

A-1

O-2

FRANKLIN FARMS

FRANKLIN FARMS DR

ROLLI

FOREST

Cheswick Farm

VA POWER LINE EASEMENT

O-2

Forest Office Park

O-2 & RTH to O-2C
1.815 Acres

THREE CHOPT ROAD

SANTA ROSA ROAD

RTH

FOREST AV

R-5

R-3

R-3

R-3

Sterling Court

NEUSON CT

BOBBIELLA LA

THREE CHOPT RD



January 2004

ZONING

OFFICE & BANK
Ref. 758-743-7963



C-4C-04

Three Chopt District

0 200 Feet





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

September 21, 2004

Forest Park Associates, LLC
a Delaware Limited Liability Company
c/o Robinson Development Group, Inc.
150 West Main Street
Suite 1100
Norfolk, VA 23510

Re: Conditional Rezoning Case C-4C-04

Dear Sir:

The Board of Supervisors at its meeting on September 14, 2004, granted your request to conditionally rezone property from RTH Residential Townhouse District and O-2 Office District to O-2C Office District (Conditional), Parcel 758-743-7963, described as follows:

Legal Description – Parcel 11A

Commencing at a drill hole on the northerly sideline of Three Chopt Road, N64°41'08"W a distance of 456.06' from the westerly line of Forest Avenue, extended; thence N26°44'00"W a distance of 180.99' to the point of beginning and being the southeasterly corner of the parcel hereinafter described; thence N63°16'00"W a distance of 228.57' to a point; thence northwesterly and curving to the left along the arc of a curve having a radius of 60', a length of 16', to a point on the sideline of Santa Rosa Road; thence northwesterly and curving to the left along the arc of a curve having a radius of 386.86', a length of 93.44' by the sideline of Santa Rosa Road to a pin; thence N85°15'00"E a distance of 148.30' to a nail; thence S63°16'00"E a distance of 156.66' to a nail; thence S26°44'00"W a distance of 160.10', the previous 3 courses of land now or formerly of Koala Richmond Realty Holding Co., Inc., to the point of beginning, containing 0.888 acres.

Legal Description – Parcel 11B

Beginning at a drill hole on the northerly sideline of Three Chopt Road, N64°41'08"W, a distance of 456.06' from the westerly line of Forest Avenue extended, and being the southeasterly corner of the parcel hereinafter described; thence N64°41'08"W a distance of 45.26' to a lead plug; thence N56°08'27"W a distance of 80.77' to a lead plug; thence N64°41'08"W a distance of 69.68', the previous 3 courses by the sideline of Three Chopt Road, to a lead plug; thence northwesterly and curving to the right along the arc of a curve

having a radius of 30', a length of 47.44' to a lead plug; thence N25°55'20"E a distance of 30.33' to a lead plug, thence northwesterly and curving to the left along the arc of a curve having a radius of 386.86', a length of 113.65', the previous 3 courses by the sideline of Santa Rosa Road to a point; thence southeasterly and curving to the right along the arc of a circle having a radius of 60', a length of 16' to a point; thence S63°16'00"E a distance of 228.57', the previous 2 courses by parcel 11A, to a point; thence S26°44'00"W a distance of 180.99' by land now or formerly of Koala Richmond Realty Holding Co., Inc., to the point of beginning, containing 0.927 acres.

The Board of Supervisors accepted the following proffered conditions, dated August 25, 2004, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Buffer Area – Three Chopt Road:** A landscaped buffer area of a variable width as shown on the Buffer Planting Plan as defined below, but in no case less than forty (40) feet in width shall be provided and maintained on the Property along the right-of-way line of Three Chopt Road (as such right-of-way line shall be determined at the time of the initial Plan of Development review for the Property). Roads, sidewalks, utility easements, fencing/walls adjacent to any roads, signage and any other uses as are requested and specifically permitted at the time of Plan of Development review shall be permitted within such buffer; provided, any such road or utility easements shall be extended generally perpendicular to Three Chopt Road through such buffer, unless otherwise currently existing or requested and specifically permitted at the time of Plan of Development review. Such buffer area is generally shown on the plan prepared by Higgins & Gerstenmaier, entitled "SCHEMATIC BUFFER PLANTING PLAN, SANTA ROSA ROAD SITE", dated April 13, 2004, and last revised August 20, 2004, and attached hereto (see case file) (the "Buffer Planting Plan").

This buffer shall be served by an underground irrigation system.

This buffer shall include landscaping of a minimum of transitional buffer 35, as referenced in the County Zoning Ordinance as is generally shown on the Buffer Planting Plan.

2. **Prohibited Uses on the Property:** No funeral homes or undertaking establishments shall be permitted on the Property.
3. **Vehicular Access Restrictions:** There shall be no vehicular access to the Property from Three Chopt Road.
4. **Architectural Treatment:** The exposed portions of the exterior wall surfaces (front, rear and sides) of any buildings constructed within the Property shall be similar in high quality of construction and shall have compatible architectural design

(incorporating compatible design elements, color and architectural styles) with other buildings within Forest Office Park.

All buildings constructed on the Property shall have exposed exterior walls (above finished grade) constructed primarily of masonry brick, stone, precast concrete, pre-cast or cast-in-place architectural concrete, exterior insulating finishing systems (E.I.F.S.) and/or glass and may have varying amounts of these exterior materials or an equivalent permanent architecturally finished material, unless different architectural treatment and/or materials are requested and specifically permitted at the time of Plan of Development (POD) review. Wood or composite siding, natural or cultured stone, marble, exposed aggregate concrete, exterior insulating finish systems, and/or glass, or an equivalent, permanent, architecturally finished material may be utilized as accent materials on such buildings.


No building on the Property shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum, iron and/or steel or other materials unless requested and specifically permitted at the time of Plan of Development review.

5. **Hours of Operation:** The hours of operation for any use on the Property other than an office or studio shall be limited to 7:00 am to 8:00 pm.
6. **Exterior Lighting:** Parking lot lighting standards within the Property shall not exceed fifteen (15) feet in height as measured from the grade of the lighting standard, except as otherwise permitted by the Planning Commission at the time of Plan of Development review. Exterior light fixtures, other than low intensity decorative ornamental fixtures such as gas style lamps, shall be produced from concealed sources of light and shall be reduced to no more than a security level following the close of business operations each day. At no time shall the parking lot lighting exceed one-half (1/2) foot-candle at the right-of-way lines of Three Chopt Road.
7. **Utility Lines:** Except for junction and access boxes, meters and existing overhead utility lines, all utility lines, including, without limitation, electric, telephone, CATV or other similar lines, shall be installed underground. All junction and access boxes and meters shall be screened from view at the perimeter of the Property to the greatest extent practical.
8. **Trash and Recycling Receptacle Areas:** All dumpsters, trash and recycling receptacles, (not including convenience cans), shall be screened from view from Three Chopt Road.

9. **Mechanical Equipment**: Mechanical equipment on the Property shall be screened from public view at ground level from Three Chopt Road, unless otherwise requested and specifically permitted at the time of Plan of Development review.
10. **Detached Signage**: Any detached signs shall be monolithic style signs, the base of which shall be landscaped. All detached signage shall be consistent with the overall theme for the remainder of Forest Office Park. Any sign within one hundred (100) feet of Three Chopt Road may not exceed six (6) feet in height and if lit, shall be lit externally.
11. **Covenants**: Prior to a final Plan of Development approved by Henrico County, Virginia for any improvement on the Property, a document shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the quality and type of development of the Property in conjunction with and consistent with the remainder of Forest Office Park. The covenants shall provide for high standards of uniform maintenance (consistent with office and commercial "Class A" projects) of individual buildings, common areas, open space, landscaping and private streets, and provide for minimum development and operational standards for each site within the Property in conjunction with and consistent with the remainder of Forest Office Park.
12. **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,



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

pc: Mr. Ralph L. Axselle, Jr., Esquire
Director, Real Estate Assessment
Conditional Zoning Index

SANTA ROSA ROAD

Proposed Bank
3,500 s.f. +/-

DRIVE THRU
DRIVE THRU
DRIVE THRU

VAN

NELLIE STEVEN'S HOLLY
DAYLILLY/DAFFODIL MIX

LIRIOPE
TREE FORM NELLIE STEVEN'S HOLLY
DAYLILLY/DAFFODIL MIX

GREEN VASE ZELKOVA
DAYLILLY/DAFFODIL MIX
CRIMSON PYGMY BARBERRY

ONE WAY

ANNUALS
CRIMSON PYGMY BARBERRY

BLACK-EYED SUSAN

ANNUALS
GRAPE HYDRILE (LILAC FLOWER COLOR)
DAYLILLY/DAFFODIL MIX

THREE CHOPT ROAD



**SCHEMATIC BUFFER PLANTING PLAN
SANTA ROSA ROAD SITE**

Henrico County, Virginia

Res. No. C-4C-04
Date: 6/24/04

C-4C-04



DATE
SCALE
BY

