



**R-6 to O-3C  
8.85 Ac.**

**C-48C-06**

**Zoning**

**Henrico Doctors Hospital Expansion**

*Three Chopt District*

400 Feet

PS July 2006 Ref. 760-744-1845



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

October 17, 2006

Henrico Doctors Hospital – Forest Campus, LLC  
c/o Mr. Stephen Denney, HCA  
One Park Plaza  
Two Building East – 5<sup>th</sup> Floor  
Nashville, TN 37221

Re: Conditional Rezoning Case C-48C-06

Dear Mr. Denney:

The Board of Supervisors at its meeting on October 10, 2006, granted your request to conditionally rezone from R-6 General Residence District to O-3C Office District (Conditional), part of Parcel 760-744-1845, described as follows:

Commencing at the point of intersection of the south line of Forest Avenue and the west line of Skipwith Road, thence along the south line of Forest Avenue in a westerly direction for a distance of 1303' +/- to a point, being the point of beginning; thence leaving the south line of Forest Avenue S 02° 02' 30" E for a distance of 911.25' to a point; thence N 69° 59' 52" W for a distance of 107.89' to a point; thence N 02° 02' 30" W for a distance of 41.35' to a point; thence N 69° 59' 52" W for a distance of 375.79' to a point; thence S 22° 54' 35" W for a distance of 67.03' to a point; thence N 65° 23' 34" W for a distance of 168.12' to a point on the east line of Forest Avenue; thence along the east line of Forest Avenue along a curve to the right having a radius of 676.20' and an arc length of 457.14', being subtended by a chord of N 17° 00' 03" E for a distance of 448.49' to a point; thence continuing along the east line, which becomes the south line of Forest Avenue along a curve to the right having a radius of 662.53' and an arc length of 557.92', being subtended by a chord of N 60° 29' 33" E for a distance of 541.58' to the point of beginning; said property containing 8.85 acres more or less and being a portion of parcel 760-744-1845 as shown on Henrico County Property Identification Map. Together with and subject to all covenants, easements and restrictions of record.

The Board of Supervisors accepted the following proffered conditions, dated August 29, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Uses.** The principal uses permitted on the Property shall be as follows: general hospitals; offices and office buildings, medical and laboratories; office and office buildings, professional or administrative; child care centers in accordance with §24-106 provided such child care center is related to other permitted uses on the property; and retail and service facilities in accordance with the provisions of §24-50.11(f).
2. **Parking Lot Lighting.** Parking lot lighting fixtures on the Property shall not exceed 25 feet in height as measured from the grade of the base of the lighting standard to the top of the fixture. All lighting from such parking lot features 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 line of the Property.
3. **Buffer - Apartments.** Any buffer adjacent to property used for apartments 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 meet the requirements of the Transitional Buffer 25. The buffer can be within the area required by the Department of Public Works (Stream Protection Area buffer and floodplain) to be maintained and not in addition thereto, provided that buffer does meet the requirements of the Transitional Buffer 25.
4. **Buffer - Forest Avenue.** Any buffer adjacent to Forest Avenue may include roads, sidewalks, utility easements, fencing/walls adjacent to any roads, signage or any other uses as are requested and specifically permitted at the time of Plan of Development review or by any governmental body.
5. **Discovery Drive; Access to Adjacent Apartment Property.** Any development on the Property shall provide access for the adjacent property used for apartments as requested and specifically permitted by the Planning Commission at the time of Plan of Development review. The sole pedestrian and vehicular access from the adjacent property used for apartments to the Property shall be by Discovery Drive and sidewalk adjacent thereto.
6. **Architectural Treatment.** Any building constructed on the Property shall be a combination of brick and EIFS over mesh and shall be similar in appearance to buildings on the existing adjacent Henrico Doctors' Hospital campus.

7. **Coordinated Development.** The Property shall be developed in a fashion that is coordinated with the adjacent Henrico Doctors' Hospital campus as it relates to vehicular and pedestrian access, parking, landscaping and building(s).
8. **Severance.** The unenforceability, elimination, revision or amendment of any proffers 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.

The Planning Department 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: Ralph L. Axelle, Jr., Esquire  
Director, Real Estate Assessment  
Conditional Zoning Index