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-4-15

Nellie Kreynus, et al.

Rezone A-1 & B-3 to B-3

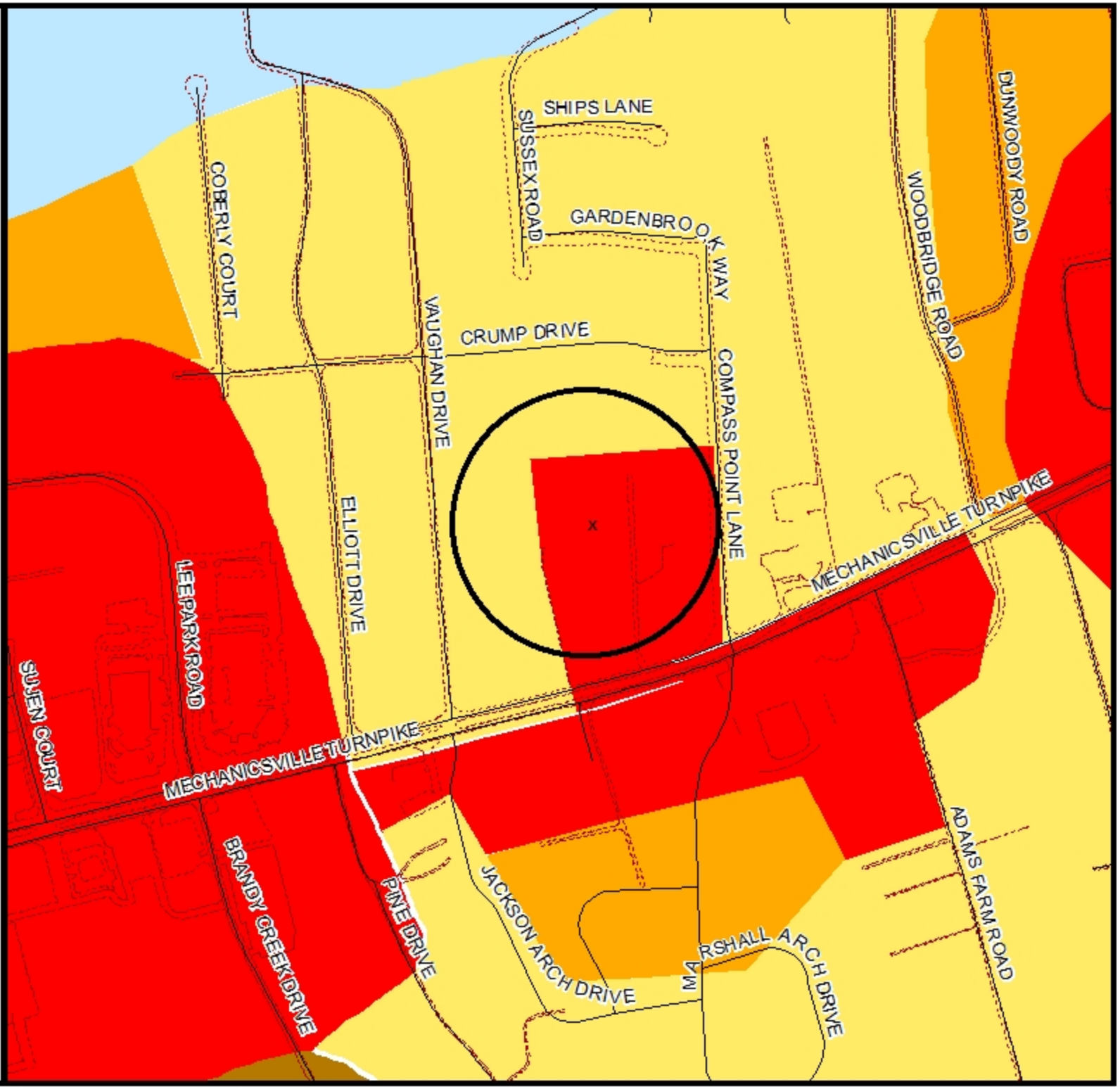
Commerical & Suburban General Land Use

GPIN's: 8724-19-9867 & 8724-29-4802 (part)

Henry Magisterial District

1 inch = 500 feet

February 03, 2015



Hanover County, Virginia

General Parcel Map

Legend

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

C-4-15

Nellie Kreynus, et al.

Rezone A-1 & B-3 to B-3

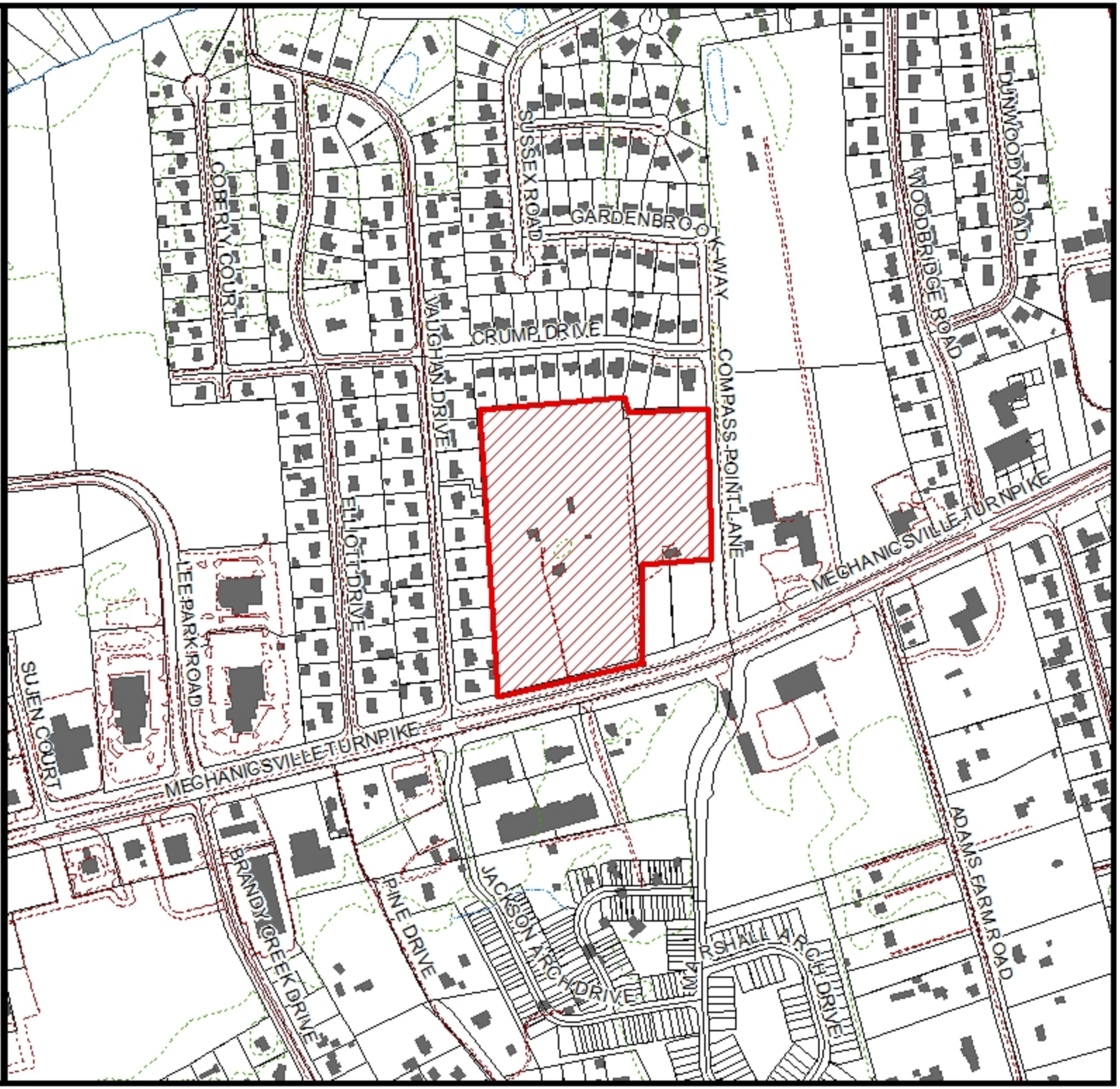
Zoned A-1 & B-3

GPIN's: 8724-19-9867 & 8724-29-4802 (part)

Henry Magisterial District

1 inch = 500 feet

February 03, 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-O
RS	M-1
R-1	M-2
R-2	M-3
R-3	

C-4-15

Nellie Kreynus, et al.

Rezone A-1 & B-3 to B-3

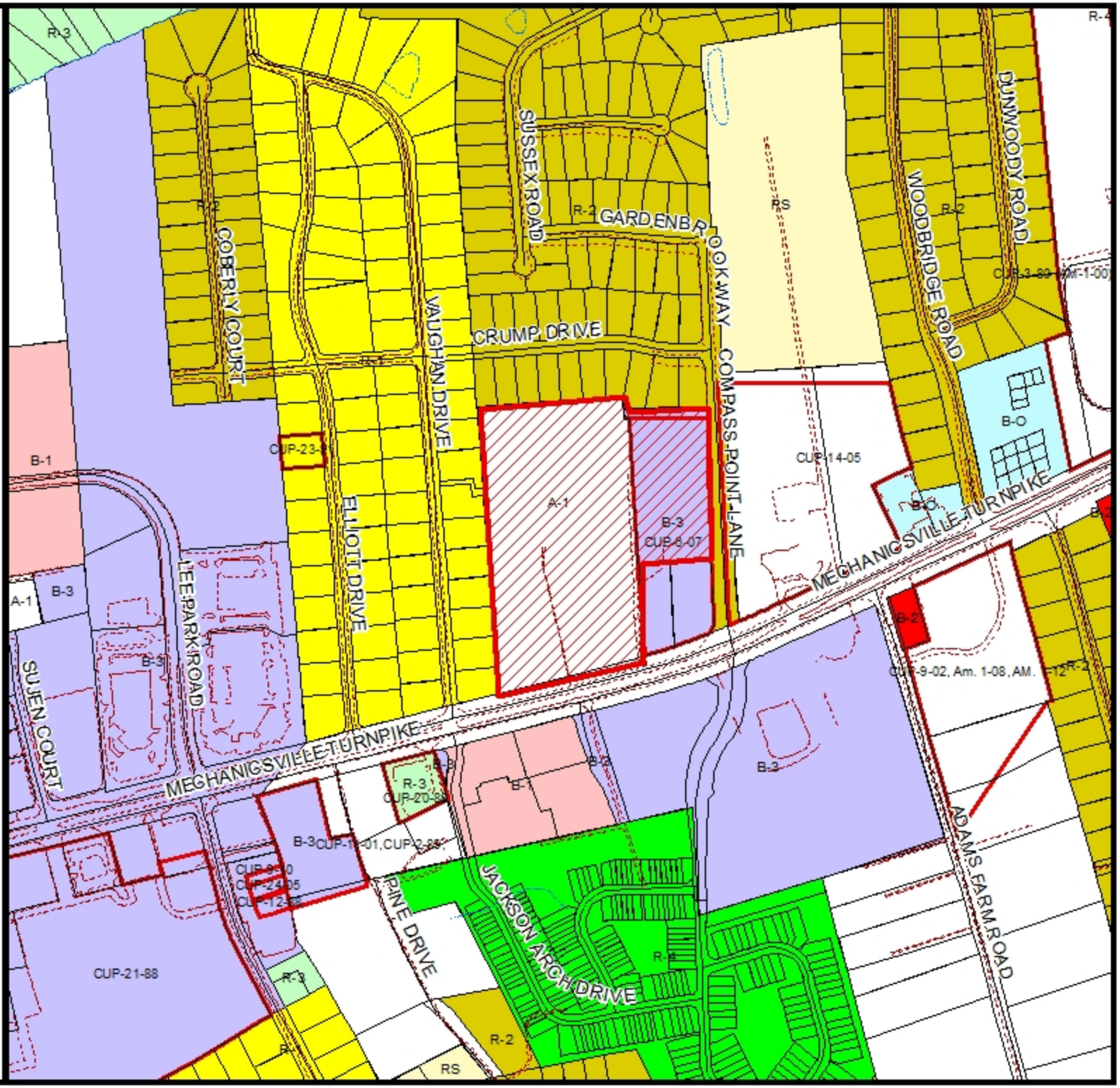
Zoned A-1 & B-3

GPIN's: 8724-19-9867 & 8724-29-4802 (part)

Henry Magisterial District

1 inch = 500 feet

February 03, 2015



C-4-15 Nellis Kreynus, et al.

2013 Aerial

0 80 160 320 Feet

C-4-15(c), LILLIE KREYNUS, ET AL.

Commercial Rezoning Report
Henry Magisterial District
PC Meeting Date: July 16, 2015

Overview

Current Zoning	A-1, Agricultural District and B-3(c), General Business District with conditions
Requested Zoning	B-3(c), General Business District with conditions
Acreage	15.0
Location	On the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 300 feet west of its intersection with Compass Point Lane (State Route 1075)
GPINs	8724-19-9867 and 8724-29-4802(part)
General Land Use Plan	Commercial
Major Thoroughfare Plan	Mechanicsville Turnpike is a Major Arterial with 120' ROW; Compass Point Drive is a 50' ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

The applicants request to rezone the subject parcels to B-3(c), General Business District with conditions, to create a site for a new 113,531 square foot Kroger Store with gas pumps and a separate 8,400 square foot retail strip building. The new Kroger store will have a drive through pharmacy as well as a new concept called "Kroger ClickList," which is service for a customer to order groceries on-line and then pick-up at a loading station. Access is provided from both U.S. Route 360 and Compass Point Lane; improvements to both roads have been proffered to accommodate the proposed development. Parking requirements per the Zoning Ordinance have been identified that must be provided prior to approving this request.

Staff Recommendation

DENIAL as submitted, but **APPROVAL** subject to the changes outlined in the summary of outstanding issues to the proffers submitted on July 2, 2015, the conceptual plan, last revised July 1, 2015, and elevations, dated July 2, 2015.

Planning Analysis

Comprehensive Plan

This site is on the northwest quadrant of the signalized intersection of Route 360 and Compass Point Lane, which includes the existing Firestone auto repair store. This intersection is currently a commercial node surrounded by residential development, including a church on the northeast quadrant. AutoZone has site plan approval for a small site between the Firestone and the proposed Kroger site along the Route 360 frontage, and is required to provide interconnection to the Kroger site for additional access. Both southern quadrants at this intersection have been developed for commercial use, including Lowes, Wawa, and strip retail.

Based on the General Land Use Plan map, the subject rezoning request is appropriate.

Compatibility with Surrounding Area

This site has residential development on two sides and a church is located across Compass Point Lane. To remediate impacts, the applicant is providing a 6' vinyl screening fence along the western and northern boundaries adjacent to residential developments. Where possible, the proposed vinyl fence is located away from the exterior line so that vegetation can be planted between the fence and adjacent properties to improve the sight lines towards the Kroger property, and also provide Kroger the space needed to maintain the areas between the fence and the adjacent neighborhoods. The rear of the site has two detention facilities, which further separates the proposed store from the adjacent residential lots. The store structure is between 170 and 210 feet from the northern property line due to the placement of the detention basins and service drive aisle. The structure is approximate 72 feet from the western property line, with parking, a drive aisle, fencing and landscaping between it and the adjacent residential lots.

A landscape plan has been provided that depicts the greenspace areas and the additional landscaping that will be provided for screening or aesthetic purposes. A legend of the planting materials is included. The landscape plan should be incorporated as part of the conceptual plan set to tie the landscaping plan to the requirement for substantial conformity. Line of sight cross sections have also been provided to illustrate the applicant's remedial efforts toward improving the views into the site from three adjacent locations. A rendering of the view to the rear of the Kroger structure is also provided. Copies of each of these exhibits are attached for the Commission's information when considering compatibility of the proposed use in this area.

Conceptual Plan

The conceptual plan submitted has addressed most of the site design requirements of the Zoning Ordinance and provides features to remediate the development's impacts on adjacent parcels. Staff has identified several issues that must be addressed to meet all design requirements and functionality of the site. Those include:

1. 510 parking spaces are required for the property (1 per 250 s.f. for first 100,000 s.f. plus 1 per 200 s.f. for remainder). The Plan shows 486 spaces, which means 24 more spaces are required. The 486 spaces include 3 spaces for the ClickList pick-ups. Also, no cart corrals have been shown on the plan. Cart corrals cannot be located in required parking spaces.

2. The Checklist pick-up station is a new concept for Hanover grocery stores; therefore, how it will function with traffic circulation is unknown. Staff has concerns about the location in close proximity to the main entry area into the parking lot, which is near the pharmacy drive through.
3. The label for the drive-through lanes should be corrected (a bank drive-through is not actually proposed).
4. All parking islands must be at least 6' wide. There is one island near the fuel pumps that appears to be only 5' wide.
5. VDOT will require an extension of the transition lane on Compass Point Drive north of the left turn lane drop at the first entrance on that road. Those details are provided below with the discussion of all other roadway improvements.

Elevations

Elevations of the Kroger store and fuel center have been provided that show that quality materials are proposed, including brick, cast brick, stone, cast stone, integrally colored split-faced block, dryvit, other simulated stucco, and glass, with roofing primarily standing seam metal where visible. The proposed front materials are carried around the entire structure. The elevations submitted have been proffered and are attached.

Transportation

The subject retail development will front on Mechanicsville Turnpike near its intersection with Compass Point Lane. Access to the site includes a right-in/right-out entrance from Route 360 as well as cross access to Route 360 through the AutoZone site. Full access is provided from Compass Point Lane at a location that already exists behind the Firestone site. A secondary service entrance is provided at the rear of the site for deliveries.

A 527 study was completed by the applicant, which was reviewed by the County's traffic consultant and VDOT. VDOT has approved the final 527 study and its executive summary is attached. There are current plans to widen U.S. 360 (Mechanicsville Turnpike) from Bell Creek Road to Walnut Grove Road in multiple phases. Phase 1, which is in the Bell Creek Road area, is under construction. Phase 2 will widen Mechanicsville Turnpike between Bell Creek Road and Lee Park Road, and will include significant improvements at Lee Davis Road. Those planned improvements were considered in the 527 study.

Based on the 527 traffic analysis, the following roadway improvements are proffered by the applicant to accommodate the projected 2016 traffic conditions with the proposed supermarket and fuel center:

- <u>U.S. 360 (Mechanicsville Turnpike) at Lee Davis Road</u>: Extend westbound left-turn lane from 225 feet to 325 feet of storage
- <u>U.S. 360 (Mechanicsville Turnpike) at Lee Park Road/Brandy Creek Drive</u>: Extend westbound left-turn lane from 75 feet to 150 feet of storage
- <u>U.S. 360 (Mechanicsville Turnpike) at Compass Point Lane/Bowles Farm Lane</u>:
  - Construct a second eastbound left-turn lane with 325 feet of storage, and extend the existing left-turn lane from 175 feet to 325 feet
  - Construct a westbound right-turn lane with 200 feet of storage

- Construct a second northbound departure lane on Compass Point Lane from Mechanicsville Turnpike to the proposed full movement driveway
- Construct a second southbound lane to provide one shared left/through/right lane with 200 feet of storage, and one left-turn lane
- Upgrade the existing traffic signal to accommodate the proposed turn lanes

- Compass Point Lane at Proposed Full Movement Driveway:
  - Drop one of the northbound lanes on Compass Point Lane as a left-turn lane
  - Construct site driveway with one ingress lane and two egress lanes

- U.S. 360 (Mechanicsville Turnpike) at Proposed Right-in / Right-out Driveway:
  - Construct a westbound right-turn lane with 100 feet of storage

In addition to the VDOT planned projects in this area and those proffered by the applicant for the subject site, VDOT has reviewed the latest conceptual plan and notes that a proper transition from the proposed roadway improvements on Compass Point Lane must be constructed. Currently, the conceptual plan shows a left turn lane at the first entrance that was created from the current through lane and a through lane has been added to Compass Point Lane; however, the left turn lane stops at this entrance and the new through lane quickly merges into the existing roadway. VDOT states that the transition of the new through lane past the left turn back into the existing road must be 175 feet, if speed limit on Compass Point is 25 mph, or 250 feet, if the speed limit is 35 mph. This additional improvement to Compass Point Lane should be shown on the conceptual plan and added to the list of roadway improvements to be constructed in Proffer No. 18.

Staff recommends that the applicant pursue a "No U-Turn" sign for westbound traffic turning left towards Jackson Arch Drive. This sign would deter eastbound traffic from blocking this intersection when they should be using the signalized Compass Point/Route 360 intersection to turn left and travel east on Route 360. The applicant has proffered to pursue this sign.

Community Meeting

The applicant held a community meeting on May 28, 2015, where the plans for the new Kroger store were discussed. The new store will include a Little Clinic, Starbucks, have chefs who provide more food options, a larger vegetarian section, more home products, and sections selling toys, a larger pet section and apparel. The fueling center will include nine dispensers with 18 fueling stations. Issues raised at the meeting included the following:

- Noise and fumes from idling delivery trucks;
- Traffic control measures;
- Suggestion that Compass Point Lane should be widened past the service entrance;
- Traffic accessing the site from neighborhoods to the north to avoid use of Route 360; they indicated that cut-through traffic was already a problem;
- Suggested a berm instead of a fence for sound attenuation;
- Requested Kroger's help with cost of speed bumps, if approved by VDOT.

Agency Analysis

Agency	Comment Summary
Public Works	Standard comments were provided, but they note that runoff reduction requirements must be addressed, and they will have to demonstrate existing stormwater systems receiving stormwater have capacity for additional flow from the site.
VDOT	VDOT has approved the final 527 study, but notes that a proper transition from the proposed roadway improvements on Compass Point Lane must be provided.
Historical Commission	The request was reviewed because it includes a surveyed site, House, 6468 Mechanicsville Turnpike, VDHR #42-5084. The identified historic resource is a mid-20th century brick cape located in the middle of the property that is slated for demolition. The Commission determined no negative impact.

Proffers

Staff recommends the following changes to the submitted proffers, received July 2, 2015:

1. Conceptual Plan. **Do not accept.** The applicant has proffered *general* conformity to the attached conceptual plan (which also requires modifications). The proffer should state *substantial* conformity to the plan with the required changes.

2. Architecture. **Do not accept**. The applicant has proffered *general* conformity to the elevations for the Kroger store and fuel center and staff recommends *substantial* conformity to the elevations. The remaining provisions of this proffer are acceptable as it states that the property will be developed with a unified and complementary color and architectural theme, but allow retail tenants to include prototypical or corporate identification elements in the design of their space. Standards of compatibility are stated and the Director of Planning is identified as the entity conducting reviews of proposed structures.

3. Architecture – Materials. **Accept**. This proffer provides for use of quality building materials that must comply with Proffer No. 2, and are subject to the elevations review of the Planning Director.

4. Trash Receptacles. **Accept**. Areas for trash receptacles shall be screened in a manner that is architecturally compatible with the building it serves.

5. Hours of Construction. **Accept.** The applicant proffers that exterior construction shall only occur between 7:00 a.m. and 7:00 p.m., Monday – Saturday, except as provided in the Noise Ordinance, and no exterior construction shall occur on Sundays.

6. Loading Docks. **Accept**. Loading docks shall be located on the side or rear of structures and the area shall be treated with architectural elements or decorative fencing and/or evergreen landscaping to mitigate visibility from public roadways and adjacent properties.

7. HVAC. **Accept**. Mechanical units on rooftops shall be screened as viewed from ground level at the common property line, public streets and adjacent residences with architectural features compatible with the building's architecture, and is subject to review by the Director of Planning.

8. Use Prohibitions. **Accept.** The applicant has proffered to prohibit certain permitted uses in the B-3 district. The list provided seems appropriate for this area.

9. Signage. **Accept.** This proffer limits all freestanding signage to the monument style, and retail tenants will be permitted to show standard logos and colors on building and panel signage. Staff notes that since only one detached sign is permitted per street frontage, if the retail strip is constructed and signage at the street is desired, a multi-use monument style sign is available.

10. Site Lighting. **Accept.** This proffer limits the height of site lighting to 39 feet.

11. Hours of Trash Pickup, Parking Lot Cleaning. **Accept.** Trash pickup and parking lot cleaning is limited to 7:00 a.m. to 8:00 p.m.., Monday – Friday, and 9:00 a.m. to 8:00 p.m. on Saturdays. These activities are not permitted on Sundays.

12. Noise. **Do not accept.** This proffer indicates no outside loudspeaker or pager system audible beyond the boundary of the property shall be permitted. This standard is vague and noise levels are governed by the noise ordinance.

13. Thoroughfare Buffer. **Accept.** The applicant has proffered to widen the thoroughfare buffer to 30 feet to allow space for both the required and proffered plantings as well as the 20-foot utility easement.

14. Aerated BMP. **Accept**. All wet BMPs shall be aerated.

15. Right-of-Way. **Do not accept**. Staff recommends its standard language:

    Dedication of Right-of-Way. The Owner agrees to dedicate 60 feet of right-of-way from the centerline of Mechanicsville Turnpike (U.S. Route 360) to the property and 25 feet right-of-way from the centerline of Compass Point Lane (State Route 1075) to the property of for future road widening, free of cost to the County, upon request of the County or VDOT. All roadway improvements identified in Proffer 18 that will be constructed outside of the standard dedication width for these roads shall also be dedicated.

16. No U-turn Sign. **Accept**. The applicant will provide a "No U-turn" sign at the Vaughan Drive/Jackson Arch Drive/Route 360 intersection if approved by VDOT.

17. Cross Access. **Do not accept**. The applicant has provided a proffer to provide cross access to the adjacent property owner, but the proffer language includes an exception with the following language: "... provided that such easement is reciprocal and in accordance with mutually-acceptable terms ..." (It should be noted that the adjacent property has a proffered condition requiring cross access.) Staff recommends the following language:

Cross-Access Easement. The owner shall provide a cross access easement to the benefit of the adjoining property owner of GPIN 8724-29-4802 (AutoZone) prior to site plan approval.

18. Transportation Improvements. **Do not accept.** In addition to the proffered improvements that the applicant has proffered to construct per the 527 study recommendations, staff recommends that the northbound through lane on Compass Point Lane transition to the 2-lane section for the distance recommended by VDOT.

Summary of Outstanding Issues

As discussed previously in this report, staff has detailed the necessary modifications to both the proffers and conceptual plan. The recommended modifications to the proffers are noted above, and the required conceptual plan modifications are listed below:

1. Based on the currently proposed retail square footage, a total of 510 parking spaces are required and only 486 are shown. A revised plan must be submitted showing 510 spaces before this case can be approved by the Board of Supervisors (it should be noted if store cart corrals will be used, they cannot occupy required parking);
2. Staff recommends that the ClickList area be moved to one of the parking rows closer to the western store entrance. This recommendation may require closer scrutiny once staff has more information regarding this use from the applicant;
3. The transition for the through lane on Compass Point Lane must meet VDOT requirements and be shown on the plan;
4. Remove "bank" from the pharmacy drive through information label;
5. All parking lot islands must be at least 6 feet wide.

CDC/sm/HTE

Attachments

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

RECEIVED
JUL 02 2015
PLANNING OFFICE

FIRST AMENDED AND RESTATED
PROFFERED CONDITIONS

The undersigned owners of parcels designated GPINs 8724-19-9867 and 8724-29-4802 (part) (the "Property"), voluntarily agree for themselves, agents, personal representatives, successors and assigns (collectively "the Property Owner") that, in the event the Property is rezoned from A-1 and B-3 to B-3, the development and use of the Property shall be subject to the conditions listed below.

1. Conceptual Plan. The Property shall be developed in general conformity with the conceptual plan attached titled "Kroger Marketplace R-529 Hanover County, Virginia", prepared by Robertson Loia Roof Architects & Engineers, dated July 1, 2015 (the "Conceptual Plan").

2. Architecture - Elevations. Any grocery store and associated fuel center developed on the Property shall be designed and constructed in general conformity with the architectural appearance and themes shown on the elevations titled "Kroger Store R529" prepared by CR Architecture + Design, dated July 2, 2015, and "Hanover County, VA Kroger Fuel Center R-529" dated December 30, 2014. The Property shall be developed with a unified and complementary color and architectural theme. Retail tenants will be permitted to include prototypical or corporate identification architectural elements in the design of their building or space. The standard of compatibility may be met through scale, materials, forms, and/or colors. Retail structures, defined as any structure other than a grocery store and associated fuel center, shall be designed to meet the following general standards: elevations of proposed structures, including proposed materials, shall be submitted to the Planning Director for review and approval prior to application for Building Permit for the particular building submitted; adjacent facades will be compatible with each other with architectural features being continued whenever they can be observed by the public from within the project or from public roads and adjacent properties, and architectural features, such as setbacks, changes in building materials, and canopies, or differences in roof height will be used to add visual interest.

3. Architecture – Materials. Exterior wall surfaces (whether front, side, or rear) of the retail building shall be similar in architectural treatment and materials as the front wall surfaces, when such wall surfaces are visible from Mechanicsville Turnpike, Compass Point

Lane and adjacent residential parcels. Building materials utilized for the facades of the buildings shall be limited to brick, cast brick, stone, cast stone, integrally colored split-faced block, dryvit or other simulated stucco (E.I.F.S.), and/or glass. Metal may be used for not more than fifteen (15) percent of front and side building façade materials, exclusive of window frames and door frames. Roofing materials over entranceways shall be standing seam metal. If a flat roof system is used, then a perimeter parapet of dryvit, standing seam metal, integrally colored (not painted) split-faced block, fluted block, tile, concrete tile, textured concrete tilt-up panels, brick or cast brick shall be used. The design and materials of all retail building(s) shall be complementary to the elevations proffered in Proffered Condition 2. Elevations for the proposed structure(s), including building materials, shall be submitted to the Planning Director for review and approval or disapproval, at his sole discretion, prior to final approval of the site plan for the particular building submitted.

4. Trash Receptacles. All trash receptacles shall be completely screened in a manner that is architecturally compatible with the buildings they serve, and shall be approved at the time of site plan approval.

5. Hours of Construction. The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall only be between 7:00 a.m. and 7:00 p.m., Monday through Saturday, except as provided in Section 16-4 of the Hanover County Code. There shall be no exterior construction activities on Sunday.

6. Loading Docks. Service and delivery loading docks will be located at the side or rear of structures, and will be treated with architectural elements or decorative fencing and/or evergreen landscaping to mitigate their visibility from the public roadways and adjacent residential parcels.

7. HVAC. Any mechanical units placed on the rooftops of buildings shall be screened as viewed from ground level at the common property line with public streets or adjacent residential properties by architectural features which are compatible with building façade architecture. The method of screening shall be provided and reviewed with the Planning Director's review of the building elevations.

8. Use Prohibitions. The following uses shall not be permitted:

   a. Animal hospital or kennel that utilizes an outdoor run or kennel;
   b. Outdoor sales and storage of boats and boat trailers;

c. Plumbing and heating shop, painting shop, upholstery shop;
d. Mobile home sales, display and storage, or sales, rentals, display and storage of recreational vehicles, both new and used;
e. Wholesale establishments, provided a discount retailer or a membership warehouse club will not be considered a wholesale establishment;
f. Furniture refinisher;
g. Adult uses;
h. Truck sales, new or used;
i. Mobile home park;
j. Auto body and fender repair;
k. Retail Fueling Station unless associated with a grocery store and then only selling convenience items from the attendant's kiosk (but excluding the sale of alcohol from the attendant's kiosk);
l. Automobile rental;
m. Boat, personal watercraft, and boat trailer dealers, including service, repair and storage;
n. Motorcycle dealers, including sales, service and repairs, including body and fender repairs;
o. Recreational vehicle sales (new vehicles) and rentals, including display, repair and storage;
p. Truck rental, not including tractor trailers and limited to pick-up or panel trucks with a gross vehicle weight rating of 26,000 pounds or less;
q. With the exception of uses identified in Section 26-128(1)(a)(b and c) and (a)(3), all other uses with special standards shall be prohibited.

9. Signage. All freestanding signage shall be monument style. Retail tenants will be permitted to show their standard logo and colors on building and panel signage.

10. Site Lighting. Lighting fixtures shall not exceed thirty-nine (39) feet in height as measured from the grade at the base of the lighting standard.

11. Hours of Trash Pickup, Parking Lot Cleaning. Trash pickup and parking lot cleaning shall be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Friday and between 9:00 a.m. and 8:00 p.m. on Saturday. There shall be no trash pickup or parking lot cleaning on Sundays.

12. Noise. No outside public address, loudspeaker, paging or speaker system audible beyond the boundary lines of the Property shall be permitted.

13. Thoroughfare Buffer. The required thoroughfare buffer along the frontage on U.S. Route 360 will be widened to 30 feet to ensure space for a required 20-foot Public Utilities easement, and for the required landscaping and proffered supplemental plantings.

14. Aerated BMP. Any wet BMP shall be aerated.

15. Right-of-Way. All necessary right-of-way in accordance with the County's Major Thoroughfare Plan shall be dedicated along the frontages of Route 360 and Compass Point Drive.

16. No U-Turn Sign. A "No U-turn" sign shall be provided at the Vaughan Drive/Jackson Arch Drive/Route 360 intersection if approved by VDOT.

17. Cross Access. The Property owner shall record a cross-access easement permitting the property adjacent to the east access over the Property provided that such easement is reciprocal and in accordance with mutually-acceptable terms, in which event it shall be recorded prior to site plan approval.

18. Transportation Improvements. The developer shall construct all required roadway improvements in accordance with VDOT standards and specifications, which shall include the following improvements:

    a. US 360 at Lee Davis Road – Extend westbound left-turn lane from 225 feet to 325 feet of storage.

    b. US 360 at Lee Park Road/Brandy Creek Drive – Extend westbound left-turn lane from 75 feet to 150 feet of storage.

    c. US 360 at Compass Point Lane/Bowles Farm Lane:

        i. Construct a second eastbound left-turn lane with 325 feet of storage, and extend the existing left-turn lane from 175 feet to 325 feet.

        ii. Construct a westbound right-turn lane with 200 feet of storage.

        iii. Construct a second departure lane on Compass Point Lane from US 360 to the proposed full movement driveway.

        iv. Construct a second southbound approach lane to provide one shared/left/through/right lane with 200 feet of storage, and one left turn lane.

d. Compass Point Lane at Proposed Full Movement Driveway:

i. Install signage and pavement markings to minimize weaving.

ii. Construct a second northbound lane on Compass Point Lane with one northbound lane terminating as it becomes a left turn lane into the first access drive.

NELLIE KREYNUS, LILLIE KREYNUS;
MECHANICSVILLE STORAGE, LLC

By: Penny Giles
Penny Giles, Attorney-in-Fact
Date: July 1, 2015

COMMONWEALTH OF VIRGINIA
CITY OF RICHMOND, to-wit:

I, Janet Anne Johnston, a Notary Public for the Commonwealth of Virginia, at-large, do certify that Penny Giles, whose name is signed to the above, bearing date on the 1st day of June, 2015, has acknowledged the same before me in my State aforesaid.

Given under my hand this 1st day of June, 2015.

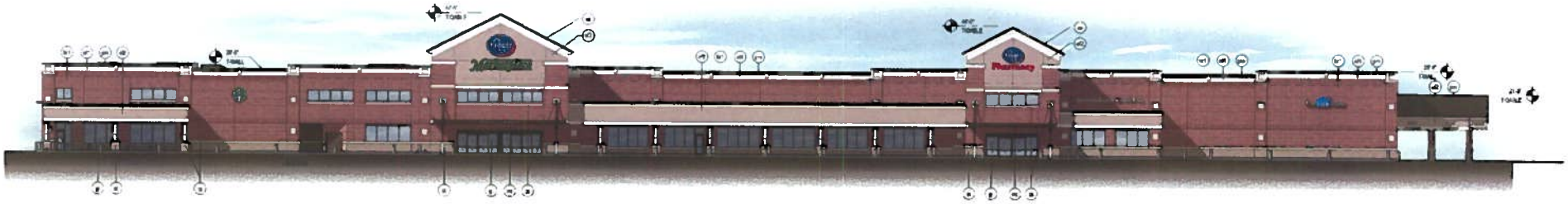
Janet Anne Johnston
Notary Public

My Commission Expires: 1 / 31 / 2017
Notary ID#: 7560312

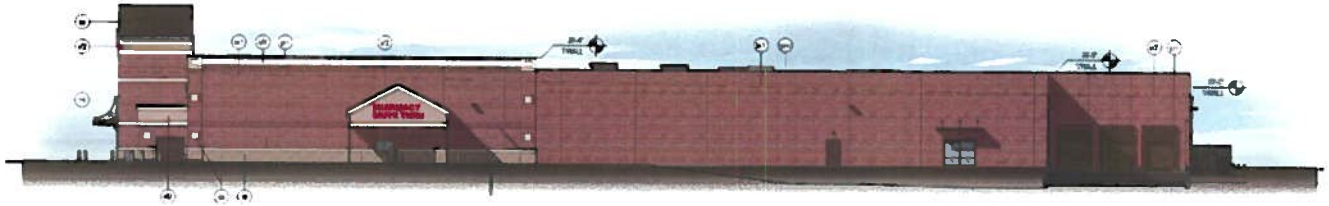
(SEAL)

JANET ANNE JOHNSTON
NOTARY PUBLIC
REG # 7560312
MY COMMISSION EXPIRES
01/31/2017
COMMONWEALTH OF VIRGINIA

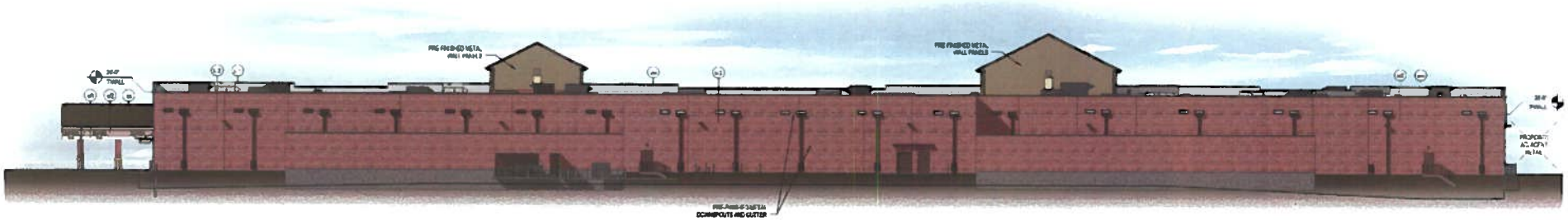
6630971-4 027895.00018



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION

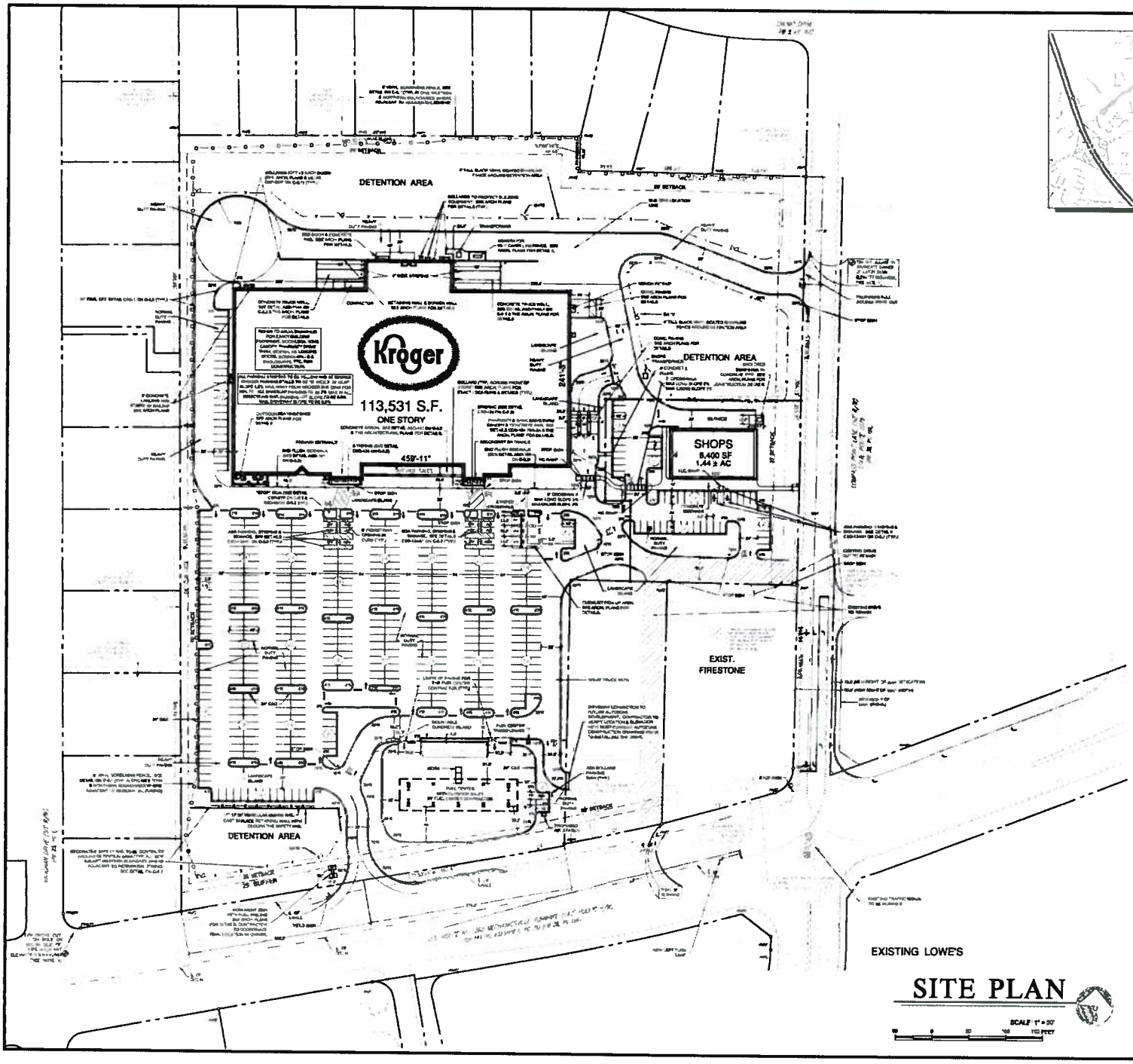
Kroger Store R529

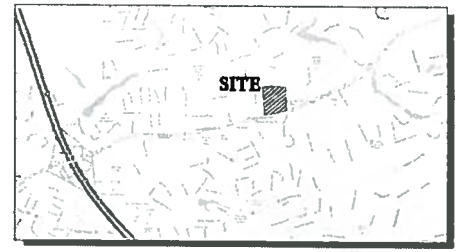
July 2, 2015

Mechanicsville Turnpike Mechanicsville, VA 24179

515439

architecture + design





VICINITY MAP

SCALE: NONE

SITE PLAN

SCALE: 1" = 50'

SITE CRITERIA CHECKLIST

PROJECT DATA	
KROGER	113,531 S.F.
SHOPS	8,400 S.F.
TOTAL BUILDING AREA	121,931 S.F. (17.9% OF THE SITE)
PARKING	486 SPACES
PARKING RATIO	4.8 SPACE/M.S.F.
KROGER SITE AREA	14.8± ACRES±
SHOPS AREA	1.44 ACRES±
TOTAL SITE AREA	16.43 ACRES±
IMPERVIOUS SURFACES (PARKING AND DRIVES)	6.75 ACRES± (50.2% OF THE SITE)
OPEN SPACE	9.37 ACRES± (33.7% OF THE SITE)

ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
3480 Preston Ridge Road Suite 275 Alpharetta Georgia 30005
770-474-2000 Fax 678-319-5745

THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT

KROGER MARKETPLACE R-529
HANOVER COUNTY, VIRGINIA
FOR
KROGER MID-ATLANTIC
P.O. BOX 14602, ROANOKE, VA 24038
(540) 563-3645

REVISIONS

REZONING SITE PLAN
REVISED 07-01-15

SHEET TITLE
SITE PLAN

DATE
07-XX-15

PROJECT NUMBER
14-217

SHEET NUMBER
C-1.3