

Staff #9

Toano Moderate Density Residential Area

### SUMMARY FACTS

Location: 8021 Richmond Road, 8009 Richmond Road, 8003 Richmond Road, 7989 Richmond Road, 3140 Forge Road, a portion of 3126 Forge Road, 3118 Forge Road, 3110 Forge Road, 3094 Forge Road, and a portion of 3026 Forge Road.

Tax Map #: 1230100003, 1230100004, 1230100005, 1230100006, 1230100008, a portion of 1230100010, 1230100011, 1230100012, 1230100013, and a portion of 1230100014.

Size: Approximately 35 acres

Current Land Use Designation: Moderate Density Residential

Proposed Land Use Designation: Mixed Use (See boundary changes below)

Zoning: A-1, General Agricultural and B-1, General Business

Current Property Uses: Agricultural and forested land with rural residential and limited commercial along Richmond Road

Inside PSA: Yes

4. Suggested language for this area (to be added to the existing Toano Mixed Use language):

#### *Toano*

The developed land within the vicinity of Toano (north and south of Richmond Road and west of Charlie's Antiques, formerly the Toano Cannery) is composed of smaller retail, limited industrial and moderate density residential uses. As part of the 1997 Comprehensive Plan review, the Toano Mixed Use area was expanded to include the area fronting on the southwestern side of Richmond Road (Route 60) between Chickahominy Road and Bush Springs Road. The Toano Middle School remained designated Federal, State, and County land. Bush Springs Road is the distinct boundary between the Mixed Use and Low Density Residential designations. Further commercial development south and east of Bush Springs Road is strongly discouraged.

Future development should be consistent with the design standards of the Toano Community Character Area. The age, architecture, scale, materials and spacing of the buildings give the community its unique character. Principal suggested uses include moderate density residential development, neighborhood scale commercial establishments, and small office developments. Limited industrial uses may be appropriate as secondary uses provided that they are setback and screened from Richmond Road (Route 60). Preservation and adaptive re-use of historic buildings are encouraged. Redevelopment of existing residential areas and commercial development are also encouraged. *The following principles should guide streetscape and building designs in this area:*

- *Highlight and honor history*
- *Encourage appropriate growth that enhances unique small town character*
- *Preserve open space: establish communal green space*

- *Enhance pedestrian and bicycle environment while slowing vehicular traffic*
- *Improve streetscape and landscape to create a sense of place*

The land in the vicinity of the southernmost portion of Toano (north of Richmond Road and east of Charlie's Antiques almost to the intersection of Cokes Lane and Richmond Road) consists of several residences and one general industrial use operating with a special use permit. In order to protect and promote the character of this area, future development should be of a similar scale and intensity. Principal suggested uses include offices, moderate density residential, general industry and limited industry. Secondary uses could include a limited amount of commercial development.

*The 2006 Toano Community Character Area Design Guidelines and Streetscape Plan recognized the special character of Historic Toano and the Transition Areas that included Forge Road, Chickahominy Road and Toano Drive. Architectural Guidelines were established for these areas and should be incorporated in any future development or redevelopment of this area. The ultimate goal is to preserve the village character of this historic community.*

*For the area west of Richmond Road and north of Forge Road, development should follow the streetscape plan and associated recommendations of the Toano Community Character Area Design Guidelines for creating and maintaining a sense of place in Toano. This area of Toano is located in the "Entrance Corridor From Anderson's Corner" as described in the guidelines, and should follow the design elements recommended in the study. Primary uses along Richmond Road should be commercial in nature with larger buildings closer to the road. Development of multi-use buildings, with retail on the first floor and residences above are also encouraged. Desired elements include two and three story buildings, windows on all floors, and 1<sup>st</sup> or 2<sup>nd</sup> floor balcony. It is important to keep the scale of the building relatively small with density being reduced farther away from Richmond Road. Larger buildings should be broken down into smaller masses to give the appearance of shops or residential units. Buildings removed from Richmond Road should be limited to one and one half and two stories. Development to the west of Richmond Road should focus more on residential development, with commercial as a clearly secondary use. Densities for this area should be to the lower end of the Moderate Density Residential scale, with building scale and massing decreasing. Vehicle parking and sidewalks should be internal rather than along the perimeter of this residential area, providing a more pleasing transitional view when traveling from rural lands into Toano. Buildings should have architectural treatments on the outward facing sides as well as on the front. Increased buffer sizes should be employed to help transition this area into the more rural areas outside of the primary service area. The creation of a street network adjacent and parallel to Richmond Road allows a finer grain of density to develop and contributes to the village-like feel. Additionally, this network should begin to draw development and interest into side streets and neighborhoods. If appropriate, public open space or Village Green should also be incorporated into this area.*

The boundaries of the Toano Mixed Use area are intended to encourage infill residential and commercial development and discourage "strip" shopping centers along Richmond Road (Route 60), thereby preserving the identity and character of Toano.