SHIMP ENGINEERING, P.C.
Design Focused Engineering

Project Narrative For: **SP202300003 Mill Creek Lot 11**

Parcel Description: **Tax Map 76M1, Parcel 11**

Initial Submittal: *April 17, 2023*

Revised: *July 24, 2023*

Current Revision Date:

Pre-App Meeting Date: *March 20, 2023*

	ACREAGE	EXISTING ZONING	EXISTING USE	PROPOSED USE	COMP PLAN DESIGNATION
TMP 76M1-11	**1.35 AC**	**Planned Unit Development – Industrial**	**Undeveloped**	**Independent offices; within structure not established or vested until after April 3, 2014**	**Industrial**

Additional Zoning Considerations:

Airport Impact Area, Steep Slopes - Managed

Location:

The parcel is located within the Mill Creek Industrial Planned Unit Development and has frontage on both Stoney Ridge Road and Five Springs Road.

Project Proposal:

1205 Stoney Ridge LLC is the owner (the "owner") of tax map parcel 076M1-00-00-01100, a 1.35-acre property located within the Mill Creek Planned Unit Development. The property is undeveloped, with frontage on both Stoney Ridge Road and Five Springs Road. The non-residential portion of Mill Creek Planned Unit Development is the location of several businesses and services, including but not limited to, Bright Beginnings Preschool, Peabody School, All Things Pawssible, Builders Firstsource, UVA Medical Transport Network, FedEx Ship Center, and Moore's Electrical & Mechanical. A summary of the applicable applications of the non-residential areas of the Mill Creek PUD are as follows, in chronological order:

- ZMA1985-29 – Forest Hills Planned Unit Development (Mill Creek West)
    - The original zoning map amendment established the Mill Creek West planned unit development, formerly known as Forest Hills. The ZMA permitted a maximum of 315 dwelling units, up to 60,000 sq. ft. of commercial area, and buildable industrial area north of the future Southern Parkway. This original ZMA did not include the subject property, as during that ZMA process, the property owner was working through negotiations to secure the subject property and surrounding industrial land.
- ZMA1995-19 – Mill Creek Industrial Land Trust

    - The 1995 ZMA sought to incorporate tax map 76M1 parcels 11, 12, 13, 14, 15, 17, 18, and 20 into the Mill Creek Planned Unit Development. Per Sec. 20.7.2 of the Albemarle County Zoning Ordinance, adjacent parcels may be consolidated into an established PUD district as a logical addition. Tax map 76M1 parcels 11, 12, 13, 15, 17, and 18 were rezoned to PUD-Industrial and tax map 76M1 parcel 14 was rezoned to PUD-Commercial. The intent of rezoning TMP 76M1-14 to PUD-Commercial was to allow for a daycare facility, as planned for by the original 1985 ZMA, to be relocated to the subject commercial property. This daycare facility is Bright Beginnings Preschool.
- ZMA1996-21 – Mill Creek Industrial Land Trust (in conjunction with SP1996-46)
    - This amendment to the Mill Creek Industrial Land Trust rezoned tax map parcel 76M1-15 from PUD-Industrial to Commercial to allow a private school use, by special use permit. The accompanying SP1996-46 permitted a private school use for 140 students. This private school is Peabody School.
- SP2013-9 – All Things Pawssible
    - The special use permit request proposed a commercial kennel use on tax map parcel 76M1-12. Per Sec. 26.2 of the Albemarle County Zoning Ordinance, uses permitted by right or by special use permit in the Commercial (C-1), Commercial Office (CO), and Highway Commercial (HC) districts, not otherwise expressly authorized by this section either by right or by special use permit, require a special use permit in industrial Planned Developments. The approval of this special use permit allows All Things Pawssible to operate their commercial kennel operations on the property.

At the time of the original 1985 planned unit development zoning, the PUD was imagined as a mixed-use development that would feature low-density residential development, with supporting commercial services and industrial areas to the north. Since the establishment of the PUD, Mill Creek has built out predominately as single-family detached homes, with some single-family attached units. Non-residential developments have included both commercial and industrial uses, as well as the aforementioned Bright Beginnings Preschool and Peabody School. The subject property TMP 76M1-11 is the sole remaining undeveloped lot in the PUD-Industrial area and the owner of the property seeks to construct a structure for warehouse and office uses; while the warehouse use is by-right in the PUD-Industrial zone, the office use requires a special use permit to establish an independent office, within a structure not established or not vested until after April 3, 2014. As an office use, the owner seeks to conduct business for the music industry, such as music production and operations. The office and warehouse use would align with the existing businesses in the Mill Creek PUD while creating business activity near Mill Creek residences on a currently vacant lot. A special use permit on this property presents a unique opportunity as there are limited properties along the Avon Street or Scottsville Road corridor that may be developed as commercial office use without a rezoning; in general, Southern Albemarle County is lacking in available properties to purchase, where commercial or office uses such as this proposal could take shape. The subject property is surrounded by a variety of non-residential uses and is undeveloped; the property is ideal for new development that would complete the build-out of the Mill Creek PUD-Industrial area while aligning with the uses of its neighbors.

Pursuant to Sec. 33.8 of the Albemarle County Zoning Ordinance, the following factors shall be evaluated for special use permit applications:

1. No substantial detriment

    There are similar existing commercial and industrial uses surrounding the property. An office and warehouse use would align with present uses within the Mill Creek PUD. Immediately adjacent

to the property is a commercial kennel, an electrical/mechanical general contractor, an automotive paint supplier, and two office buildings. The projected traffic generations from the proposed development are not significant and there would be no substantial impacts from noise or smells to adjacent parcels.

2. Character of the nearby area is unchanged

   As the warehouse and office use is similar to the surrounding uses, the warehouse and office uses are consistent with the character of the non-residential PUD area. The subject property is the sole remaining undeveloped lot in the PUD-Industrial district and the parcel's build-out would contribute to the existing commercial/light industrial character of the Mill Creek PUD.

3. Harmony

   As described, the existing uses in the PUD are businesses that are commercial or light industrial in nature. Overall, the PUD does not feature intense industrial uses, rather, the existing businesses provide neighborhood services to the adjacent residential portion of the PUD. Additional office and warehouse square footage is compatible to both the residential and non-residential portions of the PUD.

4. Consistency with the Comprehensive Plan

   Per the Southern and Western Neighborhoods Master Plan, the Mill Creek PUD-Industrial district is designated as industrial. The industrial designation is described as "uses that involve manufacturing…processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of these products" (34). While there are industrial businesses present in the PUD-Industrial zone, other commercial and office users are present and the proposed warehouse and office use would be complementary. Although the independent office use does not fall under industrial uses, the proposed special use permit would support other comprehensive plan goals of economic development, while encouraging development of a vacant parcel within the County's Development Areas. The creation of warehouse and office use would create employment and economic development activity near the City of Charlottesville, as well as the adjacent Mill Creek residences, and overall strengthen this existing commercial and industrial center of Avon Street Extended. When evaluating consistency with the comprehensive plan for this proposed use on this parcel, the topography and size of the parcel should be taken into account. Although the property is designated as industrial, the 1.35 acre property area and 58' grade change across the property are not ideal development conditions for many industrial users.

   <u>Consistency with 12 Neighborhood Model Principles:</u>

Pedestrian Orientation	The property has frontage on Stoney Ridge Road and Five Springs Road. Neither roadway has existing sidewalks. While sidewalks were not planned for in this commercial/industrial zone, sidewalks are provided for on-site and would provide adequate internal circulation between the two building entrances, which will likely take shape at different elevations, a story apart.

Mixture of Uses	The proposal includes both commercial and industrial uses.
Neighborhood Centers	The property is not located within a neighborhood center but the proposed uses will support development and activity in an established commercial and industrial area that is nearby the Mill Creek Industrial Center.
Mixture of Housing Types and Affordability	This principle is not applicable.
Interconnected Streets and Transportation Networks	The current development proposal includes site access points from both Stoney Ridge Road and Five Springs Road.
Multi-Modal Transportation Opportunities	The Avon St. Corridor has continued to develop with pedestrian and multi-modal improvements in recent years. Although the site does not have direct access to pedestrian and multi-modal infrastructure along its road frontages, a more complete multi-modal transportation network is taking shape nearby. This property is located near the dead-ends of both Stoney Ridge Road and Five Springs Road and so there is limited opportunity for this site to create meaningful multi-modal transportation opportunities.
Parks, Recreational Amenities, and Open Space	There are no designated greenspaces on the property according to the Comprehensive Plan.
Building and Spaces of Human Scale	The building is proposed to be built into the grade, minimizing the scale of structure. Comparatively, this building is relatively small compared to nearby commercial and industrial buildings.
Relegated Parking	The proposed parking is not relegated behind the proposed building from the property's street frontages however, given the grade of the site it would be difficult to relegate the parking behind the building without the extensive use of retaining walls to meet grading requirements for parking lots and travelways.
Redevelopment	This is not applicable as the property is currently undeveloped.
Respecting Terrain and Careful Grading and Re-grading of Terrain	The property has managed slopes and grading and retaining walls within the areas designated as managed slopes will comply with applicable design guidelines for managed slopes.
Clear Boundaries with the Rural Area	This property is not adjacent to the rural areas.

Per Sec. 26.3 of the Albemarle County Zoning Ordinance, the following factors shall additionally be considered when allowing for an independent office or general commercial use within the industrial district:

a. The purpose of the industrial district in which the use is proposed.

   The original intent of the industrial district was to provide services to the residents of the Mill Creek PUD. Many of the businesses that have taken shape over time in the commercial and industrial areas of the PUD have come to serve the broader community as well, and this proposed use would be consistent with the purpose of the district as it has evolved over time.

b. The proposed use and its proposed size should be consistent with the intent of the applicable industrial district.

   The intent of industrially designated areas within PUDs is "to provide convenient employment for residents of the PUD district, and where deemed appropriate, for residents of surrounding areas based upon the availability of labor in such areas." The proposed use and size is consistent with that intent as the proposed commercial use will provide jobs involved with the operations of the recording studio and a place for musicians to record music. The design, permitting, and construction of the proposed building and site work will also support local businesses and economic development activity as the Applicant has compiled a local design and development team to permit and construct the project.

c. The use proposed should not be located on the lowest floor of any building having direct exterior access to the ground surface in order to allow that floor to be used for industrial purposes.

   The 1.35-acre property has a grade change from 452' to 510', a difference of 58'. To work with the existing grade, the design proposes access to each road frontage from both the lower and upper floor. The lowest floor would be dedicated to the by-right warehouse use, which is planned to have direct vehicular access to Stony Ridge Road at a grade around 454'. The upper floor would be set at around 468', to meet the Five Springs Road grade at approximately 480'.

d. The gross floor area of each establishment should not exceed 3,000 square feet.

   The gross floor area of the independent office use is approximately 8,900 SF. The by-right warehouse use is approximately 8,300 SF. The proposed independent office area is larger than 3,000 SF however, a larger area is needed to serve the proposed recording studio use. The intent of this square footage guidance seems to stem from the desire of Albemarle County to preserve industrially zoned land for industrial users however, in this case for this property, the surrounding context and the property size and topographic features make is less than ideal for many industrial users.

e. The aggregate gross floor area of the independent offices or general commercial uses, or both, should not exceed 24,000 square feet and should not exceed 25 percent of the gross floor area of the building.

   The independent office use would not exceed 24,000 square feet. The independent office is proposed to exceed 25% of the GFA of the building as it is proposed to occupy the entire first floor of the building.

f. Whether the structure or structure expansion will be constructed to the standards required for industrial structures, regardless of its intended use.

The warehouse use would be constructed to standards required for industrial structures and may be utilized by a future industrial user. If a future industrial user were to occupy the proposed structure, the upper floor office spaces could be reutilized as well, for office or retail/sales.

Impacts on Public Facilities & Public Infrastructure:

Transportation

With the proposed warehouse use at approximately 8,300 SF and the independent office area at approximately 8,900 SF, the projected trip generation based on ITE Trip Generation Manual 11th Edition is as follows:

	ITE Code	Independent Variable	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
Mini-Warehouse	151	8,300 SF	0	1	1	1	0	1	12
Small Office Building	712	8,900 SF	12	3	15	7	12	19	128

Per the ITE Trip Generation, 11th Edition, there could be up to 16 trips generated during the morning peak hour and 20 trips generated in the evening peak hour. According to 2019 VDOT AADT, Southern Parkway has an average daily volume of 5,200 trips and Avon Street Extended has an average daily volume of 12,000 trips. The low volume of new trips generated by the proposed use would not create an impact to the existing background traffic.

Pedestrian and multi-modal infrastructure has been developing along the Avon St. Corridor in recent years, although pedestrian infrastructure does not exist along the roads directly adjacent to the property, access to Southern Parkway from Avon St. is anticipated to become more accommodating to pedestrians and cyclists as more linear feet of sidewalks and multi-use paths come online.

Schools

The proposed special use permit does not propose any residential square footage, therefore, there are no impacts to public schools.

Public Safety Services

As described, there is no residential square footage proposed with this development. For any public safety services needed on-site to serve employees, the property is served by the Blue Ridge District, Sector 5, Beat 3 force, the Monticello Fire Station, and the Monticello Rescue Squad.

Impacts on Environmental Features:

There are managed slopes present on the property. The new structure is proposed to be set into the grade of the site, as the property experiences a grade change from 452’ to 510’, from the Stoney Ridge Road to

the Five Springs Road frontages. Any grading and retaining walls proposed within the managed slopes area will follow applicable Albemarle County design regulations.