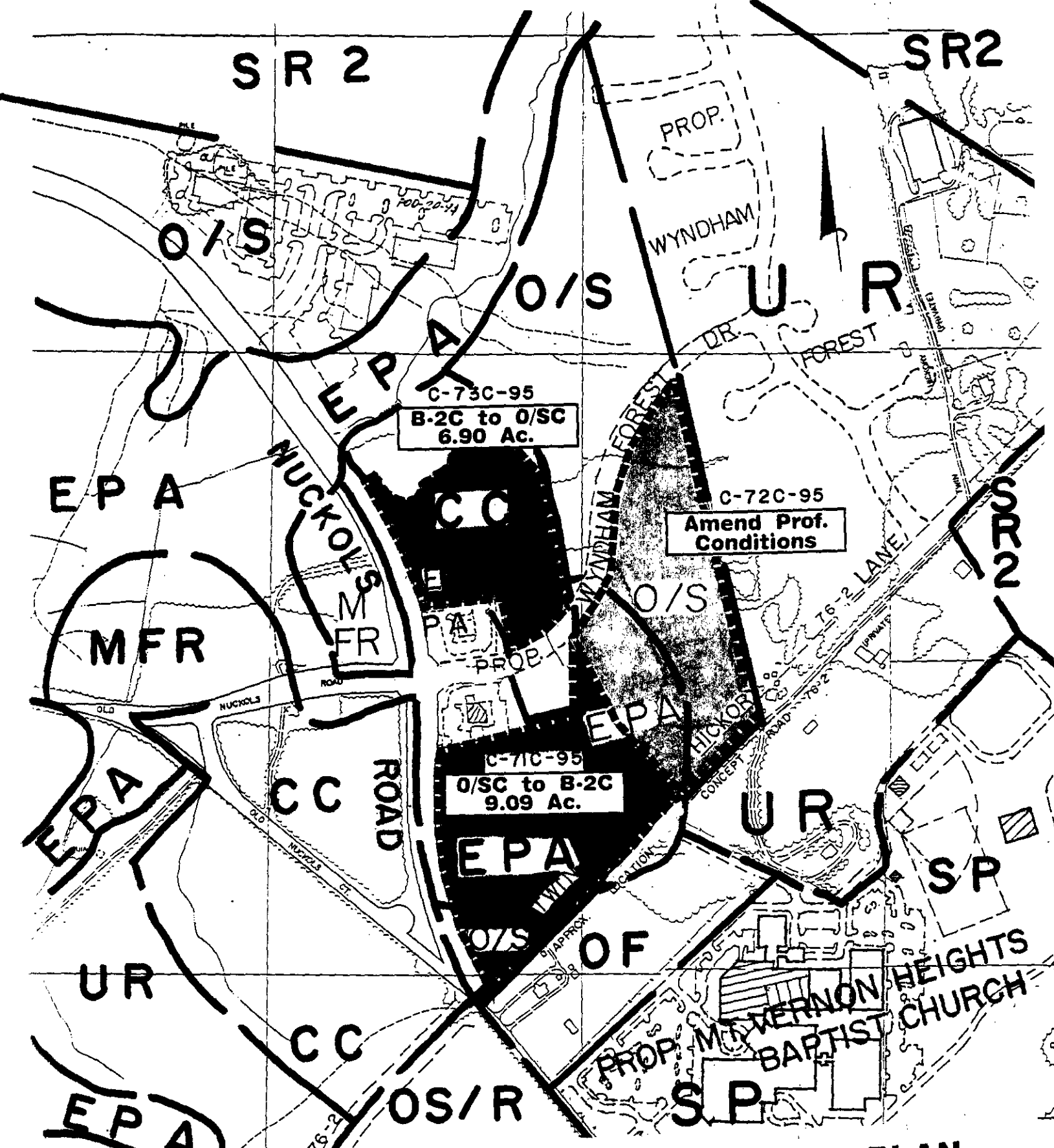
3

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 Virgil R. Hazelett, P.E.,
County Manager

cc: ✓ Director, Real Estate Assessment
Conditional Zoning Index
Messrs. James W. Theobald &
Charles H. Rothenberg, Esquires



C-71C-95
C-72C-95
C-73C-95

LAND USE PLAN
THREE CHOPT DISTRICT



HENRICO COUNTY PLANNING OFFICE

CZ

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

April 23, 1996

Re: Conditional Rezoning Case C-73C-95

Mr. Daniel T. Schmitt
Loch Levan Land Limited Partnership
100 Concourse Blvd., Ste. 100
Glen Allen, Va. 23060

Dear Mr. Schmitt:

This is a correction of our letter to you dated March 19, 1996.

The Board of Supervisors at its meeting on March 13, 1996 granted your request to conditionally rezone property from O-SC Office Service District (Conditional) to B-2C Business District (Conditional), Part of Parcel 18-A-22B, described as follows:

Beginning at a point on the E. line of Nuckols Road, said point being 194.34' north of proposed Wyndham Forest Drive; thence from said point of beginning and continuing along the E. line of Nuckols Road along a curve to the left with a radius of 1200.72' and a length of 447.87' to a point; thence N. 37° 57' 29" W., 190.00' to a point; thence leaving the E. line of Nuckols Road N. 46° 49' E., 9.39' to a point on the waters edge of Concourse Lake; thence following the meandering of the waters edge of Concourse Lake in an easterly direction 656' +- to a point; thence leaving the waters edge of Concourse Lake S. 51° 16' E., 175' +- to a point; thence 12° 43' 55" E., 505.14' to a point on the N. line of proposed Wyndham Forest Drive ; thence continuing along the N. line of proposed Wyndham Forest Drive in a westerly direction along a curve to the right with a radius of 336.11' and a length of 157.21' to a point; thence S. 77° 29' 49" W., 95.82' to a point; thence along a curve to the right with a radius of 1112' and a length of 11.72' to a point; thence leaving the N. line of proposed Wyndham Forest Drive N. 1° 19' W., 193.98' to a point; thence S. 83° 18' W., 242.89' to the E. line of Nuckols Road being the point and place of beginning, containing 6.9 +- acres of land.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Greenbelt.** A greenbelt for landscaping which may include berms, natural open areas and scenic vistas will be provided thirty (30) feet in width adjacent to the existing right-of-way line of Nuckols Road, except to the extent necessary for utility easements, bicycle paths, jogging trails, signage, roads, sidewalks, access driveways for major project areas (which access driveways shall run generally perpendicular to the greenbelt), and other purposes requested and specifically permitted, or if required by, the Planning Commission at the time of subdivision approval and/or Plan of Development review, or by any other governmental body.

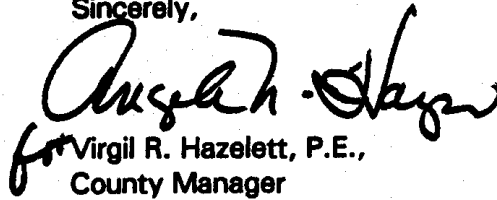
2. **Pedestrian and Bicycle Access.** Pedestrian and bicycle access ways will be provided within major project areas at the time of Plan of Development approval.
3. **Medians.** No median breaks shall be requested in Nuckols Road adjacent to the Property unless otherwise required or approved by the Planning Commission at the time of Plan of Development review.
4. **Open Space.** No more than seventy-five percent (75%) of the Property shall be covered by buildings, driveways and parking areas. No more than sixty-five (65%) of the Property may be covered by buildings, driveways and parking areas, if used solely for office purposes.
5. **Exterior Materials.** The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the Property (excluding rooftop screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. All buildings constructed on the Property shall have exposed exterior walls (above finished grade) of face brick, natural stone, glass, stucco, drivit, exposed aggregate concrete or an equivalent permanent architecturally finished material, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development review. 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 by the Planning Commission at the time of Plan of Development review.
6. **Parking Lot Lighting.** Parking lot lighting fixtures shall not exceed twenty-five (25) feet in height above grade level on the Property. Parking lot lighting shall be produced from concealed sources of light (i.e., "shoe box" type) and shall be reduced to no more than a security level following the close of business operations on the Property.
7. **HVAC.** Roof-top heating and air conditioning equipment shall be screened from public view at ground level at the property line; in a manner approved at the time of Plan of Development review.
8. **Trash Receptacles.** Trash receptacles shall be screened from public view at ground level, in a manner approved at the time of Plan of Development review.
9. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

Mr. Daniel T. Schmitt
Loch Levan Land Limited Partnership
April 23, 1996

3

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 Virgil R. Hazelett, P.E.,
County Manager

cc: ✓ Director, Real Estate Assessment
Conditional Zoning Index
Messrs. James W. Theobald &
Charles H. Rothenberg, Esquires