



GOOCHLAND COUNTY

VIRGINIA

DEPARTMENT OF COMMUNITY DEVELOPMENT

To: Design Review Committee
From: Planning Staff
Date: June 22, 2010
Subject: Staff Review and Recommendations

Three new and one revised applications are requesting Certificate of Approval (COA) on the June 28, 2010 agenda. Following are County staff comments and recommendations regarding these applications.

COA 2010-00008 – SunTrust Bank is requesting a COA for landscaping and lighting plans for their bank located at 27 Broad Street. The site is zoned B-1 is located within the Route 250 Entrance Corridor Overlay District in the Centerville Village. Previous COA's were approved for this site in 2005 (COA 05-00020 – building redesign) and 2006 (COA 06-00002 - sign).

As a result of losing property frontage to the Route 250 widening project, the applicant is redeveloping the site – including reconfiguring parking areas and drive aisles, moving the ATM machine and light poles, and installing (2) new light poles. The COA is required for the new parking areas and the new lighting. A POD application has been filed.

Landscaping

The applicant has expressed concern about installing new shrubbery due to safety concerns. Staff is working with the applicant on the possibility of substituting trees for required shrubs. A preliminary review by staff calculated landscaping requirements to include 2 new trees and 88 new shrubs. Substituting (1) tree for (15) shrubs would be consistent with the existing ratio for the overlay district.

Staff would prefer some mix of trees and shrubs. The existing plan shows 10 new shrubs. A revised landscape plan will be provided at the meeting.

Lighting

The lighting products are designated “Nighttime Friendly” – which requires they have no uplight, meet the Illuminating Engineering Society of North America (IESNA) definition for full cutoff optics, and reduce high angle brightness. These measures are consistent with sustainability standards for light pollution reduction.

Staff Recommendations:

If the Design Review Committee is supportive of this Certificate of Approval, staff recommends approval subject to the following condition:

1. Site improvements shall be substantially similar in design as the plans included with this application.
2. Landscaping, lighting, and lighting fixtures shall be limited to and substantially similar to the plans and graphics submitted with this application.

COA-2010-0009 – Patterson West, LTD is requesting a COA for the façade renovation of a building located at 12501 Patterson Avenue. The site is zoned B-1 (Business, General) and A-2 (Agricultural, Limited) is located within the Route 6/650 Entrance Corridor Overlay District.

The request is limited to the exterior façade of the building. No related site improvements or interior renovations are proposed; therefore, no POD is required.

Building & Materials:

The applicant indicated the intent to mirror closely the exterior of the Classic Kitchens building located approximately 530' feet the west at 12535 Patterson Avenue. Applicant intends to:

- Remove existing Mansard roof and install new EIFS accent banding and cladding over existing brick and CMU.
- Raise parapet elevation at entry and install new cladding and columns.
- Install textured paint coating on all other surfaces of CMU and brick on side and front elevations. Paint colors are Master Wall, Inc. Sandlewood (pale taupe) and white.
- Install new roofing at entry.

Lighting

Applicant intends to install new lighting. Lighting details will be provided at the meeting.

Staff Recommendations:

If the Design Review Committee is supportive of this Certificate of Approval, staff recommends approval subject to the following conditions:

1. Facade improvements shall be substantially similar in design and color as the exhibits and photographs included with this application.

COA-2010-00010 – Greenwood Memorial Gardens is requesting a COA for (2) signs on their cemetery property located at 12609 Patterson Avenue. The site is zoned A-2 (Agricultural, Limited) and is located within the Route 6/650 Entrance Corridor Overlay District.

Signage

The applicant is permitted to have one project identification sign up to 32 square feet in area and one directional sign for a second entrance up to 9 square feet.

<i>Project Identification Sign:</i>	<i>Directional Sign:</i>
Materials: Double-sided light box	Materials: Single sided PVC
Synthetic stucco cap and columns	Decorative steel post
Brick base	
Concrete pad	
Size: 90" wide X 54" high X 24" deep	Size: 3' wide X 3' high
Maximum 32 square feet in area	9 square feet in area
Lighting: Light box is proposed.	Lighting: No lighting

Staff Recommendations:

If the Design Review Committee is supportive of this Certificate of Approval, staff recommends approval subject to the following conditions:

1. Signs shall be substantially similar in size, design, and color as the exhibits included with this application.

(Application deferred from January 4, 2010 Meeting)

COA-2008-00010 – Application filed by Creekmore Group, LLC requesting a COA for a complex of five (5) free-standing, nearly identical, one-story medical and administrative office buildings on a four-acre site. The total building area is approximately 25,000 sq. ft. or 5,000 sq. ft./bldg. The site is located within the Rt. 6/650 Entrance Corridor Overlay District and was rezoned from R-3 (Residential – General) to R-O (Residential – Office) in 2002.

Building & Materials:

Office buildings

- Architecture is not of any particular style nor is there an existing nearby predominant style. All five buildings are substantially similar except for orientation on the site.
- Buildings are 50' x 100' (5,000 sq. ft.) each and 18' feet high at the apex of the roof.
- Exterior walls will be a combination of split-face block and EIFS surface treatment.
- Applicant is requesting a composite shingle roof and submitted samples for composite shingle roofing materials (*The elevations show a standing seam metal roof*).

Other Structures

- Rear yard features a split-face block retaining wall approx. 600' in length which varies in height from 7' to 11'. The solid wall meets the screening requirements for the R-O Residential-Office District. (A 7' high masonry screening wall is required, by proffer, to screen development from the abutting residential property to the north.)
 - Applicant will provide material sample for retaining wall at the meeting
- Outside trash storage units (dumpsters) are not allowed in R-O. Dumpsters must be enclosed within an accessory structure with a facade complimentary to other structures on site.

Site Plan:

Note: The site plan shows several parking spaces projecting into the front yard. As proposed, the overlay district requires all parking be located in the rear. The committee is authorized to grant a deviation which would permit the parking layout as proposed.

Landscaping:

- The site plan includes a conceptual landscape plan. Applicant has provided sufficient documentation to demonstrate conformance with R-O District, proffer, and overlay district landscaping requirements.

Lighting:

- The applicant is proposing 20' high, 'shoe box' style site lighting fixtures which are designed to be sharp cut-off devices.

Signage:

- Applicant is not requesting approval for signage at this time.

Fence/Wall:

- Other than the retaining wall noted earlier, no fence or wall details were provided.

Staff Recommendations:

If the Design Review Committee recommends approval of this Certificate of Approval, staff recommends it be approved subject to the following conditions:

1. Improvements shall be limited to and substantially similar to the plans and graphics submitted with this application.
2. Site design and site improvements shall be substantially similar to the plans submitted with this application entitled "Manakin Commons" prepared by Hulcher and Associates.
3. Exterior building elevations and building materials shall be substantially similar to the elevations and graphics submitted with this application.
4. Landscaping, lighting, lighting fixtures, retaining walls, dumpster enclosures, and colors shall be limited to and substantially similar to the plans and graphics submitted with this application.