

## 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 Use Permit Application Narrative

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### Project Details:

Applicant: Core Real Estate  
Engineer: Line and Grade Civil Engineering | Daniel C. Hyer, PE  
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

**Site Photos:**



**Photo 1 – Aerial image of subject property (courtesy of Google Maps)**



**Photo 2 – Street View as seen from Worth Crossing and Worth Park Intersection (NW of Parcel)**



*Photo 3 – Parking area. Subject property is photo-left*



*Photo 4 – Entrance of existing building*

## A. Proposal

The Applicant represents Dr. Hay's Airport Animal Clinic and seeks a permit of Special Use (SP) for a Veterinary Clinic to occupy the existing commercial office building located at the parcel 046B4-00-00-001A2, shown in Photos 1 and 2 above, hereby referred to as the Site. The Site is located within a commercial parcel within a heavily developed commercial area with the Forest Lakes development. The site occupies a corner parcel at the intersection of Worth Park and Worth Crossing. The parcel is 0.74 acres and zoned Highway Commercial (HC) - which allows Veterinary Offices and Hospitals with approval of a Special Use Permit.

Upon approval of this Special Use Permit Application Airport Animal Clinic will relocate from the current location at the corner of SR 29 and Airport Road to the commercial office building located at this Site. It is the applicant's intent that at least one of the current tenants, at the current location will also relocate to this building as well.<sup>1</sup>

As expounded upon below, this special use permit application is subject to supplemental regulations. One the criteria in the supplemental regulations specifies that a veterinary practice should be at least 200 feet from an adjacent residential parcel boundary. In the case of this parcel, the measured distance between the entrance of the veterinary facility and the adjacent to a single-family attached residential parcel boundary is less than 200 linear feet. This is graphically indicated in the Site Plan included in Appendix A.

The Applicant intends to renovate the existing building in order to provide a 3,000 SF animal clinic (the Architectural floor plans are included in Appendix B). The renovation does not propose any expansion of the existing building footprint nor any outdoor improvements. The entire building footprint is approximately 3,700 SF. The remaining building area not dedicated to this veterinary practice area will be for the tenant relationship identified above.

The building renovation will make use of sound attenuating construction techniques and materials. Given the fact that the building has not yet been renovated, nor is it occupied by the veterinary practice, we cannot submit sound level studies of the vicinity which will reflect the occupied condition. However, we recommend that the applicant demonstrate sound attenuation qualities of the construction materials use for the renovation of the clinic when the applicant submits the building permit materials.

Given and the fact that the entrance to the veterinary practice will be less than 200 feet from the adjacent residential parcel boundary, the Applicant also seeks a Special Exception Request. This request is included herein, refer to Appendix C.

The proposed hours of operation of the veterinary clinic will remain 7:00 am – 8:00 pm, Monday through Friday. No overnight boarding of animals is proposed.

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<sup>1</sup> These businesses are moving locations to as a result of the planned Sheetz Gas Station project at the corner of Airport Rd and SR 29 (SDP-2020-00025).

Supplemental Regulations

Veterinary Clinics are subject to supplemental regulations as defined by Albemarle County Code section 5.1.11. These supplemental regulations are listed below, and Airport Animal Clinic's response to these criteria is listed below each item.

- a) Except where animals are confined in soundproofed, air-conditioned buildings, no structure or area occupied by animals shall be closer than 500 feet to any agricultural or residential lot line. For non-soundproofed animal confinements, an external solid fence not less than six feet in height shall be located within 50 feet of the animal confinement and shall be composed of concrete block, brick, or other material approved by the zoning administrator.

**The existing building is located approximately 169 linear feet from the nearest residential parcel boundary. The existing building has an enclosed building envelope and is air-conditioned. The proposed building renovation (upfit) improvements will "soundproof" in any areas where animals may be cared for. It is noteworthy to reiterate this is not a kennel or boarding operation, so confinement in the traditional sense is not a primary intent of this use of this space. However, the zoning ordinance makes no distinction between kenneling or veterinary care.**

- b) For soundproofed confinements, no such structure shall be located closer than 200 feet to any agricultural or residential lot line. For soundproofed and non-soundproofed confinements, sound measured at the nearest agricultural or residential property line shall not exceed 55 decibels.

**The site is located approximately 169 feet from the nearest residential parcel boundary. Please see the attached site plan exhibit indicating this distance.**

**Because this measured distance is less than 200 feet from the residential lot line, we are including a "Special Exception" request along with this Special Use Permit request. Please see this included document.**

**The tenant plans to up-fit the existing building with a renovated space. This renovation work will include sound-proofed building envelope elements intended to conform with the maximum 55 decibel levels required.**

**The sound-proofing measures within the renovation work will utilize the "de-coupling" technique which will introduce gaps into the wall section which interrupt the sound vibrations and thus break up the sound vibrations from working through the walls.**

- c) In all cases, animals shall be confined in an enclosed building from 10:00 p.m. to 6:00 a.m.

**The Animal Airport Clinic does not provide overnight kenneling, boarding or confinement.**

- d) In areas where such uses may be in proximity to other uses involving intensive activity such as shopping centers or other urban density locations, special attention is required to protect the public health and welfare. To these ends the commission and board may require among other things: Separate building entrance and exit to avoid animal conflicts; Area for outside exercise to be exclusive from access by the public by fencing or other means.

**The building has on-site parking and a dedicated entrance for the veterinary clinic. Please refer to the attached architectural floor plans.**

## **B. Consistency with the Comprehensive Plan**

The Site is designated for Urban Density with the Places 29 Master Plan. Referring to the Vision Statement for the Places-29 Master Plan where it is explicitly expressed that the development areas are to *“be compact and consist of residential and employment neighborhoods that are organized around centers.”* Going on, *“these neighborhoods and their centers will be pedestrian oriented and mixed use; they will offer a variety of housing choices, retail environments, office types and employment opportunities.”* All of these selected excerpts are related to an “Urban Style” of development.<sup>2</sup>

In light of these guiding principles, this proposed use complies with the guiding vision of the Comprehensive Plan. The comprehensive plan identified two uses for this parcel; the primary was/is Urban Residential, the secondary was Commercial Mixed use. This site has been in use as a commercial property since the year 2000.

It is important to highlight that the relocation of this business from the current location to this proposed location allows this necessary community service to remain within the community it serves.

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<sup>2</sup> **Places 29 Vision Statement:** Albemarle County’s four Northern Development Areas will feature compact development consisting of residential and employment neighborhoods that are organized around centers. These neighborhoods and their centers will be pedestrian-oriented and mixed-use; they will offer a variety of housing choices, retail environments, office types, and employment opportunities. They will be connected by an attractive, efficient, and accessible multimodal transportation system. Integrated into this urban-style development, parks and open spaces will provide a sense of respite and contribute to an overall excellent quality of life.

**C. Impacts on Public Safety, Public Facilities, Public Infrastructure & Environmental Features**

*Impact on Environmental Features:*

The project proposed no external improvements. As such is not any quantifiable adverse effect on any Environmental Features.

*Public Safety Items and/or Public Facilities:*

The project proposed no external improvements. As such is not any quantifiable adverse effect on any public safety or facility items.

*Public Infrastructure:*

The only measurable different would be effects on public infrastructure – particularly anticipated vehicle trips. As such we offer the following trip generation figures associated with this proposed use.

Based on the ITE Trip Generation for Animal Hospital / Veterinary Clinic (ITE Code 640) the trips per unit is estimated at 22.04, and the units being per 1,000 SF. The proposed animal clinic is estimated at 3,000 SF based on the architectural Drawings. Therefore, the total daily trips and the AM / PM peak hours would be approximately those indicated based on these ITE figures.

Table 1 – ITE Trip Generation Figures

WEEKDAY TRAFFIC											
VEHICLES PER DAY	PEAK HOUR FACTOR	AM PEAK HOUR					PM PEAK HOUR				
		% IN	% OUT	IN	OUT	TOTAL TRIPS	% IN	% OUT	IN	OUT	TOTAL TRIPS
66	4.72	50%	50%	7	7	14	50%	50%	21	21	42

**D. Other (Pertinent) Items**

The applicant has identified several other noteworthy considerations.

*Existing Landscape Buffer*

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.





*Photo 5 – View of Mature Landscape Buffer between subject property (photo left) and the adjacent residential community. Photo taken from the drive aisle southeast of the subject property.*



*Photo 6 – View of the mature landscape buffer between the subject property and the adjacent residential community. The parking lot in the foreground of this photo is the lot servicing direct access to the animal clinic.*