

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

<p>AGENDA TITLE: SP202000015 Animal Wellness Center</p> <p>SUBJECT/PROPOSAL/REQUEST: Request to amend existing special use permit SP200800009 to permit an expansion of an existing veterinary clinic to allow for additional parking, for expansion of the existing building, for the construction of an additional building, and for the option to provide overnight animal boarding services. Associated request (SE202000022) for a special exception to § 5.1.11(b) of the Zoning Ordinance to permit the setback of structures to be closer than 200 feet to a residential lot line. No dwelling units proposed.</p> <p>SCHOOL DISTRICTS: Western Albemarle High, Henley Middle, Brownsville Elementary schools</p>	<p>AGENDA DATE: February 3, 2021</p> <p>STAFF CONTACT(S): Filardo, Rapp, McDermott, Reitelbach</p> <p>PRESENTER(S): Andrew Reitelbach, Senior Planner</p>
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BACKGROUND:

At its meeting on December 15, 2020, the Planning Commission (PC) conducted a public hearing and voted 7:0 to recommend approval of SP2020-00015, with the conditions outlined in the staff report and with the revisions as recommended by staff in the staff report. The Commission also voted 7:0 to recommend approval of SE2020-00022, the special exception request, with the conditions as stated in the staff report. Attachments A, B, and C are the Planning Commission staff report, the Planning Commission action letter, and the draft minutes from the meeting.

DISCUSSION:

The Planning Commission raised no objections to this request by the Animal Wellness Center to amend its originally approved special use permit, SP2008-00009, which was approved by the Board of Supervisors in 2009. The Commission also raised no objections to the request by the applicant for a special exception to waive the requirement that structures for a veterinary clinic or animal hospital be set back at least 200 feet from a residential lot line. Two members of the public spoke at the public hearing of the Commission.

After the PC public hearing, further discussions took place between the applicant and County staff, from both the Community Development Department (CDD) and the Facilities and Environmental Services Department (FES), regarding the parking area that is proposed within the County drainage easement along the drainage channel to the west of the existing building. Staff from FES indicated that they would permit a parking area to be constructed within the area of the existing County easement only if the developer relocated and reconstructed the drainage channel to a condition that is consistent with the design of the existing channel and modified the drainage easement to reflect the new location. FES staff also indicated that piping of either the existing drainage channel or the proposed replacement drainage channel is not and would not be permitted. The revised concept plan (Attachment E) continues to depict a potential parking area in this location west of the existing building; however, a new proposed condition (condition #4) has been added to the special use permit since the PC public hearing occurred in order to address these discussions between the applicant and staff identifying what FES would permit.

In addition, proposed condition #2 has been revised since the PC public hearing to clarify the condition and to address the applicant's concerns about the original wording of the condition. The revised language for all conditions can be found in Attachment D.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment F) to approve SP202000015 with the revised conditions, including the revised concept plan. Staff also recommends that the Board adopt the attached Resolution (Attachment G) to approve SE202000022, the special exception request, with the revised conditions and concept plan.

ATTACHMENTS:

A – Planning Commission Staff Report

A.1 – Location Map

A.2 – Zoning Map

A.3 – Project Narrative

A.4 – Concept Plan

A.5 – Analysis of Neighborhood Model Principles

A.6 – Community Member Correspondence

A.7 – Special Exception Request and Narrative

B – Planning Commission Action Letter

C – Draft Meeting Minutes from 12/15/2020 PC Public Hearing

D – Revised Language of Conditions

E – Revised Concept Plan, dated July 20, 2020; last revised January 15, 2021

F – Resolution to Approve SP202000015

G – Resolution to Approve SE202000022