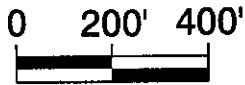


PT. OF 37-2-E-1

THREE CHOPT DISTRICT

HOTEL

**C-26C-98**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

# COUNTY OF HENRICO

May 19, 1998

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-26C-98

Impac Hotel Development  
13445 Peachtree Road, Suite 700  
Atlanta, GA 30326

Gentlemen:

The Board of Supervisors at its meeting on May 13, 1998, granted your request to conditionally rezone property from O-3C Office District (Conditional) to B-2C Business District (Conditional), Part of Parcel 37-2-E-1, described as follows:

Beginning at a point on the west line of Dominion Boulevard, said point being 40.82' south of the south line of Innslake Drive, being the place and point of beginning; Thence along a curve to the right with a radius of 1447.45' and an arc length of 63.98', being subtended by a chord of S. 17° 28' 17" W. for a distance of 63.98' to a point; Thence S. 18° 44' 16" W., a distance of 65.65' to a point; Thence S. 74° 54' 47" W., a distance of 481.33' to a point; Thence S. 87° 12' 00" W., a distance of 124.99' to a point on the north line of Sadler Road; Thence along the north line of Sadler road, S. 85° 37' 50" W., a distance of 190.00' to a point; Thence leaving the north line of Sadler Road, N. 11° 42' 38" E., a distance of 575.58' to a point on the south line of Innslake Drive; Thence along the south line of Innslake Drive, N. 87° 47' 39" E., a distance of 55.86' to a point; Thence along a curve to the right with a radius of 378.85' and an arc length of 245.61', being subtended by a chord of S. 73° 38' 01" E., for a distance of 241.33' to a point; Thence S. 55° 03' 41" E., a distance of 191.89' to a point; Thence along a curve to the left with a radius of 440.00' and an arc length of 171.08', being subtended by a chord of S. 66° 11' 59" E., for a distance of 170.00' to a point; Thence S. 77° 20' 19" E., a distance of 85.84' to a point; Thence along a curve to the right with a radius 25.00' and an arc length of 40.82', subtended by a chord of S. 30° 34' 00" E., for a distance of 36.43' to the place and point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 6.78 +/- 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 24, Code of Henrico (Zoning Ordinance):

1. Permitted Uses. Uses permitted on the Property shall be those uses permitted in the O-3 Office District, a hotel, and uses customarily accessory to the foregoing uses.
2. Parking Lot Lighting. Parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade of the base of the lighting standard unless otherwise requested and specifically approved at the time of Plan of Development

review. Parking lot lighting shall be produced from concealed sources of light (i.e., "shoebox" type).

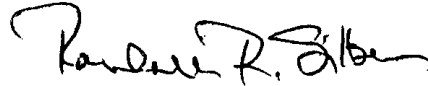
3. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines, all utility lines shall be underground.
4. HVAC. Any roof top heating and air conditioning equipment shall be screened from public view at ground level at the Property lines by means of parapets or other architectural features in a manner approved at the time of Plan of Development review.
5. Irrigation. Newly installed landscaped areas on the Property shall be served by an underground irrigation system.
6. Access Restriction. There shall be no driveway connection between the Property and Dominion Boulevard.
7. Site Coverage. The site coverage ratio for development on the Property shall not exceed sixty-five percent (65%). For purposes hereof, the site coverage ratio shall be determined by dividing the gross land area within the Property (which may include any portion of the Property covered by water) into the portion of the Property covered by building ground-floor area and paved areas for vehicular movement, loading and parking.
8. Screening of Refuse Containers. Refuse containers or refuse storage areas shall be hidden from general public view by means of fences, walls and/or landscape planting.
9. Buffer Area. A landscaped buffer area of a minimum of fifteen (15) feet in width shall be maintained along the Innslake Drive frontage of the Property. Utility easements, grading, underground drainage facilities, signage, access drives and other facilities required or permitted at the time of Plan of Development review may be permitted within the aforesaid buffer area, except that any driveway within the buffer area shall run generally perpendicular thereto. Where permitted, areas disturbed for utility installation shall be restored to the extent reasonably practicable. The aforesaid buffer area shall be increased to a minimum of twenty-five (25) feet in width, in the event the number of parking spaces required does not exceed two hundred sixty-eight (268) spaces.

Impac Hotel Development  
May 19, 1998  
C-26C-98

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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  
First Union National Bank  
Mr. Glenn Moore, Esquire