



REGIONAL HEADQUARTERS BLDG.,  
OFFICE & LIGHT INDUSTRIAL

28-A-22  
THREE CHOPT DISTRICT

**C-9C-98**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

## COUNTY OF HENRICO

March 17, 1998

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-9C-98

Mr. Larry Jarvis  
Ikon Office Solutions  
2211 Dickens Road  
Richmond, VA 23230

Gentlemen:

The Board of Supervisors at its meeting on March 11, 1998, granted your request to conditionally rezone property from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcel 28-A-22, described as follows:

Commencing on a point in the E. line of Nuckols Road, said point being the intersection of the E. line of Nuckols Road and the S. line of Interstate 295; thence along the S. line of Interstate 295 N.  $42^{\circ} 11' 45''$  E., 511.00' to a point; thence N.  $48^{\circ} 02' 18''$  E., 663.86' to a point; thence along a non-tangent curve to the right having a radius of 1557.02' and an arc length of 118.65' and being subtended by a chord of N.  $51^{\circ} 01' 07''$  E., 118.62' to a point; thence leaving the S. line of Interstate 295 S.  $44^{\circ} 48' 46''$  E., 342.07' to a point; thence S.  $42^{\circ} 26' 15''$  W., 1431.40' to a point in the E. line of Nuckols Road; thence along the E. line of Nuckols Road N.  $31^{\circ} 27' 10''$  W., 128.43' to a point; thence N.  $38^{\circ} 49' 01''$  W., 178.45' to a point; thence N.  $20^{\circ} 10' 29''$  W., 79.14' to a point; thence N.  $01^{\circ} 21' 57''$  E., 79.14' to the point of beginning, said property containing 12.8 acres more or less and being all of Henrico County P.I. Map No. 28-A-22, together with and subject to all covenants, easements, and other restrictions of record.

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. Exterior Materials. The exposed portion of each exterior wall surface (front, rear and sides) of any 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. Any building constructed on the Property shall have exposed exterior walls (above finished grade) of brick, split faced block, natural stone, E.I.F.S., glass, pre-cast concrete or an equivalent permanent architecturally finished material, unless different architectural treatment and/or materials are specifically approved by the Planning Commission with respect to the exposed portion of any such wall, at the time of Plan of Development Review.

2. Outside Storage. There shall be no outside storage on the Property. Overnight parking of commercial vehicles shall be screened from Nuckols Road and I-295. No commercial vehicle with a cargo carrier exceeding twenty (20) feet in length shall be stored on the Property.
3. Parking Lot Lighting. Parking lot lighting fixtures shall not exceed twenty-five (25) feet in height as measured from the grade of the base of the lighting standard unless otherwise requested and specifically approved, or if required by, the Planning Commission at the time of Plan of Development review. Parking lot lighting shall be produced from concealed sources of light (i.e. "shoe box" type).
4. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines, all utility lines shall be underground.
5. Access. Elks Pass Lane shall not be utilized as the primary access to the Property, when developed.
6. HVAC. Any rooftop heating and air conditioning equipment shall be screened from public view at ground level at the property lines and on Nuckols Road and I-295 adjacent to the Property by means of parapets or other architectural features in a manner approved at the time of Plan of Development review.
7. Open Space. Any Plans of Development which are done on all or part of the Property shall have a Site Coverage Ratio of no more than sixty-two (62) percent. For purposes hereof, Site Coverage Ratio shall be determined by dividing the gross area within a site into the portion of the site covered by building ground floor area and paved areas for vehicular movement, loading and parking.
8. Signage. Any detached signs on the Property shall be ground mounted and shall not exceed forty-eight (48) square feet in area or eight (8) feet in height above grade.
9. Uses. Except for the sale of office equipment, office supplies and/or office machinery from demonstration or presentation areas located within the southernmost seven hundred (700) feet of the Property, there shall be no retail business permitted on the Property. Additionally, the following uses shall not be permitted on the Property:
  - a. Bag, carpet and rug cleaning;
  - b. Metal shops;
  - c. Bottling plants;
  - d. Tire manufacturing;

- e. Recyclable materials processing facility;
  - f. Bulk storage or distribution plant for inflammable liquids; or
  - g. Vehicle service.
10. Irrigation. Newly installed landscaped areas on the Property shall be served by an underground irrigation system.
11. Development Controls. The architecture, site layout and uses permitted on the Property shall be subject to review and approval by the Declarant or its successor under the terms of the Protective Covenants recorded in the Clerk's Office of the Circuit Court of Henrico County in Deed Book 1841, page 1106, as amended, and general development standards relating to the portion of Innsbrook north of Nuckols Road.
12. Overhead Delivery Doors. Overhead delivery doors shall be screened from the view of motorists on I-295 and Nuckols Road adjacent to the Property, by vegetation or other screening material.
13. 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 any of the other proffers or the unaffected part of any such proffer.

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,



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

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Messrs. Glenn R. Moore or  
James W. Theobald, Esquires  
The Pickels Family Limited Partnership  
c/o Mr. Merle Shelton Ott, a general partner  
c/o Mr. Eugene Rosewell Shelton, a general partner  
c/o Morris Dosewell Shelton, a general partner  
Louisa County Library Foundation