

SHIMP ENGINEERING, P.C.

Design Focused Engineering

Project Narrative For: 2305 HUNTERS WAY – ACSA JA LIMITED WATER SERVICE REQUEST

Parcel Description: Tax Map 79, Parcel 4P

Initial Submittal: March 27, 2023

Revised: July 20, 2023

	ACREAGE	ZONING	ACSA JA	PROPOSED ACSA JA
TMP 79-4P	2.56	HIGHWAY COMMERCIAL	Outside of JA	LIMITED SERVICE FOR FIRE SPRINKLER
		COMP PLAN		
		RURAL AREAS		

Location:

Within Hunters Hall Industrial / Commercial subdivision, located at the intersection of Route 250 and Hunters Way

Project Proposal:

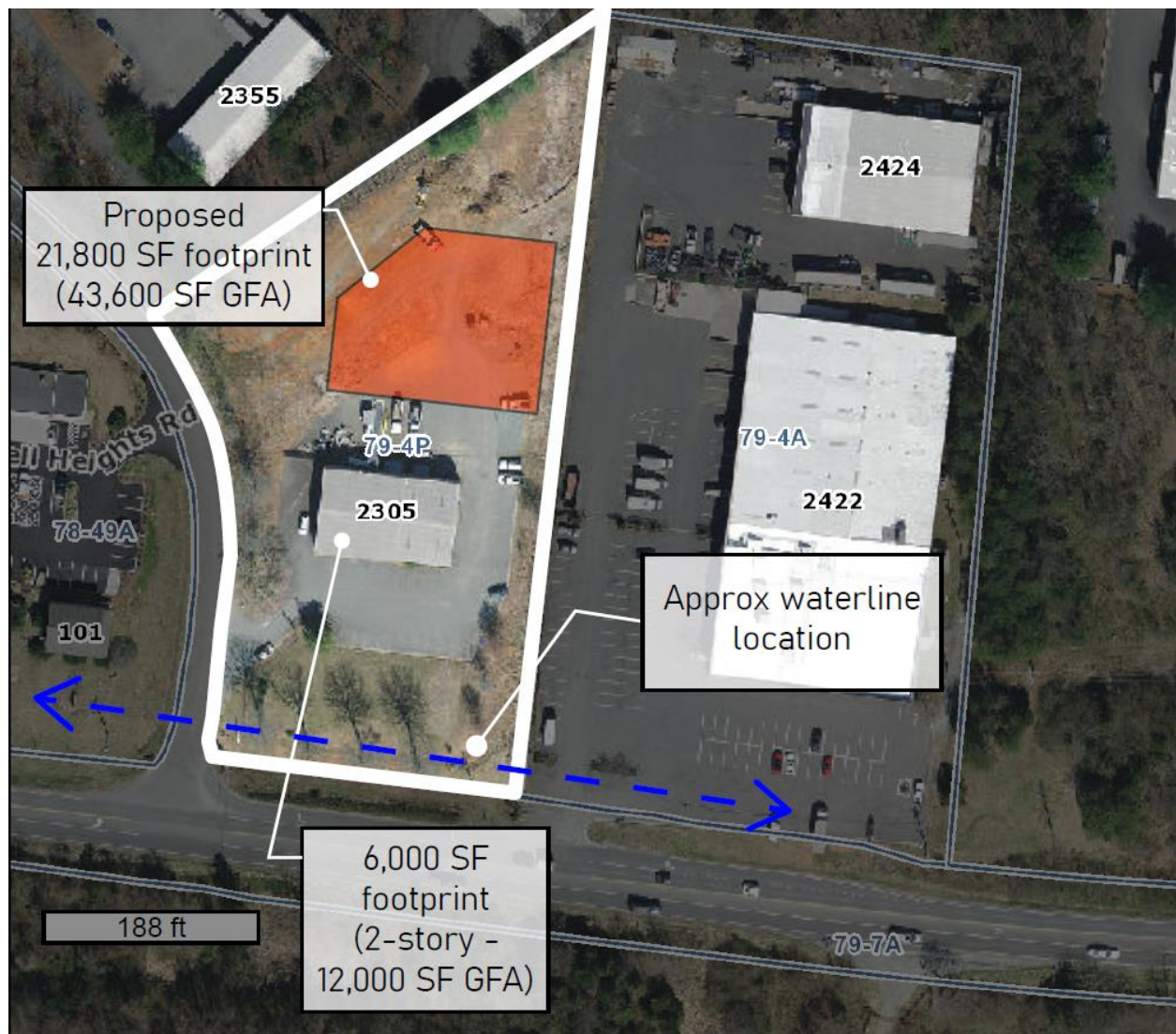
WP Richmond Road, LLC is the owner (the "owner") of TMP 07900-00-00-004P0, a 2.56-acre property within the Hunter's Hall subdivision on Route 250 (the "property"). The Hunter's Hall subdivision is an established commercial and light industrial center between the Pantops Development Area and the Village of Rivanna Development Area that has been in operation for many years and has served various commercial and light industrial users since its initial development. The property is zoned as Highway Commercial and is utilized for approximately 6,000 SF of commercial/light industrial uses. The initial site plan that is currently under review (SDP2023-00004) seeks the construction of warehouse space to the rear of the parcel. Current revisions to the initial site plan submission propose up to 43,600 SF of warehouse use. Because the Hunter's Hall subdivision is located outside of the Development Areas, the property is not designated for ACSA services. This ACSA Jurisdictional Area application requests ACSA services for the proposed warehouse structure to provide fire protection; this request is restricted for water supply *specifically for* fire suppression purposes to sprinkle 43,600 SF of warehouse use. This request does not seek to establish service for domestic use and is exclusively for fire safety purposes.

This development proposal, to construct a 43,600 SF warehouse, can be constructed without connecting to the public system; variations to construction specifications could incorporate firewalls throughout the building to reduce the fire area within the building thus limiting the need for sprinklers or a water storage tank could be constructed to provide water to the proposed building's sprinkler system however, for the purposes of fire safety, the public water supply will provide a more reliable means of fire suppression in the event of a fire compared to a private tank system. Private water tanks can and do provide an effective means of fire suppression, especially in areas where public water is unavailable which is where these types of systems are most often implemented, but these systems by nature, introduce an additional mechanical component as a means for fire suppression that is not present with the public system.

This is a unique situation where, public water supply is available for fire suppression, however due to the limitation imposed by the Jurisdictional Area this project cannot connect with approval from the Board of Supervisors.

The 2015 Comprehensive Plan provides guidance for evaluating requests such as this and notes that changes to the Jurisdictional Area “outside of the Development Areas should only be allowed when: (1) the area to be included is adjacent to existing lines; **and** (2) public health and/or safety is in danger.” The property is adjacent to existing lines as there is a waterline running across the front of the property (see image 1).

Image 1. Property adjacent to existing line



In the event of a fire, public health and safety could be in danger and so connection to the public system for fire suppression can help to offset that impact. This request to amend the Jurisdictional Area on this property specifically for fire suppression meets the evaluation criteria noted in the Comprehensive Plan.

The Board of Supervisors considered a very similar request to this one nearly 30 years ago. At that time, Glenmore in the Village of Rivanna was in the early stages of development, the waterline along Route 250 East had been recently constructed, and there was a potential need for another school in the Village of Rivanna. The minutes from the December 8, 1993 Board Meeting, when this similar request was heard, reflect that residents of the Keswick area were concerned that approval of a Jurisdictional Area request for fire suppression would spur commercial strip development along the Route 250 Corridor and would compromise the water capacity that was set to be reserved for the construction of a new school. The Board ultimately voted to deny the request despite Staff's recommendation for approval citing safety concerns and noting that the request was limited to fire suppression.

Today, 30 years later, the Route 250 corridor between the Pantops Development Area and the Village of Rivanna looks much as it did 30 years ago largely due to the strict growth management policy in place. A new school is no longer a top priority in the Village of Rivanna as Stone Robinson Elementary is far from having capacity conflicts and isn't expected to have capacity conflicts for the foreseeable future according to the 2021 LRPAC report. This request is limited to fire suppression and so approval of this request will not spur commercial activity along the Route 250 corridor, especially since neither the zoning designation nor the comprehensive plan designation for many of the properties along the Route 250 corridor between the Pantops Development Area and the Village of Rivanna support such development. 30 years ago this request was applied for safety reasons and today, safety as the basis of this request remains.