

SPECIAL USE PERMIT

SP2020-00015

AN AMENDMENT TO SP2008-009

CONCEPT PLAN

ANIMAL WELLNESS CENTER

56A2-01-00-7

project ID: 20.005

REVISED 15 JANUARY 2021

Revised 6 January 2021

Revised 7 December 2020

Revised 19 October 2020

Submitted 20 July 2020

Context Map

Sheet 1 of 7

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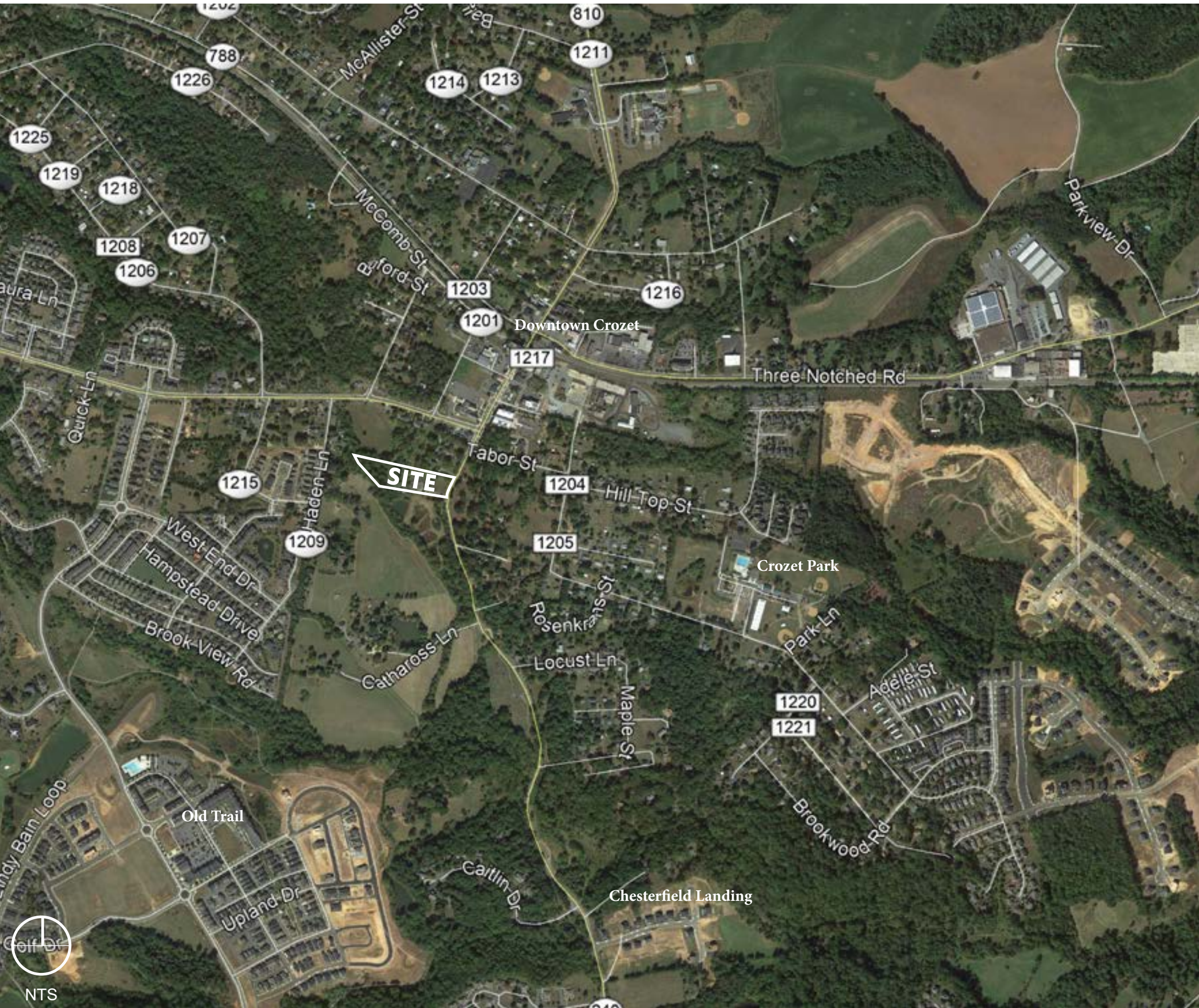


Image provided by Google Maps

ANIMAL WELLNESS CENTER

SITE & SP DETAILS

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OWNER

Annamae Holdings LLC
1514 Ballard Drive
Crozet, VA 22932

DEVELOPER

Animal Wellness Center, Inc.
1100 Crozet Avenue
Crozet, VA 22932

TMP

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ACREAGE

3.4

BUILDABLE ACREAGE

Acreage outside of easements, floodplain, stream buffer:
1.475 (approximate)

MAGISTERIAL DISTRICT

White Hall

STEEP SLOPES & STREAM BUFFER

There are no steep slopes present on the property. A stream buffer is present on the property.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary shown per approved SP2008-009, survey prepared by: S.L. Key, Inc, March 2008. Four (4) foot contour interval topography from Albemarle County GIS.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0229D), this property does lie within a Zone AE 100-year flood plain.

WATER SUPPLY WATERSHED

Licking Hole Creek Watershed Supply Watershed

WATER AND SANITARY SERVICES

Provided by Albemarle County Service Authority (ACSA)

USE

EXISTING: Veterinary Office
PROPOSED: Veterinary Office with Overnight Boarding, Approximately 3,600 SF one-story building expansion to existing building and proposed future development/phase

ZONING

EXISTING: Downtown Crozet District
OVERLAY: Entrance Corridor, Floodplain
COMPREHENSIVE PLAN: Downtown, Greenspace

DAM BREAK INUNDATION ZONE

The property is within a state dam break inundation zone.

ITE TRIP GENERATION 10TH EDITION

Use	Land Use Code	IV	AM PEAK			PM PEAK			Daily Total
			In	Out	Total	In	Out	Total	
Animal Hospital/ Veterinary Clinic	640	20 Employees	21	16	37	11	14	25	254

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DOWNTOWN CROZET DISTRICT AREA & BULK REGULATIONS

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Building Setbacks	
Primary Buildings	
Front - Minimum	1'
Front - Maximum	10 feet, except up to 20 feet with administrative modification (See subsection 20B.3(H))
Side - Minimum except from accessway or alley	0'
Side - Minimum from accessway or alley	3', except 1' within a building facade break
Side - Maximum	*
Rear - Minimum	0'

Building Setbacks	
Secondary Buildings	
Front - Minimum	1'
Front - Maximum	Prevailing building pattern, as determined by director of planning
Side - Minimum except from accessway or alley	0'
Side - Minimum from accessway or alley	3', except 1' within a building facade break
Side - Maximum	Prevailing building pattern, as determined by director of planning
Rear - Minimum	0' (See also subsection 20B.3(C) for corner lots)

Parking Setbacks	
Front - Minimum (Primary Use - Stand Alone Parking)	Same as maximum front building setback (10', except up to 20' with modification (see subsection 20B.3(J)))
Front - Minimum (Accessory Use)	No closer to the right-of-way than any existing or proposed primary structure on the lot. Parking areas shall be located to the rear and/or side of the primary structures, as viewed from the right-of-way to which the lot abuts
Side - Minimum (Primary Use - Stand Alone Parking)	0'
Side - Minimum (Accessory Use)	3'
Rear (Minimum)	0'

Building Height	
Minimum Height (By-Right)	30' or 2 stories
Minimum Height (By Special Use Permit)	1 story
Maximum Height (By-Right)	50' or 4 stories
Maximum Height (By Special Use Permit)	70' or 6 stories

*See Waivers + Modifications below

STEPBACKS

FRONT MINIMUM: Floors above 40' or the third story shall be stepped back a minimum of 15'.

BUILDING FACADE BREAKS

FRONT MINIMUM: Every 200 linear feet (see section 20B.3(E)), except with administrative waiver (see section 20B.3(H)).

LOT SIZE

Minimum 1500 sq. ft.

DENSITY

RESIDENTIAL MAXIMUM: 36 dwelling units per acre

FRONTAGE

MINIMUM: None

WAIVERS + MODIFICATIONS

In accordance with Section 20B.3(H):

Section 20B.3(A) - No maximum side setback proposed

In accordance with Section 5.1(A):

Section 5.1.11(B) - Less than 200' building separation to any agricultural or residential lot line

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EXISTING CONDITIONS AERIAL

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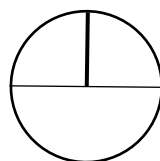


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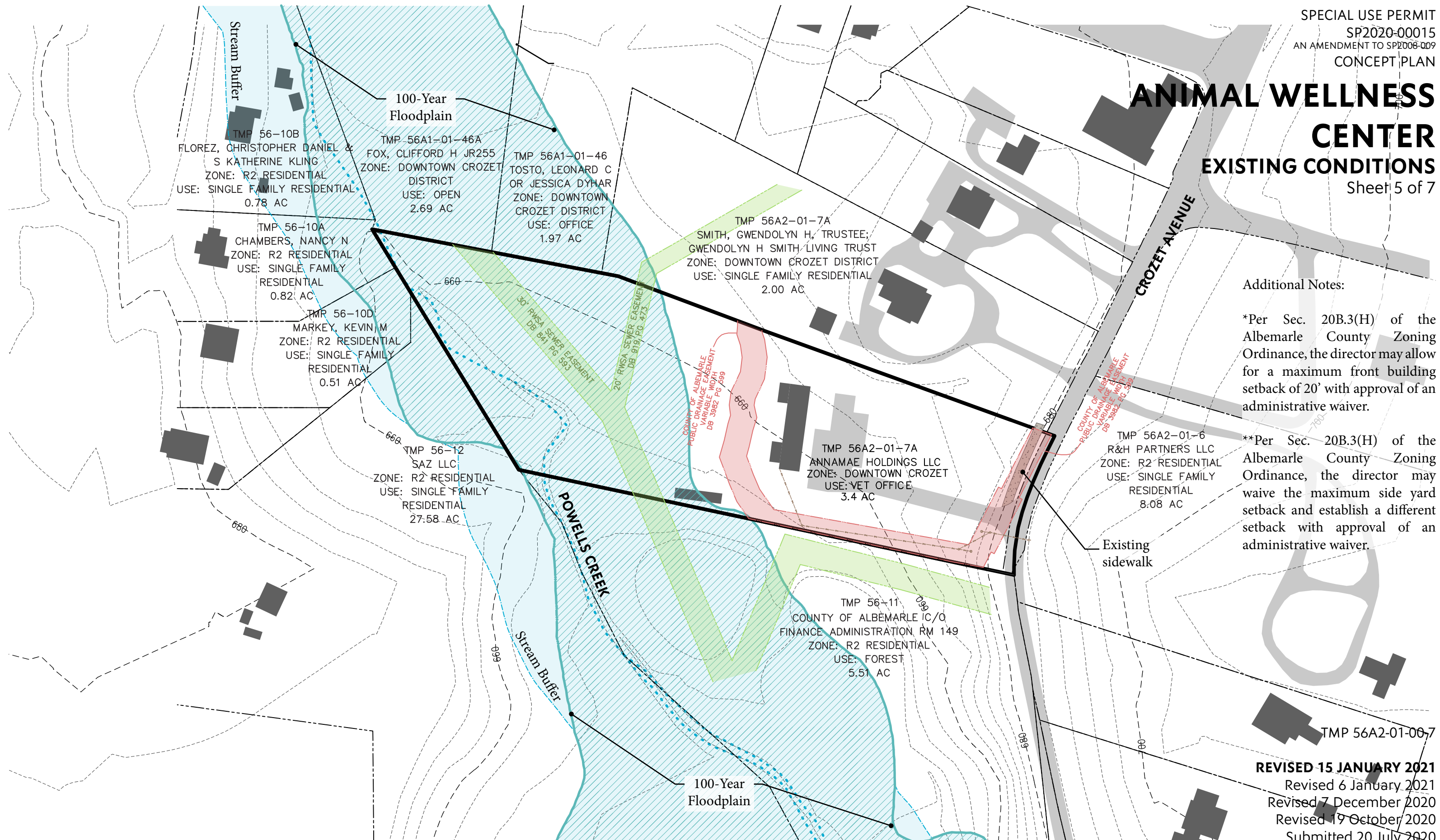
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ANIMAL WELLNESS CENTER

EXISTING CONDITIONS

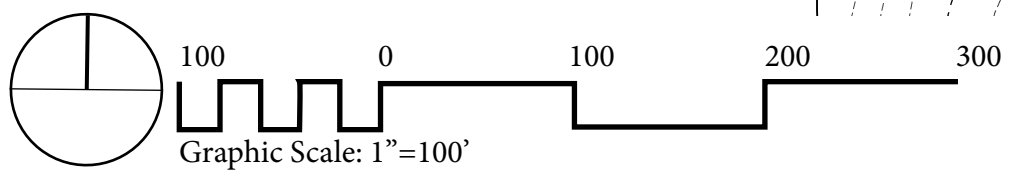
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Additional Notes:

*Per Sec. 20B.3(H) of the Albemarle County Zoning Ordinance, the director may allow for a maximum front building setback of 20' with approval of an administrative waiver.

**Per Sec. 20B.3(H) of the Albemarle County Zoning Ordinance, the director may waive the maximum side yard setback and establish a different setback with approval of an administrative waiver.



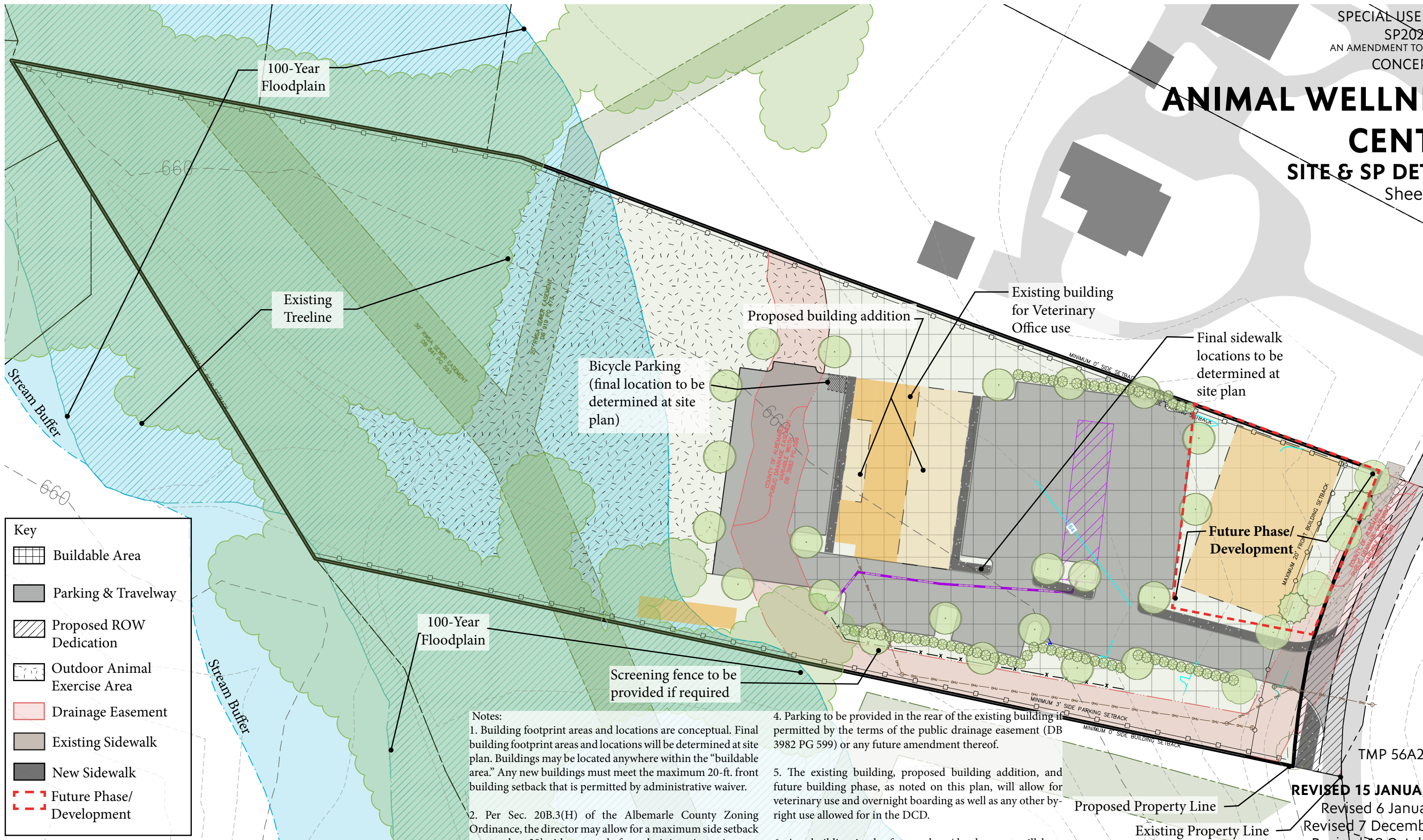
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SITE & SP DETAILS

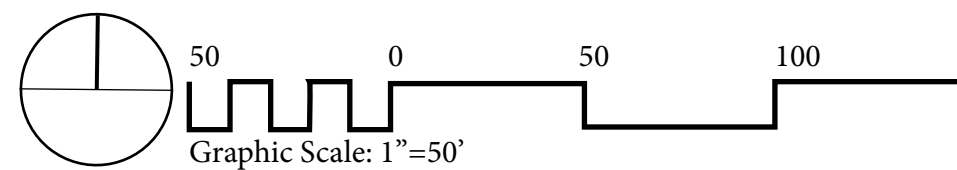
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Key

- Buildable Area
- Parking & Travelway
- Proposed ROW Dedication
- Outdoor Animal Exercise Area
- Drainage Easement
- Existing Sidewalk
- New Sidewalk
- Future Phase/Development

- Notes:**
1. Building footprint areas and locations are conceptual. Final building footprint areas and locations will be determined at site plan. Buildings may be located anywhere within the "buildable area." Any new buildings must meet the maximum 20-ft. front building setback that is permitted by administrative waiver.
 2. Per Sec. 20B.3(H) of the Albemarle County Zoning Ordinance, the director may allow for a maximum side setback greater than 20' with approval of an administrative waiver.
 3. Per Sec. 20B.3(B) of the Albemarle County Zoning Ordinance, a special exception is not required to expand the existing parking area
 4. Parking to be provided in the rear of the existing building if permitted by the terms of the public drainage easement (DB 3982 PG 599) or any future amendment thereof.
 5. The existing building, proposed building addition, and future building phase, as noted on this plan, will allow for veterinary use and overnight boarding as well as any other by-right use allowed for in the DCD.
 6. Any building in the future phase/development will be a minimum of two stories in height, as required by the DCD Area and Bulk Regulations, unless the owner obtains a special use permit for reduced building height.
 7. "Proposed building addition" as noted on this plan, accounts for an approximately 3,600 square foot one-story building addition to the existing building.



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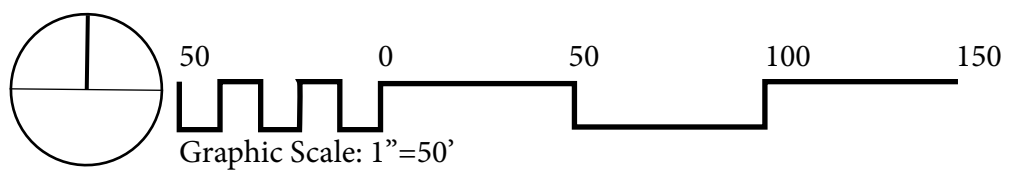
CONCEPTUAL INTERIM CONDITION

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Key

- Existing Landscape
- New Landscape



Notes:
 1. Parking to be provided in the rear of the existing building if permitted by the terms of the public drainage easement (DB 3982 PG 599) or any future amendment thereof.

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