



SP 2024-009
Our Lady of Peace
751 Hillsdale Drive

Special Use Permit Amendment for
New Wing

Board of Supervisors Public Hearing
November 6, 2024



Vicinity Map

Zoning:

Planned Unit Development (PUD)

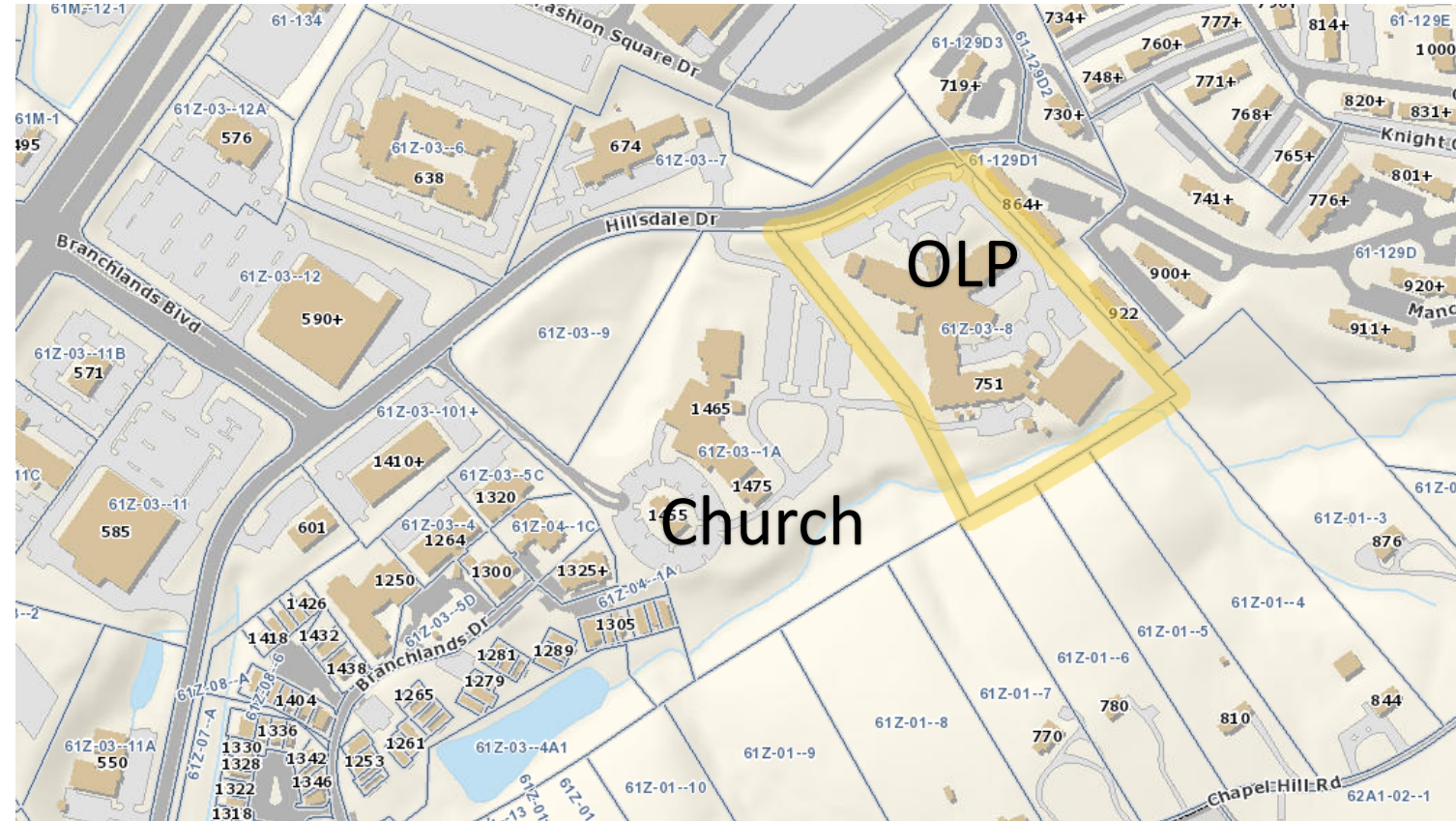
Comprehensive Plan Land Use Designation:

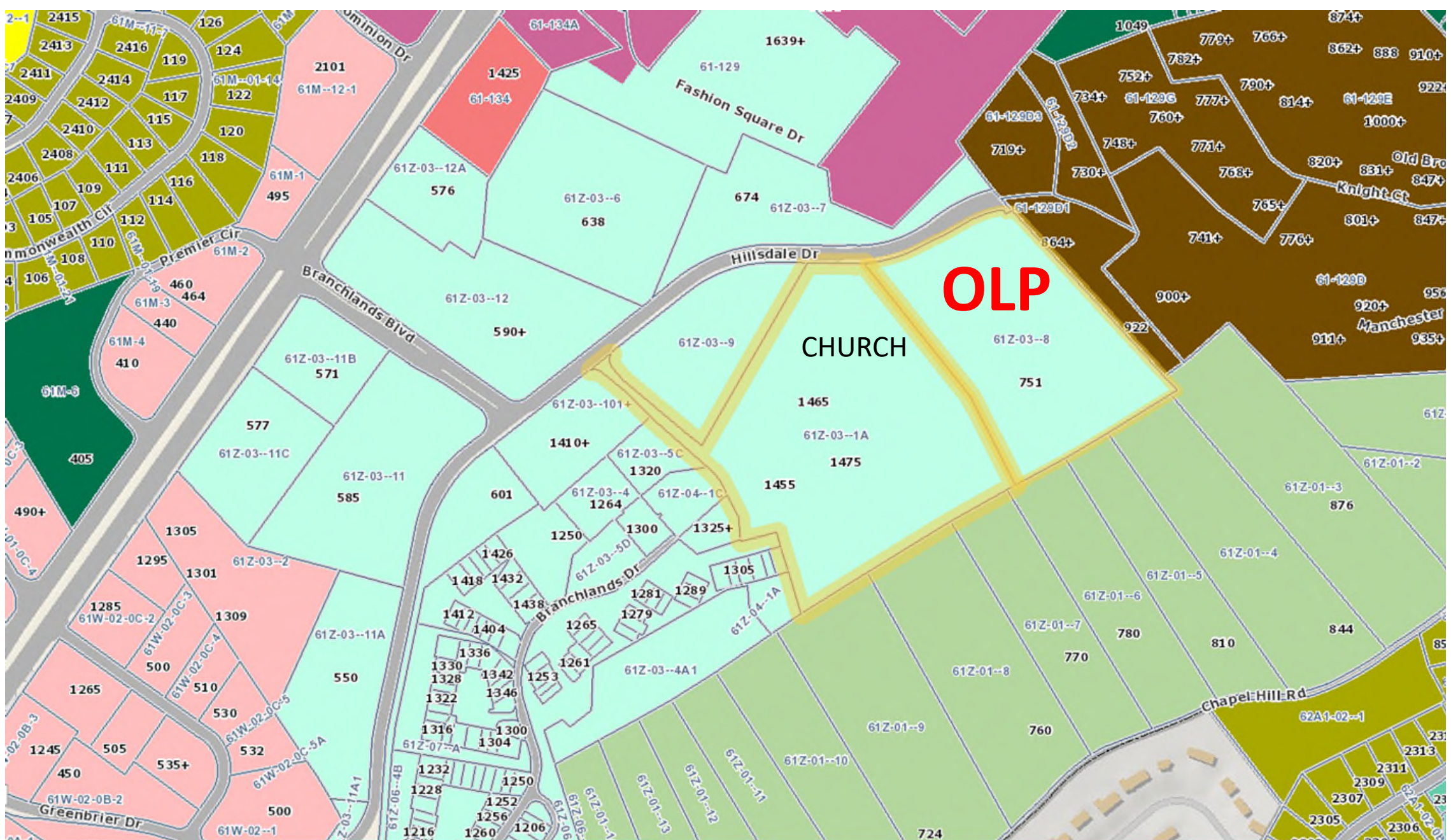
Urban Density Residential

Proposal: Amend Special Use Permit SP 1997-042

Affected acreage: 7.95

- Our Lady of Peace = 6.95 acres
- Church of the Incarnation = 12.51 acres







Existing Building in Relation to Church Property

Our Lady of Peace Entrance from Hillsdale



Church Entrance from Hillsdale

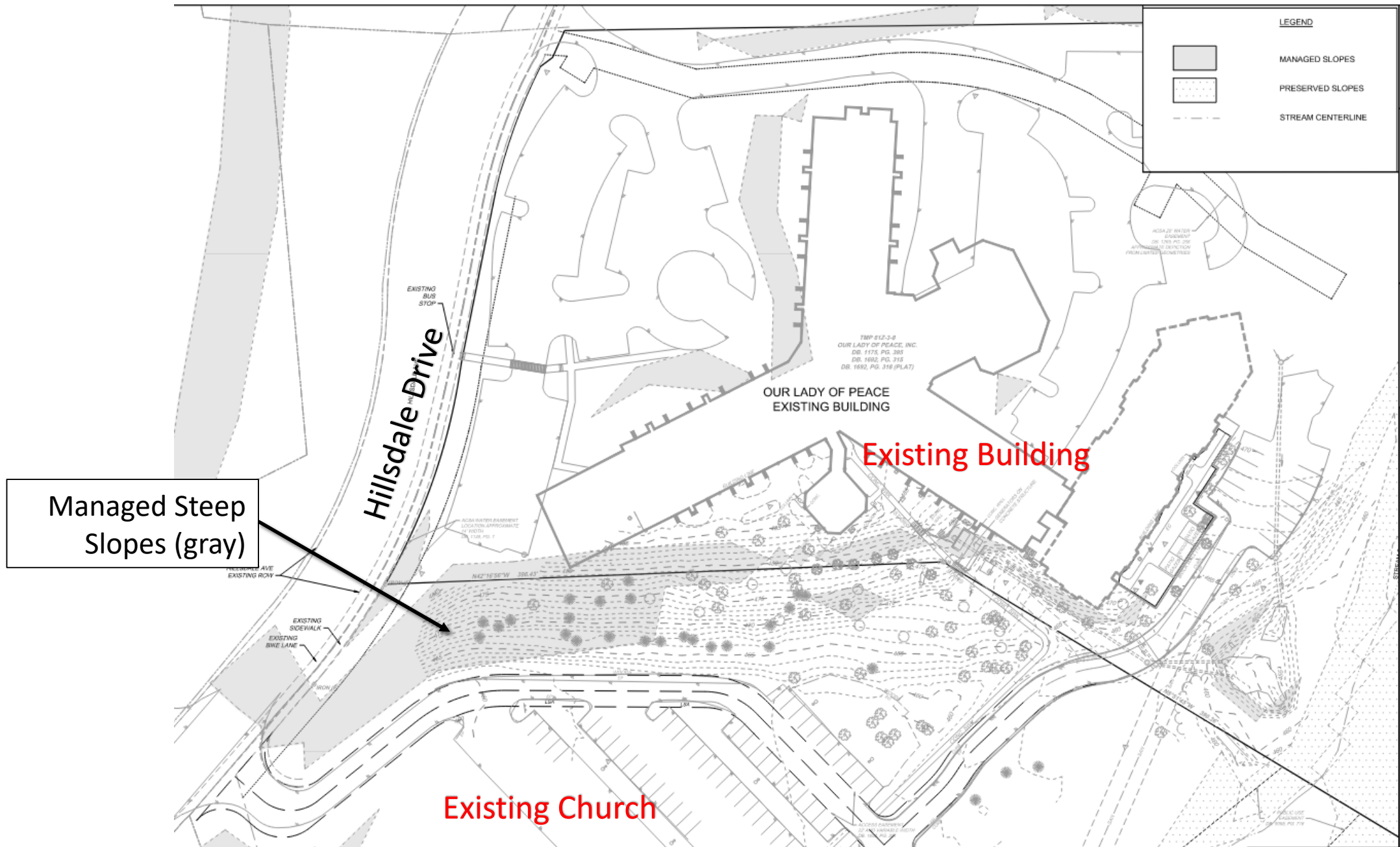


View toward Site Addition Area at Church Entrance



Location of Proposed Addition in Existing Church Parking Lot and Sloped Tree Area on Subject Property





Existing Units:

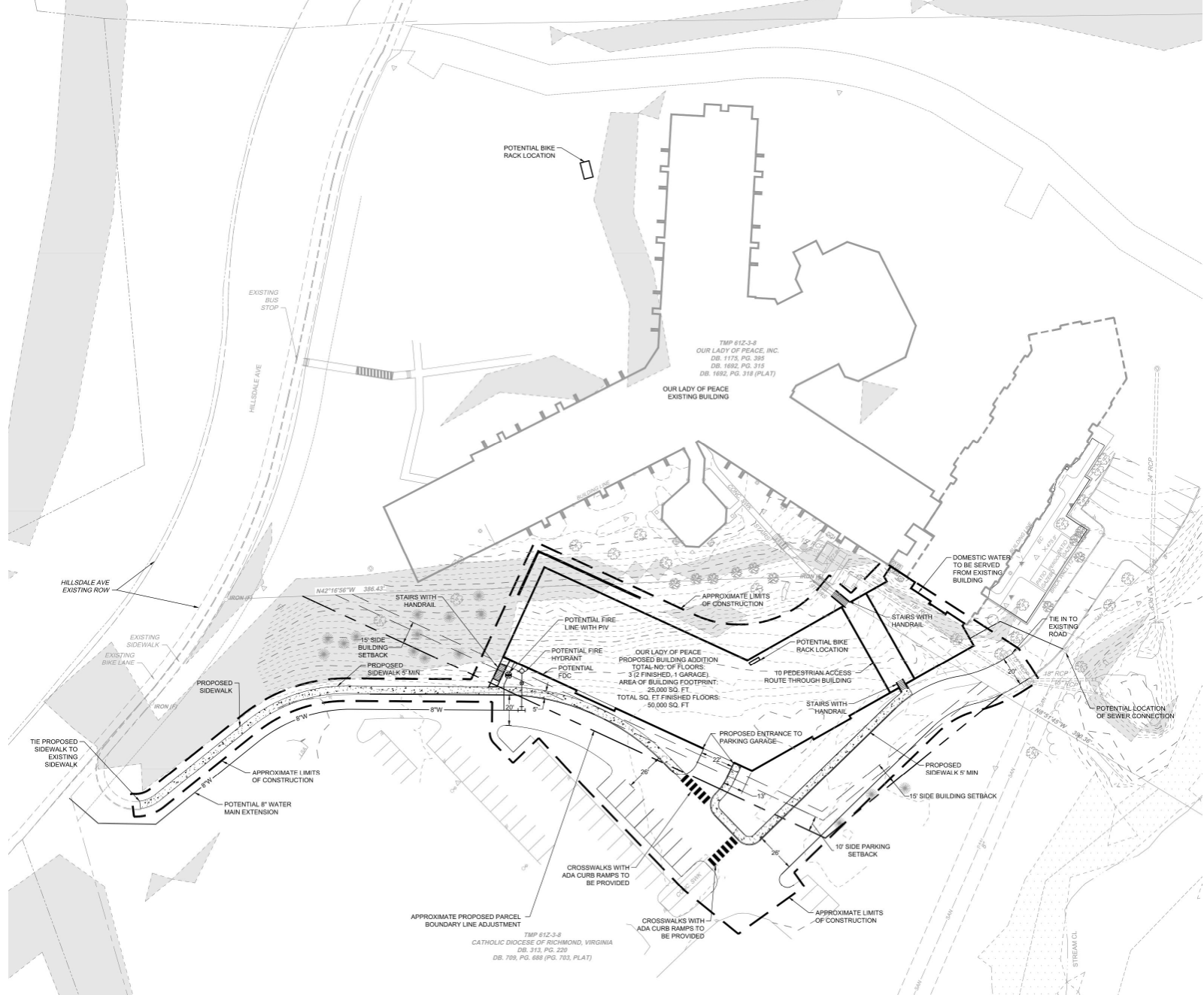
Independent Living	25
Assisted Living	84
Assisted Living Memory Care	24
Nursing Home	30

Proposed:

Independent Living	25
Assisted Living	84
Assisted Living Memory Care	44
Nursing Home	64

Expansion allows addition of

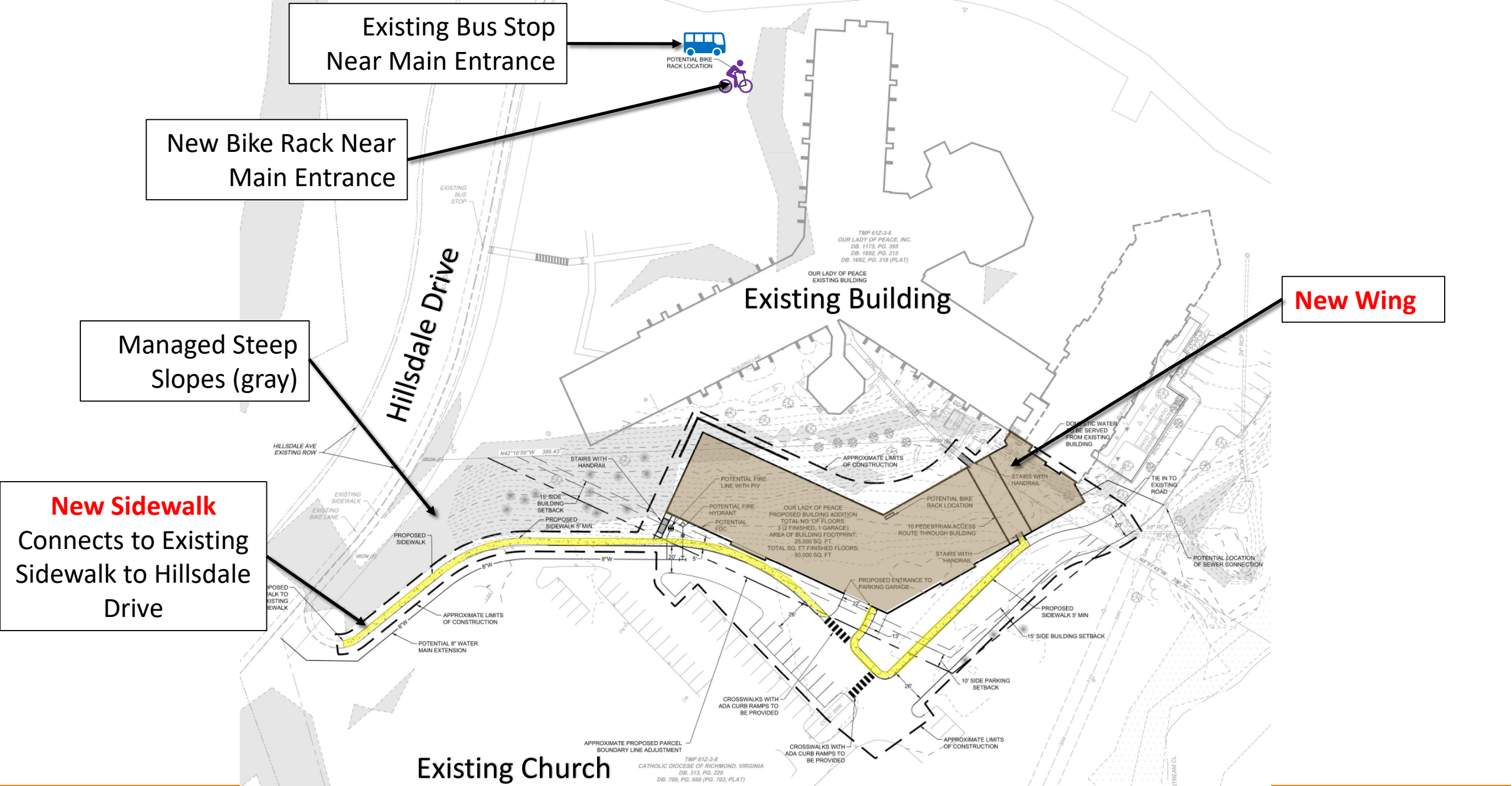
- 20 New Memory Care units**
- 34 New private skilled nursing home beds with ADA bathrooms**



TOTAL UNITS INCREASED FROM 163 TO 217

New wing will include a parking garage with pedestrian passage from sidewalks south of the building through to the courtyard.





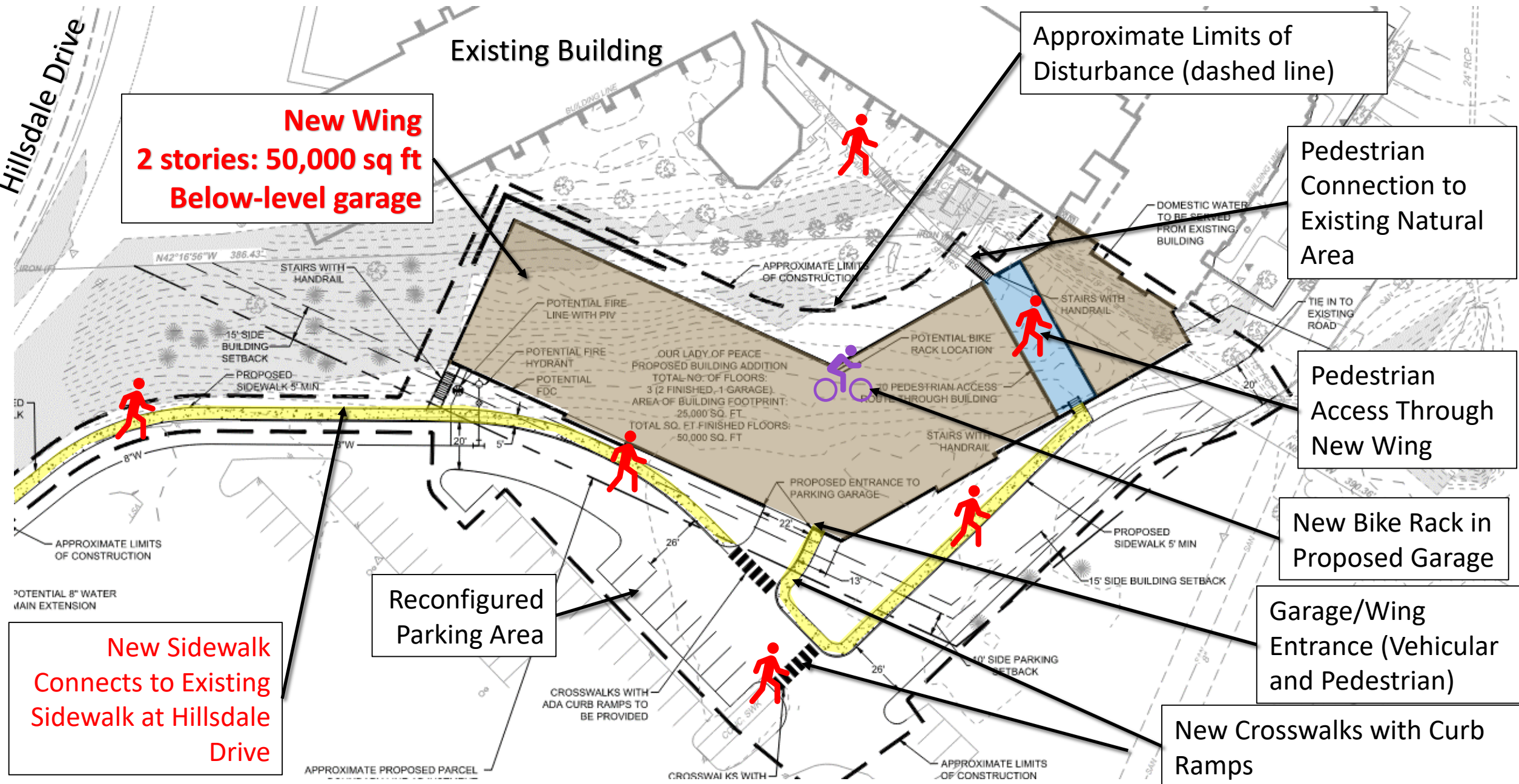
Existing Bus Stop
Near Main Entrance

New Bike Rack Near
Main Entrance

Managed Steep
Slopes (gray)

New Sidewalk
Connects to Existing
Sidewalk to Hillsdale
Drive

New Wing



New Wing
2 stories: 50,000 sq ft
Below-level garage

Approximate Limits of Disturbance (dashed line)

Pedestrian Connection to Existing Natural Area

Pedestrian Access Through New Wing

New Bike Rack in Proposed Garage

Garage/Wing Entrance (Vehicular and Pedestrian)

New Crosswalks with Curb Ramps

Reconfigured Parking Area

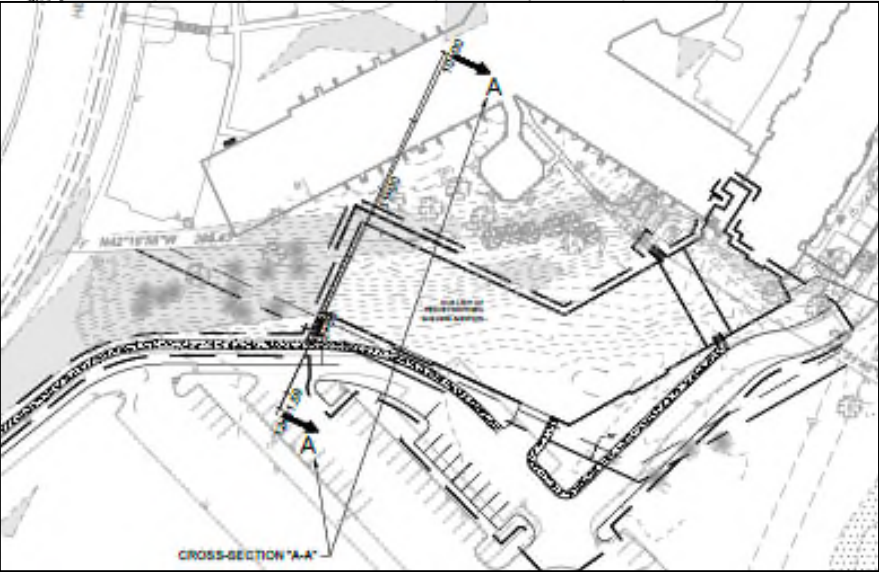
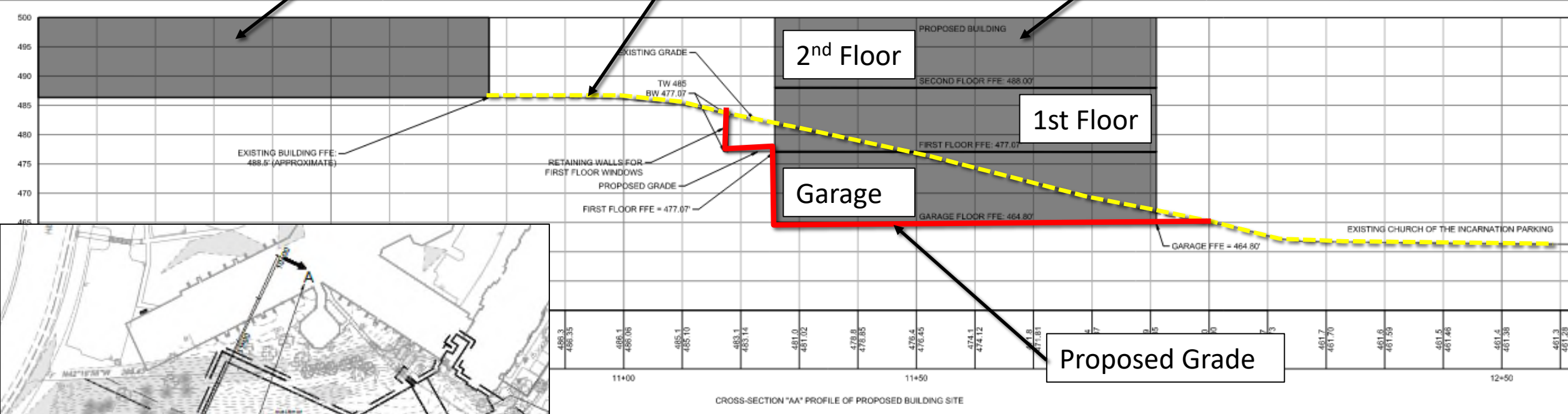
New Sidewalk Connects to Existing Sidewalk at Hillsdale Drive

Proposal Enlargement

Existing Building

Existing Grade

New Wing







Proposed Grade

Building Stepdown on Slope

LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY						
				ADT	AM PEAK HOUR			PM PEAK HOUR		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Existing										
Independent Living (Senior Adult Housing) - Apartments	252	25	Beds	81	2	3	5	4	2	6
Assisted Living	254	84	Beds	218	9	6	15	8	12	20
Assisted Living Memory Care	254	24	Beds	62	3	1	4	2	4	6
Nursing Home	620	30	Beds	92	3	1	4	1	3	4
TOTAL		163		454	17	12	29	15	21	36
Proposed										
Independent Living (Senior Adult Housing) - Apartments	252	25	Beds	81	2	3	5	4	2	6
Assisted Living	254	84	Beds	218	9	6	15	8	12	20
Assisted Living Memory Care	254	44	Beds	114	5	3	8	4	7	11
Nursing Home	620	64	Beds	196	6	3	9	3	6	9
TOTAL		217		610	22	15	37	19	27	46
Net Difference - Trips				156	5	3	8	4	6	10
% Difference				34.4%	29.4%	28.9%	29.2%	26.7%	26.0%	26.3%

SOURCE: Institute of Transportation Engineers' *Trip Generation Manual* 11th Edition (2021)

Parking Required for Project and Church

<p>REQUIRED PARKING:</p>	<p>CHURCH OF THE INCARNATION (REF. SDP 199800083) 1 SPACE PER 4 SANCTUARY SEATS =</p>	<p>115 REQUIRED SPACES (460 SEAT SANCTUARY)</p>	
	<p>OUR LADY OF PEACE NEW ADDITION: ASSISTED LIVING FACILITY 20 UNITS x 1 SPACE/3 UNITS = 7 SPACES 5 EMPLOYEES ON LARGEST SHIFT = 5 SPACES</p>		
	<p>SKILLED NURSING FACILITY: 34 UNITS x 1 SPACE/4 UNITS = 9 SPACES 9 EMPLOYEES ON LARGEST SHIFT = 9 SPACES</p>		
	<p>TOTAL ADDITION:</p>	<p>30 SPACES</p>	
<p>PROVIDED PARKING:</p>	<p>CHURCH OF THE INCARNATION: SPACES REMOVED: SPACES REPLACED: SPACES REMAINING:</p>	<p>219 SPACES (REF. SDP199800083) 23 SPACES 9 SPACES 205 SPACES</p>	
	<p>OUR LADY OF PEACE ADDITION:</p>	<p>38 SPACES PROVIDED IN PARKING GARAGE</p>	



Transit Stops in the Area of Our Lady of Peace

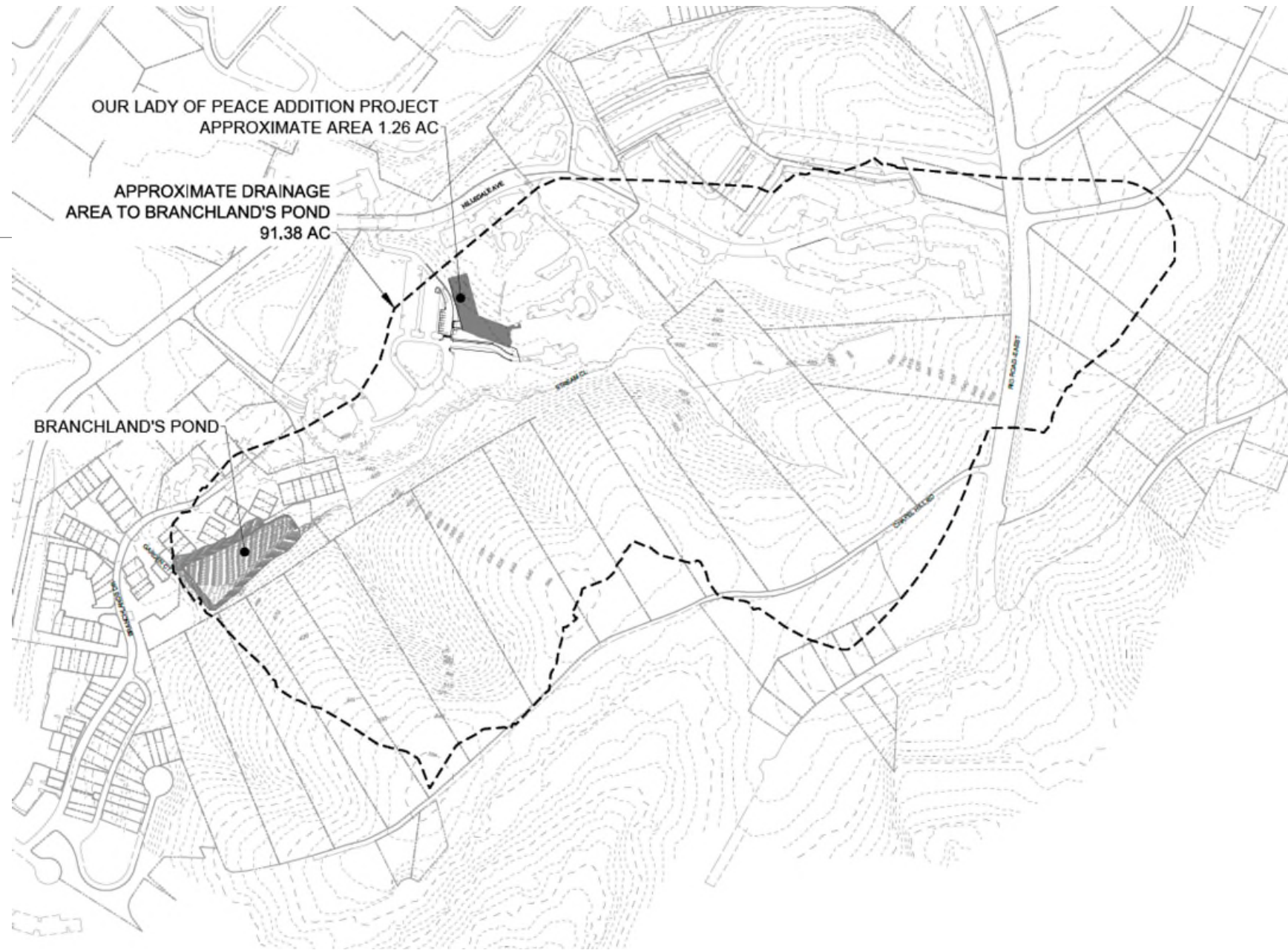
- No impact on Preserved Steep Slopes (green).
- The disturbance of the Managed Steep Slopes (yellow) will be in accordance with the design standards for managed slopes.
- Stormwater management will be designed in accordance with the County WPO/VSMP and State requirements.
- Trees to be removed consist mainly of pine trees in poor health on the hillside between the Church and Our Lady of Peace. Re-plantings pursuant to County landscape regulations.

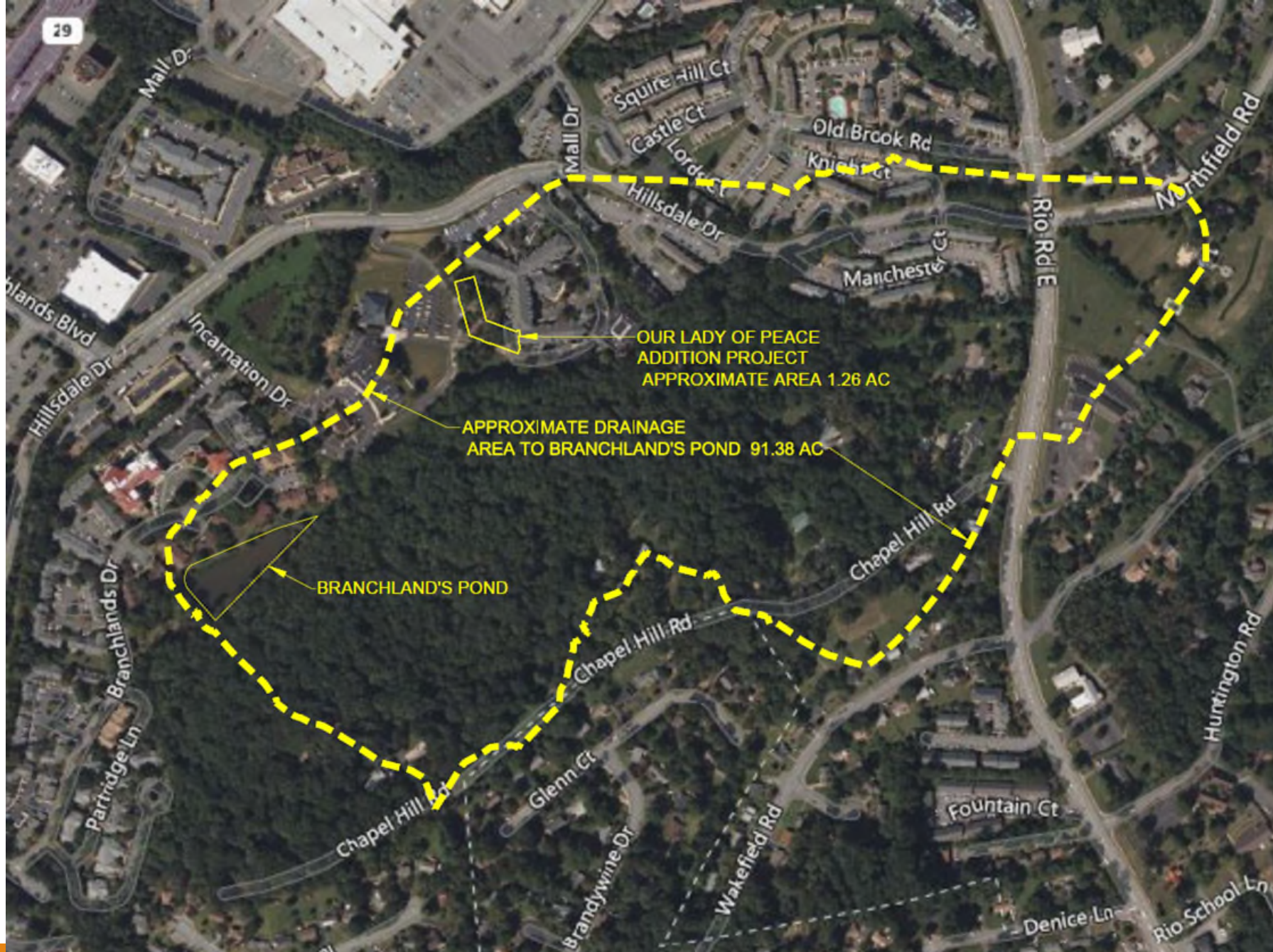


- Peak flow of 1-year storm of disturbed area will be reduced per state storm water requirements. Initial calculations show that a reduction of 20%-50% will be required.
- 10-year storm must be held to pre-construction conditions
- Method(s) to be determined during site planning
- Project site's contributing drainage area is less than 2% of the off-site pond area



Drainage Area for Branchlands Pond





BRANCHLANDS POND DRAINAGE AREA



STREAM RESTORATION (2018 PRE-RESTORATION)



POST-RESTORATION 2019

STREAM
RESTORATION 2019
(CURRENT VIEWS)



Mixture of uses: within the PUD area, including office, commercial, retail, daycare, multifamily and townhomes

Neighborhood Center: Part of larger neighborhood with Fashion Square Mall and shops along Branchlands serving as Centers within walking/biking distance.

Mixture of housing types and affordability: within the project (senior living apartments, assisted living, nursing home) and surrounding the project (apartments, townhomes).

Interconnected Streets and Transportation Networks: two entrances from Hillsdale Drive; new parking accessible from the Church; existing pedestrian access from the Church to remain; new sidewalks from Hillsdale to parking garage, through to courtyard.

Multi-Model Transportation Opportunities: existing pedestrian and bike facilities along Hillsdale; multiple transit stops, new bike rack proposed.

Parks, Recreational Amenities, Open Space: development is interior to the parcels; OLP provides common areas and amenities for residents within courtyards and buildings.

Buildings and Spaces of Human Scale: PUD permits 65' maximum; proposed addition will be approximately 46' in two stories + parking level; architectural features and detailing to eliminate blank walls and add visual interest.

Relegated parking: parking will be on the ground floor of the addition, not visible from Hillsdale Drive.

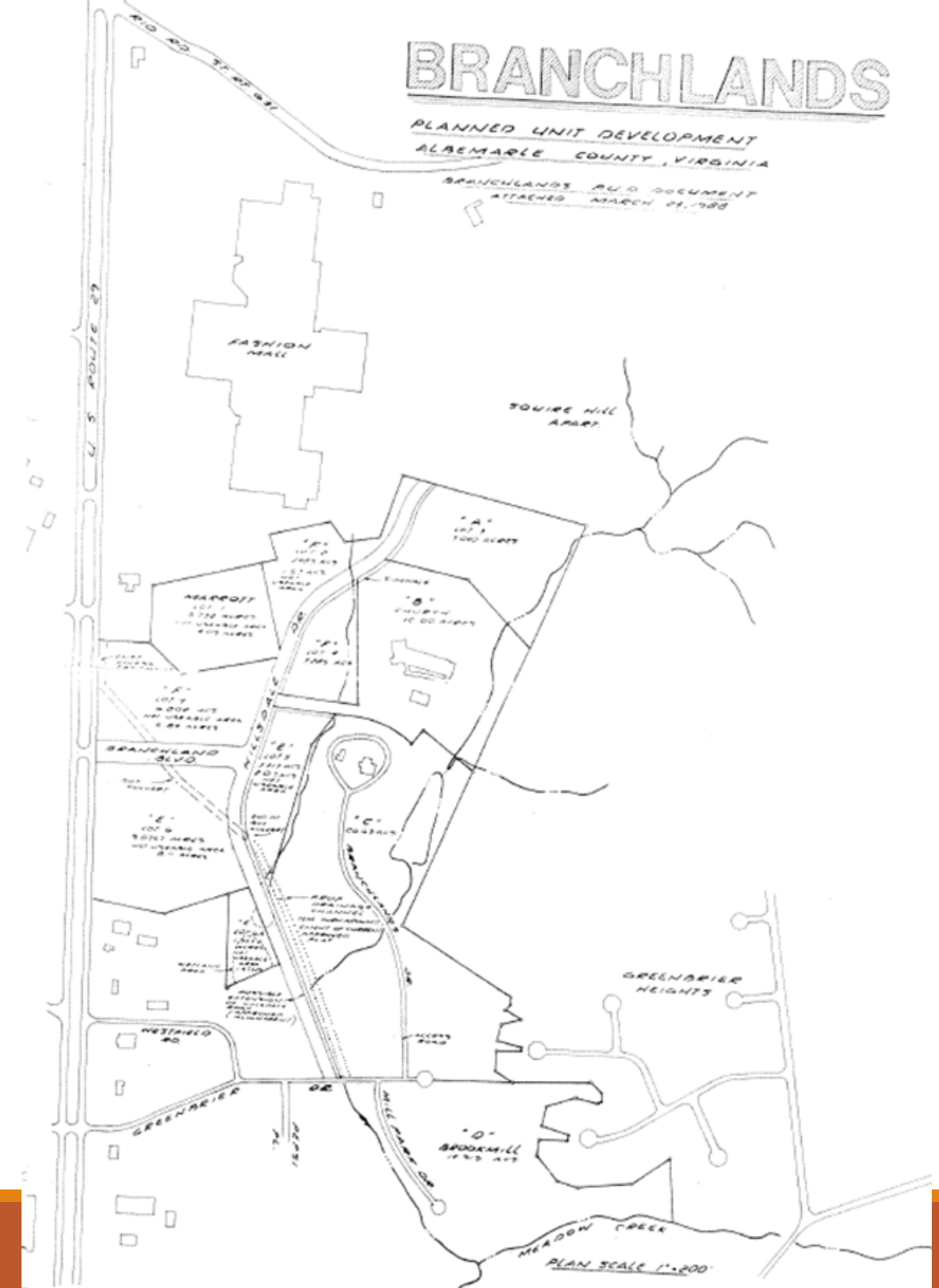
Redevelopment: addition is proposed for a vacant area between the Church of the Incarnation and OLP (not applicable).

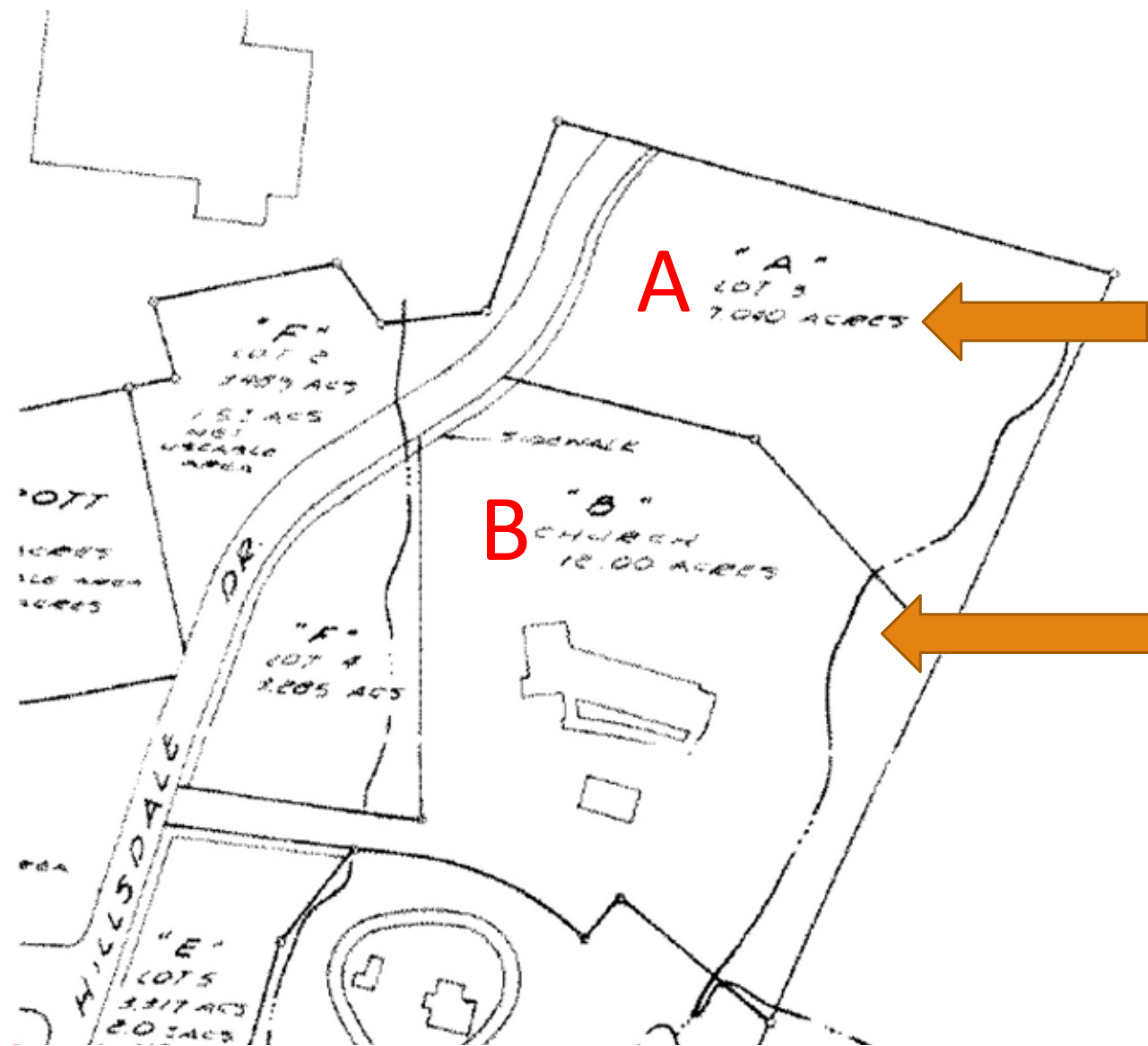
Respecting terrain: no impact on preserved slopes; impact on managed slopes will meet regulations; addition will step down the hill and use the terrain in its design.

Special Exceptions for Modifications to ZMA 1988-007 Branchlands PUD

SE 2024-006 and SE2024-007

- To revise the (a) acreage and (b) permitted uses designated for Areas A and B of the Branchlands PUD (ZMA 88-7)





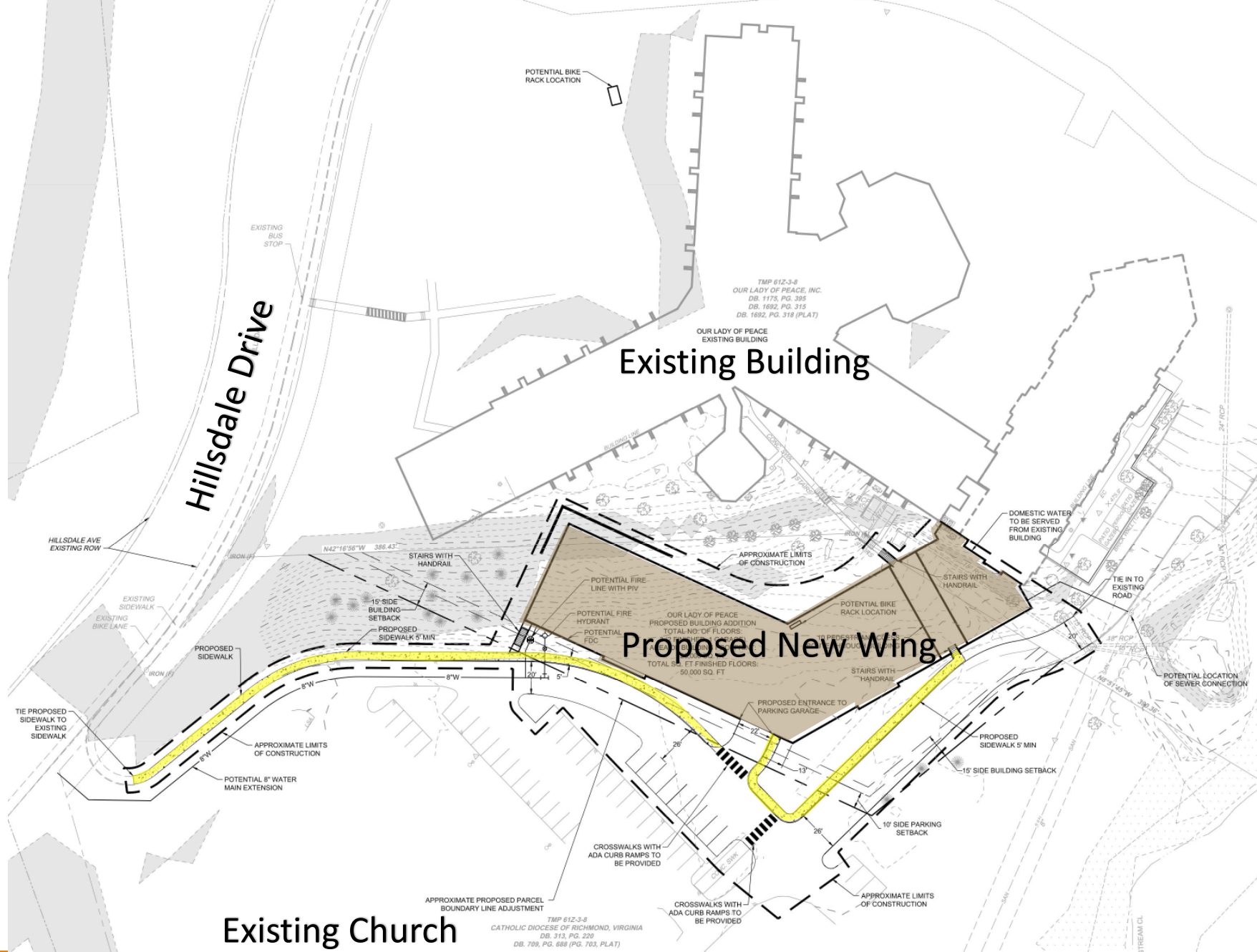
Parcel A designated as 7.04 acres for dwelling units (now 6.95 acres)

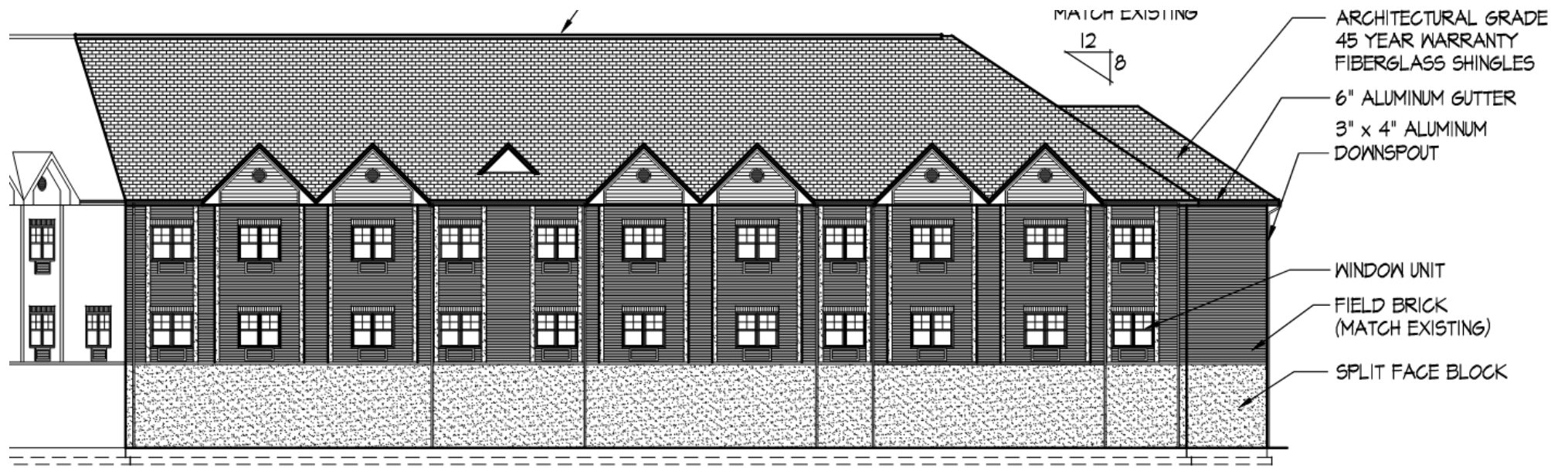
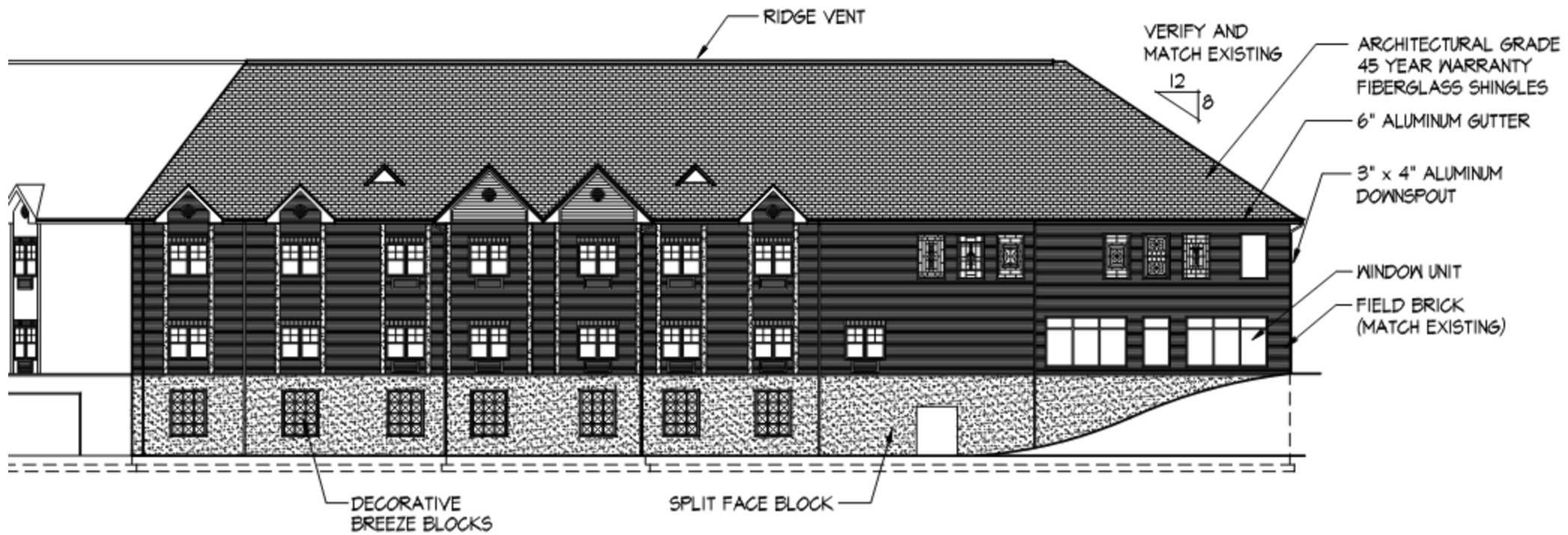
Parcel B designated as 12.00 acres for Church (now 12.51 acres)

➤ **Boundary Line Adjustment will add approximately 1 acre to Parcel A to be used for assisted living and nursing home**

Thank you

Questions?





Illustrative Elevations of New Wing





Prior Zoning Actions

July 6, 1988: ZMA 88-7 Amends 1980 ZMA 80-26 Branchlands PUD Application Plan and Conditions of SP 80-63

- Area A = 82 Dwellings or 106 low / moderate cost units
- Area B = Church

September 5, 1990: SP 90-85 to allow an “elderly housing nursing facility and adult day care” limited to 64 independent living units and 52 assisted living units with not more than 16 units (**30 beds**) to be intermediate care nursing + 34 PRIVATE ROOMS

November 12, 1997: SP 97-42 amended SP 90-85 to allow, additionally, “an Alzheimer care” (also referred to as dementia care) facility of 16 units (**not to exceed 24 residents**) + 20 UNITS

1998 Plat Showing Existing Access Road over Church Property

