

SPECIAL EXCEPTION REQUEST

TO: Albemarle County Community Development Staff

FROM: Kendra Moon, PE
Line and Grade Civil Engineering

DATE: October 13, 2023

RE: 2030 Avon Court (SDP202300042)
Special Exception to Loading Space Requirements

PROJECT DETAILS

Owner: Afton Scientific, LLC | Tom Thorpe
Consultant: Line and Grade Civil Engineering | Kendra G. Moon, PE
Name of Project: 2030 Avon Court (Major Amendment to SDP199300085 Astec Center II)
Short Description: Special Exception to Loading Space Requirements for Proposed Office
Proposed Site: 2030 Avon Court, Charlottesville, VA 22902 (address subject to change)

PROPERTY DETAILS

Parcel ID Number: 07700-00-00-009A0
Short Parcel ID: 77-9A
Total Acres: 1.873 ac
Owner: Afton Scientific LLC
Current Tenant: Afton Scientific
Magisterial District: Scottsville
Zoning: LI Light Industry
Proffered: No
Overlays: AIA, Dam Break Inundation Zone, EC, FHO, Managed & Preserved Slopes
Comprehensive Plan Area: Neighborhood 4
Comprehensive Plan Use: Industrial
Comprehensive Plan Use: Parks and Green Systems
Land Use: Industrial
Surrounding Uses: Light Industrial to the east, south, and west; Moores Creek to the north

EXECUTIVE SUMMARY

Afton Scientific LLC is the current tenant and owner of two adjacent light industrial parcels, 2020 and 2030 Avon Court. They are currently pursuing a Major Site Plan Amendment for the construction of a new industrial facility 2030 Avon Court. The proposed facility will be approximately 2,968 sf industrial office area (with 2,968 sf storage above for miscellaneous office materials/filing) and 11,000 sf industrial area, including both laboratory and manufacturing. Per the zoning ordinance, one loading space is required for the office use in addition to the loading space requirement for the industrial use. However, a loading space is not needed for this office and therefore an exception to this requirement is requested.

Site Mapping

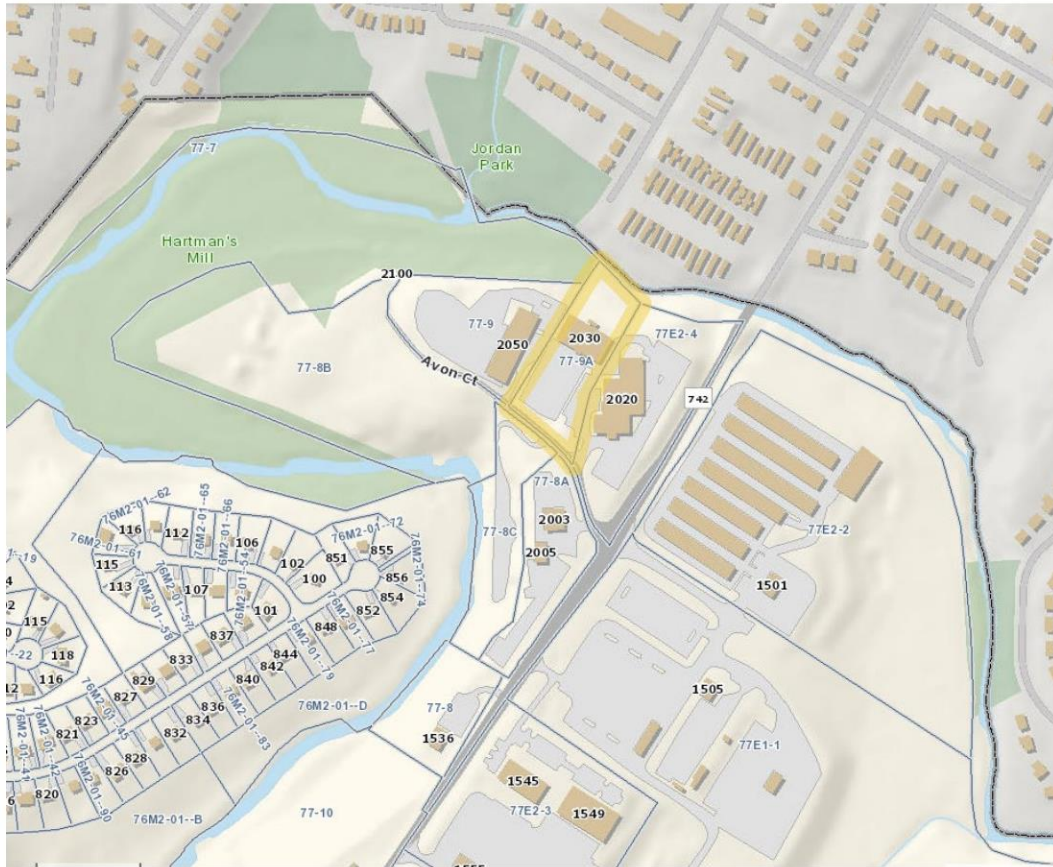


Image 1 – Subject parcel, source: Albemarle County GIS

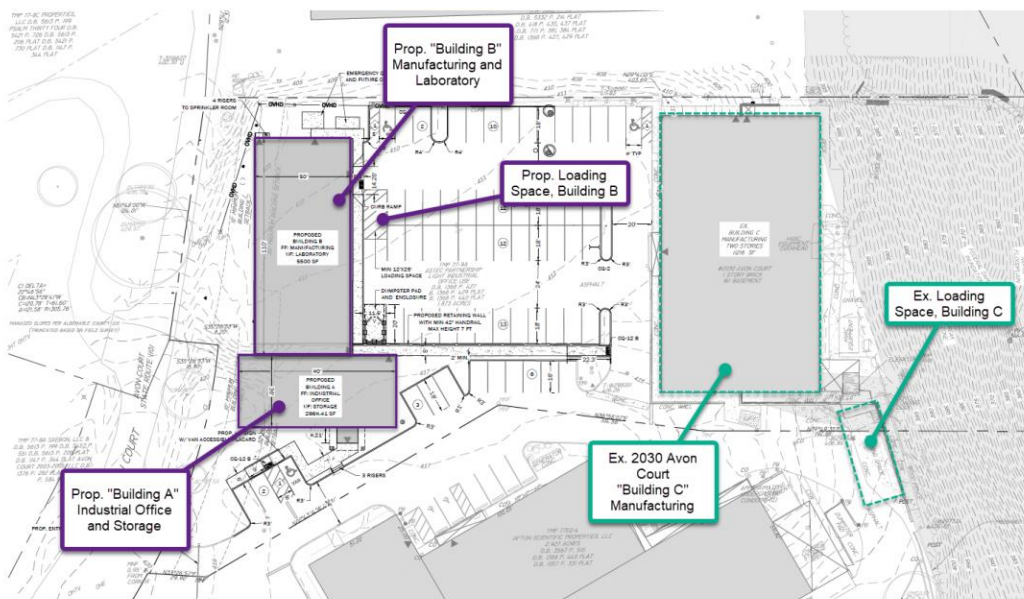


Image 2 – Snippet of Site Plan SDP202300042

SPECIAL EXCEPTION REQUEST

The applicant hereby requests an exception to County code section 4.12.13:

Off-street loading areas shall be provided as follows:

c. Loading spaces shall be provided in addition to and exclusive of any parking requirement on the basis of: (1) one space for the first 8,000 square feet of retail gross leasable area, plus one space for each additional 20,000 square feet of retail gross leasable area; (2) one space for the first 8,000 square feet of office space plus one space for each additional 20,000 square feet of office space; or (2) one space for the first 10,000 square feet of industrial floor area plus one space for each additional 20,000 square feet of industrial floor area.

The proposed buildings, shown in Image 2 above, are connected internally but are labeled as Building A and B since they have different uses and are topographically separated on the site. Building C is an existing building that is proposed to be used for manufacturing. The loading space requirements set forth by Sec 4.12.13 require one loading space per building, essentially. Please see the loading space calculations in Table 1 below. Existing Building C already has one loading space which exists on the adjacent parcel TMP 77E2-4, and for which there is an access easement. A loading space is proposed adjacent to Building B to serve the industrial use. A loading space is not needed, nor is there space on site, for the proposed industrial office in Building A. If a loading space were needed on a rare occasion, the space for Building B could be utilized since there will be an elevator inside of Building B that connects to Building A.

Table 1 – Calculation of loading space requirements

LOADING SPACES REQUIRED (2030 AVON ONLY)				
CODE REF.	USE	REQUIRED RATE	QUANTITY	REQUIRED SPACES
4.12.13	Office (Prop. Building A)	1 space for first 8,000 sf + 1 space per additional 20,000 sf	2968 sf GFA	1
4.12.13	Industrial (Prop. Building B)	1 space for first 10,000 sf + 1 space per additional 20,000 sf	11000 sf GFA	1
4.12.13	Industrial (Ex. Building C)	1 space for first 10,000 sf + 1 space per additional 20,000 sf	22432 sf GFA	1
TOTAL REQUIRED:				3
*TOTAL PROVIDED:				2
*Special Exception Requested				

Because the buildings are connected, and because the office is serving the industrial use, there is effectively 16,936 sf total industrial area in this building, which would only require 1 loading space by the zoning ordinance. Since there is no need for an additional loading space, it is requested that the requirement for the office loading space be waived.

Thank you for your consideration of this request. If there are any questions or additional information needed please contact me at kmoon@line-grade.com.

Respectfully,



Kendra G. Moon, PE