



**SUBJECT PROPERTY**

Zoning Districts identified on this sheet with an Asterisk (\*) are within the West Broad Street Overlay District and are subject to Special Regulation

**C-14C-07**  
**Zoning**  
 Amend Proffered Conditions  
 Three Chopt District  
 600 Feet  
 PS December 2006 Ref: 736-763-0263



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

March 20, 2007

Short Pump Town Center, LLC  
50 Public Square, Suite 1100  
Cleveland, OH 44113-2267

Re: Conditional Rezoning Case C-14C-07

Dear Sirs:

*The Board of Supervisors at its meeting on March 13, 2007, granted your request to amend proffered conditions accepted with Rezoning Case C-29C-98, on Parcels 736-763-0263, 736-763-3247, 736-763-5234, 736-763-7718, 736-764-3817, 736-764-7528, 737-762-8670, 737-763-0900, 737-763-2226, 737-763-3450, 737-763-1093, 737-764-0069, 738-762-1495, 738-762-5667, 738-762-7348, 738-762-9480, 738-764-0203, 739-762-0039, 739-762-1061, 738-763-7335, 738-763-7712, 738-763-0822, and 739-763-1874, described as follows:*

Beginning at a point, marked P.O.B., on the North line of U.S. Route 250-West Broad Street, said point being the intersection of the West line of Hagen Drive and the North line of U.S. Route 250-West Broad Street; thence along the said North line of U.S. Route 250-West Broad Street the following twenty one courses: N 76°22'43" W, 558.02'; thence N 13°37'17" E, 22.33'; thence N 76°22'43" W, 23.83'; thence S 13°37'17" W, 22.33'; thence N 76°22'43" W, 388.62'; thence along a curve to the right having a radius of 2801.78', a length of 397.07', a chord bearing of N 72°19'07" W and a chord of 396.73'; thence N 21°44'29" E, 7.00'; thence along a curve to the right having a radius of 2794.78', a length of 150.24', a chord bearing of N 66°43'07" W and a chord of 150.22'; thence S 24°49'17" W, 7.00'; thence along a curve to the right having a radius of 2801.78', a length of 176.94', a chord bearing of N 63°22'10" W and a chord of 176.91'; thence N 61°33'37" W, 449.93'; thence S 39°33'18" W, 29.84'; thence N 63°40'15" W, 7.80'; thence N 38°58'31" E, 30.14'; thence N 61°34'54" W, 179.76'; thence N 61°06'57" W, 215.87'; thence N 28°53'03" E, 22.00'; thence N 61°06'57" W, 20.00'; thence S 28°53'03" W, 22.00'; thence N 61°06'57" W, 351.54'; thence N 61°27'36" W, 342.61'; thence leaving the said North line of U.S. Route 250-West Broad Street N 38°20'37" E, 480.69' to a point; thence N 39°02'12" E, 571.51' to a point; thence N 38°50'59" E, 907.40' to a point on the South line of Interstate 64; thence along the said South line of Interstate 64 the following four courses: S 70°13'44" E, 487.35'; thence S 70°17'20" E, 676.30'; thence S 70°09'37" E, 1149.46'; thence S 70°17'12" E, 263.38'; thence leaving the said South line of Interstate 64 S 00°41'55" W, 760.37' to a point; thence

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N 89°18'05" W, 73.60' to a point; thence S 06°30'16" E, 291.81' to a point; thence S 13°44'33" W, 695.44' to a point; thence N 76°33'06" W, 100.68' to a point; thence S 13°43'20" W, 257.09' to a point on the North line of U.S. Route 250-West Broad Street; thence along the said North line of U.S. Route 250-West Broad Street N 76°22'43" W, 136.98' to a point on the East line of Hagen Drive; thence leaving the said North line of U.S. Route 250-West Broad Street along the said East line of Hagen Drive the following four courses: N 27°37'44" W, 57.15'; thence N 13°35'16" E, 10.47'; thence N 76°24'44" W, 10.62'; thence N 13°19'19" E, 86.18' to a point on the North line of Hagen Drive; thence leaving the said East line of Hagen Drive, along the said North line of Hagen Drive N 76°24'44" W, 50.05' to a point on the West line of Hagen Drive; thence leaving the said North line of Hagen Drive along the said West line of Hagen Drive the following four courses: S 13°19'19" W, 94.89'; thence N 76°24'44" W, 10.33'; thence S 13°35'16" W, 9.80'; thence S 56°43'21" W, 64.22' to the point and place of beginning containing 147.186 acres.

The Board of Supervisors accepted the following proffered conditions, dated January 12, 2007, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Except as amended hereby, all proffers contained in C-29C-98 shall remain in full force and effect and shall by this reference thereto be made a part hereof as if fully set forth herein.
2. Proffer 31 shall be deleted in its entirety.

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. Hazlett, P.E.  
County Manager

pc: Federated Retail Holdings, Inc.  
Mercantile Operations, Inc.  
Nordstrom, Inc.  
Gibraltar Property Management, Inc.  
Ralph L. Axselle, Jr., Esquire  
Director, Real Estate Assessment  
Conditional Zoning Index