



**COUNTY OF ALBEMARLE
STAFF REPORT SUMMARY**

Project Name: CCP 2016-00001 Region Ten Women's Treatment Center	Staff: Amanda Burbage, Senior Planner
Planning Commission Public Hearing: September 27, 2016	Board of Supervisors Public Hearing: N/A
Owner/s: Region Ten Community Services Board Inc.	Applicant: Region Ten Community Services Board Inc.
Tax Map Parcel: 07600-00-00-046F0 Location: 500 Old Lynchburg Road	Acreage: 9.05 acres
Zoning District: CO, Commercial Office Conditions or Proffers: N/A	Magisterial District: Scottsville
Proposal: Compliance with the Comprehensive Plan review for a women's treatment facility	Comprehensive Plan Designation: Community Mixed Use
Use & Character of Property: Developed portion of the site houses administrative offices and a range of Region Ten services and programs	Use of Surrounding Properties: A mix of developed and undeveloped medium to high density residentially zoned property
Factors Favorable: 1. The proposal fulfills a community need for a women's residential treatment center in the Development Area. 2. The use is consistent with the Comprehensive Plan Community Mixed Use designation and the Commercial Office zoning district. 3. The proposed facility co-locates services and programs tailored to women residing on site and is in close proximity to other related services. 4. The use is expected to have minimal impacts on surrounding properties and infrastructure.	Factors Unfavorable: None
RECOMMENDATION: Staff recommends that the Commission find the location, character and extent of the proposed Region Ten women's treatment facility is in substantial accord with the County's Comprehensive Plan for the reasons identified as the favorable factors of the staff report as outlined above.	

STAFF PERSON:
PLANNING COMMISSION:

Amanda Burbage
September 27, 2016

CCP 2016-00001 REGION TEN WOMEN'S TREATMENT FACILITY

Review for Compliance with the Comprehensive Plan (Va. Code 15.2- 2232)

Background

Region Ten Community Services Board is part of a statewide network of 40 Community Service Boards providing mental health, intellectual disability and substance use services in the local community. An agency of local government, Region Ten CSB serves residents of Albemarle County, as well as the City of Charlottesville and the counties of Fluvanna, Greene, Louisa and Nelson.

In order to fulfill a need in the community for a residential substance abuse treatment facility for women, the current proposal is to construct a 10,000 square foot facility in two phases on the site of the Region Ten CSB facility located at 500 Old Lynchburg Road. The purpose of the center would be to serve women who have an alcohol or other drug use disorder and/ or co-occurring substance use and mental health disorder. Due to Region Ten's status as a state agency, the women's treatment facility qualifies as a public use. This review is to confirm compliance with the Comprehensive Plan for the potential use of the site for a women's shelter. This Comprehensive Plan Compliance Review covers both phases of the shelter.

Purpose of the Review

A Compliance with the Comprehensive Plan Review (or "2232 Review") considers whether the general location, character and extent of a proposed public facility are in substantial accord with the adopted Comprehensive Plan. It is 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 this public use, and is not an action or recommendation on whether the facility should be funded and/or constructed.

Characteristics of the Site & Area

The proposed site for the women's shelter is the northern portion of a 9.05 acre parcel located at 500 Old Lynchburg Road (Attachment A). The site is zoned Commercial Office (CO) and designated Community Mixed Use in the Comprehensive Plan. The site is owned by the Region Ten Community Services Board and has a special use permit for a 140 bed residential care facility. It is currently used for administrative offices and to provide a variety of services and programs including substance abuse support, emergency and outpatient treatment, and workforce training.

The site is bordered on the west by Old Lynchburg Road (Route 780) and on the north by Interstate 64. The northeast corner of the property abuts Cavalier Crossing, an apartment complex. Immediately to the west of the property across Old Lynchburg Road is Sherwood Manor, an R6-zoned neighborhood consisting of townhomes. A vacant R-2 residentially zoned property abuts the southeast and southwest corners of the property. Another vacant

R-15 zoned property is located across Old Lynchburg Road just to the north of Sherwood Manor.

Specifics of the Proposal

Details of the proposal are included in Attachment C. A major site plan amendment for the property is currently under staff review.

Construction of the facility is proposed to occur in two phases. Phase one of the project involves the construction of a 7,892 square foot single story building with eight single room occupancy units, a playground, private garden, and associated parking to accommodate eight women and up to two children (0-4 years of age). Phase two will add an additional 1,500 square feet and result in the creation of four additional units. Women, parenting mothers and their children will generally stay two to four months with no more than 30 individuals residing on site at any time. The facility would serve an estimated 50 women per year. In addition to the residential component, the facility will also provide Medication Assisted Therapy (MAT), individual, group and family counseling, child care for children residing on site, workforce training, and wellness and recovery services.

Site Access and Parking

Vehicular access to the site is from Old Lynchburg Place, a private road that also serves Cavalier Crossing, the neighboring apartment complex. Fourteen on-site parking spaces will serve the facility. Due to the residential nature of the treatment program, a significant number of daily trips by residents of the Center are not anticipated. The majority of traffic generated by the facility would be from four on site staff during the day and service providers coming and going throughout the day, many from the adjoining facility. An internal trail connection is proposed between the Center and existing Region Ten facility to serve center residents and staff.

Other Considerations

The Center will be sited to the north of steep slopes located on the property. The applicant has requested waivers for disturbance of the 20 foot vegetative buffer to accommodate a new entrance, stormwater management facilities, and landscape screening. A second waiver has also been requested to encroach on the required 50 foot setback with the adjoining residential property. The applicant is requesting these waivers in order to minimize the facility's impact on managed slopes and enable the building to be located closer to the intersection of Old Lynchburg Road and Old Lynchburg Place. Staff anticipates recommending these waivers for approval by the Board of Supervisors.

The site is located within the Development Area and is currently served by public water and sewer. Due to the residential nature of the facility and staff being on site 24 hours a day, additional noise and public safety impacts are not anticipated. According to Region Ten, they have not experienced these issues at similar sites around town. Although the facility is located in an area with some of the longest call response times, Fire Rescue does not anticipate that the call volume and type associated with the shelter is of any concern at this time.

The site's visibility from Interstate 64, an entrance corridor, required a review by the Architectural Review Board (ARB). Given the amount of vegetation along Old Lynchburg Road and the speed of travel along Interstate 64, negative visual impacts associated with the new facility are anticipated to be minimal. At their August 15 meeting, the ARB issued a Certificate of Appropriateness for the final site plan.

Conformity with the Comprehensive Plan

This proposal has been reviewed based on Comprehensive Plan policy, including the Community Facilities Plan, the Southern and Western Urban Neighborhoods Master Plan, and the Neighborhood Model.

Community Facilities Plan:

The Community Facilities Plan provides guidance on the development and location of County facilities. Although Region Ten is not a County owned or managed facility, the County provides financial support to Region Ten. For this reason staff believes it appropriate to evaluate the proposal as it would other County facilities.

Strategy 1b: Give priority to the maintenance and expansion of existing facilities to meet service needs.

Staff Comment: The proposed women's treatment facility is an expansion of the existing facilities located on the Region Ten property at 500 Old Lynchburg Road. Region Ten has identified a community need for this type of facility.

Strategy 1d: Continue to locate related or complementary services and facilities together when possible and when other goals of the Comprehensive Plan can be met.

Staff Comment: The proposed Women's Center involves the colocation of supportive services for residents and their families within the new facility and is next door to treatment and recovery services located in the existing Region Ten facility. In addition, the site is in close proximity to the Albemarle County Social Services department located on Fifth Street Extended.

Southern and Western Urban Neighborhoods Master Plan:

The site is designated Community Mixed Use in the Comprehensive Plan. The Southern and Western Urban Neighborhoods Master Plan provides the following guidance pertaining to the land use of the property:

Community Mixed Use

This designation represents a mixture of residential and retail uses and services that serve the community. Residential density up to 34 units per acre. Mixture of uses within buildings is encouraged with retail/ office on ground floor and residential or office on upper floors. The proportion of non-residential uses to residential uses is area dependent.

Primary uses: Community serving retail and service uses and office uses; retail, service and office building footprints a maximum single-building footprint of no > 60,000 sq ft. Townhouses, apartments, and attached housing units. Place of worship, public and private schools, early childhood education centers (day care centers and preschools), public uses, and institutional uses.

Secondary uses: Auto-commercial sales and service with all service activities within a building with a maximum footprint of approximately 7,500 sq ft. Office/ R&D/ Flex/ Light industrial uses with a maximum single-building footprint of approximately 20,000 sq ft.

Staff comment: The public use of the facility is consistent with the Community Mixed Use designation in the Comprehensive Plan. Residential treatment facilities are not specifically addressed as a land use in the Comprehensive Plan; however, many of the uses housed within

the Center (residential, medical office, and day care) are aligned with its Community Mixed Use designation. The proposed footprint of up to 10,000 square feet is well under the maximum recommended footprint of 60,000 square feet. Although no commercial uses are proposed on site, the unique nature of a residential treatment facility combines a short term residential use with services tailored to the population served by the facility.

The Neighborhood Model

Pedestrian Orientation	An internal trail connection is proposed between the center and existing Region Ten facilities to serve residents and staff. <u>This principle is met.</u>
Mixture of Uses	The proposed facility houses residential, medical, office, and day care uses. <u>This principle is met.</u>
Neighborhood Centers	The site is adjacent to a designated neighborhood center. <u>This principle is met.</u>
Mixture of Housing Types and Affordability	The site involves a short term residential care use. <u>This principle does not apply.</u>
Interconnected Streets and Transportation Networks	The proposed facility is located on an existing street. <u>This principle does not apply.</u>
Multi-modal Transportation Opportunities	The site is within walking distance of a transit stop. <u>This principle is met.</u>
Parks, Recreational Amenities, and Open Space	The proposal includes a private garden and playground to serve the women and children who reside at the center. <u>This principle is met.</u>
Buildings and Space of Human Scale	The proposed one story building uses façade projections, changes in roof slopes and a variety of massing heights to give the building a residential feel. <u>This principle is met.</u>
Relegated Parking	Parking shown on the concept plan is set back approximately 60 feet from the building facade along Old Lynchburg Road. <u>This principle is met.</u>
Redevelopment	The proposed building is sited on a vacant portion of an existing Region Ten facility. <u>This principle does not apply.</u>
Respecting Terrain and Careful Grading and Re-grading of Terrain	The proposal minimizes impacts on steep slopes and existing vegetation. <u>This principle is met.</u>
Clear Boundaries with the Rural Area	The site is not adjacent to the Rural Area. <u>This principle does not apply.</u>

Summary

Factors Favorable:

1. The proposal fulfills a community need for a women's residential treatment center in the Development Area.
2. The use is consistent with the Comprehensive Plan Community Mixed Use designation and the Commercial Office zoning district.
3. The proposed facility co-locates services and programs tailored to women residing on site and is in close proximity to other related services.
4. The use is expected to have minimal impacts on surrounding properties and infrastructure.

Factors Unfavorable:

None

Staff believes the proposed site and scale of activity for the proposed Region Ten Women's Treatment Facility is in substantial accord with the County's Comprehensive Plan.

Recommendation:

Staff recommends that the Commission find the location, character and extent of the proposed Region Ten Women's Treatment Facility **is in substantial accord with the County's Comprehensive** Plan for the reasons identified as the favorable factors of the staff report as outlined above.

Attachments:

- A. Location map
- B. Aerial photo
- C. Proposal narrative
- D. Concept Plan