

APPLICATION FOR SPECIAL USE PERMIT

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. The new corporate offices will contain approximately 13,500 total square feet, for a total of approximately 119,850 SF. There will be no increase in the size of the overall building.

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.

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 applicant has done a study of parking utilization (see attached), documenting the number of spaces occupied at 174 different times over the course of 39 days, and has determined that, on average, only 33 of the above-ground spaces and 11 of the structured parking spaces are being utilized, leaving 65 above-ground and 22 structured parking spaces vacant. This information would indicate that the actual parking needs of the facility are substantially less than the number of spaces specified by the County's ordinance.

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.