

ZONING
 HOSPITAL PROPERTY
 EXPANSION
 Ref. 761-744-2028

C-59C-03
 Three Chopt District
 0 400 Feet

November 2003





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 3, 2004

Virgil R. Hazelett, P.E.
County Manager

Mr. Patrick W. Ferrell, CEO
HCA Health Services of Virginia, Inc.
1602 Skipwith Road
Richmond, VA 23229

Re: Conditional Rezoning Case C-59C-03

Dear Mr. Ferrell:

The Board of Supervisors at its meeting on January 27, 2004, granted your request to conditionally rezone property from R-3 One Family Residence District and R-6 General Residence District to O-3C Office District (Conditional), on part of Parcels 761-744-2028 and 760-744-5644, described as follows:

Beginning at a point, 347.89' west of the west line of Skipwith Road, along the boundary between a 15.5593 acre parcel of HCA Health Services of Virginia and Henrico County School Board, thence S64°13'45"W 644.87' to a point on the boundary of County School Board of Henrico and 4.509 acre parcel of HCA Health Services of Virginia, thence along said boundary N01°12'56"W 84.41' to a point, thence continuing along said boundary N18°46'04"E 64.38 to a point, thence continuing along said boundary N59°43'34"E 83.39' to a point, thence along said boundary N33°39'34"E 0.02' to a point, thence departing said boundary line and crossing the 4.509 acre HCA Health Services of Virginia parcel N01°13'27"W 82.48' to a point on the boundary between a 15.5593 acre parcel of HCA Health Services of Virginia and a 4.509 acre parcel of HCA Health Services of Virginia, thence N88°46'30"E 491.66' to the point and place of beginning, containing 1.554 acres.

The Board of Supervisors accepted the following proffered conditions, dated December 8, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

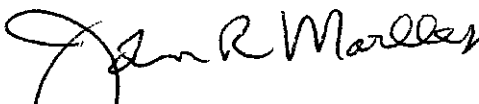
1. **Use Restriction.** The principal use of the Property shall be for general hospital purposes and uses incidental and related thereto.
2. **Building Height.** No building constructed on the property shall exceed fifty (50) feet in height.
3. **Parking Lot Lighting.** Parking lot lighting fixtures shall not exceed 25 feet in height as measured from the grade of the base of the lighting standard. All

lighting from such parking lot fixtures shall be produced from concealed sources of light. Parking lot lighting shall produce a maximum lighting intensity of one-half (1/2) foot candle at the boundary lines of the property.

4. **Buffer**. Any buffer may include, to the extent necessary, access driveways, utility easements and other purposes requested and specifically permitted, or if required, by the Planning Commission at the time of Plan of Development review or by any governmental body. The buffer shall consist of fencing and landscaping, or a combination thereof, as determined in the landscape plan approved by the Planning Commission at the time of Plan of Development review.
5. **Parkline Drive**. Construction traffic shall be prohibited on Parkline Drive.
6. **Helicopter Pad**. The existing helicopter landing pad shall not be relocated any closer to Three Chopt Elementary School.
7. **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

pc: The County School Board of Henrico County, Virginia
Mr. Ralph L. Axselle, Esquire
Director, Real Estate Assessment
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