

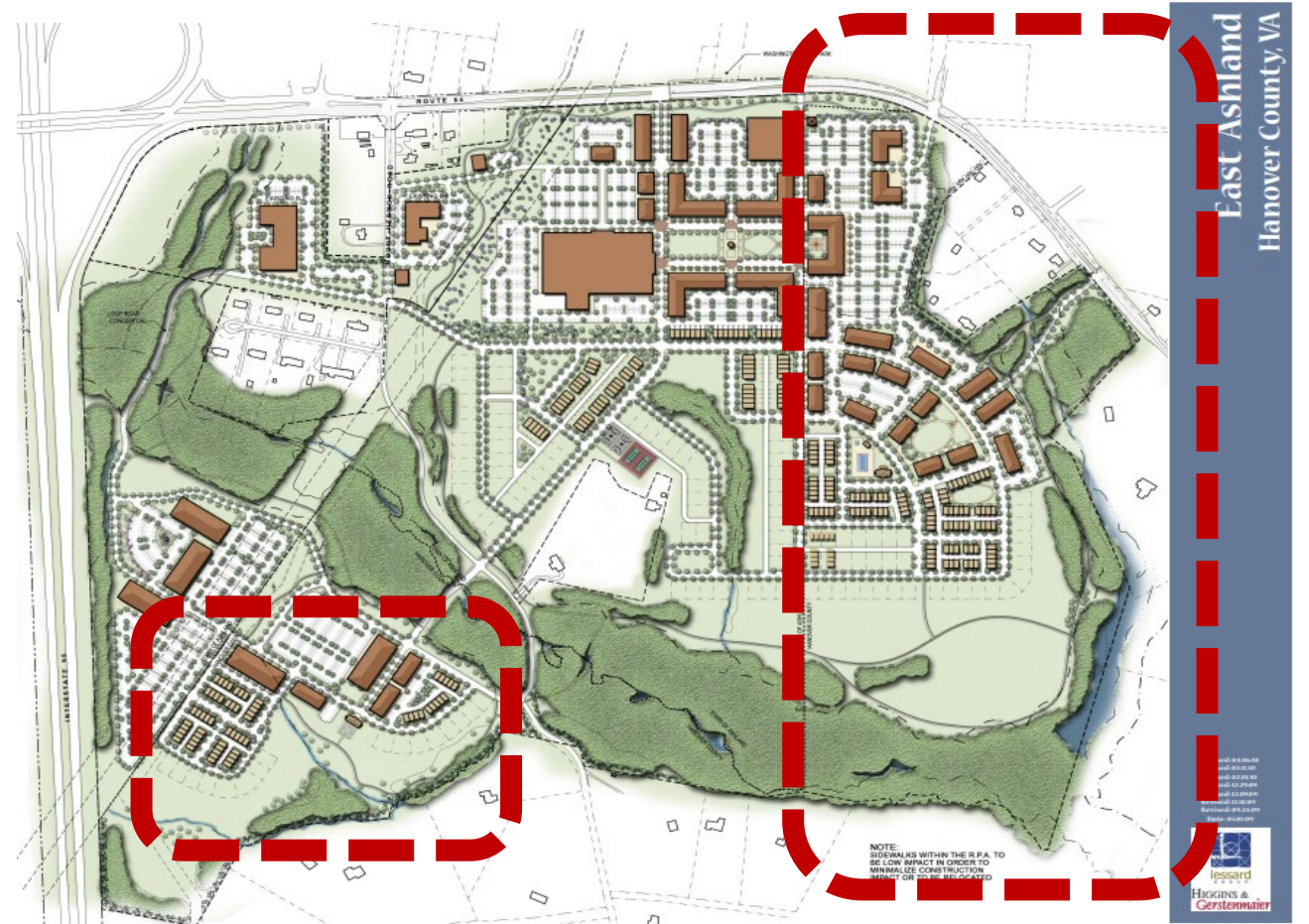
REZ2022-00008: Iron Horse Business Park

COMMUNITY MEETING APRIL 11, 2023

RANDOLPH MACON COLLEGE

History: Iron Horse Business Park

- In 2010 Hanover County and the Town of Ashland approved East Ashland which allowed a large master planned mixed use community straddling the boundary between Hanover and the Town on Route 54
- The Hanover property was rezoned to MX, Mixed Use in and permitted:
 - 604 dwelling units
 - 335,000 square feet of retail and office space



REZ2022-00008: Iron Horse Business Park Rezoning Request

- A rezoning application by WestDulles Properties has been filed to revise zoning to allow:
 - A light industrial business park comprised of the B-2, Community Business along the Route 54 frontage and OS, Office Service zoning districts to the rear
 - An RM, Residential Multi-Family residential townhouse project located on Mount Hermon Road
- The zoning application was originally submitted in 2022
 - An amended application was submitted March 2023
 - A revised traffic impact analysis was submitted with the amended application

REZ2022-00008: Rezoning Request – Land Use

- Total Project Area = 234 acres
- Total project area in County = 131 acres
 - B-2 = 5.8 acres
 - 23,000 s.f. office/retail building fronting Route 54
 - OS = 71.8 acres
 - 1 flex/warehouse building with 37,000 square feet
 - 4 warehouse buildings totaling 605,000 square feet
 - RM=53.4 acres
 - 148 Townhouse Units

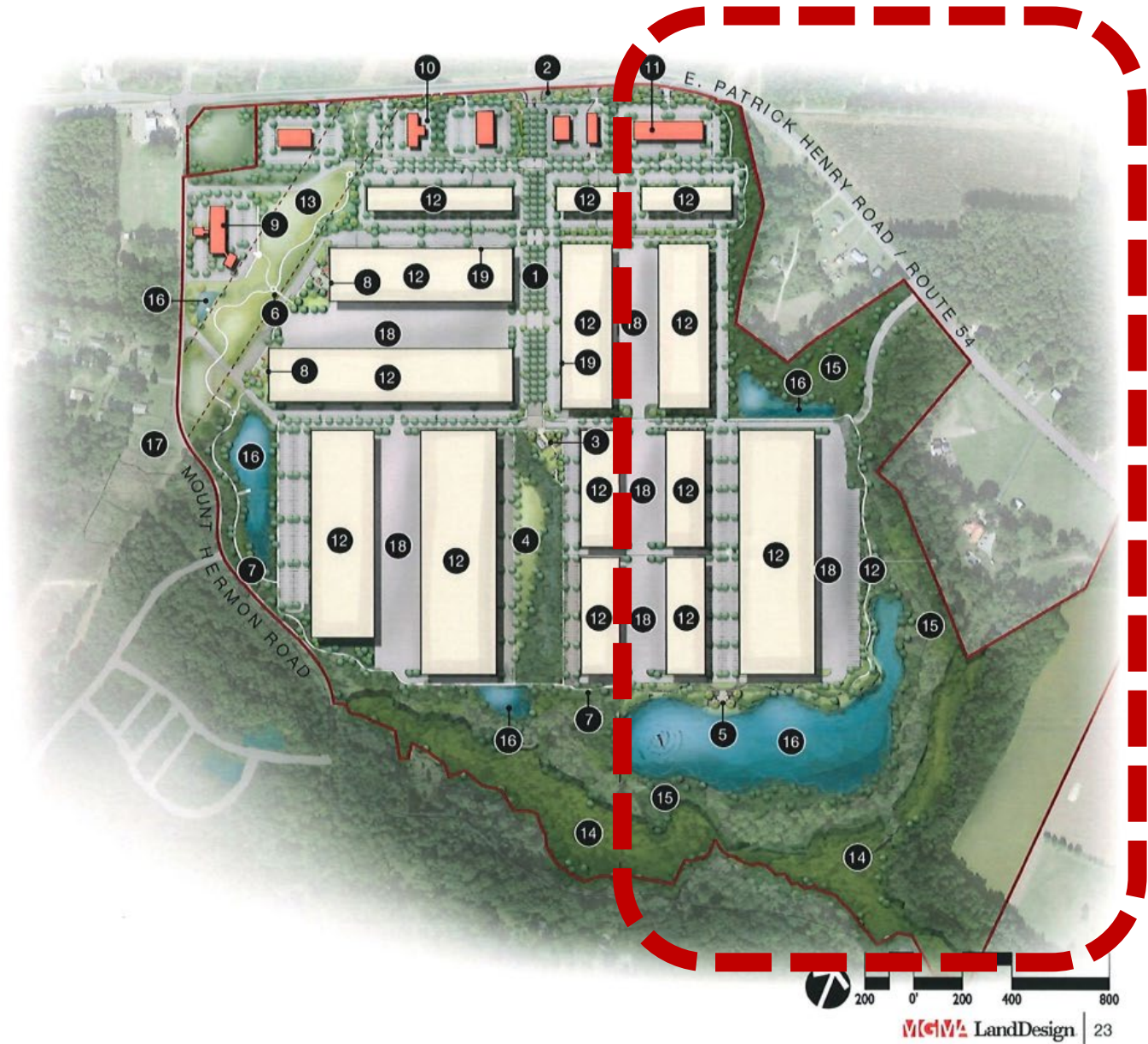
REZ2022-00008: Entrances

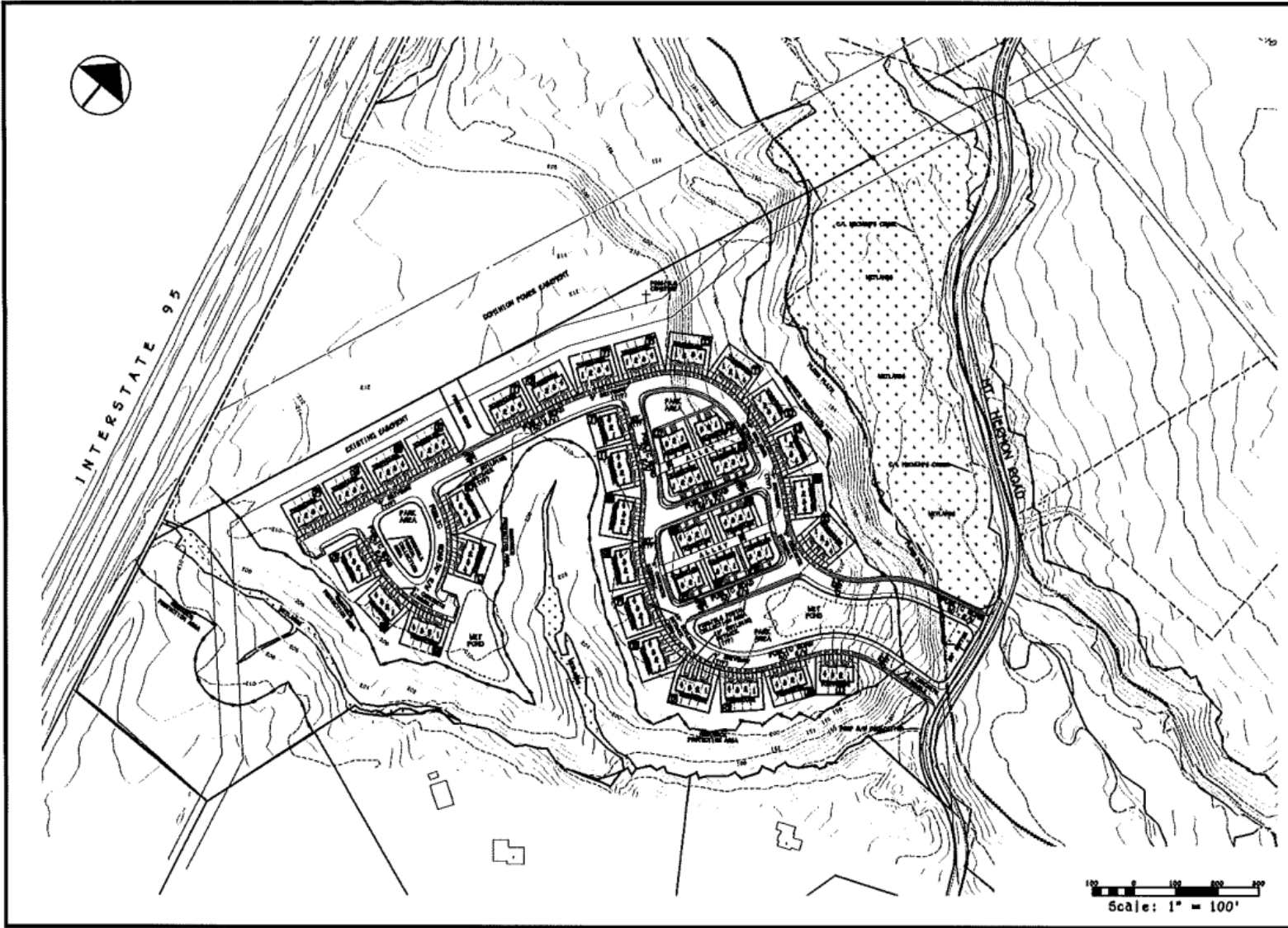
- 7 of project the entrances are proposed to be located within the Town of Ashland
 - Primary Commercial/Industrial entrance is located within Town of Ashland
- 4 project entrances are proposed within Hanover:
 - 1 Right in/Right out driveway on Route 54 to serve the B-2 parcel
 - 1 driveway located on Route 54 east of Woodside Lane/Providence Church Road to serve the OS portion of the development
 - 2 driveway entrances on Mount Hermon Road to serve the townhouse development

SITE PLAN

LEGEND:

- ① Mainline Boulevard
- ② Main entrance signage
- ③ Horsetail Park
- ④ Horsetail Meadow
- ⑤ Waterfront plaza
- ⑥ Trail node with seating, typical (structural foundations not permitted in easement)
- ⑦ Pedestrian multi-use trail, typical
- ⑧ Building entrance courtyard
- ⑨ Hotel
- ⑩ Retail pad sites, typical
- ⑪ Transition business
- ⑫ Warehouse/business/flex buildings (see development diagram, next page)
- ⑬ Meadow with trail (in easement area)
- ⑭ Preserved wetlands
- ⑮ Preserved trees
- ⑯ Stormwater pond
- ⑰ Existing power easement
- ⑱ Loading/unloading/service area
- ⑲ Pedestrian walkway, typical





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FILED: Site zoning concept plan
 DATE: September 22, 2021
 REVISION:
 REVISION:
 REVISION:



3000 HILL STREET, SUITE 200
 FARMINGTON, CT 06030
 TEL: 860.634.7800

PROJECT:
 Mt. Hermon Road Property
 Townhouse
 Farmington, Connecticut

SHEET:
 Concept Plan

SHEET NO:
C2
 JOB NO. 21049

REZ2022-00008: Hanover Review

- The revised application is currently under review by Hanover County
 - Hanover is evaluating the project under the current comprehensive plan, with consideration given to public input received through the Envision Hanover comprehensive plan review process
 - During Hanover's review of the project special consideration will be given to:
 - Land Use
 - Transportation impacts
 - Environmental impacts
 - Compatibility with the Town of Ashland and surrounding community
 - Information received at tonight's meeting and future public input

REZ2022-00008: Review and Timeline

- The County and Town will need to coordinate their respective zoning reviews to ensure:
 - Compatibility between County and Town components of the requested project
 - Traffic impacts are comprehensively addressed
- Due to the majority of the project as well as the main access being located in the Town, Hanover will not take hold public hearings on the application until the Town zoning process is complete
 - Hanover will require approximately four months to complete its review of the application following zoning action by Town Council