

# 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-31-97, Am. 1-15**

Covenant Woods

amend building height exception

Suburban General Land Use

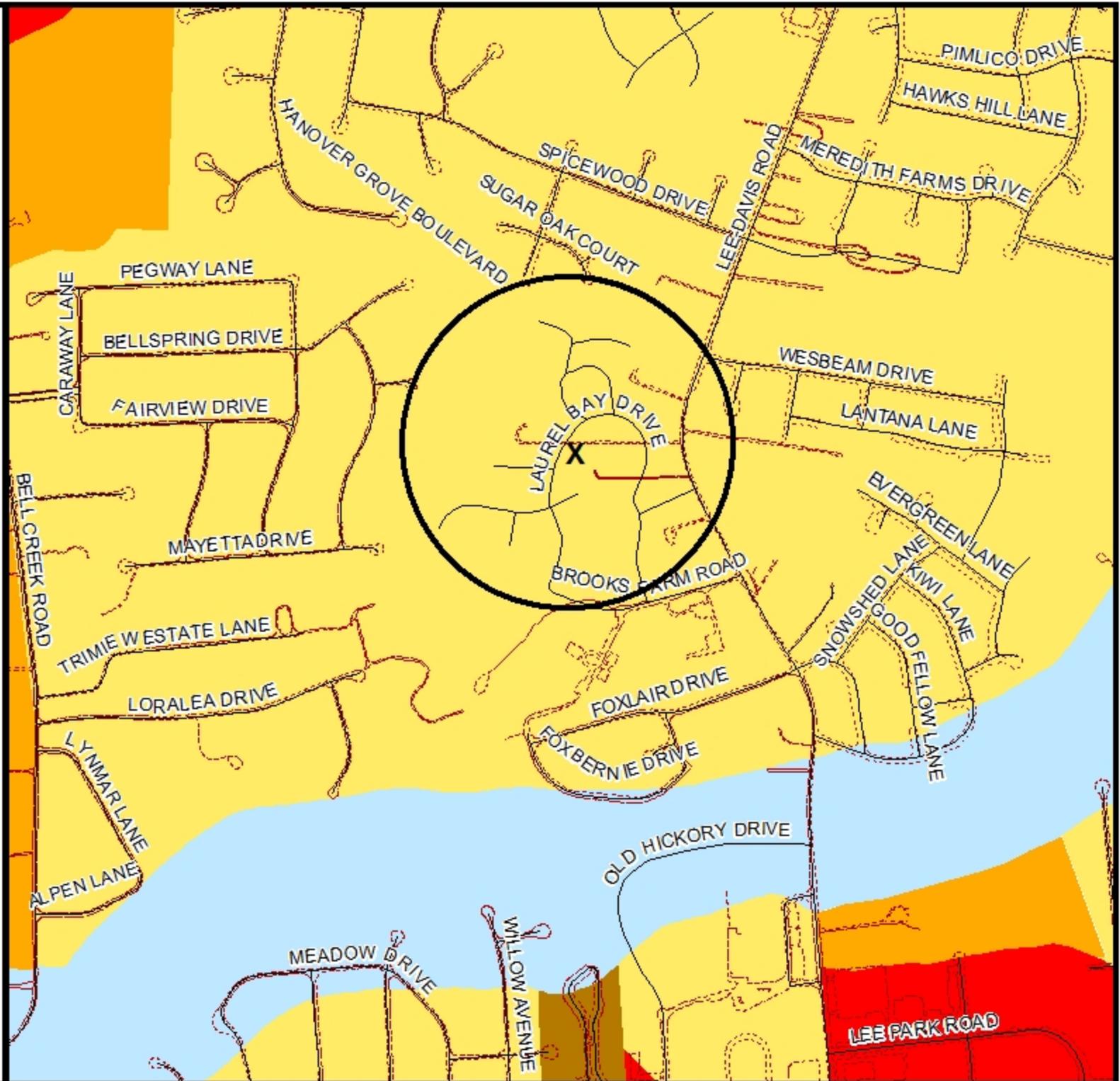
OPIN: 8715-72-5953, et al.

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-31-97, Am. 1-15**

Covenant Woods

amend building height exception

Zoned A-1

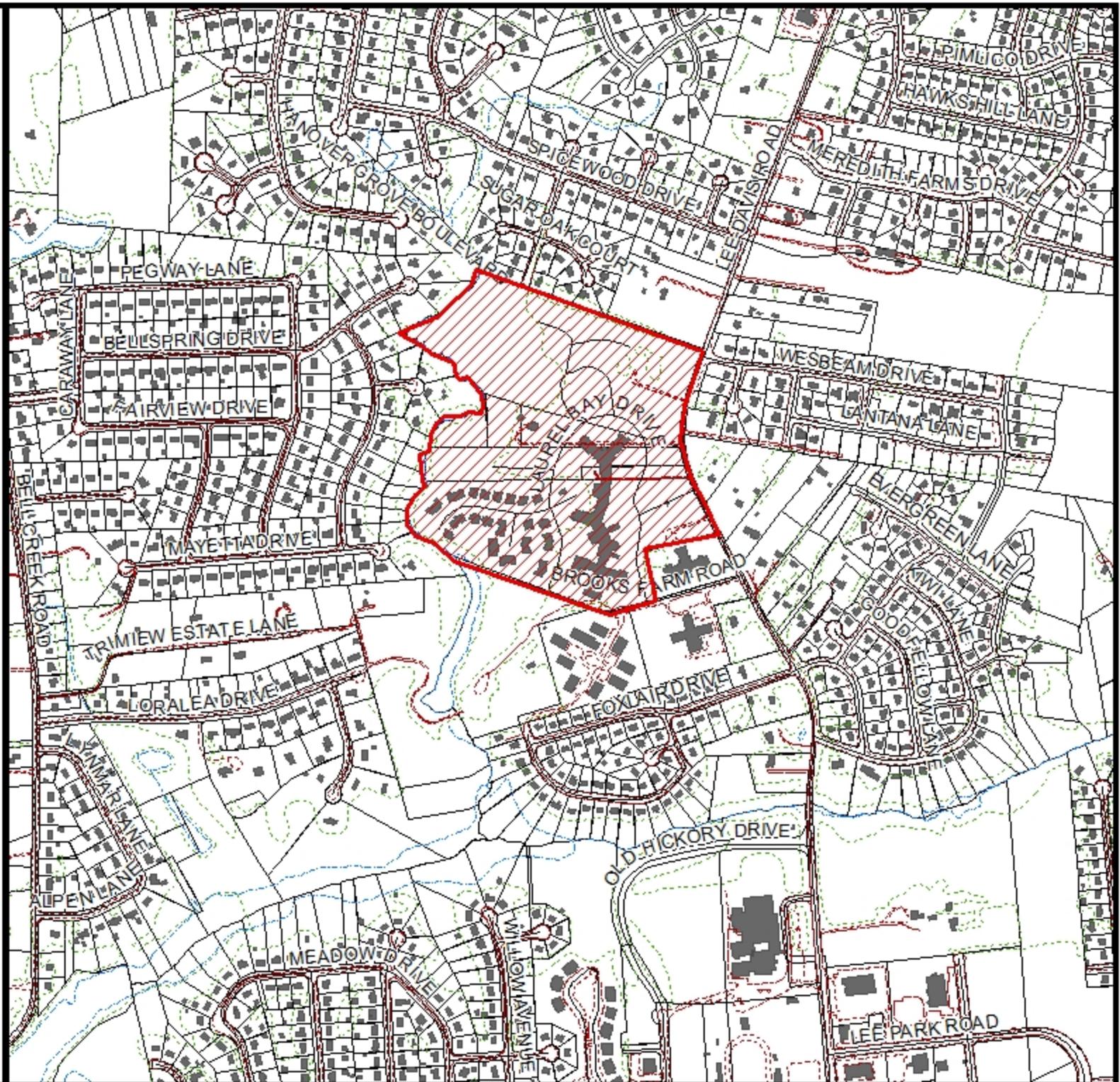
OPIN: 8715-72-5953, et al.

Mechanicsville Magisterial District



1 inch = 800 feet

July 06, 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-31-97, Am. 1-15

Covenant Woods

amend building height exception

Zoned A-1

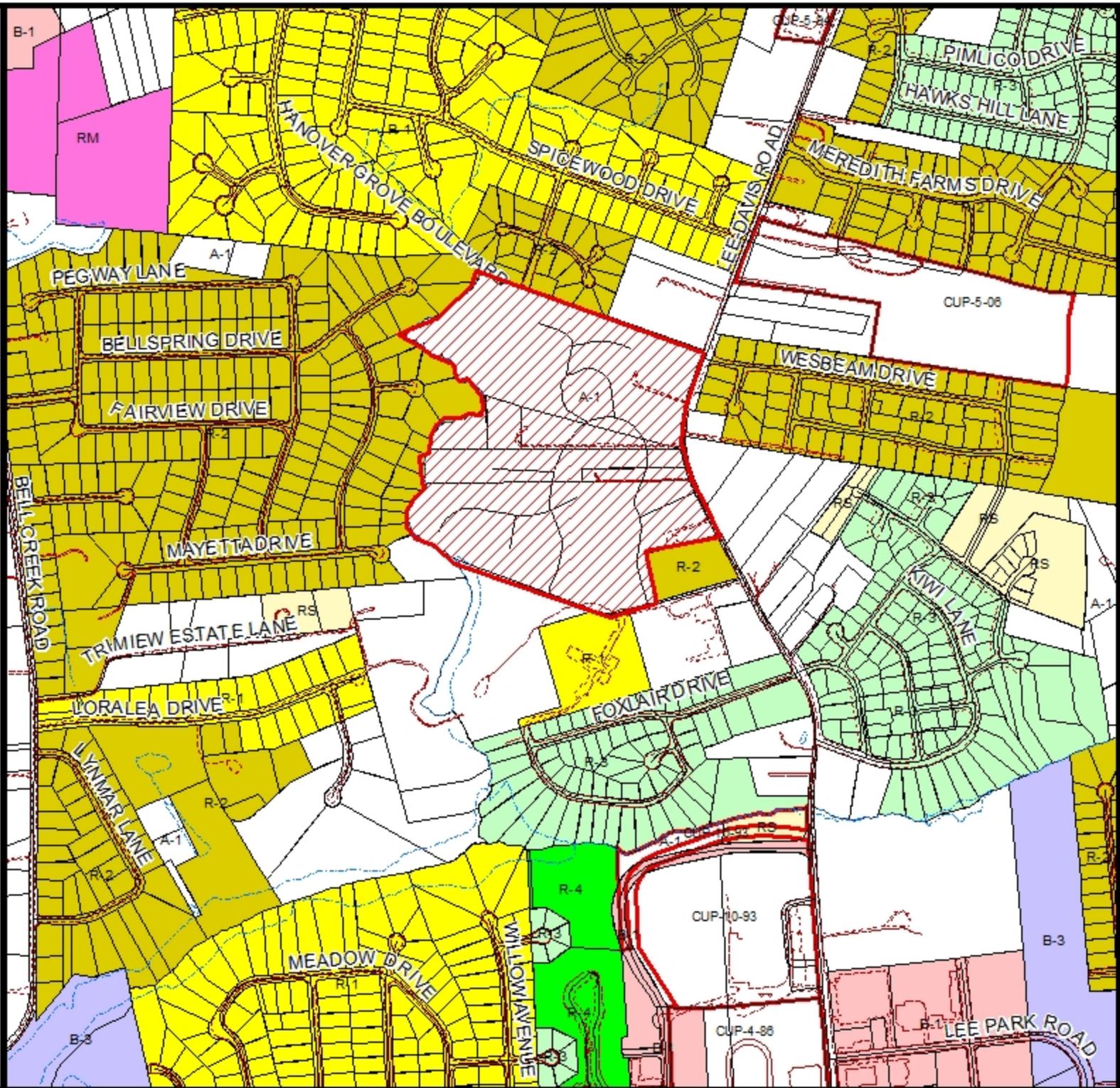
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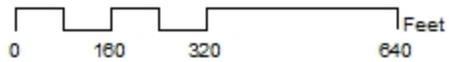
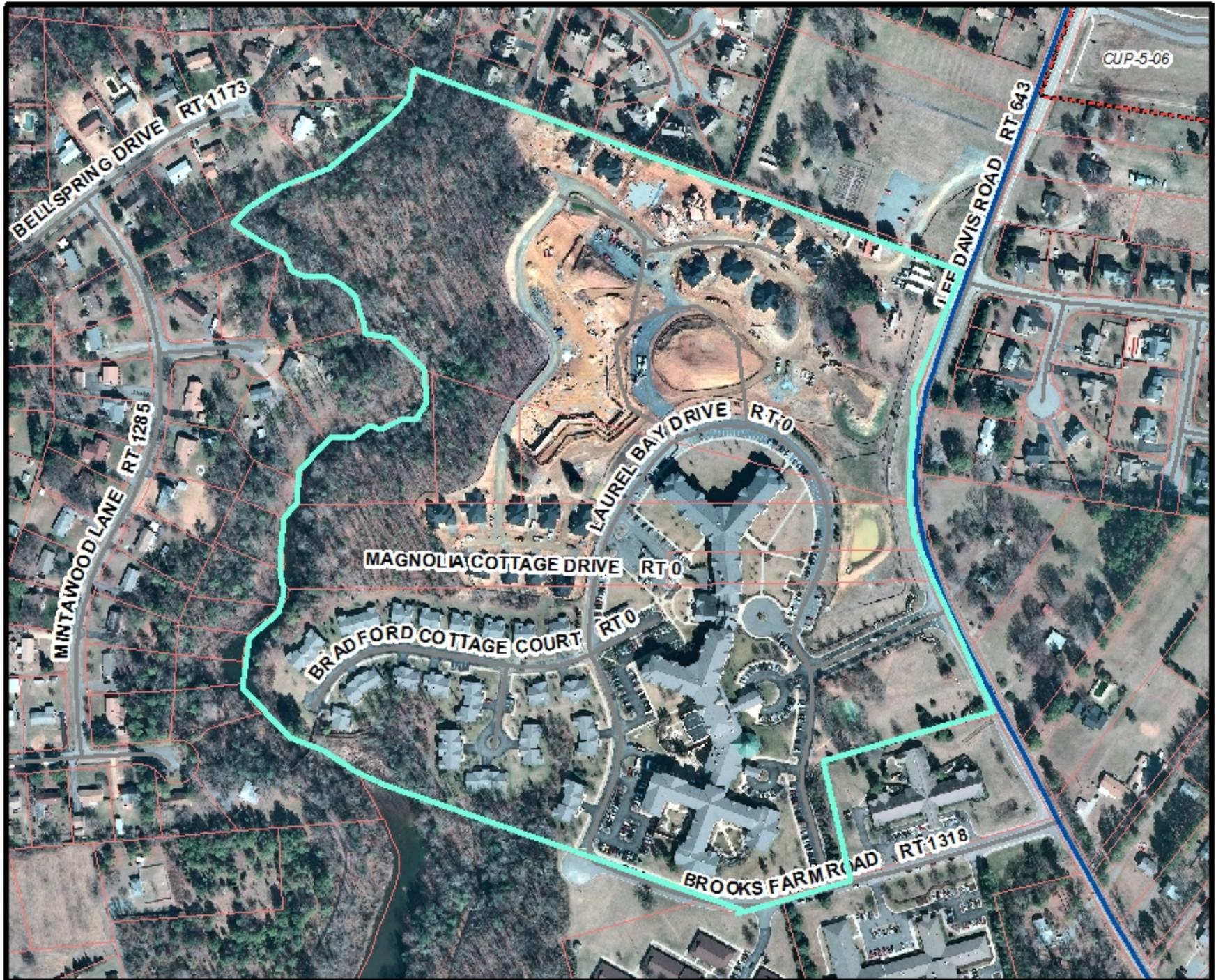
Mechanicsville Magisterial District



1 inch = 800 feet

July 06, 2015





# SE-31-97, AM. 1-15, COVENANT WOODS

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



## Overview

Request	To permit buildings taller than permitted
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

This is a request to amend a previously approved Special Exception to allow buildings taller than permitted, which are part of the latest expansion and renovation of Covenant Woods. There is a concurrent request (SE-29-97, AM. 1-15) to allow for the modification of the approved sketch plan to show a building expansion and new parking areas as part of the fourth phase of development of the facility.

## Staff Recommendation

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

**Planning Analysis**

The A-1 zoning district has a maximum building height of 35 feet. The applicant has indicated that the greatest eave height above finish grade of the proposed Phase IV expansion is 39 feet, 7 inches. Staff notes that the previous SE granted on January 13, 2010 only applied to Phase III and would recommend that the Board approve this request so that it applies to the entire property at a height not to exceed 48', per conditions recommended by staff. In addition, the applicant has submitted a schematic demonstrating that the building does not break the 60° plane required by the previously approved SE.

Staff notes that the Board must make the following finding when considering a height exception: *Such exception will not impair the appropriate use and enjoyment of surrounding property nor derogate from the intent and purpose of the Zoning Ordinance.* Colored elevations submitted with the application demonstrate that the colors, building materials, and scale of the expansion is consistent with the existing facility. Therefore, any impact to the surrounding vicinity should be minimal.

**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. The building height shall not exceed 48 feet.
2. The building shall be located so as not to break a 60 degree plane from any property line, which shall be demonstrated at the time of site plan review.
3. All development and use of this property shall comply with all federal, state, and local statutes, ordinances, and regulations.

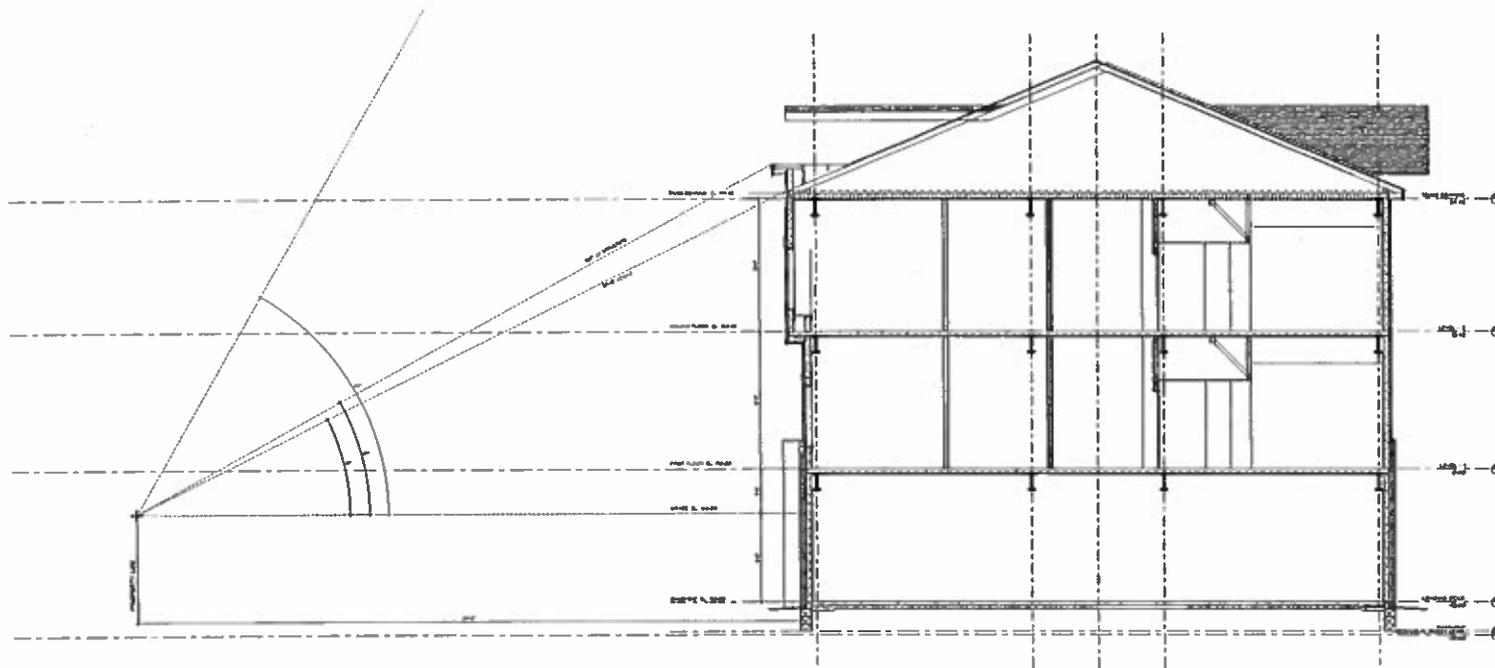
GJWB/HTE

**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



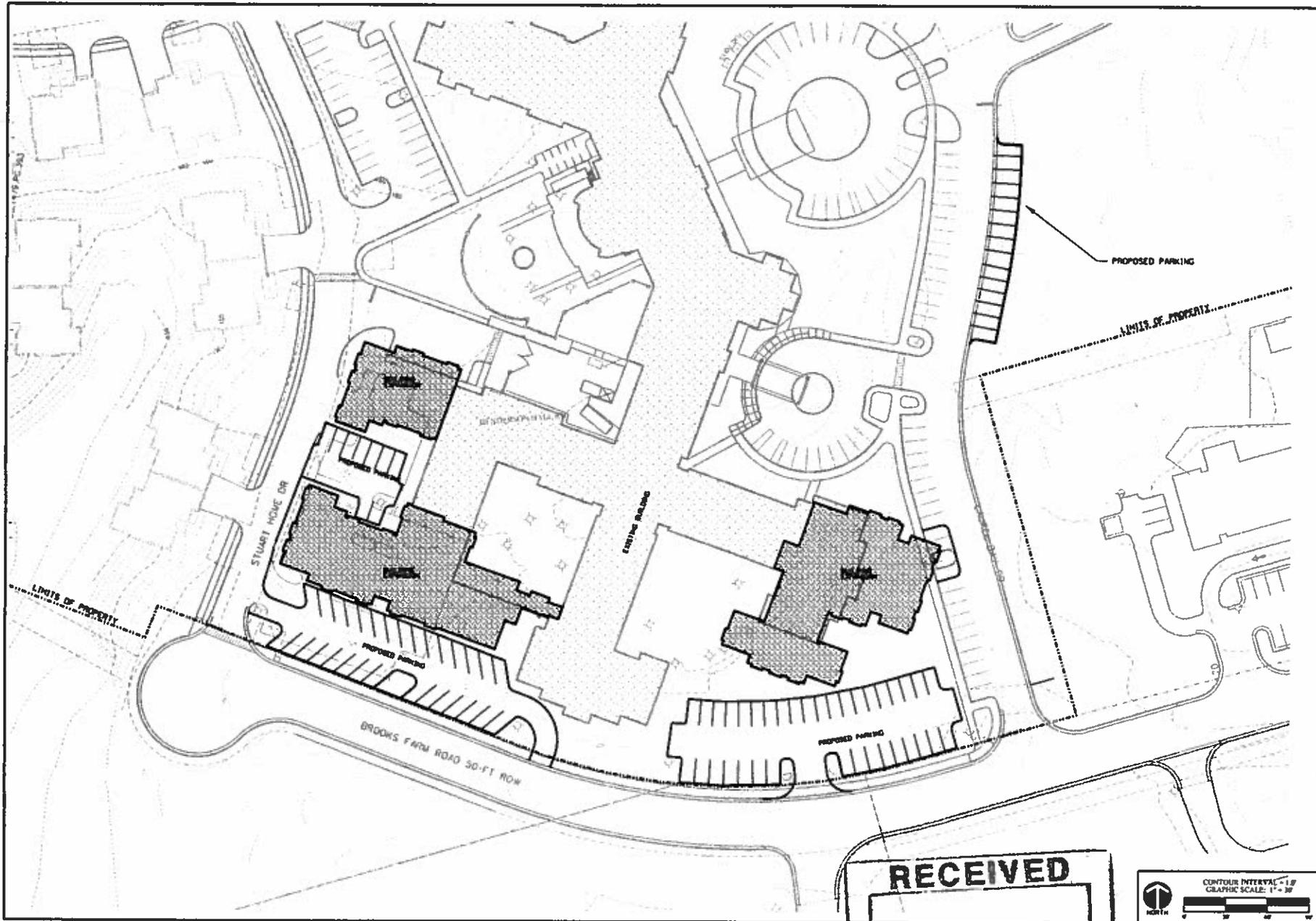
1 BUILDING SECTION - SITE LINES  
10-17-08

COVENANT WOODS - PHASE IV  
SPEX 31-97

ELEVATION SHOWING 60 DEGREE PLANE FROM PROPERTY LINE

PROPERTY A440	REVISIONS REV. NO. DESCRIPTION	DATE	BY	CHECKED BY	DATE	HEALTH CARE BUILDING COVENANT WOODS 1000 COVENANT WOODS DRIVE, LEICESTERSVILLE, TN 37087-1000 TEL: 615.395.1100 FAX: 615.395.1101 WWW.RIPSAARCHITECTS.COM	rip's architects architects • interior designers 285 VILLAGEWOOD DRIVE, LANCASTER, PA 17601 TEL: 717.397.1100 FAX: 717.397.1101 WWW.RIPSAARCHITECTS.COM	DESIGN PHASE PRELIMINARY	PROJECT NO. 08-001

RECEIVED  
JUL 02 2005  
LEICESTERSVILLE  
COMMUNITY  
ADMINISTRATOR



**WATERSHED CONSULTING, PLLC**

P.O. Box 7718  
 Richmond, VA 23221  
 (804) 304-4097  
 www.watershedva.com



COVENT WOODS PHASE IV

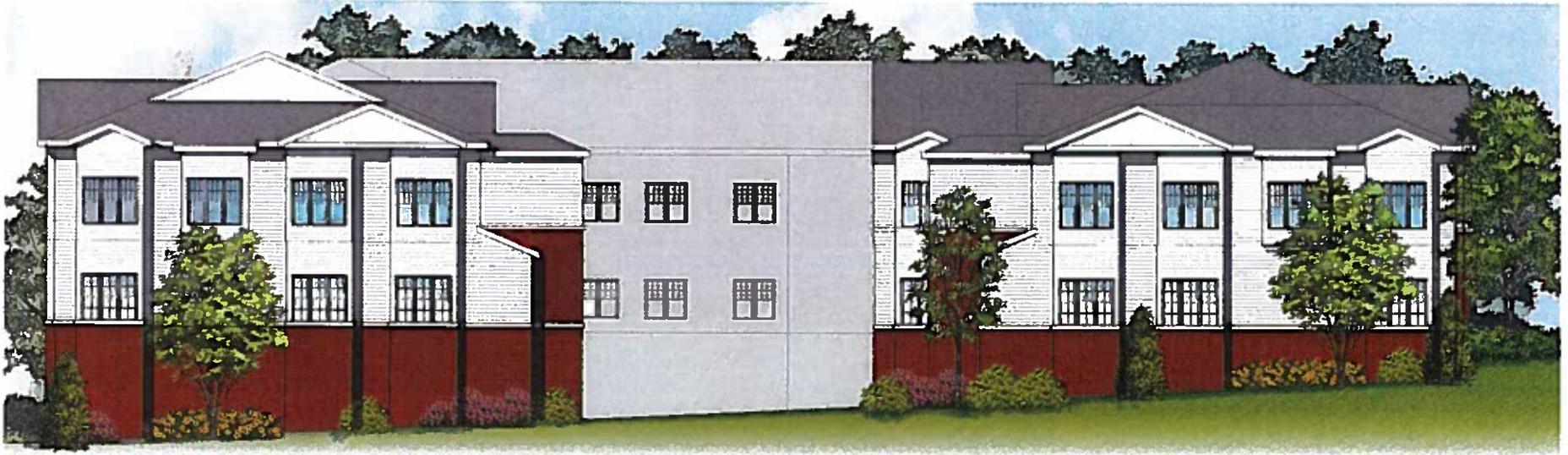
**SKETCH PLAN**

HANOVER COUNTY, VIRGINIA

PROJECT MANAGER	EA
DESIGNED	EA
DRAWN	SC
DESIGN FILED	DDH
DATE	6/28/15
REVISIONS	

**RECEIVED**  
**JUL 02 2015**  
 HANOVER COUNTY  
 PLANNING OFFICE





north elevation



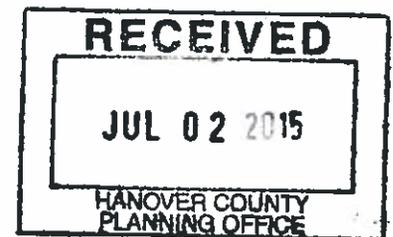
key plan

June 30, 2015

**COVENANT WOODS**  
*Health Care Additions & Renovations*

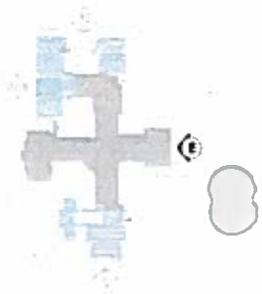


**EXTERIOR ELEVATIONS**





east elevation



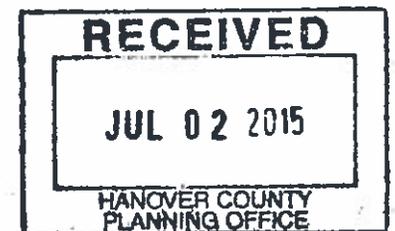
key plan

June 30, 2015

**COVENANT WOODS**  
*Health Care Additions & Renovations*

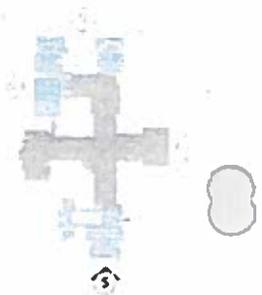


**EXTERIOR ELEVATIONS**





south elevation



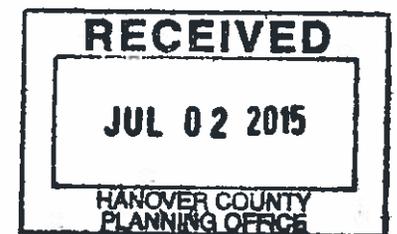
key plan

June 30, 2015

**COVENANT WOODS**  
*Health Care Additions & Renovations*

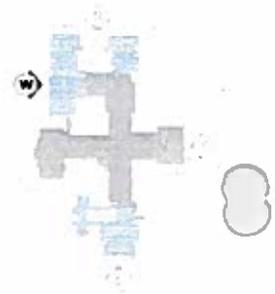


**EXTERIOR ELEVATIONS**





west elevation



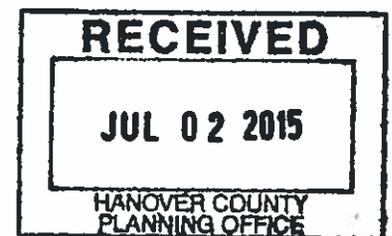
June 30, 2015

key plan

**COVENANT WOODS**  
*Health Care Additions & Renovations*

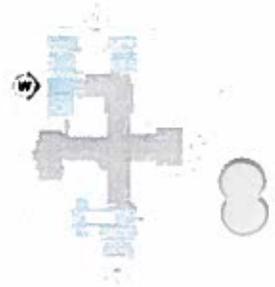
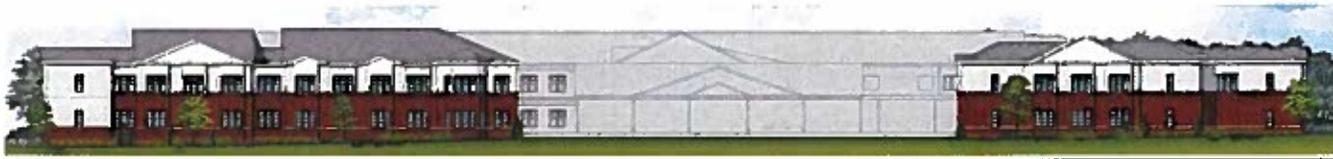


**EXTERIOR ELEVATIONS**





west elevation



key plan

June 30, 2015

**COVENANT WOODS**  
*Health Care Additions & Renovations*



**EXTERIOR ELEVATIONS**

