

waterstreetstudio

July 5, 2016

Ms. Rachel Falkenstein – Planner
Albemarle County Community Development
401 McIntire Road
Charlottesville, Virginia 22902

RE: Region Ten Women's Shelter Site Plan Special Exception Requests/Justifications

Dear Rachel:

Please permit this letter to serve as our Special Exception request for following three items associated with the proposed Region Ten Women's Shelter site plan on TMP 76-46F.

Section 4.20.a - Reduction of 50' minimum side yard setback adjacent to a Residential District

The applicant wishes to request waiver of the 50' minimum side yard setback adjacent to any Residential District for the portion of the property immediately adjacent to the intersection of Old Lynchburg Road and Old Lynchburg Place. Old Lynchburg Road is a public road right-of-way and Old Lynchburg Place is a private road serving the apartment complex on the neighboring residentially zoned parcel, TMP 76-54A1. Reduction of this minimum setback to 25' allows the proposed building to be situated closer to the intersection of Old Lynchburg Road and Old Lynchburg Place on the best remaining building site of TMP 76-46F and reduces the amount of disturbance of wooded, managed steep slopes at the rear of the building site. Reduction of this minimum setback would not cause any negative impact on the adjacent residential parcel since the "affected" area is a narrow sliver of land between the applicants parcel and the Interstate 64 right-of-way containing the private road, sidewalks, existing steep slopes, and drainage features which limit further development of this portion of the residential parcel. It is our opinion that relief from this setback results in an improved site design.

Section 21.7.c - Disturbance of 20' "Buffer" Zone adjacent to Residential District to install site entrance

The applicant wishes to request special exception to allow disturbance of the required 20' "buffer" zone adjacent to Residential District. The County code prohibits any construction activity in the "buffer" zone; however, disturbance of this buffer would allow the parking lot entrance to the site to connect directly to the private road, Old Lynchburg Place, which happens to reside in an access easement within the 20' "buffer. It is not likely that VDOT would permit a new entrance onto Old Lynchburg Road in such close proximity to the intersection with Old Lynchburg Place. It is our opinion that the proposed disturbance to the "buffer" in this case results in an improved site design.

Section 21.7.c - Disturbance of 20' "Buffer" Zone adjacent to Residential District to install stormwater management facility and landscape screening of parking lot and building

The applicant wishes to request special exception to allow disturbance of the required 20' "buffer" zone adjacent to Residential District in order to create a bio-filter for stormwater management in the low point of topography that is formed in the "buffer" area between the proposed parking lot and Old Lynchburg Place. Additionally, granting of this exception will allow for installation of landscaping to screen the bio-filter, parking lot, and building to meet Entrance Corridor guidelines. The "buffer" area that is proposed to be disturbed is immediately adjacent to the private road/sidewalk serving the neighboring apartments. It is developed in nature, consisting of turf and a scattering of a few very small trees. It is our opinion that the existing

landscaping in the "buffer" in this area does not meet the minimum requirements and that granting of this exception would allow minimal screening requirements to be satisfied, resulting in an improved site design.

The applicant wishes for each of these requests to be considered independently so that each one or all may be granted if deemed appropriate.

Sincerely,

Alan Franklin, PE

Cc: Christy Depew; Kathy Williams