

# 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

### CUP-6-15

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

parking garage

Destination Commerce Land Use

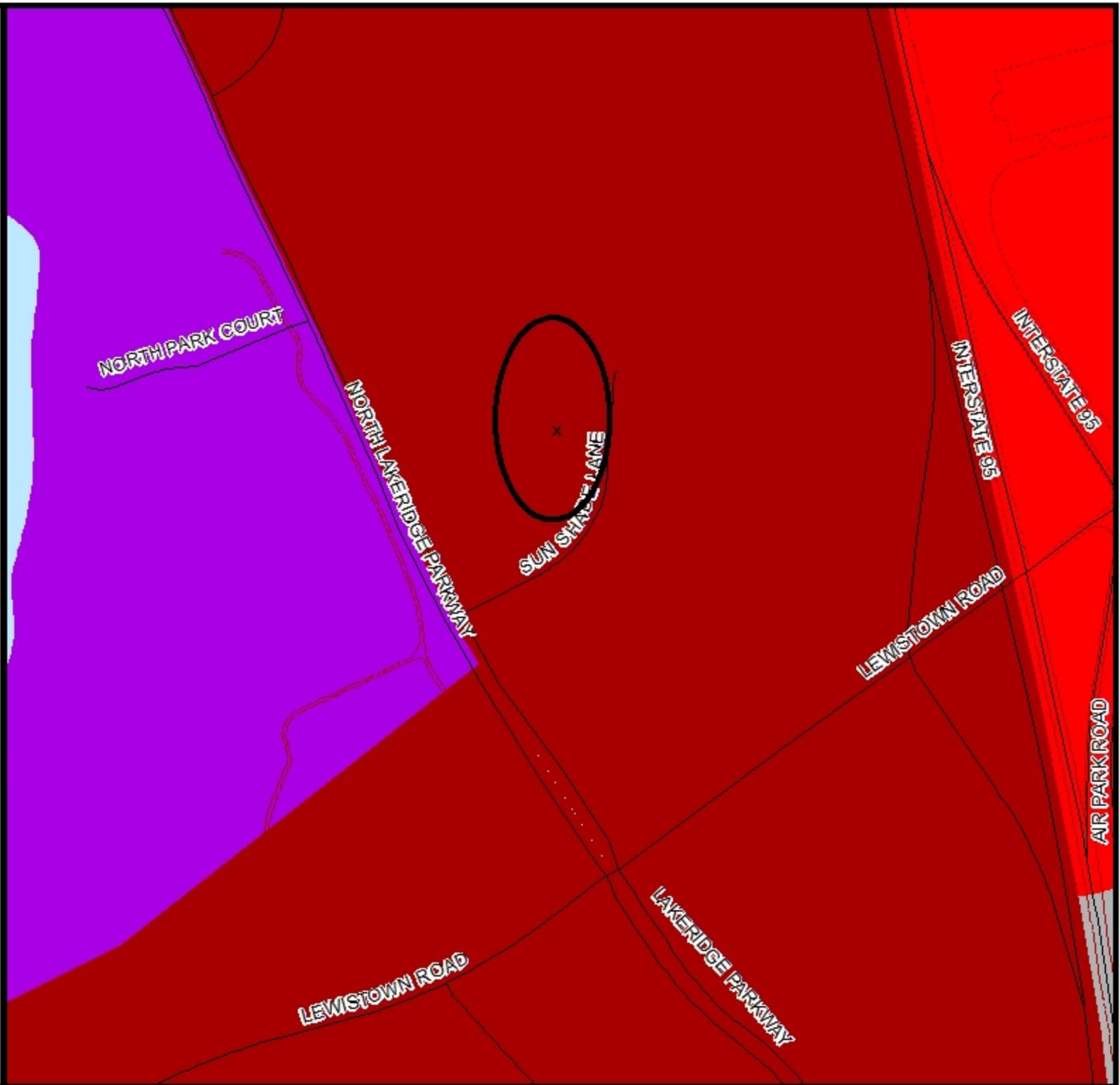
GPIN: 7788-58-4590 (part)

Ashland Magisterial District



1 inch = 400 feet

May 01, 2015



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**CUP-6-15**

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

parking garage

Zoned M-2

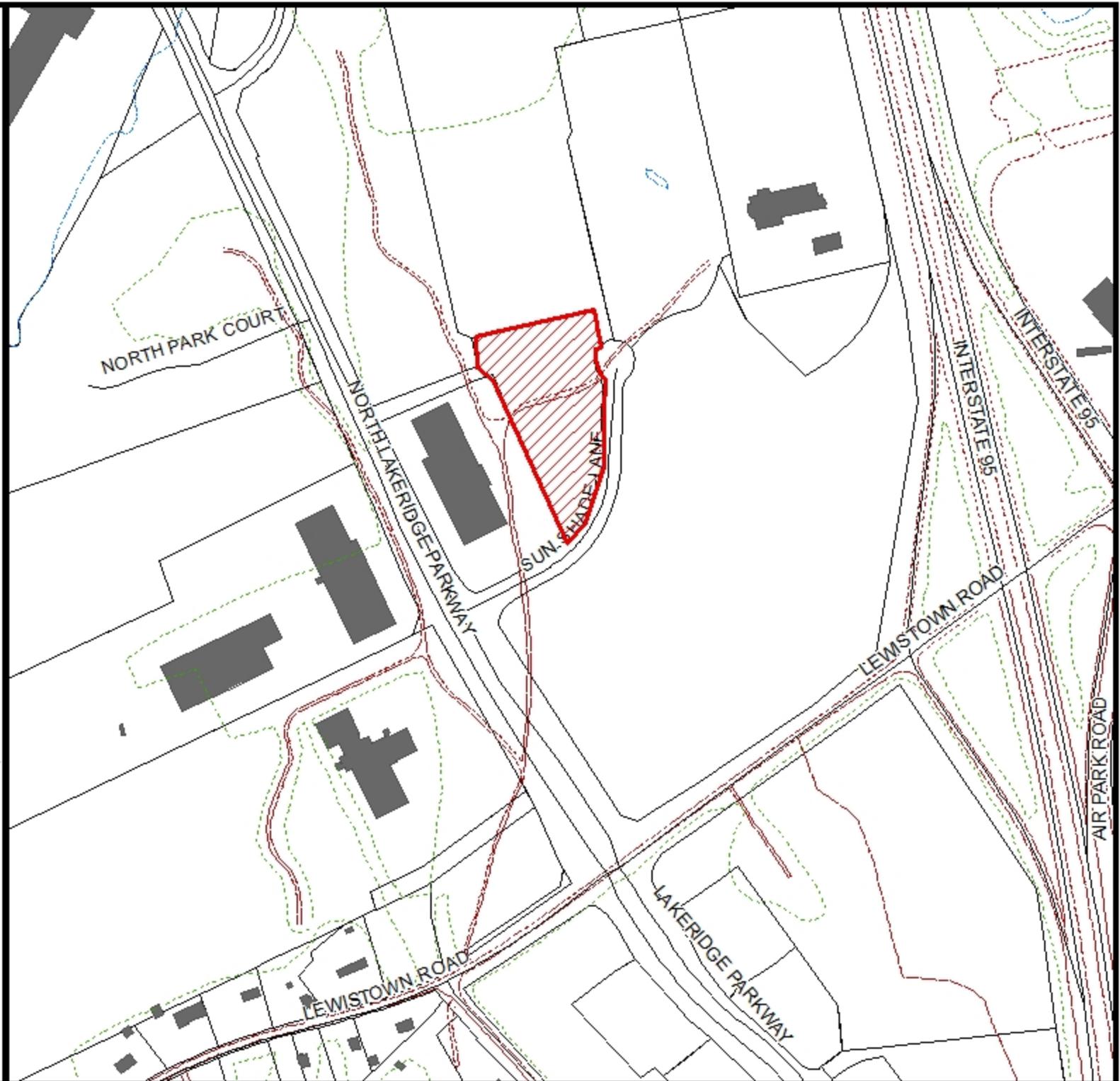
GPIN: 7788-58-4590 (part)

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	

### CUP-6-15

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

parking garage

Zoned M-2

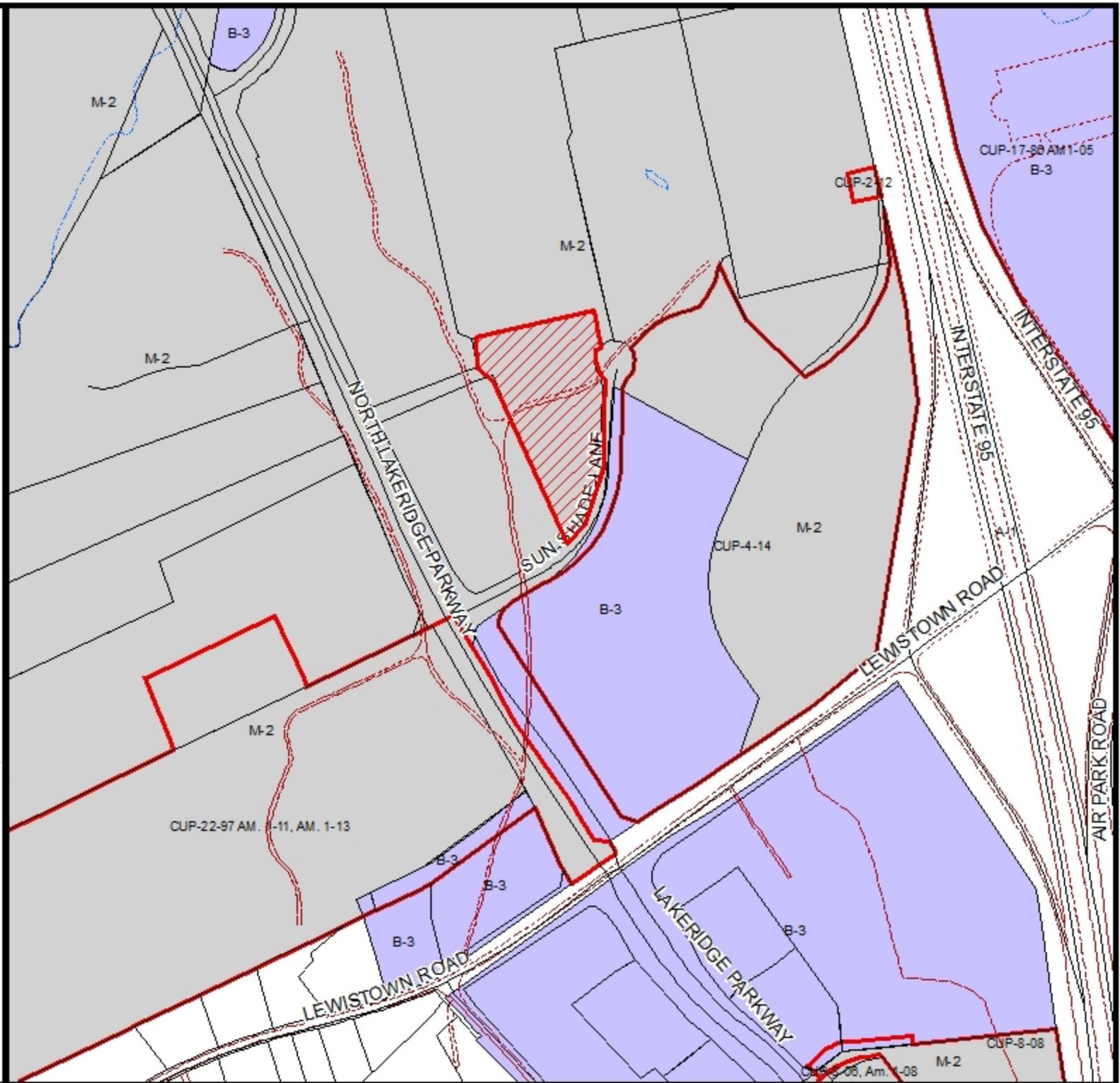
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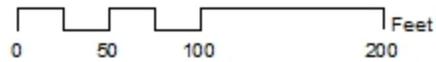
Ashland Magisterial District



1 inch = 400 feet

May 01, 2015





# CUP-6-15, CRAIG REALTY GROUP- RICHMOND, L.L.C.

Conditional Use Permit Report  
Ashland Magisterial District  
PC Meeting Date: August 20, 2015



## Overview

Request	To permit a commercial parking garage
Zoning	M-2(c), Light Industrial District with conditions
Acreage	4.32
CUP Acreage	3.92
Location	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)
GPIN	7788-58-4590(part)
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

The applicant requests a Conditional Use Permit for a commercial parking garage to be used in conjunction with the Outlets at Richmond to be located in the Northlake Business Park. The applicant has contracted to acquire a site across Sun Shade Lane from the outlet mall to develop a five-story commercial parking garage and a surface level parking lot to provide a total of 899 parking spaces. The additional parking provided on that site will allow the applicant to provide adequate parking and to fully develop the outlet mall site to meet market demands.

## Staff Recommendation

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

## **Planning Analysis**

### *Land Use Designation and Compatibility with Surrounding Area*

The General Land Use map shows this area for Destination Commerce. The request for a commercial parking garage would support the Outlets at Richmond and on-site accessory uses such as restaurants, which were previously determined to achieve the goals for the Destination Commerce designation. In addition, because the uses for this area are intended to be regional in scope and draw customers from an area far beyond the boundaries of the region, it is desirable that adequate parking is provided that is conveniently located.

The outlet mall site is located within the Northlake Business Park near or next to other industrial and commercial parks and uses, and this area is located adjacent to Interstate 95. The use is compatible with adjacent commercial uses.

The height of the proposed garage structure will be considered concurrently with SE-11-15 because the proposed structure has five levels and a total height of 71 feet; the permitted height under M-2 zoning is three stories or 45 feet, whichever is less. The additional height has the potential to obstruct views to other businesses.

### *Sketch Plan*

The sketch plan provided shows the footprint of the parking garage, the surface parking, the locations of ingress and egress and pedestrian access via sidewalks and a pedestrian crosswalk across Sun Shade Lane from the garage to the outlets. The location of the proposed pedestrian crosswalk has been approved by VDOT with its details to be determined during site plan review. To consistently apply similar development standards as were required with other sites within Northlake and Winding Brook to the south, staff recommends that the surface parking lot be landscaped in accordance with the Suburban Development Overlay standards, Art. 4, Division 2, of the Zoning Ordinance. The plan shows that structures meet setback requirements.

### *Elevations*

The elevations provided show use of red brick veneer on the first level of the structure and the elevator tower, and the remainder of the structure is constructed in concrete. The concrete panels and walls will be painted and appear to be a brick red color and four shades of tan and brown. The applicant plans to provide material samples and paint colors at the Planning Commission meeting. Each level is open to the exterior above the waist high walls. The top level is completely open and the elevations show 25' 2" light posts, which brings the top measurement of the building to 71 feet. A copy of the elevations is attached for the Planning Commission's consideration. In addition to elevations, the applicant has provided perspectives of the proposed structure from all four sides for the Commission's consideration as well as an aerial depiction of the immediate area and how the proposed structure will fit into its surroundings.

Staff notes that the elevations must conform to the proffered architectural treatment standards approved with C-2-00(c) and subsequent amendments, which apply to the parcels within the Northlake Business Park. The architectural treatment proffer for Northlake only permits precast architectural concrete, including tilt-up panels. Material details will be provided during the site plan review process to ensure compliance with proffered conditions.

Staff recommends a condition to require that all lighting, including that lighting that can be seen from each level, meet the requirements of Section 26-269, the Lighting regulations of the Zoning Ordinance.

**Agency Analysis**

<b>Agency</b>	<b>Comment Summary</b>
Public Works	An FAA form 7460 must be filed for any proposed construction in the vicinity of the Hanover County Airport. To date, staff has not received the FAA response.
Public Utilities	The outlets plan indicates a DDC (fire) vault will be installed at the parking garage; therefore, a fire pump will likely be necessary due to the proposed height of the structure.
VDOT	A pedestrian traffic control study was submitted by the applicant to VDOT, specifically to receive approval of the location of a pedestrian crosswalk from the proposed garage to the outlets center. VDOT has provided correspondence indicating its approval of the crosswalk location for the Outlet Mall. Technical issues related to how the crosswalk is completed will be worked out during site plan review.

Attached is a June 23, 2015 memorandum from the applicant to staff responding to the staff and agency comments. The correspondence indicates how the applicant has responded to comments or how they will address remaining issues at site plan review.

**In accordance with Article 6, Division 3, Section 26-325, the site shall be developed and maintained in substantial conformity with the sketch plan titled, “Outlets at Richmond, Layout Plan,” dated August 28, 2014 and most recently revised June 10, 2015, and prepared by Timmons Group, and the elevations titled, “Outlets at Richmond, 5-Level Parking Garage, Conceptual Views and Site Plan Sheets A.1 through A.5”, dated April 30, 2015, most recently revised June 22, 2015, and prepared by StudioProgetti.**

**A site plan, prepared in accordance with the requirements of Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance, shall be submitted for review and approval prior to commencement of the requested use.**

### **Staff's Recommended Conditions**

1. The Conditional Use Permit shall be valid for a period of three (3) years beginning October 1, 2015. No extension, as provided for in Section 26-327(b) of the Hanover County Zoning Ordinance, may be requested by the applicant. For purposes of Section 26-327, "substantial construction or use" shall mean:
  - a. A site plan for a retail outlet shopping center is submitted;
  - b. A building permit application and a request for the first framing inspection of the "outlets" structure has been submitted to the County; and
  - c. A building permit application for the outlets garage structure shall be submitted to the County.
2. Within 5 days of issuance of the Certificate of Occupancy for the commercial parking garage structure, the Owner shall file Form 7460-2, Part II, with the Federal Aviation Administration, and provide a copy of the form, the FAA response and all supporting documentation to the Hanover County Department of Public Works.
3. The surface parking lot shall be landscaped in accordance with the Suburban Development Overlay standards, Art. 4, Division 2, of the Zoning Ordinance.
4. The pedestrian crosswalk shall be located as shown on the sketch plan. The crosswalk shall be constructed by the applicant in accordance with VDOT standards and specifications as determined during site plan review.
5. All lighting, including that provided within the individual decks of the garage, shall be designed to meet the requirements of Section 26-269 of the Zoning Ordinance.
6. All development and use of the Property shall comply with all federal, State and local statutes, ordinances and regulations.

CDC/sm/HTE

#### **Attachments**

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



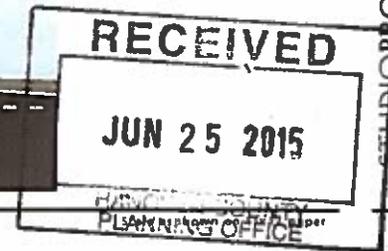
5-Level Parking Garage

Conceptual Views

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Rev. 01. 01.15

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Date of Issue:  
 28 April 2015, Design Review  
 15 May 2015, Lightpole heights  
 05 June 2015, Revised Parking Count  
 22 June 2015, Design Review



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 NOT INTENDED FOR CONSTRUCTION.

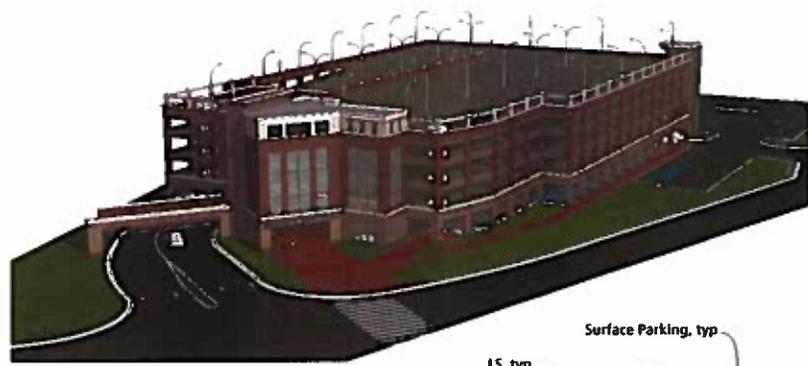
Outlets  
 at RICHMOND

A PROJECT OF  
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**5-Level Parking Garage Site Plan**

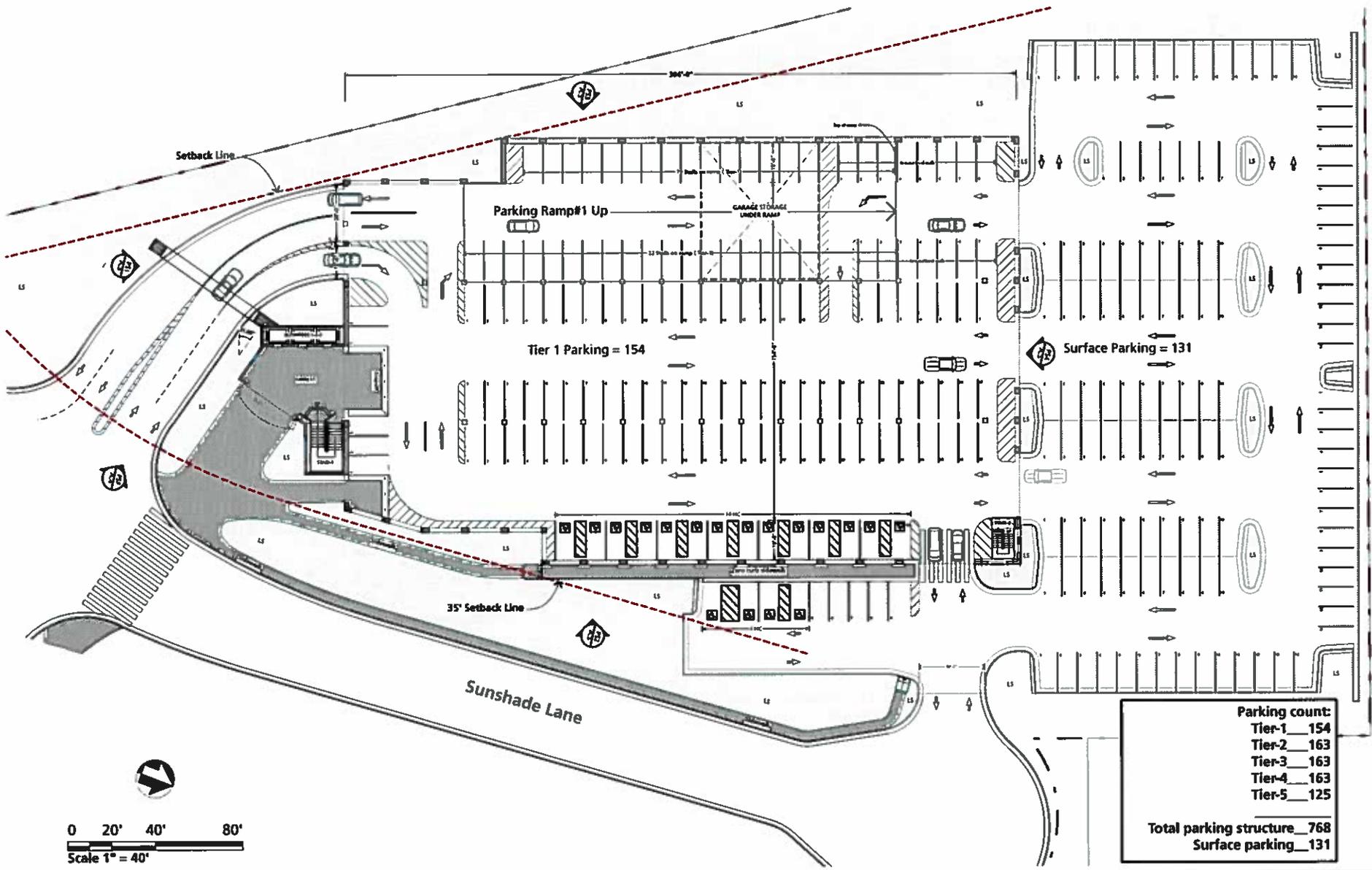
Date of Issue:  
 30 April 2015, Design Review  
 15 May 2015, Signposts Heights  
 03 June 2015, Proposed Parking Count  
 22 June 2015, Design Review

Scale as shown on 11x17 paper

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**A.1**

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Parking count:	
Tier-1	154
Tier-2	163
Tier-3	163
Tier-4	163
Tier-5	125
<b>Total parking structure</b>	<b>768</b>
<b>Surface parking</b>	<b>131</b>

**5-Level Parking Garage Site Plan - Tier-1**

Date of Issue:  
 30 April 2015\_Design Review  
 15 May 2015\_Lightscape Analysis  
 05 June 2015\_Paved Parking Count  
 22 June 2015\_Design Review

Scale as shown on 11x17 paper

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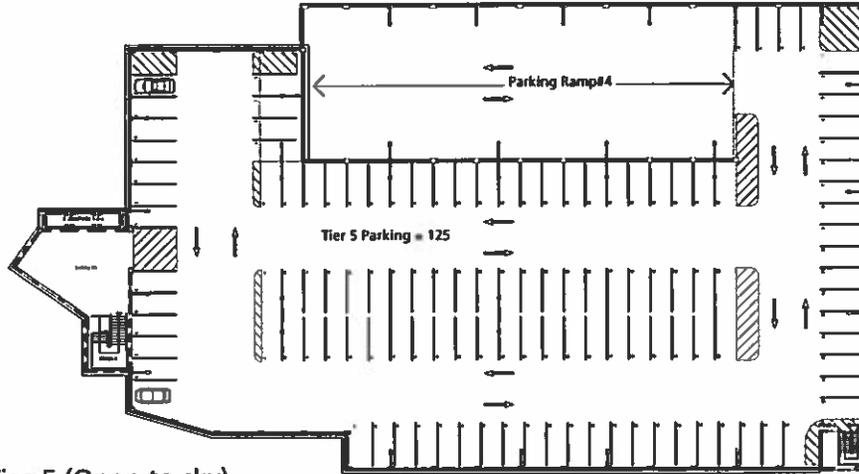
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at RICHMOND

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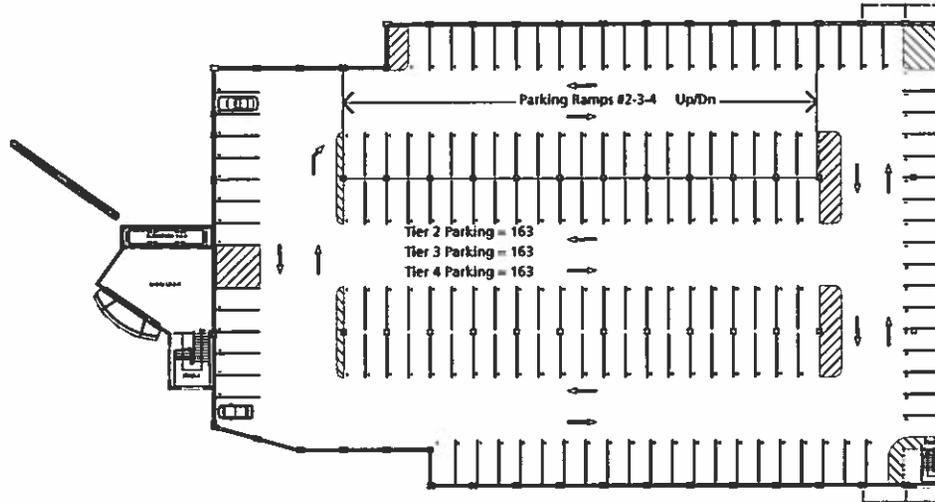
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**A.2**



Tier-5 (Open to sky)

SCALE: 1" = 50'



Tiers 2-3-4 Similar

SCALE: 1" = 50'

5-Level Parking Garage

Tiers -2-3-4-5





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

Date of Issue:  
30 April 2015, Design Review  
15 May 2015, Lightpole heights

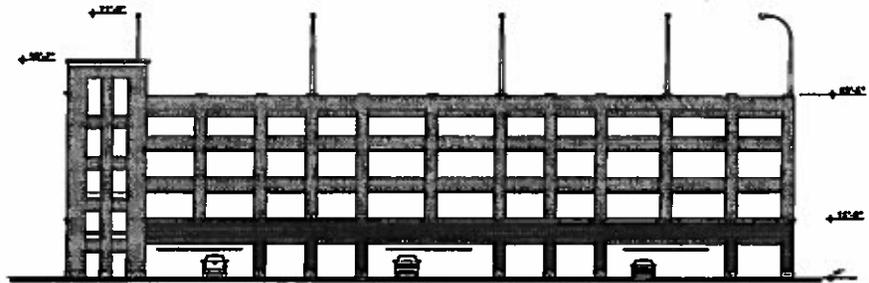
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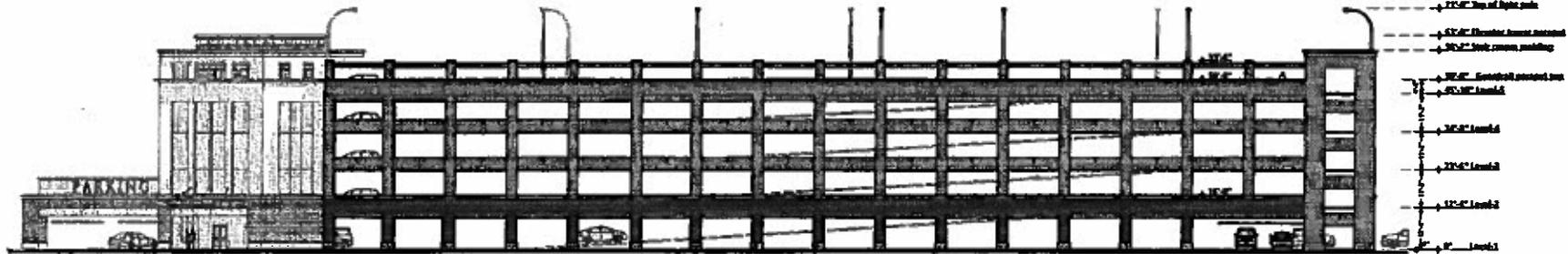
PS1 South Elevation

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



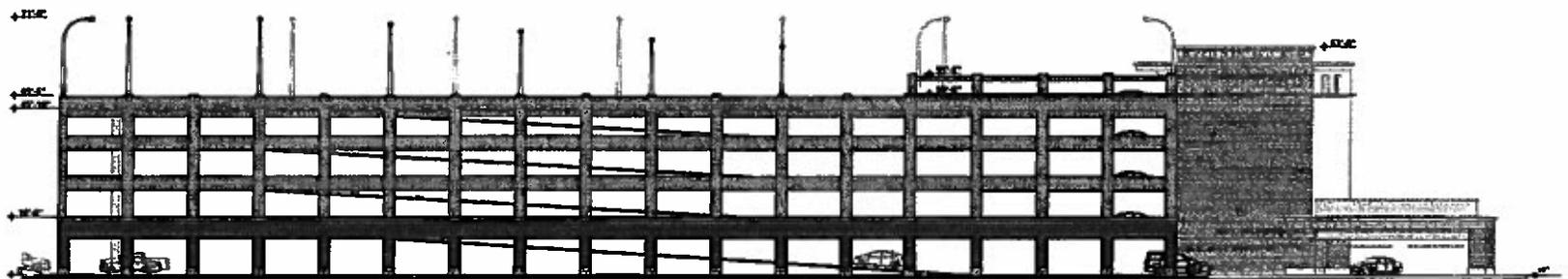
PS4 North Elevation

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



PS2 East Elevation

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



PS3 West Elevation

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

0 16' 32' 64'

Conceptual Streetfront and Lease Plan as shown is subject to change and is used as illustration for discussion purposes. Landlord reserves the right to execute all or part of this concept. Grid spacing is subject to change.

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04/15/2015

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5-Level Parking Garage

Exterior Elevations

Date of Issue:  
30 April 2015\_Design Review  
15 May 2015\_Lightgrade heights

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Outlets  
at RICHMOND

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A.5

