Our Lady of Peace

Special Use Permit Narrative for Assisted Living Facility Amendment SP 2024-00009

Tax Map Parcels 061Z0-03-00-00800 and 061Z0-03-00-001A0

Owner: Our Lady of Peace, Inc. and Catholic Diocese of Richmond

Tax Map Parcel: 061Z0-03-00-00800 and 061Z0-03-00-001A0

Current Zoning: Planned Unit Development (PUD) (ZMA 1988-007)

Current Use: Assisted Living Facility (SP 1997-042) and Religious Assembly (Church)

Parcel Size: 6.95 acres (TMP 61Z-03-8) and 12.51 acres (61Z-03-1A)

Adjacent Parcel Zoning: Planned Unit Development and R-15 Residential

Project Proposal:
Our Lady of Peace is a senior care community sponsored by the Catholic Diocese of Richmond, and offers assisted living, independent living, memory care and nursing care for seniors. Our Lady of Peace is located at 751 Hillsdale Drive and is proposing to expand their services by adding a new wing to the existing building (the "Project"). A proposed Conceptual Plan prepared by Timmons Group dated February 19, 2024 (the "Conceptual Plan") is enclosed with this application. The proposed new wing, containing approximately 50,000 square feet over two floors (with a garage floor underneath), as shown on the included Conceptual Plan, will require a boundary line adjustment with the neighboring property of the Church of the Incarnation located at 635 Hillsdale Drive, owned by the Catholic Diocese of Richmond (collectively, the "Property"). The proposed addition to the existing building will allow Our Lady of Peace to provide these services and care for more members of the community with 34 new skilled nursing home beds and 20 new memory care beds.

Property Information

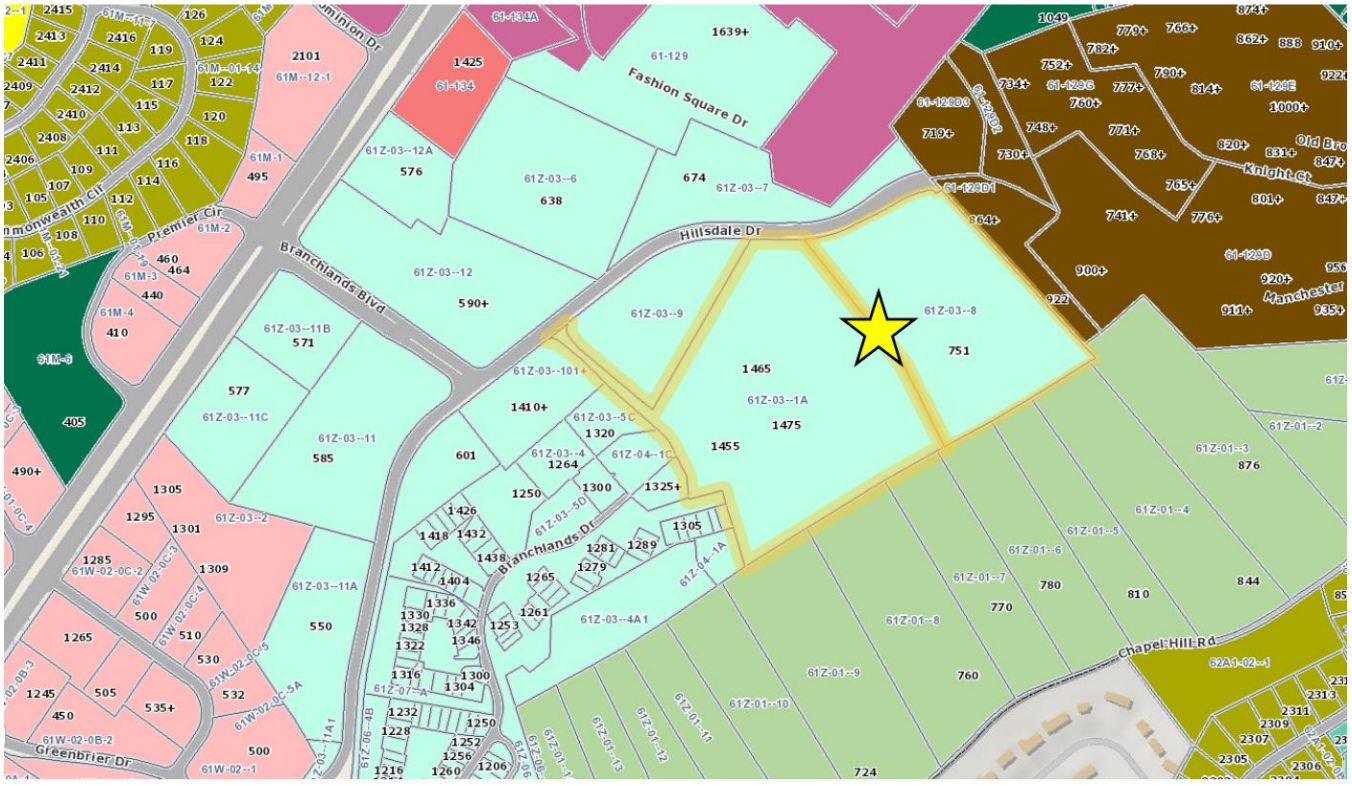
Tax Map Parcel	Acres	Owner	Existing Zoning	Proposed Special Use	Comprehensive Plan Designation
061Z0-03-00-00800	6.95	Our Lady of Peace, Inc.	(PUD) Planned Unit Development (ZMA 1988-007)	Amendment to Existing SP for Assisted Living Facility (SP 1997-042)	Urban Density Residential
061Z0-03-00-001A0	12.51 (XX acre portion)	Catholic Dioceses of Richmond	(PUD) Planned Unit Development (ZMA 1988-007)	Assisted Living Facility within portion of property	Urban Density Residential

With this addition, parking and travel ways between Our Lady of Peace and the Church of the Incarnation will continue to be shared. The new addition/wing consisting of approximately 63,000 square feet will include 34 new units for nursing care and a parking garage consisting of 38 parking spaces. Additionally, 30 existing nursing home beds will be moved into the new wing, for a total of 64 nursing home beds, all located in the new wing. Currently, the 30 existing nursing home beds have a mix of 28 semi-private bed and only two private beds. The nursing home beds in the new wing will all be private rooms with ADA bathrooms. This is a positive, important change and improvement, especially following the pandemic, where it's challenging to share a

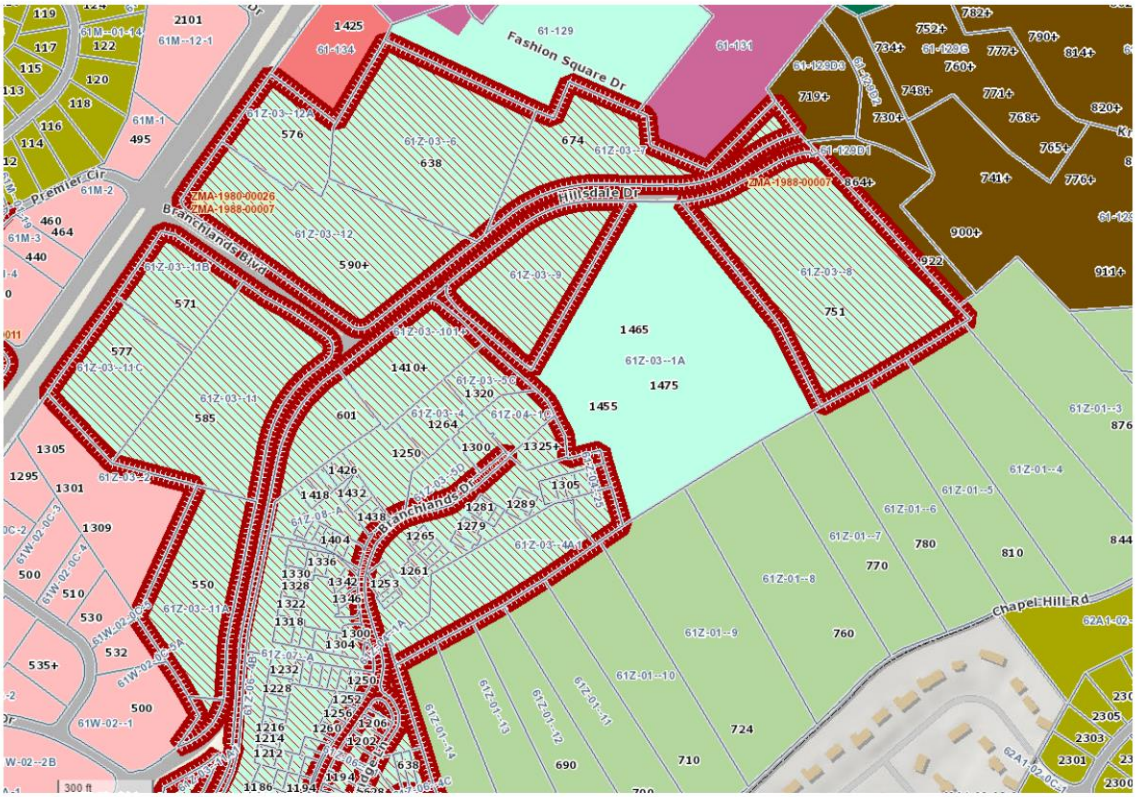
space. Within the existing building, the space vacated by the relocated nursing home beds will be replaced with 18 new private memory care rooms, and two new private memory care units will be added to the existing 24-unit Christopher Center, for a total of 20 new memory care units. In order for Our Lady of Peace to expand its services and care, an amendment to the existing special use permit for the assisted living facility use is being requested.



The Property is currently zoned Planned Unit Development (PUD) (indicated by the light aqua color in the zoning map excerpt below) by a rezoning that was approved in 1988 (ZMA 1988-007).



This PUD includes not only this Property, but also the commercial shopping center along Branchlands Blvd and the Branchlands community (see proffers outlining in the zoning map excerpt below). The assisted living facility use was first approved on this property by a special use permit (SP 1990-065) in 1990, and then amended to expand the use by special use permit (SP 1997-042) in 1997 with conditions.



Surrounding Uses:

As shown in the zoning map, the Property is currently zoned PUD, as well as properties across Hillsdale Drive and further south. To the north, there are existing multi-family apartments zoned R-15 residential. To the southeast, there are single family residential adjacent that are zoned R-1 residential. The proposed new addition is sited such that it is oriented towards the existing church and parking area, and away from the single family residential and the existing multi-family.

Site Photos:



View from Hillsdale Drive at Our Lady of Peace Main Entrance



View from Hillsdale Drive at Church of the Incarnation Main Entrance



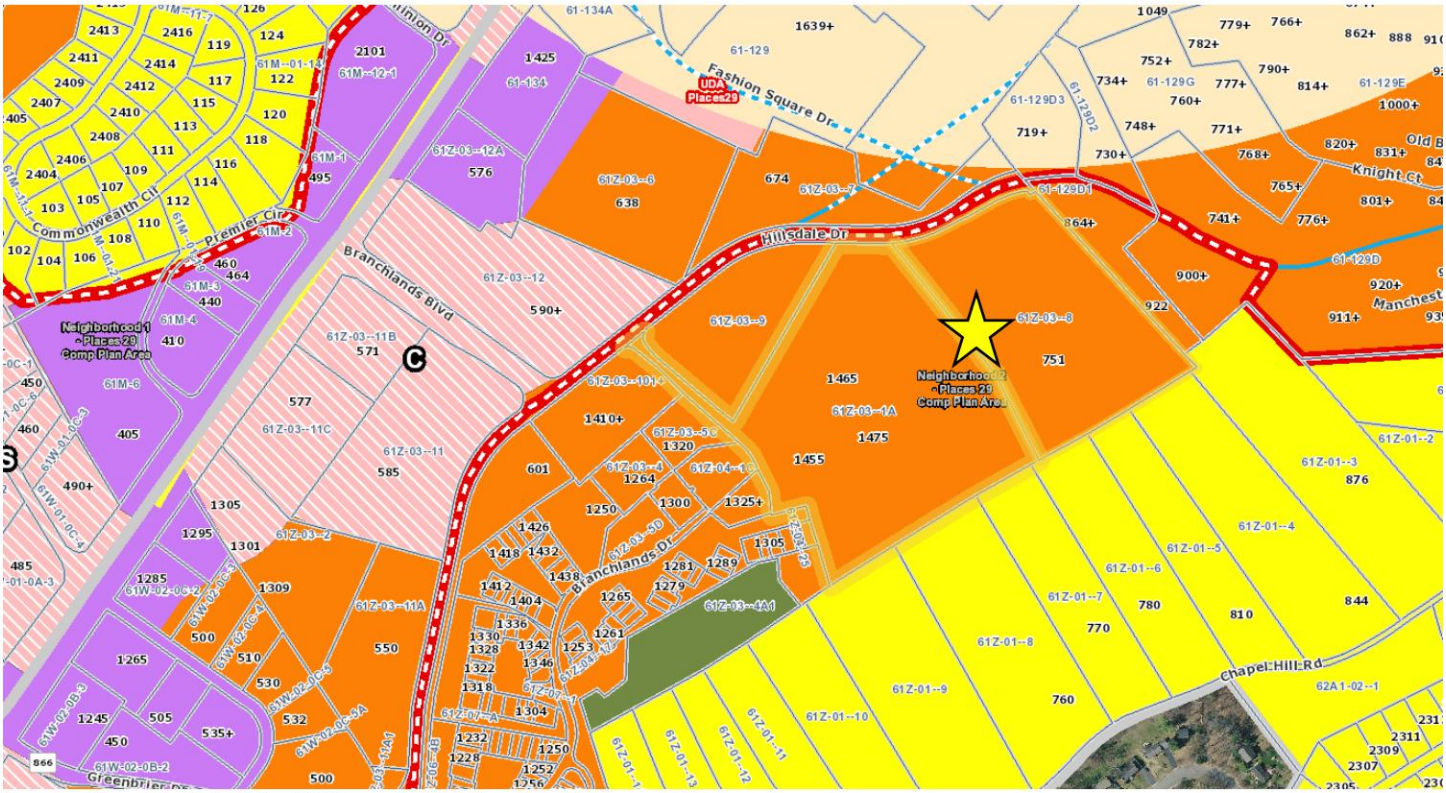
View from Church of the Incarnation Travelway into the Site Looking towards Proposed Addition Area/Hillside



View looking towards Church Parking Area to be Removed for Proposed Addition

<u>Consistency with the Comprehensive Plan</u>:

The Property is currently designated as Urban Density Residential within the Places 29 Master Plan, shown in orange in the Land Use Map excerpt below. Urban Density Residential designation recommends residential as a primary use and retail, commercial, office, open space, and institutional uses as secondary uses. While retail, commercial, office, and institutional uses are encouraged to locate in Centers per the Master Plan, exceptions can be made if they are compatible with surrounding uses. Within the master plan, page 4-8, states that *"Approval of secondary land uses should be based on the designation of the larger area, rather than on a per site or per parcel basis."* Given the history of the use in this location, the existing use of the Church on the adjacent property, existing surrounding uses of commercial and retail, the expansion of the assisted living facility for Our Lady of Peace is in compliance with the recommendations of the Places 29 Master Plan.



Impact on Public Facilities and Infrastructure:

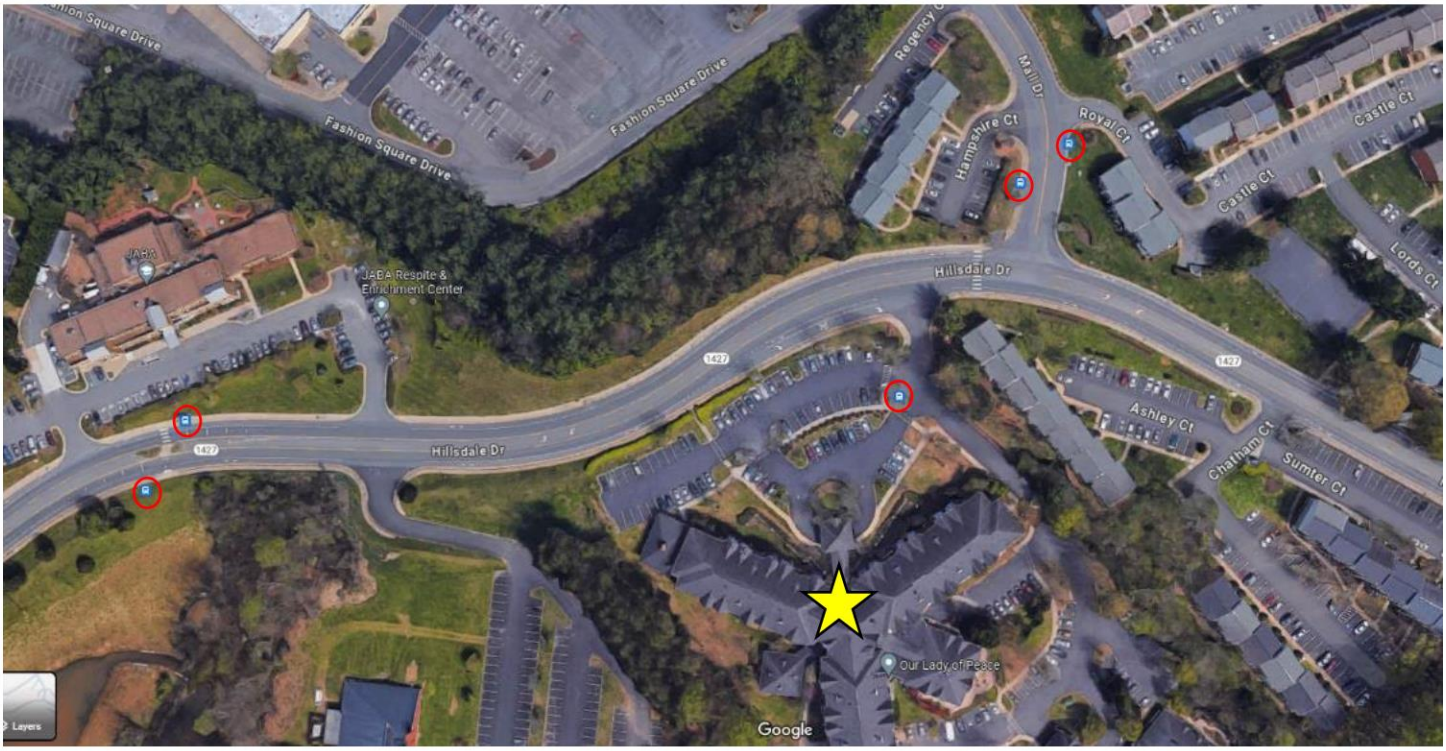
Public Transportation Facilities:

The main entrance into Our Lady of Peace is from Hillsdale Drive, however there are also existing vehicular and pedestrian connections between the church and Our Lady of Peace. As previously mentioned, a boundary line adjustment will be proposed and will also include a shared access easement for access to the proposed addition parking garage from the main entrance for Church of the Incarnation. All entrances will be subject to Virginia Department of Transportation and County requirements. Trip Generation information for the proposal is provided in the chart below. No significant increase in traffic is expected with this expansion and a Traffic Impact Analysis is not required for this submittal.

LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY ADT	AM PEAK HOUR IN	AM PEAK HOUR OUT	AM PEAK HOUR TOTAL	PM PEAK HOUR IN	PM PEAK HOUR OUT	PM PEAK HOUR TOTAL
Existing										
Independent Living (Senior Adult Housing) - Apartments	252	25	Beds	81	2	3	5	4	2	6
Assisted Living	254	84	Beds	218	9	6	15	8	12	20
Assisted Living Memory Care	254	24	Beds	62	3	1	4	2	4	6
Nursing Home	620	30	Beds	92	3	1	4	1	3	4
TOTAL		163		454	17	12	29	15	21	36
Proposed										
Independent Living (Senior Adult Housing) - Apartments	252	25	Beds	81	2	3	5	4	2	6
Assisted Living	254	84	Beds	218	9	6	15	8	12	20
Assisted Living Memory Care	254	44	Beds	114	5	3	8	4	7	11
Nursing Home	620	64	Beds	196	6	3	9	3	6	9
TOTAL		217		610	22	15	37	19	27	46
Net Difference - Trips				156	5	3	8	4	6	10
% Difference				34.4%	29.4%	28.9%	29.2%	26.7%	26.0%	26.3%

SOURCE: Institute of Transportation Engineers' *Trip Generation Manual* 11th Edition (2021)

Other Public Transportation and Multi-modal Infrastructure:
There are existing Charlottesville Area Transit (CAT) bus stops along Hillsdale Drive that are within walking distance, as well as a stop at the entrance to Our Lady of Peace that will allow staff and residents to access public transportation. See below map (red circle = bus stop).



There are existing sidewalks along Hillsdale Drive that allow for pedestrians to walk to the main entrance of Our Lady of Peace. The Project also includes a pedestrian connection between Our Lady of Peace and the Church and a new sidewalk that will connect the addition to Hillsdale Drive along the Church accessway. There are bike lanes along Hillsdale Drive that will also allow an alternative form of transportation for visitors, staff, and independent living residents, and bike racks are being provided at the main entrance and at the addition.

Schools:
Given the use of assisted living facility, there will be no impact to schools.

Fire/Rescue/Safety:
This project will be served by the nearby Seminole Trail Volunteer Fire Station on Berkmar Drive, which provides fire and rescue services to this area. The proposal includes two entrances that provide the required second point of access by Fire/Rescue. The addition will be built to Fire Rescue standards so that there is adequate access to the addition. Our Lady of Peace staff report that there were ten 911 calls in March 2024 and nine in April 2024. This special use permit proposes adding 54 units to the existing 160 units, which is a 34% unit increase. We estimate such unit increase would result in approximately three more 911 calls per month based on this most recent data.

Public Parks:
Given the use of assisted living facility, there will be no impact to parks.

Impacts on Environmental Features
As proposed, the Project does not create any detrimental impacts to any environmental features. There are managed and preserved steep slopes on the property and the project will only be impacting those slopes that

are designated as managed. The disturbance of the managed slopes will be in accordance with the design standards for managed slopes and stormwater management will be designed in accordance with the County WPO/VSMP and State requirements. The addition uses the grade to "stepdown" the building, allow it to be placed within the hillside, such that the pavilion within the courtyard will continue to be accessible from the existing building, and the proposed parking can be accessed from the low side, adjacent to the Church.

While the proposed addition will require the removal of existing trees, which consist of mainly pine trees that are in poor health, on the hillside between the Church and Our Lady of Peace.



Steep Slopes Map (yellow = managed slopes; green = preserved slopes)

Consistency with the Neighborhood Model Principles

Pedestrian Orientation. A concrete sidewalk will be provided from the Project to the existing sidewalk along Hillsdale Drive and between the Project and the Church. There are existing sidewalks located throughout the interior of the site as well, along travelways and parking areas. Sidewalk connections between buildings, courtyard spaces, as well as the pedestrian connection to Church of the Incarnation will also support pedestrian orientation.

Mixture of Uses. While the Project will be used entirely for an assisted living use, it is in very close proximity to other mixed-use properties that include offices, commercial, and retail adjacent and along Hillsdale Drive and Branchland Boulevard to the south and include Church of the Incarnation, JABA, Courtyard Marriott Hotel, insurance and financial office, a daycare center, Big Lots, and a Food Lion. Fashion Square Mall is located to the north and west and multi-family residential apartments and townhomes are located to the north along the eastern and western sides of Hillsdale Drive. As shown by the future land use map in the Places29 Master Plan, the Property is designated for Urban Density Residential use to support an overall mixture of uses in and around the area. When considered in the broader context of the Project's proximity to these other mixed-use areas, Our Lady of Peace satisfies this principle.

Neighborhood Center. Even though the Project itself is not identified within the Places29 Master Plan as a Center, Our Lady of Peace is part of a larger neighborhood oriented toward and complementary to the nearest Centers as described in the Place29 Master Plan and Rio29 Small Area Plan. Fashion Square Mall and the shops along Branchlands Boulevard is near the Project and provides a large variety of services, and the offices and retail areas along Hillsdale Drive provide a smaller, and complementary type of services. Residents and

staff would be afforded many benefits by this proximity to these Centers which are located within walking or biking distance from the Property.

Mixture of Housing Types and Affordability. There are multi-family and townhomes to the north of the Project that provide a mixture of housing types and affordability. Our Lady of Peace provides an additional housing type as senior living apartments and a full continuum of care for those who live within the community.

Interconnected Streets and Transportation Networks. The Project will have two entrances from Hillsdale Drive, with the main entrance being the northernmost. It will maintain the existing travelways and parking areas in the areas shown on the Concept Plan, as well as a new parking area accessible from the Church within the proposed addition. The existing travelway interconnection between the Church and Our Lady of Peace to the east will remain. Additionally, sidewalks are being provided that will continue the pedestrian interconnection between the Church and the Project.

Multi-Modal Transportation Opportunities. The application continues existing multi-model transportation opportunities that would allow residents, visitors, and staff to access the Project by vehicle, on foot, by bicycle, or by public transit with existing transit stops within walking distance of the Project. As noted, there are existing pedestrian and bike facilities along Hillsdale Drive that will allow pedestrian and bicyclists to access the numerous nearby centers and employment areas.

Parks, Recreational Amenities and Open Space. The Property continues to provide common areas and amenities for residents and visitors within the existing courtyards and amenity spaces. The outdoor space that will be partially enclosed by the construction of the new addition is steeply sloped and unsuitable as an outdoor recreational amenity because difficult to access. It will continue to be maintained as a natural area providing wooded views from the existing building and new wing. (That area does contain an enclosed activity room.) Our Lady of Peace has other indoor and outdoor recreational areas for its residents.

Buildings and Spaces of Human Scale. Per the Planned Unit Development District, Zoning Code §20.8.4, the maximum height permitted in the district is 65 feet. The proposed addition will be a total of approximately 46 feet in two stories plus a parking level, which is well within the permitted maximum height. The proposed addition will include architectural features and detailing to add visual interest and eliminate blank walls, which will support the principle of buildings of human scale.

Relegated Parking. The proposed addition and associated parking will be located on the ground floor of the addition and will not be visible from Hillsdale Drive, which meets this principle.

Redevelopment. The addition is proposed on a vacant area of land between the Church of the Incarnation and Our Lady of Peace. This principle is not applicable.

Respecting Terrain and Careful Grading and Re-grading. The addition will impact some managed slopes on the Property, however, no preserved slopes will be impacted and the disturbance will meet the design standards set forth in the Zoning Ordinance. The proposed addition will step down the hill and will use the terrain in its design.

Clear Boundaries with the Rural Area. This principle is not applicable as the Property is not adjacent to the Rural Area.

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