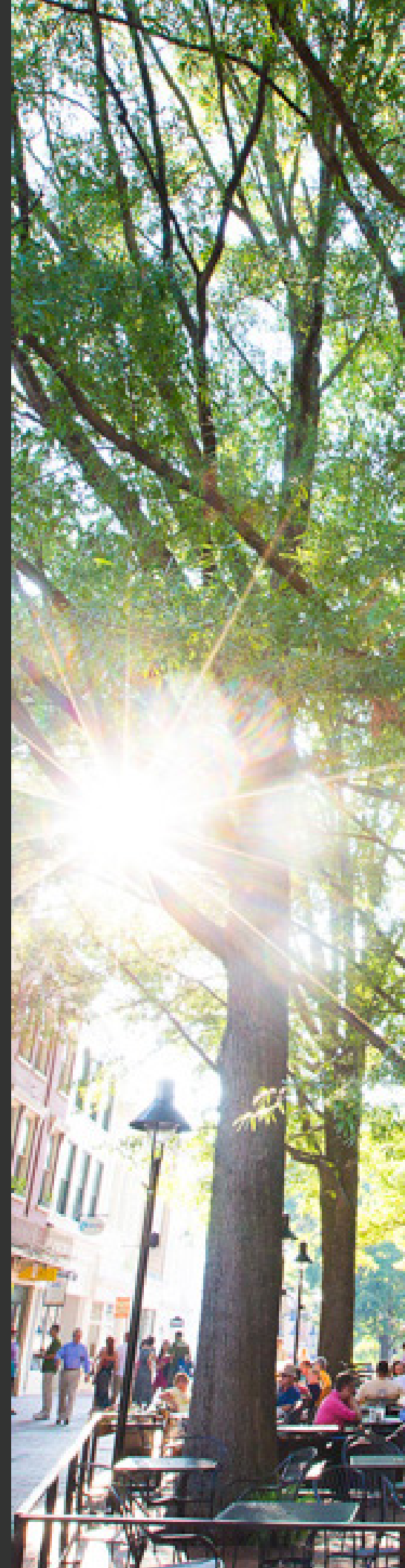


Knight Berkshire Mixed Use

Special Use Permit Application

Board of Supervisors Meeting • November 2024



LINE AND GRADE

SPECIAL USE PERMIT

I. BACKGROUND

- Context and Location
- Existing Site Layout and Operations

II. PROPOSAL

- Proposed Site Layout
- Proposed Site Operations
- Special Exceptions
- Consistency With Comprehensive Plan

I. BACKGROUND

Context + Location

I. BACKGROUND

- Request for Special Use Permit to allow for an R-15 residential use on a C1 commercial parcel
- 615 Woodbrook Drive
1.05 acre parcel
- Surrounded by R15 zoning to the north
- C1 commercial to east and south
- R6 residential to west (Agnor Hurt Elementary School is directly adjacent to the west)
- PRD rezoning recently approved for TMP 45-90 at 34 DUA



Image 1 - Subject parcel, source: Albemarle County GIS

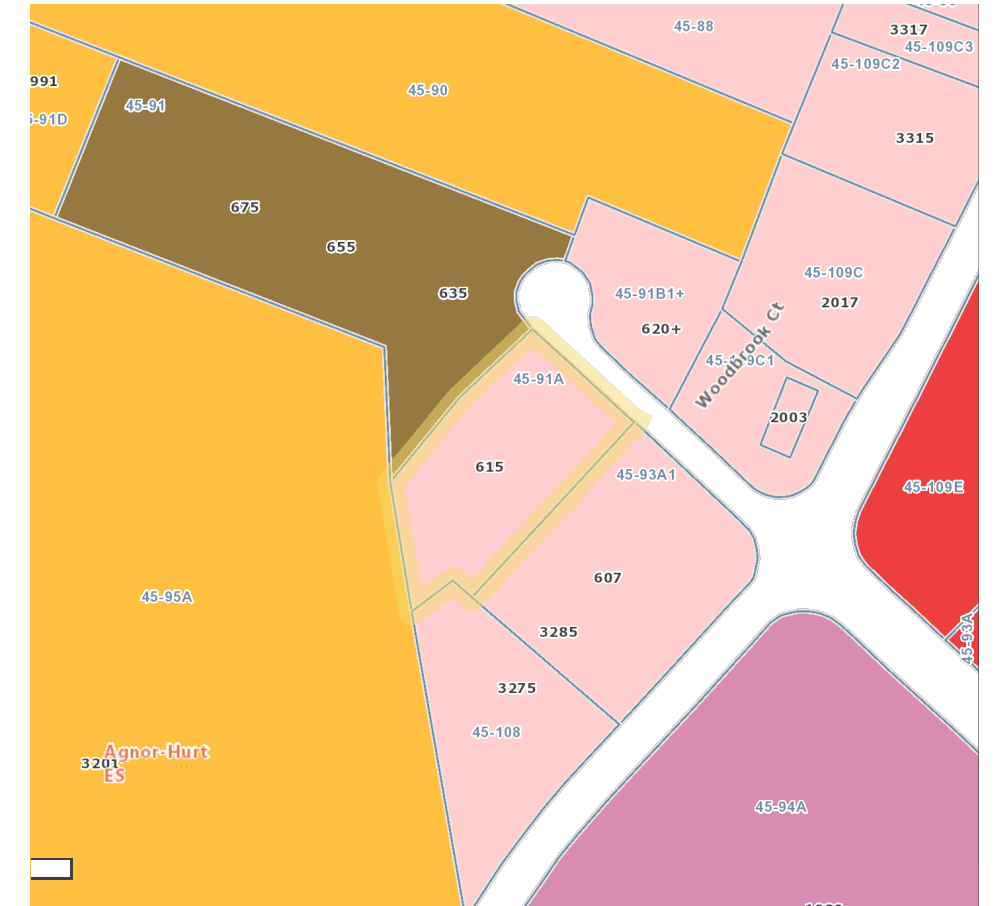
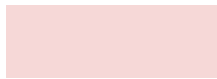


Image 2 – Existing Zoning Map, source: Albemarle County GIS

LEGEND

	R6 RESIDENTIAL
	R15 RESIDENTIAL
	C1 COMMERCIAL
	PLANNED DEV. SHOPPING CENTER
	HIGHWAY COMMERCIAL

Existing Site Layout and Operations

I. BACKGROUND

- 1-story building, ~ 6,500 sf, currently used as a dental office with a rental office space in the rear
- 23 parking spaces
- Open from 8am to 5pm Monday - Thursday
- 8 employees per shift and approximately 3 patients per hour on site
- The proposed dentist operation is to match current operations



Image 3 - Survey of subject property provided by Roger W. Ray and associates

Existing Site Layout and Operations

I. BACKGROUND

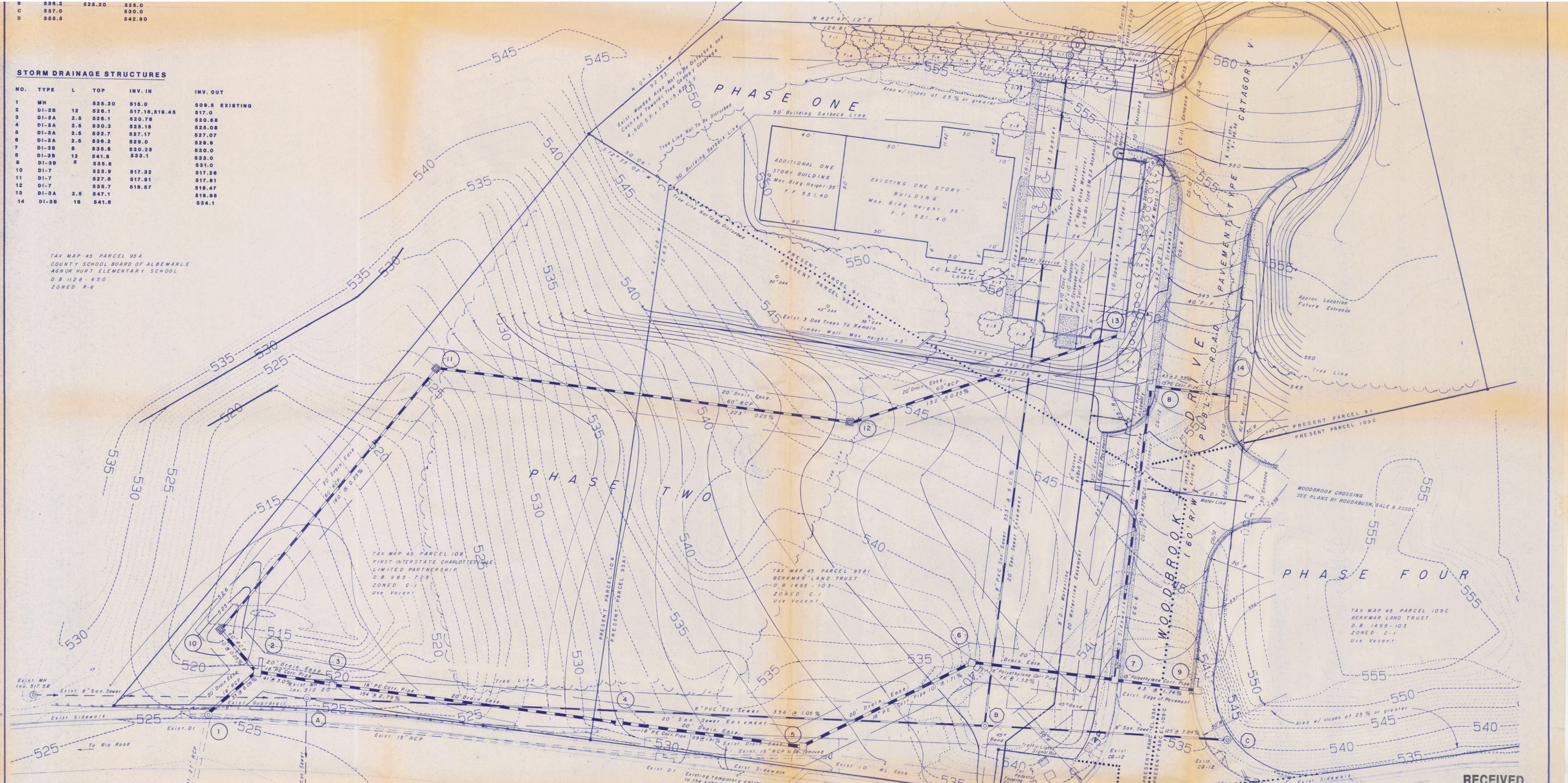


Image 4 - SDP199500115 Original Approved Site Plan

II. PROPOSAL

Proposed Site Layout

II. PROPOSAL

- Existing parking area to remain
- Building to be demolished and relocated closer to the SE property
- Maximum footprint of the proposed building is approximately 7,880 sf
- The new building is proposed beyond the 30' maximum setback from Woodbrook Drive to avoid utility conflicts
- Additional parking provided in rear (total 37 spaces)
- Max. 4 stories

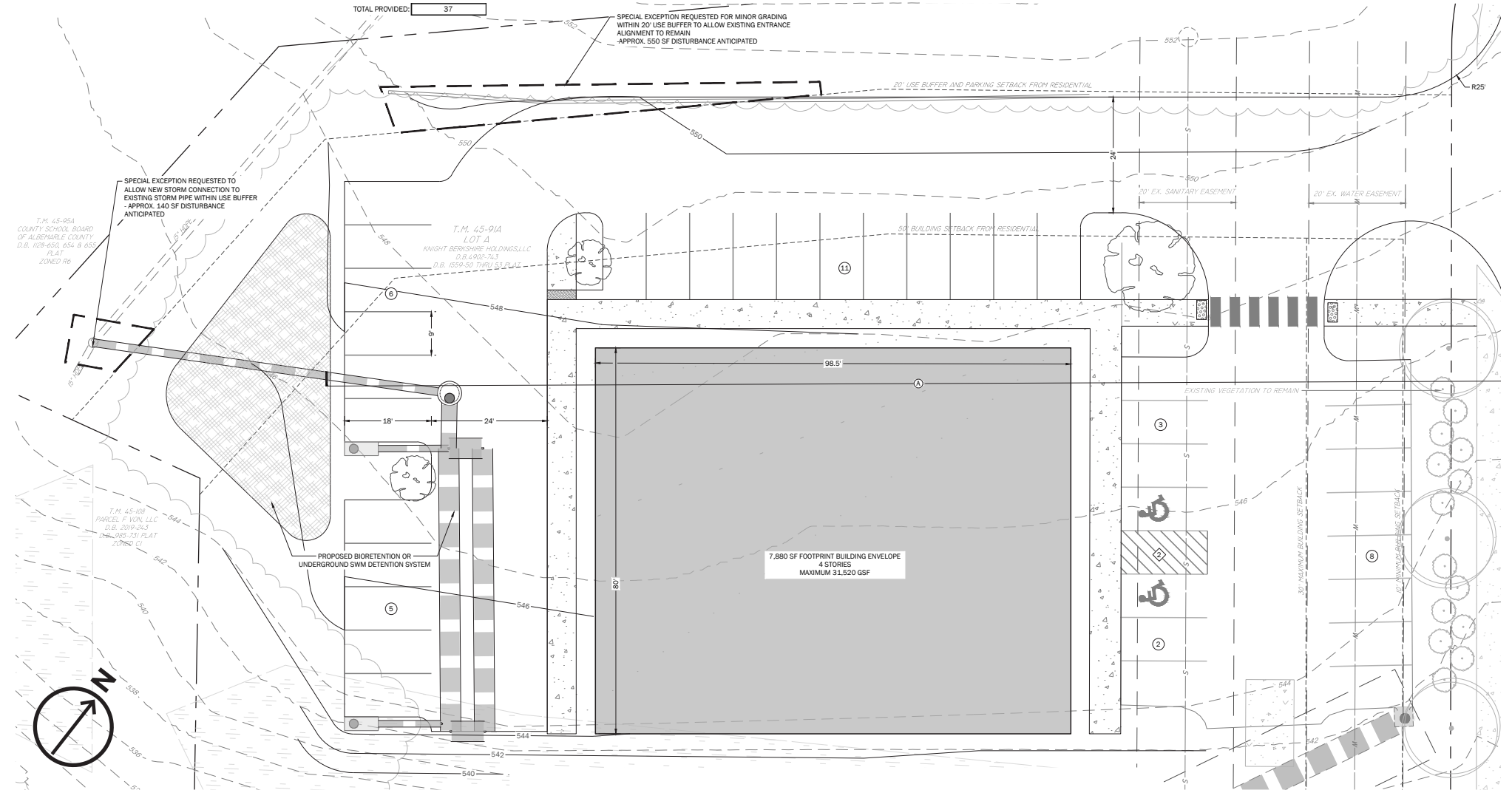


Image 5 - Concept Plan

- Dentist office to remain on ground floor, but the size will likely be reduced from 4,500 sf to 3,000 sf
- Up to 15 residential units will be added (20% affordable)
- Shared parking agreement between dentist and residential use to reduce overall required parking by 35%
- Increase in peak hour traffic of approximately 8 trips

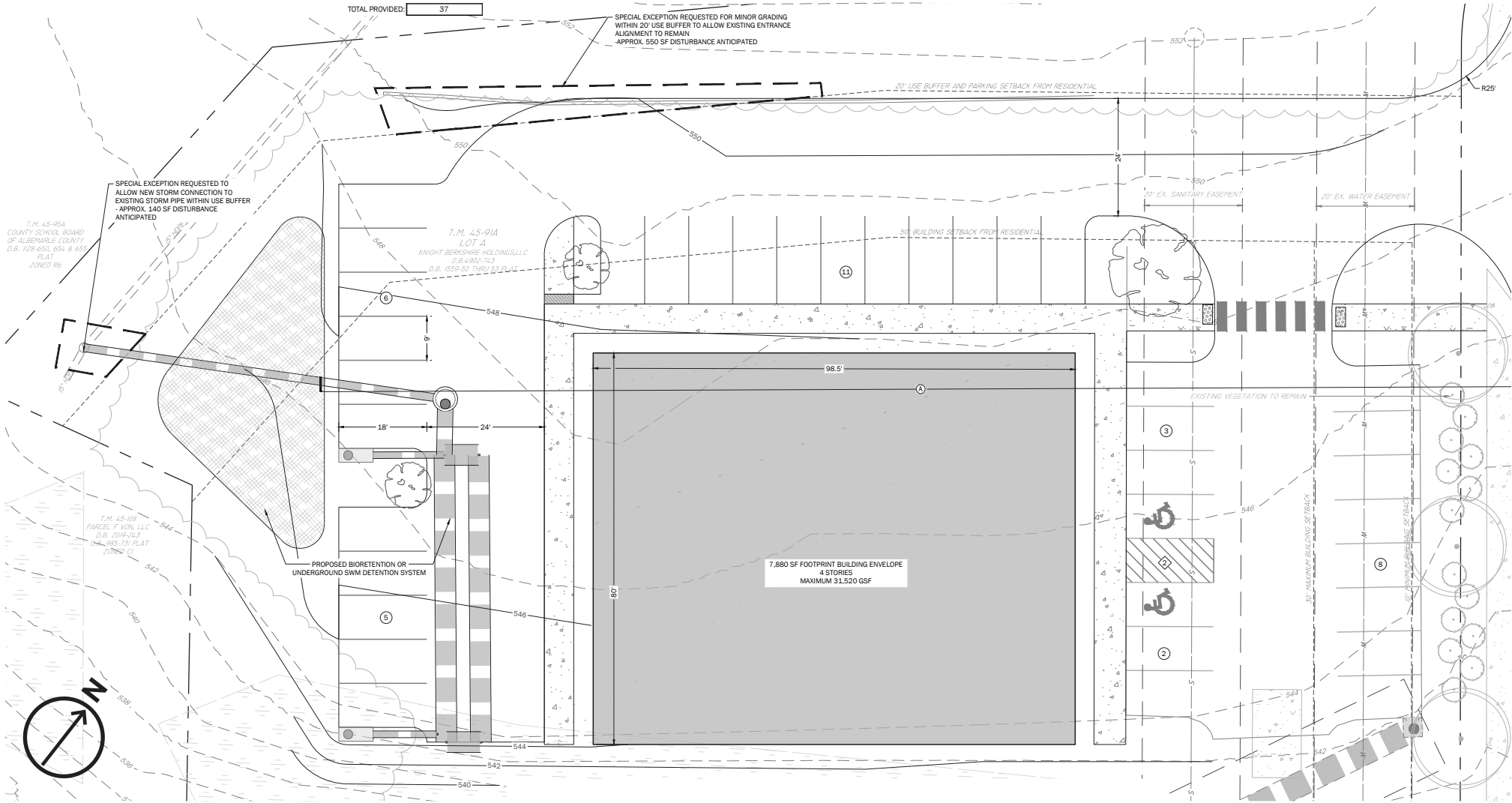


Image 5 - Concept Plan

PARKING REQUIRED			
USE	REQUIRED RATE	QUANTITY	REQUIRED SPACES
Dental Clinic	1 space / 175 sf	3000 sf	17
Multifamily, 2+ BR units	2 spaces / unit	15 Unit(s)	30
TOTAL REQUIRED:			47
REQUIRED W/ 35% REDUCTION:			31
TOTAL PROVIDED:			37

Table 1 - Calculations for parking requirements in the proposed condition

Minimum Use Buffer Adjacent to Residential

- requested to allow for two separate encroachments into the 20ft residential use buffer
 1. Existing entrance alignment (minor encroachment)
 2. Connection to existing storm infrastructure

Minimum Building Stepback

- requested to reduce the required stepback to 0 ft because the building is set far back from the sidewalk

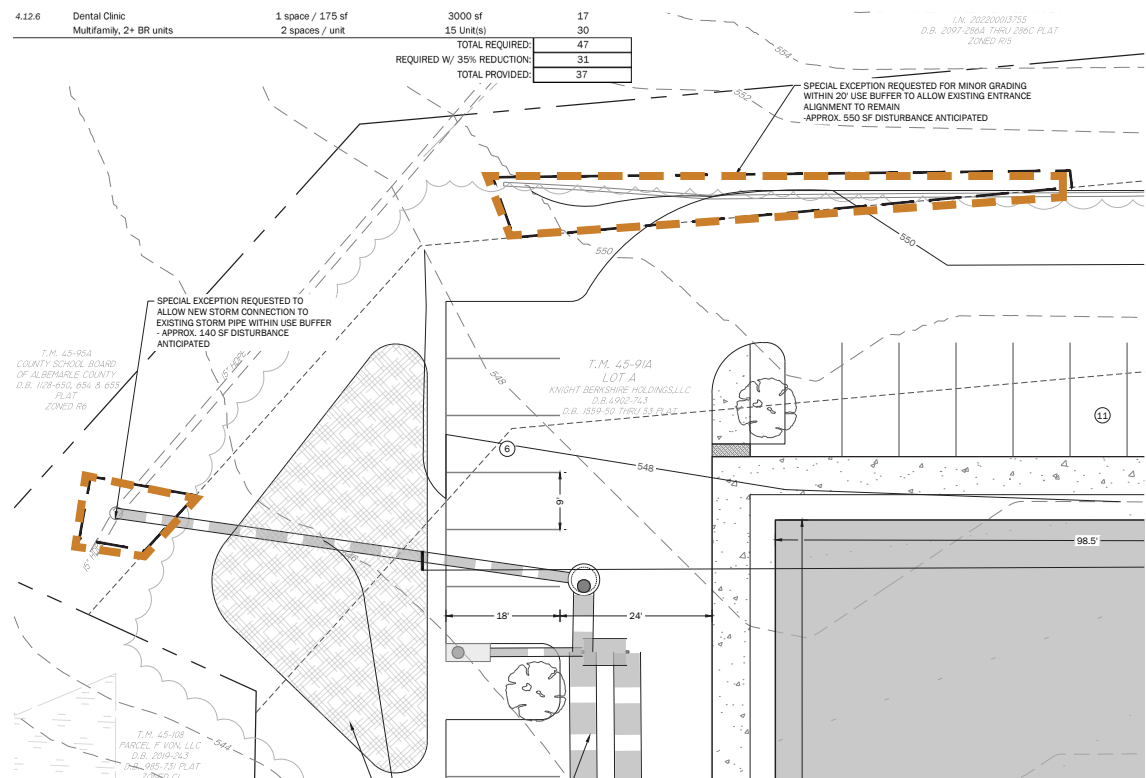


Image 6 - Concept Plan



Image 7 - Subject site and adjacent apartment complex

Note how far the existing building is set back from the road - the proposed building will be roughly the same distance but 4 stories.

Note the height of the adjacent apartment complex - 4 stories.

- The subject parcel is designated as Urban Density Residential (UDR) and currently zoned C1 commercial
- The suggested residential density for UDR is between 6-34 units per acre; the proposed maximum density of 15 DUA falls within this range
- In line with Albemarle's new 2021 Housing Policy Recommendations, the owner has elected to provide affordable housing in 20% of all new units if the development exceeds 10 units
- The current proposal designates 3 units to be affordable
- The proposed uses are not expected to have a negative impact on public facilities or surrounding properties

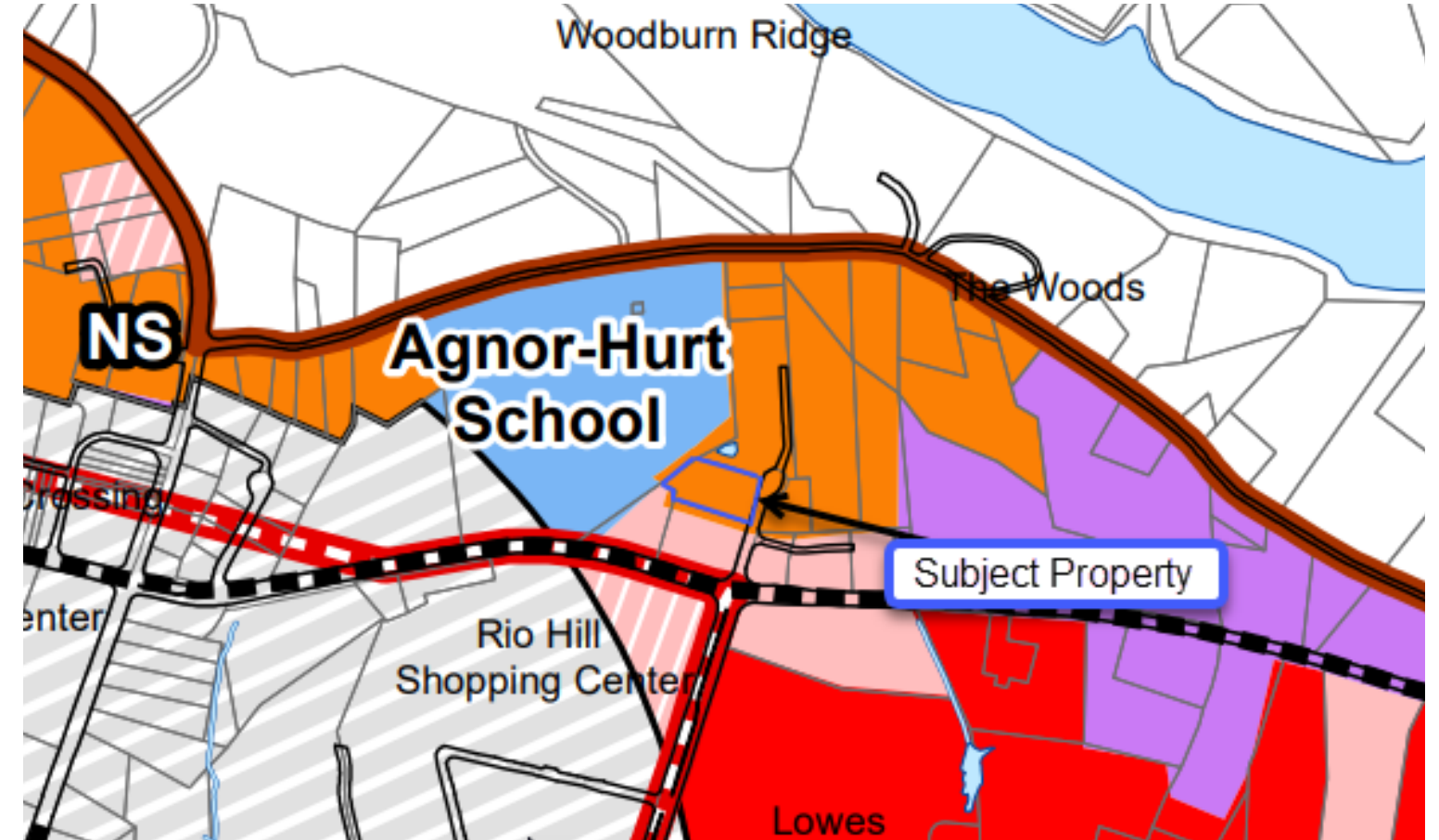
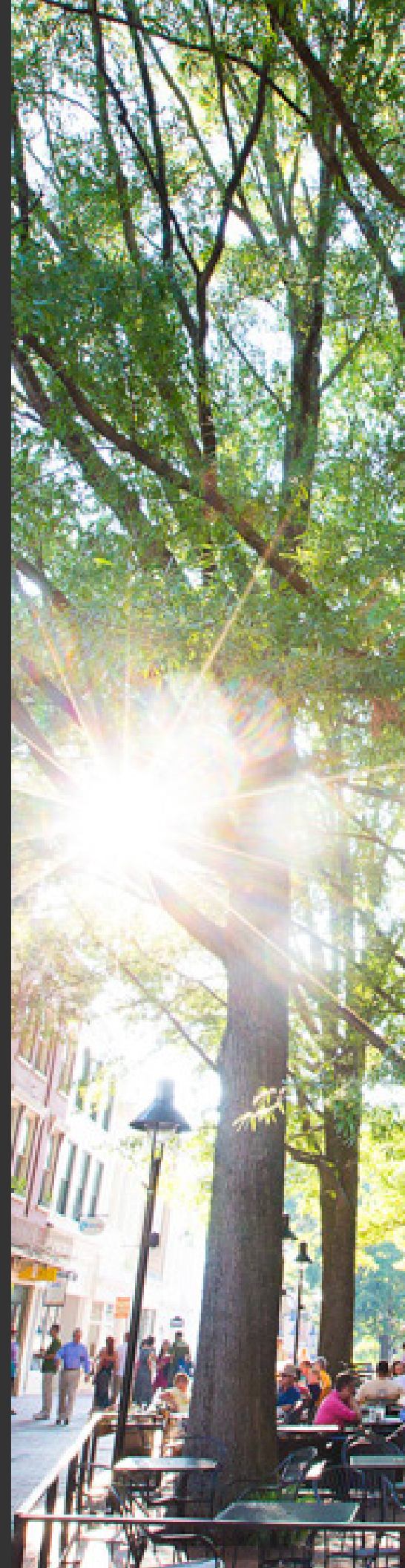


Image 8 - Comprehensive plan designation of subject property, source: Places29 Master Plan 2015

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