

APPLICATION FOR ZONING MAP AMENDMENT

PROFFER AMENDMENT

COMMONWEALTH SENIOR LIVING

TAX MAP PARCEL 78- 55A(1)

Project Proposal: The Applicant purchased in 2015 the existing senior living and memory care facility, formerly known as Pantops Place (TMP 78-55A1). The facility has been operating since 2015 as Commonwealth Senior Living at Charlottesville. The existing facility is allowed to contain no more than 140 units in the aggregate. The new proposal involves repurposing the structured parking area, located on the lower level of the building, into office space for the corporate office of the parent company, Commonwealth Senior Living. The presently occupied portion of the building is approximately 106,350 square feet in space, not including the 13,500 square foot structured parking area, for a total of 119,850 square feet. The new corporate offices will contain approximately 13,500 total square feet. There will be no increase in the size of the overall building. The final total square footage will remain unchanged at 119,850.

There is no proposed change to the existing proffer which permits up to 140 total residential units.

The surrounding uses include the Westminster Canterbury senior living facility, Martha Jefferson Hospital, office and highway commercial uses.

Consistency with Comprehensive Plan: The site is located in Neighborhood 3, Pantops Master Plan Area. The site is designated Urban Density Land Use. One of the core objectives of the Pantops Master Plan is to support public facilities and services such as assisted living in order to promote a convenient and livable community. The proposed conversion of the parking structure to office use is entirely consistent with the Comprehensive Plan and surrounding uses.

Impacts on Public Facilities and Public Infrastructure. The proposal will have no significant impacts on public facilities or public infrastructure.

Proposed Proffers to Address Impacts. Attached are proposed proffers which amend proffers dated January 5, 2000, and August 28, 2001 and November 5, 2015. A revised Application Plan also will accompany the new proffers. The property is limited to 140 units by proffer. The reference in the previous version of the narrative to 70 independent living (IL) units was simply illustrative of the maximum amount of IL given the current configuration. This ratio was not proffered, nor was it based on any County mandated limit on IL units for the property, and was not intended to be in any way self-limiting.

Parking Requirements. Presently, the building contains 43 occupied, independent living units, requiring 54 parking spaces under the County's parking regulations. The building

also contains 48 assisted living beds, and 29 memory care beds, which, (if both categories are considered as assisted living), requires 26 spaces. 1 space per staff member is also required, adding the need for 19 additional spaces and bringing the total required to 99.

There are presently 131 spaces, including 98 above-ground spaces and 33 spaces in the aforementioned structured parking area. The project would remove the 33 spaces in the structured parking area.

The Applicant submitted an initial study of parking utilization with the application documenting the number of spaces occupied at 25 different times over the course of 6 days, and has determined that, on average, only 36 of the above-ground spaces and 7 of the structured parking spaces are being utilized, leaving 62 above-ground and 26 structured parking spaces vacant. This information supports the finding that the actual parking needs of the facility are substantially less than the number of spaces specified by the County's ordinance.

The Applicant has since provided a supplement to its initial parking study with its October 26, 2018 response to staff comments. The updated parking study included 174 data points, taken over the course of 39 days. Based on this data, the *existing* use at the facility [1550 Pantops Mountain Place] reveals an average of 33 surface lot spaces being used, with the highest daily average usage (excluding an event day) at 41. There are currently 11 spaces leased to residents in the underground garage. Thus the average use is 44 total spaces, with a peak, based on the highest daily average, of 52 spaces.

The Applicant has also conducted an analysis of its parking use for the corporate office location on the Downtown Mall in Charlottesville. That analysis shows daily demand for 35 spaces and peak demand of 42 spaces.

As noted, it is anticipated that 35 "day-to-day" employees will work in the new office space. The number of "additional employees" that may come, on occasion, for training purposes, will be de minimus, with 1 or 2 persons attending from time-to-time.

The Zoning Department has requested this analysis and has indicated that a waiver can be supported by the actual parking demand rather than applying the ordinance formula for office as a single use. The Pantops site, with the office buildout complete, provides 98 spaces, which, even with a peak demand of 94 spaces, should be sufficient. In addition, the Applicant has reached an agreement with a neighboring landowner to provide overflow parking and is presently working to formalize this agreement.

No required handicapped-accessible spaces are being lost. There are 10 handicapped-accessible spaces in the surface parking lot, which are not impacted by the proposed plan. The remaining 98 space lot requires just 4 handicapped-accessible spaces, and, the original 131 space configuration required 5, so the number of handicapped-accessible spaces remains well in excess of the requirement. After the office conversion, there will still be 10 such spaces.

The Ordinance permits the Zoning Administrator to adjust the minimum parking requirements when it can be shown that a lesser number of spaces are appropriate. Accordingly, the applicant has separately requested a parking waiver pursuant to Section 4.12.8.

Neighborhood Meetings. A community meeting was held as part of the Pantops Community Advisory Committee meeting on Monday, September 24, 2018 at 6:15 p.m. A follow-up meeting with residents of the project was held on Friday, November 9, 2018. A meeting with representatives of Westminster Canterbury was held on Thursday, November 8, 2018. A meeting with the residents of the cottages is scheduled for Tuesday, November 20, 2018. Additionally, the applicant contacted Liz Russell at Monticello, and she indicated that the Thomas Jefferson Foundation saw no negative impacts regarding the proposed renovations.

