

# 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-10-14

Hanover Land, L.L.C.

Rezone A-1 to B-1

Commercial Land Use

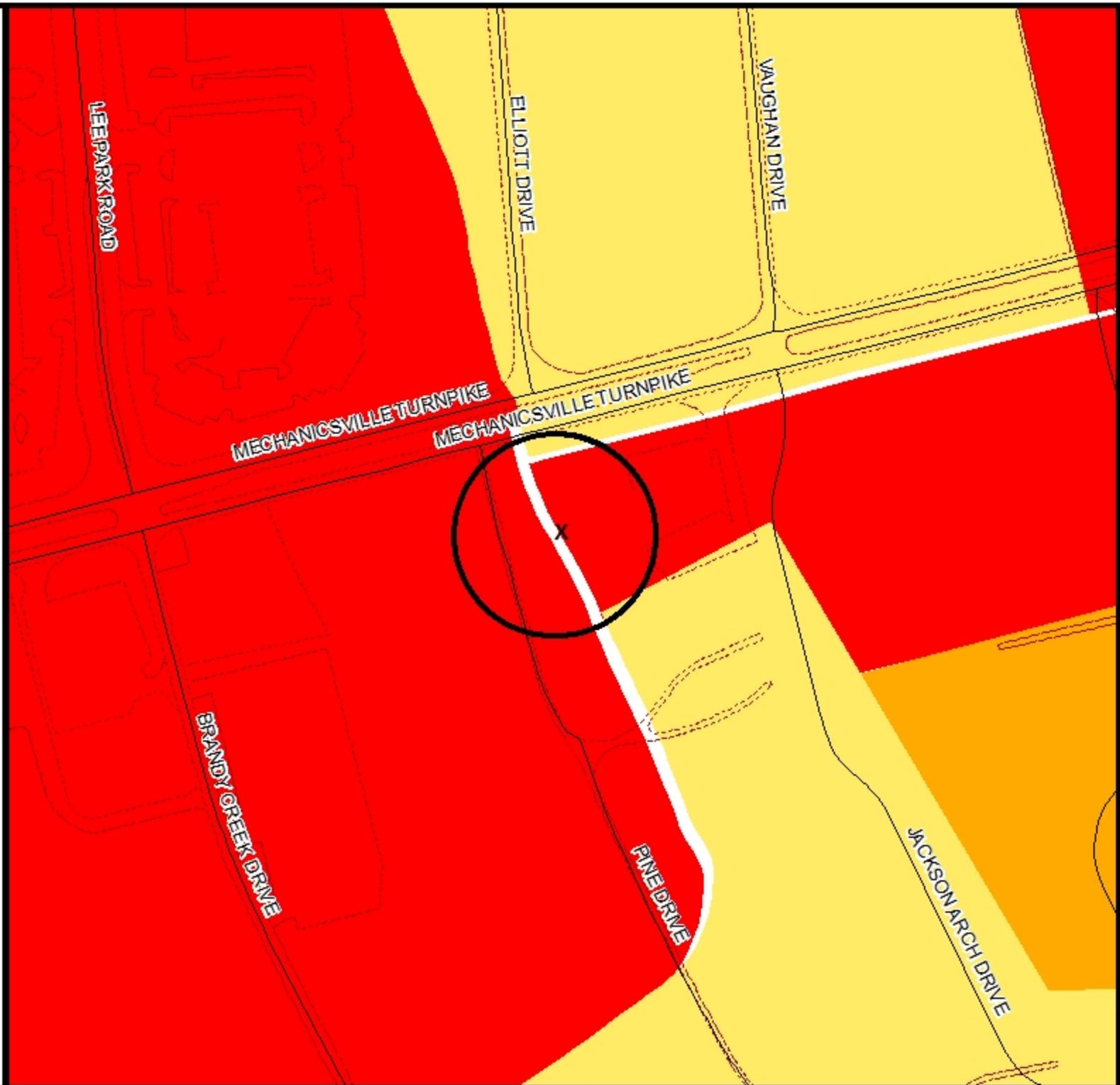
OPIN: 8724-18-2758

*Mechanicsville Magisterial District*



1 inch = 200 feet

May 29, 2014

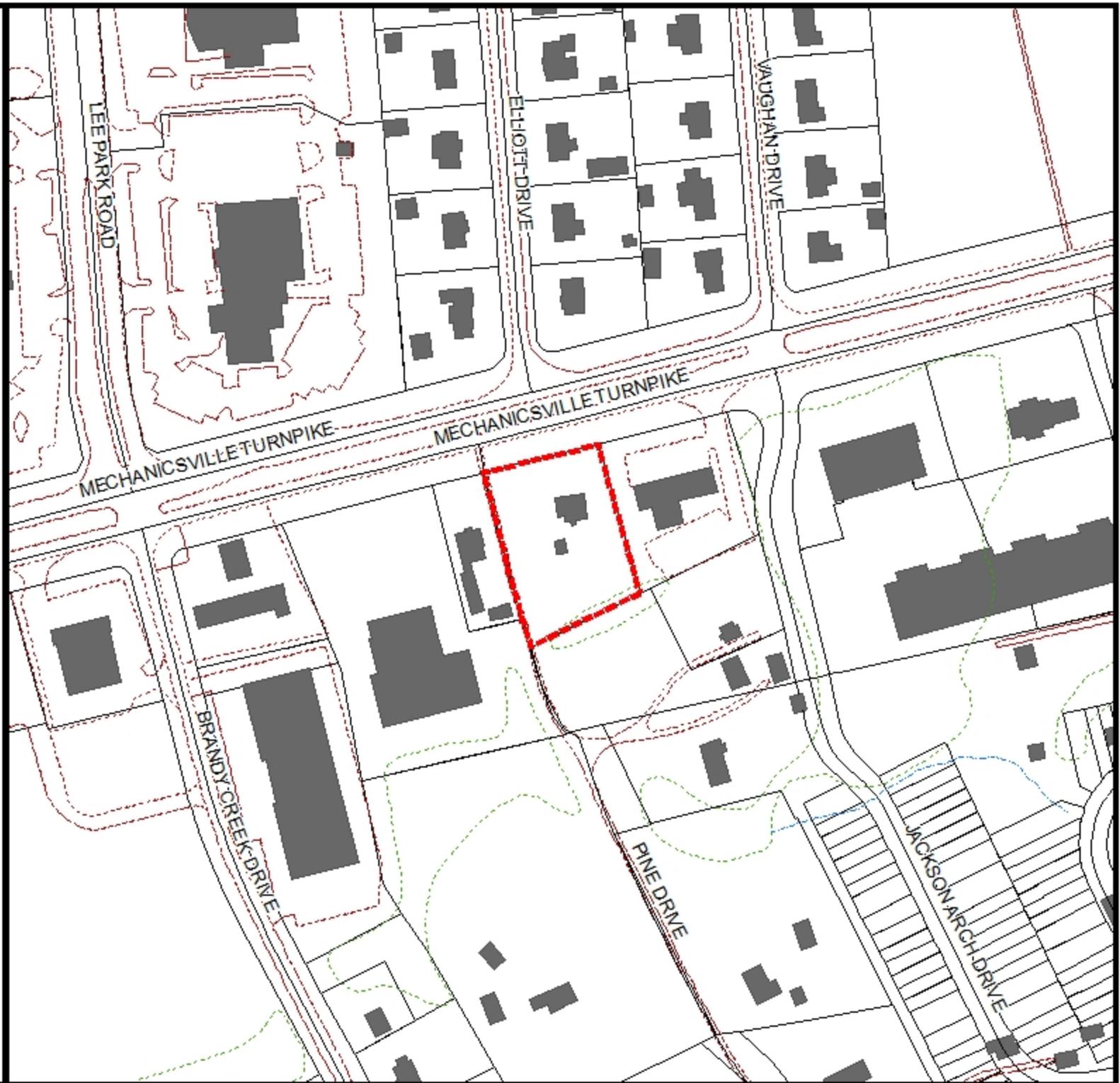


Hanover County,  
Virginia

General Parcel Map

Legend

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



**C-10-14**

Hanover Land, L.L.C.

Rezone A-1 to B-1

Zoned A-1

OPIN: 3724-13-2758

*Mechanicsville Magisterial District*



1 inch = 200 feet

May 29, 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-0
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

### C-10-14

Hanover Land, L.L.C.

Rezone A-1 to B-1

Zoned A-1

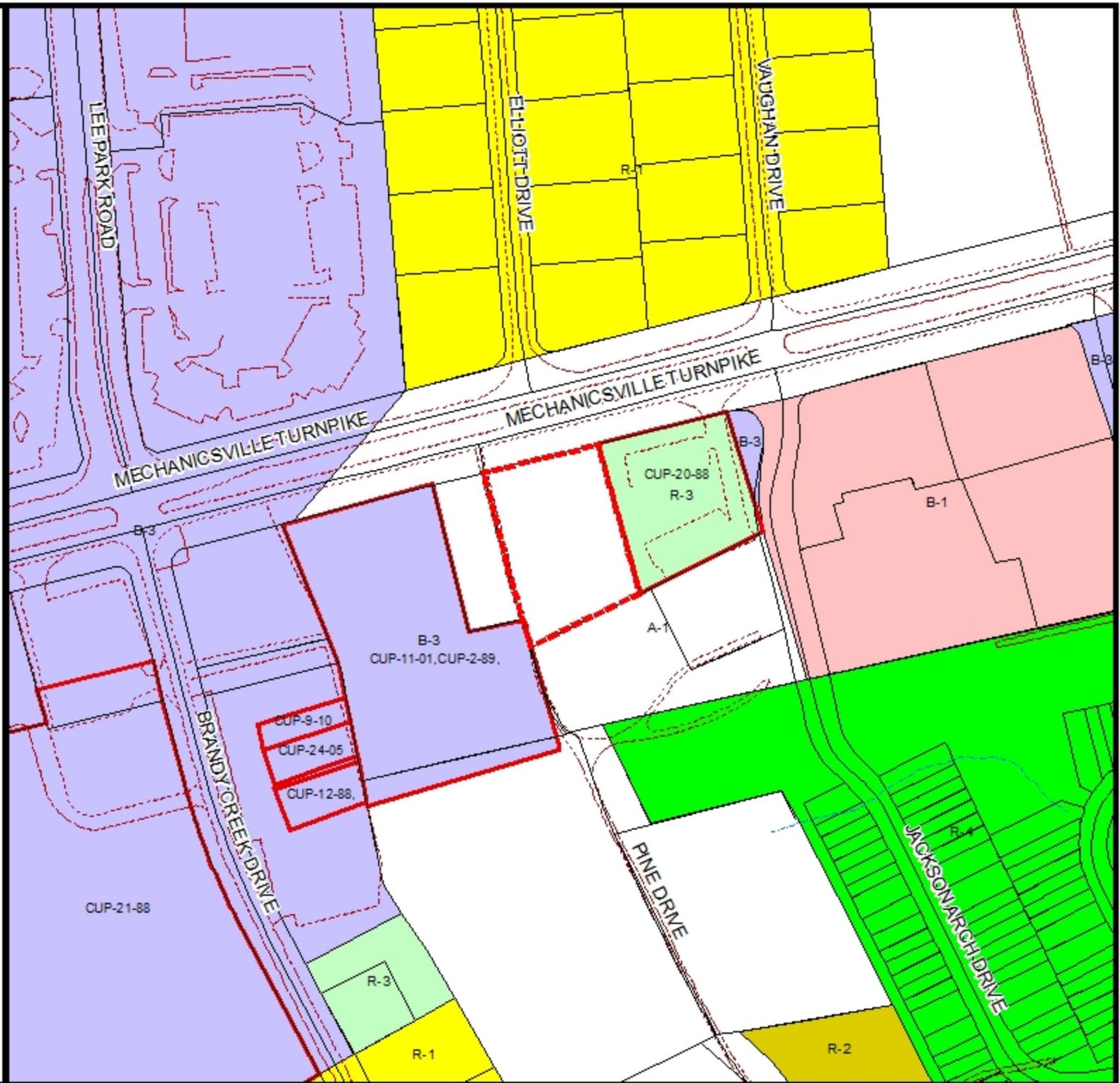
OPIN: 8724-18-2758

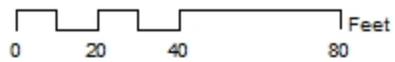
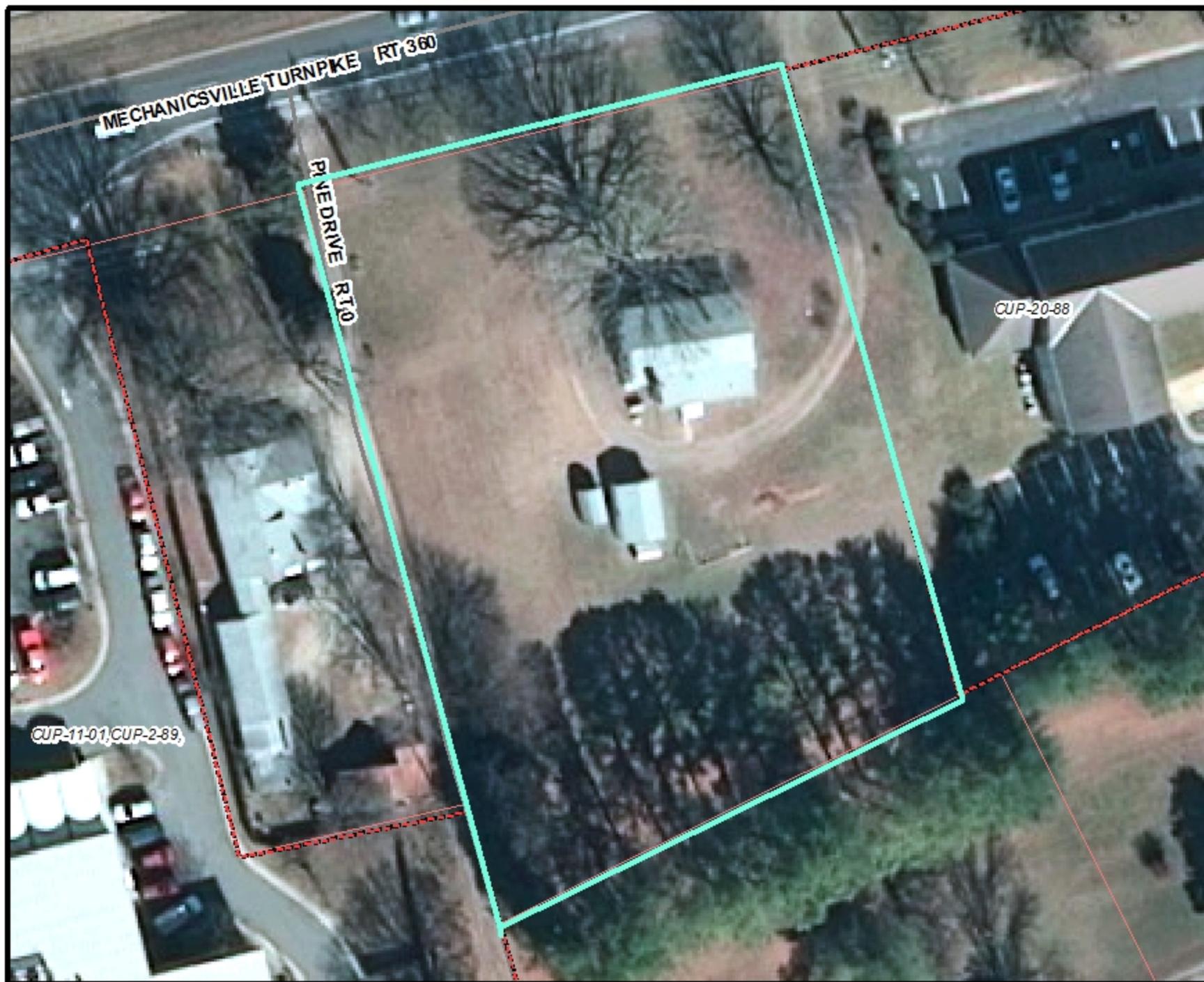
Mechanicsville Magisterial District



1 inch = 200 feet

May 29, 2014





## C-10-14(c), HANOVER LAND, L.L.C.

Commercial Rezoning Report  
Mechanicsville Magisterial District  
PC Meeting Date: September 18, 2014



### Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	B-1(c), Neighborhood Business District with conditions
Acreage	1.36
Location	On the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 500 feet east of its intersection with Brandy Creek Drive (State Route 1153)
GPIN	8724-18-2758
General Land Use Plan	Commercial
Major Thoroughfare Plan	Mechanicsville Turnpike, A Major Arterial with 120' ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

### Executive Summary

This is a request to rezone a 1.36 acre parcel on the south line of Mechanicsville Turnpike from A-1, Agricultural District, to B-1(c), Neighborhood Business District with conditions. The anticipated use for the site is for a restaurant, though the proposal does not limit the site to this use. Any listed B-1 permitted use would be allowed with this zoning. This site lies between Bowles Farm Plaza and John Talley Motors. The applicant has proffered that the architecture for any future structure will be consistent with that used at Bowles Farm Plaza.

### Staff Recommendation

**DENIAL** as submitted, but **APPROVAL** subject to the conceptual plan, dated May 9, 2014, and received on August 28, 2014, and modifications to the proffers as provided herein.

## **Planning Analysis**

### *Comprehensive Plan and Compatibility*

The request for B-1 zoning at the subject site is consistent with the Commercial designation on the General Land Use Plan map and is compatible with other adjacent neighborhood business uses along Route 360. Pine Drive is a private access easement used by several nearby parcels and it traverses the western boundary of the subject property as shown on the conceptual plan. To avoid affecting the neighbors' use of the access easement, the applicant has chosen to allow this access easement to remain in place and has designed this project around it. The project will not use the easement and shows no connection to it from within the site. The conceptual plan shows vegetative screening along the western and southern boundaries between the project and the adjacent residential uses.

### *Conceptual Plan*

The application for this request indicates that a restaurant is proposed at the site. However, the plan shows the possibility of up to six units within the 7,020 square foot structure. If used entirely as a restaurant, 71 parking spaces would be required; if used for the retail uses permitted under the B-1 district, only 29 parking spaces are required. The plan currently shows 86 parking spaces, including four (4) handicap spaces. Staff contacted the applicant to discuss the fact that the site would have excess parking if it were not used for the restaurant use. The applicant has indicated that if the structure is not used for a restaurant, he may want to expand the structure shown on the conceptual plan to include an additional 20 feet of depth. Staff recommended that the conceptual plan proffer be for general conformity as to the size of the structure and the layout, but that the location of the entrance and roadway improvements should be in substantial conformity.

The conceptual plan shows the roadway improvements along Route 360, including the continuous right turn lane and the commercial entrance. Dedication of right-of-way in the amount of 60' from the centerline of Route 360 to the property has been proffered, and a 25' thoroughfare buffer is shown. An evergreen screen is shown between the developed area and adjacent residential uses at the western and southern boundaries. The dumpster area is also screened, and two (2) loading spaces provided.

### *Transportation*

No major transportation improvements are required for this proposed use. VDOT has commented that a spacing waiver will be required for the entrance because it is not more than 305' from nearby intersections/crossovers. The applicant is requesting the waiver, but to date, staff is not aware that it has been granted.

The applicant does propose to create a continuous right turn lane that would be located between the existing commercial entrance to the west (John Talley) and the existing commercial entrance to the east (Bowles Farm Plaza). The commercial entrance to the subject site is roughly halfway between those two existing commercial entrances.

**Agency Analysis**

<b>Agency</b>	<b>Comment Summary</b>
Public Works	Provided standard comments regarding stormwater, Chesapeake Bay and drainage regulations. The applicant indicates it is their intent to use bio-retention, vegetated swales, and underground facilities to meet the stormwater regulations.
Public Utilities	Provided standard comments, noting that if a restaurant were developed, an adequately sized external grease trap and separate monitoring manhole would be required.
VDOT	Indicates that a spacing waiver is needed for the new commercial entrance. The applicant has sought the waiver, but to date, no decision from VDOT.
Historical Commission	The Commission reviewed the above referenced request because it includes VDHR #42-5051, 6509 Mechanicsville Tnpk., and is adjacent to VDHR #42-5050, 6519 Mechanicsville Tnpk. The Commission determined that the subject request does negatively impact the historic resources; however, the resources are already compromised as they are surrounded by modern commercial and residential development.

**Proffers**

Staff recommends two modifications to the proffers submitted on August 28, 2014:

1. Conceptual Plan. The applicant has proffered to develop the site in general conformity with the conceptual plan *or as approved at the time of site plan approval*. Staff recommends this proffer, but without the bold italicized language and with an addition that indicates the entrance location is in substantial conformity. It should read as follows:

[REVISED] Conceptual Plan. The property shall be developed in general conformity with the conceptual plan entitled, "Route 360 Commercial," dated May 9, 2014, and prepared by The Bay Companies (the "Conceptual Plan"), and the entrance location shall be in substantial conformity with the Conceptual Plan.

2. Architectural. The proffered language is awkward and staff recommends that it be replaced with the following:

[REVISED] Architectural Treatment. The architectural treatment of the proposed structure shall be in general conformity with the architecture and materials used at Bowles Farm Plaza.

Staff has no issue with the remaining proffers, which cover the following topics:

- Dedication of right-of-way, 60' feet from the centerline of Route 360 shall be provided upon request of the County or VDOT;

- The Owner agrees to construct the roadway improvements as shown on the conceptual plan, which shall be designed and constructed in accordance with VDOT standards and specifications;
- HVAC units shall be screened to block units from view by persons on any public streets or adjacent residential uses;
- All freestanding signs shall be a monument type and include materials that are compatible with the proposed structure;
- Dumpsters shall be screened and hours for trash pick-up are set out;
- All lighting fixtures shall not exceed 25 feet in height.

**Summary of Outstanding Issues**

As discussed, staff has recommended changes to the conceptual plan and architectural treatment proffers, and has provided revised language.

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
- Proffers /Conceptual Plan

Proffers for C-10-14

The undersigned owner (Hanover Lane LLC) of the parcel designated as GPIN 8724-18-2758, ("the Property"), voluntarily agrees for themselves, their agent, personal representatives, successors and assigns (collectively "the Property Owner") that, in the event the Property is rezoned from A-1 to B-1, the development and use of the Property shall be subject to the following conditions:

Conceptual Plan. The Property shall be developed in general conformity with the conceptual plan attached, entitled "Route 360 Commercial", dated May 9, 2014, and prepared by The Bay Companies (the "Concept Plan") or as approved at the time of site plan approval.

Architectural. The architectural treatment will be developed in general conformity with Bowles Farm Plaza or as approved at the time of site plan approval.

Dedication of Right-of-Way. The Owner agrees to dedicate sixty feet (60') of right-of-way measured from the centerline of Mechanicsville Turnpike (U.S. Route 360) to the property for future road widening, free of cost to the County, upon request of the County or VDOT.

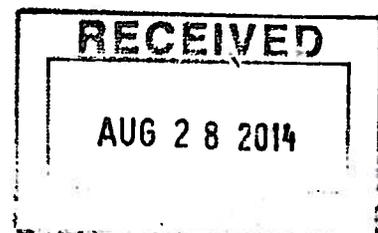
Road Improvements. The Owner agrees to construct roadway improvements as shown on the concept plan to be designed and constructed in accordance with VDOT standards and specifications.

HVAC Units. Any mechanical units on the Property shall be screened, and if on the roof, screened by architectural features which are compatible with the building façade architecture. Screening shall be designed so as to block such units from view by persons on any public streets immediately adjoining the Property, or from adjacent residential uses. The method of screening shall be submitted at the time of site plan review.

Monument Signs. All freestanding signs on the Property shall be monument type, and shall include materials and design that are compatible with the proposed materials and architectural theme of the proposed structure.

Dumpsters. Dumpsters shall be emptied only between the hours of 8 a.m. and 7 p.m., Monday through Saturday, and 10 a.m. to 5 p.m. on Sundays. Dumpsters shall be screened with an opaque fence or screening wall so as not to be visible by persons on any public streets immediately adjoining the Property, or from adjacent residential uses.

Site Lighting. Lighting fixtures shall not exceed twenty-five feet (25') in height.



ROUTE 360

(EX 142' R/W)

EXISTING TURN LANE

858'

EXISTING TURN LANE

245'

EXISTING PAVEMENT

PROPOSED TURN LANE IMPROVEMENTS

12'

EXISTING ENTRANCE

25' THROUGHFARE BUFFER

PROPOSED ENTRANCE

11 SPACES

10 SPACES

16 SPACES

9 SPACES

9 SPACES

170

P&M PARTNERSHIP

GPIN 0724-10-4034

ZONING: R-3

USE: COMMERCIAL

ETTA BOWLES RICE  
GPIN 0724-10-1736  
ZONING: A-1  
USE: RESIDENTIAL

170

PINE DRIVE (PRIVATE DRIVEWAY)

EVERGREEN SCREENING

PROPOSED COMMERCIAL

SIDEWALK

SIDEWALK

11 SPACES

165

SCREENED TRASH PADS (FULLY ENCLOSED)

4 SPACES

LOADING

EVERGREEN SCREENING

NOTE  
WATER QUALITY AND WATER  
QUANTITY WILL BE ADDRESSED  
USING BIO-RETENTION,  
VEGETATED SWALES AND  
UNDERGROUND FACILITIES,  
WHERE NECESSARY

JOHN TALLEY FAMILY, LLC  
GPIN 0724-10-0642  
ZONING: B-3  
USE: COMMERCIAL

BARBARA LEE CRIDLIN

GPIN 0724-10-4699

ZONING: A-1

USE: RESIDENTIAL

ANNIE MAE BOND  
GPIN 0724-10-3500  
ZONING: R-3  
USE: RESIDENTIAL

RECEIVED

170

165

170

170