

Development Criteria
For
Dominion Commerce Park
Planned Unit Development (PUD-IP)

Approved by City Council: June 25, 2002
Amendments approved by City Council: August 17, 2010

PUD MODIFICATION

DC(M)-10-01

Revisions approved August 17, 2010 applicable to
0450000003320, 0450000003330, 0580000000900, 0580000000901, 0580000000902,
0580000000903, 0580000000560, and 0581003000010 thru 0581003000220 (all other parcels
shall be subject to the development criteria approved on June 25, 2002).

PUD MODIFICATION

DC(M)-13-01

Revisions approved 4/15/14 applicable to
0450000003320, 0450000003330, 0580000000900, 0580000000901, 0580000000902,
0581003000010 thru 0581003000200, 0581003000220, 0581003000230 and 0581003000240
(Parcels 058000000890, 058000000904 and 058000000905 shall be subject to the development
criteria approved on June 25, 2002.)
(Parcels 0581003000210 & 0580000000903 shall be subject to the development criteria
approved on
August 17, 2010.)

**Dominion Commerce Park
Development Criteria**

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Section 1. General

Dominion Commerce Park is a site of approximately ~~243~~ 140.3 acres located on Dominion Boulevard. The development plans for Dominion Commerce Park shall be implemented to provide a continuous attractive setting for a variety of light industrial and office and warehouse uses, subject to applicable use restrictions in Article 11 of the Chesapeake Zoning Ordinance ("Zoning Ordinance"). The proposed zoning for the Park is PUD-IP. As used herein, the term "Developer" shall mean Dominion Blvd., L.L.C.

Dominion Commerce Park will be developed in a manner that implements the general goals of the City of Chesapeake Transportation Corridor Overlay District (TCOD). The specific standards outlined in these Development Criteria utilize the standards within the TCOD that are applicable to an industrial park development and shall be the only portions of the TCOD policy applied and enforced as regulations in Dominion Commerce Park. The Development Criteria are intended to supplement the Chesapeake Zoning Ordinance, with special provisions and enhancements regarding construction and development within the Park. In the case of conflict between these Criteria and the provisions of the Zoning Ordinance or the Chesapeake City Code ("City Code"), these Criteria shall control. For matters not addressed by these Criteria, the Zoning Ordinance and the City Code will control.

Terms not defined herein shall be defined in accordance with Article 3 of the Zoning Ordinance. The interpretation, administration and amendment of these Criteria shall be in accordance with Article 11 of the Zoning Ordinance. The provisions of these Development Criteria shall be enforced by the Chesapeake Zoning Administrator, in accordance with Chapter 20 of the Zoning Ordinance. To the extent that setbacks, use limitations and special screening requirements are modified from the restrictions in Article 11 of the Zoning Ordinance, such modification shall be considered to have been approved by City Council on a case-by-case basis.

Section 2. Design Review Procedure

A. *Design Review Committee*

Proposed development within the Park will be reviewed by a Design Review Committee, which shall consist of, at a minimum, two individuals, one of which shall be a representative or member of the Developer. A procedure for review will be developed by the Committee and presented to the Director of Planning prior to the recordation of a final subdivision plat or approval of a final site plan for any parcel within the Park. Subsequent to the sale and development of all lots within the Park, the Design Review Committee will automatically terminate, but these Criteria will continue to apply to any changes and modifications to the sites or buildings within the Park. Nothing contained in these Criteria or in the Design Guidelines shall nullify or override the need for approvals and permits required under the City Code and Zoning Ordinance.

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B. *Establishment*

1. The Dominion Commerce Park Design Review Committee shall be established within sixty (60) days of the date on which Chesapeake City Council approves the PUD-IP zoning for Dominion Commerce Park.
2. The initial Design Review Committee shall consist of, at a minimum, two individuals, one of which must be a representative or member of Dominion Blvd. LLC.
3. Once the development has progressed to where more than half the acreage of the rezoned PUD-IP property as been sold, developed or occupied, the Developer shall establish a property owners association for the Park. All property owners shall have automatic membership in the property owners association. The property owners association shall adopt bylaws and procedures, including procedures for the selection of five members to serve as the Design Review Committee, one of which shall be a representative of the Developer, for the administration of these Criteria.
4. Once 100% of the private property within the Park has been sold, developed or occupied, the Design Review Committee shall be automatically terminated and its functions and duties assigned to the property owners association, which shall modify its membership, bylaws and procedures as necessary to provide for administration of these Criteria and the Design Guidelines promulgated by the Design Review Committee.
5. As used herein below, the term "Design Review Committee" shall refer to the Design Review Committee or the property owners association, as applicable.

C. *Plans Subject to Design Review Committee Review*

The Design Review Committee shall review all preliminary and final plans that require approval by the City of Chesapeake. These include:

1. Overall and individual subdivision and site plans.
2. Building plans for any structure requiring a building permit.
3. Landscaping plans, including plans for internal landscaping, foundation plantings, streetscapes, site furnishings and signage.

No approvals or building permits shall be given by the City for construction or development within the Park until the plans for same have been approved by the Design Review Committee.

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D. *Review Procedures*

The Design Review Committee shall conduct its review of plans in a fair, reasonable and expeditious manner and perform such review by the following procedures:

1. Up until such time that the Design Review Committee is automatically terminated, requests for plan approval shall be filed with the Developer by delivery to the following address: Dominion Blvd. LLC, 2010 Old Greenbrier Road, Chesapeake, VA 23320.
2. At such time that the Design Review Committee is automatically terminated, requests for plan approval shall be filed with the property owners association at a location to be determined by the association and designated in its bylaws or procedures.
3. Three (3) copies each of the subdivision plan, site plan, building plan (including elevations and finish schedules, as applicable) and landscaping plan shall be submitted for review.
4. The Design Review Committee shall review the plans for conformance with the Design Guidelines adopted pursuant to Section 4 below and with these Development Criteria.
5. The Design Review Committee shall review such plans for consistency with these Criteria and the Design Standards set forth below.
6. Upon completion of the review, the Design Review Committee shall take one of the following actions:
 - a. ...APPROVE as submitted,
 - b. ...APPROVE with minor modifications, or,
 - c. ...DISAPPROVE. If disapproved, the Design Review Committee shall list specific changes that, if implemented, may lead to approval.
7. The Design Review Committee shall take action within three weeks of receiving a complete set of plans.
8. Upon receiving Design Review Committee approval, the applicant may apply to the City for required approvals and permits. Such plans and permit applications shall conform with these Criteria, the Design Review Committee approvals, and the Chesapeake City Code and Zoning Ordinance.

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Section 3. Permitted Land Uses

A. *Permitted, Conditional and Prohibited Uses*

Land uses to be permitted in Dominion Commerce Park are consistent with the recommendations of the TCOD, and shall include the "Permitted Uses" in the Table of Permitted and Conditional Uses for the M-1 Light Industrial District as set out in the Zoning Ordinance and such other uses in the M-1 District and the O&I District to the extent permitted under the Zoning Ordinance and these Criteria. Notwithstanding the foregoing, the following uses shall not be allowed:

- Agricultural Uses
- Billboards/Outdoor Advertising Signs, other than Park identification and directional signs
- Logging
- Railroads
- Marinas
- Pipelines
- Communication Towers, other than as an accessory use intended for short wave radios and similar communication devices used by businesses located in the park.
- Gas Transmission and Distribution
- Water Reservoirs and Supply
- Automobile Trade or Sales
- Junk and Salvage Yards
- Scrap and Waste Materials Sales
- ~~Retail Trade~~
- ~~Motor Vehicle Repair, other than as an accessory use for the in-house repair of vehicles used by business located in the park.~~
- ~~Towing Service~~
- Racing
- Golf Course
- ~~Amusement and Recreation Uses~~
- ~~Churches and Other Assembly Uses~~
- Tattoo Parlor

For that portion of the Dominion Commerce Park included in PUD Modification, ~~DC(M)-10-01~~ DC(M)-13-01 as depicted in the Master Development Plan date stamped ~~June 11, 2010~~ August 12, 2013, the following uses shall be allowed in addition to the uses approved by City Council on ~~June 25, 2002~~ August 17, 2010.

- Retail Trade as allowed as "Permitted Uses" in the Table of Permitted and Conditional Uses for the M-1 & O-I zoning districts ~~between Dominion Blvd. and Vineck Way.~~
- For Parcel A-1 only, the "Permitted Uses in the Table of Permitted and Conditional Uses" for the B-2 General Business District as set out in the Zoning Ordinance.
- Towing Service, Office Only with no outside storage (SIC 7549)

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- Indoor Amusement and Recreation uses as allowed as "Permitted Uses" and "Conditional Uses" in the Table of Permitted and Conditional Uses for the M-1, B-2 & O-I zoning districts. All conditional uses shall comply with the requirements of Article 17 of the Chesapeake Zoning Ordinance.
- Churches and other Assembly uses not to exceed four establishments in lease or ownership, located south of the intersection of Vineck Way and Scenic Parkway by conditional use permit.
- Motor Vehicle Repair with conditions set forth in Section 13-2400 of the Zoning Ordinance within the interior lots on Thuchack Lane without frontage on either Scenic Parkway or Drumcastle Lane, as well as Parcel A-4-2.

B. Interpretation

The Zoning Administrator shall be responsible for determining whether a use is permitted under this section.

Section 4. Design Guidelines

A. Adoption

The design of the Park will be in accordance with specific "Design Guidelines" for buildings, structures, site layout, site amenities, landscape buffers, planting, lighting and signs. Such Design Guidelines shall be adopted by the Design Review Committee prior to the recordation of a final subdivision plat or approval of a final site plan for any property in the Park. The Design Guidelines shall conform with these Criteria and shall be submitted to the Director of Planning or designee for approval prior to adoption by the Design Review Committee. The goal will be to provide a continuity of theme for the Park rather than uniformity throughout. The Design Guidelines shall incorporate the provisions of this section and shall apply to all development within the Park.

B. Existing Natural and Historic Features

Existing natural conditions and historic sites/structures shall be identified and considered during the site design and building placement process. Natural features, as identified by the Design Review Committee in the Design Guidelines, include significant stands of trees, outstanding trees, other trees greater than 24 inches in diameter, watercourses, natural drainage patterns, wetlands, and rare or endangered plant materials. Historic sites and structures include all properties and structures identified in the Reconnaissance and Intensive Survey of Architectural Resources in the City of Chesapeake (1999 and as amended). There are no documented Historic Sites or Structures within the Dominion Commerce Park site.

C. Scenic Vistas

The construction or use of billboards, off-site signs and outdoor advertising signs shall be prohibited anywhere within Dominion Commerce Park, except that off-site signs may be erected to the extent permitted in the Zoning Ordinance for park identification and directional signs.

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D. Landscaping

Detailed landscape themes and standards will be set out in the Design Guidelines, including an overall streetscape planting theme. Individual sites shall provide streetscape planting and site planting consistent with the Design Guidelines as part of their development plans. The Design Criteria shall ensure that, at a minimum, all development meets the City's Landscape Ordinance (Article 19 of the Zoning Ordinance).

The following standards shall apply to all development and shall be incorporated into the Design Guidelines:

1. A minimum tree canopy of 20% shall be provided for all sites in accordance with criteria provided in the Chesapeake "Landscape Specifications Manual."
2. There shall be a reforestation zone thirty feet in width along the entire Dominion Boulevard frontage, with the exception of the approved entrance. Existing trees shall be preserved within this reforestation zone to the greatest extent feasible. In portions of this zone that are not wooded or within which trees are removed, the Developer shall plant "Large Trees" (as defined in the Chesapeake "Landscape Specifications Manual") in a natural manner with an average of six trees provided for each 100 feet of roadway frontage. Several species shall be used, with the mix, lateral and longitudinal spacing, and stagger, to be varied so as to approximate natural conditions indigenous to undisturbed wooded areas in the general vicinity. Clear zones, visibility triangles, and utility easements shall be considered in determining the location of new trees. The reforestation zone shall be depicted as a tree preservation area on any recorded or approved plat, plan or exhibit that shows all or any portion of the zone. Preservation and replanting requirements shall also be included in the property owners association bylaws. Any removal of trees without the express permission of the City Arborist or successor and any failure to replant trees as necessary to maintain the reforestation zone in accordance with the standards set out herein shall constitute a violation of these Criteria and the Zoning Ordinance.
3. An enhanced street frontage buffer shall be established along all internal public streets in the Dominion Commerce Park. The buffer may be located within the parking and building setback area from the road right-of-way and shall be a minimum of 15 feet in width. Not less than 7 feet of the buffer shall be unencumbered by any utility easement. The buffer shall include an average minimum of 4 street trees and 30 shrubs per 100 linear feet of buffer yard. Visibility triangles and utility easements shall be considered when selecting the type, size and location of plants adjacent to intersections and driveway entrances. All street frontage buffers shall be approved by the City Arborist or successor and shall be maintained in perpetuity.
4. The Developer shall plant median trees of types and in locations approved by the City Arborist or successor within all medians for public and private streets. Visibility triangles and utility easements shall be considered when selecting the type, size and location of trees within the median. The Developer and the property owners association shall be responsible for maintaining these median trees and shall be required to replant any that are removed due to death or disease or which are for any reason removed without permission of the City Arborist or successor.

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5. Except for entrances, driveways and utility easements to the site, existing trees located between the street and the building or pavement line shall be protected and preserved to the greatest extent possible. This requirement for tree preservation shall include maintenance of the preserved vegetation and shall be noted on all recorded plats and approved plans.
6. Planting for a specific site or area shall be designed to coordinate with plantings on adjacent sites. Planting locations and types shall be designed to provide a continuum from one site to another.
7. Where the property abuts park land, public open space, or residential zoning or homes, the Developer shall install additional landscaping and screening structures, such as walls and berms, to provide a continuous and effective buffer between such uses. Where the City Arborist or successor determines that adequate vegetation exists, the Developer may opt to preserve such existing vegetation in lieu of installing screening structures that would necessitate the removal of such vegetation.
8. All setbacks and buffer requirements set out in Article 11 for Industrial PUDs shall be met, except as amended herein. Enhanced buffering, when required, shall be depicted on a landscape plan approved by the City Arborist or successor.

E. *Stormwater Management Ponds as Central Features and Roadway Buffers*

Whenever practicable, stormwater retention and detention systems shall be designed as a roadway buffer, open space, or landscape amenity. The following standards shall apply to the design of the stormwater system; but in no event shall these standards override or negate the requirements for best management practices and adequate drainage set out in the City Code or the Public Facilities Manual.

1. Grass swales shall be used to accommodate surface drainage where practical.
2. The design of the system shall blend with the natural site features and become a design element of the overall development.
3. Riparian buffers shall be incorporated around all natural and manmade stormwater systems.
4. Where structural systems such as culverts are provided, plant material shall be used to soften their appearance.

F. *Site Coverage and Setback Criteria*

All development within Dominion Commerce Park is required to conform with the following lot coverage and minimum setback criteria. Building setbacks shall apply to principal and accessory buildings, building extensions, and accessory structures. Variance to setback requirements for accessory landscape structures or to other standards set out herein may be allowed upon application to the Design Review Committee; however, in no event shall a variance be granted below the minimum development requirements set out in the Zoning Ordinance, including the setbacks in Article 11 applicable to Industrial PUDs.

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1. Maximum Lot Coverage of all Buildings: 30% of total lot area.
2. Minimum Building Setbacks: Front yard (as defined in the Zoning Ordinance) measured from street right-of-way 50 feet; side yard 10 feet; rear yard 25 feet. No building or structure shall be located within 50 feet of the perimeter of the property abutting agriculturally zoned land. Should adjacent property be zoned for residential use, no building or structure shall be located within 100 feet of the shared property line.
3. Parking Lot Setbacks: From street right-of-way 15 feet; from any building 10 feet; from nonresidential property line 10 feet; from the perimeter of the property abutting agriculturally zoned land 25 feet; from property zoned for residential use 50 feet.
4. Loading Area: All loading areas shall be located at least 25 feet from the perimeter of the property abutting agriculturally zoned land and 50 feet from any property zoned for residential purposes.

G. *Site Design*

The following general standards shall be used in the site design of the lots in Dominion Commerce Park:

1. Buildings shall be generally oriented towards the front of the lot within a well-landscaped green area, while parking areas, to the extent practical, relative to the use of the building, shall be located at the side and rear of the site. It is recognized that for industrial buildings and for some office buildings, good design for safety, security, convenient function and separation of vehicles require that the majority of parking be in proximity to the front entry to the premises. Loading areas shall be located to the rear of the site unless the function of the building dictates the necessity for another location. Notwithstanding the foregoing, no loading spaces or outdoor storage areas shall be permitted in areas between buildings and public rights-of-way unless fully screened from view, as determined by the Planning Director and City Arborist or successor.
2. Buildings and parking areas shall be situated on the site to promote pedestrian movement within the Park.
3. Loading docks, truck parking, outside storage, permitted cargo containers, trash collection, utility meters, HVAC equipment, trash collection, and other service functions shall be incorporated into the overall design and landscaping so that the visual and acoustical impacts of these functions are fully contained on-site and out of view from adjacent properties and public streets. Attention shall not be attracted to these functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.
4. Within three years of the issuance of a building permit for a lot, all vegetation used to screen outside storage areas shall have reached 80% of the required height coverage. Architectural treatment to match the building may be used in lieu of planting. Where architectural treatment is used, the screening shall be fully installed prior to the City's issuance of a certificate of occupancy for the site.

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5. Utility lines shall be installed underground in accordance with the standards set forth in the Chesapeake Subdivision Ordinance and the Public Facilities Manual.
6. Unless provided otherwise herein, all parking, loading and outside storage areas shall be located and screened in conformance with the requirements of Article 11 applicable to Industrial PUDs.

H. *Parking*

Parking areas shall be located in accordance with the setbacks in Section F and the site design guidelines in Section G above. Parking areas shall meet the following guidelines:

1. Parking areas shall be broken up into modules separated by landscaping, pedestrian plazas or other aesthetic features.
2. Parking areas between buildings and public right-of-ways shall be screened by a 2 to 3 foot high curvilinear berm planted with enhanced street frontage planting as per the Landscaping Section of this Development Criteria as approved by the City Arborist or successor.
3. Landscaping for the parking areas shall be strategically located to provide visual relief, shading of the lot, green areas and screening while ensuring that the lines-of-sight are maintained, both at the time of planting and at plant maturity. Landscaping shall, at a minimum, meet the landscape and screening requirements in Article 19 of the Zoning Ordinance. All landscaping and screening shall be depicted on a landscape plan approved by the City Arborist or successor.
4. Shared parking between lots is encouraged to the extent permitted under the Zoning Ordinance. Access between shared parking on separate lots shall be accomplished through the use of shared-access easements, approved by the Department of Public Works. For small sites and multiple tenant site use, individual curb cuts for each parking area are discouraged. On such sites, internal circulation roads and drive aisles shall be designed to provide for future shared access to undeveloped areas.
5. Parking lots are equally pedestrian and vehicular areas, and separation of these uses leads to comfort and safety. To this end, the Developer shall ensure that continuous internal pedestrian walkways be provided from the public sidewalk and multi-use paths to the main entrance of all principal buildings on the site. At a minimum, the pedestrian walkways shall connect focal points of pedestrian activity such as, but not limited to, areas with a central feature, street crossings, transit stops, building entry points. Where appropriate, pedestrian walkways shall include adjoining landscape areas containing trees, shrubs, benches, flower beds, and groundcovers.
6. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, brick, or scored concrete to enhance pedestrian safety and comfort.
7. Excessive parking shall be minimized through compliance with Section 13-2503 of the Zoning Ordinance.

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I. *Building Design*

(1) *In General*

Although a variety of architectural treatments may be allowed within Dominion Commerce Park, all buildings shall be constructed to present an attractive contemporary appearance. The form of the building massing shall relate to the size and shape of buildings located on adjacent properties with the Park. All materials and elevations shall be reviewed and approved by the Design Review Committee for consistency with the character of the Park.

(2) *General Guidelines*

The following Design Guidelines shall apply to the design of all principal and accessory buildings in Dominion Commerce Park:

1. The side or rear of a building located adjacent to and visible from a public street shall be designed so as to possess as much detail as the primary facade of the building. Visual interest shall be provided through window and door details and varied rooflines as appropriate to the commercial use of the property. Consistent textures and color and overall architectural character shall be applied to all visible facades.
2. A variety of materials, colors and exterior treatments are encouraged so long as a continuity with the general character of the Park is maintained. All structures shall be designed and constructed of high quality, durable materials which provide a permanent finish with a high quality appearance. Acceptable finishes include brick, stone, stucco, glass, precast concrete, high-quality unit masonry, and high-quality metal finishes. Finishes in loading and storage areas of buildings on the site that are screened from adjacent land uses may include painted unit masonry and other types of metal finishes if approved by the Design Review Committee. The permanent lack of visibility from adjacent sites and roadways must be clearly demonstrated to the Design Review Committee for approval of these materials. Metal finishes as a primary material utilized shall not be permitted for restaurant and church uses.
3. Facade color shall be low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, black, bright white, or fluorescent colors is discouraged. Brighter, trademark colors shall be only used as an accent.
4. Variations in rooflines shall be used to add interest to and reduce the massive scale of large buildings. Parapets or similar architectural features may be used to conceal flat roofs and rooftop equipment. The average height of such parapets shall not exceed 15 percent of the height of the supporting wall and such parapets shall not exceed, at any point, one-third of the height of the supporting wall.

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5. Rooftop mechanical units, flues and vents shall be organized and screened. The roofscape shall be an integral part of the design with respect to form, material and colors. Roofs shall provide visual interest and become positive additions to the City's skyline.
6. Ground mounted equipment and dumpster/trash enclosures shall be architecturally screened so as not to be visible from the roadway or adjacent sites. The screening may include landscaping for ground mounted equipment and dumpster/trash enclosures, provided that screening requirements in the Zoning Ordinance are met.
7. Lighting shall be designed as an integral part of a building's architecture to be as unobtrusive as possible. Floodlighting on the rear of buildings shall be designed and placed so that it does not direct or reflect any illumination on adjacent properties.
8. Walls shall be brick, stone, stucco, concrete, or high-quality unit masonry to coordinate with the architecture of the site. Fences shall be metal picket or tube. Synthetic (plastic) fencing materials which are replicas of traditional materials and which are appropriate to the architectural character of the site may be used if approved by the Design Review Committee. Security fencing may be utilized on the site only when screened from view of public roads or adjacent properties. All fencing shall comply with height restrictions and setbacks in the Zoning Ordinance.

J. *Site Furnishings*

In order to achieve a consistent and high standard of quality for each lot within the Dominion Commerce Park, all site furnishings visible from roadways or adjacent properties shall be submitted for the approval of the Design Review Committee. The Park shall have a consistent contemporary architectural theme, and site furnishings shall be selected to be consistent with this architectural character. Consistency with the site architecture shall be strictly adhered to in the choice of materials, color, style and quality. Site furnishings regulated by the Design Criteria include, but shall not be limited to, the following: fences and walls, walkway and plaza paving, benches and chairs, bicycle racks, picnic shelters, trash receptacles, planters, ornamental statuary and fountains.

All site furnishings shall be constructed of high-quality materials with durable finishes and shall be installed in accordance with the manufacturer's directions and design standards to provide a safe, low-maintenance installation. All timber construction shall be rot-resistant or pressure-treated. All metal shall be provided with a corrosion-resistant finish.

K. *Lighting*

Dominion Commerce Park shall have street and site lighting as necessary to provide for the general illumination and attractiveness of each property. Street and site lighting shall be contemporary in style and blend with the overall architectural style of the Park. Lighting shall provide adequate site lighting while minimizing adverse impacts, such as glare and overhead sky glow.

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If the City determines that proposed decorative streetlights will be more expensive to maintain than City standard streetlights, provisions shall be made during preliminary site plan approval with the Director of Public Works for their maintenance.

All site lighting shall be designed so that lighting is directed away from adjacent properties, streets, and roads. Accent lighting of building facades, architectural features, signs, and landscaping, is encouraged; however, site lighting should not be visible from adjacent residential areas. Lighting shall be designed and installed so as to not encumber or interfere with the vision or concentration and safety of motorists and pedestrians. The following Design Guidelines shall apply:

1. Site lighting on any individual site shall be consistent in height, lighting, intensity, and fixture, pole and base style, materials, and color.
2. Security lighting attached to buildings shall be allowed only in service and loading areas not visible from site perimeters.
3. All electrical wiring for site lighting shall be underground.
4. The location of all electrical transformers shall be approved by the Design Review Committee. Transformers shall be located in inconspicuous and safe areas away from site and building entrances and screened by planting.
5. Unless otherwise required by the City Code or Zoning Ordinance, the following height limitations shall be adhered to. Variance to these height standards may be allowed upon application to the Design Review Committee, provided that in no event shall a variance be granted below the minimum requirements of the Zoning Ordinance.
 - (a) Pole mounted lights on streets and in parking areas shall not exceed a mounting height of 30 feet.
 - (b) Pole mounted lights in pedestrian areas shall not exceed a mounting height of 12 feet.
 - (c) Light bollards shall not exceed an overall height of 42 inches.
 - (d) All lighting in parking areas shall be located in landscaped islands, along the areas, or within 2 feet of the edge of parking spaces, shall be mounted on concrete bases.
6. Accent lighting or security lighting varying from the standards set herein may be allowed upon application to, and at the discretion of, the Design Review Committee, provided that the applicant is able to demonstrate a good faith need for the variance.

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L. *Signs*

Signage shall be minimized and consistent throughout Dominion Commerce Park. Individual sites in Dominion Commerce Park may have signs along the site frontage. The signs shall conform with the following Design Guidelines:

1. Signs shall be designed using materials compatible with the architecture of the principal building.
2. To the extent permitted by the Zoning Ordinance, freestanding signs may be up to 48 square feet per face. The top of the sign structure shall not be greater than 8 feet above the grade of the adjacent right-of-way.
3. Signs shall be set back a minimum of 8 feet from the right-of-way and shall be so located as not to interfere with intersection visibility.
4. Signs shall be incorporated into the landscaping plan for the development. The area around the sign shall be landscaped to blend with adjacent plant materials. Lawn is acceptable as a ground cover around the sign. If shrubs are provided, they should be of a species that will not obscure the sign at mature height.
5. Signs may serve single or multiple tenants, to the extent permitted by the Zoning Ordinance. Only one sign per driveway entrance identifying the major tenants of multiple tenant buildings may be installed. Tenants may install wall signs proportionately scaled to the building; provided that such signs are authorized under the Zoning Ordinance. The size, color, and location of such signs shall be approved by the Design Review Committee.
6. Signage associated with the development of Parcel (A-1) shall be regulated as provided for in the Chesapeake Zoning Ordinance for the (B-2) zoning district.

Variations to the sign standards may be allowed upon application to the Design Review Committee; provided that no variance shall be granted below the minimum requirements set out in the Zoning Ordinance. No temporary or permanent signs other than those described in these Criteria shall be allowed without the express consent of the Design Review Committee.

Section 5. Improvements and Phasing

A. *In general.*

The Developer shall provide the improvements and amenities described in this Section 5. Such improvements and amenities shall be in addition to the requirements of the City Code and Zoning Ordinance. The improvements and amenities shall be constructed in accordance with the requirements of the City Code, the Zoning Ordinance, and the Chesapeake Public Facilities Manual and shall be completed within the time periods indicated below. Each of the major components outlined below is depicted on the Master Development Plan for Dominion Commerce Park.

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B. *Dominion Commerce Park Entrance Road AKA Scenic Parkway*

The Dominion Commerce Park Entrance Road ("Entrance Road") shall be the main point of access into the project and shall be the only allowed connection to Dominion Boulevard breaching the limited access line. The Entrance Road is subject to the approval of the Commonwealth Transportation Board. If the access is not approved as shown on the Master Development Plan, appropriate adjustments shall be made to the Master Development Plan at the time of preliminary site plan submittal to address all issues that arise from the changed access condition. Such adjustments may be made administratively by the Director of Public Works, or designee, provided that all such adjustments relate solely to the location, design and timing of the Entrance Road. Any other adjustments or amendments to these Criteria or the Master Development Plan shall require City Council approval in accordance with Article 11 of the Zoning Ordinance.

The Entrance Road shall be designed to a 45 mph standard and consist of a four-lane divided road section that varies in right-of-way width from 93' to 105'. A pedestrian walkway shall be constructed on the west side of the right-of-way to allow pedestrian circulation throughout the project. The proposed typical sections depicting these elements are attached to the Development Criteria. Median breaks will be provided in accordance with current City of Chesapeake standards unless otherwise approved by the Department of Public Works. Median break spacing may be reduced to 500' for left turn only in one direction, but in no case will the left turn lane length (AASHTO design) be reduced to accommodate median break spacing.

Starting at Dominion Boulevard heading south, the road shall be 105' in right-of-way width up to and through the first median break, which shall be located approximately 650 feet south of the Dominion Boulevard right-of-way. This first median break will serve as both the first access point for the High School Site and the access road to Cornerstone Christian Center ("Church Access Road").

After the first median break, the right-of-way will transition down to the 93' typical section. This section will continue up to a transition point near the East-West Connection Road at which point the right-of-way will expand to the 105' section to allow for the possibility of dual lefts at this intersection, if deemed necessary by the Department of Public Works.

Continuing south from the East-West Connection Road, the 105' right-of-way section will only continue for a distance far enough to allow for the full construction of the intersection and shall then transition back to the 93' section. The right-of-way width shall be 105' at the intersection of Scenic Parkway.

A combination pedestrian/bicycle bike path ("multi-use path") will be provided along the west side of the Entrance Road throughout the Park. A Class I or II pedestrian/bicycle path will also be provided within the revegetation zone along the Dominion Boulevard frontage. The multi-use path will connect to this Dominion Boulevard path as required for anticipated pedestrian traffic. The Developer shall complete the multi-use path along the Entrance Road as the road is constructed. The Developer shall complete the pedestrian/bicycle path along Dominion Boulevard in conjunction with the improvements to Dominion Boulevard in the Initial Phase of development, as defined below.

Dominion Commerce Park Development Criteria

City of Chesapeake, Virginia

C. *Emergency Access*

In addition to the divided parkway entrance from Dominion Boulevard, the Developer shall provide emergency ingress and egress from the Park, at a minimum, by a drive through the High School Site to connect to West Road. This emergency access shall meet all requirements of the Department of Public Works and shall be completed prior to the development of 50 acres of developable land. Developable land shall be defined as all property shown on recorded subdivision plats, exclusive of rights-of-way and drainage lakes.

D. *Church Access Road AKA Dominique Crescent*

The Developer shall construct and dedicate the Church Access Road in the approximate location shown on the approved Master Development Plan. The Church Access Road shall meet the City of Chesapeake standards for a 60' right-of-way section. The Developer shall also provide a sidewalk on one side of this road to allow pedestrian traffic between the church site, the High School Site and the multi-use path on the Entrance Road. The Church Access Road shall meet the proposed church site at a point approximately 600 feet south from the intersection of the Dominion Boulevard right-of-way and the common property line between said church and Dominion Commerce Park. The Church Access Road will be constructed with the first phase of Dominion Commerce Park development to coordinate with planned church occupancy and sewer service for the site. In any event, the road shall be completed in accordance with Public Works requirements and dedicated to the City prior to issuance of a certificate of occupancy for any development in the Park.

E. *East-West Connection Road AKA Drumcastle Lane & Cahoon Parkway*

The East-West Connection Road shall be the road that provides future access to both the east property line for an ultimate connection to West Road and to the west property line for an ultimate connection to Shillelagh Road. The Developer will reserve this right-of-way for the City at the approximate location as shown on the approved Master Development Plan. The reservation shall be depicted on any recorded subdivision plat or approved final site plan.

Prior to development of any portion of this rezoning that potentially impacts the location of the reservation, the City will finalize the required location, giving due consideration to input from the Developer. At a minimum, the right-of-way will be located 400 feet from the High School Site boundary line and 50 feet from the maintenance easement around the BMP on the east side of the Entrance Road and the 150 foot Dominion Power power line easement. When the Entrance Road is extended to the proposed location of the East-West Connection Road, the Developer will construct 2 of the 4 lanes of the East-West Connector within the 93 foot right-of-way section, in accordance with Public Works specifications. In the event the City needs to construct the East-West Connector prior to the Developer doing so, the City may purchase the reservation area in whole or in part, at a price based upon 2002 pre-development, pre-PUD rezoning fair market value.

Dominion Commerce Park Development Criteria

City of Chesapeake, Virginia

F. *Scenic Parkway and Pleasant Grove Parkway*

The Developer shall reserve right-of-way 120 feet in width for a Scenic Parkway and right-of-way 260 feet in width for Pleasant Grove Parkway in the approximate locations depicted on the approved Master Development Plan. If, during the City's process of reviewing their Master Road Plan, either of these road corridors significantly shift so as to significantly affect the layout of the Park, the City may negotiate with the Developer to confirm new right-of-way reservation locations. These reservations may only be realigned upon approval of the Director of Public Works. The reservation areas shall be depicted on the approved final site plan and recorded on the approved subdivision plat.

In the event the Developer sells parcels of land that would force a decision regarding the locations of these roads, the City may work with the Developer to determine and delineate the best precise alignments. In the event the City needs to construct either or both of these roads, the City may negotiate with the Developer the rights-of-way corridors and purchase the reservation areas.

G. *Offsite Improvements*

As an extension of the Entrance Road and concurrent with the commencement of development, the Developer shall construct a public roadway within a 105' right-of-way dedication connecting Dominion Boulevard north to Cedar Road. This public street will include the force main required for the Park to a connection point to the existing 24" HRSD force main located within the Cedar Road right-of-way. Should the Department of Public Utilities determine that a different alignment is desirable for the force main, the design will be adjusted accordingly.

The Developer shall also construct the necessary drainage improvements at the Dominion Boulevard intersection and improve the outfall system to Cedar Road in accordance with the requirements of the Department of Public Works. These drainage improvements shall include dedicating the drainage easements necessary from the north end of the Park to Cedar Road on the land controlled by the Developer, as determined by the Department of Public Works. Drainage improvements shall be completed within twelve (12) months of approval of the first subdivision plat for any land within the PUD.

H. *Timing and Phasing Improvements*

All required improvements for development of Dominion Commerce Park shall meet the requirements of the City of Chesapeake and, unless otherwise specified herein, shall be completed prior to the issuance of a certificate of occupancy for any building within the PUD.

Dominion Commerce Park Development Criteria

City of Chesapeake, Virginia

Initial Phase

- Construct the Entrance Road intersection with Dominion Boulevard by building dual left turn lanes, one through lane and one right turn lane on southbound Dominion Boulevard entering the Park; one left turn lane, one through lane and one free flow right turn lane on northbound Dominion Boulevard; one left turn lane, one through lane and one free flow right turn lane exiting the Park onto Dominion Boulevard; and one left turn lane, one through lane and one right turn lane on the Entrance Road heading into the Park from Cedar Road. These intersection improvements will include the construction of a traffic signal.
- Construct the Entrance Road intersection with Cedar Road by building a "Tee" intersection with a left turn lane on southbound Cedar Road; a right turn lane on northbound Cedar Road; and both a left and right turn lane on the Entrance Road connecting to Cedar Road. Construct the 4 lane Entrance Road into the site approximately 2,000 feet or as deemed necessary by the Department of Public Works to accommodate the last entrance for the High School Site.
- The pump station and force main to connect to the HRSD system shall be completed in the Initial Phase in accordance with the requirements and specifications of the Department of Public Utilities. The pump station shall be in a location approved by the Chesapeake Department of Public Utilities and shown on the Master Utility Plan. Public water and sewer lines to serve the development of adjacent parcels will be extended along each section of public road as it is constructed.
- The reforestation zone along Dominion Boulevard, as well as the path along this frontage, will be completed in the Initial Phase. The multi-use path along the Entrance Road will be extended along the High School Site and will be further extended along one side of all public streets as they are constructed.

**Dominion Commerce Park
Development Criteria**

City of Chesapeake, Virginia

Subsequent Phases

The remaining construction within the Park will progress based on market driven conditions.

Section 6. Phasing of Development

~~No more than one half of the total land area contained in the PUD shall be developed during the first five years following the effective date of the PUD rezoning (R(PUD) 02-01). The City shall not grant approvals or permits for the development of more than one half of the approximate 243 acres contained in the PUD until after July 26, 2007.~~

APPROVED by the Council of the City of Chesapeake, Virginia, this 25th day of June, 2002.

ADOPTED:

Mayor

ATTEST:

Clerk of the Council