Application for Comprehensive Plan Compliance

Attachment 3

PROJECT NAME: (how should we refer to this application?): Albemarle County Public Safety Operations Center

PROPOSAL (use separate sheet, if needed):
The County of Albemarle has entered into a 10-year lease with Fashion Square Assets LC for a portion of the former J.C. Penney's building at the Fashion Square Shopping Center. The leased portion of the premises includes areas on the east side of the building which include "back of the house" areas of the former retail store, including office space, storage warehouse, a former tire shop and the building's loading dock, totaling 32,140 SF of the total 96,108 SF building.

The County's use of the premises is to serve as an operations center for the Albemarle County Police Department (ACPD) and Albemarle County Fire Rescue Department (ACFR). Specific uses within the lease area will be similar to and consistent with previous "back of the house" uses of the property; primarily for storage and office space, with a portion of the warehouse to be used for the purpose of performing routine maintenance of Fire Rescue apparatus. Specific functions housed in the leased area will include:

ACFR

- Quartermaster
  - Offices (warehouse area)
  - Supply Storage (warehouse area)
  - Turnout Gear Storage (former hair salon area)
- Fleet Maintenance
  - Apparatus Maintenance Shop (warehouse area)
  - Parts and Tools Storage (warehouse area)

ACPD

- Traffic Unit Offices (office area)
- Special Operations / Community Support (office area)
- K-9 Unit (office area)
- Animal Protection (office area)
- Mental Health Support (office area)
- File Storage (office area / former tire shop)

Material and Motorcycle Storage (former tire shop)
Except as necessary to accommodate these internal uses, no exterior improvements are contemplated. One or more of the existing roll up doors of the former tire shop – which were covered with painted plywood after that operation was closed – will be exposed to allow easier access to the ACPD Material Storage area. A planter adjacent to the public entrance on the east side of the building will be removed so that a bay door may be installed to accommodate pass of ACFR apparatus.

Utilization of the site will occur within the parcel footprint (shown below). County fleet vehicle and employee personal vehicle parking is expected to be limited to only those persons assigned to work within the leased area, though some staging of ACFR equipment awaiting maintenance can be expected on the south side of the property.



Existing retail space within the building will not be impacted by this project. Further, the lease contemplates the possibility of future commercial uses within the building and includes clauses for the loading dock and a portion of the warehouse to be designated as Common Areas at such time as another business/agency leases space within the building, so that future tenants have use of and ease of access to the loading dock. Similarly, the hallway leading to the east exit, which includes the public restrooms, would also revert to Common Areas.

COMPREHENSIVE COMP PLAN LAND USE/DENSITY: Primary: Urban Mixed Use (in areas around Centers); **Secondary**: Office / R&D / Flex / Light Industrial; **Minor**: Urban Density Residential.

LOCATION: 1639 Rio Road E

TAX MAP PARCEL(s): 06100-00-00-12900

MAGISTERIAL DISTRICT: Rio District

Contact Person (Who should we call/write concerning this project?): Lance Stewart, County of Albemarle

Address 401 McIntire Road City Charlottesville State Virginia Zip 22901

Daytime Phone (434) 296-5816 Fax # (434) 296-0294 E-mail LSTEWART@ALBEMARLE.ORG

Owner of Record Fashion Square Assets LLC

Address 1180 Seminole Trail, Suite 105 City Charlottesville State Virginia Zip 22901

Daytime Phone (434) 973-5571 Fax # (434) 973-5580 E-mail TIM@STM29.COM

Applicant (Who is the Contact person representing?): County of Albemarle

Address 401 McIntire Road City Charlottesville State Virginia Zip 22901

Daytime Phone (434) 296-5816 Fax # (434) 296-0294 E-mail LSTEWART@ALBEMARLE.ORG

Does the owner of this property own (or have any ownership interest in) any abutting property? If yes, please list those tax map and parcel numbers

No

FOR OFFICE USE ONLY

☐ Compliance with the Comprehensive Plan (CCP) _____

☐ Special Use Permits: _____

☐ Variances:_____

Concurrent review of Site Development Plan?

CCP# _____

History:

☐ ZMA's & Proffers: _____

☐ Letter of Authorization

☐ YES ☐ NO