

MEMORANDUM

TO: Albemarle County Community Development Staff

FROM: Daniel C. Hyer, PE
Line and Grade Civil Engineering

DATE: July 6, 2020

RE: Airport Animal Clinic
Special Exception Request, Corresponding with Special Use Permit Request

Project Details:

Applicant: Core Real Estate
Engineer: Daniel Hyer, PE, Line and Grade
Name of Project: Airport Animal Clinic
Short Description: Special Use Permit for Veterinary Clinic
Proposed Site: 1758 Worth Park, Charlottesville, VA 22911

Property Details:

Parcel ID Number: 046B4-00-00-001A2
Short Parcel ID: 46b4-1a2
Total Acres: 0.74
Owner: ADI Properties, LLC
Property Address: 1758 Worth Park, Charlottesville, VA 22911
Current Tennant: Vacant
Magisterial District: Rivanna
Zoning: Highway Commercial (HC)
Proffered: No
ZMAs Related to Proffers: None
Comprehensive Plan Area: Hollymead Places 29
Comprehensive Plan Use: Urban Density Residential (Primary)
Comprehensive Plan Use: Commercial Mixed Use: (Secondary)
Land Use: Commercial
Surrounding Uses: Subway and McDonalds to the West
Timberwood Grill to the North
Urban Density Residential to the East
Forest Lakes Dental and Stifel Financial Advisors to the South

Subject Parcel:



Photo 1 – Aerial Image Courtesy of Google Maps

A. Written Request of Special Exception

Veterinary Clinics are subject to supplemental regulations as defined by Albemarle County Code section 5.1.11. These supplemental regulations are listed out and responded to within the Special Use Permit Application Narratives.

The purpose of this written request of special exception is to expound upon the nature of this property, and, specifically, the fact that the building intended for the animal clinic is less than 200 feet from the nearest residential property line.

The site plan accompanying this application and exception request indicates that the future home of airport animal clinic is 169 linear feet from the adjacent residential parcel boundary. According to the County's supplemental regulations as defined by Albemarle County Code Section 5.1.11, the distance should not be less than 200 linear feet.

However, the code makes provision that the sound measured at the nearest residential property line shall not exceed 55 decibels.

As expounded upon in the Special Use Application Narrative, the building upfit renovation will employ industry best practices to de-couple the interior finishes from the building envelope and thus create a break from transferring sound waves from penetrating the building envelope. This, in essence, creates a sound-proofed building condition.

Furthermore, the Airport Animal Clinic is a veterinary practice only. It does not include boarding or kenneling services. The hours of operation are 8:00 am – 6:00 pm.

As mentioned in the SP Narratives and worth reiterating here:

The greenspace between the subject parcel and the adjacent residential properties exhibits a mature and dense landscape buffer. The landscape buffer measures 40' in width between the parcel boundary and the parcel boundaries associated with the attached, single-family residential units. This is shown in the images below (Photos 5 and 6). The buffer is made up of mature evergreen varieties and has created a complete visual barrier, not to discount the sound mitigating properties of this buffer.

In addition, the landscape buffer also exhibits a graded berm measuring approximately 8-10 feet high.

Given these factors and considerations, the applicant requests a special exception of the 200-foot dimension between the parcel boundary and the subject property.

The applicant is not requesting a deviation from the 55-decibel sound level.