

Hanover County, Virginia

Land Use Map

Legend

-  Agricultural
-  Rural Village
-  Suburban Transitional
-  Suburban General
-  Suburban High
-  Multi-Family
-  Commercial
-  Multi-Use
-  Mixed-Use (LC/HR)
-  Mixed-Use (H/C/LR)
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Flood Plain

C-11-14

Robert J. Evans and Ruby G. Evans

Rezone R-1 to B-1

Commercial Land Use

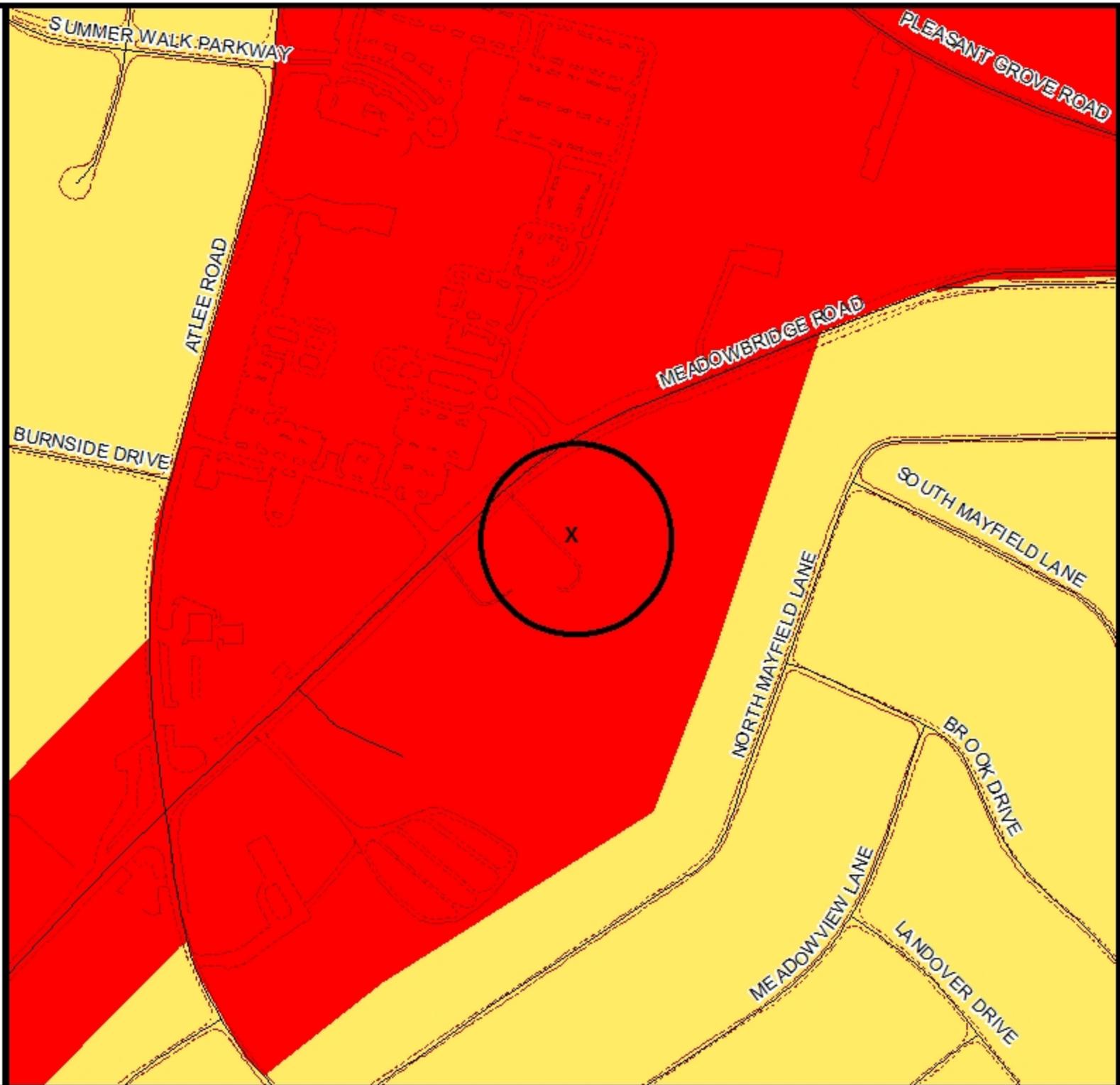
OPIN: 8705-53-8457

Mechanicsville Magisterial District



1 inch = 400 feet

June 02, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- Water
- - - Trees
- - - Private Road
- Structures
- Parcels

C-11-14

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Rezone R-1 to B-1

Zoned R-1

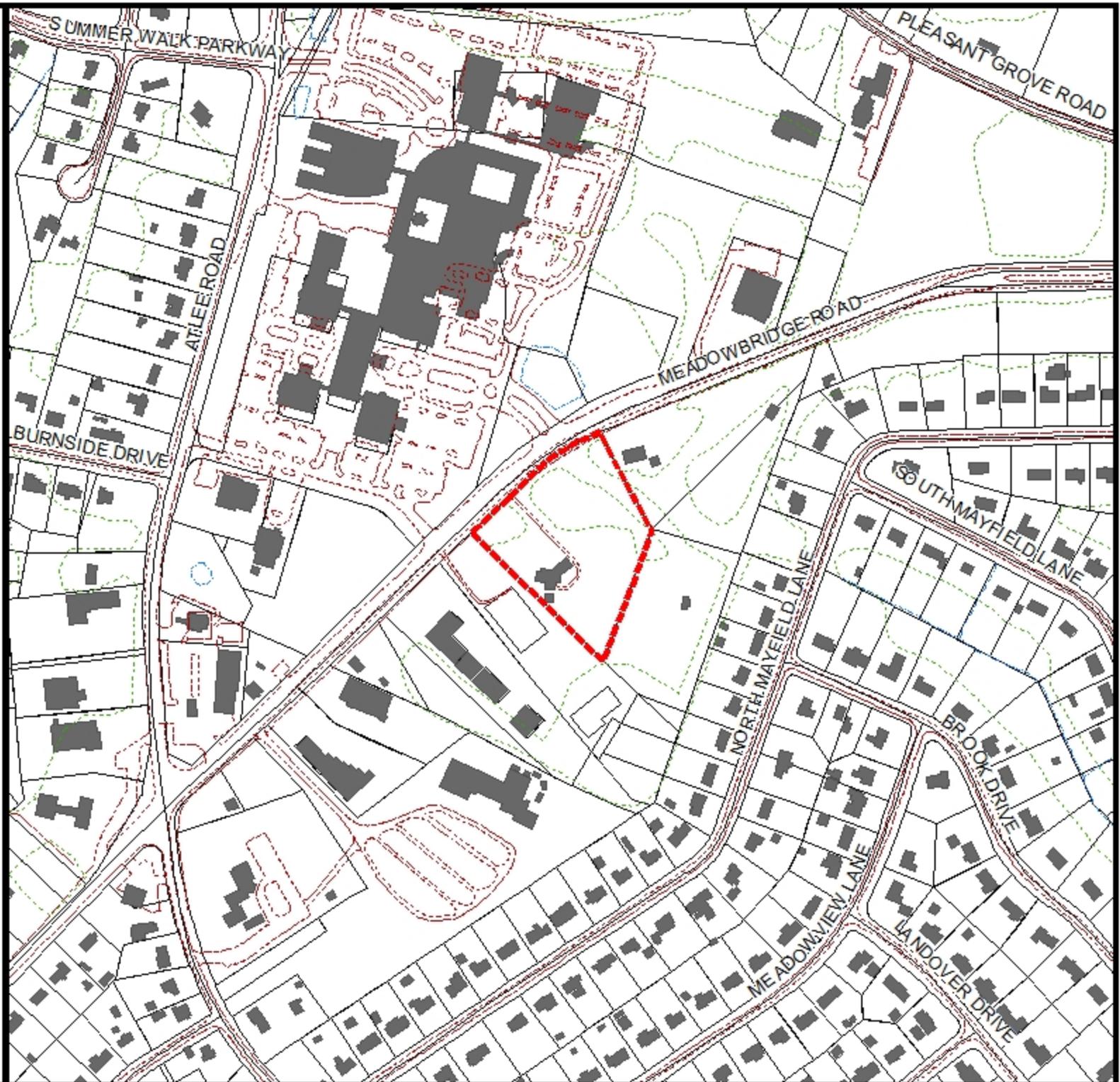
GPIN: 8705-93-8457

Mechanicsville Magisterial District



1 inch = 400 feet

June 02, 2014



Hanover County, Virginia

Zoning Map

Legend

— Roads	■ R-4
- - - Water	■ R-5
- - - Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
□ AR-1	■ B-2
□ AR-2	■ B-3
□ AR-6	■ O-S
□ RC	■ B-0
□ RS	■ M-1
□ R-1	■ M-2
□ R-2	■ M-3
□ R-3	

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Robert J. Evans and Ruby G. Evans

Rezone R-1 to B-1

Zoned R-1

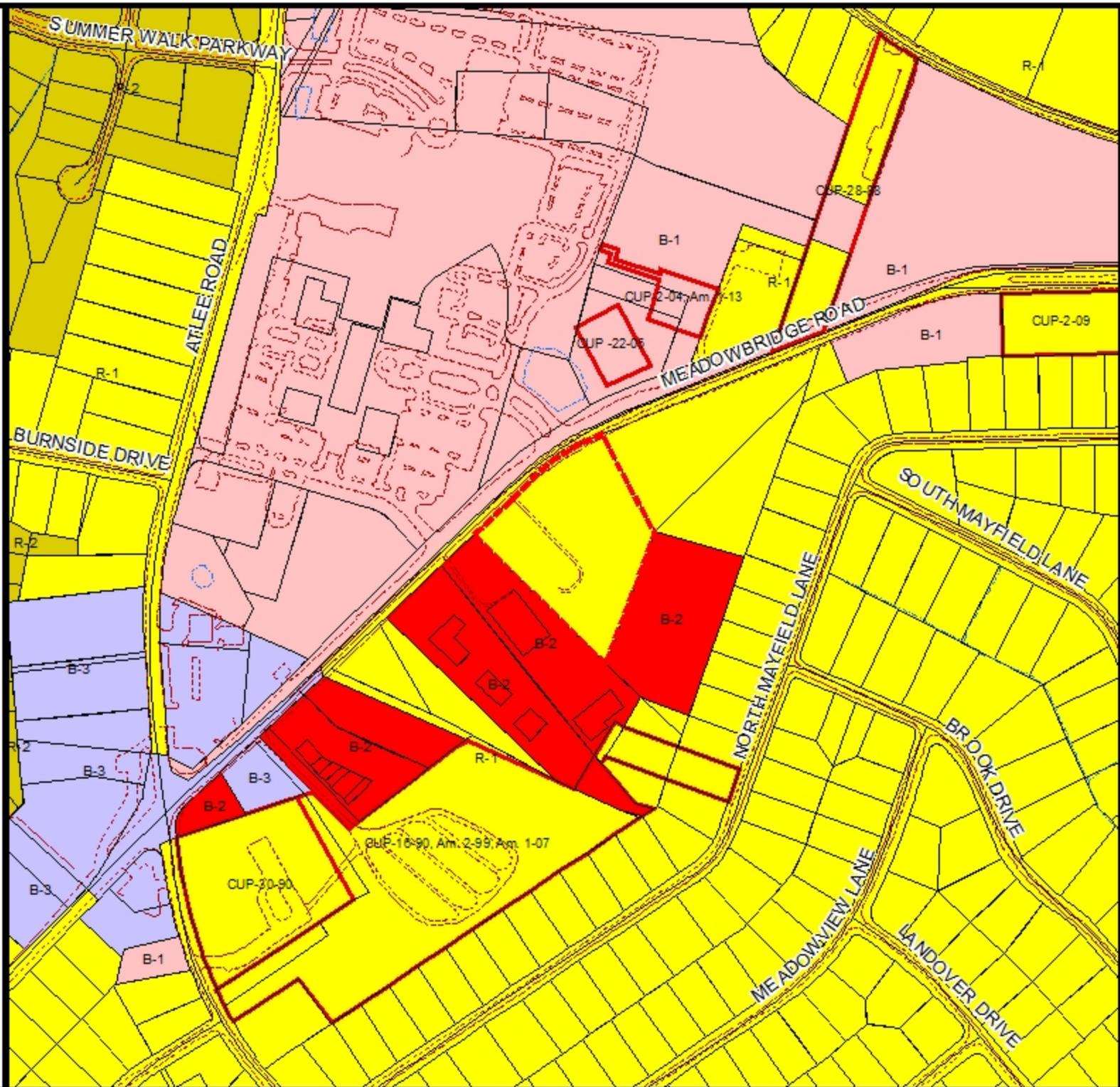
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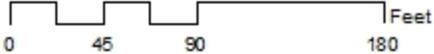
Mechanicsville Magisterial District



1 inch = 400 feet

June 02, 2014





**C-11-14(c), RUBY G. AND ROBERT J. EVANS, JR.
(HANOVER AL INVESTORS, L.L.C.)**

Commercial Rezoning Report
Mechanicsville Magisterial District
PC Meeting Date: August 21, 2014



Overview

Current Zoning	R-1, Single-Family Residential District
Requested Zoning	B-1(c), Neighborhood Business District with conditions
Acreage	4.14 acres
Location	On the south line of Meadowbridge Road (State Route 627) approximately 1,300 feet west of its intersection with Atlee Road (State Route 638)
GPIN	8705-53-8457
General Land Use Plan	Commercial
Major Thoroughfare Plan	Meadowbridge Road – Major Collector (100' right-of-way)
Suburban Service Area	Inside
Case Planner	Gretchen Biernot

Executive Summary

This is a request to rezone to B-1(c), Neighborhood Business District with conditions to allow for offices and an assisted living facility on Meadowbridge Road across from Memorial Regional Medical Center. The applicant has submitted a companion request for a Special Exception to permit a 103-room assisted living facility.

Staff Recommendation

APPROVAL subject to the submitted proffers, dated August 8, 2014, conceptual plan, dated, June 2014 and revised July 31, 2014, and elevations, dated July 31, 2014.

Planning Analysis

The applicant is proposing to develop an 89,500 square foot, 3-story assisted living facility to include 72 assisted living units and 31 memory care units. Should the property not be developed as an assisted living facility, use of the property would be limited to office use. The conceptual plan shows the building centrally located on the property surrounded by parking and drive aisles. The plan demonstrates that the parking provided onsite exceeds the ordinance requirement for an assisted living facility. A stormwater management basin located on the eastern side of the property is bordered by a walking trail to be used as an amenity by residents of the facility.

Comprehensive Plan/Compatibility with the Surrounding Area

The site is well-suited for the proposed assisted living facility, being located across from Memorial Regional Medical Center (MRMC) and adjacent to medical office buildings along Meadowbridge Road. Except for the property to the east that is zoned R-1, Single-Family Residential District, all properties adjacent to and across from the subject property are zoned B-1, Neighborhood Business District or B-2, Community Business District. The Comprehensive Plan (the "Plan") designates this property and those surrounding it on Meadowbridge Road for commercial use.

A key strategy in the Plan for development in commercial areas is to ensure safe and adequate vehicular access as well as consider opportunities to consolidate access points. One full-movement driveway is proposed to align with the hospital entrance across Meadowbridge Road. A traffic impact analysis dated July 22, 2014 was prepared by Ramey Kemp & Associates, which reviewed the capacity of this intersection and the need for traffic improvements. The analysis made the following findings and recommendations:

- Because an assisted living facility is a very low traffic generator, the traffic analysis determined that a right-turn lane into the site was not warranted.
- The center turn lane should be restriped on Meadowbridge Road to accommodate the recommended westbound left turn lane.
- The applicant will need to coordinate with MRMC to restripe the middle lane on the southbound MRMC driveway as a shared through-left turn lane.

The recommended improvements are reflected on the proffered conceptual plan. In addition, the traffic signal must be modified to accommodate new turn lanes and striping, and the applicant's engineer has indicated that the signal improvement plans and associated calculations shall be provided at the time of site plan review.

The Plan also encourages interconnectivity between adjacent property owners. In accordance with the recommendations of Fire/EMS and the Planning staff, a second point of access has been provided on the conceptual plan along the western side property line for emergency access purposes only. There is a proffer in place on GPIN 8705-53-7158, approved with rezoning case C-2-01(c), Am. 1-04, which requires the provision of a cross access easement should the subject property be rezoned to commercial. Even though this entrance does not fully address interconnectivity between parcels, staff determined it was sufficient that this access be for emergency use only to maintain the safety of the residents onsite of the assisted living facility.

In addition, the Plan encourages the development of attractive commercial corridors and excellence in building design. The proffered elevations showing the assisted living facility building incorporate architectural features of the hospital and nearby medical offices, including materials and colors, while maintaining a residential character. The applicant has also proffered to screen all mechanical units on the property with features compatible with the building and utilize monument signage that is compatible with the architectural theme of the building.

Community Meeting

The applicant held a community meeting on July 9, 2014, which had very low attendance. The applicant reviewed facility operations and resident security and also answered questions on potential impacts to adjacent properties, including traffic.

Agency Analysis

There were no substantial comments from the reviewing agencies.

Proffers

Staff recommends approval of the submitted proffers, dated August 8, 2014. The proffers submitted include:

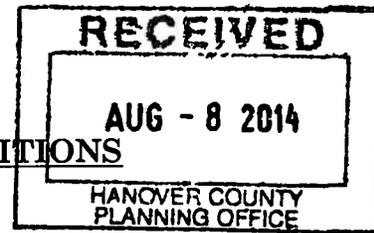
1. **Conceptual Plan** – The applicant has proffered development in substantial conformity with the conceptual plan, should the property develop as an assisted living facility. Construction easements needed for improvements to the hospital driveway as shown on the conceptual plan shall be provided prior to site plan approval.
2. **Transportation** – All transportation improvements, including the proposed driveway shown on the conceptual plan and traffic signal modifications, shall be designed and constructed to VDOT standards.
3. **Dedication of Right-of-way** – The applicant has agreed to dedicate right-of-way on Meadowbridge Road in accordance with the Major Thoroughfare Plan.
4. **Elevations** –The applicant has proffered to design and construct the building in substantial conformity with the elevations, should the property be developed as an assisted living facility. Any other buildings constructed on the property shall complement these elevations.
5. **Refuse Pick-up**. A proffer has been submitted to limit the hours of trash pick-up.
6. **Loading Areas**. Loading areas shall be located in the side or rear of the property and screened from public roadways.
7. **HVAC Units** – The applicant has proffered the screening of any mechanical units.
8. **Monument Signs** – The use of monument signage has been proffered that is compatible with the materials and architectural theme of the building.
9. **Uses**. – The applicant has proffered to limit the use of the property to an assisted living facility and offices.

GJWB/sm/HTE

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Traffic Study
- Application Materials
- Agency Review Comments
- Citizen Correspondence
- Proffers /Conceptual Plan/Elevations

SECOND AMENDED AND RESTATED PROFFERED CONDITIONS
C-11-14(C) HANOVER AL INVESTORS, LLC



The undersigned owners of parcel designated GPIN 8705-53-8457 (the "Property"), voluntarily agree for themselves, agents, personal representatives, successors and assigns (collectively "the Property Owner") that, in the event the Property is rezoned from A-1 to B-1 the development and use of the Property shall be subject to the following conditions:

1. Conceptual Plan.

- a. Should the Property be developed for use as a assisted living facility, it shall be designed and constructed in substantial conformity with the Conceptual Plan titled "The Crossings at Hanover AL/MC", prepared by Willmark Engineering, PLC, dated July 31, 2014 (the "Conceptual Plan"), including the entrance and parking improvements as depicted. The Property Owner may adjust road and lot lines, and other engineering detail subject to the approval of the Planning Director, which adjustments are necessary to effectively design the Property based on final engineering.
- b. Should entrance improvements or pavement restriping be required on GPIN 8705-53-7813, all necessary construction easements shall be obtained prior to site plan approval. Copies of the recorded easement documents shall be provided to the Hanover County Planning Department prior to site plan approval.

2. Transportation.

- a. The driveway shall be designed in accordance with the Conceptual Plan.
- b. Owner agrees to make necessary modifications to the traffic signal, mast, and signal arms which are necessary to accommodate traffic entering and exiting the property.
- c. All such road and traffic control improvements shall be designed and constructed in accordance with applicable VDOT standards and specifications.

3. Dedication of Right-of-Way. The Property Owner agrees to dedicate fifty feet (50') of right-of-way measured from the centerline of Meadowbridge Road

(State Route 627) to the Property for future road widening, free of cost to the County, upon request of the County or VDOT.

4. Elevations. Should the Property be developed for use as an assisted living facility, it shall be designed and constructed in substantial conformity with the architectural appearance shown on the elevations titled "The Crossings at Hanover, An Assisted Living Community, Mechanicsville, VA", prepared by Gaylen Howard Laing Architect, dated July 31, 2014. Any other new buildings constructed on the Property shall be complementary in design and materials to these elevations.
5. Refuse Pickup. Refuse pickup from a the Property shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Saturday, with no refuse pickup on Sunday.
6. Loading Areas. Any service and delivery loading docks will be located at the side or rear of structures, and will be treated with architectural elements or decorative fencing and/or evergreen landscaping to screen their visibility from the public roadways.
7. HVAC. Any mechanical units on the Property shall be screened by architectural features which are compatible with the building façade architecture. The method of screening shall be submitted for review and approval by the Director of Planning prior to site plan approval.
8. Monument Signs. All freestanding signs on the Property shall be monument type. The materials and design of any signs shall be compatible with the proposed materials and architectural theme of the proposed structures. Sign elevations shall be submitted to the Planning Director for review and approval or disapproval, at his sole discretion, prior to final approval of site plan.
9. Uses. Use of the property shall be limited to the following:
 - a. Assisted living facility, subject to the applicable zoning requirements; and
 - b. Business, governmental, medical, or professional offices.

ROBERT J. EVANS, JR. AND RUBY G. EVANS

By: James W. Theobald
James W. Theobald, Attorney-in-Fact
Date: August 7, 2014

COMMONWEALTH OF VIRGINIA
CITY OF RICHMOND, to-wit:

I, Janet Anne Johnston, a Notary Public for the Commonwealth of Virginia, at-large, do certify that James W. Theobald, whose name is signed to the above, bearing date on the 7th day of August, 2014, has acknowledged the same before me in my State aforesaid.

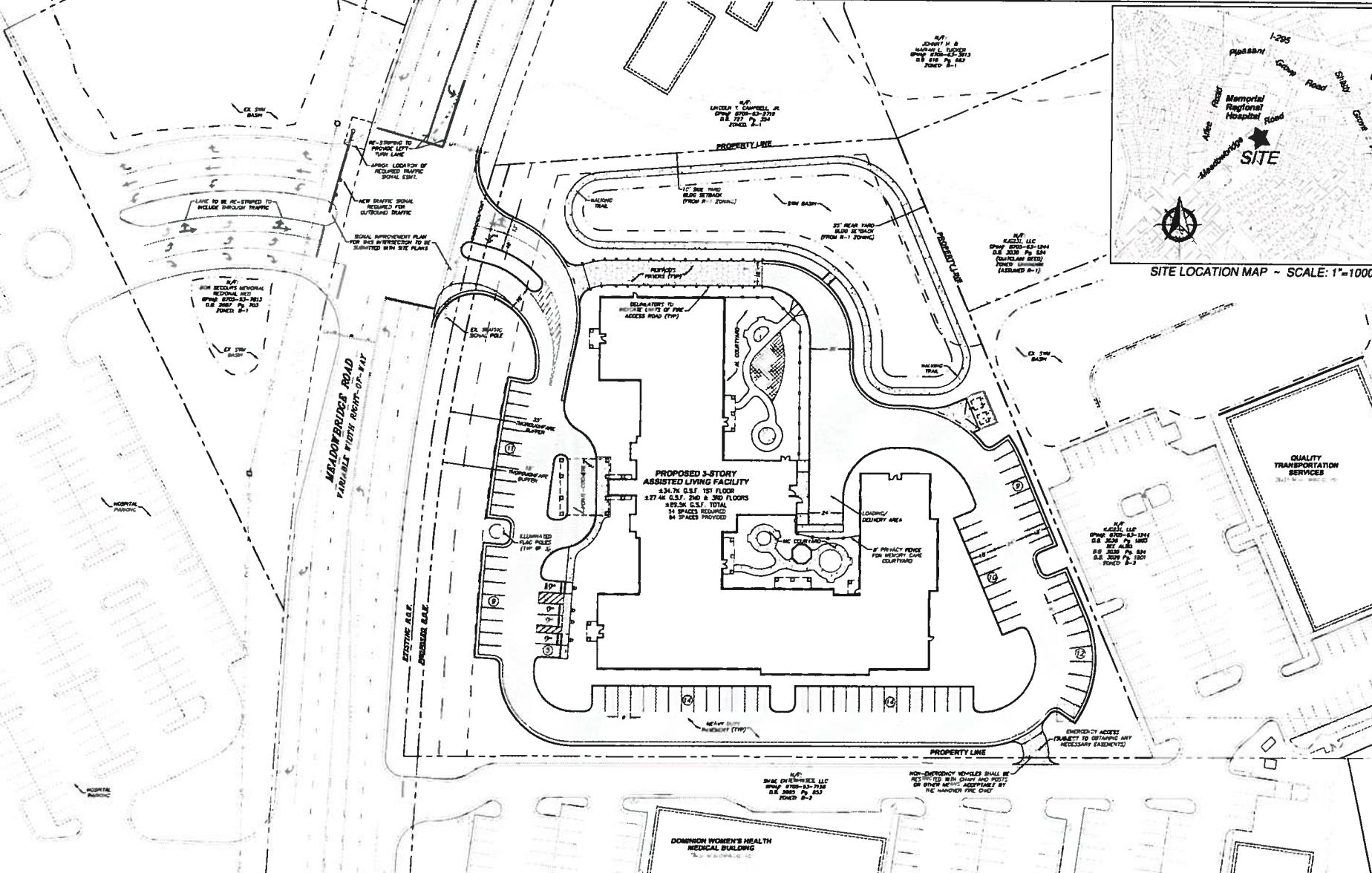
Given under my hand this 7th day of August, 2014.

Janet Anne Johnston (SEAL)
Notary Public

My Commission Expires:

Notary ID#: 7560312





N.P.
JOHN V. &
DORIS M. JOHNSON
P.O. BOX 100
100 W. 100 S.
JORDI, UT

N.P.
LINDA M. SMITH, JR.
P.O. BOX 100
100 W. 100 S.
JORDI, UT

N.P.
KAZU, LLC
C/O 2000-23-124
S.E. 2000 Pk. SW
COLUMBUS, MISS.
(ALIGNED 10-1)

N.P.
KAZU, LLC
C/O 2000-23-124
S.E. 2000 Pk. SW
S.E. 2000 Pk. SW
S.E. 2000 Pk. SW
JORDI, UT

N.P.
DAN EVANS, LLC
P.O. BOX 100
100 W. 100 S.
JORDI, UT

NON-EMERGENCY VEHICLES SHALL BE
RESTRICTED WITH SHAW AND NORTH
OF OTHER MEDICAL FACILITIES BY
THE HONORARY FIRE CHIEF

SITE LOCATION MAP - SCALE: 1"=100'

DOMINION WOMEN'S HEALTH
MEDICAL BUILDING

QUALITY
TRANSPORTATION
SERVICES

PROPOSED 3-STORY
ASSISTED LIVING FACILITY
234,76 G.S.F. 1ST FLOOR
227,42 G.S.F. 2ND & 3RD FLOORS
462,18 G.S.F. TOTAL
54 SPACES REQUIRED
84 SPACES PROVIDED

MEADOWBRIDGE ROAD
VARIABLE WIDTH RIGHT-OF-WAY

EXISTING A.S.P.
PROPOSED G.A.E.

PLANE TO BE ADJUSTED TO
INCLUDE THROUGH TRAFFIC

RE-STRIPING TO
PROVIDE LIT
TURN LANE
APPROXIMATE LOCATION OF
REQUIRED TRAFFIC
SIGNAL ELEM.

NEW TRAFFIC SIGNAL
REQUIRED FOR
OUTBOUND TRAFFIC
SIGNAL APPROPRIATE PLAN
FOR THIS INTERSECTION TO BE
SUBMITTED WITH SITE PLANS

6/7
HOW REDUCES MEMORIAL
REGIONAL MED.
SPAC. 2023-23-124
S.E. 2000 Pk. SW
JORDI, UT

20' FIRE LANE
BLDG SETBACK
(FROM P. 1 ZONING)

20' REAR YARD
BLDG SETBACK
(FROM R-1 ZONING)

20' NON-PARKING
BUFFER

20' NON-PARKING
BUFFER

30' REAR YARD
BLDG SETBACK
(FROM R-1 ZONING)

30' REAR YARD
BLDG SETBACK
(FROM R-1 ZONING)

40' WIDE
EMERGENCY EGRESS
WAY

EMERGENCY ACCESS
(SUBJECT TO OBTAINING ANY
NECESSARY EVIDENCES)

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE



FRONT ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST (REAR) ELEVATION



NORTHEAST ELEVATION