

SP202400009
Our Lady of Peace
Amendment
Special Use Permit

Albemarle County Board of
Supervisors Public Hearing

November 6, 2024



Existing Conditions

Total Site Acreage: 19.46 acres

- 12.51 acre Church of the Incarnation
- 6.95 acre Our Lady of Peace
- Both zoned Planned Unit Development (PUD)
- Part of the Branchlands PUD

Our Lady of Peace: 163 bed/unit assisted living facility. Several wings that are between 2-4 stories tall

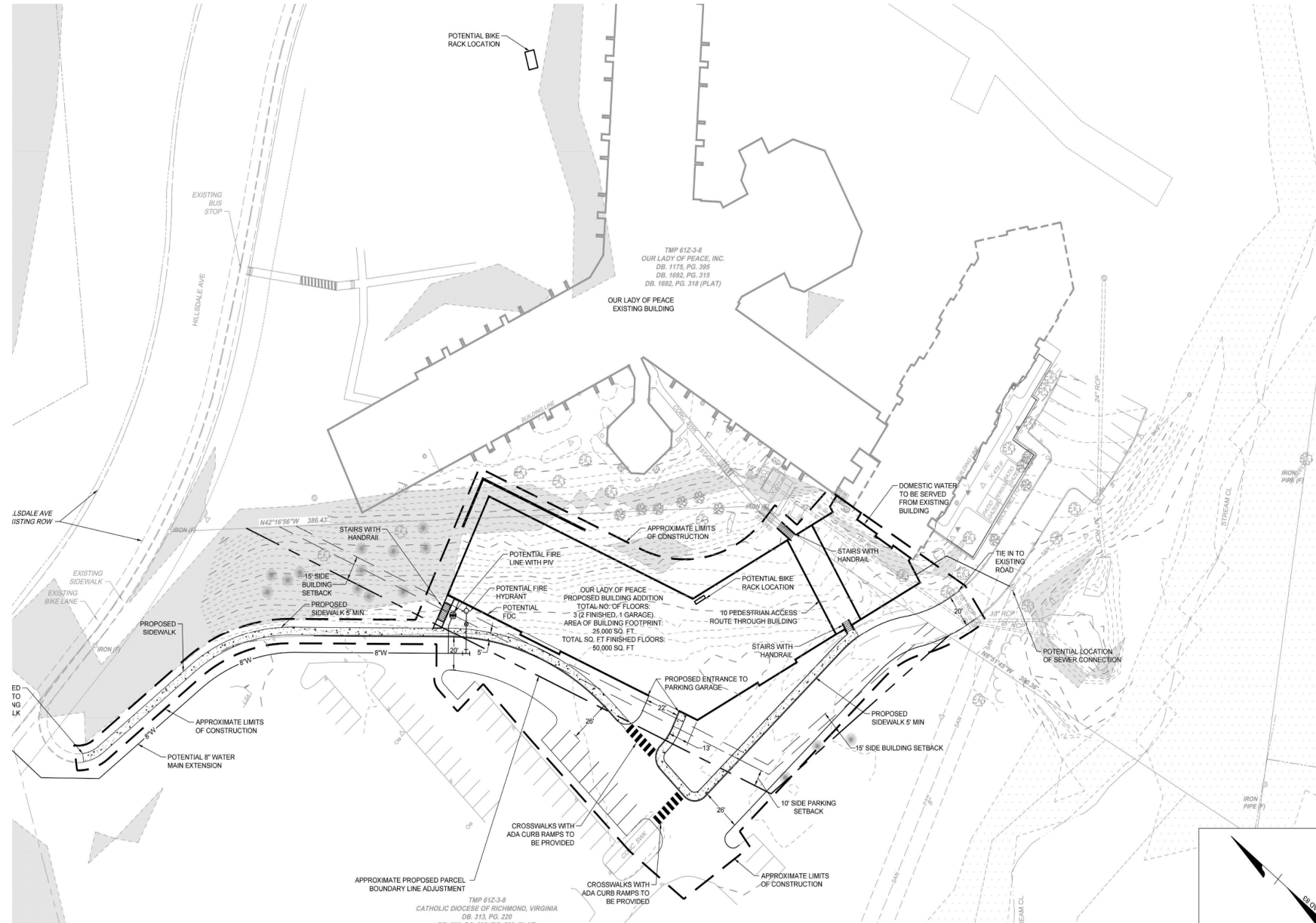
Albemarle County Comprehensive Plan Area: Places29 Development Area, Neighborhood 2

Surrounding uses: Varied (commercial, nonresidential, and residential)

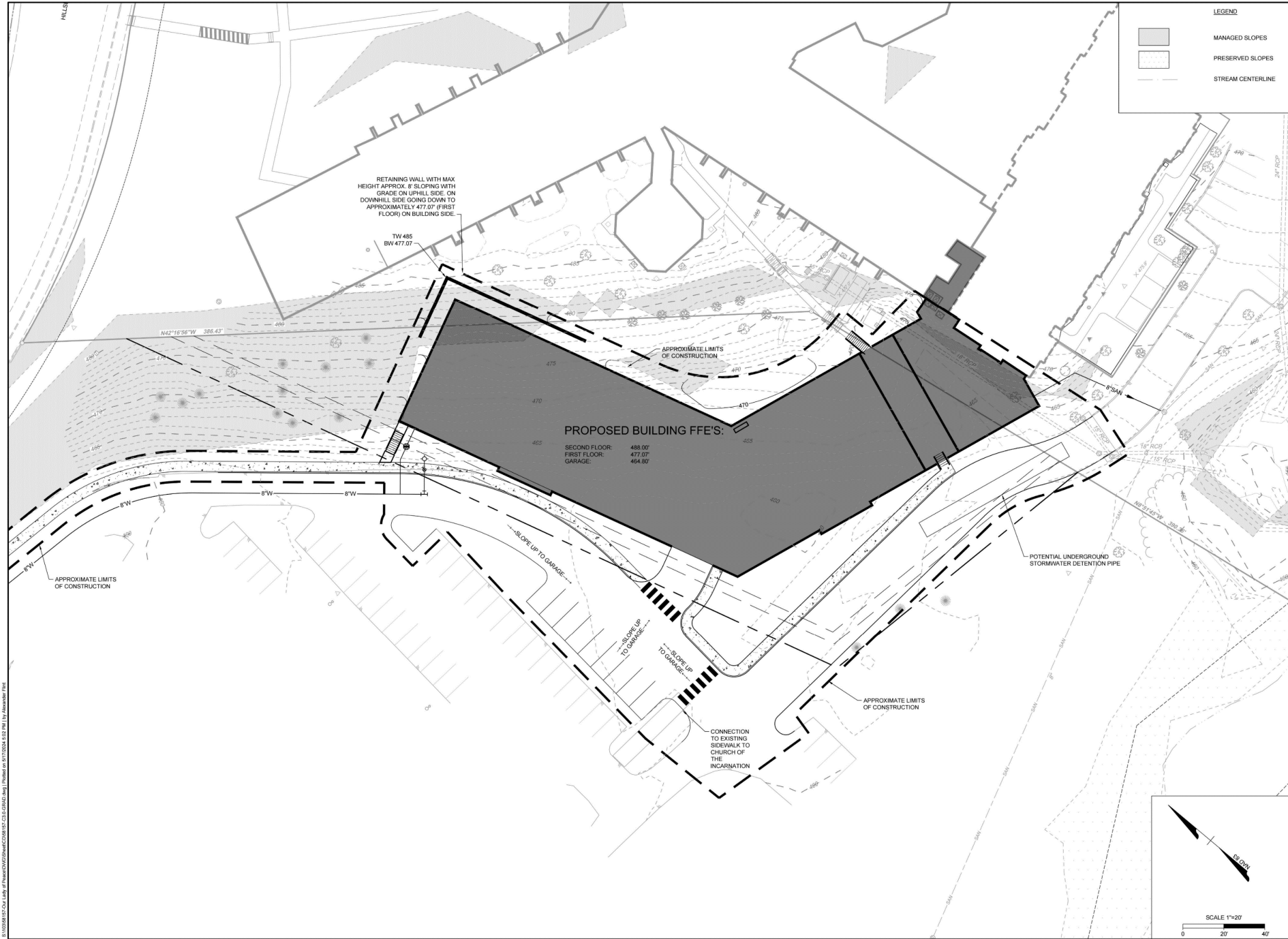


Key Details:

- **54 total new assisted living/skilled nursing facility units**
 - 20 assisted living (memory care)
 - 34 skilled nursing beds/units
 - **217 total beds/units**
- **New wing of building**
 - 2-stories above one level ground level parking
- **Reconfigured parking and travelway area between properties**
- **Property line adjustment**
 - Our Lady of Peace acreage increases to 7.91 acres

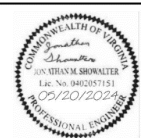


ALBERMARLE COUNTY, VA. 02/19/2024 8:02 PM by A. J. SHAWALTER



LEGEND

- MANAGED SLOPES
- PRESERVED SLOPES
- STREAM CENTERLINE



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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
REVISED PER COUNTY COMMENTS	02/19/2024

TIMMONS GROUP

OUR LADY OF PEACE SPECIAL USE PLAN
ALBERMARLE COUNTY, VA

CONCEPT GRADING PLAN

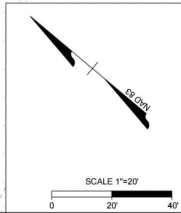
SCALE: 1"=20'

TIMMONS GROUP

OUR LADY OF PEACE SPECIAL USE PLAN
ALBERMARLE COUNTY, VA

CONCEPT GRADING PLAN

JOB NO. 58157
SHEET NO. C3.0



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SP2024-09 Factors & Recommendation

Factors Favorable

1. The proposal is consistent with the review criteria for special use permits contained in the Zoning Ordinance.

Factors Unfavorable

1. None identified.

Staff recommend approval with the following condition:

1. Development of the property must be in general accord with the concept plan titled Our Lady of Peace Special Use Plan, dated 2/19/2024 and last revised 5/20/2024. The following major elements will be developed as shown on the concept plan:
 - General location, sizes, and heights of buildings, and parking areas;
 - Limits of disturbance;
 - Interparcel connection.

SE2024-06 & SE2024-07 Summary & Recommendation

- **SE2024-06:** Adjust parcel sizes to allow boundary line adjustment
- **SE2024-07:** Allow location and construction of the new wing of the Our Lady of Peace facility proposed by SP2024-09
- No unfavorable factors identified with either request
- Staff recommends approval of both special exceptions

Questions?



Motions for Special Use Permit: SP2024-09

Should a Board of Supervisors member **choose to approve** this special use permit:

I move to adopt the resolution (Attachment D) to approve SP202400009 Our Lady of Peace Amendment with conditions as stated in the staff report. *State reasons for approval.*

Should a Board of Supervisors member **choose to deny** this special use permit:

I move to deny the special use permit SP202400009 Our Lady of Peace Amendment based on the following reasons. *State reasons for denial.*

SE2024-06 & SE2024-07 Suggested Motions

Should a Board of Supervisors member **choose to approve** these special exception requests:

I move to adopt the resolution (Attachment E) to approve the special exception requests SE202300006 and SE202400007 for the reasons listed in the staff report.

Should a Board of Supervisors member **choose to deny** these special exception requests:

I move to deny the special exception requests SE202400006 and SE202400007. *State reasons for denial.*

Zoning Classification

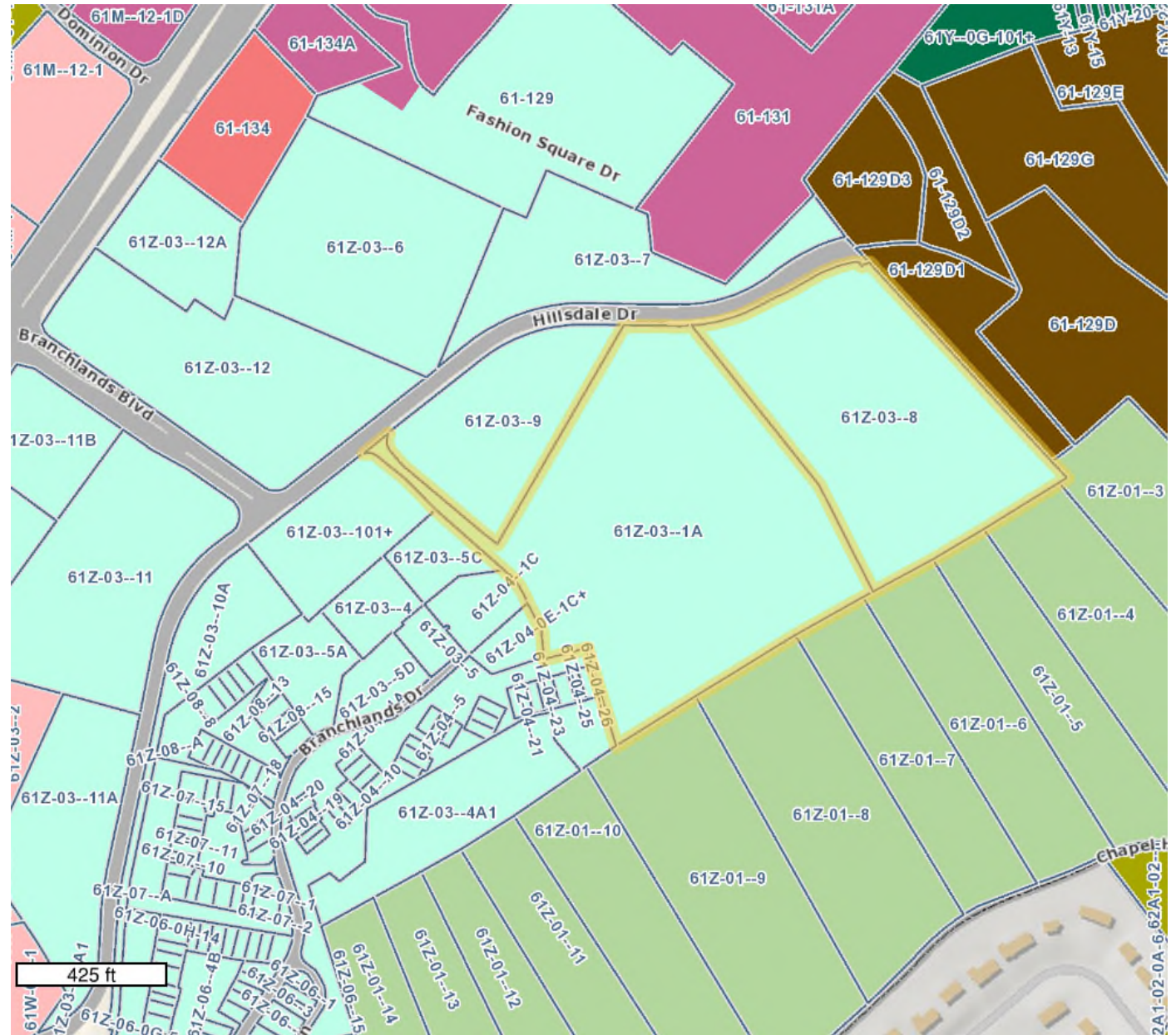
Primary Zoning:

PUD Planned Unit Development (teal)

Overlay Zoning Districts:

Managed and Preserved Steep Slopes

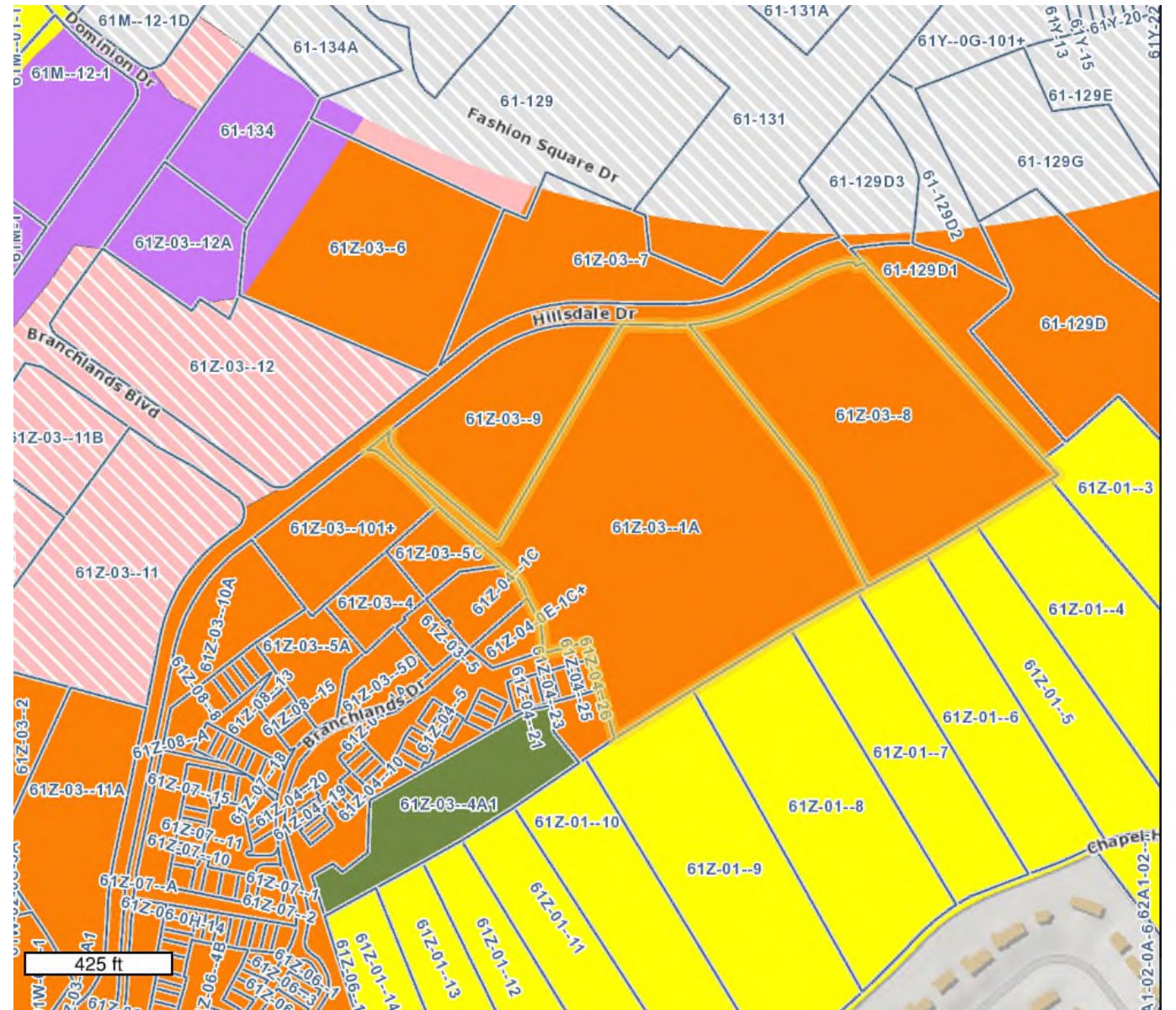
Airport Impact Area

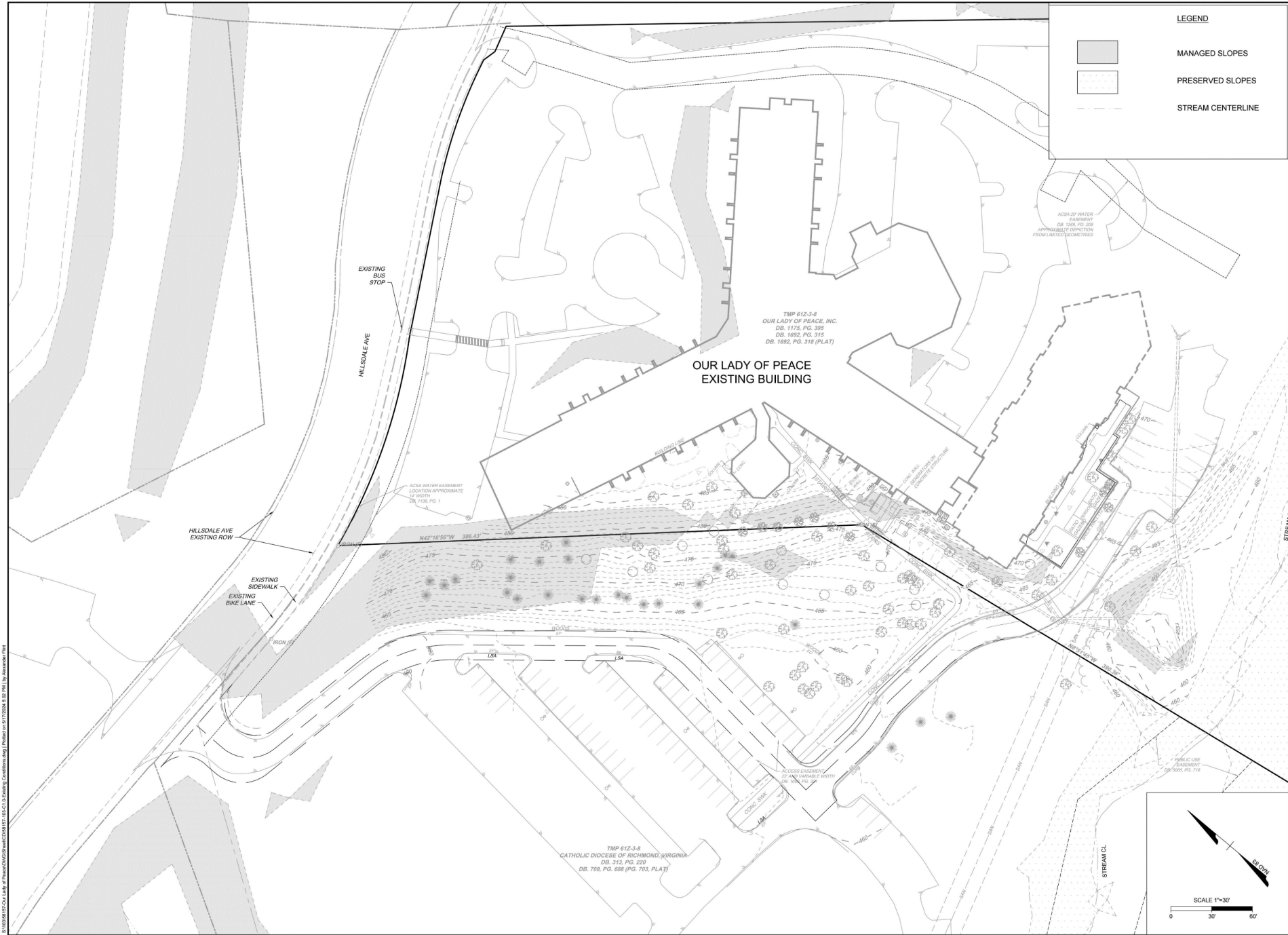


Places29 Master Plan

Future Land Use Classification:

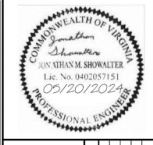
- **Urban Density Residential (orange)**
 - Residential uses between 6.01-34 du/acre
 - Maximum building height of 4 stories





LEGEND

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- PRESERVED SLOPES
- STREAM CENTERLINE



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REVISION DESCRIPTION
 REVISED PER COUNTY COMMENTS

YOUR VISION. ACHIEVED THROUGH OURS.

DATE	DATE
02/19/2024	02/19/2024
DRAWN BY A. FLINT	
DESIGNED BY A. FLINT	
CHECKED BY J. SHOWALTER	
SCALE AS SHOWN	

TIMMONS GROUP

OUR LADY OF PEACE SPECIAL USE PLAN
 ALLEGANNE COUNTY, VA
EXISTING CONDITIONS PLAN

JOB NO. 58157
 SHEET NO. C1.0

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Evaluation Criteria

1. No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.
2. Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.
3. Harmony. Whether the proposed special use will be harmony with the purpose and intent of this chapter, with the uses permitted by right in the district, with the regulations provided in Section 5 as applicable, and with the public health, safety, and general welfare.
4. Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.

Supplemental Regulations 18-5.1.13

Assisted living facility, skilled nursing facility, children's residential facility.

- a. Such uses shall be provided in locations where the physical surroundings are compatible to the particular area;
- b. No such use shall be established in any area either by right or by special use permit until the Albemarle County fire official has determined that adequate fire protection is available to such use;
- c. Generally such uses should be located in proximity to or in short response time to emergency medical and fire protection facilities. Uses for the elderly and handicapped should be convenient to shopping, social, education and cultural uses;
- d. No such use shall be operated without approval and, where appropriate, licensing by such agencies as the Virginia Department of Welfare, the Virginia Department of Health, and other such appropriate local, state and federal agencies as may have authority in a particular case.

SP2024-09 Recommendation

Staff recommend approval with the following conditions:

1. Development of the property must be in general accord with the concept plan titled Our Lady of Peace Special Use Plan, dated 2/19/2024 and last revised 5/20/2024. The following major elements will be developed as shown on the concept plan:
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