

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-29-97, Am. 1-15

Covenant Woods

amend building expansion

Suburban General Land Use

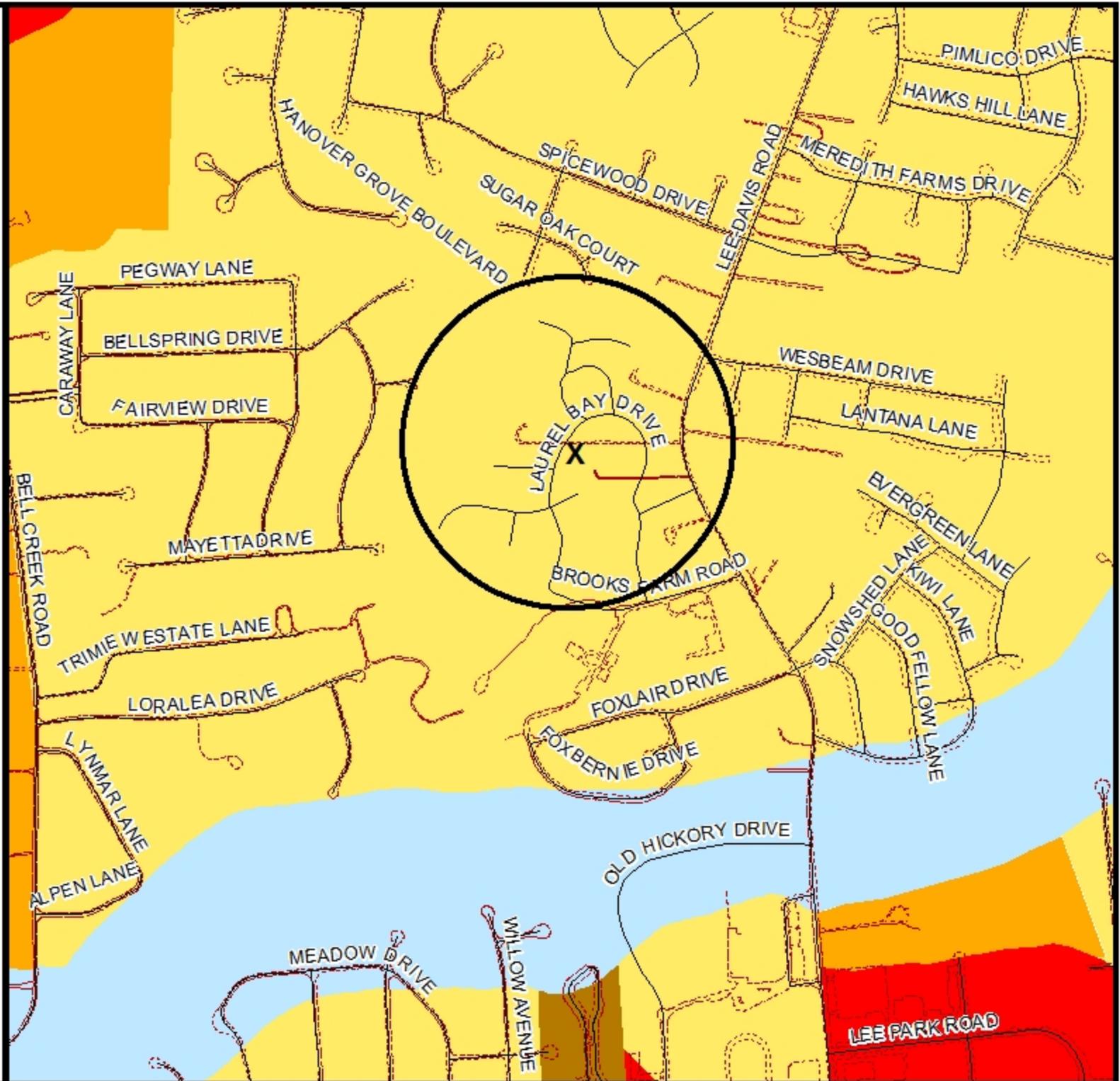
OPIN: 8715-72-5953, et al.

Mechanicsville Magisterial District



1 inch = 800 feet

July 06, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

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

SE-29-97, Am. 1-15

Covenant Woods

amend building expansion

Zoned A-1

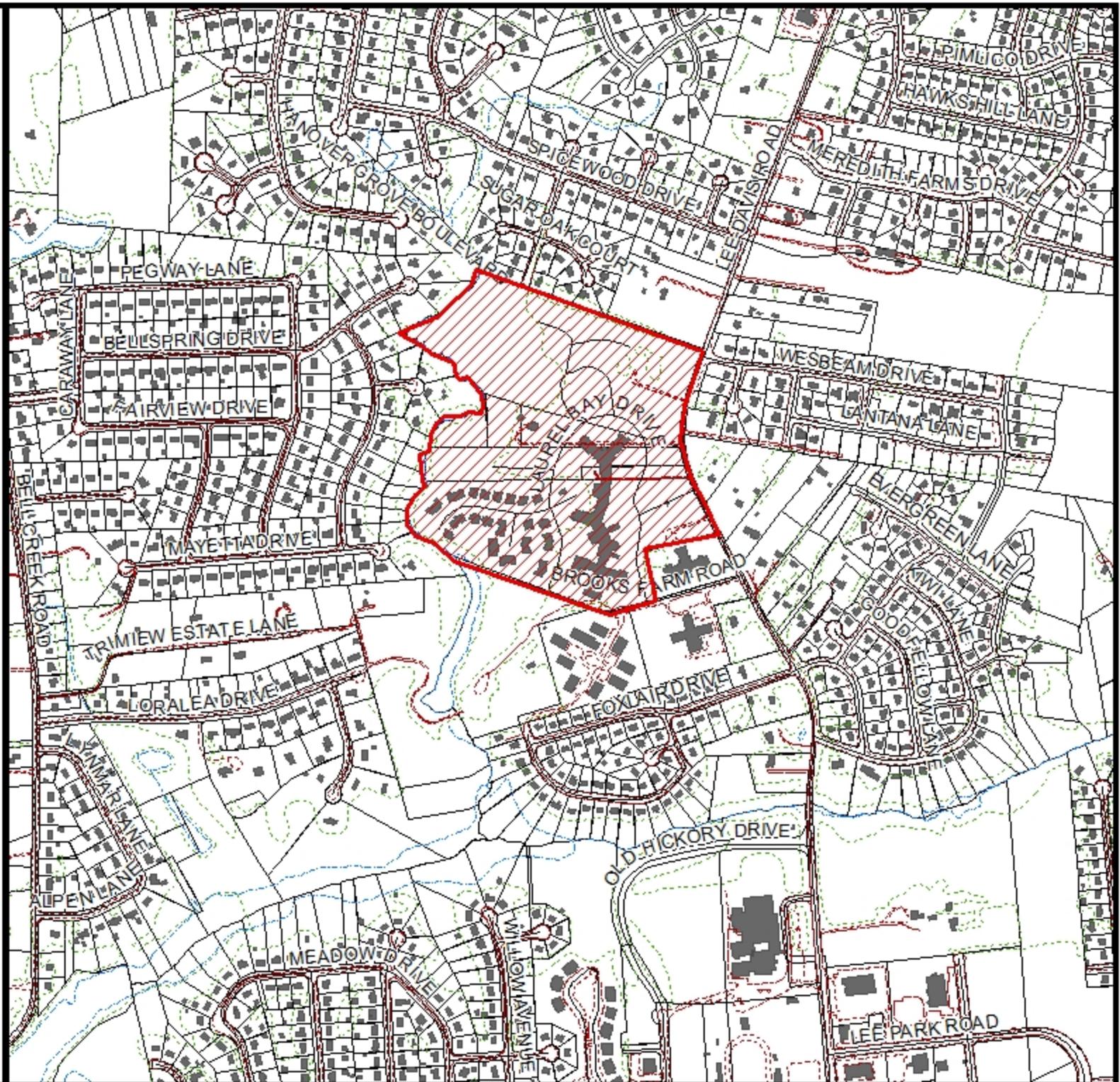
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Hanover County, Virginia

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-29-97, Am. 1-15

Covenant Woods

amend building expansion

Zoned A-1

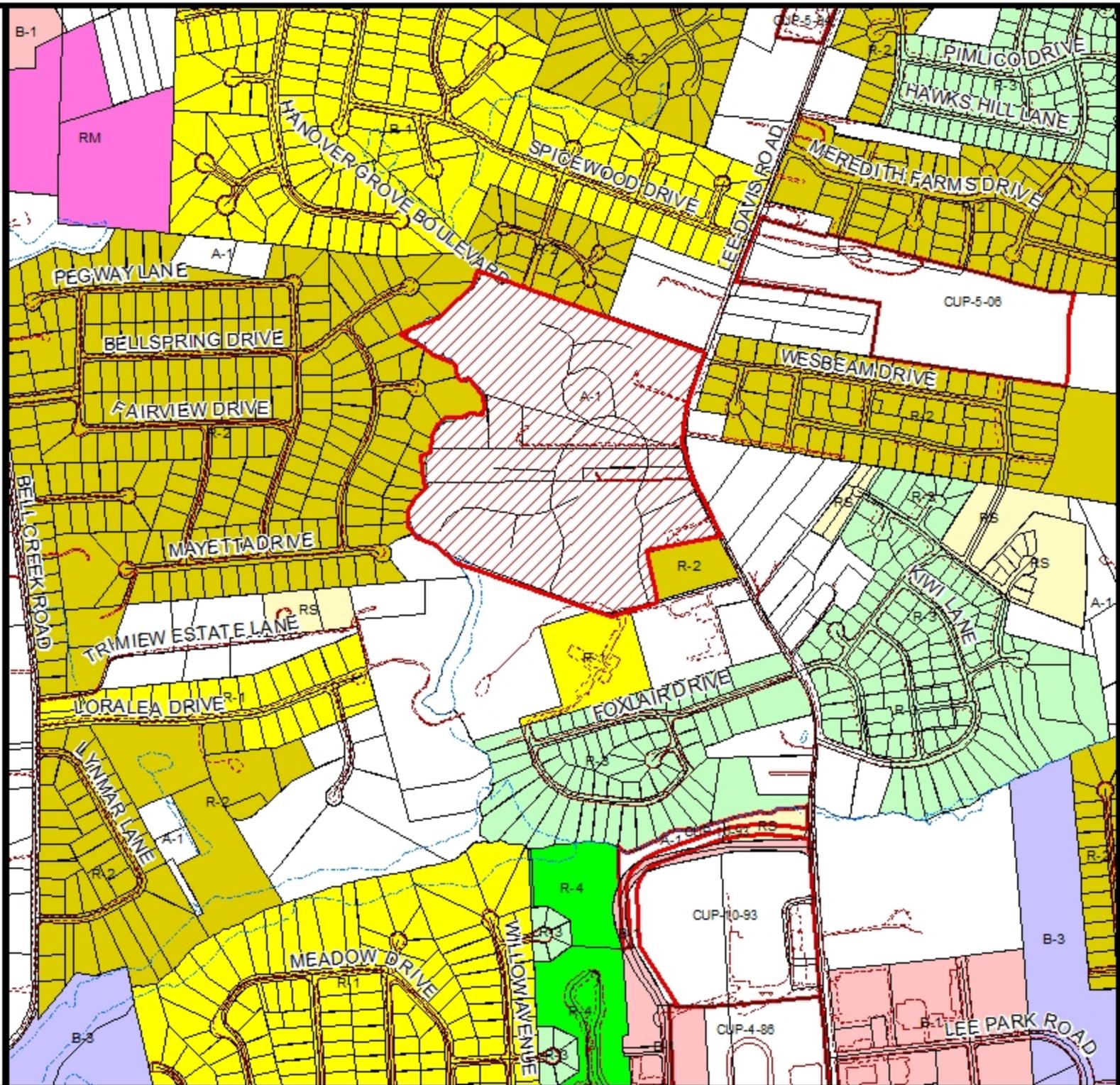
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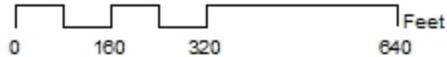
Mechanicsville Magisterial District



1 inch = 800 feet

July 06, 2015





SE-29-97, AM. 1-15, COVENANT WOODS

Special Exception Amendment Report
Mechanicsville Magisterial District
Board Meeting Date: August 26, 2015



Overview

Request	To permit the expansion of an assisted living facility
Zoning	A-1, Agricultural District
Acreage	55.23 acres
Location	On the west line of Lee-Davis Road (State Route 643) at its intersection with Covenant Woods Drive (private road)
GPINs	8715-72-5953, 8715-73-8350, 8715-73-2386, 8715-73-2563, 8715-73-0579, 8715-63-8544, 8715-73-4922
General Land Use Plan	Suburban General (1-4 dwelling units per acre)
Major Thoroughfare Plan	Lee-Davis Road – Major Collector (100' right-of-way)
Suburban Service Area	Inside
Case Planner	Gretchen Biernot

Executive Summary

Covenant Woods is requesting to amend the approved sketch plan to show an expansion of the assisted living facility and skilled care areas to address the increasing demand for units in the facility. The applicant has indicated that the proposed renovations are also in keeping with advances in elder care. A companion application, SE-31-97, Am. 1-15, has also been submitted to allow the building height of the expansion area to be taller than permitted.

Staff Recommendation

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

Planning Analysis

For the fourth phase of development, Covenant Woods is proposing an expansion of the footprint as well as an increase in the number of assisted living and health care beds. The expansion will add 19 assisted living units and 33 skilled care units. These skilled care rooms will include 23 new beds by converting all 10 two-bedroom units to one-bedroom units.

The sketch plan shows the building expansion areas and new parking spaces within the southern portion of the site along Brooks Farm Road. The plan demonstrates that all parking requirements have been met. The building elevations show that this expansion will be a continuation of the existing development through the use of building materials and colors that match the existing facility.

Agency Analysis

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

In accordance with Article 6, Division 4, Section 26-333, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Covenant Woods Phase IV, Sheet 1 and 2," dated June 30, 2015, and prepared by Watershed Consulting, PLLC., and the elevations titled, "Covenant Woods Health Care Additions & Renovations", dated June 30, 2015, and prepared by rlps.

Staff's Recommended Conditions

Staff recommends the following conditions, which includes all previous applicable conditions of approval:

1. Any change to or expansion of the proposed uses, principal or accessory structures, or sketch plan shall require an amendment to this special exception permit.
2. The sign shall be a monument sign and shall not exceed a height of six (6) feet.
3. A 15-foot wide thoroughfare buffer and necessary plantings shall be maintained along Lee-Davis Road.
4. Outdoor activity areas shall be designated on the site plan and shall be secured by a decorative fence or hedge with wire mesh, where needed for safety.
5. Lighting fixtures shall be similar to the existing type used at Covenant Woods.
6. All development and use of this property shall comply with all federal, state, and local statutes, ordinances, and regulations.

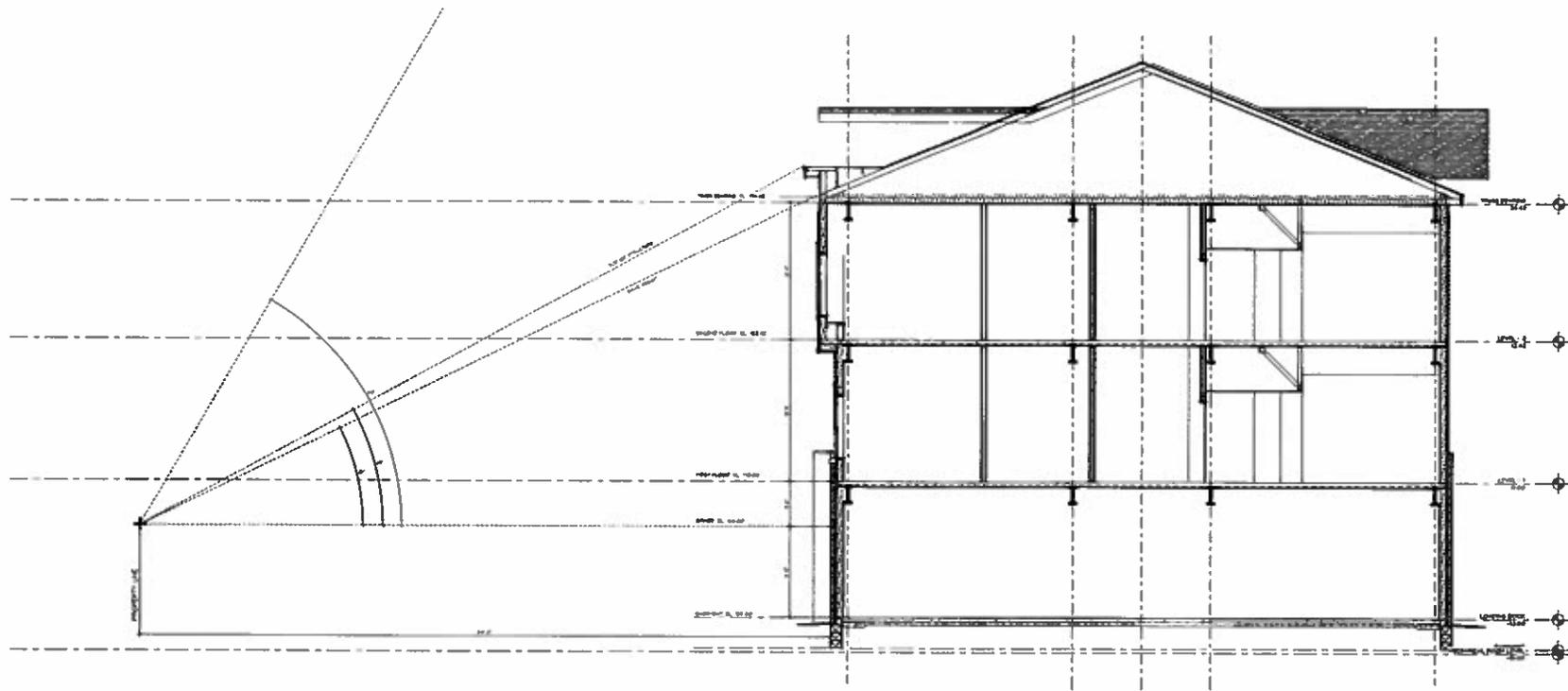
GJWB/HTE

Attachments

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

Available Upon Request

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

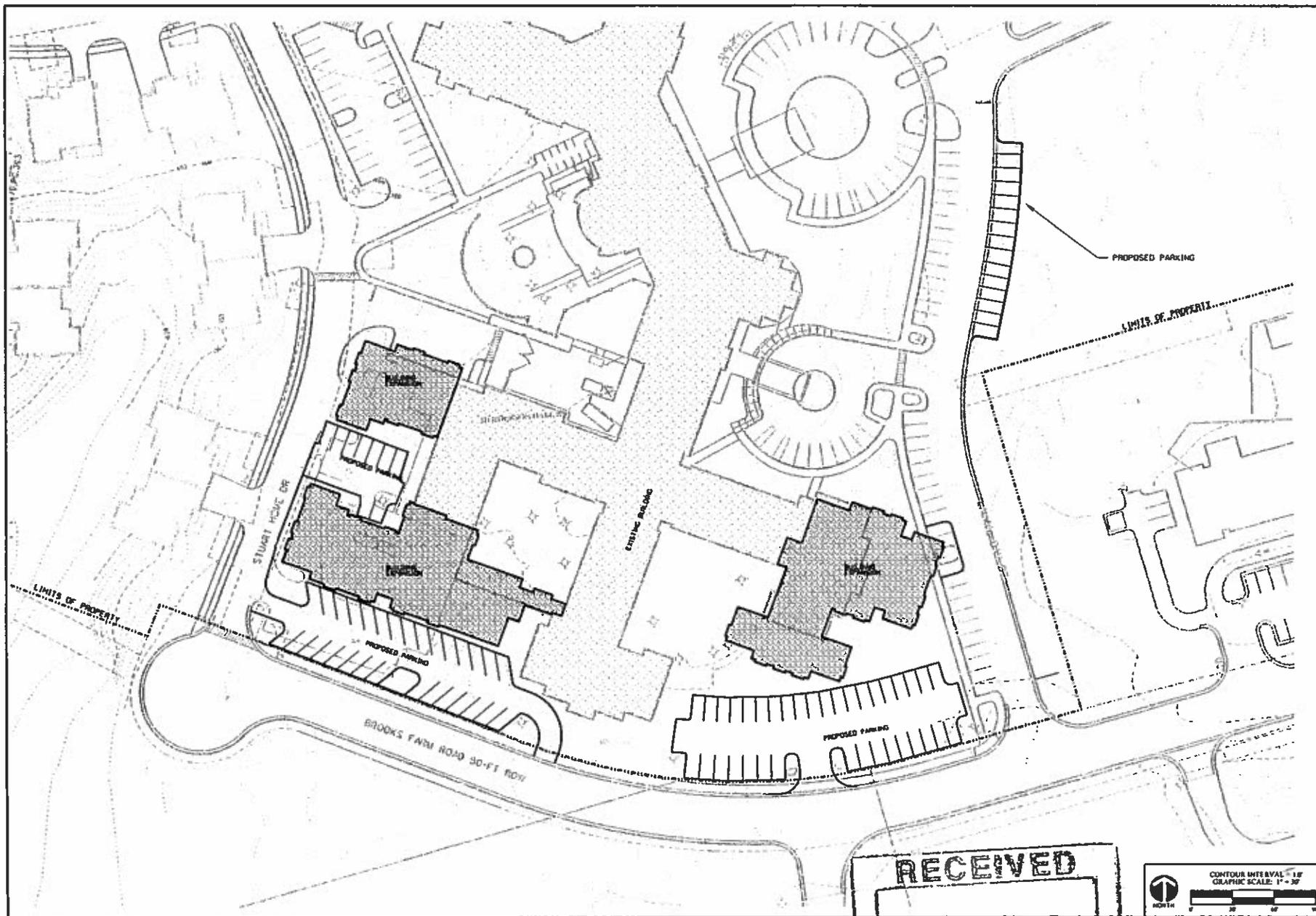


① BUILDING SECTION - SITE LINES

COVENANT WOODS - PHASE IV
 SPEX 31-97

ELEVATION SHOWING 60 DEGREE PLANE FROM PROPERTY LINE

PREPARED BY A.440 2014/7/23	SITE LINES DATE: AS NOTED TIME: 6 MAY 2015		REVISIONS NO. DATE DESCRIPTION	HEALTH CARE BUILDING FOR COVENANT WOODS 10000 WOODS DRIVE, WESTMINSTER, VA ARCHITECT: RIPS ARCHITECTS 350 VALLEY ROAD, DRUG, LANCASTER, PA 17601 TEL: 717-558-2200 FAX: 717-558-2201	rips architects architects • interior designers 350 VALLEY ROAD, DRUG, LANCASTER, PA 17601 TEL: 717-558-2200 FAX: 717-558-2201	10000		THE ARCHITECT HAS PREPARED THIS PLAN TO THE BEST OF HIS KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF CARE AND ETHICS OF THE ARCHITECTURAL PROFESSION. THE ARCHITECT MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THIS PLAN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM OR HER.
	COVENANT WOODS HEALTH CARE BUILDING							



WATERSHED CONSULTING, PLLC

P.O. Box 7216
 Rockwood, VA 22867
 (804) 204-4659
 www.watershedva.com



COVENANT WOODS PHASE IV

SKETCH PLAN

HANOVER COUNTY, VIRGINIA

PROJECT MANAGER	EA
DESIGNED	EA
DRAWN	JM
PUBLISHED	JK
DATE	6/22/15
BY	EA

RECEIVED
JUL 02 2015
 HANOVER COUNTY
 PLANNING OFFICE





north elevation



key plan

June 30, 2015

COVENANT WOODS
Health Care Additions & Renovations



EXTERIOR ELEVATIONS



east elevation



key plan

June 30, 2015

COVENANT WOODS
Health Care Additions & Renovations



EXTERIOR ELEVATIONS



south elevation



key plan

June 30, 2015

COVENANT WOODS
Health Care Additions & Renovations



EXTERIOR ELEVATIONS



west elevation



key plan

June 30, 2015

COVENANT WOODS
Health Care Additions & Renovations



EXTERIOR ELEVATIONS



west elevation



key plan

June 30, 2015

COVENANT WOODS
Health Care Additions & Renovations



EXTERIOR ELEVATIONS