



R-6 to O-3C
4.41 Ac.

C-31C-07
Zoning
 Hospital & Office Use
 Three Chopt District
 400
 Feet

PS April 2007 Ref: 761-745-3004



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

July 17, 2007

HCA Health Services of Virginia
Attention: Lisa R. Valentine
1602 Skipwith Road
Richmond, VA 23229

Re: Conditional Rezoning Case C-31C-07

Dear Ms. Valentine:

The Board of Supervisors at its meeting on July 10, 2007, granted your request to conditionally rezone from R-6 General Residence District to O-3C Office District (Conditional), part of Parcel 761-745-3004, described as follows:

Commencing at the intersection of Skipwith Road and the south line of Forest Avenue; thence along the south line of Forest Avenue in a westerly direction for a distance of 1303' more or less to a point; thence leaving the south line of Forest Avenue S 02°02'30" E for a distance of 574.22' to the place and point of beginning; thence N 88°45'47" E for a distance of 281.48' to a point; thence S 01°14'13" E for a distance of 42.00' to a point; thence N 88°45'47" E for a distance of 50.00' to a point; thence N 01°14'13" W for a distance of 42.00' to a point; thence N 88°45'47" E for a distance of 72.49' to a point; thence S 01°14'01" E for a distance of 82.48' to a point; thence S 33°39'00" W for a distance of 0.02' to a point; thence S 59°43'00" W for a distance of 83.39' to a point; thence S 18°45'30" W for a distance of 64.38' to a point; thence S 01°13'38" E for a distance of 417.50' to a point; thence S 88°46'06" W for a distance of 300.53' to a point; thence N 02°02'30" W for a distance of 601.01' to the place and point of beginning. Said parcel containing 4.41 acres.

The Board of Supervisors accepted the following proffered conditions, dated April 5, 2007, 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 adjacent to any property used for residential purposes.
3. **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.
4. **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).
5. **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 Bill Axelle, Jr., Esq.
Ryan W. Boggs, Esq.
Director, Real Estate Assessment
Conditional Zoning Index