SPECIAL EXCEPTION REQUEST NARRATIVE

ZMA-2021-00001

January 19, 2021, resubmitted July 19, 2021, resubmitted October 18, 2021

REQUEST

		Zoning References
1.	Modification to the parking requirement for all residential uses *related to ZMA 2021-0001* ***specifically related to Phase 2***	4.12.6 4.12.2(c)

REASONS AND JUSTIFICATIONS BEHIND THE REQUEST

On behalf of Dickerson Ridge, LLC (the "Applicant") we respectfully request a Special Exception to the Albemarle County Zoning Ordinance requirement for parking described in Section 4.12.6. Willow Glen Phase 2 will provide approximately 308 multi-family units composed of (74) 1-bedroom, (156) 2-bedroom and (78) 3-bedroom units (which is subject to change).

The Applicant request a modification of the parking regulations in accordance with Chapter 18, Section 4.12.2(c). Based on experience with similar projects and because this project is within easy bicycling/walking distance to many services in the area, we feel the overall parking requirements can be reduced from Ordinance requirements and better serve public health, safety and welfare.

Sheet Z5, titled, *Illustrative Plan* within our Rezoning Amendment Application illustrates the locations and quantity of parking spaces provided.

Based on Section 4.12.6, the 308 multi-family units are required to have the following spaces:

Number of Bedrooms/Unit	Parking Spaces/Unit	Phase 2	Total
Any unit of 500 sf or less	1.25	0	0
One bedroom	1.50	74	111
Two or more bedrooms	2.00	234	468
		Total Required:	579

Multi-family communities often employ different strategies when it comes to parking. Some offer residents one assigned space in the general vicinity of their units while others follow the first-come, first-served regime for all spaces. Breeden Development, the contract purchaser, owns and operates approximately 45 similar properties in Virginia. Drawing upon its experience with these similar apartment projects, the Applicant has found that not all the residents will be home at the same time or have an equal number of cars per bedroom or unit. For instance, students have different schedules and lifestyles than older people; young entrepreneurs might be able to afford a 3-bedroom unit but only have one car; while some residents will work at home, walk or bike. Furthermore, family sizes will differ and therefore have different work schedules freeing up parking at different times.

In addition, sidewalks and trails will be provided throughout the project and connect the residents to the amenities throughout the site in a safe manner. Sidewalks are also provided to connect to Phase 1 and then beyond to other adjacent properties and nearby commercial developments. Hollymead Towncenter is less than 0.7 mile (or 13 minutes) when walking and shorter when bicycling using the designated bike lanes along Towncenter Drive. Furthermore, as the envisioned Places29 Neighborhood Service Center develops at the intersection of

Towncenter Drive and Dickerson Road, we can speculate that fewer vehicular trips will be made to these services and more biking and walking trips will be made.

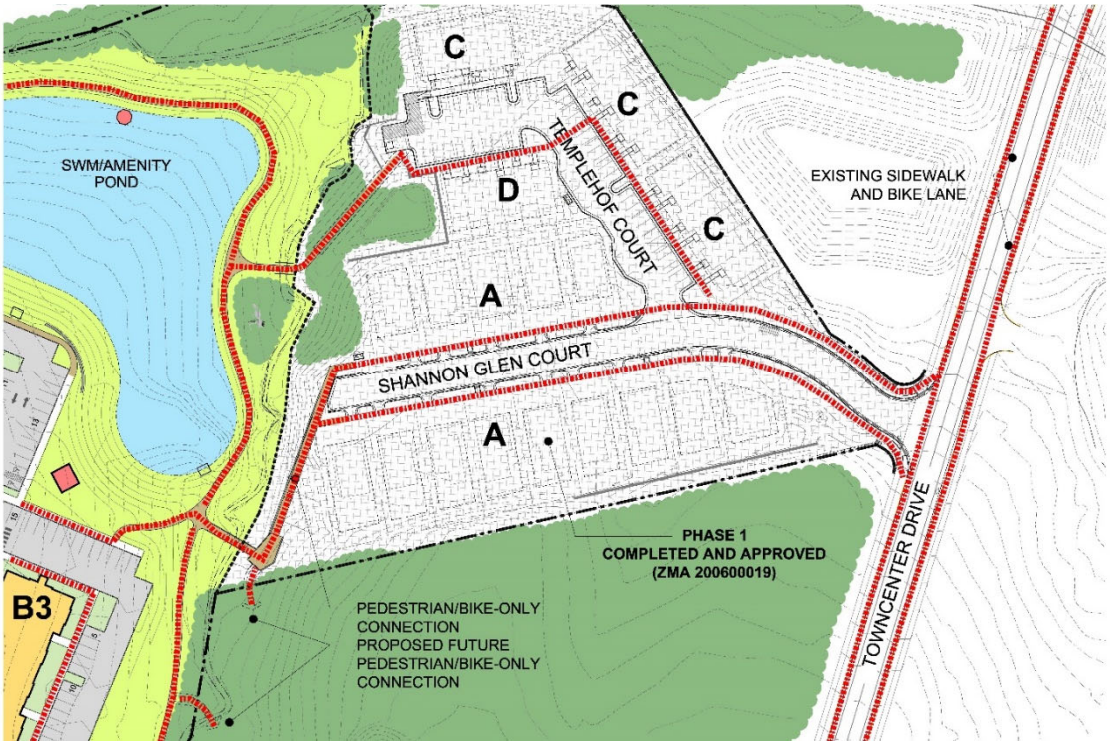


Figure 1: Illustration of connectivity from project to the existing bike/sidewalk networks accessing nearby services

The community's clubhouse and fitness center serve only the residents so dedicated spaces are not warranted for these uses as they are readily accessible via sidewalks.

Lastly, according to the 5th Edition of the ITE Parking Generation Manual, multifamily rates in the 85th percentile demand 1.47 spaces per unit. This is obviously less than what Albemarle County requires (2.0 spaces per unit) for two (2)+ bedrooms. If applied, the results are the following:

Number of Bedrooms/Unit	Parking Spaces/Unit	Phase 2	Total
Any unit of 500 sf or less	1.47	0	0
One bedroom	1.47	74	109
Two or more bedrooms	1.47	234	344
Total Required:			453
		Fewer Spaces Required:	**126**

For these reasons we believe a parking reduction modification is justified. Therefore, we would like to request a modest five (5) percent reduction. Of the five hundred seventy-nine (579) spaces required per the Code our request would reduce this number by no more than thirty (30) spaces in Phase 2 in order to provide some flexibility in the design and during the site plan process.