

DRAFT - May 24, 2023

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VIA ELECTRONIC MAIL (cdcheely@hanovercounty.gov)

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Re: Responses to County Comments dated May 4, 2023 Re: REZ2023-00010, CUP2023-00004 AND se2023-00010, North Gayton Company et al. (HCA Health Services of Virginia, Inc.)

1. If you have not already done so, please contact the Ashland District Planning Commissioner, Alan Abbott (804)798-3836, and Board of Supervisors member, Faye Prichard (804) 798-5985, to ask whether they have any specific questions or concerns regarding your request. Please also request some possible dates and times for a community meeting. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.**
2. *Comprehensive Plan considerations:* A majority of the subject property is shown for Business Industrial and higher standards are expected to mitigate impacts or complement the character of development in these areas. The Plan strategies that apply to this site include the following:
 - Support new planned neighborhood commercial districts that are harmonious with and complement surrounding residential areas. This strategy can be addressed as noted in the *Design Standards* section below.
 - Encourage distinction in building elevations through architectural form, building materials, color, and texture.

Response: See attached draft Proffers. See specifically draft Proffer No. 2.

- Encourage development of commercial corridors that are attractive and inviting for businesses. This strategy can be addressed as noted in the *Overall Conceptual Plan* and *Traffic* sections below.
 - Use of landscaping, buffers, harmonious architecture, consistent signage;
 - Ensure provision of adequate and safe vehicular access to thoroughfares;
 - Promote interconnectivity of adjoining commercial uses.

Response: See draft Proffers.

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3. *Design Standards*-The proposed zoning, B-2, Community Business District, does not have design standards that are specific to that zoning classification. However, in addition to ordinance required features such as buffers and landscaping, staff expects features to be provided to address the Comprehensive Plan strategies and those must be shown on the conceptual plan; the same expectation applies to the elevations for structures, including the MOB buildings and signage.
- Elevations for the MOB structures should be submitted with the resubmitted zoning materials.

Response: Elevations, finishes, colors and texture for the hospital and MOB structures will be consistent with the elevations for the hospital submitted with the rezoning application.

- When working on the MOB elevations and for the hospital, please plan to screen rooftop HVAC equipment from view from adjacent public roads using architectural features and materials which are compatible with the building façade architecture. Ground level units may be screened with landscaping, a masonry wall to match the masonry on the buildings, or an opaque fence of vinyl or other compatible architectural materials. To demonstrate HVAC screening, staff is recommending that line of sight profiles be proffered for submittal prior to site plan approval.

Response: Mechanical screening will be made to be architecturally consistent with the hospital and MOB finishes whether on the roof or for ground mounted equipment. See draft Proffer No. 2.

4. *Overall Conceptual Plan:*
- Please review all agency comments and address them in the plan if the comments cause changes or additions. The property will be required to be developed in substantial conformity with the conceptual and sketch plans, so changes to the layout need to occur with zoning.

Response: See draft Proffer No. 1.

- Please show all adjacent existing roadways, including the northbound entrance ramp to I-95, and include description of the roadway improvements as contemplated in the traffic impact analysis.

Response: All adjacent roadways including interstate road and ramping will be diagrammatically shown except what is immediately adjacent to the subject property is shown as surveyed.



- From the edge of the roadway, please show all buffer and landscaping improvements. There is a cross section on Sheet LI.0 showing specific features that have not been shown on the plan.

Response: See updated Conceptual Plan. Sheet L1.0 of the Conceptual Plan will be altered to show all roadway buffers, widths and standards met. The buffer is to be 30 feet wide, extend the length of Sliding Hill Road frontage, planted with 30% trees - evergreen and shrubs every 4 feet. Caliper, width and height to be in compliance with Section 26-264 and 26-265.

- Please show those features and their width on the plan, and provide notes for buffers and landscaping indicating the specific standards that will be met.

Response: See updated Conceptual Plan.

- Staff recommends the planting standard for the thoroughfare buffer and the overall site be significantly enhanced because this will be a gateway project from the Interstate. Please determine the standard that will be provided and include on the plan set a typical landscaping section for the thoroughfare buffer and for other designated locations.
 - At a minimum, the parking lots must be landscaped per Article 4, Division 2, of the Zoning Ordinance, and the thoroughfare standard is in Section 26-264.
 - Please show other additional landscaping being provided to address Comprehensive Plan strategies. In all cases, include plant species and numbers of each that will be provided.

Response: See updated Conceptual Plan. All parking lots shall be designed in accordance with Article 4, Division 2 of the Zoning Ordinance. Generalized plant species will be identified and shall be in accordance with Comprehensive Plan strategies. See draft Proffer No. 7(a) as to thoroughfare buffer.

- Please show all sidewalks and pedestrian trails proposed and provide a cross section showing dimensions and material(s).

Response: See updated Conceptual Plan. All pedestrian sidewalks will be provided to connect to existing pedestrian ways and continuing to building entries and parking areas. Generalized cross-section and finishes are to be 5 feet and be concrete unless otherwise specified on the site plan.

- Stormwater detention has not been addressed on the conceptual plan. Please review and respond to the Public Works Department comments, and identify all designated areas and related requirements on the conceptual plan.



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Response: Detention and/or retention will be identified and provided on the site grading and drainage plans to be provided at time of site plan review.

- Demonstrate that the site will meet all parking requirements and label the number of spaces in each parking row.

Response: See updated Conceptual Plan. Parking provided meets or exceeds 2 spaces per bed and 1 space per 200 square feet of medical office GFA.

- For any plan features where dimensions and materials are not shown, please add that information.

Response: See updated Conceptual Plan.

5. *Traffic* - A traffic signal is proposed at the entrance; signal spacing between the entrance and the signalized intersection at Leadbetter/Atlee Station/Sliding Hill may be an issue. Other issues:

Response: See draft Proffer No. 8.

- Staff is aware that there is a Virginia Natural Gas (VNG) distribution line that runs under the proposed entrance drive. We recommend that the applicant investigate the feasibility of the use of this entrance prior to zoning. Please provide staff with the results of that investigation and any correspondence with VNG.

Response: Contact with VNG has been made to discuss depth compliance at current entrance road connection to Sliding Hill Road. An on-site meeting with VNG is anticipated to discuss existing conditions and future improvements.

- According to VDOT, the constructed entrance and curb cuts do not match what was approved with the construction of the Sliding Hill Road interchange project. A PE-1 (private entrance) was shown on the Sliding Hill section of the interchange project plan (copy attached).

Response: Existing entrance and curb cuts will be incorporated into the site plan. Appropriate signage and pavement markings will be added

- The Traffic Impact Analysis will be reviewed by the County's traffic consultant. We will forward their comments when they are completed.

Response: We are waiting to receive comments from VDOT and the County as to the Traffic Impact Analysis.



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6. *The Heliport CUP:*

- Form 7460 approvals is recommended prior to advertising these requests for public hearing.

Response: Form 7460 approvals and all other necessary forms and supporting documentation will be provided at time of site plan review.

- Please submit an evaluation with elevation studies that show how this heliport will operate at this location without interference with the Hanover County Airport.

Response: Sheets C1.0 and C2.0 of the Conceptual Plan shall identify the location of the helipad site and ingress/egress to and shall comply with and conform to the Hanover County Zoning Ordinance, Commonwealth of Virginia Department of Aviation and/or Federal Aviation Administration Approvals in effect for the Operation Helipad and Letter Agreement with Hanover County Airport. The helipad is restricted to private use, except for emergency services needs. Auxiliary facilities associated with the operation of the helipad shall be limited to above-grade fueling and maintenance equipment areas.

- Staff notes that the property immediately north of the heliport location is under site plan review and includes a two-story building near its property line. Security fencing is proposed around their compound.

Response: The site plan for Truck Enterprises, Inc. indicates that the nearest structure will be 140 feet +/- from the hospital north property line or 185 feet +/- from the edge of the helipad. The chain link fence they propose is along the parking/roadway areas and begins 380 feet +/- west of the west right of way of Crosswhits Drive, 1 foot north of the hospital north property line and is proposed to be 12 feet + tall. This should not effect the helipad operation.

- Please show the required clear zone or flight path on the heliport plan and any other features required by the FAA for approval of this use.

Response: See updates to Conceptual Plan.

- Please review the Airport Manager's comments, which include links to reference information regarding requirements for heliport design, the Virginia Department of Aviation, and the Federal Aviation Administration.

Response: Heliport will meet all applicable minimum standards to be shown during site plan approval process.



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7. *Structure Height SE*: Provide the Public Works Department with an airspace analysis that shows this project can meet FAA requirements. A separate Form 7460 must be filed with the FAA for the building height, and receipt of the response is needed before this request will be advertised for public hearing.

Response: All necessary forms and supporting documentation will be provided to governing authorities during site plan review.

8. *Recommended Proffers*: Proffers are recommended related to the following:
- Substantial conformity with the conceptual plan and elevations
 - Use of the outparcel
 - Prohibited uses
 - Monument signage
 - Site lighting limited to 25' with a requirement for installation of house side shields
 - Enhanced landscape standard for the thoroughfare buffer with details shown on the plan.
 - Rooftop HVAC screening to be located behind building parapets that match the architecture of the structure, and to provide line of sight profiles that will be provided prior to site plan approvals.
 - Transportation improvements, including timing or phrasing, if applicable.

Response: See draft Proffers.

Please address all of the attached comments from the review agencies with written responses that state how the comment is being addressed and that explain related resubmittals. A staff-applicant meeting will be required prior to advertising these requests. Please let me know if you would like to have that meeting prior to addressing these comments, and I will assist you in scheduling that meeting.

Response to Department of Public Utilities (DPU) Comments: All water and sewer extensions and/or modifications will be designed and constructed in accordance with County DPU requirements and standard detailing. Prior to site plan approval, waterline location, size and details will be coordinated with DPU as well as hydrant locations as well as building connections for domestic fire and water.

Response to Department of Public Works Comments: Wetlands and floodplain have been delineated and shown on the Conceptual Plan and survey. No encroachment is planned within the wetland and/or floodplain other than the construction of a public sewer line from the existing interceptor in Lickinghole Creek east of the site building areas. The RPA has been identified to be coincident with Zone Z – Floodplain. Where required, Water Quality Impact Assessment Certification will be provided as part of the site plan review process. Detention will be required and will be located and designed on accordance with governmental requirements.



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Response to Planning Development Review Comments (Donald Stewart): Landscaping within parking areas will be in accordance with SDO standards. To be in accordance with Section 26-192, minimum trees and shrubs coverage is to be 5%+. No interstate buffering is provided. The interstate right-of-way is currently heavily treed.

Response to Health Department Comments: Well sites identified will be abandoned in accordance with local and/or state health department regulations.

Response to Planning Development Review Comments (Madison Wilson): Site lighting standards will be in compliance with Section 26-268, maximum height of 25 feet, 0.7 ft. candles in parking areas, 0.5 foot candles in roadways and house side shields were necessary.

Sincerely,

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