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-8-14

Carolyn L. King

Rezone A-1 to RS

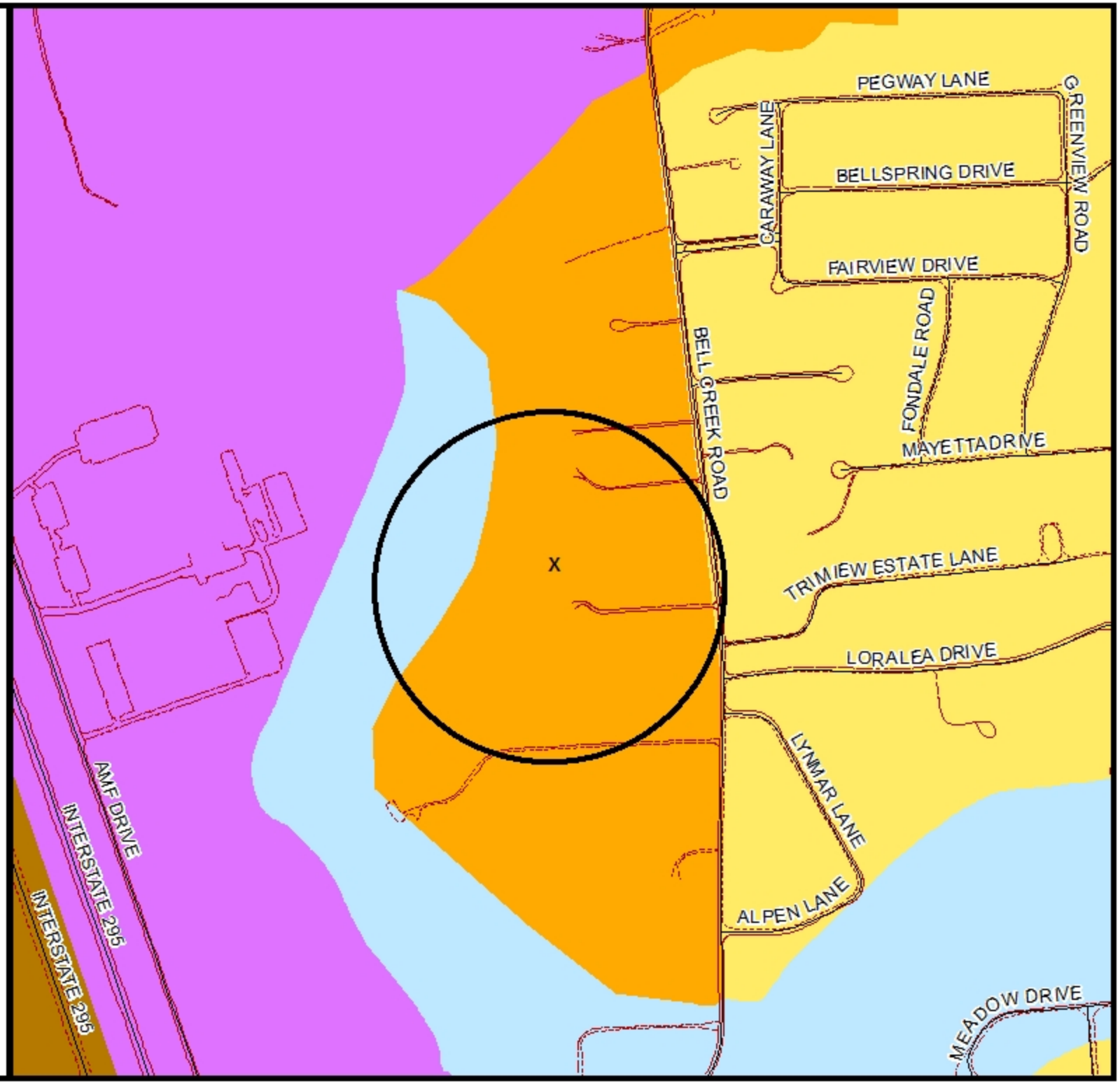
Suburban High Land Use

GPIN's: 8715-31-5918 & 8715-32-6633

Mechanicsville Magisterial District

1 inch = 600 feet

May 06, 2014



Hanover County, Virginia

General Parcel Map

Legend

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

C-8-14

Carolyn L. King

Rezone A-1 to RS

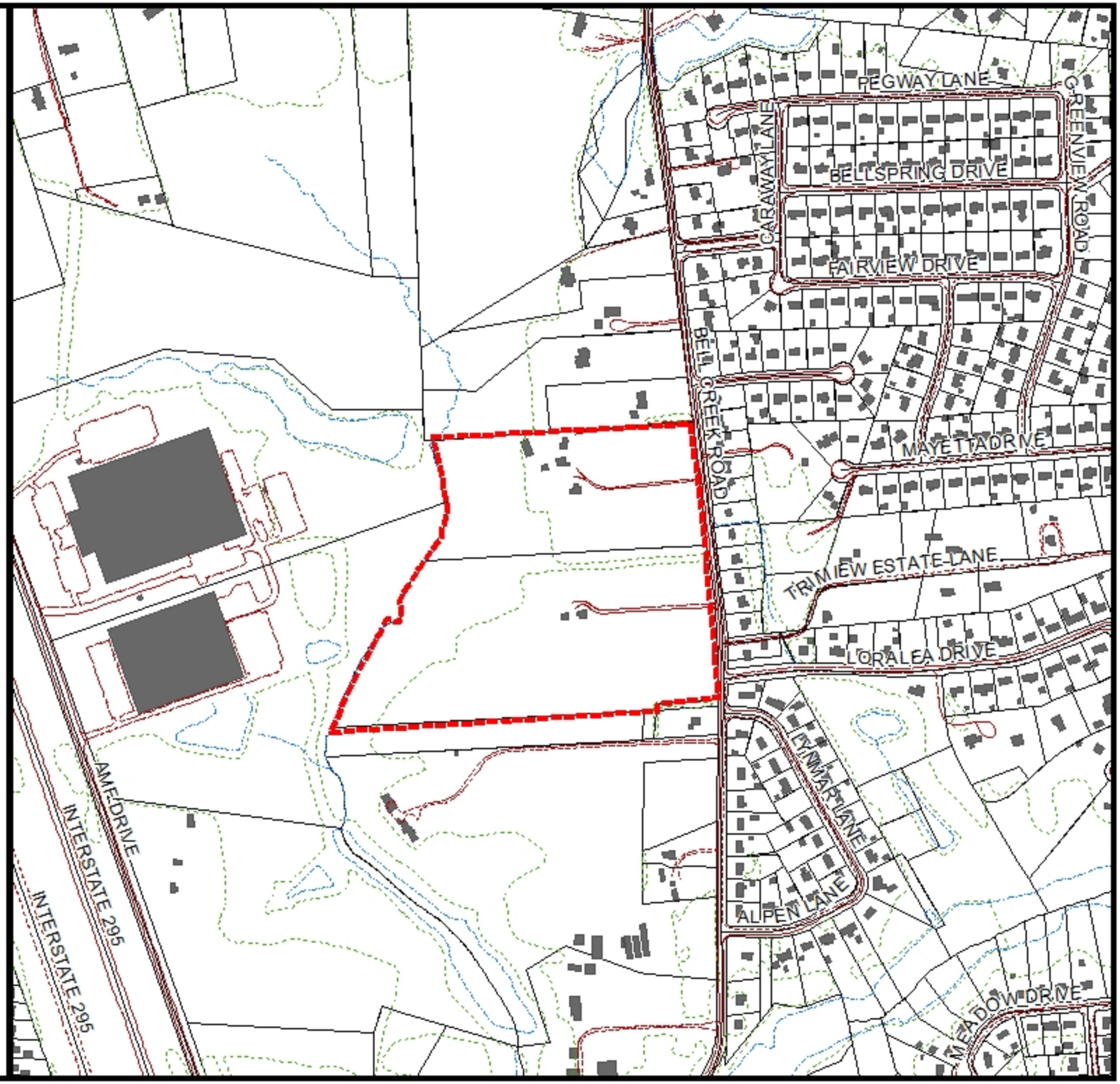
Zoned A-1

GPIN's: 8715-31-5918 & 8715-32-6633

Mechanicsville Magisterial District

1 inch = 600 feet

May 06, 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-O
RS	M-1
R-1	M-2
R-2	M-3
R-3	

C-8-14

Carolyn L. King

Rezone A-1 to RS

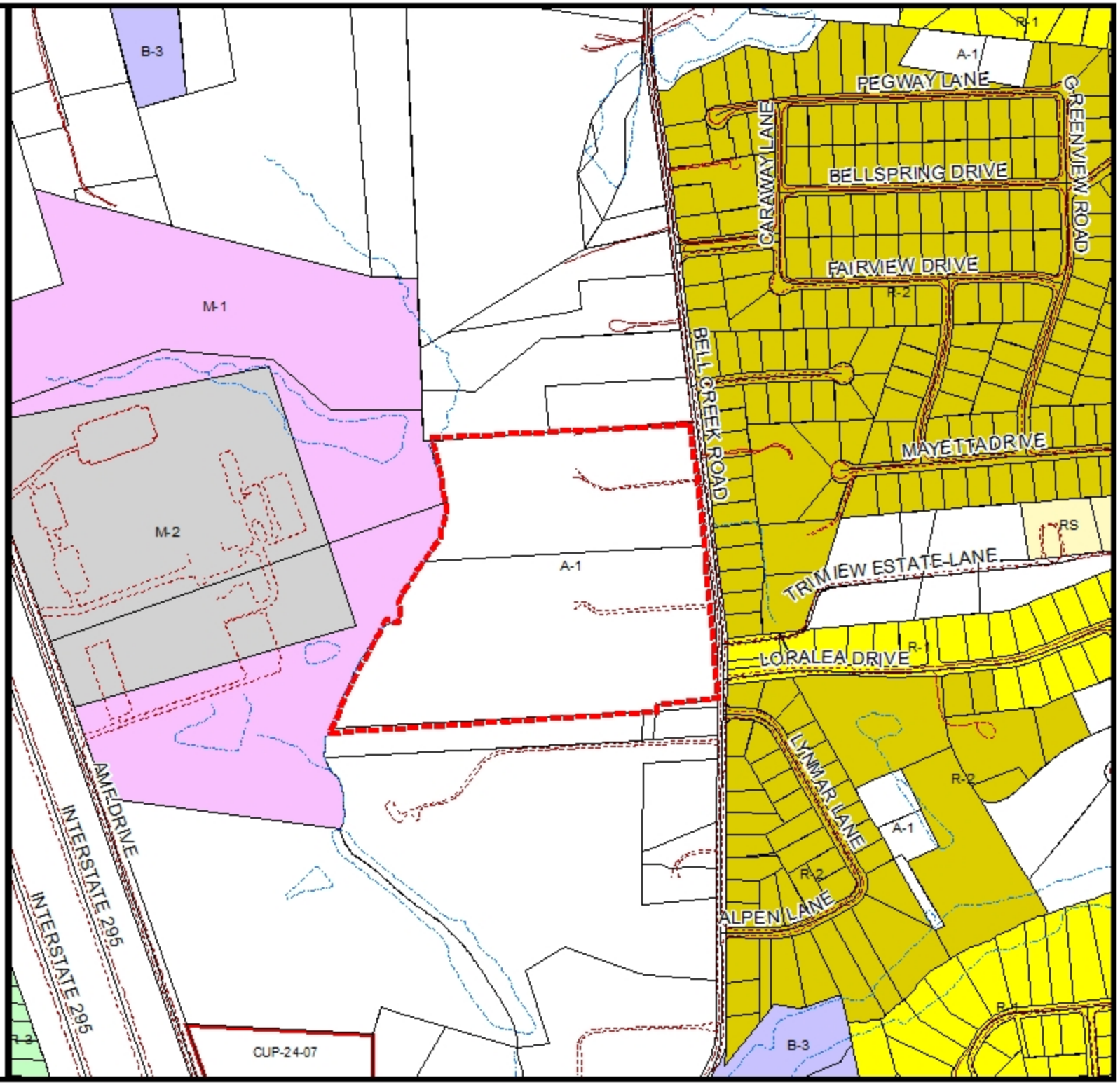
Zoned A-1

GPIN's: 8715-31-5918 & 8715-32-6633

Mechanicsville Magisterial District

1 inch = 600 feet

May 06, 2014



C-8-14 Carolyn L. King

2013 Aerial

N
W E
S

0 115 230 460 Feet

C-8-14(c), CAROLYN L. KING (ROGERS-CHENAULT, INC.)

Residential Rezoning Report
Mechanicsville Magisterial District
PC Meeting Date: December 11, 2014

Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	RS(c), Single-Family Residential District with conditions
Requested Density	130 age-restricted townhomes for a gross density of 3.3 units per acre
Acreage	39.6 acres
Location	On the west line of Bell Creek Road (State Route 642) at its intersection with Loralea Drive (State Route 1288)
GPINs	8715-31-5918, 8715-32-6633
General Land Use Plan	Suburban High
Major Thoroughfare Plan	Bell Creek Road – Major Collector (100' right-of-way)
Suburban Service Area	Inside
Case Planner	Gretchen Biernot

Executive Summary

This is a request to rezone 39.6 acres to RS(c), Single-Family Residential District with conditions to allow 130 age-restricted townhouses along Bell Creek Road. A conceptual plan and elevations have been submitted to demonstrate that the development meets RS District and subdivision preliminary plat requirements.

Staff Recommendation

APPROVAL subject to the submitted proffers, dated November 20, 2014, and conceptual plan, dated July 2, 2014, revised November 18, 2014.

Planning Analysis

RS District Requirements

The required conceptual plan and elevations submitted by the applicant address the minimum plan and density requirements of the RS zoning district. For projects with a density of 3-4 units per acre, the ordinance requires the following:

- *Curb and gutter.* The subdivision construction plans for this development must show roads with curb and gutter.
- *25% of the net acreage (gross acre minus Chesapeake Bay Resource Protection Areas (RPA)) set aside in open space.* The minimum open space required is 7.8 acres, and 8.4 acres has been provided outside of the RPA. The plan provides an illustration of what areas of the site have been included to meet the open space requirements. RV and communal recreation parking areas have been excluded from the calculation. In addition, the ordinance only allows 50% of the thoroughfare buffer to be used as required open space.
- *Street trees and landscaping.* A landscape plan has been prepared and made part of the conceptual plan. The plan shows trees aligning both sides of the streets, and the typical planting plan provides additional detail on the trees, shrubs, and perennials to be contained within a 10' landscape easement in front of each lot. A landscape design of the 50' thoroughfare buffer on the plan includes a 3' berm, trees, and shrubs to be provided along the project's frontage on Bell Creek Road. Upon request of the adjacent property owner, a berm with a fence and evergreen plantings has been provided as a buffer along the southern property line. Additional plantings are shown throughout the open space and recreation areas. The plant schedule provides a list of trees, shrubs, and groundcovers to be used throughout the development that meet the RS requirements. Staff would note that river birch and crape myrtle trees are not permitted in parking areas but may be utilized as street trees.
- *Pedestrian paths.* Concrete sidewalks, 5' in width, align both sides of each street and provide access to open space and active recreation areas throughout the development. As required by the RS street buffer requirements, a 4' asphalt pedestrian path within the thoroughfare buffer is shown along Bell Creek Road to connect to future development to the north and south.
- *Street lights on existing thoroughfares.* The conceptual plan shows street lights on the north and south side of each of the two entrances into the development located within the thoroughfare buffer.
- *Single-loaded streets along 10% of the streets in the district.* The RS ordinance requires that at least 10% of the street frontages have dwellings on only one side of the street with the other side containing open space. The plan indicates that 11.69% of streets are single-loaded and notes what frontages are being used to meet the requirement.

Elevations of proposed buildings have been provided as part of the conceptual plan. Typical building elevations of the townhouses show a colonial style with craftsman accents with brick and vinyl siding. The plan notes that a variety of colors will be used in earth tones. An elevation of the club house is also provided.

In addition to the minimum district requirements, RS also provides a list of standards for reviewing the design of a conceptual plan. First of all, the RS Ordinance states that open space should remain in its natural state as practicable. The majority of the property, including open space areas, currently consists of a cultivated field with the majority of the vegetated areas located in RPA, which is required to remain undeveloped. To address the recommended standard that open space be directly accessible to the lots within the district, sidewalks are shown to align both sides of the roads, which provide safe and convenient access to the open space and promotes pedestrian movement. The design of the open space incorporates active and passive recreation without interfering with the dwelling units and roads, in accordance with the RS open space standards. The main recreation areas are located in the rear of the development adjacent to the wetlands and floodplain. A community garden is shown in the southwest corner of the project adjacent to the RV parking area. The central recreation area is adjacent to the stormwater basin, which will be a wet pond, and includes a clubhouse, pickleball court, putting green, and event lawn. A tree-lined boulevard driveway is located directly in front of the main entrance and leads to the clubhouse area parking. The ordinance encourages an open space design that is undivided by roads, except when needed for proper traffic circulation. The developer has indicated that this driveway was designed to reduce vehicular traffic and interference within the community by visitors attending a resident's event at the clubhouse. In addition, the entrance road terminates in views of common areas, which is supported by the ordinance.

Transportation

The applicant's transportation engineer, Ramey Kemp & Associates, prepared a traffic analysis of the proposed development based on 129 age-restricted townhouse units and reviewed its impact to Bell Creek Road as well as the Pole Green/Bell Creek Road intersection. The conceptual plan shows two entrances to Bell Creek Road: one full-movement entrance and one right-in/right-out entrance. The analysis included a sight distance study and a turn lane warrant analysis for these two entrances. The final report concluded that turn lanes were not warranted at either entrance, based on VDOT's Access Management Design Standards. Sight distance at each entrance was also determined to exceed minimum VDOT requirements. In addition, the analysis also indicated that the Level of Service (LOS) is projected to be at LOS D at the project's build-out in the AM and PM peak hours. LOS D is the County's minimum service level standard. Nonetheless, to help address community concerns regarding traffic conditions on Bell Creek Road, the applicant has proffered and shown on the conceptual plan a left and right turn lane at the main entrance to the project. These improvements are subject to VDOT approval, and the applicant's engineer has asked VDOT to review the turn lane design to assure the public that they will be constructed. Staff has requested that the applicant provide an update on this matter at the Planning Commission meeting. VDOT has indicated that the turn lanes will be accepted as long as they are constructed to VDOT standards.

In addition, the applicant has proffered the road cash contribution of $2,306.00 per residential unit to be used in completing off-site road improvements.

Comprehensive Plan

The proposed RS zoning for the subject property is generally consistent with the General Land Use Plan Map in the Comprehensive Plan. However, the proposed gross density at 3.3 units per acre is below the density range of the Suburban High designation, which is 4-8 units per acre.

This request achieves the following objectives of the Comprehensive Plan:

- *Promote the interconnection of communities to enhance vehicular, bicycle, and pedestrian circulation and reduce demand along existing and proposed thoroughfares*

  Road stubs provided at both the northern and southern property line will allow for road connections to future development. The proposed community is designed to be pedestrian-friendly with safe and convenient access to sidewalks.

- *Ensure provision of adequate and safe vehicular access to thoroughfares*

  As discussed in the transportation section of this report, the traffic analysis indicated that the proposed entrances on Bell Creek Road meet or exceed VDOT requirements and that turn lanes were not warranted. However, the applicant has proffered to construct right and left turn lanes at the main entrance to address the community's concerns about traffic along this road.

- *Ensure provision of contiguous open space designed for passive and active recreation that is conveniently and centrally located for residents, and encourage the preservation of cultural resources and environmental features such as wetlands and Resource Protection Areas, scenic viewsheds, and existing trees/vegetation*

  The conceptual plan demonstrates how this strategy has been achieved through the placement of convenient and accessible open space throughout the project that has been planned for passive and active recreation. All development is shown to occur beyond any environmentally sensitive areas including wetlands and RPA that exist along the rear of the property. Most of the property is currently a cultivated field, and much of the existing trees and vegetation located to the rear of the property shall remain.

- *Non-residential uses should transition appropriately to adjoining uses*

  A nursery operates on the adjacent property to the south, and the owner has expressed concerns about how the agricultural business may unintentionally impact the new residents. To help screen and buffer the proposed community from the existing business, the conceptual plan shows a 3' berm, a 7' wooden board fence, and evergreen plantings. Details of the berm and fence are also provided.

- *Strive for efficient land use and utilization of public utilities by supporting densities at the higher end of the recommended ranges*

  This strategy is not achieved as the proposed gross density of 3.3 units per acre is under the 4-8 unit per acre range of the Suburban High designation. However, this density is appropriate, considering the sensitive environmental features at the rear of the property.

Public Participation

The applicant held a meeting with the community on October 29, 2014. Issues raised included the following:

- Many residents expressed concerns that no turn lanes were proposed into the development, especially considering the congestion during peak hours. It was stated that left turn lanes were especially needed and that increased congestion and accidents would occur without turn lanes. As noted above, the applicant has agreed to install turn lanes at the full-movement entrance, even though they are not warranted based on VDOT standards.
- It was suggested that a buffer was needed between the farm (Sandy's Plants) and the development. As stated previously, a buffer has been shown on the plan, which includes a berm, fence, and evergreen plantings.
- Some of the speakers desired for the historic house to be preserved on the property. The developer has indicated that both historic homes shall be removed but has proffered to allow the structures to be moved or salvaged and properly documented by the County prior to demolition.
- Other concerns included possible impacts on property values, the environment, and of the construction activity on the neighbors.

Agency Analysis

Agency	Comment Summary
Public Works	Wetland delineation and perenniality determination must be provided at the time of subdivision review. Stormwater regulations must be addressed. Subdivision construction plans must demonstrate the proposed building is protected from the 100-year storm. Impacts to downstream ponds will require engineering analysis.
Public Utilities	Water must be extended to the limits of the project site. Existing gravity sewer serving AMF to the west does not reach this property, and offsite easements will be required for this connection. Water and sewer design is subject to approval by DPU.
VDOT	Driveways around the clubhouse must be private.

Proffers

The applicant submitted a draft proffer document on November 20, 2014. Staff recommends approval of the following proffers:

1. Cash Proffers. – The standard proffer language has been submitted for a cash proffer in the amount of $2,306.00 to address impacts to the thoroughfare network.

2. Foundations. – The use of brick or stone foundation materials have been proffered.

3. Age Restriction. The applicant has proffered that a covenant shall be recorded that limits the age of the residents of this development to 55 years and older. This proffer is necessary to provide assurances to the community about the nature of the proposed development. In addition, the traffic study submitted with this application considered the reduced traffic impact of an age-restricted community.

4. Recreational Amenities. All recreation amenities shall be bonded and constructed with the first section of the subdivision.

5. Bell Creek Road Improvements. A left-turn lane and right-turn taper shall be bonded with the first subdivision section and constructed in accordance with VDOT requirements.

6. Historic Resources. Based on the recommendations of the Historic Commission regarding the two historic homes on the property, the applicant has proffered to advertise an offering for the houses to be removed or salvaged for materials. County staff will also be given an opportunity to document historic features to be placed in the survey files.

7. Right-of-way Dedication. Standard right-of-way dedication proffer language has been submitted for Bell Creek Road.

8. Buffer. As previously discussed, the applicant has proffered and shown on the conceptual plan a buffer along the southern property line to reduce possible impacts of the adjacent existing business on future residents of this community. Where Linden Tree Drive stubs to the south, only a fence shall be installed. When the connection is ready to occur at the road stub, the homeowners association shall be responsible for removing the fence within sixty days following a request by the County or VDOT.

GJWB/sm/HTE

Attachments

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

C-8-14(c), Carolyn L. King

The undersigned, owners of the parcel designated GPIN 8715-31-5918 and 8715-32-6633, ("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 RS, the development and use of the Property shall be subject to the following conditions:

1. Cash Proffers. The Property Owner, for itself, and its successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy, the amount of Two Thousand Three Hundred Six and 00/100 ($2,306.00) per single family unit built on the RS zoned Property. The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.

2. Foundations. The exterior of all foundations of homes shall have an exterior of brick or stone.

3. Age Restriction. Dwellings within the Property are intended to be occupied only by persons age 55 years and older and the occupancy of these dwellings shall comply with provisions of the Virginia Fair Housing Law (found at Section 36-96.1 et seq. of the Code of Virginia (1950) as amended). Persons under the age of 19 shall not be housed or domiciled and shall not reside on the Property. A covenant shall be recorded, and a homeowners' association established for the enforcement, to limit the use and occupancy of the dwellings as specified herein.

4. Recreational Amenities. The recreational facilities, as shown on the Conceptual Plan, or as otherwise approved at the time of subdivision, shall be constructed at the expense of the Property Owner and shall be bonded as subdivision improvements with Section 1.

5. Bell Creek Road Improvements. The Property Owner shall install a northbound left turn lane and southbound right taper on Bell Creek Road as generally shown on the conceptual plan and shall be bonded as a subdivision improvement with Section 1. All such road improvements shall be designed and constructed in accordance with VDOT standards and specifications and subject to VDOT approval.

6. Historic Resources. Prior to application for a demolition permit for the historic structure located on the Property, the Owner shall advertise in a regional newspaper for two successive weeks a free offering of the historic structures for its movement to another site. If there are no respondents, the Owner shall allow any historic materials in the structures to be properly salvaged. Prior to any demolition or removal of materials, the Owner shall allow County staff to enter the structures for the purpose of photographic documentation for placement in the County's historic

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survey file for Cherry Grove, VDHR #42-237, and House, 8107 Bell Creek Road, VDHR#5246.

7. Right of Way Dedication. The Property Owner agrees to dedicate fifty (50) feet of right-of-way from the centerline of Bell Creek Road (State Route 642) to the Property for future road widening, free of cost to the County, upon request of the County or VDOT.

8. Buffer. The Property Owner agrees to install the berm, trees, and fence along the portions of the southern Property line as shown on the Conceptual Plan. This area shall be maintained by the homeowners association. The fence within the road stub shall be maintained by the homeowners association until such time as the roadway connection is made to GPIN 8715-31-2556. At such time as the connection is made, the homeowners association shall bear the responsibility and cost of removing the fence. Removal shall occur within 60 days following a request by the County or VDOT.

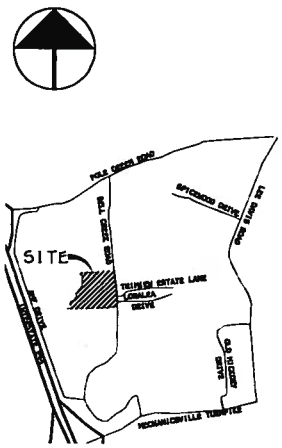
WITNESS the following signatures and seals this _____ day of_____, 2014.

_____(SEAL)
Carolyn L. King

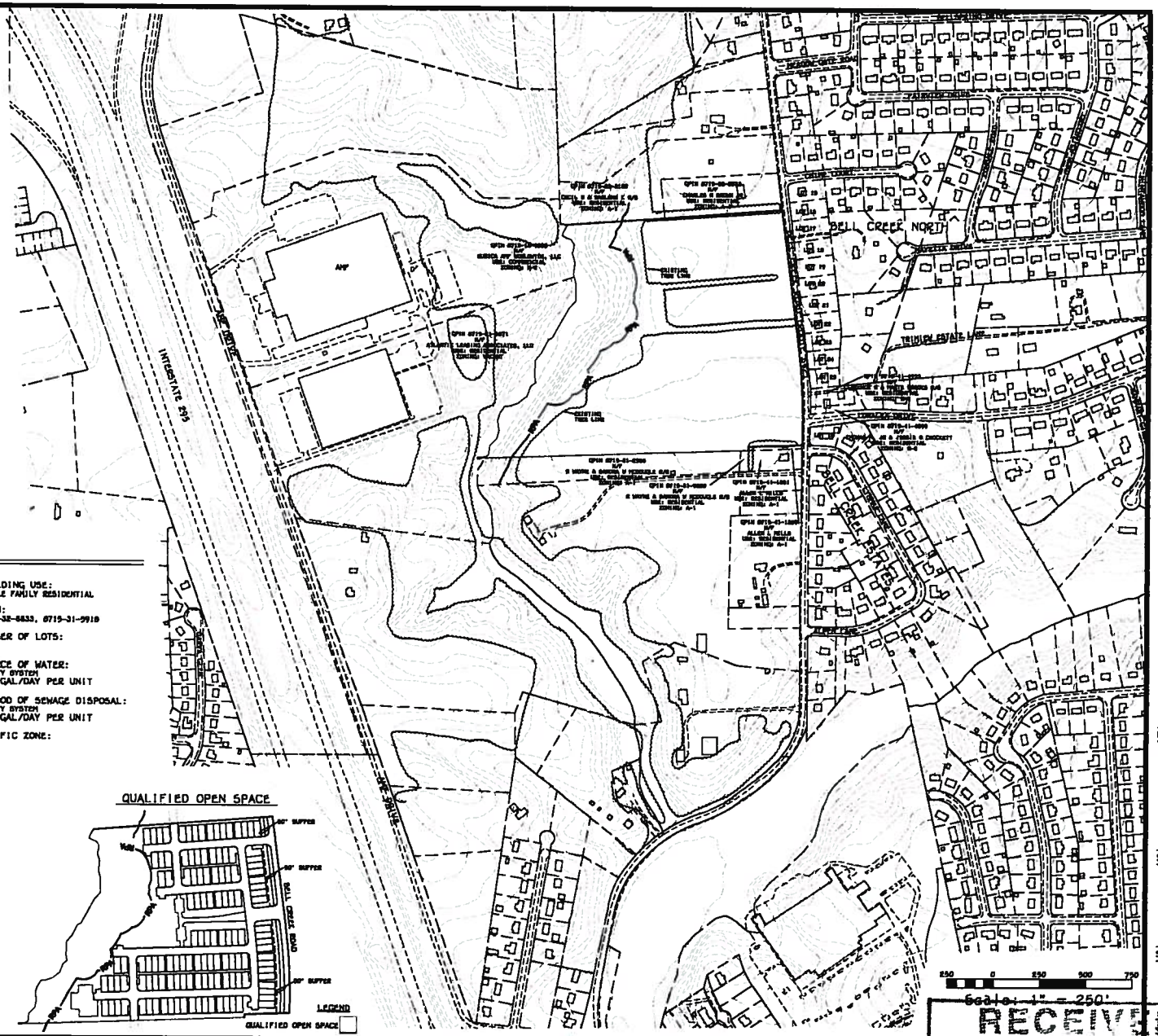
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to-wit:

The foregoing Proffers were acknowledged before me in my jurisdiction aforesaid by **Carolyn L. King**, on this ____ day of _____, 2014.

_____
Notary Public
My Commission expires: _____
My Registration No.:_____



VICINITY MAP
SCALE: 1"=2000'



SITE STATISTICS

OWNER:
CAROLYN L KING
PO BOX 179
MECHANICSVILLE, VA 23111

CONTRACT PURCHASER/DEVELOPER:
R-CI BUILDERS
9245 SHADY GROVE ROAD
MECHANICSVILLE, VA 23116
ATT: TERRY CAVE
EMAIL: terrycave@hometownrealtyservices.com
PHONE: (804) 427-8358

ENGINEER:
THE BAY COMPANIES, INC.
C/O DAN CASKIE, P.E.
9500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
PH: 804.569.7060
EMAIL: dan.caskie@thebaycompanies.com

ADDRESS:
8139 BELL CREEK ROAD, MECHANICSVILLE VA 23116

EXISTING ZONING:
A-1

PROPOSED ZONING:
R5 (C-8-14)

SITE AREA:
AREA = 39.8± ACRES
AREA IN RPA = 8.3± ACRES
AREA IN STEEP SLOPES = 0 ACRES
NET AREA (DENSITY) = 35.45 ACRES (39.8 - ((11/43.5))
NET AREA (OPEN SPACE) = 31.3± ACRES (39.8-8.5)
DENSITY = 3.7 UNITS/AC (130 / 35.45)
AREA IN LOTS = 13.6± ACRES
AREA IN ROAD RIGHT-OF-WAY = 7.3± ACRES
AREA IN RV PARKING = 0.63 ACRES
AREA IN 1/2 BUFFER = 0.64 ACRES (1.28/2)
AREA IN CLUB HOUSE PARKING = 0.09 ACRES

OPEN SPACE REQUIRED = 7.0 ACRES (31.8 x .25)
OPEN SPACE PROVIDED = 18.7± ACRES
OPEN SPACE OUTSIDE CBPA = 8.4± ACRES (18.7 - 8.8)

SITE TABULATION:
TOTAL STREET = 5630.36 LF
SINGLE LOADED STREET = 650.92 LF
TOTAL / SINGLE = 11.99%

BUILDING USE:
SINGLE FAMILY RESIDENTIAL

GPIN:
8715-32-8833, 8715-31-9918

NUMBER OF LOTS:
130

SOURCE OF WATER:
COUNTY SYSTEM
350 GAL/DAY PER UNIT

METHOD OF SEWAGE DISPOSAL:
COUNTY SYSTEM
350 GAL/DAY PER UNIT

TRAFFIC ZONE:
1789

QUALIFIED OPEN SPACE

Scale: 1" = 250'

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FILED: 13062_preliminary_plat
DATE: July 2, 2014
REVISED: October 27, 2014
REVISED: November 5, 2014
REVISED: November 18, 2014

RICHMOND BAY
THE BAY COMPANIES
9500 BELL CREEK ROAD
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(804) 569-7060
FAX: (804) 569-7091
Consulting Engineers

COMMONWEALTH OF VIRGINIA
DANIEL L. CASKIE
Lic. No. 029629
11/18/14
PROFESSIONAL ENGINEER

PROJECT:
River Birch
Residential
Mechanicsville District
Hanover County, Virginia

SHEET:
Area Plan

SHEET NO:
C1

JOB NO. 13062

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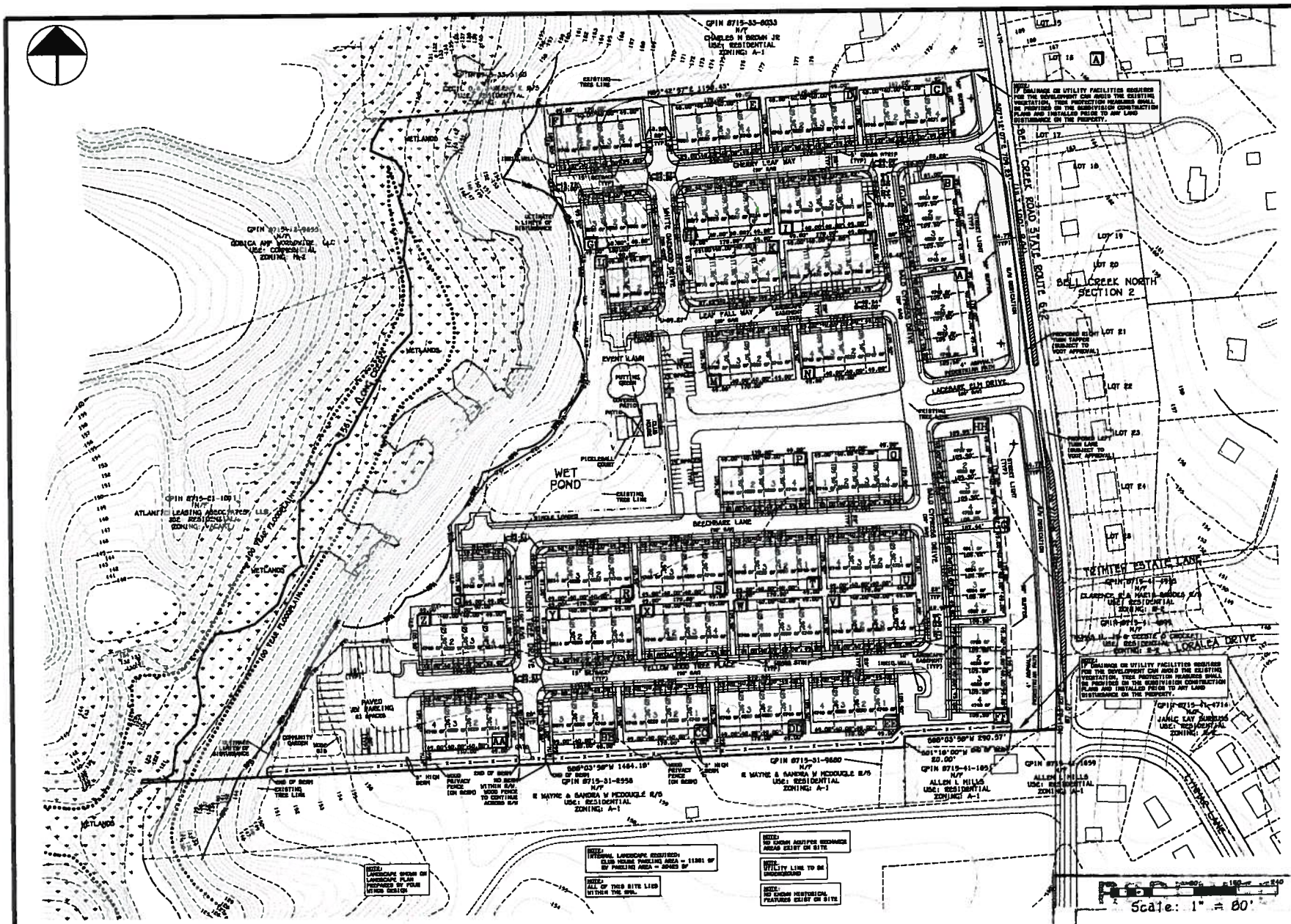

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COMMONWEALTH OF VIRGINIA
DANIEL L. CRONE
Lic. No.039629
11/18/14
PROFESSIONAL ENGINEER

PROJECT:
River Birch
Residential
Mechanicsville District
Hanover County, Virginia

SHEET:
Preliminary Plan

SHEET NO:
C2

JOB NO. 13062

NOV 19 2014