

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

SE-11-15

Craig Realty Group - Richmond, L.L.C.

taller than permitted

Destination Commerce Land Use

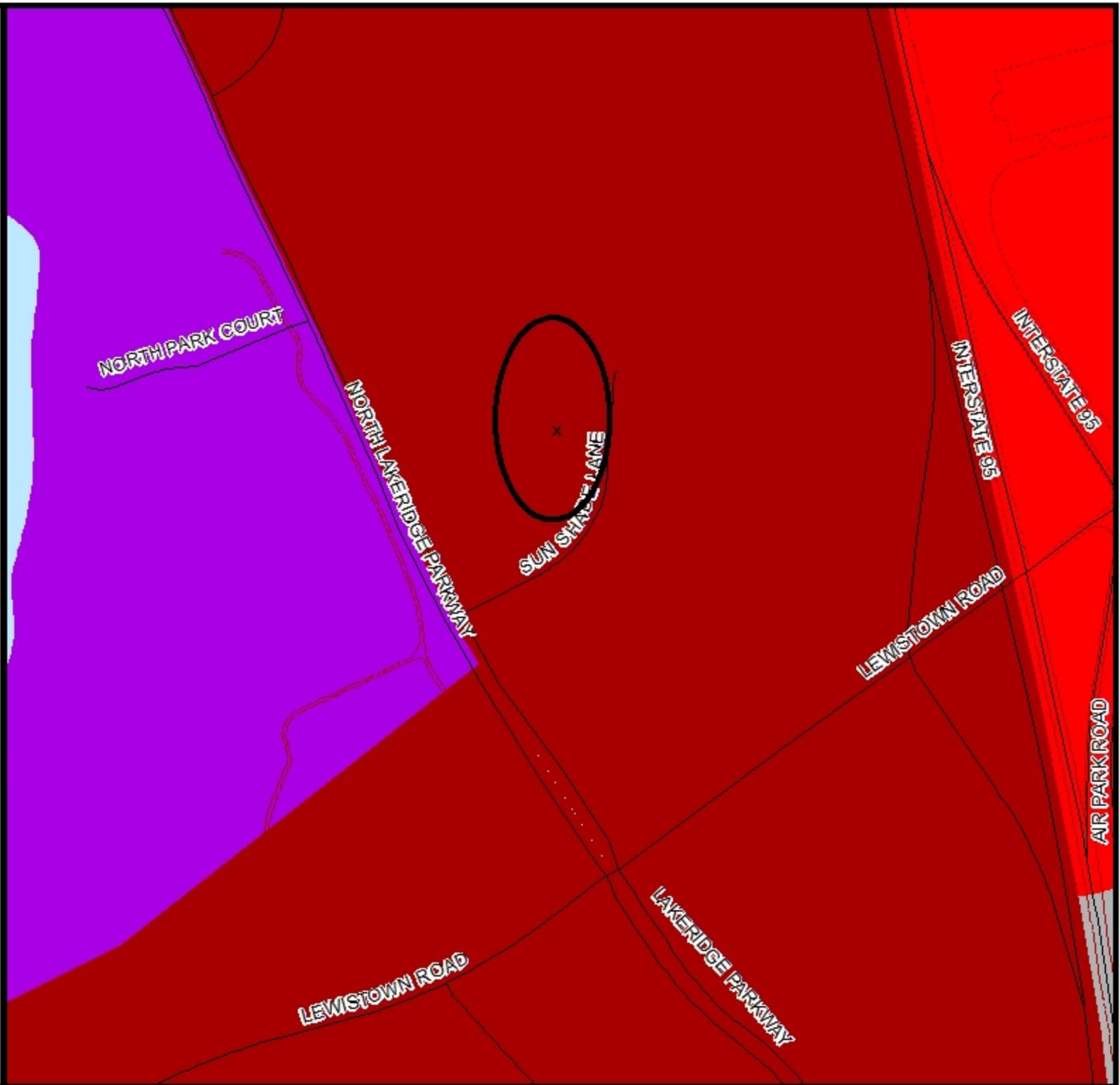
GPIN: 7788-58-4590 (part)

Ashland Magisterial District



1 inch = 400 feet

May 01, 2015

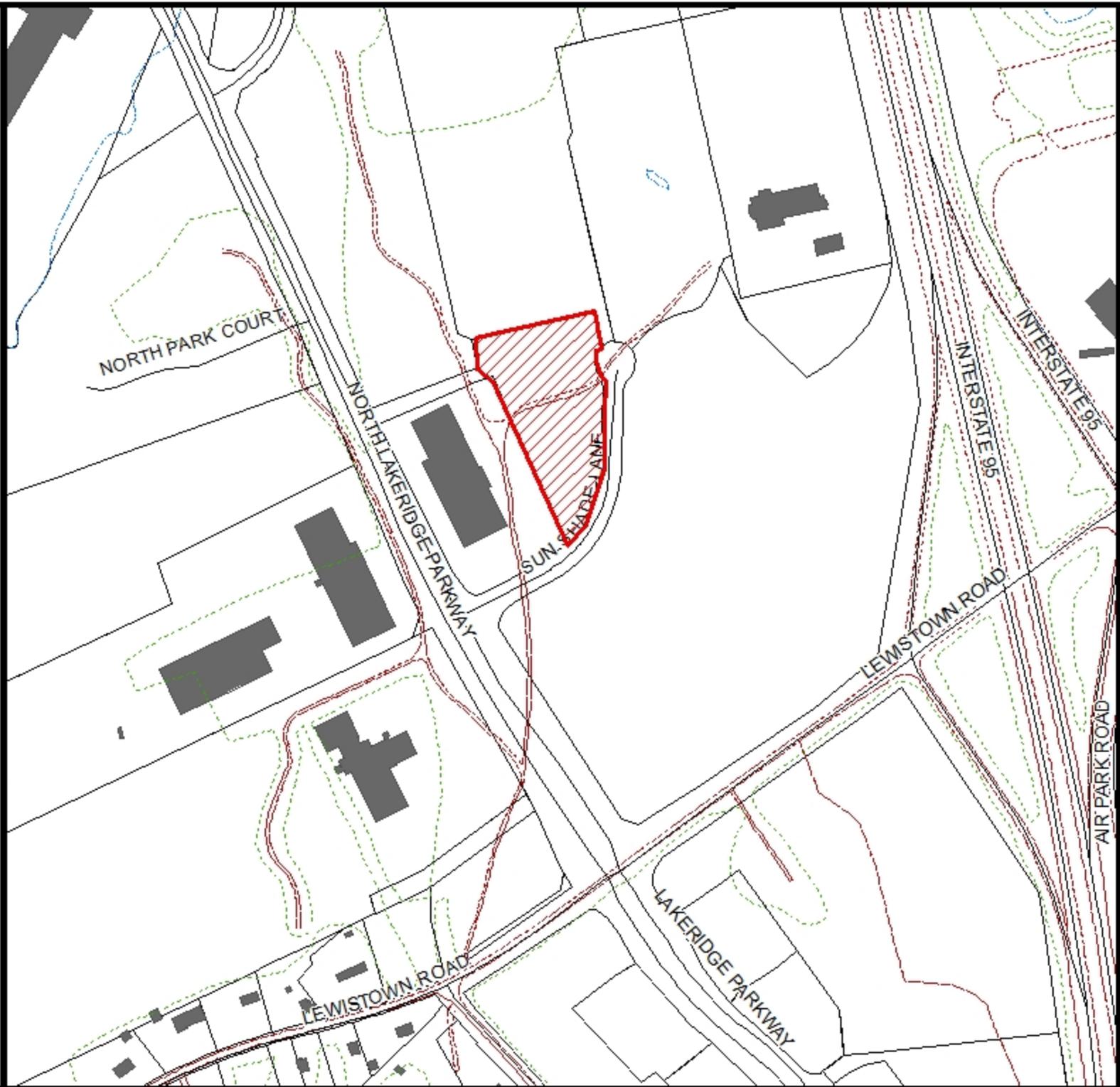


**Hanover County,
Virginia**

General Parcel Map

Legend

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



SE-11-15

Craig Realty Group - Richmond, L.L.C.

taller than permitted

Zoned M-2

GPIN: 7788-58-4590 (part)

Ashland Magisterial District



1 inch = 400 feet

May 01, 2015

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	

SE-11-15

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taller than permitted

Zoned M-2

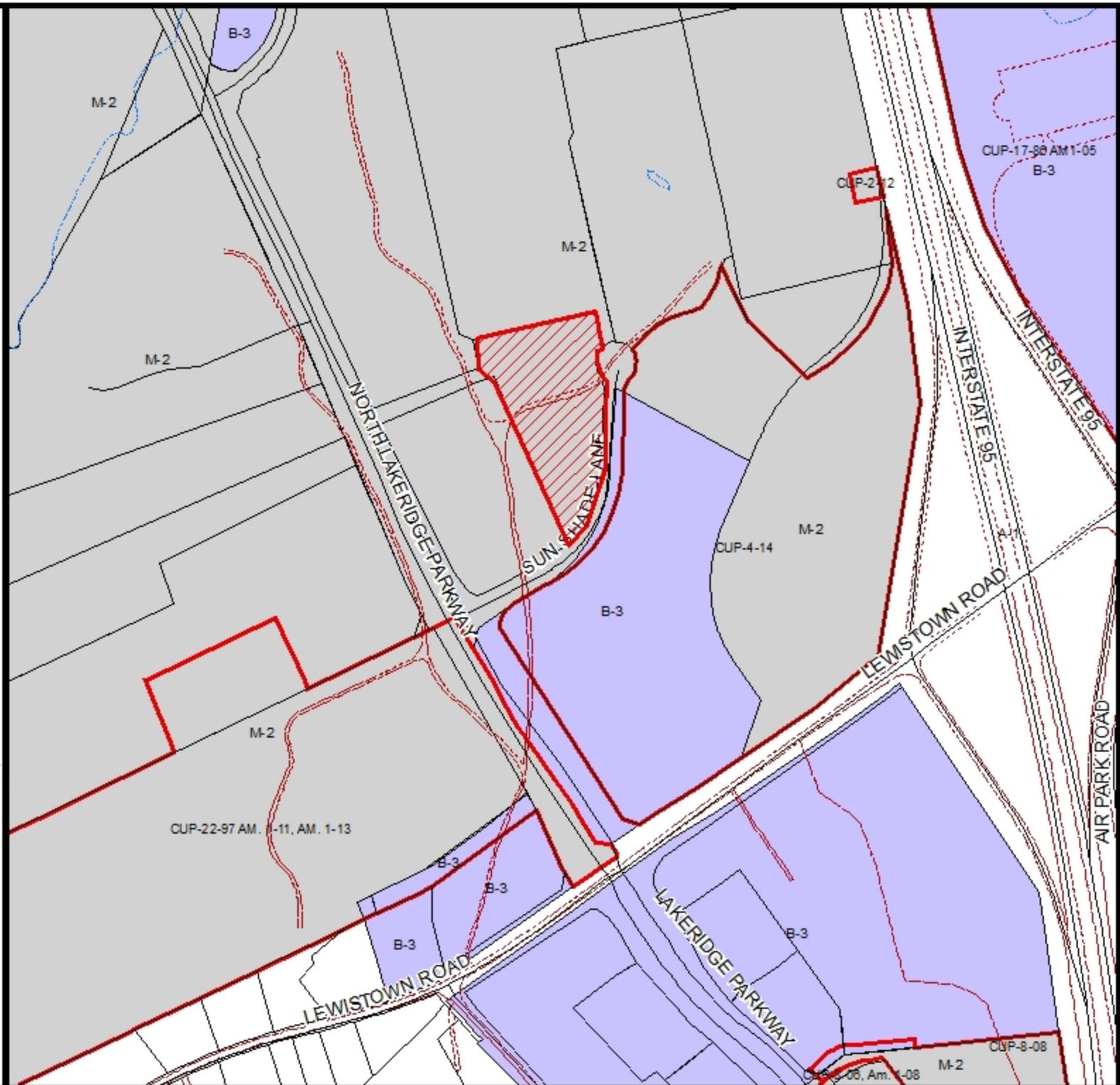
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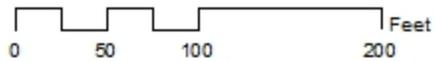
Ashland Magisterial District



1 inch = 400 feet

May 01, 2015





SE-11-15, CRAIG REALTY GROUP - RICHMOND, L.L.C.

Special Exception Amendment Report
Ashland Magisterial District
Board Meeting Date: September 23, 2015



Overview

Request	A Special Exception Permit to allow a structure taller than permitted
Zoning	M-2(c), Light Industrial District with conditions
Acreage	4.32 acres
Location	located on the north line of Sun Shade Lane (State Route pending) approximately 400 feet east of its intersection with North Lakeridge Parkway (State Route 782)
GPINs	GPIN 7788-58-4590
General Land Use Plan	Destination Commerce
Major Thoroughfare Plan	Sun Shade Lane was designed and constructed as a variable width public ROW at least 50' in width; North Lakeridge Parkway is a Major Collector w/100' ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

With a concurrent request (CUP-6-15), the applicant is requesting a Conditional Use Permit to allow a commercial parking garage within the Northlake Business Park to serve the Outlets at Richmond and other associated uses. This request is for a Special Exception Permit to allow that garage to be five stories tall with a total height of 71 feet. The M-2 District allows structures to be up to 50 feet at the proposed location of the subject structure.

Recommendation

APPROVAL subject to the conditions as outlined in the staff report.

Planning Analysis

Sketch Plan and Elevations

A sketch plan and elevations are provided with the concurrent Conditional Use Permit and show the general layout and multiple views of the proposed garage structure. For purposes of this request, staff will focus on issue of the structure's height. The M-2 zoning regulations permit a total height of 50 feet for properties located within the FAA Part 77 Area. The top level of the proposed 5-story parking garage structure ranges from 55' 6" at the top of the wall for the top level of the garage to 63' to the top of the elevator tower. The top parking level includes light posts that are 25' 2" tall, which bring the total height of the structure to 71 feet. A copy of the elevation showing the building measurements is attached for the Board's consideration. Staff notes that the FAA has determined that this structure does not exceed obstruction standards and would not be a hazard to air navigation. A 7460-2, Part 2 will be required to be filed after the structure is completed.

Agency Analysis

There were no substantive comments from the reviewing agencies, with the exception of Public Works noting that the FAA form 7460 was required. The applicants have completed that process and a copy of the letter from the FAA is attached.

Staff notes that the Board must make the following findings when considering this request:

- Such exception will not impair the appropriate use and enjoyment of surrounding property nor derogate from the intent and purpose of the Zoning Ordinance; and,
- Such exception does not encroach into a "controlled airspace".

Northlake Business Park is designated as a Destination Commerce area and is a master planned commercial and industrial development that is zoned accordingly for uses that are appropriate for that land use designation. The Outlets at Richmond have zoning approval, and the proposed parking garage will serve that use as well as all other associated uses.

Recommended Conditions

Staff recommends **APPROVAL**, subject to the following conditions:

1. The Special Exception shall be limited to GPIN 7788-58-4590. The building height shall not exceed 71 feet, including appurtenances.
2. Within 5 days of issuance of the Certificate of Occupancy for the sign, the Owner shall file Form 7460-2, Part 2, with the Federal Aviation Administration, and provide a copy of the form and all supporting documentation to the Hanover County Department of Public Works.
3. All requirements of the Building Inspector's Office shall be met.

4. All development and use of the property which is the subject of this Special Exception request shall comply with all Federal, state and local laws.

cdc/HTE

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Application Materials
- 527 Traffic Study – Exec. Summary
- FAA Correspondence
- Photographs
- Elevations/Sketch Plan

Available Upon Request

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

RECEIVED
APR 30 2015
 WEEF COUNTY
 PLANNING OFFICE



0 50' 100' 200' 400'
 Scale 1" = 100'

Conceptual Storefront and Lease Plan as shown is subject to change and is used as illustration for discussion purposes. Landlord reserves the right to reject all or part of this concept. Grid spacing is subject to change.
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5-Level Parking Garage Site Plan

Date of Issue:
 30 April 2015, Design Review

Scale as shown on 11x17 paper

DRAWING FOR DESIGN INTENT ONLY.
 NOT INTENDED FOR CONSTRUCTION.

Outlets
 at RICHMOND

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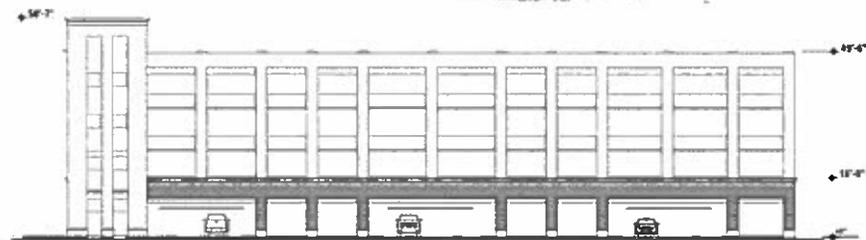
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APR 30 2015



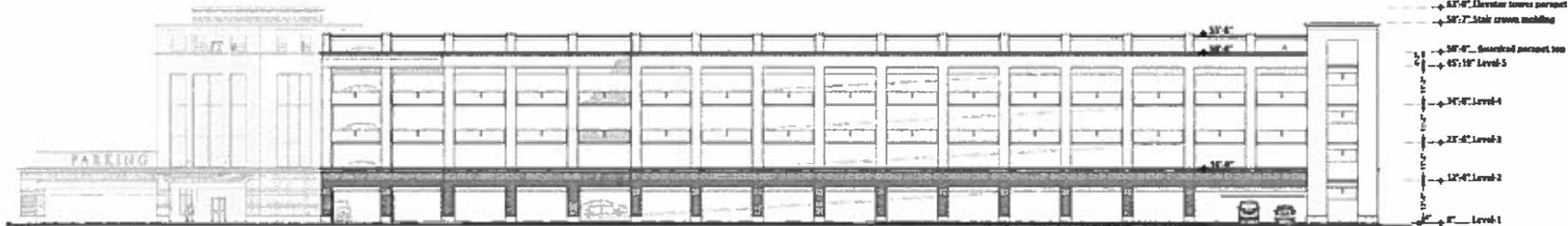
PS1 South Elevation

SCALE: 1/32" = 1'-0"



PS4 North Elevation

SCALE: 1/32" = 1'-0"



PS2 East Elevation

SCALE: 1/32" = 1'-0"



PS3 West Elevation

SCALE: 1/32" = 1'-0"

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5-Level Parking Garage

Exterior Elevations

Date of Issue:
 30 April 2015, Design Review

Scale as shown on 11x17 paper
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Outlets
 at RICHMOND



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5-Level Parking Garage Exterior Elevation Detail

Conceptual Storefront and Lease Plans as shown is subject to change and is used as illustration for discussion purposes. Landlord reserves the right to associate all or part of this concept. Grid spacing is subject to change.
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Date of Issue:
 30 April 2015, Design Review
 15 May 2015, Lightpole heights

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at RICHMOND

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5-Level Parking Garage

Conceptual Views

Date of Issue:
08 April 2015, Design Review
15 May 2015, Lightpole Heights
09 June 2015, Revised Parking Count
22 June 2015, Design Review

Scale as shown on 11x17 paper

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