

BEAVER CREEK MEDICAL OFFICE BUILDING

SPECIAL EXCEPTION REQUEST

NOVEMBER 4, 2019
REVISED JANUARY 6, 2020

PREPARED BY:



TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

608 PRESTON AVENUE, SUITE 200
CHARLOTTESVILLE, VA 22903
CRAIG KOTARSKI, PE

Introduction

This Special Exception request is concerning the requirement of a 20-foot buffer between commercially zoned property and residentially zoned property, as well as the 20-foot rear setback required for off-street parking and/or loading spaces. Our request is that the required buffer and setback be waived, resulting in an improved site layout that provides visual buffering of the commercial property from the residential property.

Existing Conditions

The subject property (parcel 06000-00-00-03800) is located southeast of the intersection of Ivy Road (Route 250) and Twin Sycamores Lane within Albemarle County. It is currently zoned Highway Commercial (HC) and used for a variety of commercial businesses. The property is bound by commercial businesses to the east (zoned HC), Ivy Road to the north, commercial and office uses to the west (zoned HC and Commercial Office, respectively), and multifamily residential to the south (zoned R15).

Presently, there is no buffer provided along the southern property line of the subject property. However, there is a landscape buffer provided along the northern property line of the adjacent residential parcel that provides both physical and visual separation between the parcels. Additionally, there is only an approximately 5-foot rear parking setback provided in the existing condition.

Proposed Special Exceptions

As proposed by SDP201900051, the subject property will be redeveloped into a medical office building with both underground parking and a surface parking lot. Per Section 21.7(c) of the Albemarle County Zoning Ordinance, a 20-foot use buffer must be provided between the subject property and the residentially zoned property to the south. This Special Exception is requested to waive that requirement.

Per the above-referenced Code section, “the board of supervisors may waive by special exception the prohibition of construction activity, grading or the clearing of vegetation in the use buffer in a particular case upon consideration of” the following criteria:

The developer or subdivider demonstrates that grading or clearing is necessary or would result in an improved site design.

Currently, the property is non-conforming since a buffer does not exist between the subject property and the residentially zoned property to the south. If the proposed development were to be constructed by-right without disturbing the area within the buffer, the result would be what looks like a double row of parking (see Image 1 below and exhibit EX-2 attached), which would lead to confusion of visitors, necessitating construction in the area to ensure safe circulation within the parking lot. Furthermore, only removing the existing asphalt fails to create a visual buffer onto or from the adjacent parcel.

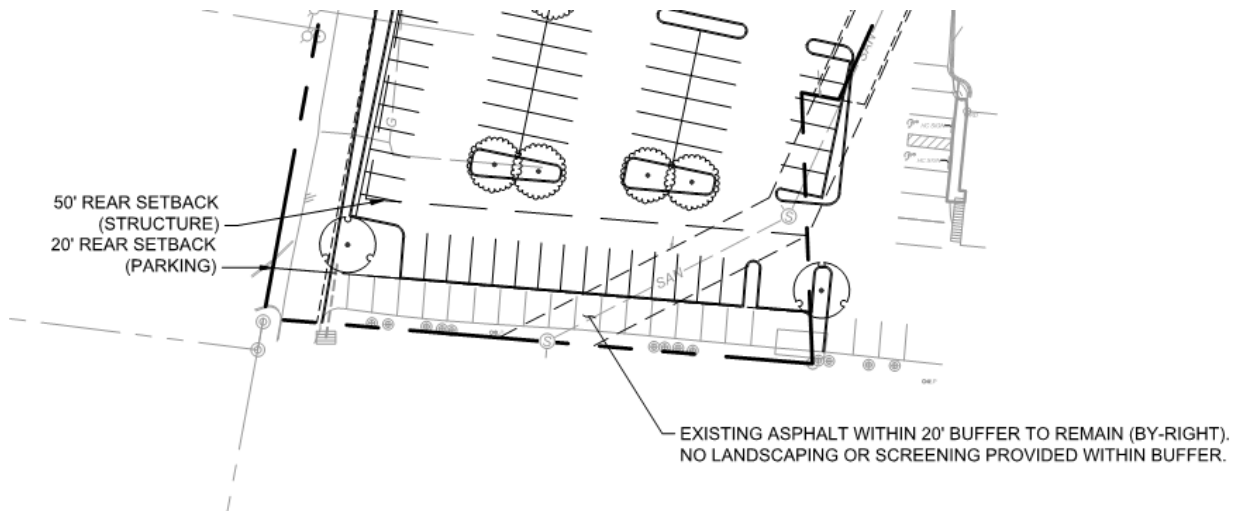


Image 1: Area of requested Special Exception shown per by-right development.

Considering the reasoning above, the proposed Special Exception request would include demolishing the existing parking adjacent to the residential property and constructing a new row of parking in its place, leaving room for a wood board screening fence and additional landscaping along the rear property line (see Image 2 below and exhibit EX-3 attached). Not only would the additional deciduous landscaping complement the existing landscape provided on the adjacent parcel, but the proposed screening fence would serve to further protect the residential property from headlights and other visual disturbances. These improvements would result in an improved site design when compared to what exists today.

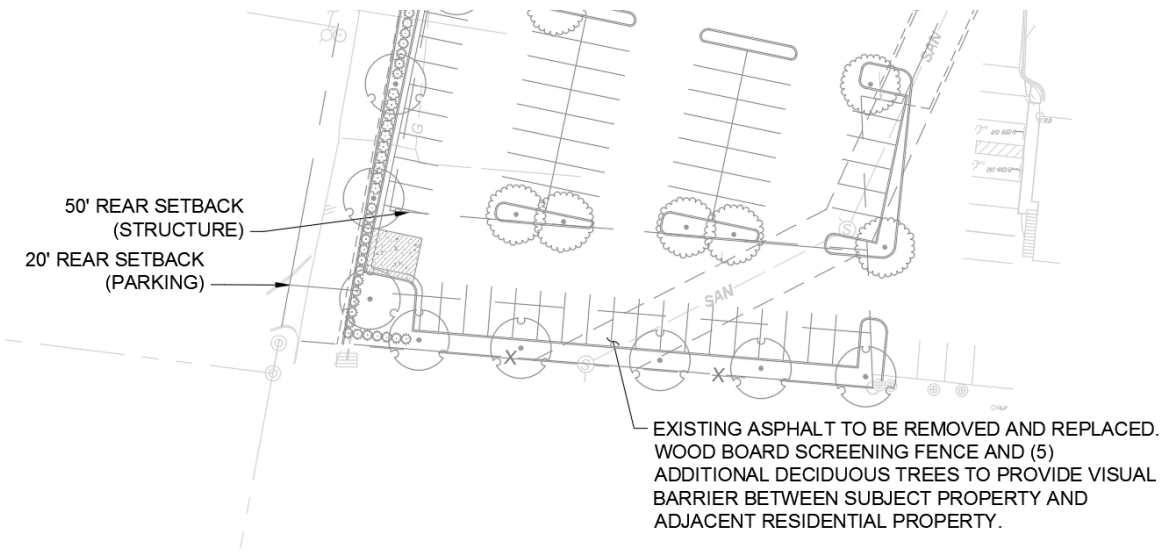


Image 2: Area of requested Special Exception shown with proposed Special Exception changes.

The minimum screening requirements will be satisfied.

There are no minimum screening requirements between the two parcels, only a use buffer. This proposal would add a screening fence, as well as additional deciduous landscaping, along the southern property line to create a visual screen between the commercial and residential properties.

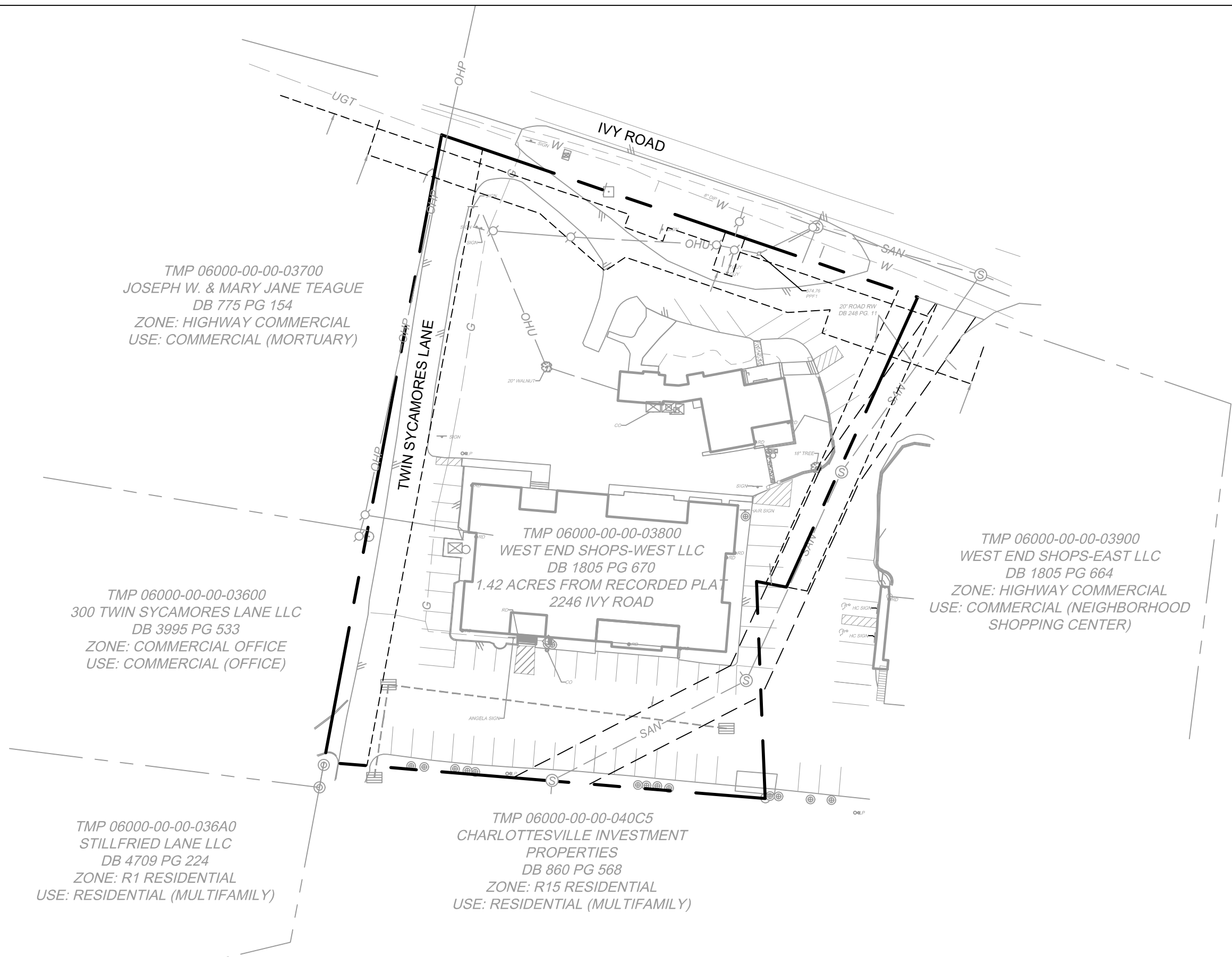
Existing landscaping in excess of minimum requirements is substantially restored.

In the existing condition, there is no landscaping provided along the southern property line of the subject property. However, there is a landscape buffer area, made up of evergreens, provided along the northern property line of the adjacent residential parcel. The proposed development would complement this existing landscape buffer by adding five additional deciduous trees along the southern property line of the subject parcel.

Additionally, per section 4.20(a) of the Albemarle County Zoning Ordinance, a 20-foot minimum rear setback is required for off-street parking and loading spaces. This Special Exception is requested to reduce the rear setback requirement to 5 feet. As shown above, the site is non-conforming in the existing condition, providing only a 5-foot rear parking setback. The proposed design would match the existing curb line to provide an efficient site layout without increasing the existing non-conformance. With the addition of deciduous trees and a screening fence, as discussed above, the rear portion of the site would be improved from the existing condition.

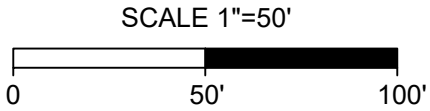
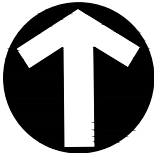
Conclusion

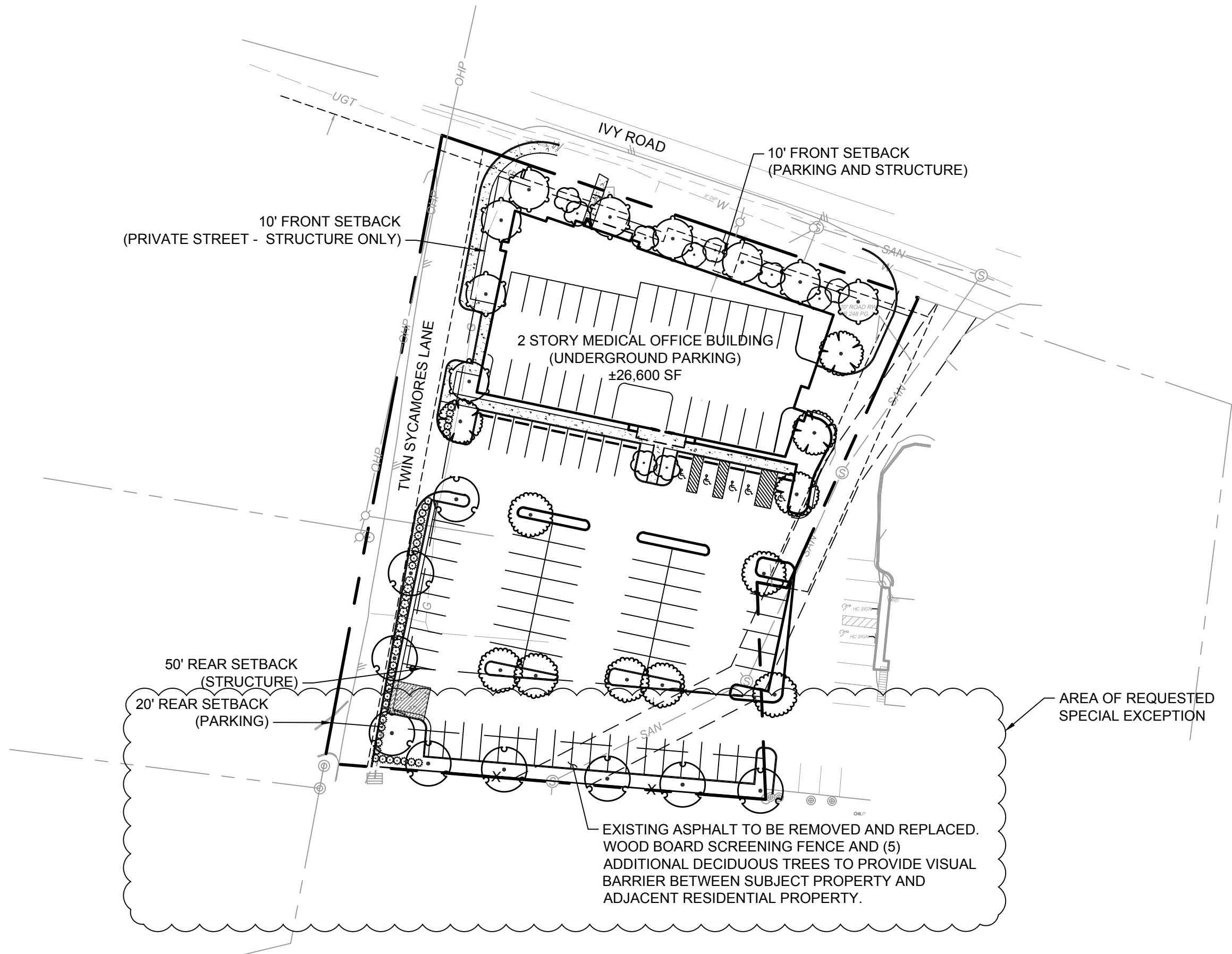
While the Zoning Code requires a 20-foot use buffer between the subject parcel and the residential parcel to the south to provide separation between the commercial and residential uses, the by-right application would result in existing asphalt to remain within the buffer and no additional trees or screening between the two parcels. This Special Exception request instead proposes providing a wood board screening fence, along with five deciduous trees along the residential property line, providing both screening and complementary landscaping to what already exists on the adjacent parcel. Additionally, this Special Exception requests to match the existing, non-confirming rear setback at 5 feet (rather than the required 20') in order to maintain an efficient site layout and provide the parking required for the proposed use.



BEAVER CREEK - MEDICAL OFFICE BUILDING - SPECIAL EXCEPTION

EXISTING CONDITIONS - NOVEMBER 4, 2019





BEAVER CREEK - MEDICAL OFFICE BUILDING - SPECIAL EXCEPTION

SITE LAYOUT WITH SPECIAL EXCEPTION REQUEST - DECEMBER 19, 2019

