

SP202400015, SE202400011, and SE202400012 Knight Berkshire Mixed Use

Albemarle County
Board of Supervisors
Public Hearing
November 6, 2024



Location



- TMP 45-91A
- 1.05 acres
- Zoning: C1 Commercial
- Comprehensive Plan: Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 1 of the Places29 Master Plan



Existing Conditions



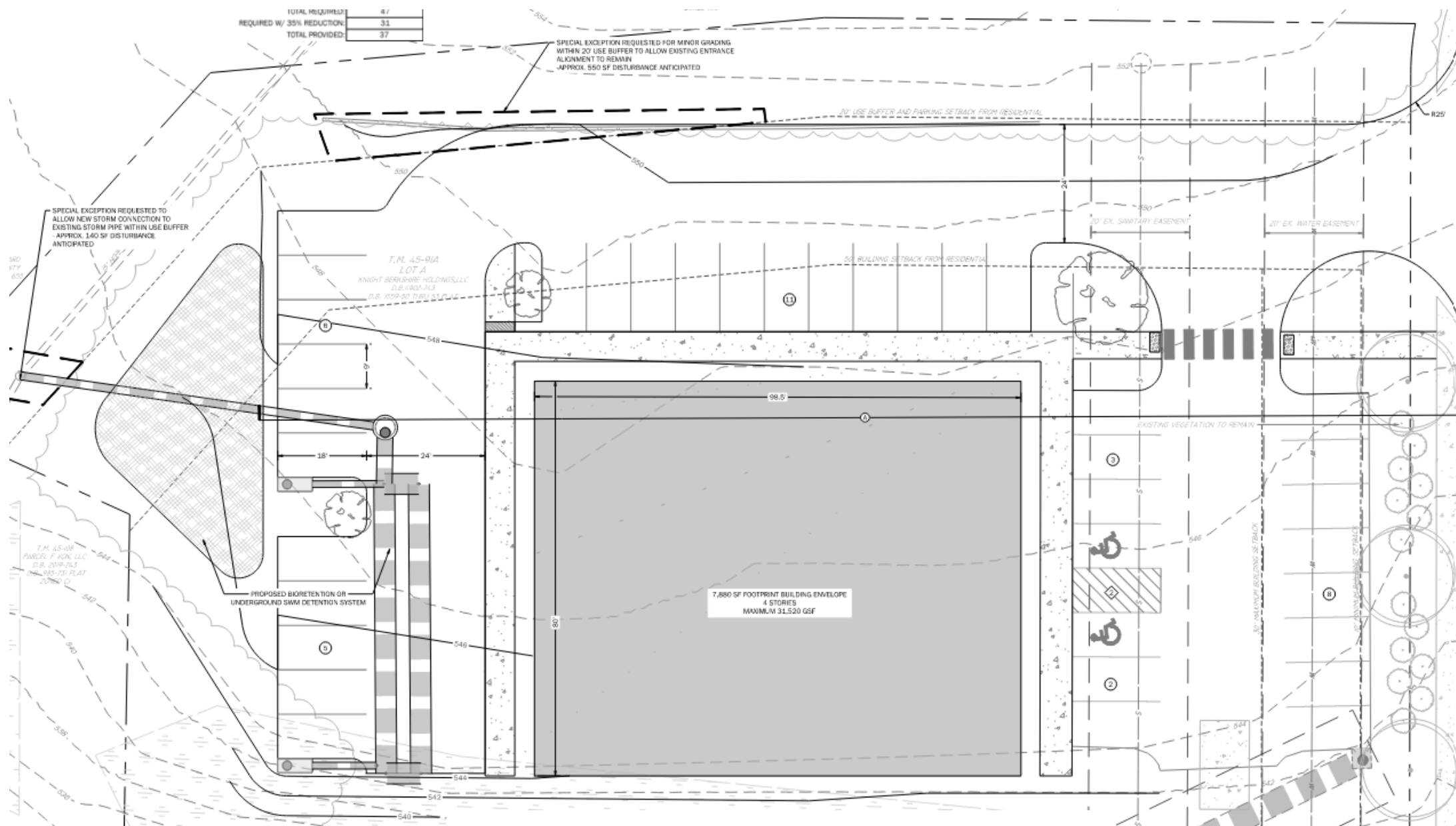
Proposal

SP202400015: Special Use Permit to allow 15 multi-family residential dwelling units in the C-1 Commercial District.

SE202400011: Special Exception request to reduce the 15-foot setback requirement to 0 feet.

SE202400012: Special exception request to allow disturbance in the required 20- foot use buffer.

Woodbrook Drive



SP202400015 Factors and Findings

Factors for Consideration (Chapter 18 Section 33.40):

- 1. No substantial detriment.**

Whether the proposed special use will be a substantial detriment to adjacent parcels.

- 2. Character of the nearby area is unchanged.**

Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.

- 3. Harmony.**

Whether the proposed special use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district, with the regulations provided in Section 5 as applicable, and with the public health, safety, and general welfare.

- 4. Consistency with the Comprehensive Plan.**

Whether the proposed special use will be consistent with the Comprehensive Plan.

SP202400015 Recommended Conditions

1. Development of the use must be in general accord with the conceptual plan titled, “Knight Berkshire Mixed Use Special Use Permit”, drawn by Line and Grade Civil Engineering dated 04-15-2024, last revised 07-15-2024. To be in general accord, development must reflect the following major elements essential to the design of the development:
 - a. Location of the building envelope;
 - b. Location of the parking areas;
 - c. Building height

Summary

Positive Aspects:

1. Consistent with the review criteria for special use permits contained in the Zoning Ordinance.
2. The use is consistent with the Places-29 Master Plan
3. Provides an additional commercial use and residential units for people who live and work in the area.

Concerns:

1. None

SP202400015 Staff Recommendation

Staff recommends approval with the conditions as recommended in the Staff Report.

SE202400011 Proposal

Special Exception request to reduce the 15-foot stepback requirement to 0 feet.

Section 18-4.20 requires for each story that begins above 40 feet in height or for each story above the third story, whichever is less, the minimum stepback shall be 15 feet.

SE202400011 Staff Recommendation

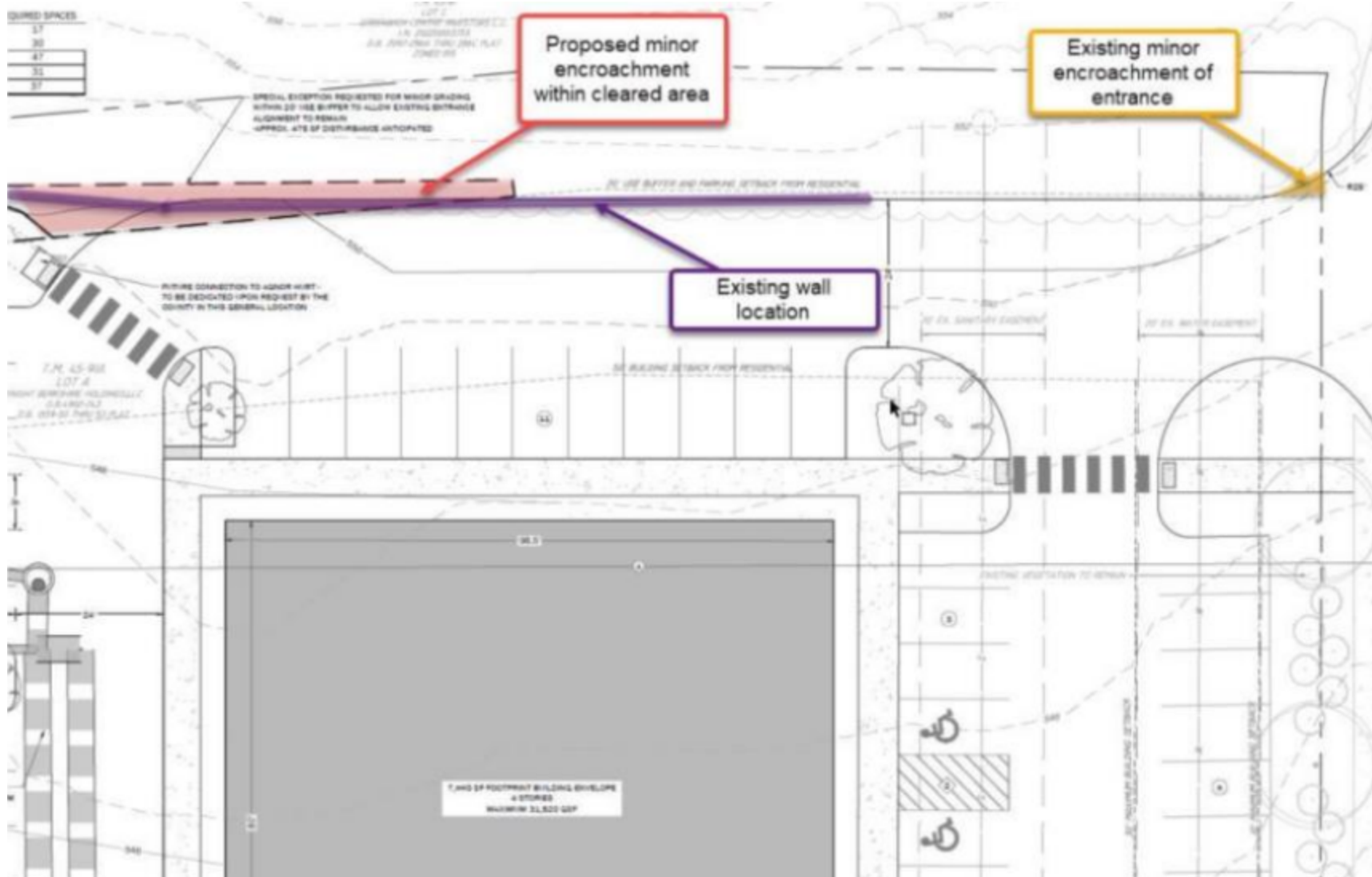
Staff recommends approval without conditions as recommended in the Staff Report.

SE202400012 Proposal

Special Exception request to allow disturbance in the required 20-foot use buffer.

- 1. Allow existing entrance to remain**
- 2. Allow for connection to an existing stormwater pipe**

SE202400012



SE202400012 Conditions

1. Development of the use must be in general accord with the conceptual plan titled, “Knight Berkshire Mixed Use Special Use Permit”, drawn by Line and Grade Civil Engineering dated 04-15-2024, last revised 07-15-2024. To be in general accord, development must reflect the following major elements essential to the design of the development:
 - a. The location for minor grading within the 20’ use buffer to allow existing entrance alignment to remain.
 - b. The location to allow new storm water connection to existing storm pipe within use buffer.

SE202400012 Staff Recommendation

Staff recommends approval with the condition as recommended in the Staff Report.

SP202400015, SE202400011, and
SE202400012

Questions?



Motions for Special Use Permit: SP202400015

To **approve** Special Use Permit SP202400015:

I move that the Board adopt the resolution attached to the staff report as Attachment E.

To **disapprove** Special Use Permit SP202400015 :

*I move to deny SP202400005. **State reasons for denial.***

Motions for Special Use Permit: SE202400011

To **approve** Special Exception SE202400011:

I move that the Board adopt the resolution attached to the staff report as Attachment F.

To **disapprove** Special Exception SE202400011:

*I move to deny SE202400011. **State reasons for denial.***

Motions for Special Use Permit: SE202400012

To **approve** Special Exception SE202400012:

I move that the Board adopt the resolution attached to the staff report as Attachment G.

To **disapprove** Special Exception SE202400012:

*I move to deny SE202400012. **State reasons for denial.***