

PROJECT PROPOSAL: SPECIAL USE PERMIT NARRATIVE

CVS at Rio Road and 29N

Drive-Thru Request

The Rebkee Company proposes to construct a CVS retail store and pharmacy at the corner of Rio Road and Route 29N on two contiguous lots measuring approximately 1.6 acres (1700 and 1710 Seminole Trail). The building measuring 11,945 sq. ft. will have a drive-thru window and lane on the northwest corner of the building. Per code section 24.2.2 of the Albemarle County Zoning Ordinance, a special use permit is required for drive-thrus in the Highway Commercial zoning district.

Public need or benefit:

Drive-thru pharmacies are needed and beneficial to the public, allowing citizens to quickly and efficiently pick up needed medicines without exiting their automobile. This is a convenience for busy lifestyles as well as parents that might have small children in the car.

The Special use will not be a substantial detriment to adjacent lots:

The existing bank at 1700 Seminole Trail has a drive-thru currently, so the drive-thru is an existing condition on site. Businesses and customers in this area are familiar with the convenience of the drive-thru here and the resulting traffic patterns.

The character of the zoning district will not be changed by the proposed special use:

The Highway Commercial District has numerous drive-thru restaurants and banks in the area. The new CVS will fit harmoniously into the pattern of development in this district while providing a unique public benefit.

How the special use will be in harmony with the following:

The purpose and intent of the Zoning Ordinance:

The Highway Commercial district is established to permit the development of commercial establishments that are oriented towards highway locations. It is further intended that this district shall be for the purpose of limiting sprawling strip commercial development by providing sites with adequate frontage and depth to permit controlled access to public streets.

The proposed CVS development meets the intent of the zoning ordinance by providing an establishment geared towards the highway district. This retail store and pharmacy provides convenient access to goods and prescriptions. By encouraging the infill development of an existing commercial site, Albemarle County is actively reducing sprawl and ensuring that this corner location will remain financially viable after the construction of the 29N and Rio Road grade separated interchange.

The uses permitted by right in the zoning district:

Retail uses are encouraged within the HC zoning district.

The regulations provided in Section 5 of the Zoning Ordinance as applicable:

Not applicable. The drive-thru is intentionally located on the back corner of the property to reduce any visual impact on the Entrance Corridor to the maximum degree, compared with the existing drive-thru located right on the front corner of the property. The drive-thru is designed with adequate stacking per industry standards.

The public health, safety and general welfare:

The proposed CVS will bring the much-needed amenity of a drive-thru pharmacy for the 29N/Rio Rd section of Albemarle County. Easy and convenient access to necessary medications is certainly a benefit to public health. Designing and constructing the site to meet all current codes will increase the safety of this important intersection. Extensive plantings along Rio Road will benefit the general welfare by creating a green oasis in an urban highway environment.

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed project's consistency with the comprehensive plan, including the land use plan and the master plan for the applicable development area:

The comprehensive plan designation for this area is Office/ Flex/ R &D/ Light Industrial. Retail is an incidental use within this designation and is thus allowed. Corner lots make particularly good locations for retail vs. office uses because of the exposure to the public right-of-way. This location, as well as the other 3 corners of this intersection should encourage development vs. tenants moving to other locations. The Office Land Use designation begins at this corner and recognizes the transition of uses from area to area.

IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE

The proposed project's impacts on public facilities and public infrastructure:

The CVS project should provide a net benefit to public infrastructure. The entire public right-of-way at this location will be improved by VDOT and the property owner during the time of the project and interchange construction. The result will be new sidewalks, entrances, plantings and retaining wall. The CVS is replacing two buildings of approximately the same square footage, so there should not be any additional impact to public facilities.

IMPACTS ON ENVIRONMENTAL FEATURES

The proposed project's impacts on environmental features:

No environmental features on site.

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