

MEMORANDUM

DATE: April 17, 2019

TO: The Development Review Committee

FROM: Alex Baruch, Senior Planner

SUBJECT: Case No. C-19-00302. Colonial Heritage Commercial Property Design Guidelines and Conceptual Plan

Mr. Mark Richardson has submitted a conceptual plan as a consideration item for a preliminary review of a proposed assisted living facility development on the commercial parcel associated with Colonial Heritage located at 6799 Richmond Road. While this review by the Development Review Committee (DRC) is a consideration item without the need for a vote by the DRC, this plan will need to come back to the DRC due to proffer language for both approval of the conceptual building layout and consistency with the design guidelines that have been developed.

Virginia Health Services Assisted Living Facility Proposal

This area is south of the main entrance to Colonial Heritage where the current commercial entrance is located across from the main entrance into the Pottery. The commercial property is approximately 45 acres with the proposed assisted living facility using a portion of the property west of the construction entrance. The property is currently zoned Mixed Use and is designated Mixed Use by the 2035 Comprehensive Plan. To date the applicant has submitted draft design guidelines and conceptual layout. This proposal shows 90 convalescent care beds, 30 assisted living units, and 84 employees which would require 126 parking spaces. The proposed building size is shown as approximately 85,000 square feet with a 17,000-square-foot addition. The proposed height of the building is 46 feet, and the Mixed Use zoning district allows structures up to 60 feet by right.

Feedback has been provided for the design guidelines from staff and while staff finds the design guidelines for the assisted living facility to be a good example of how this use could meet a set of design guidelines, staff is still working with the applicant on the development of design guidelines that would be applicable to the whole commercial area as required by the proffers.

The applicant has requested that this item be placed on the DRC agenda in order to discuss the project and seek preliminary input and questions from the DRC members. No action by the DRC is required.

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Attachments:

1. Conceptual Layout Plan
2. Draft Design Guidelines
3. Proffer Language