

OUR LADY OF PEACE
SPECIAL USE PLAN

CONCEPTUAL PLAN
COUNTY OF ALBEMARLE, VIRGINIA

SPECIAL USE PERMIT FOR ASSISTED LIVING FACILITY AMENDMENT SP2024-00009

NOTES

PARCEL: 061Z0-03-00-001A0
061Z0-03-00-00800

ADDRESS: 751 HILLSDALE DRIVE, CHARLOTTESVILLE, VA 22901

ZONING: PLANNED UNIT DEVELOPMENT (REF. ZMA 198800007)
AIRPORT IMPACT OVERLAY DISTRICT

EXISTING CONDITIONS IS BASED ON SURVEY COMPLETED ON
05/05/23 BY TIMMONS GROUP AND SUPPLEMENTAL GIS INFORMATION

SETBACKS:
FRONT: 25' SETBACK
SIDE SETBACK: 15' BUILDING, 10' PARKING
REAR SETBACK: 20' REAR, 10' PARKING

PRESENT USE: 061Z0-03-00-001A0: CHURCH OF THE INCARNATION
061Z0-03-00-00800: EXISTING OUR LADY OF PEACE BUILDING (REF. SP199700042)

PROPOSED USE: 061Z0-03-00-001A0: CHURCH OF THE INCARNATION, OUR LADY OF PEACE EXPANSION
061Z0-03-00-00800: OUR LADY OF PEACE BUILDING WITH EXPANSION:

REQUIRED PARKING: CHURCH OF THE INCARNATION (REF. SDP 199800083)
1 SPACE PER 4 SANCTUARY SEATS = 115 REQUIRED SPACES (460 SEAT SANCTUARY)

OUR LADY OF PEACE NEW ADDITION:
ASSISTED LIVING FACILITY
20 UNITS x 1 SPACE/3 UNITS = 7 SPACES
5 EMPLOYEES ON LARGEST SHIFT = 5 SPACES

SKILLED NURSING FACILITY:
34 UNITS x 1 SPACE/4 UNITS = 9 SPACES
9 EMPLOYEES ON LARGEST SHIFT = 9 SPACES

TOTAL ADDITION: 30 SPACES

PROVIDED PARKING: CHURCH OF THE INCARNATION: 219 SPACES (REF. SDP199800083)
SPACES REMOVED: 23 SPACES
SPACES REPLACED: 9 SPACES
SPACES REMAINING: 205 SPACES

OUR LADY OF PEACE ADDITION: 38 SPACES PROVIDED IN PARKING GARAGE

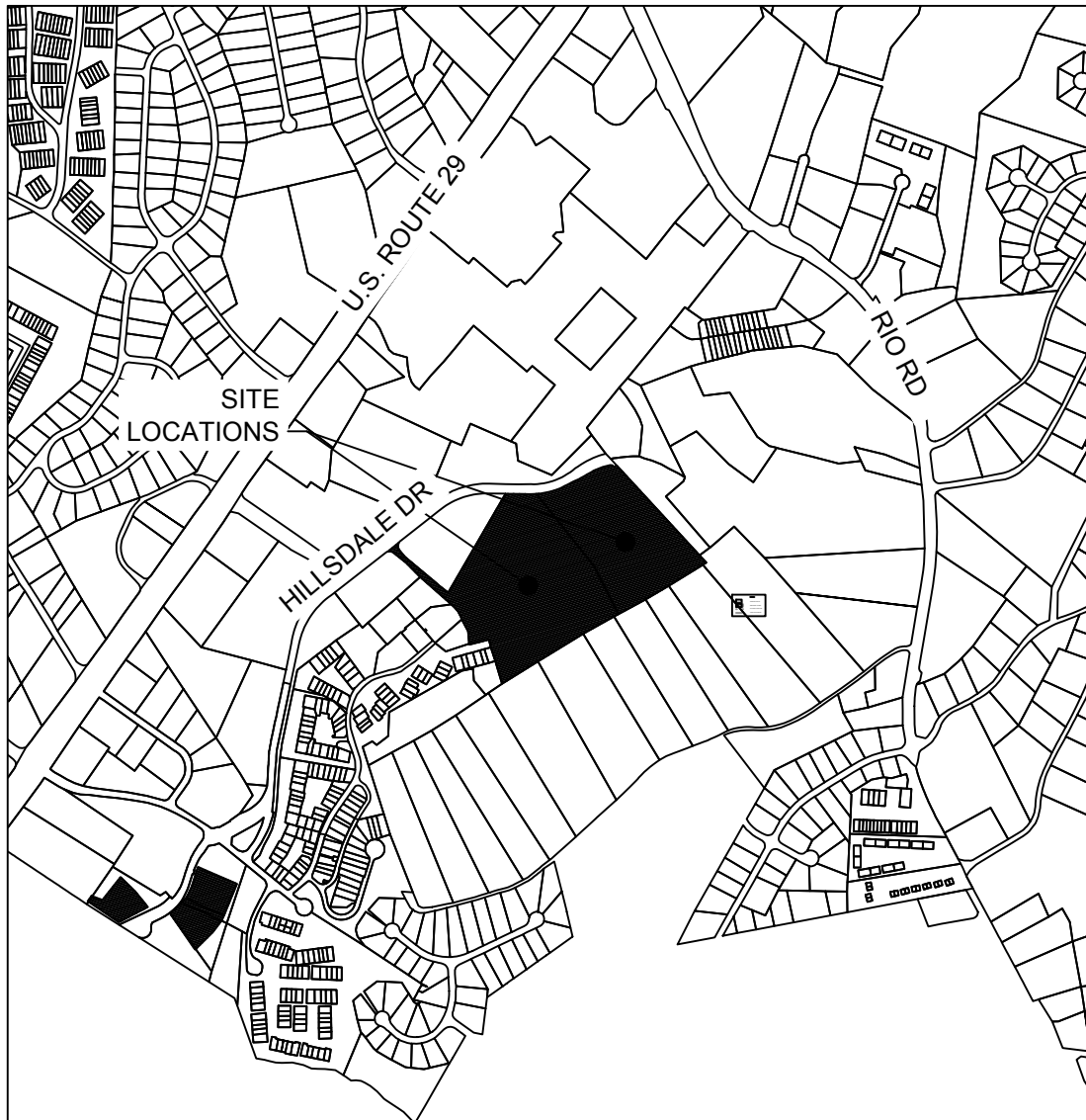
BUILDING HEIGHT: REQUIRED PER PUD: 65' MAX.
PROPOSED ADDITION: 50' MAX (2 STORIES W/ PARKING GARAGE)

APPROXIMATE LIMITS OF CONSTRUCTION (LOC): 061Z0-03-00-00800: 0.13 ACRES
(BASED ON EXISTING PARCEL EXTENTS) 061Z0-03-00-001A0: 1.13 ACRES

EXISTING PARCEL AREA: 061Z0-03-00-00800: 6.99 ACRES
061Z0-03-00-001A0: 12.50 ACRES

PROPOSED APPROXIMATE PARCEL AREA WITH BLA: 061Z0-03-00-00800: 7.91 ACRES
061Z0-03-00-001A0: 11.58 ACRES

2/19/2024



VICINITY MAP

1" = 1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	EXISTING EXHIBIT
C1.0	EXISTING CONDITIONS PLAN
C2.0	CONCEPTUAL PLAN
C3.0	CONCEPT GRADING PLAN
C4.0	CONCEPT SITE CROSS-SECTION
TOTAL SHEETS = 6	

TRIP GENERATION TABLE

LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY						
				ADT	AM PEAK HOUR			PM PEAK HOUR		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Existing										
Independent Living (Senior Adult Housing) - Apartments	252	25	Beds	81	2	3	5	4	2	6
Assisted Living	254	84	Beds	218	9	6	15	8	12	21
Assisted Living Memory Care	254	24	Beds	62	3	1	4	2	4	6
Nursing Home	620	30	Beds	92	3	1	4	1	3	4
TOTAL		163		454	17	12	29	15	21	36
Proposed										
Independent Living (Senior Adult Housing) - Apartments	252	25	Beds	81	2	3	5	4	2	6
Assisted Living	254	84	Beds	218	9	6	15	8	12	20
Assisted Living Memory Care	254	24	Beds	114	5	3	8	4	7	11
Nursing Home	620	30	Beds	196	6	3	9	3	6	9
TOTAL		163		610	22	15	37	19	27	46
Net Difference - Trips				156	5	3	8	4	6	10
% Difference				34.4%	29.4%	28.9%	29.2%	26.7%	26.0%	26.3%

SOURCE: Institute of Transportation Engineers' Trip Generation Manual 11th Edition (2021)

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THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL: 434-293-5624 FAX: 434-293-8517 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	REVISED PER	COUNTY COMMENTS
DATE	5/20/24	

DATE
02/19/2024
DRAWN BY
A. FLINT
DESIGNED BY
A. FLINT
CHECKED BY
J. SHOWALTER
SCALE
AS SHOWN

TIMMONS GROUP

OUR LADY OF PEACE SPECIAL USE PLAN
ALBEMARLE COUNTY, VA
COVER SHEET

JOB NO.
58157
SHEET NO.
C0.0

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MANAGED SLOPES

PRESERVED SLOPES

STREAM CENTERLINE

LEGEND

COMMONWEALTH OF VIRGINIA

Jonathan Showalter

JOSEPH M. SHOWALTER

Lic. No. 0402057151

05/20/2024

PROFESSIONAL ENGINEER

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ALBEMARLE COUNTY, VA

EXISTING EXHIBIT

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STREAM CENTERLINE

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ALBEMARLE COUNTY, VA

EXISTING CONDITIONS PLAN

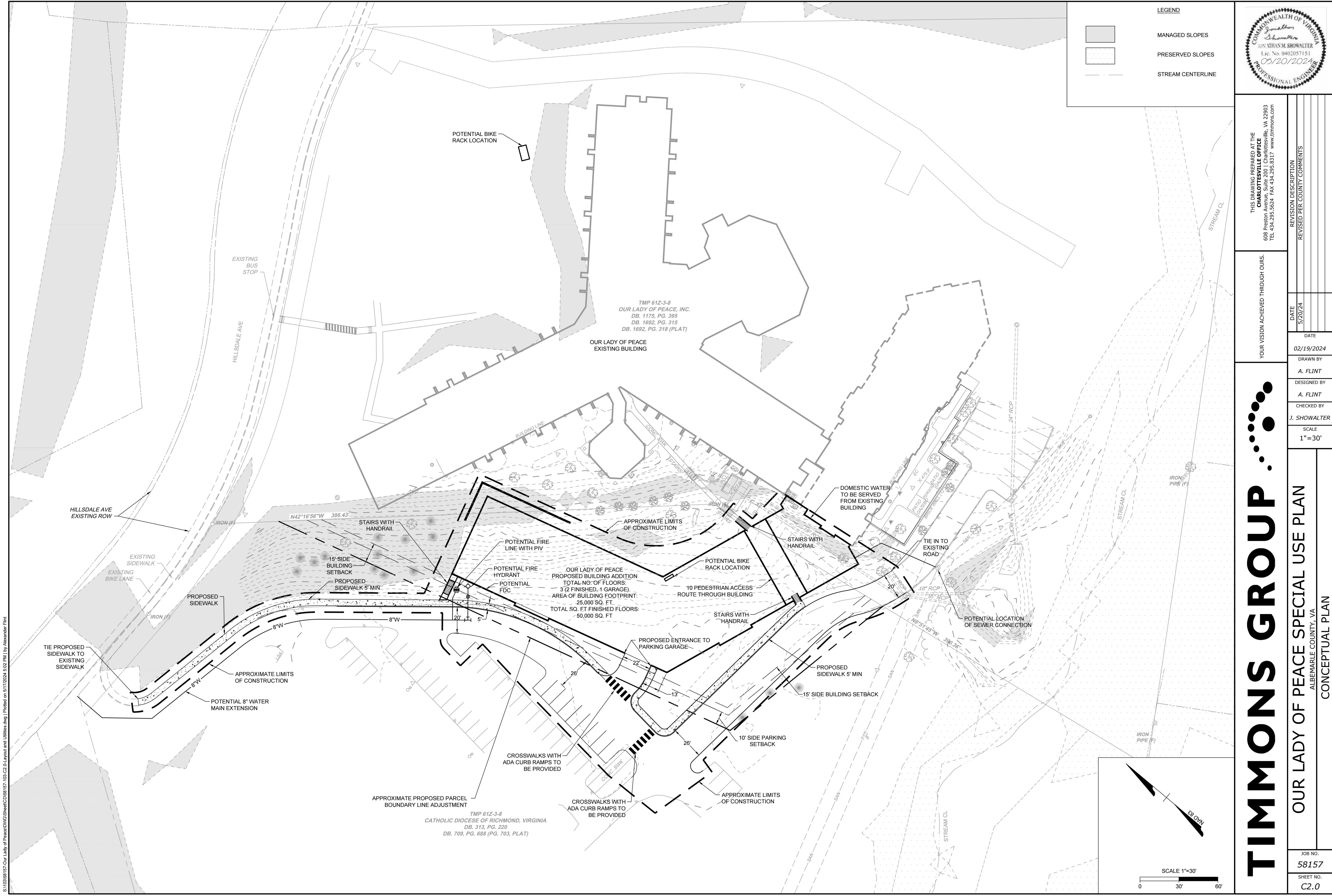
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PRESERVED SLOPES

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SCALE	1"=30'

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TIMMONS GROUP

OUR LADY OF PEACE SPECIAL USE PLAN

ALBEMARLE COUNTY, VA

CONCEPTUAL PLAN

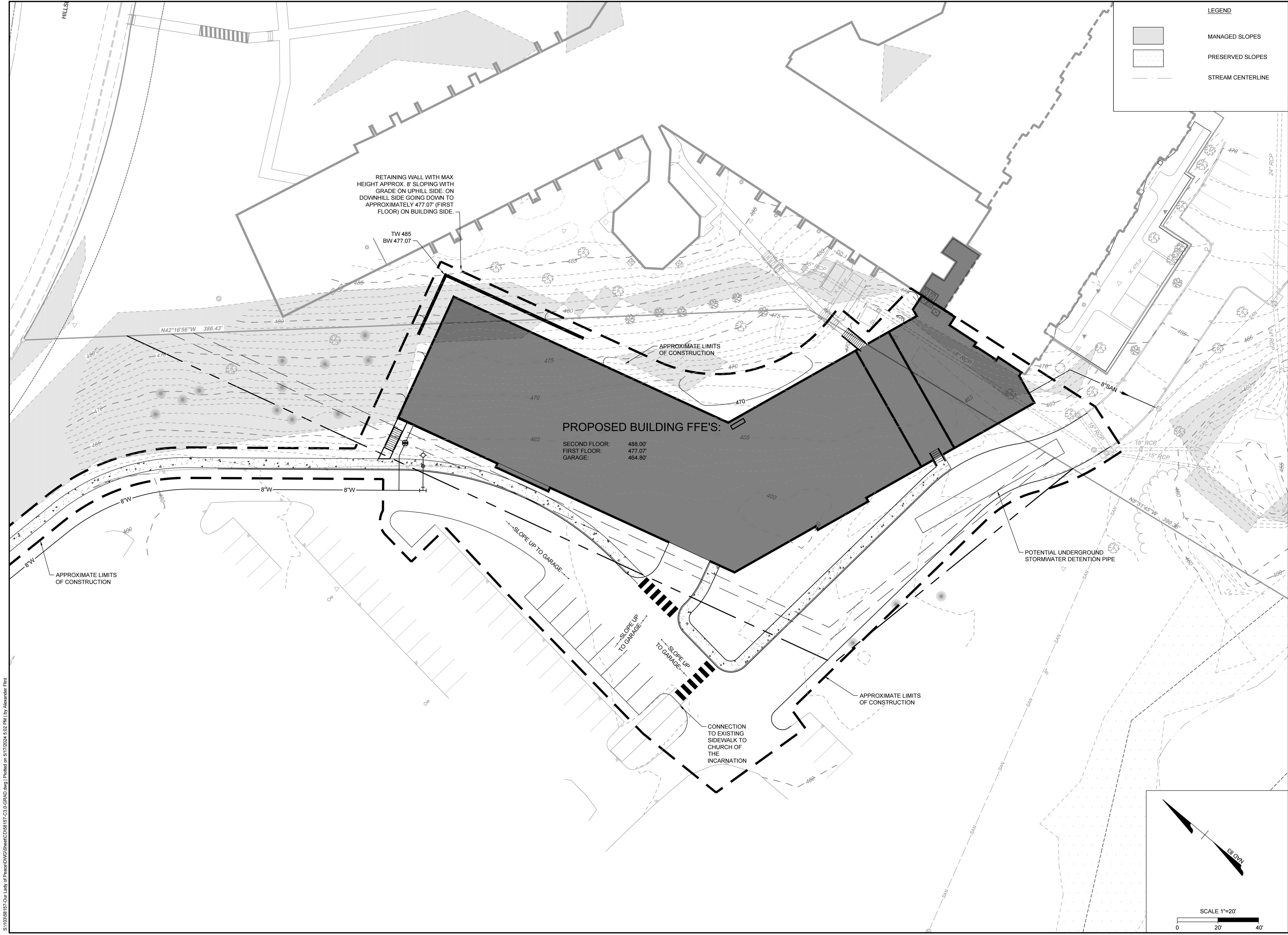
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STREAM CENTERLINE

COMMONWEALTH OF VIRGINIA

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DESIGNED BY

A. FLINT

CHECKED BY

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SCALE

1"=20'

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OUR LADY OF PEACE SPECIAL USE PLAN

ALBEMARLE COUNTY, VA

CONCEPT GRADING PLAN

JOB NO.

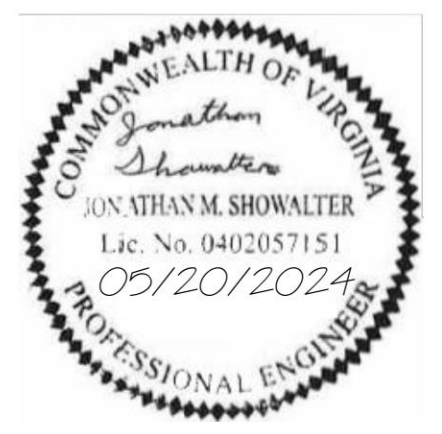
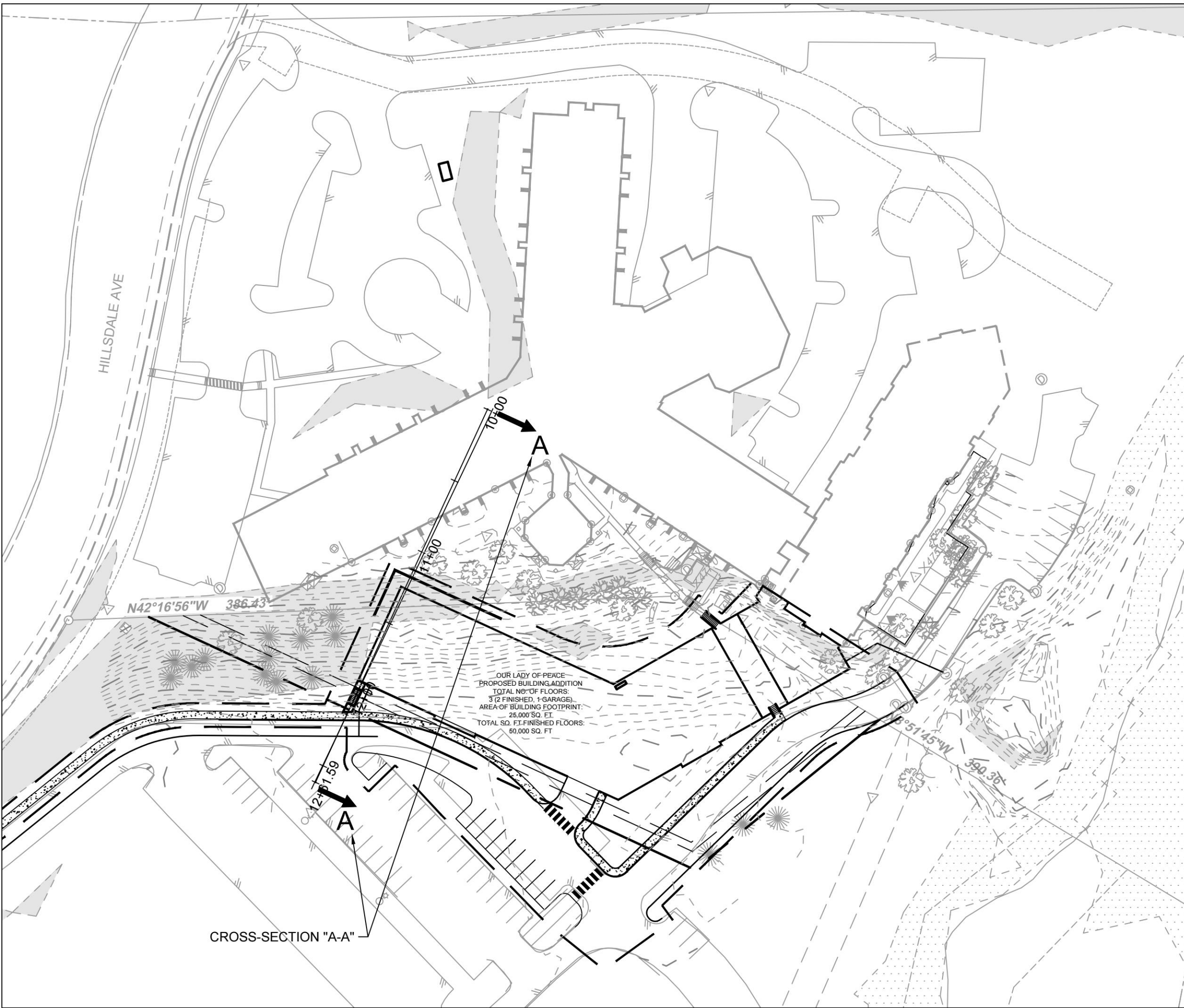
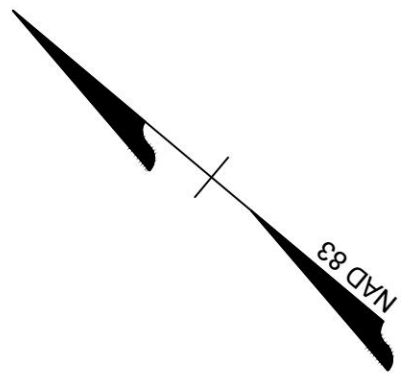
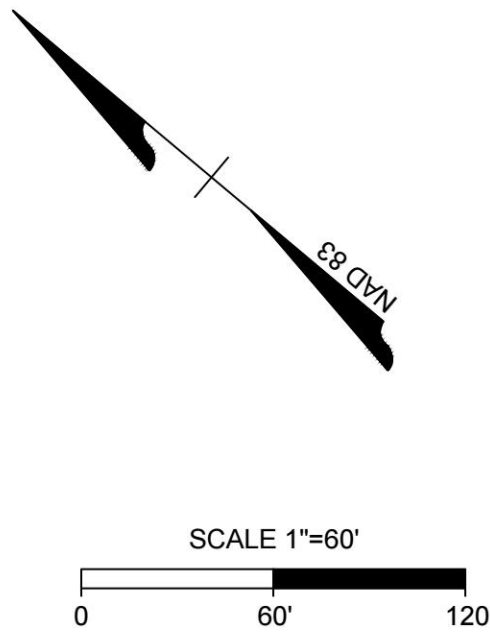
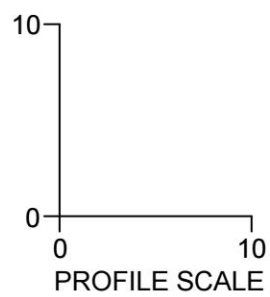
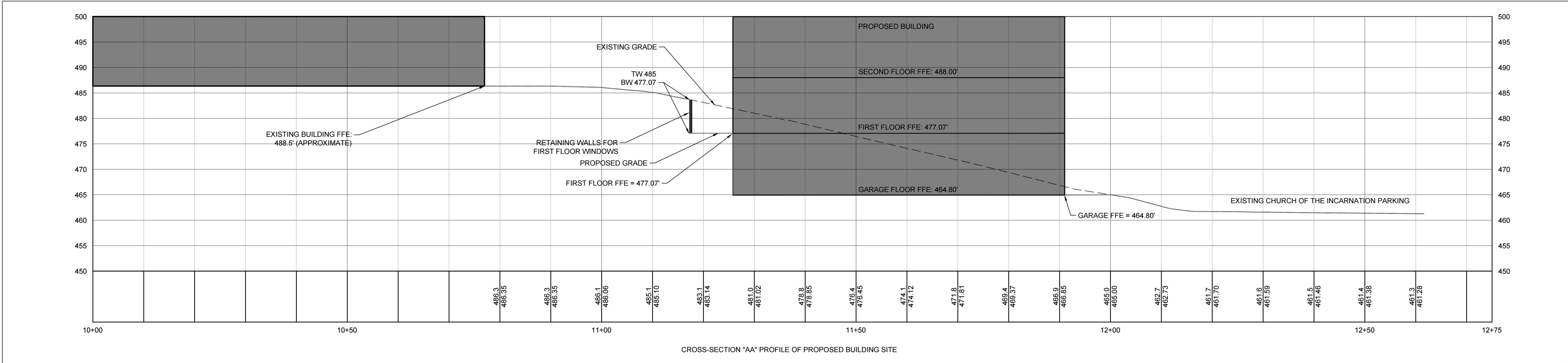
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CONCEPTUAL SITE CROSS-SECTION

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