

Boyers Road-Cosner Rezoning Application Master Plan



- Sec. 17-1004.04. - Master plans.
 - (a) The application for rezoning requests for zoning districts detailed in article IV, together with two (2) hardcopies, one (1) eleven-inch by seventeen-inch (11" × 17") copy and one (1) two-foot by three-foot (2' × 3') copy, and a digital file of a master plan prepared by a surveyor, engineer, or architect, as defined in the Code of Virginia, shall be filed with the zoning administrator. Upon request from the zoning administrator, the applicant shall submit additional hardcopies for review.
 - (b) Such application shall include the following information as a minimum:
 - (1) A vicinity map at a scale of not less than one (1) inch equal to one thousand (1,000) feet showing surrounding properties, surrounding public streets, and private roads; **YES**
 - (2) An accurate boundary survey of the tract; **YES**
 - (3) An existing conditions map(s) showing:
 - a. Conservation or riparian areas, including all classified streams, wooded areas, areas of specimen trees, potential wetlands, slopes in excess of twenty-five (25) percent, historic structures and sites included in the records of the Virginia Department of Historic Resources, and floodplain; **N/A**
 - b. Existing topography with a maximum of ten-foot contour intervals at a scale of not less than one (1) inch equal to one hundred (100) feet; **YES**
 - c. Existing roads, rights-of-way, easements, and utilities; **YES**
 - d. The existing owners and zoning district(s) of the proposed development; **YES**
 - e. The existing owners, zoning district(s), present use(s), and location of all parcels adjacent the proposed development; **YES**
 - f. The existing location, type, and size of ingress and egress to the site. **N/A**
 - (4) A master plan showing:
 - a. The areas to be designated as preservation areas, if appropriate; **N/A**
 - b. Areas to be designated as conservation or riparian areas, including all classified streams, wetlands, and other significant environmental features; **N/A**
 - c. Existing wooded areas, areas of specimen trees, and designated wooded areas to be preserved; **N/A**
 - d. The proposed rough grading/topography with a maximum of ten-foot intervals; **YES**
 - e. The general location of proposed streets, alleys, sidewalks, and multi-purpose trails; **YES**
 - f. Typical street cross-sections to show proportions, scale, **YES** and streetscape; **N/A**

g. Connections to existing and proposed streets, as well as proposed roads shown in the comprehensive plan or any other plan adopted by the county, Metropolitan Planning Organization's Long Range Plan, and VDOT future transportation plans; **YES**

h. Anticipated trip generation figures; **YES**

i. The general layout for the water and sewer systems, conceptual stormwater management, and a conceptual mitigation plan; **YES**

j. The location of features or elements within the development essential to the design of the development, such as land use areas, parking areas and structures, and common areas; **YES**

k. A list of all land uses including dwelling types and densities, **YES** and the general location of commercial uses **N/A** and industrial uses **N/A**;

l. The general lot layout; and **YES**

m. The transition or buffer between the development project and any adjoining parcels with existing development. **YES**

(c) A plan description shall be submitted, to include a summary of design elements such as lot characteristics, building heights, and common area characteristics, and to convey any items required above which cannot be effectively illustrated with images. **YES**

(d) The master plan, plan description, and any demonstrative materials submitted with the application shall become part of the record of the hearing on the application and become legally binding elements of the amendment to the zoning ordinance and map.

(e) All rezoning application materials shall be submitted prior to the board of supervisors' public hearing.