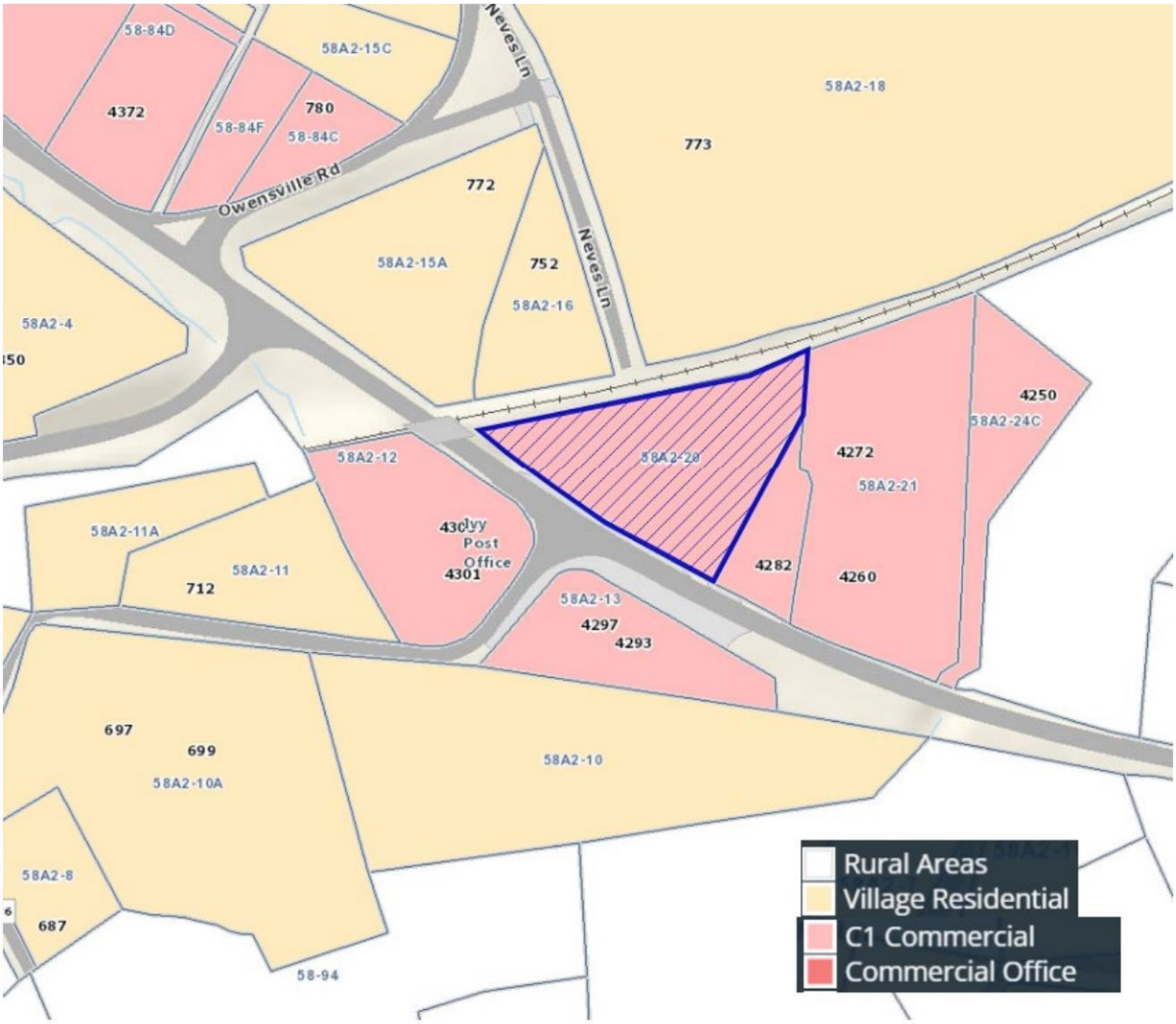
**IVY PROPER – VETERINARY USE**

**PROJECT PROPOSAL**

**Introduction**

Ivy Proper LLC (the "Applicant") is the owner of TMP 58A2-20 (the "Property"). The parcel is currently zoned C-1 but is embedded Albemarle County's Rural Area in the iconic community of Ivy. See Image 1.

**Image 1.**

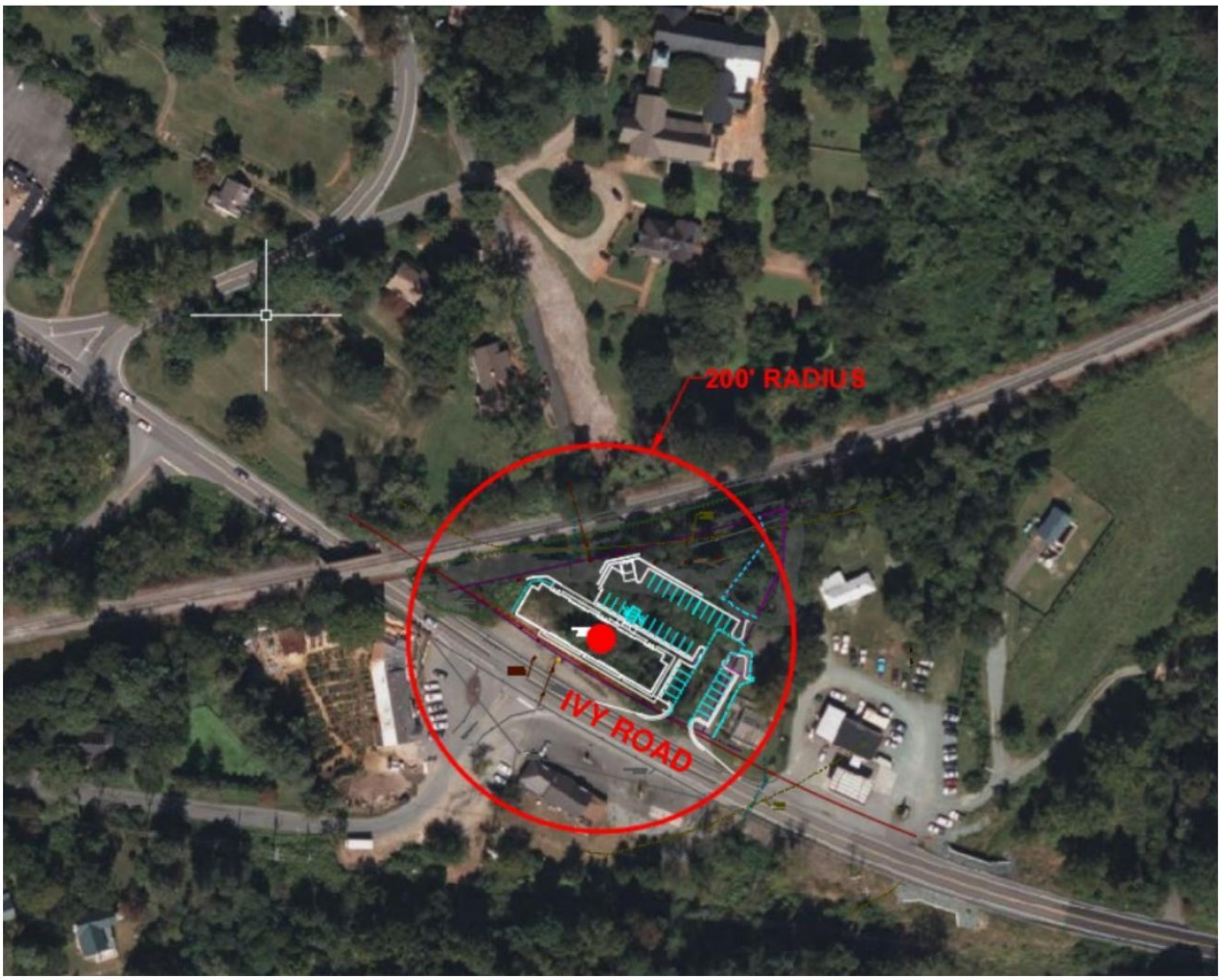



The Applicant requests a Special Use Permit for a 2,500-3,000 square foot veterinarian's office located within a +/- 6,500 square foot, multi-tenant structure on the Property. Anticipated potential hours of operation are from 7:00 am to 7:00 pm seven days per week. The office has no outdoor holding areas and will not include overnight boarding unless an animal is under medical care.

The SUP is required under the C-1 zoning subject to Chapter 18, Article III, Section 22.2.2.5 requiring a Special Use Permit for a Veterinary office and hospital in the C-1 zoning district. In addition, because the proposed

structure is closer than 200 feet to residential lots lines, there is a pending Application for a Special Exception related to this concern. To the south the residential lot lines are separated from the Property by other parcels zoned C-1 and U.S. Route 250 and to the north by Buckingham Branch Railroad. The closest residentially zoned dwelling is over 300 feet from the proposed structure separated by 16 feet of elevation and the railroad, both of which will mitigate noise. Applicant acknowledges the rest of Section 5.1.11, including but not limited to, the requirement for soundproofing such that sounds measured at the property line shall not exceed 55 decibels. There is a residential use on parcel 58A2-21; however, that parcel is also zoned C-1 with a service station and garage also on the property. This current use is arguably more disruptive to the co-located, residential use than the proposed veterinary office. See Image 2.

**Image 2.**



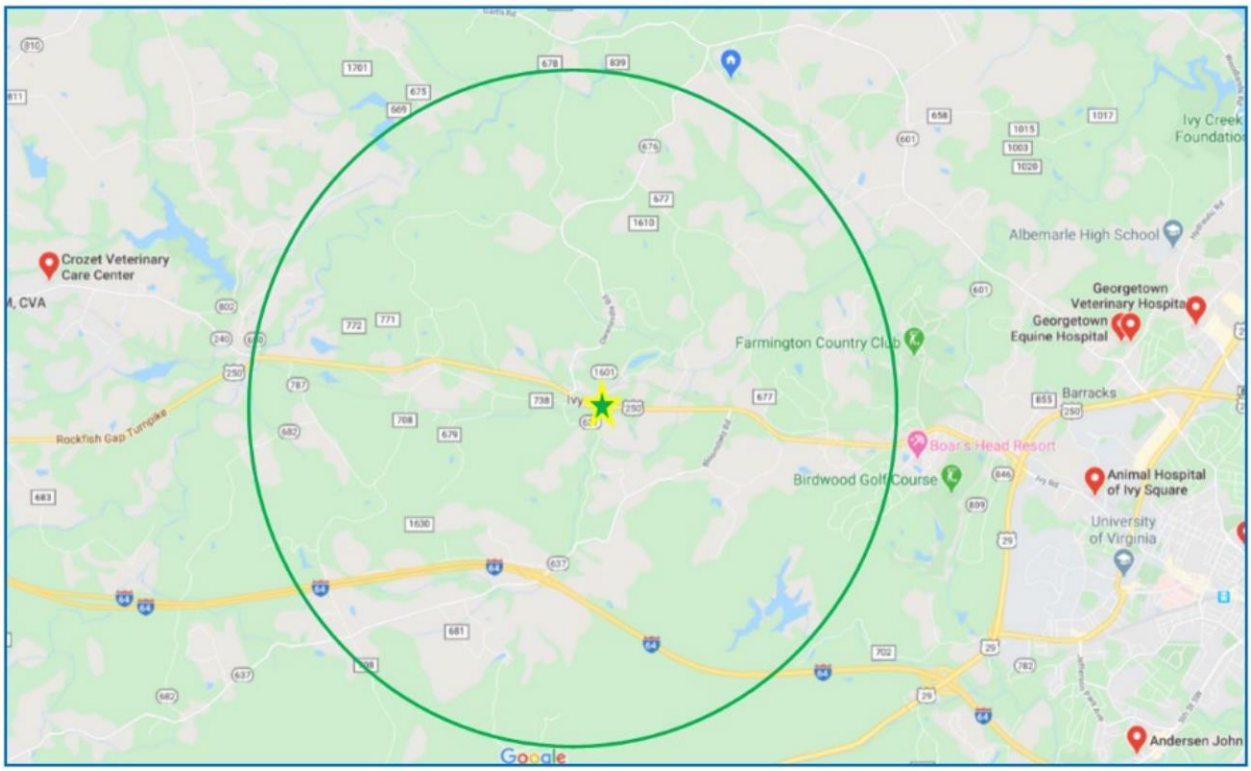

**Factors for Consideration (per 18-33.40)**

- **Public Need and Benefit**

Ivy epitomizes one of Albemarle County's rural communities complete with a full-service garage, a U.S. Post Office, a four-season nursery and garden center, and an old motel converted to retail and service-oriented enterprises servicing the community, and, of course, Duner's Restaurant. We propose to add a small-animal veterinary office to this mix of services. Currently, the closest veterinary services are at least five miles in either direction. A new office in this location would service potentially 24.6 square miles of Albemarle County. The

following map shows existing veterinary services with red pins and the proposed location as a green star. See Image 3.

**Image 3.**




- **No Substantial Detriment**

The development of the Property has been approved under SDP2021000001. The presence of a veterinary clinic on this Property will be a benefit to the community.

- **Character of the Nearby Area is Unchanged**

The veterinary use does not adversely change the character of the proximate uses, which include a service station, a post office, a nursery and garden center, offices, a convenience store, and others.

- **Harmony**

A veterinary office is harmonious with other uses designated on the Comprehensive plan as rural areas, especially considering the C-1 zoning. Consider VCA Albemarle Veterinary Health Care on Westfield Road, Pantops Veterinary Hospital on Winding River Lane, and Animal Medical Center of Charlottesville on S. Pantops Drive as precedent examples.

## CONSISTENCY WITH ALBEMARLE COUNTY'S COMPREHENSIVE PLAN

The subject property for this proposal is 58A2-20 located at the intersection of Route 250/Ivy Rd and Ivy Depot Rd, between the railroad and 4282 Ivy Rd, across from the Ivy Store. The Comprehensive Plan recognizes that "traditional crossroads communities" are an essential and vibrant part of our unique fabric. Ivy's origins as a community village date back to 1826 when it was known as Woodville.

The Rural Area Chapter (Chapter 7) of the Comprehensive Plan designates these parcels for Rural Area land use. The intent of the Rural Area designation is to allow uses that preserve and protect agricultural, forestal, open

space, and natural, historic and scenic resources; and also to allow residential uses at a density of up to 0.5 acres per dwelling unit. The proposed veterinary use aligns with the Rural Area's intent for crossroads communities to provide support services and opportunities to engage in community life (Objective 5). For many of our friends and neighbors, their pets are members of their families. Having local care for these family members is an ideal support service and a truly viable aspect of community life.

While this parcel is zoned C-1 Commercial, it is also located in the Rural Area. The Rural Area Chapter of the Comprehensive Plan states that uses allowed in the RA Zoning District are the uses that are appropriate in the Rural Area. The RA Zoning District (18-10.2.2(18)) includes Veterinary Services and Animal Hospitals as uses permitted by Special Use Permit (SP).

**IMPACTS ON PUBLIC FACILITIES AND INFRASTRUCTURE**

No impacts to the public sanitary sewer or water infrastructure are proposed. This project will utilize a private well and private septic system. SDP2021000001 includes a septic system with full reserve approved by VDH capable of handling 875 gallons per day. A Tier 3 groundwater analysis for the Property performed by Virginia Groundwater LLC (Exhibit 1) suggests in the section *Water Budget Analysis of Project Impact* (p.8) that natural recharge of groundwater on the site, post-development, is 450 gallons per day while the estimated proportion of daily withdrawal that is consumptive (i.e. not returned to the groundwater on site) is only 43.8 gallons per day. In summary, "the water budget analysis, above, suggests that a well drilled on this site and pumped to supply the modest demands of the proposed use would no foreseeable impact on existing groundwater on nearby parcels" (p.9).

The approved SDP2021000001 also included multiple studies with VDOT including a Turn Lane Warrant Analysis, an Access Management Exception Request, and a Design Waiver Request; all related to the current and projected increases in traffic and the location of a shared access between the Property and TMP 058A2-00-00-020A0 to the east. Based on all of these studies and the resultant design modifications, VDOT approved SDP2021000001 on June 8, 2022 satisfied that traffic concerns related to the Property were sufficiently adressed (Exhibit 2).

**IMPACTS ON ENVIRONMENTAL FEATURES**

The veterinary use will have no negative impact on the environment. All waste that could be harmful to the environment and/or to a well-functioning septic system will be contained separately and removed by licensed contractors.