

1833 Avon Street Extended

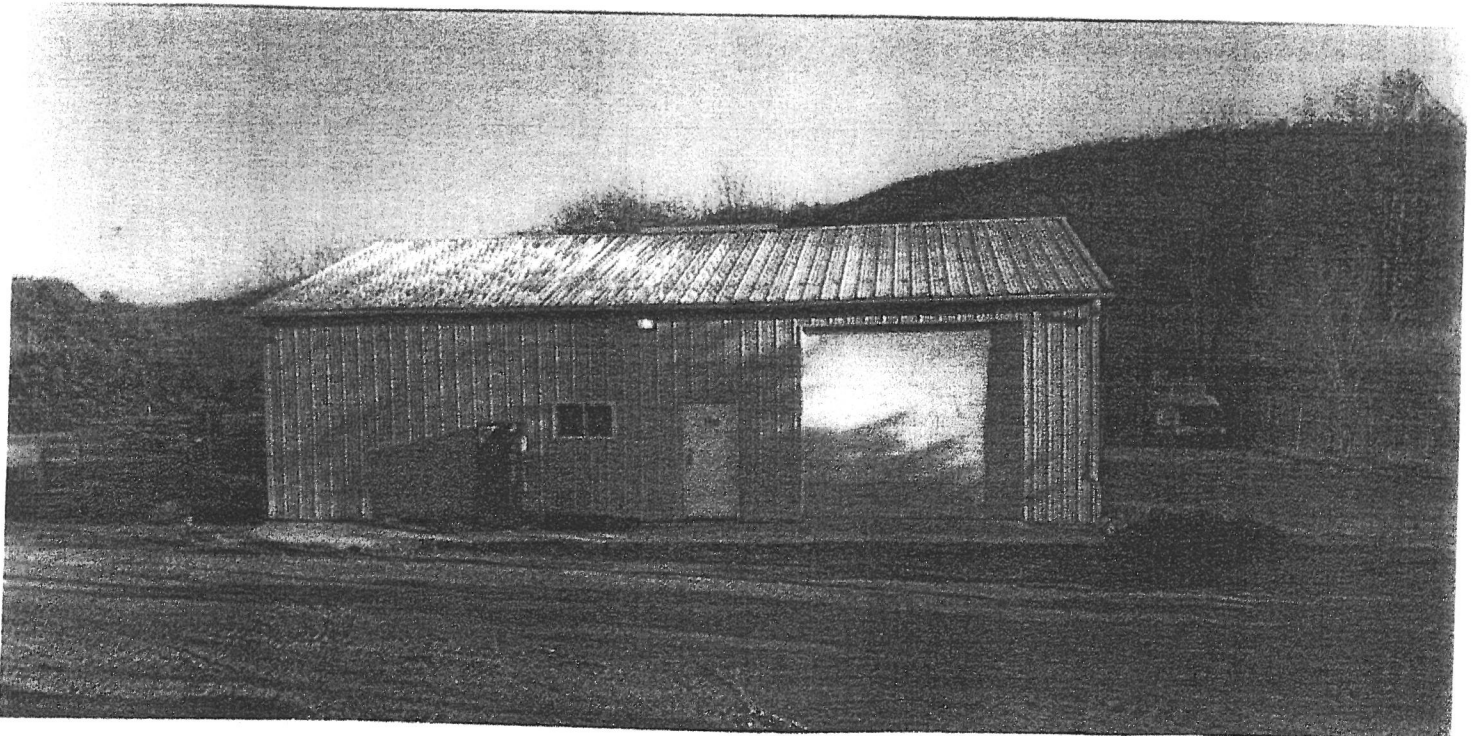
Tax Map 90-35X

Albemarle County, Virginia

PROJECT NARRATIVE

SPECIAL USE PERMIT

January 21, 2020



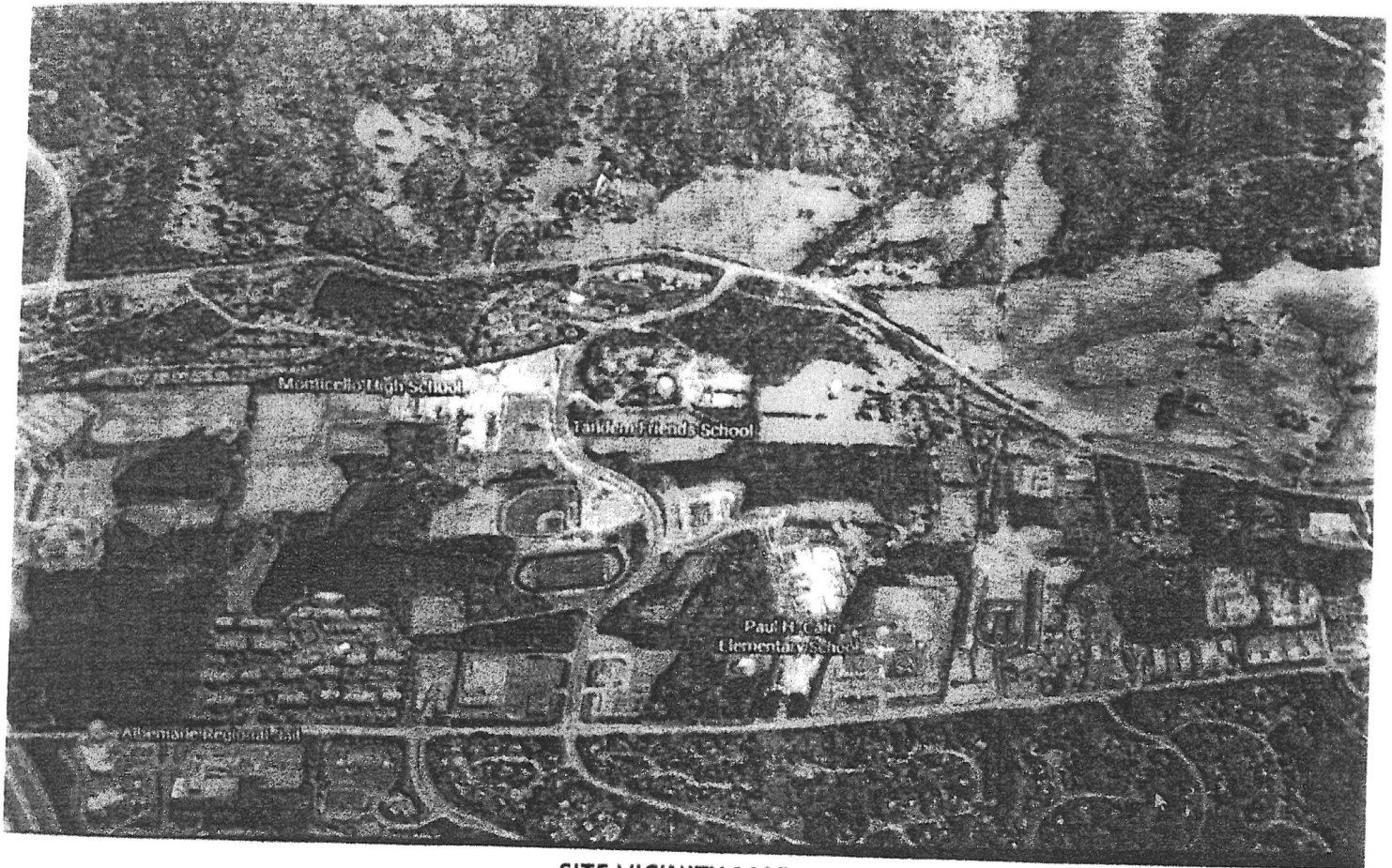
Property Owner:

3B Concepts, LLC
PO Box 561
Palmyra, VA 22963

APPLICANT:

H&H Quality Car Care – Waxmaster Mobile Detailing
Currently Homeless

1833 Avon Street Extended



SITE VICINITY MAP

1. Project Proposal

- A. The applicant is requesting a Special Use Permit to operate an auto detailing business on the subject property, (Tax Map 90-35X), primary property address: 1845 Avon Street Extended, consisting of 5.7800 acres, currently zoned Light Industrial (LI).

The specific site address: 1833 Avon Street Extended, is developed and consists of approximately 20,900 square feet of fenced, gravel lot and a one story, 1,800 square foot metal building.

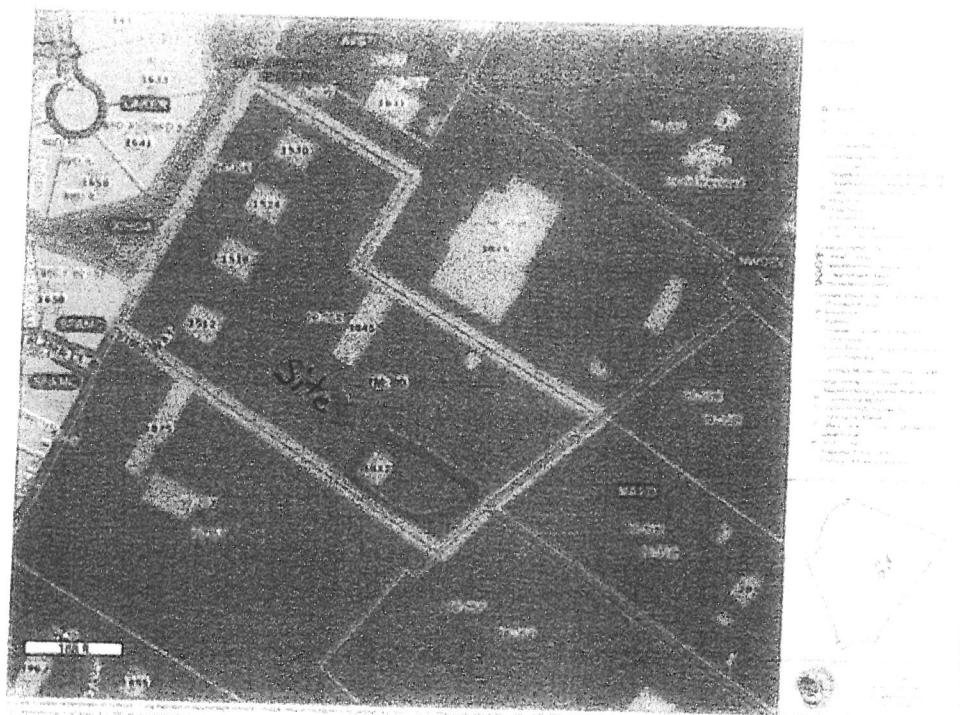


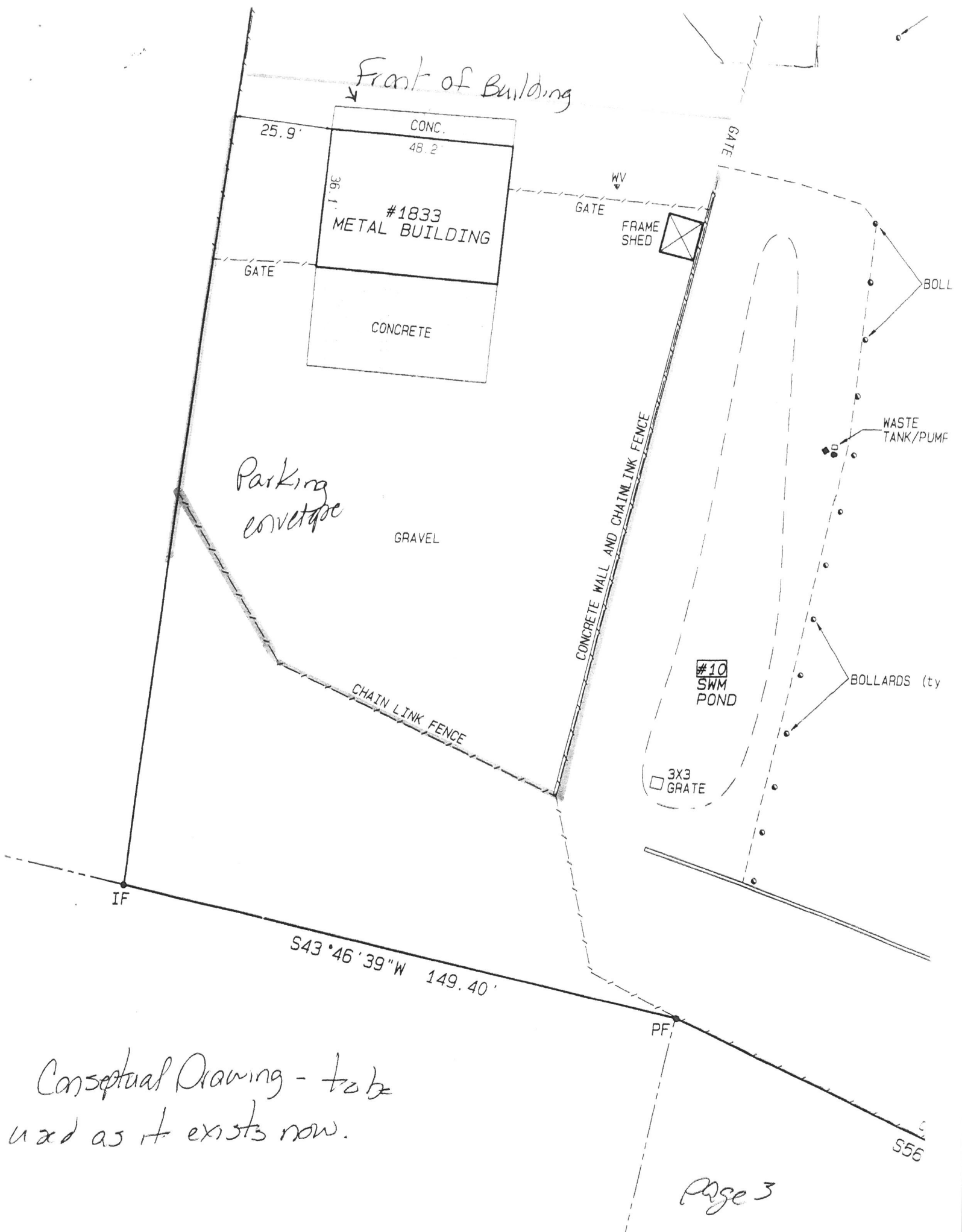
Figure 1 Albemarle GIS Map (90-35X)

- B. H&H Quality Car Care / Waxmaster Mobile Detailing is not currently conducting business. In accordance with Zoning Ordinance Section 26.2(a), this use requires a Special Use Permit to locate on the subject property due to the LI zoning category.
- C. Zoning Ordinance Section 26.2(a) requires a Special Use Permit for commercial uses in the LI district that are allowed by-right or by Special Use Permit in the Commercial (C-1), Commercial Office (CO) and Highway Commercial (HC) districts. During the pre-application meeting, it was stated that an auto detailing business is allowed **by-right in the HC district under use #2. Automobile, truck repair shops.**
- D. H&H Quality Car Care / Waxmaster Mobile Detailing is not a high-volume detailer. An appointment is needed and five to six vehicles will be serviced per day, on site. This is a detailing service that prides itself on exceptional work and customer service. Among the services offered are:

Hand Wash & Dry
Compounding
Hand Wax

Interior Vacuum and Shampoo
Stain removal – where possible
Wheel & Trim Clean & Dress

Chrome Polishing
Engine Cleaning
R.V's & Boats



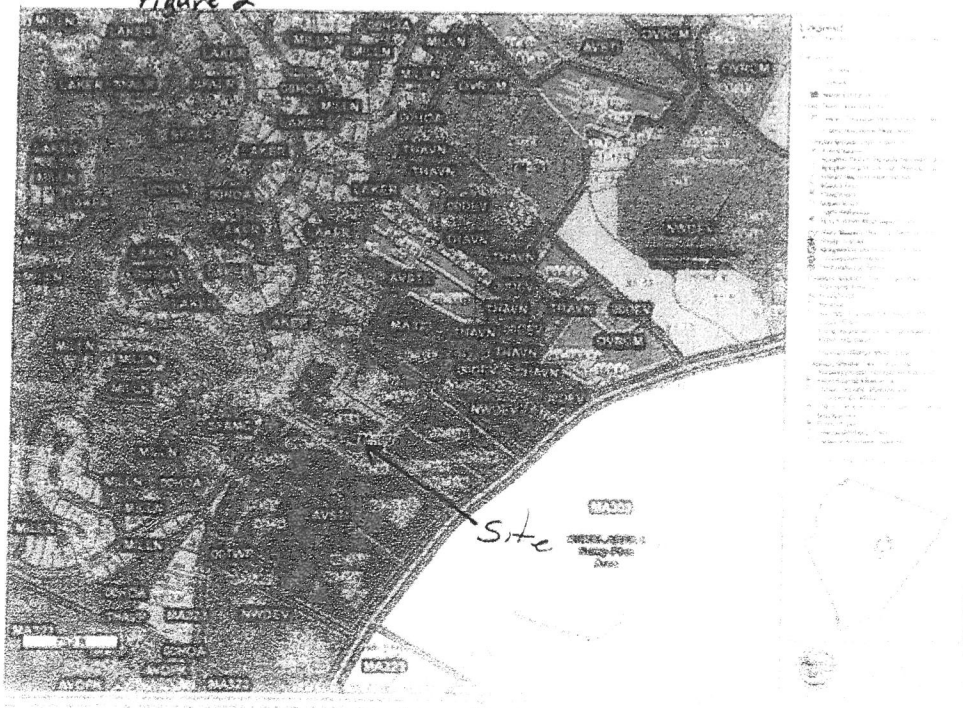
Pick-up and Delivery, is offered as well as Free Shuttle Service

- E. Hours of operation will be Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 10:00 a.m. to 6:00 p.m. There will be after hours drop off.
- F. The mobile wash vans will be parked inside the fence each night. The Conceptual Plan, (see page 3), indicates the parking envelope for the vans and oversized vehicles.
- G. The auto detailing use is a benefit to the public and will also bring jobs to Albemarle County. H&H Quality Car Care / Waxmaster Mobile Detailing has been in business for 30 years and has a stellar reputation and faithful clientele.
- H. The majority of the site is not visible from Avon Street Extended as there is a significant drop in grade as you move to the rear of the property, (away from Avon St Ext) and is well screened by trees and plants in the rear. The site is bordered on the sides by Waste Management and Snow's Garden Center and the rear is well screened with trees and vegetation. There is a 170' setback from the property line in the rear, owned by Betty Lee Properties, LLC.

II. Project Consistency with the Comprehensive Plan

- A. The property is in the southern portion of the Southern and Western Urban Neighborhoods Master Plan and its Comprehensive Land Use Designation is Office/R&D/Flex/Light Industrial as shown in Figure 2

Figure 2



B. Surrounding Properties

Property fronts Avon Street Extended, is bordered on the left by Snow's Garden Center. The property is bordered on the right by Hatmaker LLC and the rear by Betty Lee Properties LLC. All bordering properties are zoned LI.

- C. The purpose of Office/R&D/Flex/ Light Industrial (ORDFLI) zoning is to provide employment generating uses and not impact the surrounding areas with the heavy industrial side effects, such as noise, large warehouses, big truck traffic and the like. This commercial business will bring jobs to the county and will have no ill side effects on the Light Industrial area.
- D. One of the primary uses for the ORDFLI designation, per the Master Plan, is office use. This business plans on using part of the existing building as office space.
- E. The Master Plan states that secondary use for LI zones is commercial. The vehicle detailing will fit in among the businesses already located nearby. There are several towing companies, an auto body repair shop and an auto repair/towing shop very close by.
- F. The proposed commercial use is well suited for this site. It is for the most part, shielded from public view. (The top of the metal building can be seen from Avon Street Ext.) There are several residential developments nearby to draw additional customer base for the business and add convenience for the folks that live nearby.
- G. The site for this proposed Special Use is not very big, but the parcel it is a part of consists of a little over five acres, and fits with the Master Plan. All sides of the site are bordered by LI zoned properties, (please refer to figure 2).

III. Impact on Public Facilities and Infrastructure

- A. As this property is already developed, no significant impact to public facilities or infrastructure is anticipated.
- B. The property is currently served by public water and sewer.

C. Stormwater Management

This the majority of this site is covered in gravel, so drains well with very little runoff.

D. Traffic and Access

This business generates a low volume of traffic and no adverse effects are anticipated.

E. Fire and Rescue

The site is located approximately one mile from Monticello Fire and Rescue.

IV. Impact on Environmental Features

A. There are no significant environmental impacts anticipated with this business.

B. The applicant proposed to maintain the current grading of the site .

C. The site is located outside of the 100-year flood plain and Water Protection Stream Buffer.

D. There are no known wetlands or streams on the property.

E. The existing 170' vegetative buffer at the rear of the site will remain undisturbed to provide filter for any heavy storm runoff and preserve animal habitat.

V. Additional Zoning Ordinance Factors Related to Special Use Permit

A. Zoning Ordinance Section 26.3 additional factors for granting general commercial Special Use Permits

1. The purpose of the industrial district in which the use is proposed:
 - *The existing industrial district is characterized by light industrial uses including a garden shop, contractor offices, towing businesses, and auto body repair, so a vehicle detailing business should fit well in the LI district.*
2. The proposed use and its proposed size should be consistent with the intent of the applicable industrial district.
 - *The use and size are consistent with the intent of the applicable industrial district.*
3. The use proposed should not be located on the lowest floor of any building having direct exterior access to the ground surface in order to allow that floor to be used for industrial purposes.

There are no industrial purposes proposed with this application. This will not preclude the property from being used for industrial purposes in the future.

4. The gross floor area of each establishment should not exceed three thousand (3,000) square feet
 - *The gross floor area of the vehicle detailing business will be 1,80 square feet.*
5. The aggregate gross floor area of the independent offices or general commercial uses, or both, should not exceed twenty-four thousand (24,000) square feet and should not exceed twenty-five (25) percent of the gross floor area of the building.
 - *The aggregate floor area of the commercial uses will be 1,800 square feet, the total gross floor area of the building.*

B. Zoning Ordinance Section 33.8(a) factors the Board shall reasonably consider when acting upon a Special Use Permit

1. No substantial detriment. The proposed Special Use Permit will not be a substantial detriment to adjacent lots.
 - *The proposed use is less intensive than a towing business or Waste Managements heavy trucks. The vegetative buffers and grade drop shields from view the majority of the site. There will be no substantial increase in traffic.*
2. Character of district unchanged. The character of the district will not be changed by the proposed Special Use Permit.
 - *Since the proposed use is located on a parcel that currently houses towing companies and it is a relatively small business, the character of the district will remain unchanged.*

VI. Other special studies or documentation, if applicable and any other information identified as necessary by the county on the pre-application comment form.

1. Provide trip count estimates for the proposed use. No traffic impact analysis (TIA) is needed.
 - *It is estimated that there will be between six and eight round trips per day, to include shuttle and customer pick-up/drop-offs.*

Legend

Note: Some items on map may not appear in legend

Parcel Info

- Tax Map Grid
- Parcels
- Neighborhood Code

Comp Plan Land Use Info

- Urban Development Area Boundary
- Comprehensive Plan Areas
- Crozet Master Plan Land Use
- GreenSpace
- Neighborhood Density Residential L
- Neighborhood Density Residential
- Urban Density Residential
- Mixed-Use
- Downtown
- Institutional
- Light Industrial
- See Crozet Masterplan Text
- Panloss Master Plan Centers and Di
- Urban Center
- Neighborhood Service Center
- Employment District
- Recreational District
- Panloss Master Plan Future Street N
- Principal Arterial
- Boulevard
- Avenue
- Avenue (Conceptual Alignment)
- Local Street
- Local Street (Conceptual Alignment)
- Rural Transition
- Panloss Master Plan Urban Center
- Neighborhood Density Residential
- Commercial Mixed Use
- Urban Density Residential
- Community Mixed Use
- Office / R & D / Flex / Light Industrial
- Institutional
- Public Parks
- Potential Public Park
- Parks and Green Systems



GIS Web
Geographic Data Services
www.charlottesville.org/gis
(434) 256-5832

January 21, 2020



Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. Map elements may scale larger than GIS data measured in the map or as provided on the data download page due to the projection used. Map Projection: NAD83 Web Mercator (Auxiliary Sphere) (EPSG: 3857)

