

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 (HC/LR)
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Flood Plain

C-14-14

Scotchtown Partners, L.L.C.

Rezone A-1 to B-3, RS & RM

Suburban General and Multi-Use
Land Use

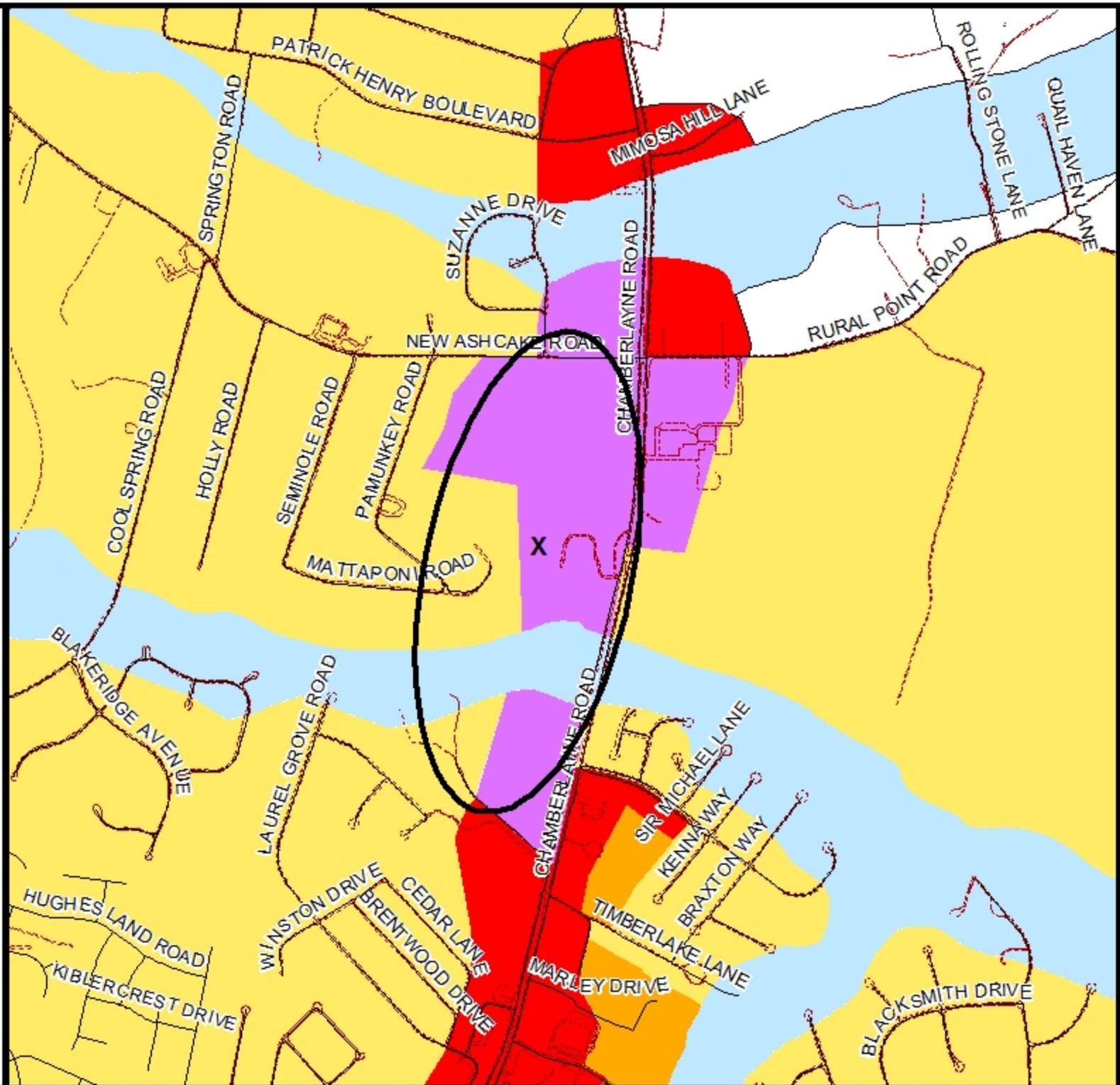
GPIN's: 8707-61-6614, et al

Chickahominy Magisterial District



1 inch = 1,200 feet

August 05, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-14-14

Scotchtown Partners, L.L.C.

Rezone A-1 to B-3, RS & RM

Zoned A-1

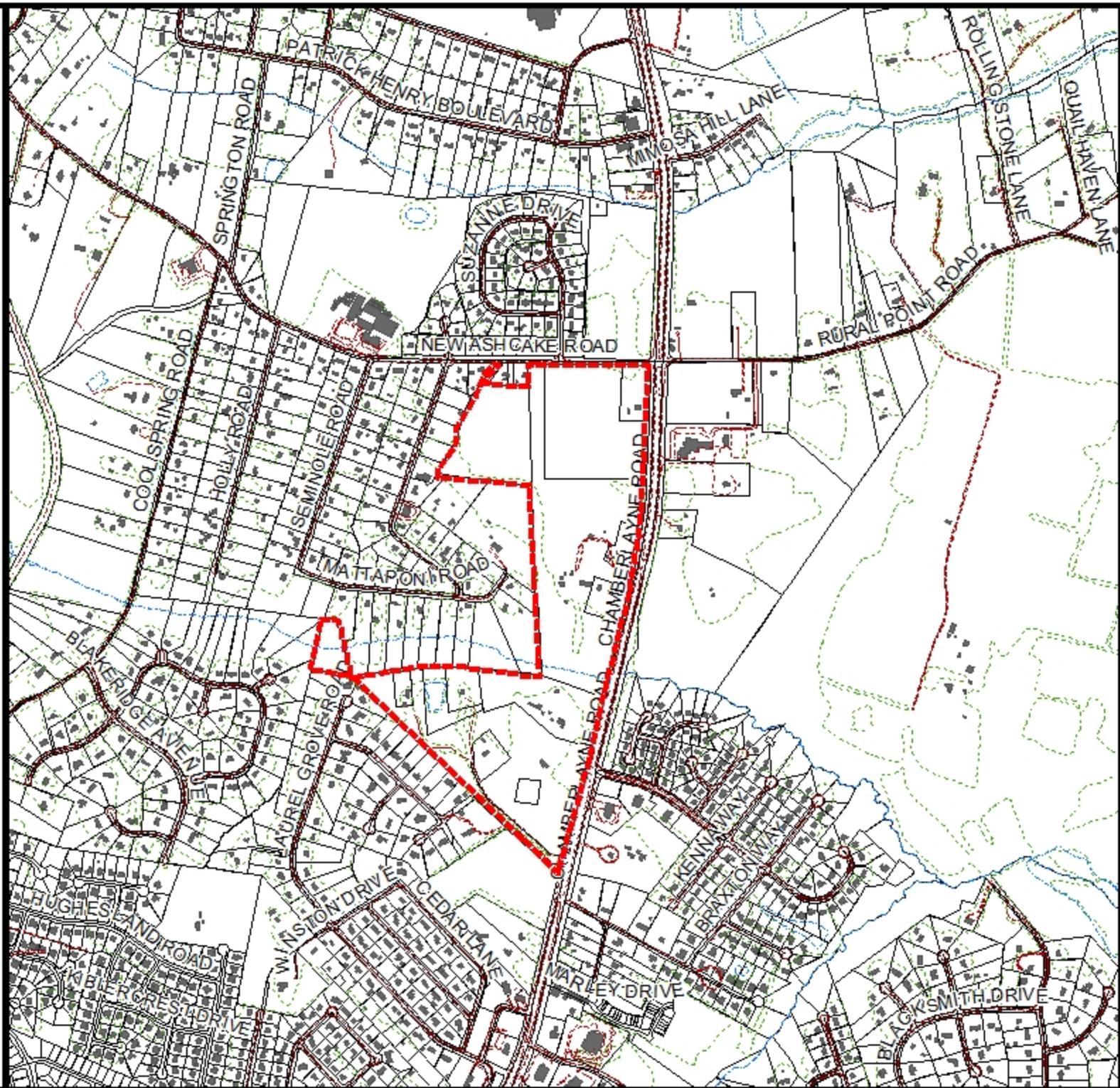
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Chickahominy Magisterial District



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August 05, 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		

C-14-14

Scotchtown Partners, L.L.C.

Rezone A-1 to B-3, RS & RM

Zoned A-1

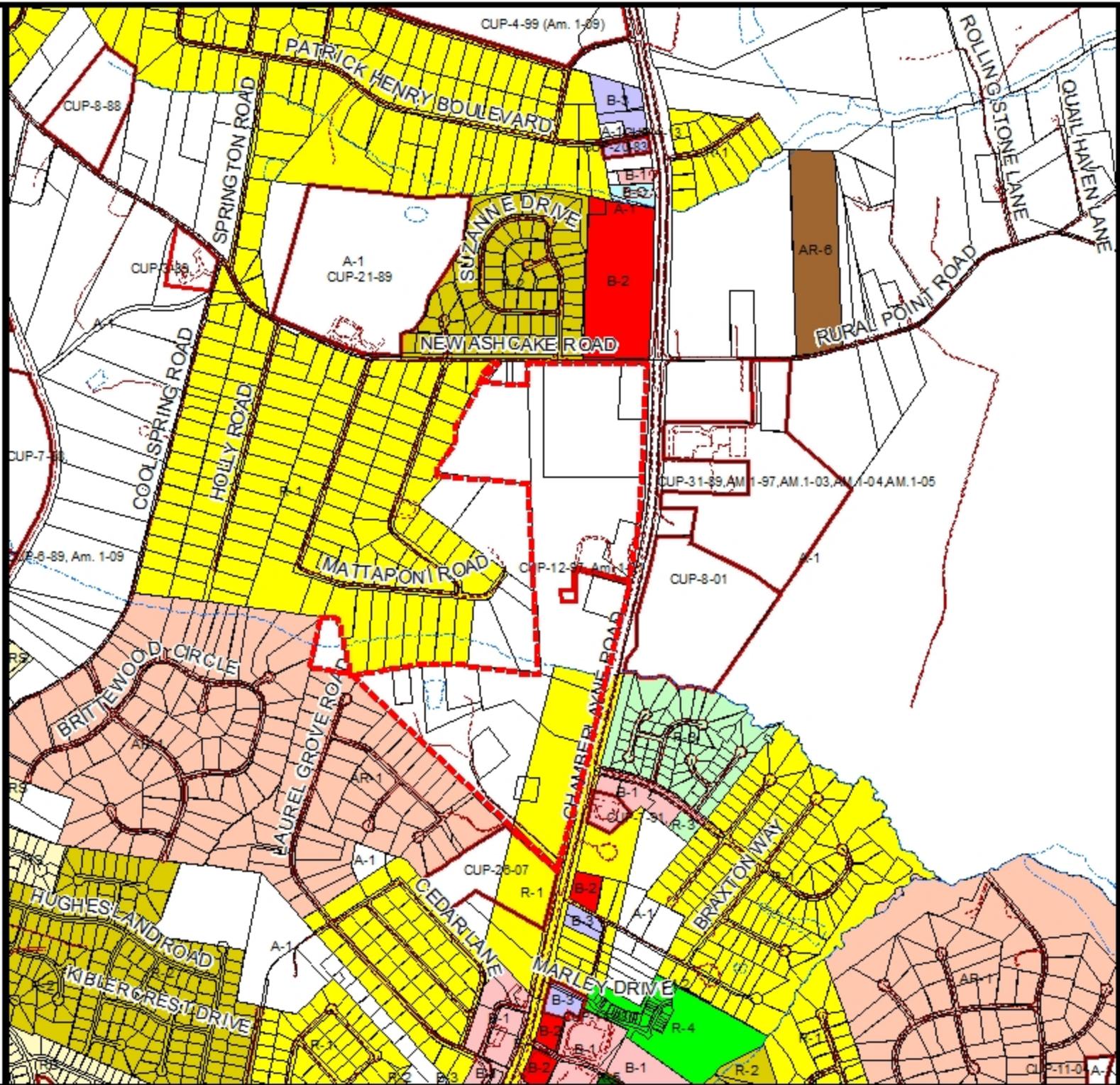
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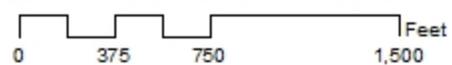
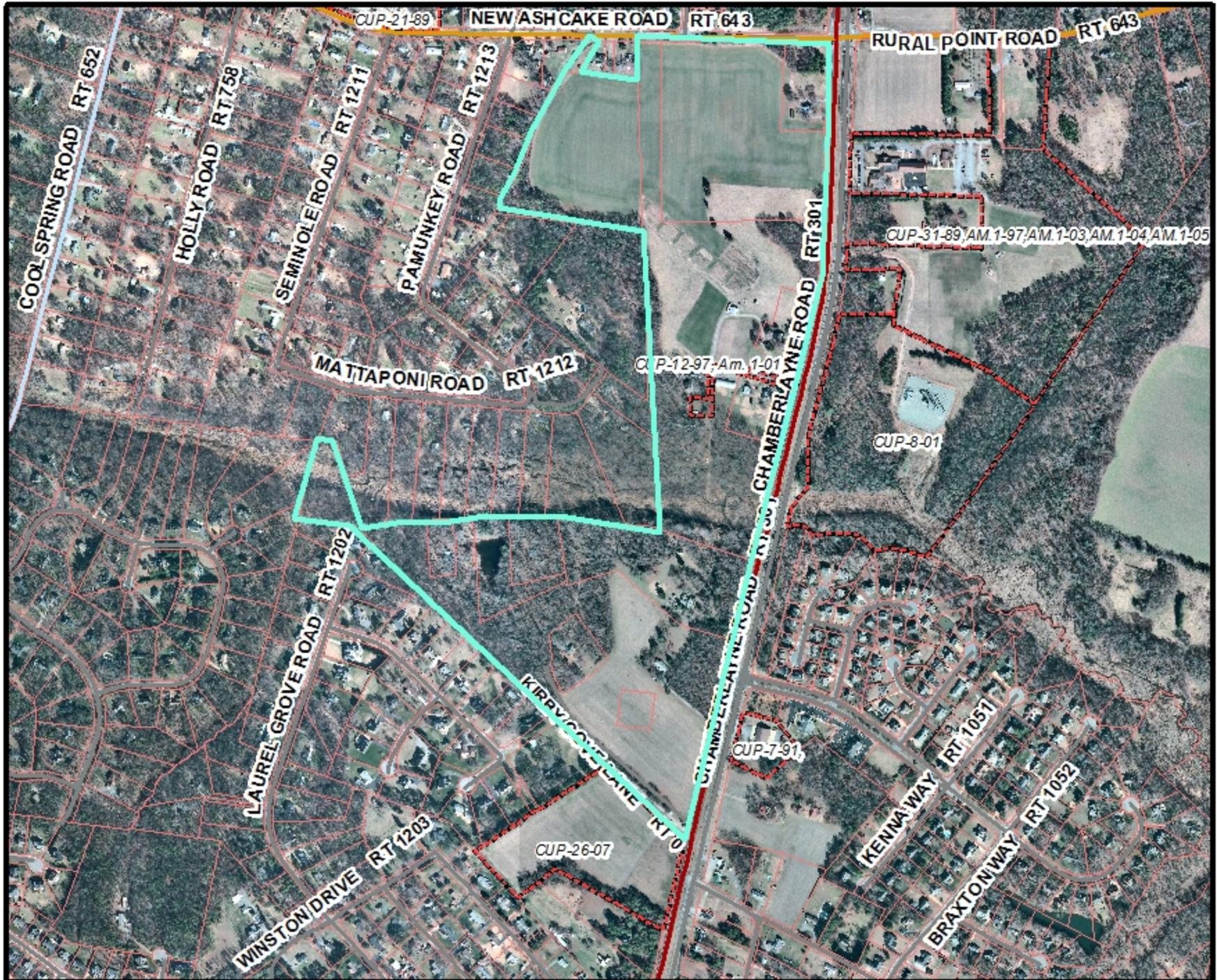
Chickahominy Magisterial District



1 inch = 1,200 feet

August 05, 2014





**C-14-14(c), MARY LYNNE MCDOUGLE, ET AL.
(SCOTCHTOWN PARTNERS, L.L.C.)**



Residential/Commercial Rezoning Report
Chickahominy Magisterial District
PC Meeting Date: May 21, 2015

Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	RS(c), Single-Family Residential District with conditions RM(c), Multi-Family Residential District with conditions B-3(c), General Business District with conditions
Requested Density	The overall residential density will be 7.94 dwelling units per acre; details regarding each proposed zoning district are provided below.
Acreage	103.68
Location	At the southwest quadrant of Chamberlayne Road (U.S. Route 301) and New Ashcake Road (State Route 643)
GPINs	8706-48-8991(part), 8706-58-6162, 8707-51-3243, 8707-51-3841, 8707-61-2365, 8706-58-5695(part), 8706-58-8910(part), 8706-69-3782, 8707-60-1621(part), 8707-60-5237, 8707-61-6614, 8706-58-3434, 8706-59-0093(part), 8706-49-5063(part) and 8707-51-6800
General Land Use Plan	Multi-Use
Major Thoroughfare Plan	Chamberlayne Road (U.S. Rt. 301) - Major Arterial with 120' ROW; New Ashcake Road (State Rt. 643) - Minor Arterial with 100' ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

This is a request to rezone multiple properties that are designated on the General Land Use Plan map for Multi-Use, which recommends a master planned community that achieves the goals and objectives of the County's Comprehensive Plan. The request includes the following components: B-3(c) zoning permitting office and retail uses on 36.68 acres; RS(c) zoning permitting 115 single family lots on 32.35 acres for a gross density of 3.55 dwelling units per acre; RM(c) zoning permitting 131 townhouses units on 14.01 acres for a gross density of 9.35 dwelling units per acre; and, RM(c) zoning permitting 286 apartment units on 20.64 acres for a gross density of 13.86 dwelling units per acre. The overall residential density would be 7.94 dwelling units per acre. The requested zoning designations are supported by the Multi-Use land use designation if achieved in the proper ratios.

Staff Recommendation

DEFERRAL to allow the applicant time to address the comments herein as well as those included in the May 13, 2015 letter to the applicant's representative.

Planning Analysis

Comprehensive Plan

The subject property is designated on the General Land Use Plan as “*Multi-Use*”. Per Section 2 of the Hanover County Comprehensive Plan, the Multi-Use land use designation is intended to provide opportunities for the development of business parks, professional offices, limited industrial, and retail uses. These uses may be supplemented by the inclusion of a variety of residential uses at various densities, but residential development is not required for compliance with the land use designation. The plan further suggests that the ratio of non-residential land to residential land shall not be less than 35 percent to 65 percent respectively.

The land use policies contained in the Comprehensive Plan also state that project phasing be undertaken in a manner that ensures the primary emphasis of the designation is for business and professional uses. Accordingly, the plan states that “residential development shall not disproportionately precede business or professional development within a project”. Other key policies of the Multi-Use designation include:

- Assurance that adequate and safe transportation facilities are available for ingress and egress for this development and provide interconnectivity within the community to serve vehicles and pedestrians;
- Ensuring the proposed project is compatible and in harmony with the surrounding community; and,
- Ensure provision of contiguous open space designed for passive green space areas and active recreation that is conveniently and centrally located for residential and non-residential uses, and encourage the preservation of cultural resources and environmental features such as scenic viewsheds and existing trees and vegetation. Environmental and cultural resources should be integrated into the community as an amenity to enhance aesthetics and for the passive enjoyment of residents and employees.

As submitted, the above listed policies are not demonstrated by this request. This request does achieve some objectives outlined in the land use policies of the Comprehensive Plan:

- The commercial areas include 36.68 acres of the total 103.68 acres, which is 35.4% of the area of the project;
- While additional improvements are suggested by staff, sidewalks and pedestrian trails have been provided throughout to interconnect the proposed uses within the project and pedestrian trails that could connect to adjacent neighborhoods have been provided;
- Elevations of the commercial structures have been provided showing a variety of quality materials, including brick, stone and hardiplank siding and sash windows, and decorative features such as dovecot, gable dormers, metal awnings, brackets, board and batten siding and accent windows;
- Variation in building elevations through diverse but complementary architectural forms, materials and colors have been presented in both the elevations and streetscape vignettes;
- A wide range of housing types and higher densities are provided to address the changing needs of future County residents;
- If completed as presented, this multi-use community could create a separate “sense of place” for the project.

The applicant has provided a master plan for 103.68 acres, which are being rezoned for residential, office and retail uses. The master plan must demonstrate that the entire development is one connected project with integrated uses that succeed under the Multi-Use designation which requires at least 35% of the project acreage to be commercial for economic development and employment opportunities; the applicant's project includes 35.4% commercial area.

Staff notes that the proposed development is split by Totopotomoy Creek and a 120' Vepco easement. The RS single family residential district and almost 6 acres of commercial area are south of those features, which include major transmission lines. Early in this process, staff stressed to the applicant that a Multi-Use master planned community must be integrally connected both physically and functionally, and staff indicated that a road connecting the two areas was optimal. The first versions of this master plan showed a wide footbridge with nearby amenities, but recent plans replace that with an asphalt pedestrian trail adjacent to Route 301. The applicants have informed staff that Vepco will not permit a bridge structure in their easement, and the Corps of Engineers would be involved in approving any crossing of the creek.

In an attempt to address the connection requirement, the applicants show on the master plan a pedestrian path at the edge of the Route 301 right-of-way. The plan shows an 8' asphalt trail with 6' of that within a proposed public utility easement and approximately 2' extending into the adjacent 6' shoulder that also includes a 50" tall equestrian fence just inside of the fill slope. As a single master planned community, most of the commercial development is north of the creek and Vepco easement. At the least, staff recommends this connection be improved to include benches and adequate lighting in the area outside of the public utility easement as well as another fence or thick vegetation in an area that fits between the public utility easement and the southbound traffic along Route 301. The latter additional features is suggested for safety purposes. Provision of these features is necessary to provide residents a comfort level to use it and with features that make it an amenity to the community at large, and in this case, to provide actual protection from vehicles traveling along that roadway.

Even with the additional features discussed above, the Planning Commission and the Board of Supervisors must determine whether this project should be considered a single master planned Multi-Use community.

Compatibility with Surrounding Area

South of New Ashcake Road, the adjacent residential neighborhoods (Henry Clay Heights and Powhickery Estates) are zoned A-1, AR-1 and R-1 as all were developed prior to the current Zoning Ordinance. Almost all are one acre in size or larger, with a few having as much as ten acres. North of New Ashcake is Pearson's Corner Subdivision, which is zoned R-2 and most lots are approximately one-half acre in size. The residential development within the proposed development include single-family detached lots that average 0.15 acre in size and the typical lots sizes for townhouses are 20-25' wide and 70' deep. While these residential sections have been located to serve as a transition to the proposed commercial or multi-family uses, their proposed density does not transition with adjacent residential development.

Residential RS and RM District Requirements

Staff has completed a detailed review of the Master Plan sheets related to the RS, Single-Family Residential District, and the RM, Multi-Family Residential Districts for both the townhomes and the multi-family units. Some portions of the master plan were submitted for the first time on April 30, 2015, the Planning Commission's 21-day submittal deadline, which resulted in some lengthy comments. This review has been provided to the applicant in a letter dated May 13, 2015 (a copy is attached).

The sheets for these districts have deficiencies related to the district requirements for each proposed residential zoning district. Examples of the issues relate to: open space calculations and identification, active recreation identification and calculation, landscaping and entrance improvement details, details related to single loaded streets, RPA representations, pedestrian access to open space and trails, a required buffer issue, location and number of street lights, unit counts and garage bay counts for each multi-family unit, and missing elevation dimensions. Each zoning district outlines the details that must be included on conceptual plans or be addressed in the notes on the plan to create a record that each detail has been addressed by the applicant, and these details have to be presented in a way that staff can verify the information provided. That has not yet occurred with the most recent revision to the master plan.

Finally, the applicant is seeking preliminary plat approval for the RS, Single Family Residential District, and the RM, Multi-Family Residential District containing the townhome section of the development. Not all details for preliminary plat approval are shown.

Residential Elevations

Elevations have been provided for all of the types of residential units in a variety of architectural styles. See sheets 23-29. Quality materials are shown such as brick, stone, hardiplank, premium vinyl siding, powder coated aluminum railings, architectural or asphalt shingled roofing, and metal awnings. Based on the conceptual plans for the single-family units, all garages will be front loading.

The elevations for the multi-family units are similarly attractive, but large, and staff has requested some additional details regarding the architectural design.

Staff requests that the height from ground level to eave be added to the elevations. Staff also requests that a description of the apartments be provided. Specifically, state how the units are accessed and whether each building will contain an elevator.

B-3 Commercial/Conceptual Plans

The commercial portion of this project is primarily located at the corner of Route 301 and New Ashcake Road. There are seven (7) outparcels along the Route 301 frontage north of Totopotomoy Creek, and two (2) additional outparcels to its south. All outparcels appear to be speculative commercial uses, with the exception of one, which could include retail fuel sales. The applicants have indicated that the speculative uses will likely be retail or restaurant uses, but no specific users have been identified.

The layout of the northern commercial area shows a grocery store at its center, flanked by strip retail and two office/retail structures to its south and three office/retail structures to its north. Along the rear of the grocery store is a row of four office structures; two more office structures are placed in a square to the south of the two southern office/retail structures. The retail/office structures total 44,800 square feet; the retail structures total 80,400 square feet; and the office only structures total 76,000 square feet. Based on the square footage of these structures, 691 parking spaces are required, and the notes indicate that 888 parking spaces have been provided.

No details have been provided regarding the retail south of Totopotomoy Creek on the two parcels at the front of the proposed RS development. Staff notes that on Sheet 3, there appears to be no secondary entrance to the commercial section, but on sheets 5 and 11, right-of-way is shown from the residential area at the eastern terminus of Blythe Way. That inconsistency should be corrected.

Commercial elevations

Elevations have been provided for the commercial structures, and the applicants have proffered general conformity with the B-3 elevations in the master plan set. In addition, streetscape vignettes are included in the master plan that show the proposed views to the shopping center along New Ashcake Road and at the major entrance along that road (Sheets 15 and 16). Others show the front of the grocery store (Sheet 17) and the typical office/retail structures (Sheet 18). The vignettes represent the applicant's intent to create what appears to be a retail strip and restaurants with a bucolic village architectural theme, including lush trees and green space edged by an equestrian four rail fence. The buildings include a variety of materials, including stone, dryvit, vertical board and batten and horizontal siding, a variety of windows shapes and sizes, shingle and seam metal roofing, dormers, bell towers, variations in roof lines and some with bracketed supports, and outdoor paved patios. The grocery appears more modern in design, but includes the continued theme of outdoor areas. The offices vignette shows one or two story structures in stone and dryvit, including Tudor or Craftsman features including the use of stone, stucco, roof lines and color.

Additional elevations are provided for the retail and office buildings are consistent with the vignettes provided and can be viewed on Sheets 21 and 22. The office building elevations on Sheet 19, however, are different than the vignette provided on Sheet 18. For purposes of building permit review, staff will review permits against the elevations provide on Sheet 19.

Community Meetings

The applicants have held several community meetings. Issues raised at the meetings included the following:

- A full service entrance that aligns with Georgie Drive perceived to make it harder for citizens in Pearson's Corner to get out onto New Ashcake Road
- Quality of life concerns for existing residents (lighting, noise and smells from restaurants)
- Concerns about effect on rural character of the area
- The additional retail is not needed and will not be absorbed into the market
- Right-of-way needed along New Ashcake Road
- Concern about overcrowding of schools
- Suggestion that the single family residential component of the project be swapped with townhouses and retail on New Ashcake Road

- Concern that new traffic light at Crown Colony would interfere with Fire Station access to that roadway
- Impacts on Totopotomoy Creek and Chesapeake Bay watershed

Transportation

A Section 527 Transportation Impact Analysis (TIA) was prepared for this project. The intersections studied included all Route 301 intersections from Atlee Road at the south and Whippoorwill Road to the north, and all site entrances along New Ashcake Road from Route 301 to Georgie Drive. Per the analysis, the project is projected to generate approximately 11,518 vehicle trips per day. Additionally, the project will generate 594 AM Peak Hour trips and 1,049 PM Peak Hour trips. Both VDOT and the County's consultant have reviewed this analysis.

Hanover County transportation policies recommend that County roads function at Level of Service (LOS) D or better. Level of service is a measure of delay. A road segment or intersection functioning at LOS A experiences no delay, while LOS F experiences unacceptable delay or "gridlock" conditions. LOS D in the AM and PM Peak Hours (rush hour) is generally acceptable. Although traffic does experience delay during the peak hours, traffic continues to move safely and efficiently. Additionally, LOS D during the peak hours also means that there is little or no delay in the transportation network during off-peak hours. Finally, constructing roads for a level of service higher than C or D is not cost effective because those roads would be underutilized, and the funding of those roads could have been put to a better purpose.

Pursuant to the TIA, the applicant proffers installation of the following improvements to maintain a LOS D or better:

1. At the Route 301/Full-In/Right-out only entrance:
 - a. SB right turn lane with 200' storage with a 200' taper;
 - b. Extension of the northbound left turn lane for a total of 200' storage with a 200' taper.
2. At the Route 301/Crown Colony/Full Service entrance:
 - a. SB right turn lane with 200' storage with a 200' taper;
 - b. Extension of northbound left turn lane to 200' storage with a 200' taper; and,
 - c. The design and installation of a traffic signal, if and when warranted by VDOT within five years after the issuance of the first certificate of occupancy for the project.
3. Prior to issuance of the first certificate of occupancy issued for the RS District, at the southern RI/RO entrance to the RS District, a SB right turn lane with 200' storage with a 200' taper.
4. Prior to the issuance of the first certificate of occupancy for the B-3 area:
 - a. At the RI/RO entrance onto Route 301 from the B-3, a SB right turn lane with 200' storage and 200' taper
 - b. Widening of New Ashcake Road from Route 301 to Georgie Drive/Site entrance to include:
 - i. Two WB through lanes (one lane would drop as a left turn lane into the site at the first site entrance along New Ashcake Road);
 - ii. An exclusive EB left turn lane at Route 301 intersection with 100' storage and 100 feet of taper;

- iii. A left turn lane with 100' storage and 100' taper into the second entrance along New Ashcake Road across from George Drive; and,
- iv. A left turn lane with 100' storage and 100' taper into Georgie Drive.
- c. A second left turn lane from NB Route 301 to New Ashcake Road with 250' storage and 200' taper.

Based on community concerns regarding existing traffic on New Ashcake Road, staff has looked for improvements that would direct northbound traffic a different way through and from the area, and to resolve the public's concern that aligning a major entrance to the shopping center with Georgie Drive to interfere with residents' ability to access New Ashcake Road. Staff recommends the following changes to these proffers:

1. Create a full movement entrance to/from U.S. Route 301.

Schools

Population Increase				
General Population	532 units	x	2.69 (avg. persons per household)	= 1,432 persons
School Children	1,432 persons	x	20% (avg. % of children per pop.)	= 287 children
School Enrollment Forecast				
Schools Affected	Capacity	2015	2016	2017
Pearson's Corner Elementary	687	486	477	477
Chickahominy Middle	1322	1179	1205	1209
Atlee High School	1699	1677	1707	1695

According to the School Board office, approximately half of the projected children would attend the elementary school, 25% to the middle school and the remaining 25% would be at the high school level. Staff notes that the school enrollment shown above is based on current school corridor boundaries.

Agency Analysis

Agency	Comment Summary
Public Works	See comments attached, which will be addressed during site plan or subdivision review.
Public Utilities	See comments attached, which will be addressed during site plan or subdivision review.
VDOT	VDOT has reviewed and approved the Section 527 study. Staff has conveyed to VDOT its proposed recommendations as to road improvements; should those recommendations be adopted, VDOT will want to review how that impacts the roadways.
Historical Commission	See recommendation letter attached. The applicant has provided the proffer the Commission requested.

Proffers

Staff provides the following comments on the proffers, dated April 30, 2015. Staff notes that the proffers sometimes refer to the Neighborhood Business Area and the Business Area. Staff has not found these areas identified on the master plan set, but staff assumes the Neighborhood Business Area is the B-3 frontage on Route 301 south of the Vepco easement and the Business Area is the B-3 area to the north of that easement:

Applicable to All

1. **Conceptual Plan. Do Not Accept:** The applicant has proffered general conformity with the submitted master plan.
The Zoning Ordinance requires substantial conformity with the conceptual plan for the RS and RM zoning districts. Normally staff would recommend this proffer be deleted, but because it is the master plan and includes the B-3 conceptual plan, staff recommends that this proffer be revised so that it only applies to the commercial components of the plan set. Further, staff recommends the commercial areas be developed in substantial conformity with the plan and with the elevations.
2. **Protective Covenants. Do Not Accept:** The applicant has proffered that protective covenants will be established for maintenance purposes, but also appears to contemplate review of buildings and signage prior to construction, though that is not clear.
The Zoning Ordinance requires establishment of an owners' association which will be responsible for maintenance for the RM and RS Districts. However, the B-3 District does not, so covenants that apply to the entire project could help maintain the quality aesthetic proposed with this project. However, if the association will be reviewing buildings prior to construction, it should be noted that final approval of all building permits will be completed by the Planning Department for conformity with the elevations submitted with this application.
3. **Historic Resources. Accept:** The applicants have proffered the standard proffer language for developments that will be removing historic resources from a site prior to development.
The resources on this site have not yet been surveyed, but are eligible for survey since all are more than fifty years old. This proffer was based on the Historic Commission's recommendation.
4. **Pedestrian Wetland Crossing. Do Not Accept:** The applicants have proffered the pedestrian trail that connects the RS community south of the Vepco easement and wetlands to the rest of the community north of those features be completed prior to the first certificate of occupancy in the RS District, in accordance to what is represented in the master plan set.
As noted earlier in the report, staff recommends first that a determination be made to decide whether this pathway can provide adequate interconnectivity to make this one master planned community. Staff has also recommended improvements to this trail, which will need to be added to the master plan set for reference.
5. **Hours of Construction. Accept:** The applicant has proffered to limit construction and earthmoving equipment to between 7:00 a.m. and 7:00 p.m., Monday through Saturday, except in emergencies as defined in the proffer, and that signs will be posted with these rules in both English and Spanish.

6. **Contribution for Road Improvements. Do Not Accept:** The applicant has submitted a proffer for a contribution for road improvements but in amounts not adequate to meet the Board policy.
Staff has been requested to reevaluate the proffer calculation based on the trip distribution assumptions outlined in the traffic study, and staff will present a final transportation impact proffer recommendation at the Planning Commission meeting.
7. **Right-of-Way Dedication. Accept:** The applicant has proffered dedication of right-of-way, 60' from the centerline of Chamberlayne Road and 50' from the centerline of New Ashcake Road, which is in accordance with the County's Transportation Plan.
8. **Transportation Improvements. Do Not Accept:** The applicant has proffered transportation improvements in accordance with those identified in the TIA.
As discussed in the Transportation section of this report, staff is recommending modifications to this proffer.
9. **Phasing. Do Not Accept:** The applicant has proffered that no more than 56 certificates of occupancy shall be issued for the RS district prior to the commencement of at least 40,000 square feet of building floor area in either the B-3 zoned districts.
The Comprehensive Plan states that project phasing be undertaken in a manner that ensures the primary emphasis of the designation is for business and professional uses. Accordingly, the plan states that "residential development shall not disproportionately precede business or professional development within a project". Therefore, staff recommends the following phasing proffer:

Phasing Plan. Development shall occur in accordance with the following phasing plan:

Phasing Plan

	Residential Units	B-3 Square Footage
Phase 1	286	80,000 prior to Phase 2
Phase 2	131	44,800

10. **Architecture. Do Not Accept:** The applicant has proffered that all B-3 property shall be developed in a unified and complementary color and architectural theme, and that retail tenants may be permitted to include prototypical or corporate identification elements in the design of their building or space, and that all structures will be reviewed and approved by the Planning Director prior to final site plan approval. The B-3 property will be developed in accordance with the elevations submitted with this request.
Staff recommends the commercial areas be developed in substantial conformity with the elevations.
11. **Materials. Accept:** The applicant has proffered quality building and roofing materials, and stated that the elevations for all buildings shall conform to the limitations stated in this proffer.

12. **Loading Docks. Accept:** Service and delivery docks will be located to the side or rear of structures, and screened with architectural elements, fencing or evergreen landscaping from view from public roadways.
13. **HVAC. Do Not Accept:** Rooftop mechanical units shall be screened by architectural features compatible with the structure architecture.
This proffer requires review by the Planning Commission, but should be changed to the Planning Director so that all reviews can be completed in a timely manner during site plan review.
14. **Use Prohibitions. Do Not Accept:** The applicant has proffered that the Neighborhood Business District shall only include B-1 uses and banks or other financial institutions with drive-through windows. The remainder of this proffer relates to the uses not permitted in the Business District.
Staff recommends the last item on the applicants list, numbered "xii" should be modified to read as follows:
- No more than one (1) conventional fast food drive-through restaurant (as classified in the ITE Trip Generation Manual, 9th edition, as Land Use Code 934) shall be permitted, and no more than two (2) specialty drive-through restaurants such as a coffee, doughnut and bagel shop (as classified in the ITE Trip Generation Manual, 9th edition, as Land Use Codes 937 and 940) shall be permitted.*
- Staff also recommends the following uses be added to those not permitted:*
- *Automobile rental*
 - *Boat, personal watercraft, and boat trailer dealers, including service, repair and storage*
 - *Motorcycle dealers, including sales, service and repairs, including body and fender repairs*
 - *Recreational vehicle sales (new vehicles) and rentals, including display, repair and storage*
 - *Truck rental, not including tractor trailers and limited to pick-up or panel trucks with a gross vehicles weight rating of 26,000 pounds or less*
 - *With the exception of uses identified in Section 26-128(a)(1)(a-c) and (a)(3), all other uses with special standards shall be prohibited.*
15. **Signage. Accept:** The applicant has proffered that all freestanding signage for the commercial areas will be monument style, but that tenants will be permitted to show their standard logo and colors on building and panel signage. Should the site be developed for multiple tenants, any freestanding sign shall be also be for multiple tenants or owners. Wall signs for the anchor store may be sized to B-3 standards, and the remainder shall utilize B-2 standards.
16. **Site Lighting. Do Not Accept:** The proffer limits lighting fixtures to a height of 35 feet.
The last sentence of this proffer should be deleted because it will be governed by the Lighting Ordinance and elevations of the lighting fixture should be part of the master plan.

17. Hours of Trash Pickup; Parking Lot Cleaning. **Accept:** These activities are limited to the hours between 7:00 a.m. and 8:00 p.m., Monday through Friday, and between 9:00 a.m. and 8:00 p.m. on Saturday. Neither will occur on Sundays.
18. Mixed Use Buildings. **Accept:** The applicant has proffered to limit the office buildings in the quad or behind the grocery store to the uses labeled on the conceptual plan. In addition, any 2-story building in the quad shall only have office use on the second floor.
19. Patios. **Do Not Accept:** The applicant has proffered that patios shall be permitted for outdoor dining, if permitted by the Director.

Staff recommends that this proffer be revised to state that patios "will be permitted for outdoor dining, if the Director determines it is in substantial conformity with the proffered conceptual plan."

20. Bike Racks. **Accept:** A total of two bike racks will be placed in the B-3 areas.

Applicable to the RS Zoned Property

21. Homes Sizes. **No Comment:** The minimum house size shall be 1,600 square feet of floor area, excluding garages.
22. Exterior Materials. **Accept:** The applicant has proffered quality building and roofing materials as listed in this proffer.
23. Elevations. **Do Not Accept:** The applicant has proffered the elevations in the master plan set, which is a RS District requirement.
District requirements cannot be proffered, so must be deleted.
24. Foundations. **Accept:** Any visible portion of a dwelling's foundation shall be of brick, stone, or EIFS if the front exterior walls of the dwelling are also primarily EIFS.
25. Chimneys. **Accept:** Visible portions of a chimney shall be of brick, stone or a siding material similar to the exterior treatment of the dwelling.

Applicable to the RM Townhome Area

26. Minimum Size. **No Comment:** The minimum finished floor area shall be 1,450 square feet.
27. Exterior Materials. **Accept:** The applicant has proffered quality building and roofing materials as listed in this proffer.
28. Elevations. **Do Not Accept:** The applicant has proffered the elevations in the master plan set, which is a RS District requirement.
District requirements cannot be proffered, so must be deleted.

29. **Garages. Accept:** Each home shall have a minimum of a 1-car attached garage.
30. **Driveways. Accept:** All driveways serving individual homes shall be constructed of concrete, asphalt, aggregate materials, brick or stone pavers.
31. **Street Lights. Do Not Accept:** Street lights shall be limited to a height of 16 feet.
The last sentence of this proffer should be deleted because it will be governed by the Lighting Ordinance and elevations of the lighting fixture should be part of the master plan.

Applicable to the RM Zoned Multi-Family Area

32. **Building Materials. Accept:** The applicant has proffered quality building and roofing materials as listed in this proffer.
33. **Elevations. Do Not Accept:** The applicant has proffered the elevations in the master plan set, which is a RS District requirement.
District requirements cannot be proffered, so must be deleted.
34. **Parking Lot Lighting. Do Not Accept:** Lighting fixtures shall be limited to a height of 20 feet.
The last two sentences of this proffer should be deleted because it will be governed by the Lighting Ordinance and elevations of the lighting fixture should be part of the master plan. Language of this proffer seems to seek the ability to vary from this limit, so if there is a reason 20 feet may not be adequate, this proffer should not be offered.
35. **Unit Size; Number of Bedrooms. No Comment:** The applicant has proffered that one bedroom units shall be at least 800 square feet, with not more than 40% of the total units in the MF complex will be one-bedroom units. Two bedroom units shall be at least 900 square feet. Three bedroom units shall be at least 1,100 square feet, with not more than 25% of the total units in the MF complex.
36. **Recreational Amenities. Do Not Accept:** A clubhouse, a pool, a fitness center and a playground shall be provided no later than the issuance of a certificate of occupancy for the 100th unit in the MF complex.
The last part of this proffer beginning with the word "unless" should be deleted since the Planning Commission cannot makes changes to the proffered condition.

Recommendation

As indicated in the preceding analysis, staff has identified many inconsistencies between the proposed project and the policies contained in the Comprehensive Plan and the County's Business and Residential Development Road Improvements Transportation Policy, but has also identified the zoning district requirements that have not been addressed by the applicant. Such inconsistencies include an inadequate physical connection between the portions of the project divided by Totopotomoy Creek and a 120' Vepeco easement, incompatible transitions between existing residential development and the proposed residential and commercial uses, lack of a commercial/residential phasing plan, and failure to adequately address transportation impacts arising from the proposed project.

In addition to the proposal failing to meet the County policies, the master plan lacks the necessary detail for compliance with the proposed zoning district requirements. For these reasons, staff recommends a **DEFERRAL** to allow the applicant time to address all comments herein as well as the outstanding ordinance requirements detailed in the May 13, 2015 letter to the applicant's representative.

CDC/sm/HTE

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study Review
- 527 Traffic Study
- Application Materials
- Agency Review Comments Application
- Citizen Correspondence
- Proffers /Master Plan/Elevations

CASE NO C-14-14
THIRD AMENDED AND RESTATED PROFFERED CONDITIONS

The undersigned owners of parcels designated GPINs 8707-61-6614, 8707-61-2365, 8707-60-1621, 8707-51-3243, 8706-69-3782, 8707-51-3841, 8707-60-5237, 8706-58-8910, 8706-58-5695, 8706-58-6162, 8706-48-8991, 8706-58-3434, 8706-59-0093, and 8707-51-6800 (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 RS, RM and B-3, the development and use of the Property shall be subject to the conditions listed below. As used herein, "SF Area" shall mean the portion of the Property zoned RS, "TH Area" shall mean the portion of the Property zoned RM and designed on the Conceptual Plan (defined below) as "RM (Towns)", "MF Area" shall mean the portion of the Property zoned RM and designated on the Conceptual Plan as "RM (Multi)", "Neighborhood Business Area" shall mean the portion of the Property zoned B-3 directly across from Crown Colony Parkway and immediately adjacent to the RS Area, and "Business Area" shall mean the portion of the Property zoned B-3 and bounded by Route 301, New Ashcake Road, the TH Area and the MF Area.

APPLICABLE TO ALL

1. **Conceptual Plan.** The Property shall be developed in general conformity with the conceptual plan attached titled "Conceptual Plan, Route 301 MUv32 Chickahominy District Hanover County Virginia", sheet 3, prepared by Bowman Consulting, dated August 4, 2014, last revised April 30, 2015 (the "Conceptual Plan"), provided that 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.
2. **Protective Covenants.** Prior to or concurrent with the final approval of the initial site plan and/or subdivision for any individual tract, a document setting forth covenants (the "Covenants") shall be recorded in the Clerk's Office of the Circuit Court of Hanover County, Virginia (the "County") setting forth controls on the development and maintenance of such tract and establishing an owners' association (the "Association"). A master Association may be established for the entire Property, provided a separate Association may, but shall not be required to, be applicable to any particular tract or combination of tracts. The Covenants shall provide for high standards of uniform maintenance (consistent with commercial "Class A" and high end

residential projects) of individual sites, common areas, open space, landscaping and private streets. The Association shall establish uniform rules related to the standards for approval by the Association of improvements within a particular tract, including, but not limited to, construction of any buildings and other structures and signage.

3. Historic Resources. Prior to application for a demolition permit for any historic structures, the Property Owner shall advertise in a regional newspaper for two successive weeks a free offering of the historic structures for movement to another site. If there are no respondents, the Property Owner shall allow any historic architectural features or materials in the structures to be properly salvaged. Prior to any demolition or removal of materials, the Owner shall allow County staff to enter the structures for the purposes of photographic documentation for placement in the Historic Commission's files for a record of 10019 and 10077 Chamberlayne Road.
4. Pedestrian Wetland Crossing. Prior to the issuance of the first Certificate of Occupancy in the RS Area, the Property Owner shall construct a pedestrian crossing connecting the RS Area and the Neighborhood Business Area to the MF Area along Route 301 consisting of an 8 foot wide asphalt path with a fence to match the fencing used along the exterior of the project, as generally shown on Sheet 9 of the plans titled "Route 301 MUv32 Chickahominy District Hanover County Virginia", sheets 18, 19, 20 and 21, prepared by Bowman Consulting, dated August 4, 2014, last revised April 30, 2015.
5. Hours of Construction. The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall only be between 7:00 a.m. and 7:00 p.m., Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections that cannot be interrupted. There shall be no exterior construction activities on Sunday. Signs, in both English and Spanish, stating the above-referenced provisions shall be posted and maintained at all entrances to the Property prior to any land disturbance activities thereon.
6. Contribution for Road Improvements. The Property Owner, for itself, and its successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy, the amount of Seven Hundred Fifty-Four and 41/100 Dollars (\$754.41) per single family detached unit, Four Hundred Fifty-Nine and 72/100 Dollars (\$459.72) per single family attached unit, and Five Hundred Thirty-Four and 71/100 Dollars (\$534.71) per multi-family unit, built on the rezoned Property.

The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Property Owner or his successors in title within in the timeframe required by Virginia Code Section 15.2-2303.2. The Property Owner shall receive a credit in the amount of \$306,000 for the construction of the improvement specified in Section 8.d.iii below. This credit will become available after the completion of the improvement specified in Section 8.d.iii below and shall be applied to the payment of the funds required by this Section thereafter and if a balance remains after all the funds required by this Section have been paid then the County shall reimburse the Property Owner of the Business Area the amount of the remaining balance of the credit.

7. Right-of-Way Dedication. The Property Owner agrees to dedicate sixty (60) feet of right-of-way from the centerline of Chamberlayne Road (U.S. Route 301) and fifty (50) feet of right-of-way from the centerline of New Ashcake Road (State Route 643) for future widening, free of cost, upon request of the County or VDOT.
8. Transportation Improvements. To provide for an adequate roadway system, the Property Owner shall be responsible for the road improvements listed below in accordance with the timing specified below:
 - a. Prior to the issuance of the first Certificate of Occupancy issued for either the TH Area or the MF Area, the following at the Route 301/Full-In/Right-Out only site entrance: (i) a southbound right turn lane with 200 feet of storage and with 200 feet of taper, and (ii) an extension of the existing northbound left turn lane with 100 feet of storage to provide a total of 200 feet of storage with 200 feet of taper.
 - b. Prior to the issuance of the first Certificate of Occupancy issued for either the RS Area or the Neighborhood Business Area, the following at the full movement entrance onto U.S. Route 301 across from Crown Colony Parkway: (i) a southbound right turn lane with 200 feet of storage and with 200 feet of taper, (ii) an extension of the existing northbound left turn lane with 100 feet of storage to provide a total of 200 feet of storage with 200 feet of taper, and (iii) the design and installation of a traffic signal, if

and when warranted by VDOT within five years after the issuance of the first Certificate of Occupancy for the project.

- c. Prior to the issuance of the first Certificate of Occupancy issued for the RS Area, a southbound right turn lane with 200 feet of storage and with 200 feet of taper at the right-in/right-out onto Route 301 only entrance located on the southern end of the RS Area.
 - d. Prior to the issuance of the first Certificate of Occupancy issued for the Business Area, the following:
 - i. At the right-in/right-out entrance onto Route 301 from the Business Area, a southbound right turn lane with 200 feet of storage and with 200 feet of taper;
 - ii. Widening of New Ashcake Road from the intersection with Route 301 to the New Ashcake Road/Georgie Drive/Site Entrance intersection to accommodate the following: (i) two westbound through lanes (one lane would drop as a left turn lane into the site at the first site entrance along New Ashcake Road), (ii) an exclusive eastbound left turn lane with 100 feet of storage and with 100 feet of taper at the Route 301 intersection, (iii) a left turn lane with 100 feet of storage and with 100 feet of taper into the second site entrance along New Ashcake Road across from Georgie Drive, and (iv) a left turn lane with 100 feet of storage and with 100 feet of taper into Georgie Drive; and
 - iii. A second left turn land from northbound Route 301 to New Ashcake Road with 250 feet of storage and with 200 feet of taper.
9. Phasing. No more than 56 certificates of occupancy shall be issued for the RS Area prior to the commencement of construction on at least 40,000 square feet of building floor area (in the aggregate) in either the Business Area or the Neighborhood Business Area, or both.

APPLICABLE TO B-3 ZONED PROPERTY

10. Architecture. The B-3 zoned property shall be developed with a unified and complementary color and architectural theme. Retail tenants, office tenants and owners of outparcels or office buildings will be permitted to include prototypical or corporate identification architectural elements in the design of their building or space. The

standard of compatibility may be met through scale, materials, forms, and/or colors. Retail, office and other business structures shall be designed to meet the following general standards: elevations of proposed structures, including proposed materials, shall be submitted to the Planning Director for review and approval prior to final approval of site plan; adjacent facades will be compatible with each other with architectural features being continued whenever they can be observed by the public from within the project or from public roads and adjacent properties, and architectural features, such as setbacks, changes in building materials, and canopies, or differences in roof height will be used to add visual interest. The B-3 zoned property shall be designed and constructed in general conformity with the architectural appearance and themes shown on the elevations titled "Route 301 MUv32 Chickahominy District Hanover County Virginia", sheets 16, 17, 18, 19, 21, and 22, prepared by Bowman Consulting, dated August 4, 2014, last revised April 30, 2015.

11. Materials. Building materials utilized for the facades of the buildings shall be limited to brick, colored (not painted) split-face block, textured concrete tilt-up panels, metal, fluted block, tile, concrete tile, dryvit or other simulated stucco (E.I.F.S.), high-grade vinyl (a minimum of .042" nominal thickness as evidenced by manufacturer's printed literature), engineered wood (e.g. LP Smartside), cementitious siding (e.g. Hardiplank), and/or glass. Metal may be used for not more than fifteen (15) percent of front and side building façade materials, exclusive of window frames and door frames. Roofing materials shall be dimensional asphalt shingle, real or simulated slate or standing metal seam. If a flat roof system is used, then a perimeter parapet of dryvit, standing metal seam, colored (not painted) decorative split face block, fluted block, tile, concrete tile, textured concrete tilt-up panels or brick shall be used. Standard concrete masonry block shall not be used for the facades of any building. Elevations for all buildings to be constructed upon the B-3 Property shall conform to the foregoing limitations.
12. Loading Docks. 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.
13. HVAC. Any mechanical units placed on the rooftops of buildings shall be screened by architectural features which are compatible with building façade architecture. The method of screening shall be provided and reviewed with the Planning Commission's review of the building elevations.

14. Use Prohibitions.

- a. The Neighborhood Business Area shall only be used for any use permitted in the B-1 District and for banks and other financial institutions with a drive-through window.
- b. In the Business Area, the following B-3 permitted uses shall not be allowed:
 - i. Animal hospital or kennel that utilizes an outdoor run or kennel;
 - ii. Outdoor sales and storage of boats and boat trailers;
 - iii. Plumbing and heating shop, painting shop, upholstery shop;
 - iv. Mobile home sales, display and storage, or sales, rentals, display and storage of recreational vehicles, both new and used;
 - v. Wholesale establishments, provided a discount retailer or a membership warehouse club will not be considered a wholesale establishment;
 - vi. Furniture refinisher;
 - vii. Adult uses;
 - viii. Truck sales, new or used;
 - ix. Mobile home park;
 - x. Auto body and fender repair;
 - xi. Retail Fueling Station unless associated with a grocery store and then only selling convenience items from the attendant's kiosk (but excluding the sale of alcohol from the attendant's kiosk); and
 - xii. More than three fast-food restaurant where food and beverages are served to the occupants of a motor vehicle while seated therein, such as through a drive-through window or by curbside service, such limitation not to include, however, fast food restaurants with drive through windows whose primary business (a minimum of fifty (50) percent of its gross receipts) is the sale of (i) coffee beverages, as well as ground and unground coffee beans, (ii) breads and pastries, (iii) deli or artisan sandwiches, and/or (iv) ice cream.

15. Signage. All freestanding signage on the Neighborhood Business Area and the Business Area shall be monument style. Retail tenants will be permitted to show their standard logo and colors on building and panel signage. In addition, the following standards shall apply:

- a. Should the site be developed for multiple tenants, any freestanding sign shall be a multi-use design;
 - b. Wall signs for the anchor store may be designed in accordance with B-3 District standards; and
 - c. Wall signs for retail and office spaces may utilize wall signs in accordance with B-2 District standards.
16. Site Lighting. Lighting fixtures shall not exceed thirty-five (35) feet in height as measured from the grade at the base of the lighting standard. Lighting shall be directed to minimize glare on public roads and adjacent property.
17. Hours of Trash Pickup; Parking Lot Cleaning. Trash pickup from and parking lot cleaning in the Neighborhood Business Area and the Business Area shall be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Friday and between 9:00 a.m. and 8:00 p.m. on Saturday. There shall be no trash pickup or parking lot cleaning on Sundays.
18. Mixed Use Buildings. The four buildings behind and west of the anchor building shown in the Business Area shall be used only for offices, such as business, governmental, medical or professional offices. The quad cluster of buildings in the Business Area, located between the anchor building and the boundary line shared with the MF Area, shall be used as follows:
 - (i) the two buildings on the south side of this quad cluster shall be used for offices, such as business, governmental, medical or professional offices, only if one story in height, but if two stories in height, the first story may be used for any use permitted with this rezoning and the second story shall be used for only offices, such as business, governmental, medical or professional offices; and
 - (ii) the two buildings on the north side of this quad cluster shall be used for the uses permitted by this rezoning, but if one or both of these two buildings is constructed to two stories, then the second story uses shall only be for offices, such as business, governmental, medical or professional offices.
19. Patios. If desired by tenants, the Property Owner shall have the option to construct patios for outdoor dining if permitted by the Director in accordance with the B-3 District requirements.
20. Bike Racks. The Property Owner shall install two bike racks in the Business Area or the Neighborhood Business Area, or one in each.

APPLICABLE TO RS ZONED PROPERTY

21. Home Sizes. Homes shall have a minimum of one thousand six hundred (1,600) square feet of finished floor area, exclusive of garages.
22. Exterior Materials. Exterior wall materials (exclusive of windows and doors) shall be brick, stone, cultured stone, high-grade vinyl (a minimum of .042" nominal thickness as evidenced by manufacturer's printed literature), engineered wood (e.g. LP Smartside), cementitious siding (e.g. Hardiplank) or a combination of the foregoing, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall at the time of subdivision plan. Roof materials shall be 30 year architectural/dimensional asphalt composition shingle, unless otherwise requested and specifically approved at the time of subdivision plan.
23. Elevations. The RS zoned property shall be designed and constructed in general conformity with the architectural appearance shown on the elevations titled "Route 301 MUv32 Chickahominy District Hanover County Virginia", sheets 26, 27, 28 and 29, prepared by Bowman Consulting, dated August 4, 2014, last revised April 30, 2015.
24. Foundations. Any portion of a foundation of a dwelling unit which is visible from the exterior of such dwelling shall be constructed of brick, stone or E.I.F.S. provided that the front exterior walls of the dwelling are also sided primarily in E.I.F.S.
25. Chimneys. The exposed portions of all fireplace chimneys shall be brick, stone or a siding similar to the exterior treatment of the building.

APPLICABLE TO THE RM ZONED TH AREA

26. Minimum Sizes. The minimum finished floor area of each home shall be one thousand four hundred fifty (1,450) square feet.
27. Building Materials. Exterior wall materials (exclusive of windows and doors) shall be brick, stone, cultured stone, high-grade vinyl (a minimum of .042" nominal thickness as evidenced by manufacturer's printed literature), engineered wood (e.g. LP Smartside), cementitious siding (e.g. Hardiplank) or a combination of the foregoing, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall at the time of subdivision plan. Roof materials shall be 30 year architectural/dimensional asphalt composition shingle, unless

otherwise requested and specifically approved at the time of site plan approval.

28. Elevations. The RM zoned TH Area shall be designed and constructed in general conformity with the architectural appearance shown on the elevations titled "Route 301 MUv32 Chickahominy District Hanover County Virginia", sheets 24 and 25, prepared by Bowman Consulting, dated August 4, 2014, last revised April 30, 2015.
29. Garages. Each home shall have a minimum of a one (1) car attached garage.
30. Driveways. All driveways directly serving individual homes shall be constructed of concrete, asphalt, aggregate materials, brick or stone pavers.
31. Street Lights. Street lights shall not exceed sixteen (16) feet in height as measured from the grade at the base of the lighting standard. The street lights shall be non-glare and residential in character.

APPLICABLE TO THE RM ZONED MF AREA

32. Building Materials. Exterior wall materials (exclusive of windows and doors) shall be brick, stone, cultured stone, engineered wood (e.g. LP Smartside), cementitious siding (e.g. Hardiplank) or a combination of the foregoing, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall at the time of subdivision plan. Roof materials shall be 30 year architectural/dimensional asphalt composition shingle, unless otherwise requested and specifically approved at the time of site plan approval.
33. Elevations. The RM zoned MF Area shall be designed and constructed in general conformity with the architectural appearance shown on the elevations titled "Route 301 MUv32 Chickahominy District Hanover County Virginia", sheet 23, prepared by Bowman Consulting, dated August 4, 2014, last revised April 30, 2015.
34. Parking Lot Lighting. Parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade at the base of the lighting standard, unless otherwise requested, described and specifically approved, or if required, at the time of site plan review. Lighting shall be directed to minimize glare on public roads and adjacent properties.

35. Unit Size; Number of Bedrooms. One bedroom units shall contain a minimum of eight hundred (800) square feet of finished floor area each, with the total number of one bedroom units not to exceed forty percent (40%) of the total number of dwelling units on the MF Area. Two bedroom units shall contain a minimum of nine hundred (900) square feet of finished floor area each. Three bedroom units shall contain a minimum of one thousand one hundred (1,100) square feet of finished floor area each, with the total number of three bedroom units not to exceed twenty-five percent (25%) of the total number of dwelling units on the MF Area.
36. Recreational Amenities. Recreational amenities containing at a minimum a clubhouse, a pool, a fitness center and a playground shall be provided no later than the issuance of a certificate of occupancy for the one hundredth (100th) unit on the MF Area unless otherwise requested and approved by the Planning Commission at the time of site plan review.

PAUL B. KIRBY AND KATHRYN C. KIRBY;
TIMOTHY BRIAN KIRBY, JR. AND JACOB
DONALD KIRBY; CHARLES W. BRUGGEMAN,
TRUSTEE OF THE SCOTT K. MCDOUGLE
CHARITABLE TRUST; KIRBY COVE FAMILY
LIMITED PARTNERSHIP; RACHEL N. HUFF;
MIRIAM K. SODERGREN; MARY LYNNE
MCDOUGLE; EWN NEW ASHCAKE, LLC

By: 
Jeffrey P. Geiger, Attorney-in-Fact
Date: April 30, 2015

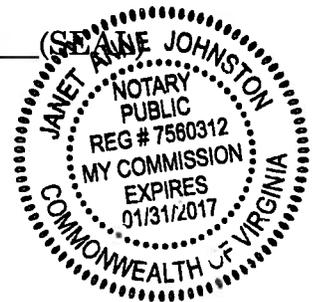
COMMONWEALTH OF VIRGINIA
CITY OF RICHMOND, to-wit:

I, Janet Anne Johnston, a Notary Public for the Commonwealth of Virginia, at-large, do certify that Jeffrey P. Geiger, whose name is signed to the above, bearing date on the 30th day of April, 2015, has acknowledged the same before me in my State aforesaid.

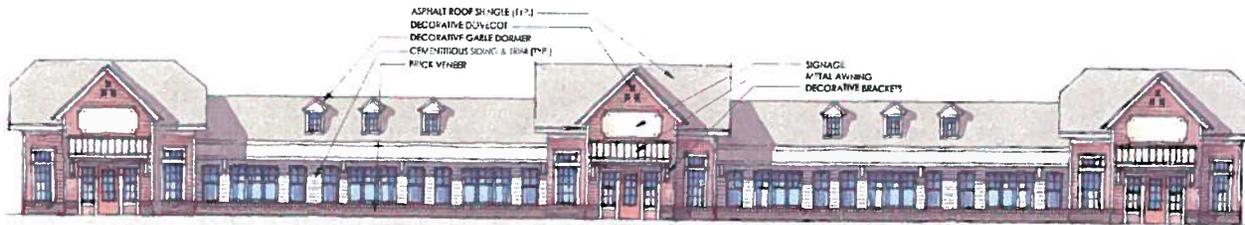
Given under my hand this 30th day of April, 2015.

My Commission Expires:
Notary ID#: 7560312

Janet Anne Johnston
Notary Public
4/31/2019



Scotchtown Partners #1437.00



1 Elev. - Building Elevation



2 Elev. - Building Elevation

Route 301 MUV32

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Bowman
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COMMERCIAL STREETSCAPE
 ROUTE 301 MUV32
 HANOVER COUNTY, VIRGINIA
 CHOCOMAUNY DISTRICT

COUNTY PROJECT NUMBER

PLAN SHEETS	REVISION NO.
1/2/15	Revision No. 1
3/12/15	Revision No. 2
4/2/15	Revision No. 3
4/2/15	Revision No. 4

DATE	DESCRIPTION
NO. 01	RC. 01
NO. 02	RC. 02
NO. 03	RC. 03
NO. 04	RC. 04
NO. 05	RC. 05
NO. 06	RC. 06
NO. 07	RC. 07
NO. 08	RC. 08
NO. 09	RC. 09
NO. 10	RC. 10
NO. 11	RC. 11
NO. 12	RC. 12
NO. 13	RC. 13
NO. 14	RC. 14
NO. 15	RC. 15
NO. 16	RC. 16
NO. 17	RC. 17
NO. 18	RC. 18
NO. 19	RC. 19
NO. 20	RC. 20
NO. 21	RC. 21
NO. 22	RC. 22
NO. 23	RC. 23
NO. 24	RC. 24
NO. 25	RC. 25
NO. 26	RC. 26
NO. 27	RC. 27
NO. 28	RC. 28
NO. 29	RC. 29
NO. 30	RC. 30
NO. 31	RC. 31
NO. 32	RC. 32
NO. 33	RC. 33
NO. 34	RC. 34
NO. 35	RC. 35
NO. 36	RC. 36
NO. 37	RC. 37
NO. 38	RC. 38
NO. 39	RC. 39
NO. 40	RC. 40
NO. 41	RC. 41
NO. 42	RC. 42
NO. 43	RC. 43
NO. 44	RC. 44
NO. 45	RC. 45
NO. 46	RC. 46
NO. 47	RC. 47
NO. 48	RC. 48
NO. 49	RC. 49
NO. 50	RC. 50

Scotchlown Partners



3 Streetscape Detail: New Ashcake Road View



4 Streetscape Detail: New Ashcake Road View



2 Streetscape Detail: New Ashcake Road View



1 Streetscape Detail: New Ashcake Road View

Route 301 MUV32

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Bowman
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STREETSCAPE ELEVATIONS - NEW ASHCAKE ROAD VIEW

ROUTE 301 MUV32

HANOVER COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

DATE	DESCRIPTION
7/23/15	Revision No. 1
8/13/15	Revision No. 2
8/13/15	Revision No. 3
8/20/15	Revision No. 4

DATE	DESCRIPTION
NO. BY	NO. BY
DESIGN	DRAWN
SCALE	COND.
APP. NO.	DATE
DATE	FILE NO.

RM DISTRICT - PROPOSED MULTI-FAMILY ELEVATIONS



REAR ELEVATION



FRONT ELEVATION

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RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

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ELEVATIONS AND MATERIAL CALL-OUTS
ROUTE 301 MUV32
HANOVER COUNTY, VIRGINIA

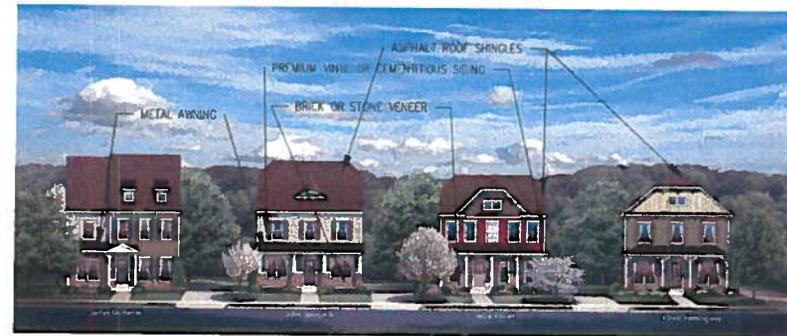
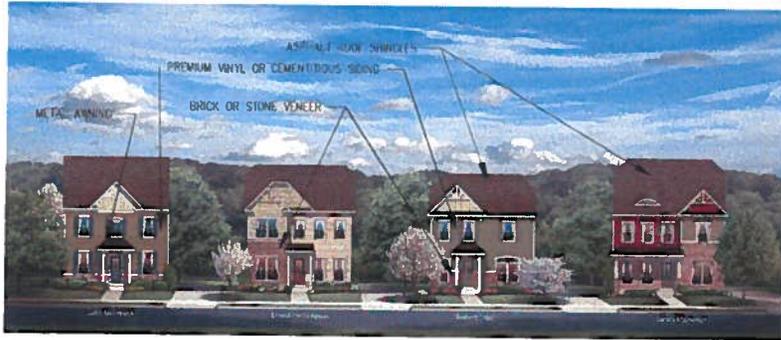
COUNTY PROJECT NUMBER

DATE	DESCRIPTION
1/28/15	Revision No. 1
2/17/15	Revision No. 2
3/27/15	Revision No. 3
4/27/15	Revision No. 4

TITLE	NO. OF SHEETS
SHEET NO.	TOTAL SHEETS
DATE	SCALE
PROJECT NO.	DRAWING NO.
DATE	BY
FILE NO.	CHECKED

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RS DISTRICT - PROPOSED SINGLE FAMILY ELEVATIONS (CONT'D.)



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SINGLE FAMILY - 4
ROUTE 301 MUY32
HANOVER COUNTY VIRGINIA
CHICKAMINNY DISTRICT

COUNTY PROJECT NUMBER

DATE	STATUS
7/28/15	Permit No. 1
8/12/15	Permit No. 2
8/27/15	Permit No. 3
9/10/15	Permit No. 4

DATE	DESCRIPTION
MB JJ	KC JJ KD
DEJCK	SRANK (CHD)
10/16	7
JRW	9418-07-001
DATE	Aug 8, 2014
FILE No.	

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Plan P-2014-17, Rev. 10, 8/24/14, 12/10/14, Rev. 20, July, 10/20/14, P. Open Engineering/Architectural Plans for P-2014-17, 10/20/14, 12/10/14, Rev. 20, for General App. of 2014, 11/10/14, 12/10/14