

1895 Avon Street Extended

TM 90-35A1

Albemarle County, Virginia

PROJECT NARRATIVE

Special Use Permit

May 21, 2018

Revised July 30, 2018



Owner:

ANG Holdings, LLC
175 South Pantops Drive
Charlottesville, VA 22911

Applicant:

Albemarle Limousine
175 South Pantops Drive
Charlottesville, VA 22911

Engineer:

30 Scale, LLC
871 Justin Drive
Palmyra, VA 22963



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SITE VICINITY MAP

I. Project Proposal

- A. The applicant is requesting two Special Use Permits for a limousine rental use and an auto detailing use at the subject property (TMP 90-35A1) located at 1895 Avon Street Extended, consisting of 1.5 acres, currently zoned Light Industrial (LI) as shown in **Figure 1** below. The property is currently developed with an existing 1-story, 1,664-sf block building and associated gravel parking and staging area covering approximately the front 2/3 of the site. So they can consolidate their existing businesses into one location in Albemarle County, the applicant is proposing to construct a **2-story** addition of approximately **3,712 sf** for a total square footage of **5,376 sf** after development. The applicant is not proposing any additional onsite impervious area.



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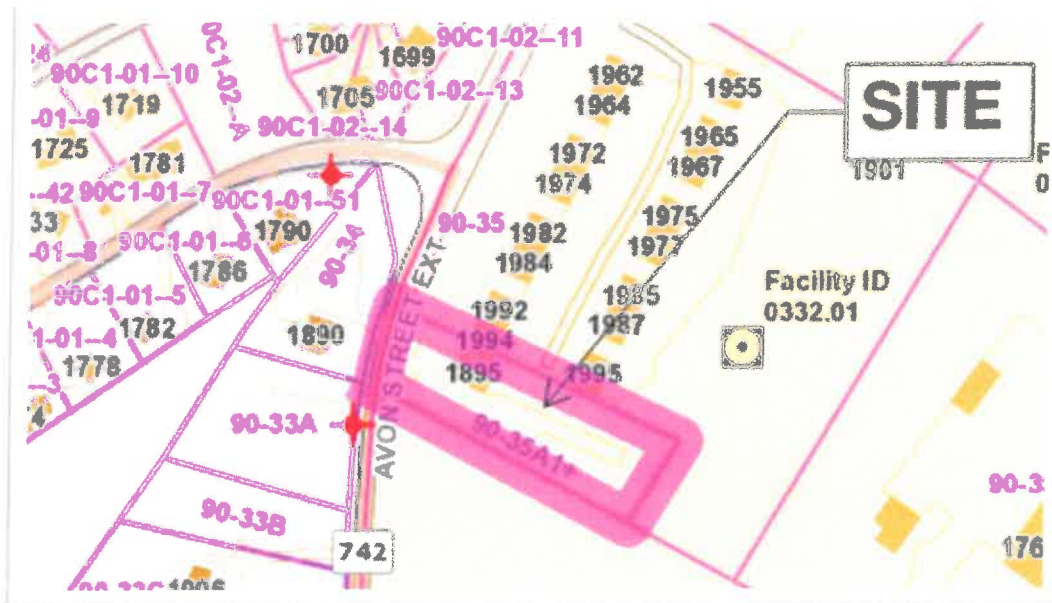


Figure 1 - Albemarle County GIS Map (90-35A1)

- B. Albemarle Limousine (**AL**) and Virginia Auto Detailing (**VAD**) are operating by-right at their current location at 175 South Pantops Drive, which is zoned Highway Commercial. In accordance with Zoning Ordinance Section 26.2(a), these uses each require a Special Use Permit to be located on the subject property due to the LI zoning category.
- C. Zoning Ordinance Section 26.2(a) requires a Special Use Permit for commercial uses in the LI district that are allowed by-right or by special use permit in the Commercial (C-1), Commercial Office (CO) and Highway Commercial (HC) districts. As discussed at the pre-application meeting on April 30, 2018, the limousine rental is allowed by right in the HC district under use **#25. Motor vehicle sales, service and rental**. Also, the auto detailing use would be allowed by right in the HC district under use **#2. Automobile, truck repair shops**.
- D. The auto detailing use run by **VAD** is convenient to **AL**, and they also provide detailing services by appointment. **VAD** is a high-quality, low-volume service business and in addition to providing hand washes, interior and exterior detailing, they also offer the following services:
- engine cleaning
 - compounding out scratches
 - wet sanding out scratch



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- sanding down head lights/buffing head lights
 - spray wax, polish or buff wax
 - cleaning and dressing of rims and tires
 - shampooing of seats and floor
 - cleaning, shining, and conditioning of vinyl and leather
- E. The hours of operation for the uses will be Monday through Saturday from 8AM to 6PM. After-hours dropping off of vehicles may occur from time to time as is customary for a limousine rental company.
- F. **AL** will park its fleet consisting of four over-sized motorcoaches and 8-12 additional SUV's, sedans and sprinter vans at the rear of the property screened from view. The Conceptual Plan indicates the parking envelope for the fleet and adequate turning movements for the over-sized vehicles.
- G. The limousine rental and auto detailing uses provide a **public need and benefit**. Both uses generate employment within the County. Both uses are well-established businesses in Albemarle County and are currently operating by-right at their current location at 175 South Pantops Drive in the HC zoning district. **AL** has been in operation since 2008. They offer a premier transportation experience for group events, weddings, tours, and faith-based events to name a few. **VAD** provides specialized, high-end services to **AL** and other clients who seek a boutique auto detailing service. They are not a high-volume, high-turnover business, and their quality and thoroughness make them an exemplary business in the County.
- H. Screening of Automotive Use and Vehicles for Hire: The applicant is proposing the installation of a raised planting box and sliding gate that will serve as screening for the parking of the rental fleet of vehicles and the auto detailing use and staging of automobiles. The grade also drops front to back across the site, which helps to block the view from Avon Street Extended. The Conceptual Plan indicates a site cross-section showing the sight line from Avon Street Extended going over the vehicles to be stored onsite, but please also refer to **Figures 2 and 3** on the next page for an accurate rendering of the view of the site from eye level.



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Figure 2 – Driver's Eye View from Avon Street Extended



Figure 3 – Driver's Eye View from Avon Street Extended (Straight- on)



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- I. Side Parking Setback: Along the southern property boundary line with the future Spring Hill Village development, there is a 30' parking setback required per Z.O. 4.20(b). The majority of the setback area is wooded, *however there is an approximate 165'-long portion of the existing entrance and travelway that is located within the 30' setback. The applicant is proposing to park approximately seven parking spaces within the 30' setback and mitigate the rest of the area with additional landscaping. The applicant is requesting a Special Exception under separate cover for a modification to allow the parking within the setback.*

II. Project Consistency with the Comprehensive Plan

- A. The property is in the southern portion of the Southern and Western Urban Neighborhoods Master Plan and its Comprehensive Land Use Designation is Office/R&D/Flex/Light Industrial (ORDFLI) as shown in Figure 4 below.



 Neighborhood Density Residential	 Community Mixed Use
 Urban Density Residential	 Regional Mixed Use
 Neighborhood Mixed Use	 Office/R & D/Flex/Light Industrial

Figure 4 – Future Land Use Plan for Rte. 20 South and Avon St. Ext.



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B. Surrounding Properties

- 1) Located to the north and east of the property is a large tract of properties that are zoned LI are designated as **ORDFLI** future land use in the Comprehensive Plan. The property directly to the north is comprised of ten (10) buildings with various uses that are served off Snow Point Lane. The building directly adjacent to the property is B&W Auto Body Shop (see **Photo 3 on Page 7**), but other businesses on Snow Point Lane include Aqua Clean Pools, Colonial Webb HVAC, Whitley Sheet Metal and Roofing, Home Patient Care and Small Town Towing. There is an eight-foot high board-on-board fence that screens the Snow Point Lane properties from the subject parcel (See **Photo 4 on Page 8**).
 - 2) The parcel to the east is zoned Light Industrial and denoted as **ORDFLI** future land use in the Comprehensive Plan. The property is undeveloped and currently wooded. The rear of the subject property will remain undisturbed and heavily wooded, which will obscure the view of this parcel located downhill.
 - 3) The parcel to the south is designated as Community Mixed Use and is zoned Neighborhood Model District. It is currently undeveloped and wooded, but there is an approved ZMA 2013-00017 that was approved on 10-8-14 entitled "Spring Hill Village" for a residential subdivision. The proposed commercial uses on the edge of the light industrial district will serve as a more suitable transition to this residential neighborhood to the south than what potentially could be proposed under the current L1 zoning. The proposed uses will be screened by existing vegetation located on the subject property along the southern property line. Proposed lighting for the subject property are anticipated to be provided only where the proposed parking is located for safety purposes, and well off the southern property line, so no adverse impacts from parking lot lighting are anticipated, even though the site is located uphill from Spring Hill Village.
 - 4) Faith Temple Church is located directly across Avon Street Extended from the site entrance. The Church and adjacent properties on the other side of the street are all designated as Neighborhood Density Development and are either vacant or have single family detached dwellings.
- C. The purpose of the **ORDFLI** land-use designation is to provide employment generating uses with only the lightest impacts in the light industrial category. The businesses together will employ approximately 12-16 full-time and 10-16 part time employees. The commercial uses will have no impact in the light industrial category. Their location on the southern edge of the industrial



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district provides a more suitable transition to the Spring Hill Village residential development located directly adjacent to the south.

- D. The “primary uses” indicated in the Master Plan for the **ORDFLI** designation include office uses. Each of the proposed special uses will have an office component. By development of the property as proposed, nothing would preclude the site from a future industrial use.
- E. The Master Plan encourages commercial uses as secondary so long as they are compatible with nearby and adjacent uses. The use directly adjacent to the north of the property is an auto body shop (see **Photo 3** below), which is an automotive use that is more intensive than the proposed rental and detailing companies. Like the auto body shop, the applicant proposes to screen their fleet of vehicles from public view using landscaping or other screening practices. Also note an 8’-high board-on-board screening fence exists between the property and the businesses on Snow Point Lane (see **Photo 4** on **Page 8**).



Photo 3 – View looking north up Snow Point Lane



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Photo 4 – View of fence looking north from the property

- F. The proposed commercial uses are well-suited given the property's location directly adjacent to Spring Hill Village, a future residential planned subdivision. The Master Plan discusses the need for a transition from the light industrial district to residential properties on Avon Street Extended and the proposal accomplishes that goal.
- G. The acreage size per the Master Plan varies between 5 and 25 acres ideally. The property is comprised of 1.5 acres of land, but it is located within a larger cluster of light industrial uses on the east side of Avon Street as can be seen in **Figure 4** on **Page 5**.

III. Impact on Public Facilities and Infrastructure

- A. Since the property is a re-development in the Development Area, no significant impacts to public facilities and infrastructure are anticipated.



- B. Water and Sewer - The property is in the Development Area and is currently served by public water and sewer. Upon discussion with the ACSA, no sewer capacity issues are anticipated. As part of the site plan and building permit process, the applicant will confirm adequate water pressure and flow requirements with the ACSA.
- C. Stormwater Management - Since the site is already highly impervious and no net increase to the impervious areas are anticipated, there will be no attenuation of runoff required for downstream receiving channels. The applicant will need to offset water quality impacts for redevelopment. This will be achieved by one or more of offsite control, nutrient credit purchase, or onsite methods. This will be addressed as part of the stormwater management permitting process
- D. Traffic and Access – No adverse effects are anticipated to the road system or area traffic. The uses generate a relatively low amount of traffic volume and VDOT is not requiring a traffic study. The site is located on State Route 742 with adequate sight distance. There is an existing right-turn lane into the development.
- E. Fire and Rescue – The site is located approximately 1.3 miles from the Monticello Fire and Rescue Station. The existing and proposed building addition will be protected by the existing fire hydrant located across from the site entrance.

IV. Impact on Environmental Features

- A. No significant impacts to environmental features are anticipated with the redevelopment.
- B. The applicant proposes to maintain the existing grading and drainage characteristics of the site to include only minimal grading as needed to construct the building addition and concrete pad. No significant grading is proposed.
- C. There are steep slopes located along the perimeter of the property. These slopes are classified as **Managed Slopes** on the Albemarle County maps as shown in **Figure 3 on Page 10**. The applicant does not intend to disturb the managed slopes. In the event incidental disturbance is considered during the site plan phase or during construction, the applicant and contractor must adhere to the County regulations in Zoning Ordinance Section 30.7 and the requirements of the State Stormwater Permit.



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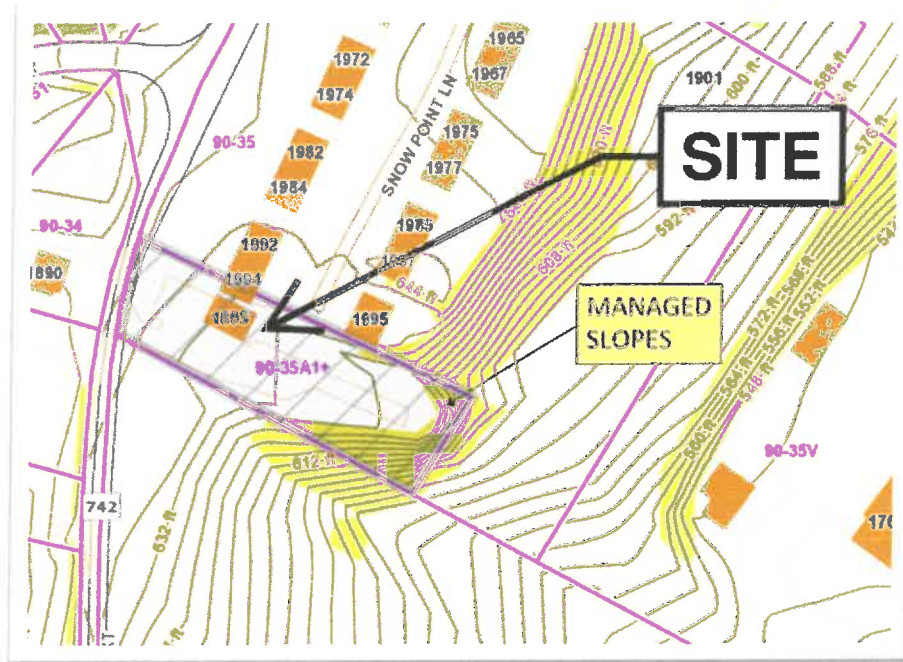


Figure 3 – Critical Resource Map

- D. The property is located outside of a Water Protection Stream Buffer and 100-year floodplain. Storm runoff from the site flows towards the southeast towards Cow Branch, which is a stream located approximately 1,000 east of the property across Scottsville Road (Route 20). The closest FEMA floodplain is approximately 1 mile downstream to the north. Moore's Creek is located almost 3 miles to the north.
- E. There are no known wetlands or streams on the property.
- F. Prior to site work, the applicant will be required to obtain a Land Disturbance Permit from Albemarle County, and a VPDES General Construction Permit from DEQ to ensure compliance with state regulations for Erosion and Sediment Control and Stormwater Management.
- G. The proposal does not include disturbance of approximately of the rear 1/3 of the property, which is heavily wooded and indicated on the Conceptual Plan. This undisturbed area serves as an approximate 175'-deep buffer covering the entire 115'-width of the property, providing stormwater filtering and preserving wildlife habitat and vegetative buffer area.



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V. Additional relevant Zoning Ordinance factors in evaluating a Special Use Permit

A. Zoning Ordinance Section **26.3** describes additional factors when considering Special Use Permits for general commercial uses as follows.

- 1) *a- The purpose of the industrial district in which the use is proposed.*

RESPONSE: The existing industrial district is characterized by lighter industrial uses including a garden shop, pool supply company, auto body shop, home health care, and contractor offices so the proposed uses fit in well with the district.

- 2) *b- The proposed use and its proposed size should be consistent with the intent of the applicable industrial district.*

RESPONSE: The use and size of the proposed uses are consistent with the adjacent businesses.

- 3) *c- The use proposed should not be located on the lowest floor of any building having direct exterior access to the ground surface in order to allow that floor to be used for industrial purposes.*

RESPONSE: There are no industrial purposes proposed with the application. The proposed use will not preclude the property from being used for industrial purposes in the future.

- 4) *d- The gross floor area of each establishment should not exceed three thousand (3,000) square feet.*

RESPONSE: The gross floor area of the auto detailing establishment will be 1,664 sf and the limousine rental portion will be 3,712-sf.

- 5) *e- The aggregate gross floor area of the independent offices or general commercial uses, or both, should not exceed twenty-four thousand (24,000) square feet and should not exceed twenty-five (25) percent of the gross floor area of the building.*

RESPONSE: The aggregate floor area of the commercial uses will be 5,376 sf, which is the total gross floor area of the building.



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- 6) *f- Whether the structure or structure expansion will be constructed to the standards required for industrial structures, regardless of its intended use.*

RESPONSE: The applicant intends to construct the expansion to the standards required for industrial structures.

- B. Zoning Ordinance Section **33.8(a)** describes additional factors the Board shall reasonably consider when acting upon a special use permit application as follows:

- 1) *No substantial detriment. The proposed special use will not be a substantial detriment to adjacent lots.*

RESPONSE: The proposed use is less intensive than the uses on the adjacent lots directly to the north. A screening fence exists between these lots. Screening will also be provided to block the view of the proposed uses from Avon Street Extended. The rear 1/3 of the site will be left undisturbed, providing a densely wooded buffer to adjacent lots. There are existing woods along the southern property line that will be undisturbed and will continue to provide screening for the adjacent Spring Hill Village residential subdivision. This buffer may be increased by approximately 10 feet in width near the entrance to the property with the installation of a standard VDOT entrance.

- 2) *Character of district unchanged. The character of the district will not be changed by the proposed special use.*

RESPONSE: Since the proposed use is located directly adjacent to another automotive use and its size is relatively small compared to the overall district, the character of the district will remain unchanged.

- 3) *Harmony. The proposed special use will be in 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.*

RESPONSE: The proposed special use is harmonious with the by-right uses in the district and the intent of Chapter 33. The requirement of a site plan and stormwater plan will ensure the public health, safety and general welfare. The regulations of Section 5, particularly 5.1.31, will also be adhered to for the automotive detailing



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use, including a.) all parts, materials and equipment shall be stored within an enclosed building, b.) no vehicle awaiting repair shall be located on any portion of the site so as to be visible from any public street or any residential property, and shall be limited to locations designated on the approved site plan, c.) all services shall be performed within an enclosed building, and d.) no buildings in which services are performed shall be located closer than fifty (50) feet from any residential or agricultural district.

- 4) *Consistency with comprehensive plan. The use will be consistent with the comprehensive plan.*

RESPONSE: Refer to Section II of the Project Narrative for summary of the proposal's consistency with the comprehensive plan.