

Special Use Permit Narrative – Caliber Collision – Albemarle County, VA
Parcel ID 07700-00-00-011F0 - 08/15/2017

1. Property Description.

The property is located on the Northwest side of State Route 742 (Avon Street Extended) immediately southwest of 1570 Avon Street Extended. The Parcel Id is 07700-00-00-011F0 (Tax Map 77-11F). The 4.382 acre parcel is currently vacant commercial land and is primarily wooded. A little less than half of the site is zoned for Highway Commercial along Highway 742 with a majority of the parcel zoned for rural area in the back of the parcel (Northwestern portion) which includes a steep slope approaching Moores Creek. The portion of the parcel zoned for RA is proposed to remain undisturbed and the required 20' undisturbed setback from the RA portion would be included. The proposed zoning for the site would remain unchanged.

The site is bordered to the southwest by an undeveloped parcel zoned for a planned development shopping center (taxmap 77-11E) and to the northwest by an existing neighborhood zoned as a Planned Unit Development (across Moores Creek). The northwestern portion of the parcel zoned for RA only also borders property zoned for Light Industrial (to the Northeast). The site is mostly wooded and surrounded by primarily wooded parcels other than the existing commercial use to the Northeast at 1570 Avon Street Extended. The existing uses immediately across the street are industrial and have already been developed.

2. Project Proposal.

The proposed commercial Automotive repair facility would include a total of 18,635 square feet of building space. The proposed building would include 2,175 S.F. of office space and 16,460 S.F. of shop floor. The required parking would be 51 spaces with 23 spaces for the proposed 23 employees and 28 spaces for the proposed 14 repair bays. The proposed use would provide approximately 87 parking spaces total, including 34 vehicle storage spaces. The proposed development would include all associated improvements for the service facility and parking. The automotive repair facility would serve the community demand for auto body repair. The developed condition of the proposed business would maintain a wooded area of over 2 acres to the northwest providing a substantial buffer between the building/parking and the abutting neighborhood to the northwest. The landscaping and fence screening will maintain privacy and

separation for the neighboring commercial and industrial uses to the southwest and northeast. The highway commercial lot at 1570 Avon Street Extended would benefit from a shared access and operates as a commercial business currently. The zoning character of the site would remain the same as the site is proposed to remain Highway Commercial in the front and Rural Area in the back of the parcel. The facility proposed would remain in harmony with the purpose and intent of the zoning ordinance for Highway Commercial as the site would provide a commercial service immediately adjacent to State Route 742. As for the RA zoned portion of the site, this area would remain rural and undisturbed. The use proposed for the parcel is "Body Shop" which would provide similar character, visual impact and operations to those uses permitted by right within the Highway Commercial zone. The proposed automotive repair facility would be designed and operated in accordance with section 5 of the zoning ordinance as it applies to the development. All vehicles awaiting repairs would be screened from view and all services would be performed within the enclosed building. Public health, safety and general welfare would not be affected as the site would generate very little traffic and would be well screened from public view.

3. Consistency with Comprehensive Plan.

The site is located in Neighborhood 4 of the Southern and Western Urban Area Master Plan. The generalized land use plan in the Albemarle Comprehensive plan lists the subject parcel as Industrial Use, Regional Mixed Use, and Open Space. As a Body Shop, the proposed Caliber Collision would be consistent with the Industrial use category, and the Rural Area zoned portion of the site including a large steep slope at the rear of the property would remain undisturbed.

4. Impacts on Public Facilities and Public Infrastructure.

The proposed site would operate within typical business hours of approximately 7:00 AM to 6:00 PM during weekdays. Off street parking and loading requirements including ADA access are proposed to be met on site. The site access proposed would be a shared access with 1570 Avon Street Extended which is also zoned for Highway Commercial (immediately adjacent to the Northeast). Sanitary is proposed as a septic system within the Highway Commercial zoned portion and would therefore minimize impact to county services. Water service will be provided via an existing waterline on Avon Street Extended.

5. Impacts on Environmental Features.

A majority of the parcel is zoned for rural area in the back of the parcel (Northwestern portion) which includes a protected steep slope approaching Moores Creek. This portion of the parcel zoned for RA is proposed to remain undisturbed. Drainage patterns would be maintained and trees/vegetation within this area would remain undisturbed. Per County code, a 20' undisturbed setback from the RA portion would be included. Within the Highway commercial zoned portion of the site, grading would be required for the building pad, parking area and drive aisle. A stormwater BMP is proposed within the Highway Commercial portion of the parcel to meet the requirements of the VSMP.

6. Proposed ways to address impacts from the proposed project.

The proposed project will minimize the impacts on public facilities, infrastructure, and environmental features by complying with all local regulations. Any road improvements (turn lanes, etc.), will be provided to reduce the impact to the public road system. The stormwater BMP's will be designed in accordance with the VSMP, and any impacts will be equal to or less than the existing condition. The sanitary system will be connected to a private septic system due to the physical features of the site preventing a feasible connection to public sewer. The impact to the public water system will be minimal due to the nature of the business which has limited usage.