



TMP: 061W0-01-0C-00600
450 Westfield Road
Special Use Permit Request
Project Narrative
February 21, 2017
Revised: June 8, 2017

Written Description of the Proposal:

Property Description:

Tax Map 61W-01-0C Parcel 6
0.39 acres
Current use – vehicle maintenance/repair shop and storage
59% impervious coverage
135 SF of managed slopes (behind existing building at north end of site).
Four 24" caliper existing pin oaks along street frontage
C-1 Commercial Zoning District – permits service stations and repair shops
EC Entrance Corridor – 430 LF from Seminole Trail south bound lanes
Comprehensive Plan Designation:
 UDA – Urban Development Area
 Neighborhood Center
 Urban Mixed Use – 3-34 units/acre

Proposed Use:

Automobile sales/service/rentals –
Existing 1,200 SF building
100 SF storage shed
4,900 SF of vehicle display area
Area designated for vehicles awaiting repairs
4 parking spaces
Re-use of existing building and paved area with some additional paved area for display and new screening shrubs

Surrounding Uses:

the site is surrounded by commercial uses including automobile repair shops and a motel is located on the north side of the site

Consistency with Comprehensive Plan:

Auto Commercial Sales & Service:

Buildings should not be taller than 2 stories, unless by exception

“Urban Mixed Use” –

- All activities must be within a building, except for customer/employee parking, loading, and gas pumps
- Maximum single-building footprint: 7,500 SF
- Evidence must be provided that noise, odors, and other potential nuisances do not affect surrounding properties

Concept / Sketch Plan:

17 copies of a minor site plan amendment along with an application are provided for concurrent review with this application.



May 15, 2017

Ms. Rachel Falkenstein
Albemarle County
Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

Regarding: SP 201700006 / SDP 201700014 450 Westfield Road

Dear Rachel,

Thank you for your review of the SP and Preliminary Site Plan for 450 Westfield Road. We have reviewed and revised the plan per your most recent comments dated April 7, 2017. The following is an explanation of the changes we have made, our rationale for any changes we have not made, and answers to any questions you provided.

- The Applicant does not anticipate vehicle deliveries via tractor trailer. For any rollback deliveries, the Applicant intends to use the area between the existing building and the relocated storage shed to unload cars.
- The final site plan number that the amendment applies is provided on the cover sheet.
- An existing access easement and drainage easement are shown on sheet C2. A gas line and an underground telephone line are located on the north side of Westfield Road. These easements will be provided in revision prior to a Planning Commission public hearing. The Applicant is not proposing any disturbances near these utilities and a row of mature hardwoods will be preserved between these utilities and the proposed improvements.
- There is no pole mounted lighting proposed with this application. Any wall mounted lighting will be less than 3,000 lumens. A note has been added to sheet C1 to provide this information.
- The fence shown on sheet C2 is a chain link fence. It has been labeled as such. The 6' chain link fence is located on the property line between 061W0-01-0C-00200 and the subject site. The fence is not in a location to provide any screening from a public right-of-way.
- The Applicant does not intend to provide a storage area for wrecked cars on the site. The area labelled as vehicles awaiting repair are typically awaiting detailing, oil/filter/belt changes, and simple services. Other than detailing and window stickers, these vehicles are not distinguishable from the vehicles on display. Furthermore, the attached exhibit shows a site section from Westfield Road through the site, demonstrating that a driver will have little to no visibility of the area designated as "vehicles awaiting repair".
- The Applicant intends to preserve the existing drainage structures and most of the existing parking lot, limiting the site disturbance to approximately 7,500 square feet. This amount of disturbance will not require a VSMP application.

If you have any questions or concerns about these revisions or the rationale provided herein, please feel free to call Justin or myself at (434) 227-5140 and we can discuss in further detail.

Best Regards,

A handwritten signature in black ink, appearing to read 'J. Kelly Strickland', written in a cursive style.

Kelly Strickland
Shimp Engineering, P.C.

Attachments:

4 copies of revised SP/SDP
4 copies of site section exhibit