

**Willow River Veterinary Services
Special Use Permit Request for Parcel # 07700-00-00-04700
Project Narrative
December 18, 2017**

Written Description of the Proposal

In accordance with Section 22.2.2 of the Albemarle County Zoning Ordinance, Dr. James B. (Brad) DiCarlo, DVM, and Willow River Veterinary Services, LLC (WRVS), are applying for a Special Use Permit to operate a veterinary clinic in the Scottsville District of Albemarle County.

The property is located on parcel number 07700-00-00-04700, at Southside Shopping Center, 32 Mill Creek Drive, Charlottesville, VA. It is currently zoned for commercial use and is a part of a retail shopping center that includes Food Lion, Subway, Rudy's Dry Cleaners, Southside Orthodontics, and Southside Dental Center.

PROJECT PROPOSAL

Willow River Veterinary Services has a lease pending for 2848 square feet in spaces 109 and 110, Bays A & B at 32 Mill Creek Drive, in the Southside Shopping Center. It will occupy the two endcap spaces in the center.

Willow River will be a full service companion animal hospital distinguished from other veterinary practices by the animal- and family-centered care offered. This means that the veterinarian works with the patient's family in a team approach to develop the appropriate level of care for the animal. The goal is to not only serve the medical needs of the animals in the community, but the educational needs as well when it comes to the well-being of the animal.

WRVS will be open Monday through Friday from 7:30 a.m. to 6 p.m. Saturday hours may be offered at a future date. The clinic will open with one veterinarian, two licensed veterinary technicians, and one to two veterinary assistants. The staff will provide a variety of services, including:

- Diagnostic and therapeutic services
 - Preventative care, including immunizations and flea control
 - Surgical services
 - Imaging services, including x-ray and ultrasound
 - On-site laboratory services
 - Dentistry
 - Dietary counseling
 - Permanent identification, such as microchipping
 - Pharmacy

Facility Description

The Albemarle County Comprehensive Plan 2015 is being taken into careful consideration with the planning of the WRVS facility. Attention is being given to ways to ensure public health, safety, and

welfare, as well as to ensure environmental protection and minimal stress to existing public services and infrastructures.

If space allows, WRVS will open to a reception area that will, ideally, allow for separate waiting areas for dogs and cats. There will be separate entrance and exit to further minimize animal conflict. Additionally, there will be a door at the rear of the facility.

Beyond the reception area, there will be three exam rooms for clients to meet with staff. There will also be an enclosed treatment area that will include the following:

- A station for dental procedures
- 2 treatment tables
- An in-house lab station, including equipment for blood panels, fecal analysis, etc.
- A small pharmacy

In addition, the practice will feature surgical and radiologic suites. Radiology will include digital x-ray and ultrasound.

The practice will not offer overnight boarding, nor will it have an outdoor run. However, it will have indoor cages for cats and dogs (in separate areas) for animals awaiting treatment. Construction will include soundproofing to minimize noise disturbance to neighbors in the shopping center and beyond.

All waste will be properly disposed of, including used sharps, medications and medical waste.

PUBLIC NEED/BENEFIT

Dr. DiCarlo has 20 years of veterinary experience. His experience includes medical and surgical care of companion and exotic animals in both daytime and emergency settings. Dr. DiCarlo has been working in a number of animal hospitals in the Charlottesville area since 2008. He has held long-term relief positions in which he has had an opportunity to develop his own clientele. Most of his clients give him high marks on the services he provides as well as his bedside manner. Numerous customers have already confirmed that they will continue to use his services regardless of where he practices.

According to the AVMA's pet ownership calculator, by 2020, the number of pet owning households in Albemarle County should break out as follows:

	Number of Pet Owning Households	Pet Population
Dogs	16,144	25,831
Cats	13,445	28,219
Birds	1,371	3,140

<https://www.avma.org/KB/Resources/Statistics/Pages/US-pet-ownership-calculator.aspx?PF=1>

According to the Census Bureau, from 2011-2015 data, there are 38,853 households in Albemarle County. With approximately 18,306 households within 3 miles from 32 Mill Creek Dr., Dr. DiCarlo hopes to be of service to them as their animals require care.

Proximity to a residential area will be beneficial to the residents as pet owners are looking for the ease of getting their animals to a veterinarian before and after work. Elderly people living in the area do not want to travel far for animal care. The clinic will be designed to accommodate clients with disabilities with exam rooms available to move around with animals and wheelchairs.

PURPOSE AND INTENT OF THE ZONING ORDINANCE

Our intent is to provide a service that will be valuable to the residents in the surrounding neighborhoods. Currently the center is home to a dental practice, and the owners have indicated a desire to provide additional professional services, such as veterinary services on the premises.

USES PERMITTED BY RIGHT IN THE ZONING DISTRICT

The Southside Shopping Center is currently zoned for commercial use, so no changes are required as veterinary services fall under commercial zoning.

REGULATIONS IN SECTION 5 OF THE ZONING ORDINANCE

As required in Section 5.1.11 of the Zoning Ordinance, sound-proofing will be included in the construction of the clinic to ensure noise measured at the nearest residential lot line will not exceed 55 decibels. In addition, as there will be no boarding, any sound emanating from the practice will cease at the end of business hours (6 p.m.).

The nearest residential lot is approximately 155 feet from the clinic doors. Although this is a shorter distance than the requested 200 feet, we will be applying for a waiver, as between the clinic and the residential lot there is an elevated barrier as well as a busy road (Avon Street). We will supply sound level studies to demonstrate an acceptable noise level as compared with the ambient sounds of the area. We will also be working with our contractor to ensure that materials used in building will help ensure sound attenuation. Appended to this narrative (see Appendix A) is a typical system the contractor uses for soundproofing, combined with appropriate accessories for door and other penetrations.

There are no plans to offer boarding services, so WRVS will not be building an outdoor run and thus will not require any fencing. Any outdoor use will be limited to allowing animals to relieve themselves in the grass to the side of the lot, or for leashed walking to assess orthopedic issues in an animal.

Adjacent to the shopping center is Calvary Baptist Church, which is separated from the center with a grass and tree-lined barrier, so there would be no impact to that lot. Other leased spaces in the shopping center should also be minimally impacted with the clinic located at the end of the center.

As mentioned in the facility description above, there will be separate entrance and exits to minimize animal conflict, and appointments staggered to minimize number of animals coming and going from the clinic at one time.

PUBLIC HEALTH, SAFETY AND GENERAL WELFARE

By meeting all applicable zoning ordinance sections for the proposed special use, as well as ensuring all staff in the clinic follow processes developed to ensure their safety as well as the safety of others in the clinic, no adverse effects to the public health, safety and general welfare are anticipated.

The health and safety of our community and its animals are of the utmost importance to WRVS. Safety precautions will be built into the design of the clinic as well as into the processes and continuing education of the staff.

In addition to the separate entrance and exit, appointments will be staggered to prevent animals from meeting in the doorway and at the front desk. The front entrance to the building although in measurement appears close to Avon Street is separated by a parking lot, incline, and a row of trees, keeping clients and their animals and children safe as they exit their vehicles and enter the building.

Waiting times will be kept to a minimum and enough treatment rooms will be built so owners can be moved into a room in a timely manner. In order to ensure the safety of humans and animals, experienced veterinary staff will handle the animals during exams and treatment. Animals will be removed from the exam room for treatment when necessary to guarantee customer safety. Muzzles will be utilized when necessary and any animals known to have aggressive tendencies will be asked to arrive already muzzled or crated when appropriate and asked to remain in the car until an experience staff member can assist in bringing the animal into the clinic.

Along with animal bite prevention concerns, WRVS will play a crucial role in helping to keep zoonotic diseases out of the community through education. Animals can carry diseases that spread to humans and by vaccinating, deworming, and educating owners on the risks and how to prevent diseases, WRVS will help local communities stay safe and healthy.

Animals are family members and keeping them safe, healthy and happy improves the welfare of the families who share their lives and the communities in which they live. WRVS's teamwork approach to veterinary medicine will provide public health, safety and welfare to the Mill Creek and surrounding communities.

CONSISTENCY WITH COMPREHENSIVE PLAN

This project is consistent with the comprehensive plan adopted in June 2015.

The greatest attention to the Mill Creek Drive Center (Figure 23, S+W 41) focuses on the undeveloped parcels owned by the county. The key concern discussed in the plan is the preservation of important environmental features. As the Southside Shopping Center has been in place since 1999, and no changes to the center will be required for this project, WVRS will not impact the environment by taking up any further real estate. No outside kennels or buildings will be added to the established buildings.

Impacts on Public Facilities or Infrastructure

As WRVS will not be adding any additional building or outside fencing, no impact on public facilities or infrastructure is anticipated as the current water, sewage, and utilities should be adequate for a veterinary clinic of this size. There is ample parking to accommodate the expected clientele and upkeep of the parking area is already undertaken by the owners of the existing building. Appointments will be staggered so that parking will not be taken away from adjacent businesses and that clients may park right in front of the practice and their animals will not disturb other businesses. Current water and utility infrastructure should be adequate for a veterinary clinic of this size. Waste disposal specific to medical/veterinary use will be outsourced to the appropriate vendors to ensure it is disposed of in an environmentally appropriate way.

Impacts on Environmental Features

To ensure minimal environmental impacts, environmentally safe disposal of solid, medical, and hazardous waste materials will be outsourced to the appropriate vendors. WRVS will determine ways to best reduce, reuse, recycle, and divert items to the landfill when possible. Shipping boxes and packing materials will be recycled along with plastic bottles, aluminum and tin animal food cans. Reusable medical instruments will be used where possible and washable surgical gowns and cage bedding will be used to reduce waste.

A written Hazard Communication Plan that provides information on appropriately dealing with spills and contamination by products used in the practice will be on hand and all employees will be trained and familiar with the plan. The plan will address the resolution of spills and contamination in the most environmentally safe manner possible. When practical, eco-friendly cleaning chemicals will be used. Digital radiography will be used to eliminate the hazards associated with the substances and chemical used to develop and process radiographic films. Digital thermometers will be used to eliminate the environmental hazards associated with accidentally breaking a Mercury thermometer.

Appendix A. Sound Attenuation Materials

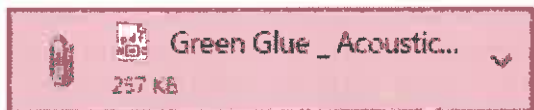
sound attenuation



Troy Royston <Troy@martinhorn.com>

Fri 10/13/2017 8:34 AM

To: Diane DiCarlo (diane_dicarlo@hotmail.com)



1 attachments (257 KB) Download Save to OneDrive - Personal

Diane,
Attached is a typical system we would use for soundproofing combined with appropriate accessories for door and other penetrations. I think this is what you would need.

Troy Royston

Design Build Manager

MOBILE 434.465.1198

DIRECT 434.220.7797



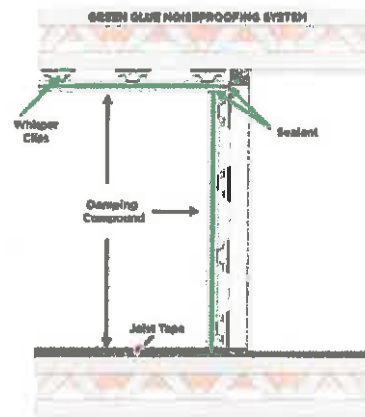
MARTIN HORN
WE BUILD STUFF

GREEN GLUE

Green Glue Soundproofing products provide economical solutions for reducing sound transmission in commercial, residential and industrial applications. When applied in wall, floor and ceiling assemblies, the damping compound, Whisper Clips, sealant and joist tape assist to diminish the amount of sound and noise being passed from room to room.

Apply Green Glue Damping Compound between layers of rigid construction materials to reduce sound and noise transmission. Green Glue compound may be combined with the use of Whisper Clips to provide additional resiliency to the structure. Once structures are in place, be sure to use the Green Glue Noiseproofing sealant to prevent sound leakage through holes, gaps or seams. Installed beneath flooring, the Green Glue Noiseproofing Joist Tape helps to eliminate squeaky floors and lower footfall noise. Typically combine with sound barriers, underlayments and other construction materials, Green Glue products aid in building heavy-duty, sound blocking structures.

These products are easy to use and make a great option for a DIY project or a larger scale construction. Understanding that Green Glue products work as part of a complete system, grants us ability to create and offer more extensive solutions for architects, contractors and the home DIY enthusiast. Be sure to include these as part of your next new construction or retrofit soundproofing project.



STC Examples

STC Track Application

- 25 Normal speech can be easily heard and understood
- 30 Loud speech can be easily heard and understood
- 35 Loud speech heard, but not understood
- 40 Loud speech now only a murmur
- 45 Loud speech not heard, music systems / heavy traffic noise still a potential problem
- 50 Very loud sounds such as musical instruments or a stereo can be faintly heard
- 60+ Excellent soundproofing

Wall Assembly STC Performance

STC Assembly Build Low-Frequency Performance

- 33 Single layer of 1/2" drywall on each side, wood studs, no insulation (typical interior wall) Poor
- 44 Double layer of 1/2" drywall on each side, wood studs, batt insulation in wall Poor
- 52 Single 5/8" drywall on one side, double 5/8" drywall and Green Glue on other side wood studs Good
- 55 Double layer of 1/2" drywall on each side, on staggered wood stud wall, batt insulation in wall Fair
- 60 Double 5/8" drywall on either side of a steel stud wall with insulation and 1 load of Green Glue both sides. Good
- 62 Double 5/8" drywall on either side of a steel stud wall with insulation and 2 loads of Green Glue both sides. Excellent
- 63 Double layer of 1/2" drywall on each side, on double wood/metal stud walls (spaced 1" apart), double batt insulation Good

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