ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

Proposal: CCP202300001 Ragged Mountain Raw Water Pump Station	**Staff:** Kevin McCollum, Senior Planner
Planning Commission Consent Agenda: July 25, 2023	**Board of Supervisors Hearing:** N/A – Planning Commission's finding will be forwarded to the Board for information only
Owner: University of Virginia Foundation	**Applicant:** Mohammed Shammet, Kimley-Horn representing Rivanna Water and Sewer Authority (RWSA)
Acreage: TMP 76-13B is 72.90 acres. The proposed pump station is located on a portion of the property, a proposed 1.17-acre parcel.	**Comprehensive Plan Consistency For:** Proposal to construct a raw water pump station to be operated by the Rivanna Water and Sewer Authority (RWSA).
TMP: 07600-00-00-013B0 **Location:** The proposed pump station will be located on a 1.17-acre portion of TMP 76-13B. The proposed lot is abutting 1150 Reservoir Rd to the Northeast and is fronting Reservoir Rd.	**Zoning/By-right use:** R1 Residential (1 unit per acre). Public uses such as pump stations are permitted by right in the R1 Zoning District.
Magisterial District: Samuel Miller	**Entrance Corridor:** No
School Districts: Murray ES, Henley MS, Western Albemarle HS	**Proffers:** None
Proposal: The proposed raw water pump station will replace two existing and aging pump stations and will pump raw water from the Ragged Mountain Reservoir to the Observatory Water Treatment Plant (WTP).	**Comprehensive Plan Designation:** Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as places of worship, schools, public and institutional uses and small-scale neighborhood serving retail and commercial in Neighborhood 6 of the Southern and Western Neighborhoods Master Plan.
Development Area: Yes **Rural Area:** No	**Requested # of Dwelling Units:** N/A
Character of the Property: The property is undeveloped and mostly wooded.	**Use of Surrounding Properties:** The surrounding properties are zoned R1 Residential. The existing residential development nearby is low density residential. Nearby institutions include The Regents School and Trinity Presbyterian Church.
Positive Aspects: 1. The proposal is consistent with the Community Facilities Chapter of the Comprehensive Plan. 2. The proposal is consistent with RWSA's Community Water Supply Plan.	**Concerns:** 1. None

3. The proposal is consistent with the Southern and Western Neighborhoods Master Plan's land use recommendations. 4. The proposed facility will ensure the region's water supply needs are met for the next several decades.	
Recommendation: Staff recommends that the Commission find the location, character, and extent of the Ragged Mountain Raw Water Pump Station to be in substantial accord with the Comprehensive Plan for the reasons identified in this staff report.	

STAFF PERSON: Kevin McCollum, Senior Planner
PLANNING COMMISSION: July 25, 2023
BOARD OF SUPERVISORS: N/A – Planning Commission's finding is forwarded to the Board for information only

PURPOSE OF THE REVIEW:

Public uses are permitted by-right in all zoning districts. However, if the proposed facility is not specifically identified in the locality's Comprehensive Plan, a review for compliance with the Comprehensive Plan is required by Code of Virginia § 15.2-2232. A Compliance with the Comprehensive Plan Review ("CCP Review" or "2232 Review" in reference to the Code of Virginia statute), considers whether the general location, character, and extent of a proposed public facility are in substantial accord with the adopted Comprehensive Plan. These requests are reviewed by the Planning Commission, and the Commission's findings are forwarded to the Board of Supervisors for their information; no additional action is required of the Board. The Commission's action is only related to the appropriateness of the site for the proposed public use and is not an action or recommendation on whether the facility should be constructed.

APPLICANT'S PROPOSAL:

Austin Marrs, a Senior Civil Engineer with the Rivanna Water and Sewer Authority, has provided the following narrative and description of the project proposal for a facility not specifically identified in the Comprehensive Plan:

> The Ragged Mountain Raw Water Pump Station (RMRWPS) is a critical component of RWSA's Community Water Supply Plan, adopted in 2012. RMRWPS will replace the existing Stadium Road and Royal Pump Stations, which have exceeded their design lives and would require significant upgrades to reliably meet the upgraded capacity of the Observatory Water Treatment Plant (WTP). RMRWPS will be designed initially to pump up to the necessary 10 million gallons per day (MGD) of raw water from the Ragged Mountain Reservoir (RMR) to the Observatory WTP, which is currently being expanded to 10 MGD. RMRWPS will also be integrated with the planned South Fork Rivanna Reservoir (SFRR) to RMR pipeline for improved raw water supply capabilities and operational flexibility. This integrated pump station will include the capacity to transfer up to 16 MGD of raw water from RMR back to the South Rivanna WTP, as well as boost water from SFRR up to RMR and OBWTP, helping to ensure the region's water supply needs are met for the next several decades.

PLANNING AND ZONING HISTORY:

The Applicant has submitted two development applications associated with this proposal. Both of these applications are currently under review by Staff.

SUB202300036 Ragged Mountain Raw Water Pump Station Special Lot is a Special Lot plat application that proposes the subdivision of the 1.17 acre lot the pump station will be located on (Attachment 2).

SDP202300045 Ragged Mountain Raw Water Pump Station Initial Site Plan is an initial site plan proposal for the RWSA pump station and associated equipment. The pump station is accessed from a new entrance road off of Reservoir Rd and includes a fence and landscaping surrounding the facility (Attachment 3). The site development plan review process will ensure the proposed facility will be adequately screened from adjacent properties and public roads.

A final site plan cannot be approved until the CCP review is completed and the project is found in substantial accord with the Comprehensive Plan.

COMPREHENSIVE PLAN:

Staff provides the following information for the Planning Commission to consider regarding the compliance with the Comprehensive Plan review for this proposal. Relevant Comprehensive Plan goals, objectives, and strategies are in italicized font below, followed by staff comments.

Community Facilities chapter of the Comprehensive Plan (Section 12.1):

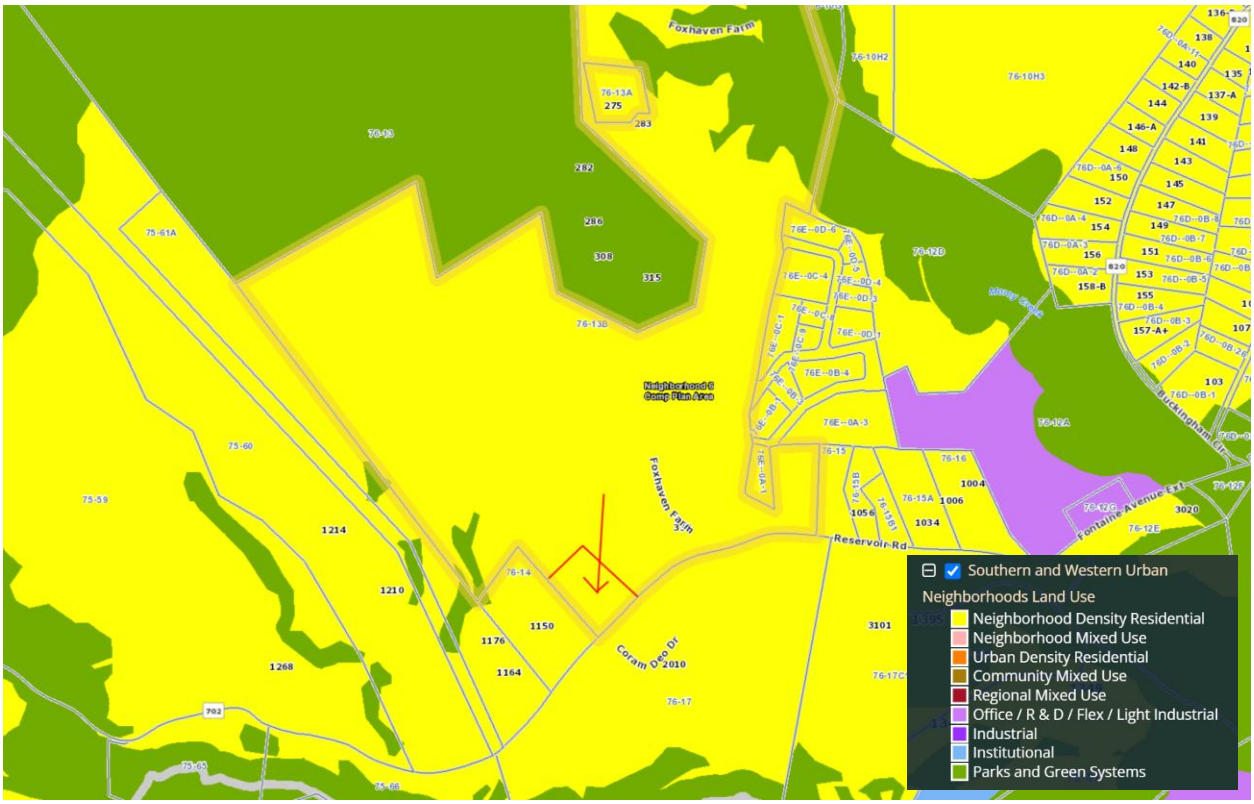
> *Goal: Albemarle County's facilities and services will be of high-quality and delivered in a responsible and cost-effective manner.*
>
> *Objective 1: Continue to provide public facilities and services in a fiscally responsible and equitable manner.*
>
> *Strategy 1b: Give priority to the maintenance and expansion of existing facilities to meet service needs.*
>
> *Strategy 1c: Continue to design all buildings, structures and other facilities to permit expansion as necessary. Sites should be able to accommodate existing and future service needs.*
>
> *Strategy 1g: Ensure that all government facilities conform to County regulations, site development standards, and policies.*
>
> *Objective 9: Provide public water and sewer in the Development Areas.*
>
> *Strategy 9a: Continue to provide public water and sewer in jurisdictional areas.*
>
> *Strategy 9b: Continue coordination of water and sewer services among the ACSA, the RWSA, the City of Charlottesville, UVA, and the County.*
>
> *Strategy 9c: Complete planned public water and sewer system upgrades for the Development Areas adjacent to the City.*
>
> *Strategy 9e: Continue to support and implement water demand management strategies as outlined in the 2011 Water Supply Plan by maintaining efficient water use through ordinance, by reducing water use through conservation initiatives, and by reducing water loss through system operation and maintenance.*

Staff believes the proposed raw water pump station is consistent with the recommendations in the Community Facilities Chapter of the Comprehensive Plan. The Applicant has indicated that the pump station is needed to replace existing facilities that no longer provide adequate services. The site will comply with all design requirements of the subdivision, zoning, and water protection ordinances, which will be confirmed with the site development plan review and approval process.

As mentioned in the Applicant's narrative above, the pump station is needed to provide sufficient water service to the area. The pump station is consistent with RWSA's Community Water Supply Plan referenced in the Comprehensive Plan and the upgrades are needed to ensure the region's water supply needs are met for the next several decades.

Southern and Western Neighborhoods Master Plan

The subject property is located within Neighborhood 6 of the Southern and Western Neighborhoods Master Plan within the County's Comprehensive Plan. The property's land use designation is Neighborhood Density Residential and Parks and Green Systems. Please see the proposed pump station outlined in red on the Master Plan's Land Use Map below.



The pump station is proposed entirely within the Neighborhood Density Residential land use designation. The Master Plan's recommendations for this land use designation calls for residential development at a density of 3-6 units/acre and supporting uses such as places of worship, schools, public and institutional uses and small-scale neighborhood serving retail and commercial. Utilities to support future residential development are anticipated. Staff believes the proposed pump station is consistent with these land use recommendations as a supportive public use.

SUMMARY:

Staff finds positive aspects to this request:

1. The proposal is consistent with the Community Facilities Chapter of the Comprehensive Plan.
2. The proposal is consistent with RWSA's Community Water Supply Plan.
3. The proposal is consistent with the Southern and Western Neighborhoods Master Plan's land use recommendations.
4. The proposed facility will ensure the region's water supply needs are met for the next several decades.

Staff finds no concerns with the request.

RECOMMENDED ACTION:
Staff recommends that the Commission find the location, character, and extent of the Ragged Mountain Raw Water Pump Station to be in substantial accord with the Comprehensive Plan for the reasons identified in this staff report.

SUGGESTED MOTION:
I move that that the Commission find the location, character, and extent of the Ragged Mountain Raw Water Pump Station to be in substantial accord with the Comprehensive Plan, for the reasons identified in this staff report.

ATTACHMENTS

Att. 1 – Location Map
Att. 2 – SUB202300036 Ragged Mountain Raw Water Pump Station Special Lot Plat
Att. 3 – SDP202300045 Ragged Mountain Raw Water Pump Station Initial Site Plan