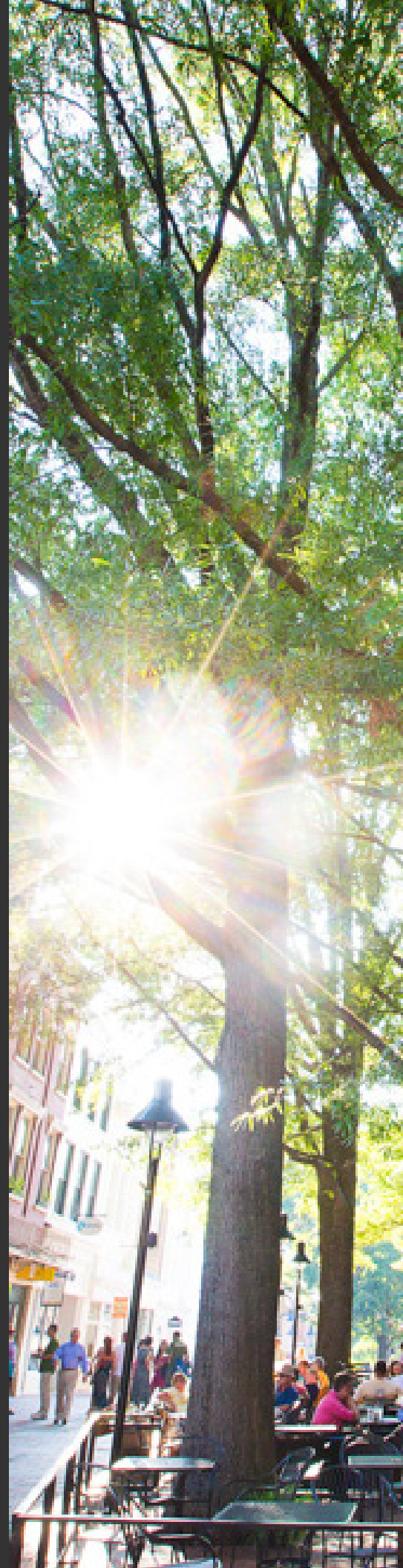


Knight Berkshire Mixed Use

Special Use Permit Application

Board of Supervisors Meeting • November 2024



LINE AND GRADE

Board of Supervisors Meeting

SPECIAL USE PERMIT

I. BACKGROUND

Context and Location

Existing Site Layout and Operations

II. PROPOSAL

Proposed Site Layout

Proposed Site Operations

Special Exceptions

Consistency With Comprehensive Plan

I. BACKGROUND

Context + Location

I. BACKGROUND

- Request for Special Use Permit to allow for an R-15 residential use on a C1 commercial parcel
- 615 Woodbrook Drive
1.05 acre parcel
- Surrounded by R15 zoning to the north
- C1 commercial to east and south
- R6 residential to west (Agnor Hurt Elementary School is directly adjacent to the west)
- PRD rezoning recently approved for TMP 45-90 at 34 DUA



Image 1 - Subject parcel, source: Albemarle County GIS

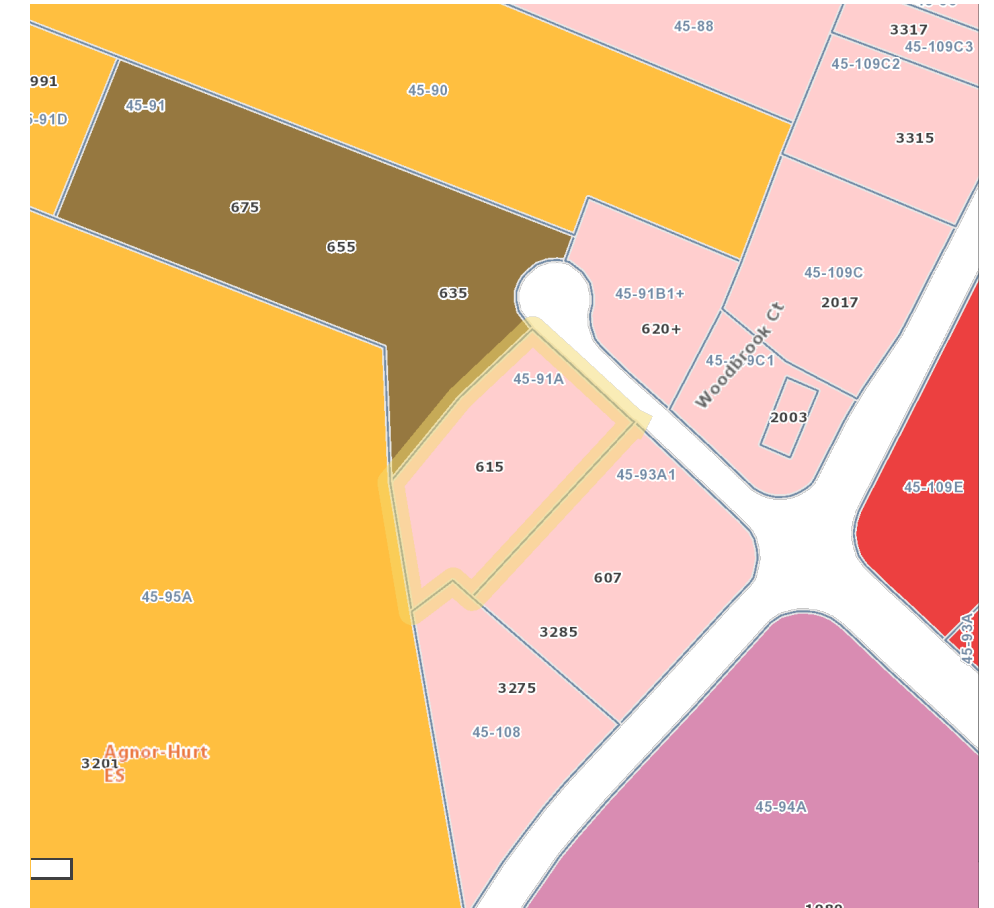


Image 2 - Existing Zoning Map, source: Albemarle County GIS

LEGEND

	R6 RESIDENTIAL
	R15 RESIDENTIAL
	C1 COMMERCIAL
	PLANNED DEV. SHOPPING CENTER
	HIGHWAY COMMERCIAL

Existing Site Layout and Operations

I. BACKGROUND

- 1-story building, ~ 6,500 sf, currently used as a dental office with a rental office space in the rear
- 23 parking spaces
- Open from 8am to 5pm Monday - Thursday
- 8 employees per shift and approximately 3 patients per hour on site
- The proposed dentist operation is to match current operations



Image 3 - Survey of subject property provided by Roger W. Ray and associates

Existing Site Layout and Operations

I. BACKGROUND

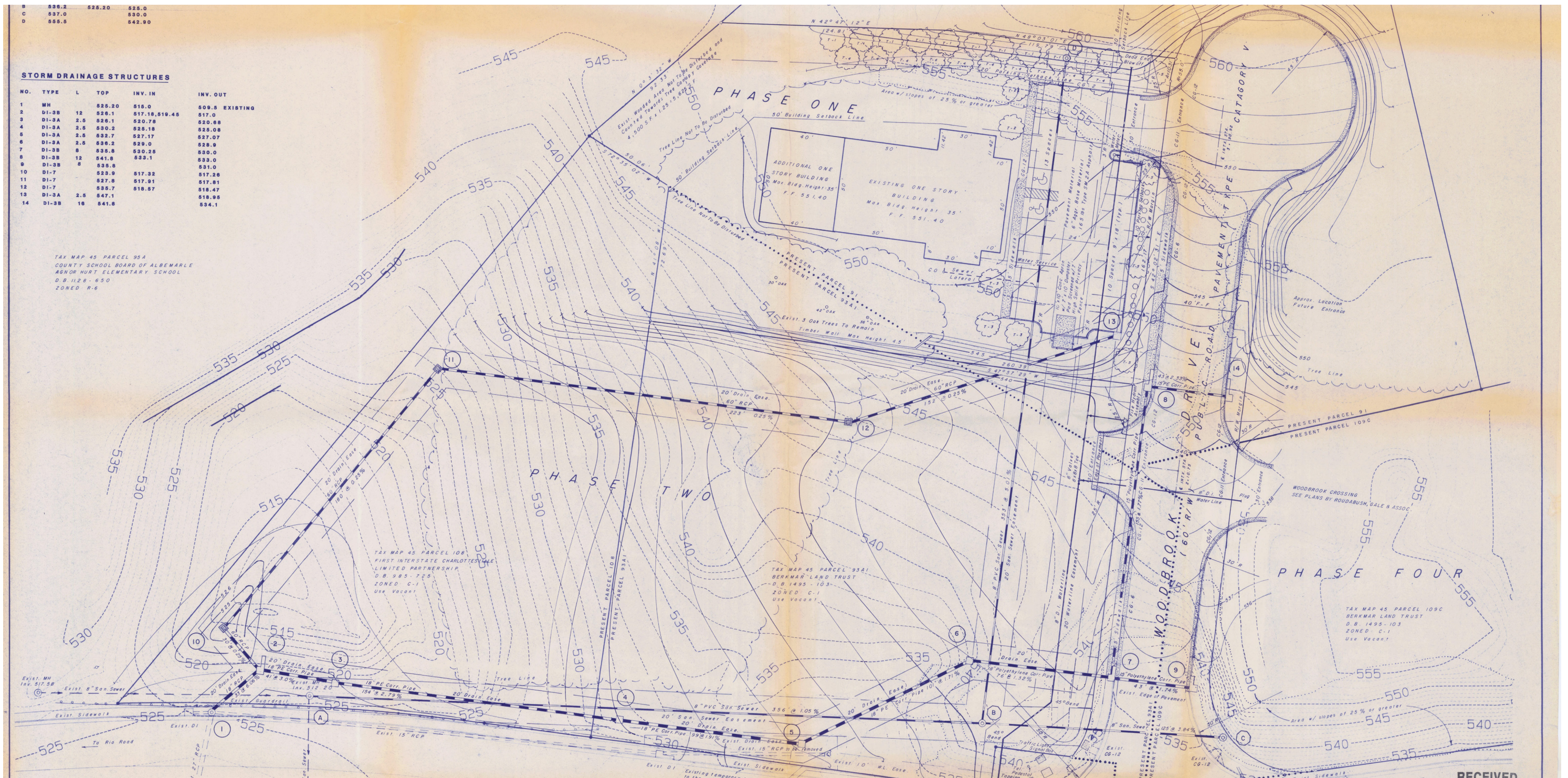


Image 4 - SDP199500115 Original Approved Site Plan

II. PROPOSAL

Proposed Site Layout

II. PROPOSAL

- Existing parking area to remain
- Building to be demolished and relocated closer to the SE property
- Maximum footprint of the proposed building is approximately 7,880 sf
- The new building is proposed beyond the 30' maximum setback from Woodbrook Drive to avoid utility conflicts
- Additional parking provided in rear (total 37 spaces)
- Max. 4 stories

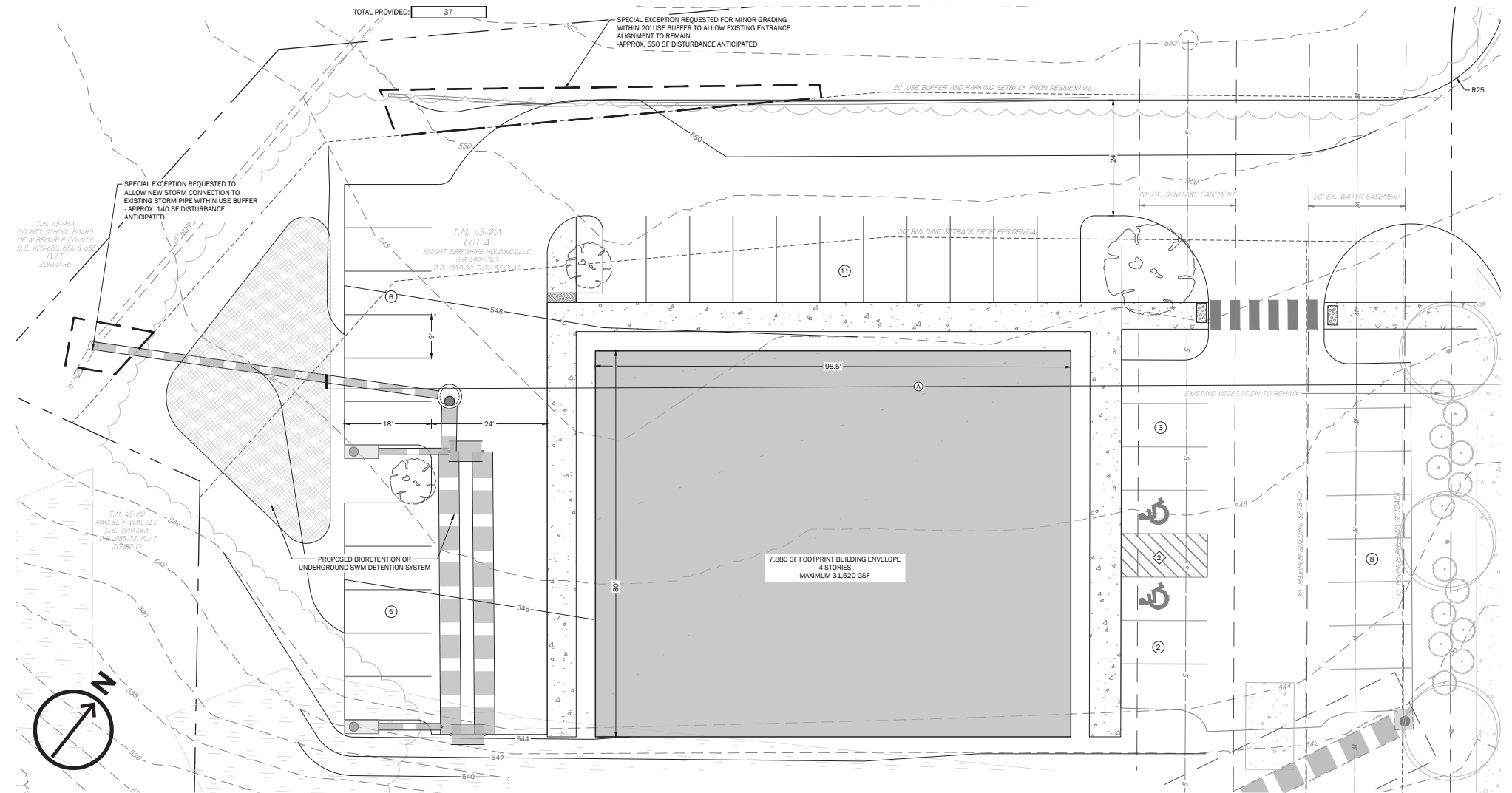


Image 5 - Concept Plan

Proposed Site Operations

II. PROPOSAL

- Dentist office to remain on ground floor, but the size will likely be reduced from 4,500 sf to 3,000 sf
- Up to 15 residential units will be added (20% affordable)
- Shared parking agreement between dentist and residential use to reduce overall required parking by 35%
- Increase in peak hour traffic of approximately 8 trips

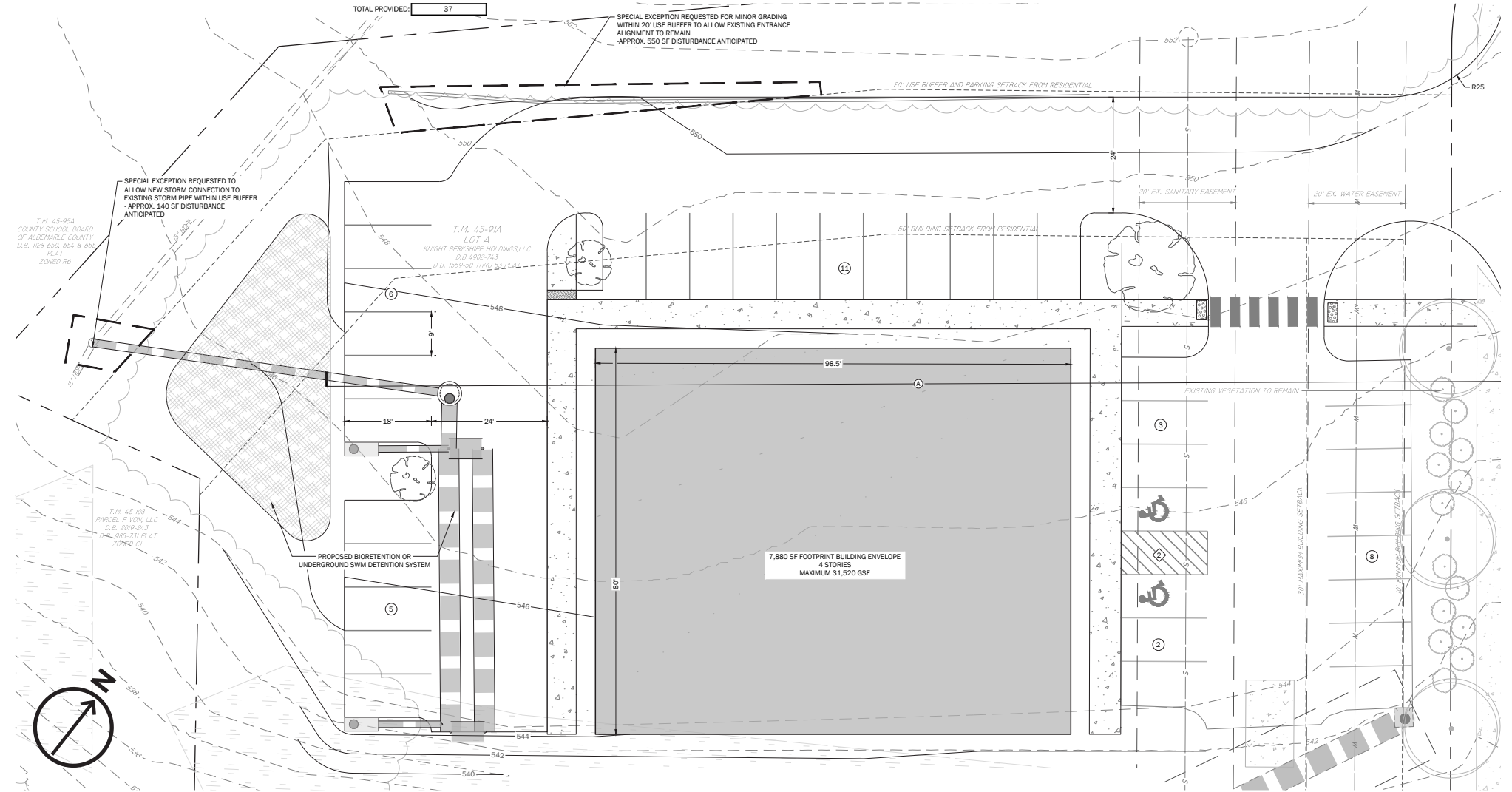


Image 5 - Concept Plan

USE	PARKING REQUIRED		
	REQUIRED RATE	QUANTITY	REQUIRED SPACES
Dental Clinic	1 space / 175 sf	3000 sf	17
Multifamily, 2+ BR units	2 spaces / unit	15 Unit(s)	30
TOTAL REQUIRED:			47
REQUIRED W/ 35% REDUCTION:			31
TOTAL PROVIDED:			37

Table 1 - Calculations for parking requirements in the proposed condition

Minimum Use Buffer Adjacent to Residential

- requested to allow for two separate encroachments into the 20ft residential use buffer
 1. Existing entrance alignment (minor encroachment)
 2. Connection to existing storm infrastructure

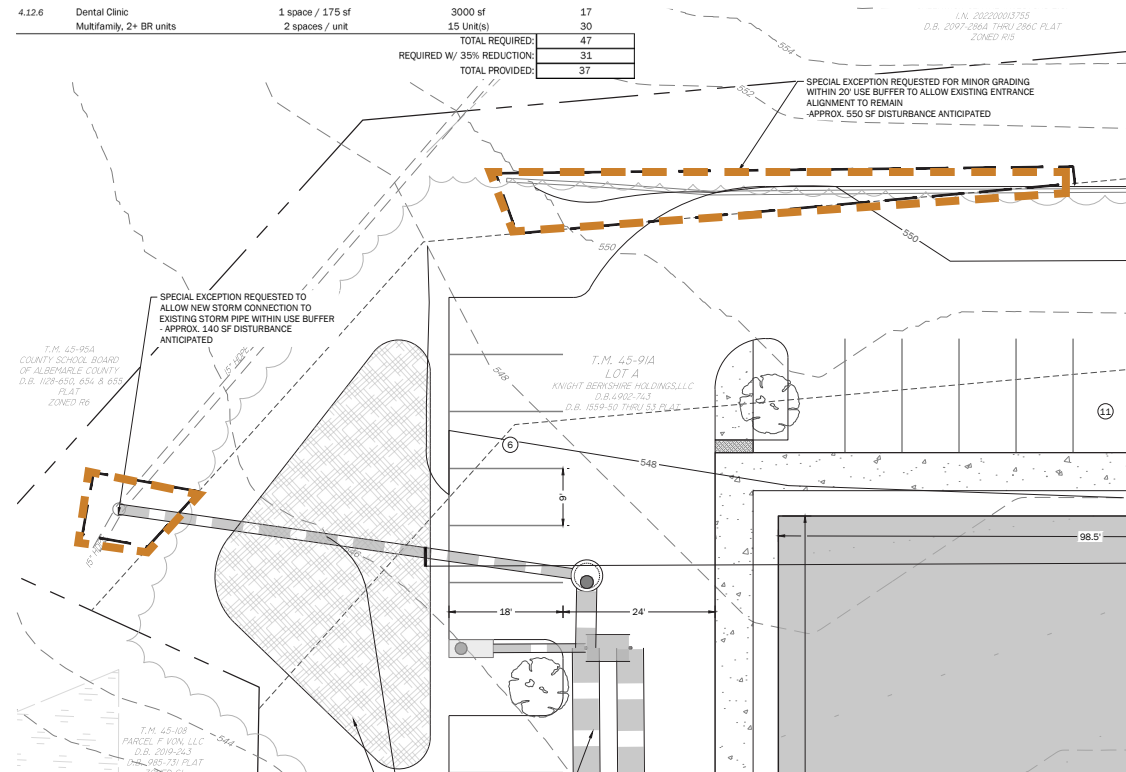


Image 6 - Concept Plan

Minimum Building Stepback

- requested to reduce the required stepback to 0 ft because the building is set far back from the sidewalk



Image 7 - Subject site and adjacent apartment complex

Note how far the existing building is set back from the road - the proposed building will be roughly the same distance but 4 stories.

Note the height of the adjacent apartment complex - 4 stories.

- The subject parcel is designated as Urban Density Residential (UDR) and currently zoned C1 commercial
- The suggested residential density for UDR is between 6-34 units per acre; the proposed maximum density of 15 DUA falls within this range
- In line with Albemarle's new 2021 Housing Policy Recommendations, the owner has elected to provide affordable housing in 20% of all new units if the development exceeds 10 units
- The current proposal designates 3 units to be affordable
- The proposed uses are not expected to have a negative impact on public facilities or surrounding properties

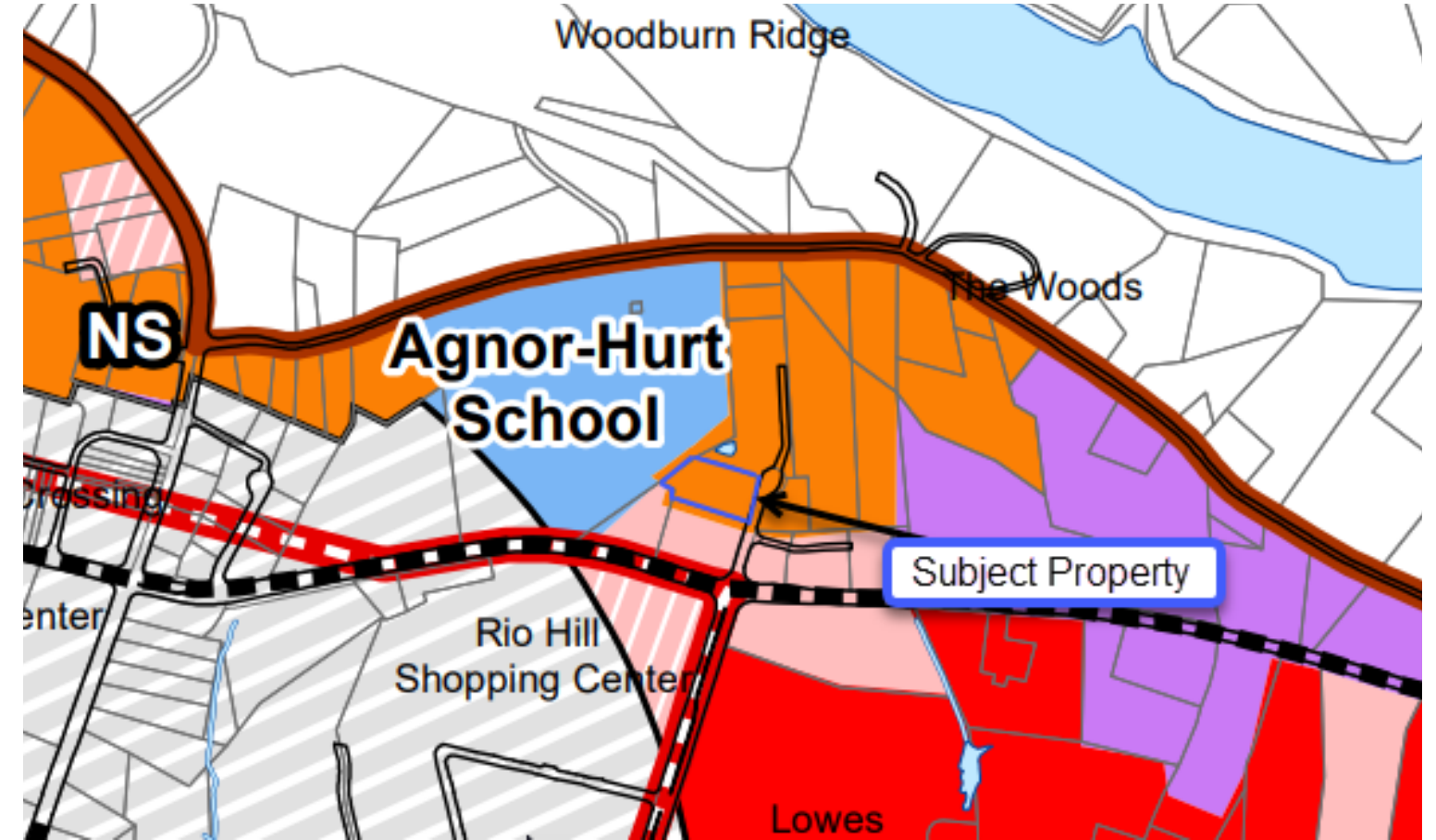
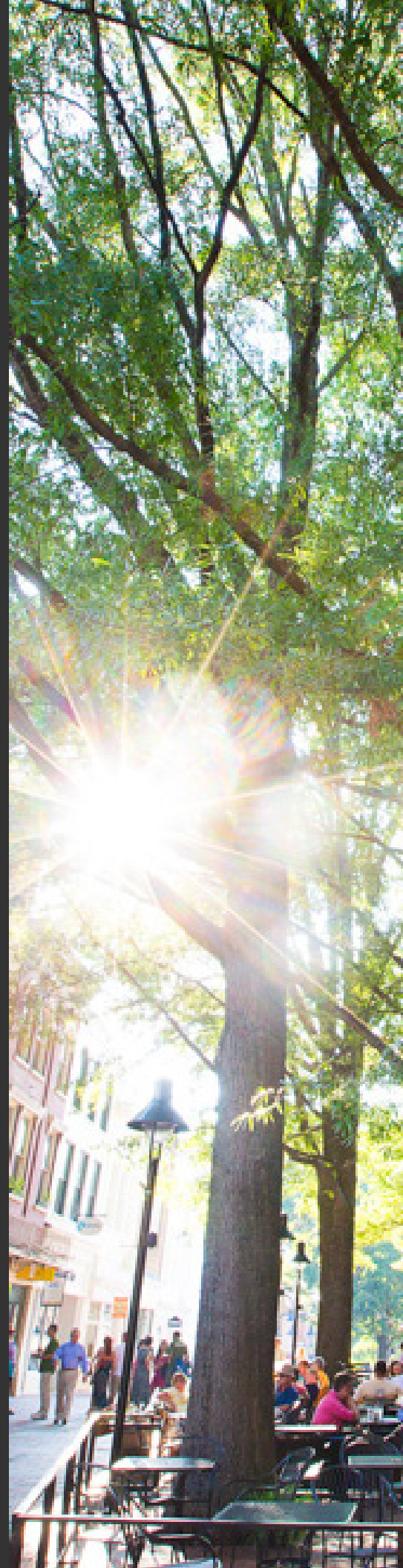


Image 8 - Comprehensive plan designation of subject property, source: Places29 Master Plan 2015

Knight Berkshire Mixed Use

Special Use Permit Application

Board of Supervisors Meeting • November 2024



LINE AND GRADE