



Kappa Sigma International Headquarters Project Narrative

PROJECT PROPOSAL

Existing Conditions:

The existing Kappa Sigma International Headquarters is located at 1610 Scottsville Road, which is on the west side of Scottsville Road (Route 20) approximately 0.4 miles south of the Scottsville Road and Mill Creek Drive intersection.

The subject property owned by Scottsville Road Holdings, LLC, hereafter referenced as Owner. It is 6.14 acres listed as TMP 09100-00-00-016A1 and 09100-00-00-016A2 in the Albemarle County GIS Map.

Currently, the property is occupied by an existing three-story building and parking lot that were constructed in 2007. The use of Fraternal Club is allowed by the original special use permit, SP2003-91. The special use permit was amended by SP2006-21 in which the building/parking layout as revised on the subject property and TMP 91-16D.

The subject property zoned R1 and is within the following overlay districts – Entrance Corridor, Scenic Byway, Steep Slope-Managed and Steep Slope-Preserved. The area of the property that is classified as Steep Slopes Preserved will not be disturbed with the improvements proposed with this special use permit application.

Adjacent Parcels:

To the East and Southeast, across Scottsville Road is Somerset Farm, an agricultural/residential property. The parcel is zoned RA (Rural Area).

To the West and Southwest, the subdivision Avinity Estates. Avinity Estates is zoned PRD (Planned Residential Development).

To the North, TMP 091-16D is also owned by Scottsville Road Holdings, LLC and is zoned R1. Directly north of that parcel is the subdivision of Galaxie Farm. Galaxie Farm is zoned PRD (Planned Residential Development).

Proposed Development:

The plan proffered with SP2006-21 showed the main building and parking area along with a future wing/building addition and a future building site. The Owner is moving forward with a site plan amendment for the wing/building addition, shown as Phase 2 on the accompanying Concept Plan. The site plan amendment will be submitted late 2023/early 2024.

This proposed Special Use Permit application is to relocate the future building site from its location in the middle of the property adjacent to the parking lot. The new building, Phase 3 as shown on the accompanying Concept Plan, will be located to the west of the existing building/Phase 2 wing so that it is parallel the western property line. The two buildings will be separated by a landscaped area. The new arrangement of the buildings will be more inline with the Jeffersonian style of the University of Virginia's Lawn. Additionally, the architectural style of Phase 2 and 3 will follow the architectural style of the existing building, which reflects the historical ties between the Kappa Sigma Fraternity and the University of Virginia.

The internal uses of the new Phase 3 Building will be consistent with those approved in SP2003-91 and SP2006-21 (private lodging, meeting/conference room space and support facilities). The principal use of the new Phase 3 building will be to display archives and memorabilia for the organization. Some of the space will be configured for meetings, research, and classroom space. Space will also be configured for storage, facilities and other uses required by building permit standards.

As the international headquarters of the Kappa Sigma Fraternity, the buildings on the property provide/will provide the space for the administrative support of running the organization as well as hosting visitors to the museum and archival spaces, and hosting special events for its membership.

- The daily usage of the property includes the staff and occasional visitors to the museum. The weekends typically see slightly more visitors than a typical weekday.
- On the weekends, small groups of students visit the property and typically stay for two to three hours.
- Quarterly Meetings normally take place over a weekend. The Leadership School is held during the summer months, typically over a weekend. During these events, the guests are transported to the property via a van or shuttle bus. The activities during these events include two to four catered meals in the pavilion and meetings which are held inside the main building. The events typically end between 9:00 PM to 10:00 PM.
- The Convention and Decade events also take place over a weekend. And like the quarterly meetings/leadership school, the guests are transported to the property via a van or shuttle bus. The activities during these events include two to four catered meals in the pavilion. These events may include music by small performing groups or a DJ. These events may also have a firework show at dusk. The events typically end between 9:00 PM to 10:00 PM. (The last two Convention events were held on the property during the last week of July in 2019 and 2023. The next Decade event is being planned for 2027.)

A cross-section of the subject property has been included in the Concept Plan to show the relationship of the buildings/building massing between Scottsville Road and the adjacent Avinity Estates. The roof line the proposed building has been designed to resemble the roof lines of the main building with a main roof line and three peaks. The height of the main roof running between the peaks is 19' measured from finished floor to the ridge of the roof. The height of the right and left peaks at the ends of the building is 23.2' measured from finished floor to the ridge of the roof. The height of the middle peak of the roof is 27.5' measured from finished floor to the ridge of the roof.

The proposed Phase 3 building will be approximately 6' above the elevation of the second-floor walkout located at the rear of the existing building. This grade change will be made up by a small retaining wall at the far edge of the landscaped space between the buildings. The finished floor elevation of the new Phase 3 building will be between 8' to 27' below the finished floor elevations of the townhouses in Avinity Estates directly behind the proposed building. The varied heights of the roof line are to help reduce the impact to the views from the neighboring properties. The impact of the proposed building is further softened by the existing vegetation and existing 6' privacy fence located in the open space area of Avinity Estates along the western and southwestern property lines.

A portion of the proposed building and landscape area/courtyard are located within the Steep Slopes-Managed area. The proposed grading design and land disturbing activities for those items that extend over into the Steep Slopes-Managed area will follow the guidelines listed in ZO 18. Sec. 30.7.5 – the design standards for land disturbing activity within the steep slopes overlay district.

COMPREHENSIVE PLAN DESIGNATION

The subject property is currently zoned R-1. It is located within the Southern Urban Neighborhood Development Area and is designated as Urban Density Residential. The property's secondary designation is Parks and Green Systems. The existing use, Fraternal Club, is allowed by SP2003-91.

The Urban Density Residential area is intended for primarily residential uses along with supporting and non-residential uses. The specific non-residential uses listed in the Master Plan are places of worship, public/private schools, education centers, public uses, and general institutional uses. The Albemarle County Zoning Ordinance does not provide a definition of "institutional uses", but a general definition of institutional uses can mean a use by a public or nonprofit quasi-public or private institution for educational, religious, social, charitable or medical purposes. Under that definition, a fraternal club like Kappa Sigma can be considered an institutional use as it is private organization for social purposes. As such, the existing use of fraternal club fits within the uses intended for Urban Density Residential areas.

Consistency with the 12 Neighborhood Model Principles:

- 1) Pedestrian orientation
A trail connection is proposed along Scottsville Road which is part of the larger Pedestrian Path outlined in the section titled "Plan for Future Transportation Network" in the Southern and Western Urban Neighborhood Master Plan.
- 2) Neighborhood friendly streets and paths
Not applicable, this project does not propose any streets or pathways through the subject property.
- 3) Interconnected streets and transportation networks
Not applicable, this project does not propose any streets.
- 4) Parks and open space as amenities
Not applicable, the subject property is private as such the amenities on the property are not for public use.
- 5) Neighborhood centers
Per the Southern and Western Urban Neighborhood Master Plan, the neighborhood centers are in Biscuit Run State Park and the Mill Creek Drive area. The proposed Pedestrian Path along Scottsville Road will connect the surrounding properties to the neighborhood centers shown on the Master Plan.
- 6) Buildings and spaces of human scale
The proposed building is one story with the maximum height of 27.5' at the center peak.
- 7) Relegated parking
An existing parking lot is located to the side of the existing building. This existing parking lot will serve both the existing and proposed building.
- 8) Mixture of uses and use types
Not applicable, the subject property has one uses which is a non-residential use.
- 9) Mixture of housing types and affordability
Not applicable, housing is not provided on the subject property.
- 10) Redevelopment
The proposed building will be located on a property that currently has an existing building.
- 11) Site planning that respects terrain;
The layout of the proposed building and landscape area respect the natural terrain as they both are designed to take advantage of the natural slope of the site.
- 12) Clear boundaries with the rural areas

The subject property is located on the western side of Scottsville Road and is located within the Southern Neighborhood. Scottsville Road is the boundary of the development area.

IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE

Transportation:

The traffic estimation below (vehicles per day) is based upon the approved parking study dated February 26, 2004 which detailed the square footage of the uses inside the buildings and anticipated member participation. The ultimate project build out with the proposed Phase 3 Building will be comparable with the areas/uses of the original SP2003-91. The on-site parking was designed to accommodate the daily needs with the extra parking demands for special events to be accommodated by car-pooling and/or chartered vans or shuttle buses.

Daily	152 VPD (vehicles per day)
General Weekend	212 VPD
Monthly Meetings	400 VPD
Quarterly Meetings	414 VPD
Leadership Schools	678 VDP (summer months)
Convention	707 VPD (annually or biennially)
Decade Event	999 VDP (once per decade)

Per 2021 VDOT Traffic Data, Route 20 segment in the vicinity of the Kappa Sigma Headquarters has approximately 6,200 Annual Average Daily Trips (AADT)¹. The daily/general weekend traffic will only respectively account for 2.5%/3.4% of the average daily trips for this segment of Route 20. The summer Leadership Schools, Convention and Decade Event will respectively account for 10.9%/11.4%/16.1% of the average daily trips, but will only impact the traffic for up to 2 days during the event.

Schools/Police and Fire Services:

As there is no residential component with this project, there will be no impact to schools.

The subject property is located within the Monticello Rescue Squad District; the Monticello Fire Department District and the Blue Ridge Police District Sector 5-Beat 3.

Public Utilities:

The subject property is currently served by public water and sewer as it located within the ACSA Water and Sewer Jurisdictional Area. The proposed Phase 3 building will be connecting into the existing water and sewer lines on the property.

IMPACTS ON ENVIRONMENTAL FEATURE

The subject property has an existing stormwater management pond that may have been designed to accommodate a portion of or all the future development as it was shown on the SP2006-00021 plan. As part of the engineering design process for the proposed Phase 2 wing addition and the Phase 3 building and, the pond will be evaluated to ensure that the existing design/existing conditions meet the current Best Management Practices (BMP) of the Virginia Stormwater Management Program (VSMP) requirements.

¹ Commonwealth of Virginia. Department of Transportation, Traffic Engineering Division. Annual Average Daily Traffic Volume Estimates by Section of Route, Albemarle Maintenance Area, 2021. VA Route 20 02-742 Avon St to SR 53 Thomas Jefferson Pkwy