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-16-03, Am. 1-14

Meridian Land Holdings, L.L.C.

amend conceptual plan

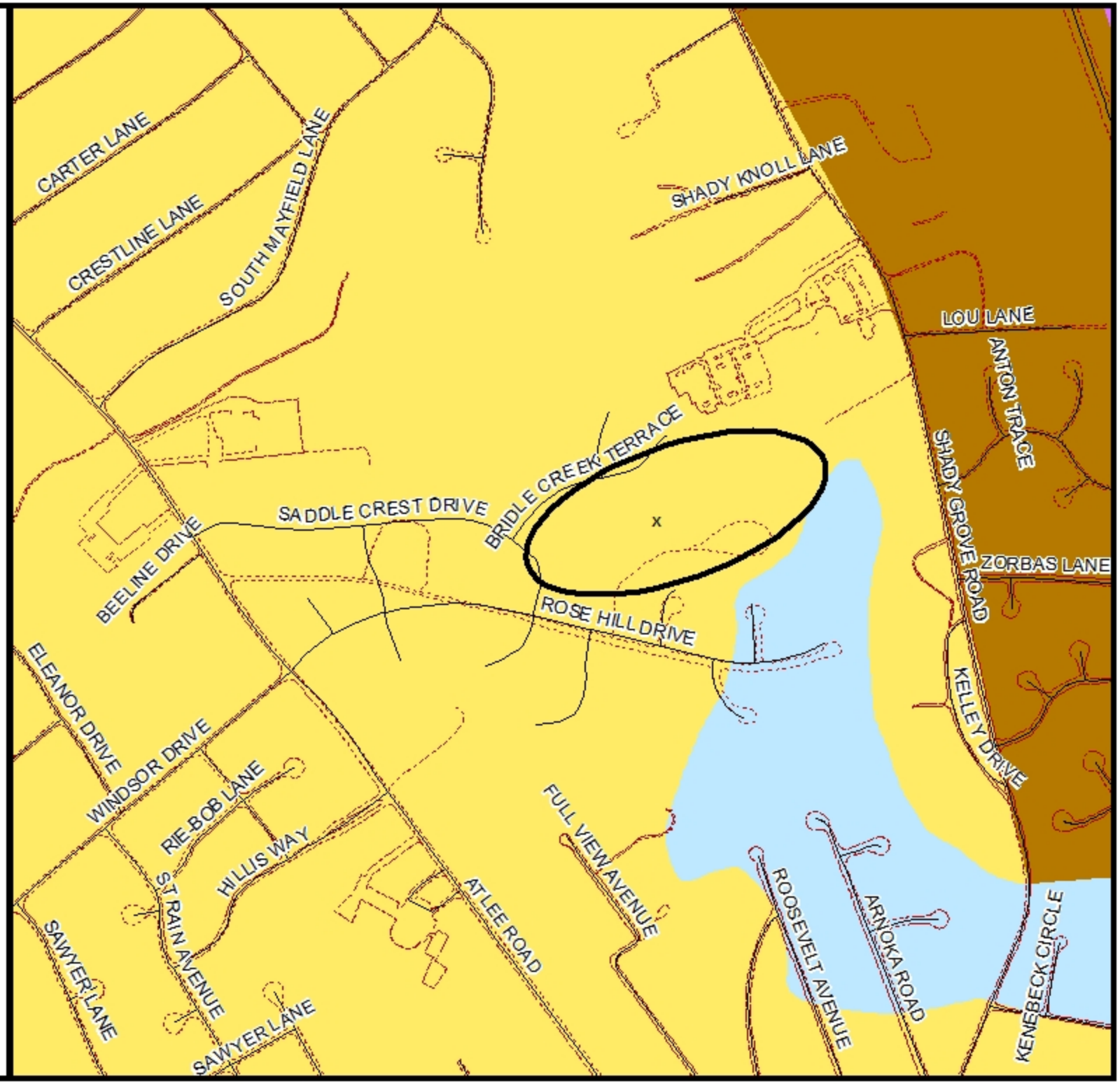
Suburban General Land Use

GPIN: 8704-99-1919 & 8705-80-3109

Mechanicsville Magisterial District

1 inch = 600 feet

November 03, 2014



Hanover County, Virginia

General Parcel Map

Legend

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

C-16-03, Am. 1-14

Meridian Land Holdings, L.L.C.

amend conceptual plan

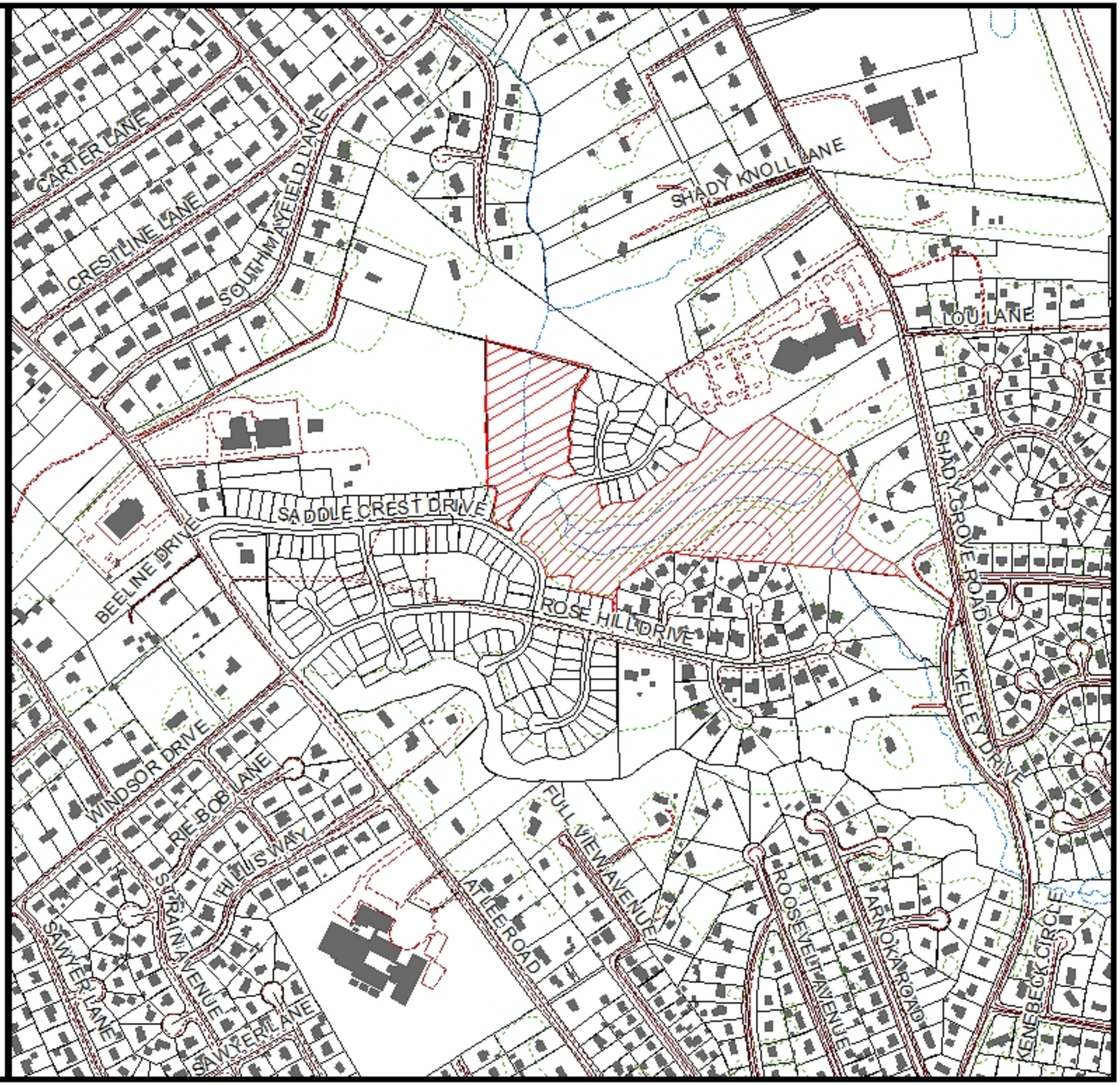
Zoned RS

GPIN: 8704-99-1919 & 8705-80-3109

Mechanicsville Magisterial District

1 inch = 600 feet

November 03, 2014

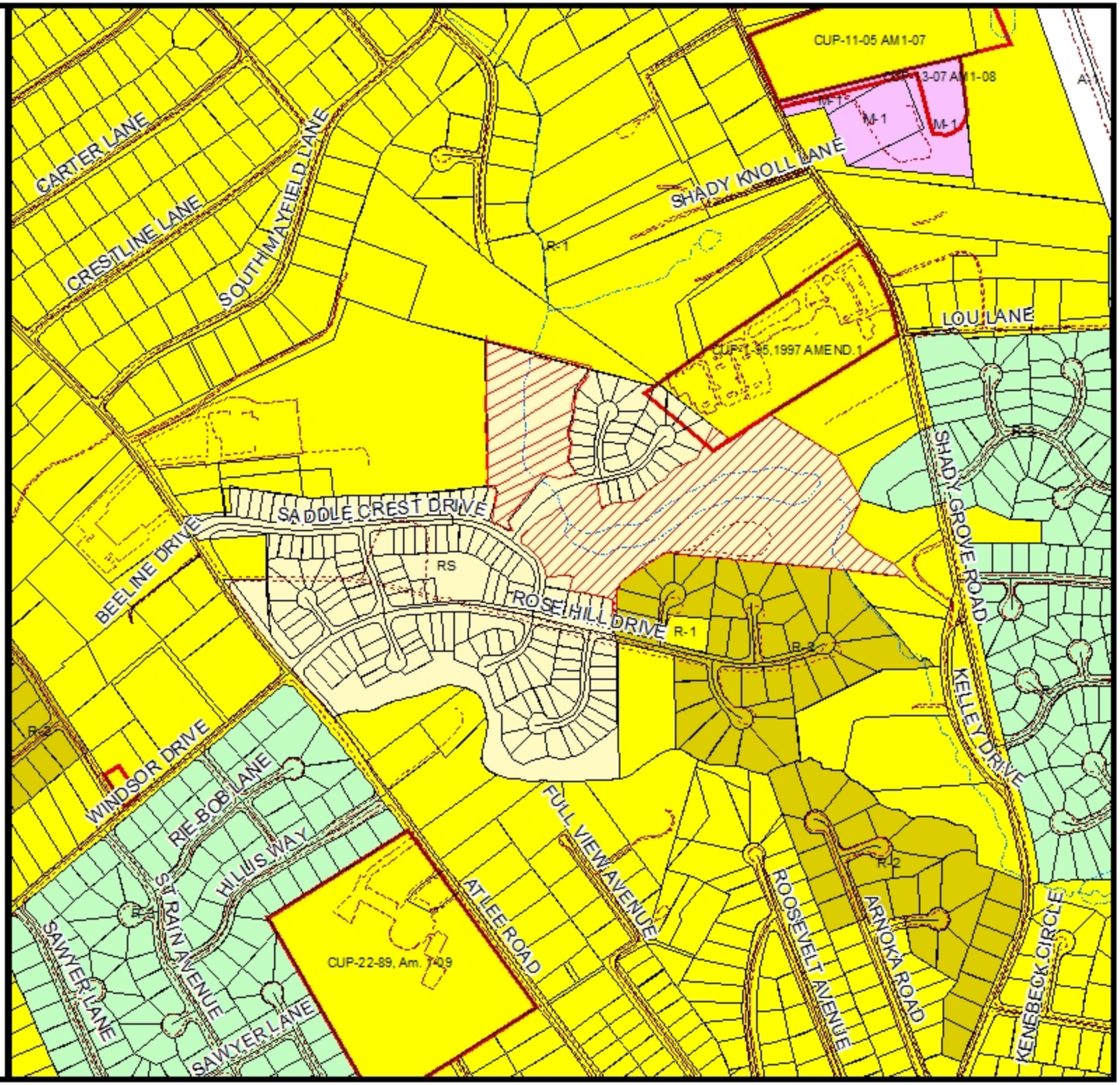


Hanover County, Virginia

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-O
RS	M-1
R-1	M-2
R-2	M-3
R-3	



C-16-03, Am. 1-14

Meridian Land Holdings, L.L.C.

amend conceptual plan

Zoned RS

GPIN: 8704-99-1919 & 8705-80-3109

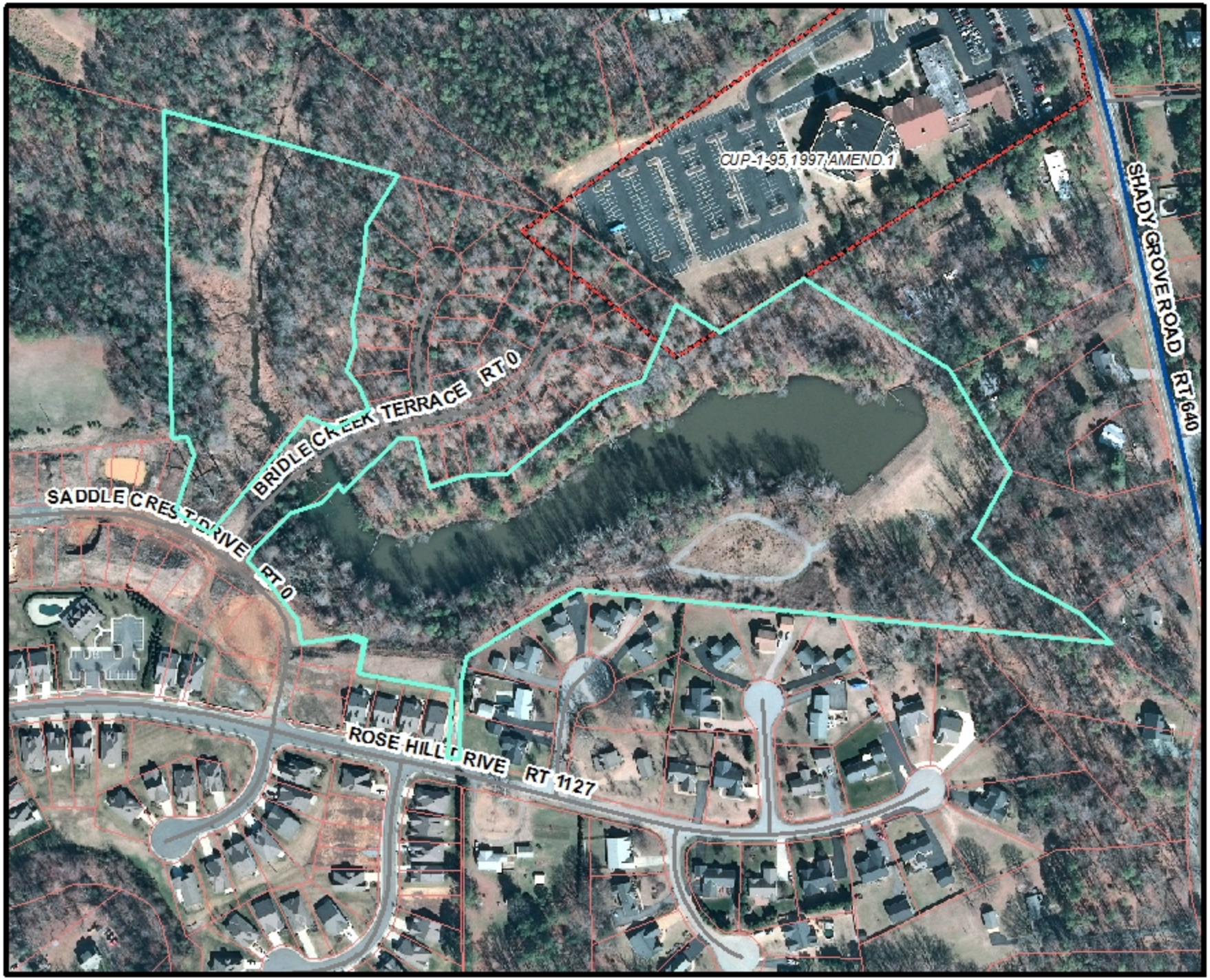
Mechanicsville Magisterial District

1 inch = 600 feet

November 03, 2014

C-16-03, Am. 1-14 Meridian Land Holdings, L.L.C.

2013 Aerial



C-16-03(c), AM. 1-14, MERIDIAN LAND HOLDINGS, L.L.C.

Residential Rezoning Amendment Report
Mechanicsville Magisterial District
Board Meeting Date: February 25, 2015

Overview

Amendment Request	Amendment to the Conceptual Plan to eliminate the pedestrian trail that circles the interior pond
Current Zoning	RS(c), Single-Family
Acreage	22.08
Location	On the north line of Saddle Crest Drive (State Route number pending) within the Villas at Rose Hill Subdivision
GPINs	8704-99-1919 and 8705-80-3109
General Land Use Plan	Suburban General
Major Thoroughfare Plan	The Villas at Rose Hill Subdivision is located off of Atlee Road, a Major Collector (100' ROW); the location of the conceptual plan amendment is on Saddle Crest Drive, a local road with 50' ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

The approved conceptual plan for the Villas at Rose Hill shows an asphalt or gravel pedestrian trail in the open space area that circles a pond within the development. The homeowners association has asked the developer, Meridian Land Holdings, L.L.C., to request an amendment to the conceptual plan that removes the pedestrian trail because the homeowners do not want to maintain such a trail. The homeowners association took a poll of the current owners to ascertain their agreement to such a change. However, staff has received correspondence from residents for and against this request to remove the trails and will therefore, make a recommendation that will allow the community to decide this issue for itself.

Recommendations

Staff

APPROVAL subject to the submitted conceptual plan titled, "The Villas at Rose Hill," dated April 30, 2004, and most recently revised January 22, 2015.

Planning Commission

APPROVAL subject to the submitted conceptual plan titled, "The Villas at Rose Hill," dated April 30, 2004, and most recently revised January 22, 2015.

Planning Analysis

The approved 2004 conceptual plan for the Villas at Rose Hill met the RS District zoning requirements at that time. With this amendment request, the homeowners association has asked the developer to request an amendment to the conceptual plan to remove the pedestrian trail around the pond because they do not want to maintain those trails in the future.

To meet the RS District zoning requirements, the Villas at Rose Hill included five open and common space areas that offer both active and passive recreation: One area is at the property frontage and includes a pedestrian trail that only connects to interior sidewalks along Rose Hill Drive; two areas are passive natural areas; one is the location of the central recreation center and pool; and, the last is the largest open space area that includes a pond with a pedestrian trail around it. This last common open space area is where the subject pedestrian trail is proposed for removal from the conceptual plan.

The RS District requires sidewalks and/or pedestrian trails when the overall density of the project is greater than two units per acre. The density of the Villas at Rose Hill is 2.57 dwelling units per acre. The requirement for pedestrian paths is stated in Section 26-61(b)(2):

> Pedestrian paths, providing access to open space and common space and designed to be extended into adjoining developments, both residential and commercial. Paths *may be* located within the common or open space and placed no closer than ten feet to any side or rear lot line. Open space shall be landscaped between paths and lots, except where the path is located along a lot front.

This development includes sidewalks along the major roads, which provide access to the central recreational area and within the thoroughfare buffer to connect to adjacent development in the future. The district language does not require the trails within the open space but they are encouraged. The RS conceptual plan standards of review states the following:

> The open and common space areas *shall be directly accessible* to the largest practicable number of lots within the district. *Non-adjoining lots shall be provided with safe and convenient pedestrian access to neighborhood common and open space.*

Staff provides the following for the Board's consideration:

1. This neighborhood includes sidewalks along the main roads and within the thoroughfare buffer at the property frontage. The sidewalk system provides access to the central common area that includes the recreation center and pool.

2. The common area where the trails are proposed for removal from the conceptual plan does have road frontage with sidewalks nearby, so owners could still have access to this natural area; however, the standards of review contemplate "safe and convenient pedestrian access" to common and open space areas. This common area could not be accessed as safely without the trails as it could be with the trails, especially since this community is for active adults 55 and older.

3. Staff has received correspondence both for and against this request. Copies are attached.

Because the trail is not a requirement of the RS District and the community seems to be divided as to whether the trail should be installed or not, staff recommends that the conceptual plan be revised to change the note on the plan regarding the trail. Staff recommends that this note state, "The installation of the pedestrian trail shall be at the discretion of the Homeowners Association."

Staff notes that there is an existing subdivision bond that includes the pedestrian trails at this location. Should this request be approved as recommended by staff and the community decides not to construct the trails, the construction plans must be revised to remove the trails.

Agency Analysis

There were no substantive comments from any of the reviewing agencies.

Summary

While the standards of review of the conceptual plan encourage provision of pedestrian access to open space, provision of the subject trail is not an absolute requirement for approval since sidewalks are provided. The sidewalks within the subdivision provide pedestrian access to the central recreational area and to the frontage of the open space areas. The pedestrian path within the open space was an additional amenity the developer provided during the original zoning to show they were addressing the standards of review. If the neighborhood does now not want that amenity, the neighborhood technically meets the RS requirements by having sidewalks and pedestrian trail in the thoroughfare buffer.

No other changes are proposed. Therefore, the project meets the RS District requirements and it would be appropriate for the community to determine whether the trails are constructed or not. Staff recommends that the note on the conceptual plan regarding the subject pedestrian trails be changed to read: "The installation of the pedestrian trail shall be at the discretion of the Homeowners Association."

Planning Commission Recommendation

At their meeting of January 15, 2015, the Hanover County Planning Commission, on a motion by Mr. Whittaker, seconded by Mr. Padgett, voted to recommend **DENIAL** as submitted, but **APPROVAL** of the request to amend the conceptual plan approved with rezoning request C-16-03(c), Rosehill Properties, Inc., on GPINs 8704-99-1919 and 8705-80-3109, consisting of approximately 22.08 acres, subject to the relabeling of the pedestrian trail around the pond as recommended by staff.

Following the Planning Commission meeting, the applicant revised the conceptual plan to change the note regarding the pedestrian trail around the pond, as recommended by staff. Therefore, both staff and the Planning Commission recommend approval of the conceptual plan amendment.

CDC/sm/HTE

Attachments

- ☑ Maps (land use, vicinity, zoning, aerial)
- ☐ Historical Commission Recommendation
- ☐ County Traffic Study – Exec. Summary
- ☑ Approved Proffers/Elevations/Conceptual Plan
- ☑ Application Materials
- ☐ 527 Traffic Study – Exec. Summary
- ☑ Citizen Correspondence
- ☐ Photographs
- ☑ Proposed Conceptual Plan
- ☑ Ordinance

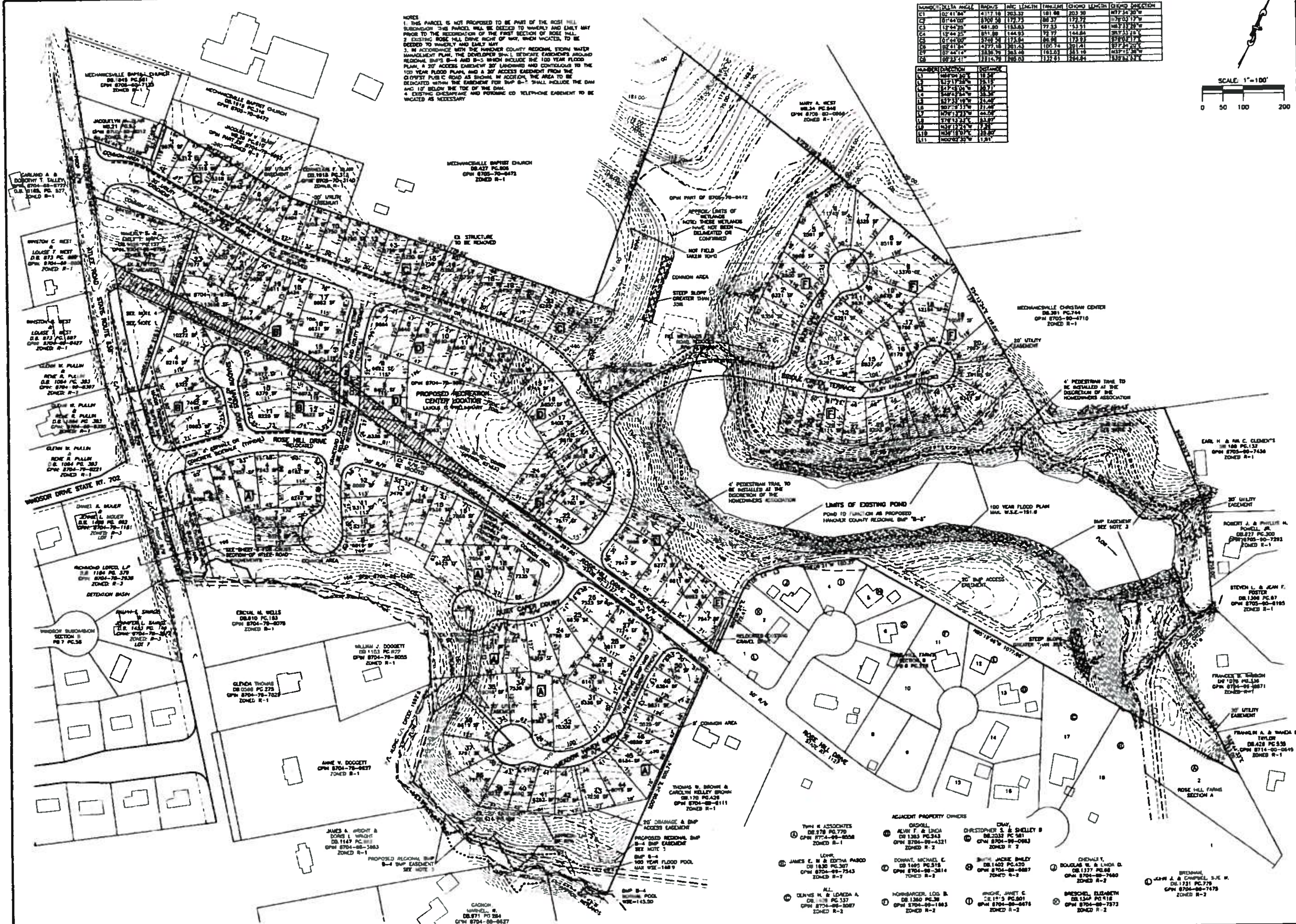
Available Upon Request

- ☑ Agency Review Comments
- ☐ County Traffic Study – Full Copy
- ☑ Application – Full Copy
- ☐ 527 Traffic Study – Full Copy

NOTES
1. THIS PARCEL IS NOT PROPOSED TO BE PART OF THE ROSE HILL SUBDIVISION. THIS PARCEL WILL BE DEEDED TO WAVERLY AND EMILY MAY PRIOR TO THE RECORDATION OF THE FIRST SECTION OF ROSE HILL.
2. EXISTING ROSE HILL DRIVE RIGHT OF WAY, WHEN VACATED, TO BE DEEDED TO WAVERLY AND EMILY MAY.
3. IN ACCORDANCE WITH THE HANOVER COUNTY REGIONAL STORM WATER MANAGEMENT PLAN, THE DEVELOPER SHALL DEDICATE EASEMENTS AROUND REGIONAL BMPS B-4 AND B-5 WHICH INCLUDE THE 100 YEAR FLOOD PLAIN, A 20' ACCESS EASEMENT 20' LANDWARD AND CONTIGUOUS TO THE 100 YEAR FLOOD PLAIN, AND A 20' ACCESS EASEMENT FROM THE CLOSEST PUBLIC ROAD AS SHOWN. IN ADDITION, THE AREA TO BE DEDICATED WITHIN THE EASEMENT FOR BMP B-4 SHALL INCLUDE THE DAM AND 10' BELOW THE TOE OF THE DAM.
4. EXISTING CHESAPEAKE AND POTOMAC CO. TELEPHONE EASEMENT TO BE VACATED AS NECESSARY.

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	02°41'84"	4317.10	203.32	101.68	203.30	N17°34'30"W
C2	01°44'00"	5709.50	172.73	86.37	172.72	[illegible]
C3	12°44'25"	681.00	153.63	77.23	153.51	[illegible]
C4	12°44'25"	651.00	144.93	72.77	144.64	[illegible]
C5	01°44'00"	5749.50	173.84	86.96	173.53	[illegible]
C6	02°41'84"	4277.18	201.43	100.74	201.41	[illegible]
C7	07°44'14"	2336.70	263.40	132.63	263.10	N37°15'38"W
C8	05°23'11"	2114.79	265.03	132.83	264.84	[illegible]

NUMBER	DIRECTION	DISTANCE
L1	N84°04'30"E	18.34'
L2	S27°17'28"W	25.15'
L3	S17°26'06"W	30.71'
L4	S48°47'54"W	35.36'
L5	S17°31'19"W	25.49'
L6	S07°[illegible]'33"W	21.46'
L7	N76°13'23"W	64.06'
L8	S76°13'23"E	33.87'
L9	N37°12'24"W	7.21'
L10	N36°13'07"E	25.20'
L11	N00°02'33"W	1.91'



ORDINANCE C-16-03(c), AM. 1-14

OWNER OF RECORD: MERIDIAN LAND HOLDINGS, L.L.C.

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 25th day of February, 2015, and advertised in the ***Hanover Herald-Progress*** once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by amending the conceptual plan approved with C-16-03(c), Rosehill Properties, Inc., described as GPINs 8704-99-1919 and 8705-80-3109, consisting of 22.08± acres located on the north line of Saddle Crest Drive (state route number pending) within the Villas at Rose Hill Subdivision, (a detailed description is filed with the Board's papers) zoned RS(c), Single-Family Residential District with conditions.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of _____, seconded by _____, the members of the Board of Supervisors voted to approve Ordinance C-16-03(c), Am. 1-14, Meridian Land Holdings, L.L.C., as follows:

Vote:

Wayne T. Hazzard
Aubrey M. Stanley
Sean M. Davis
Angela Kelly-Wiecek
W. Canova Peterson, IV
G. E. Via, III
Elton J. Wade, Sr.

Public Hearings:

Planning Commission January 15, 2015

Board of Supervisors February 25, 2015

Adopted February 25, 2015

This is to certify that the above is a true copy of C-16-03(c), Am. 1-14, Meridian Land Holdings, L.L.C., adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

_____
Cecil R. Harris, Jr.
County Administrator / Clerk
Hanover County Board of Supervisors

CDC/sm/hte