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SPECIAL USE PERMIT (SP202400015)

TO: Syd Shoaf
Senior Planner
Albemarle County Community Development

FROM: Kendra Moon, PE
Line and Grade Civil Engineering

DATE: April 15, 2024
Revised July 15, 2024

RE: Knight Berkshire Mixed Use
Special Use Permit Application

PROJECT DETAILS

Applicant:	Knight Berkshire Holdings LLC
Consultant:	Line and Grade Civil Engineering | Kendra G. Moon, PE
Name of Project:	Knight Berkshire Mixed Use
Short Description:	Special Use Permit for R-15 residential in C1 commercial
Proposed Site:	615 Woodbrook Drive, Charlottesville, VA 22901

PROPERTY DETAILS

Parcel ID Number:	04500-00-00-091A0
Short Parcel ID:	45-91A
Total Acres:	1.05 ac
Owner:	Knight Berkshire Holdings LLC
Current Tenant:	Dental Office (commercial)
Magisterial District:	Rio
Zoning:	C1 Commercial
Proffered:	No
Overlays:	Airport Impact Area, Managed Steep Slopes
Comprehensive Plan Area:	Neighborhood 1 - Places 29
Comprehensive Plan Use:	Urban Density Residential
Land Use:	Commercial
Surrounding Uses:	Multifamily residential zoned R-15 to the northwest; offices to the north zoned C1 (note ZMA202300006 for PRD to share entrance with this parcel); retail to the east zoned C1; and Agnor-Hurt Elementary School to the south zoned R-6

EXECUTIVE SUMMARY

Knight Berkshire Holdings LLC would like to formally request a Special Use Permit (SP) to allow for an R-15 residential use on a C1 commercial parcel (TMP 45-91A) in Albemarle County, Virginia. A new building with a mix of ground floor office space and residential units is proposed for this site. Given the context of this parcel's location, the proposed residential use is consistent with the Comprehensive Plan and is of no substantial detriment to surrounding parcels or public facilities.

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Site Mapping



Image 1 – Subject parcel, source: Albemarle County GIS



Image 2 – Subject parcel as seen from Woodbrook Drive, source: Google Street View, July 2023

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PROPOSAL

The existing building at 615 Woodbrook Drive is a 1-story building that is approximately 6,500 sf and currently used as a dental office with a rental office space in the rear (see Appendix A and Image 3). This special use permit proposes the demolition of the existing building and the construction of a new 4-story building with a mix of commercial and residential uses. Currently the plan is for ground-level dental office space with 3 stories residential above, at up to 15 units. The proposed 15 units will put this at a density of 15 dwelling units per acre (DUA), which is consistent with an R-15 use.

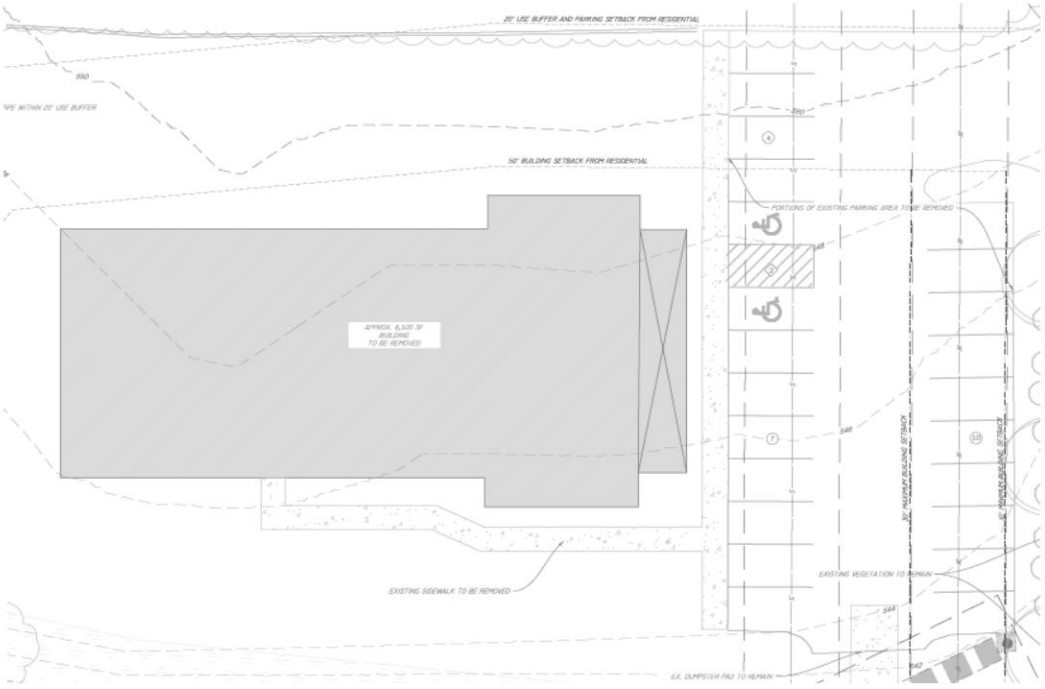


Image 3 - Existing Conditions

Site Operations

The proposed dentist operation is to match current operations. The hours are from 8 am to 5 pm Monday through Thursday, with 8 employees per shift. There are approximately 3 patients per hour on site. It is assumed that the majority of residents will not be on site during the same hours, therefore the overall parking requirement can be reduced by 35%. Please see the accompanying Parking Needs Assessment in Appendix F.

Site Layout

The proposed site layout utilizes the existing parking area in the front of the site but relocates the building closer to the southeastern property and provides additional parking in the rear. The current concept is for a 7,880 sf maximum building footprint with 37 parking spaces (see Appendix B and Image 4). The new building is proposed beyond the 30' maximum setback from Woodbrook Drive, similar to the existing building, in order to avoid the relocation of a water main, sewer main, and stormwater management system that exist beneath the parking area. There are a few proposed encroachments into the 20' use buffer adjacent to residential parcels, summarized in the next section. It is anticipated that there will be lighting fixtures around the building and possibly in the parking lot as needed for the safety of the residents and security of the building, though all fixtures will be full cut off.

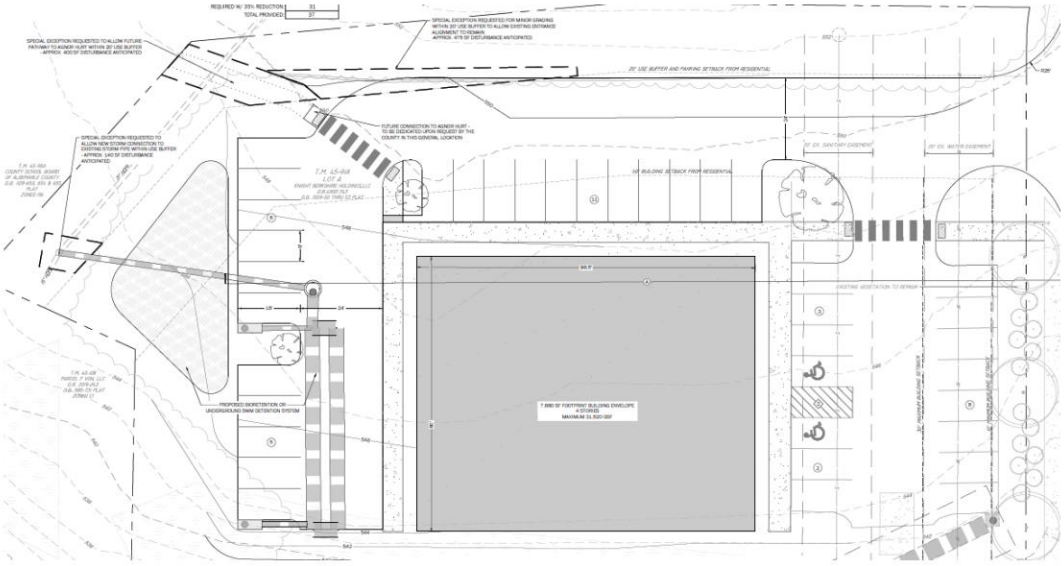


Image 4 - Concept Plan

Special Exceptions

Two special exception requests have been submitted alongside this special use permit to request deviation from certain buffer and stepback requirements. A brief description of each is included below.

MINIMUM USE BUFFER ADJACENT TO RESIDENTIAL

This special exception is requested to allow for multiple encroachments into the 20 ft use buffer adjacent to both TMP 45-91 and TMP 45-95A. The first is to allow the site entrance to remain within the buffer adjacent to TMP 45-91 on the northwestern boundary of this site. According to SDP199500115, this entrance was proposed to remain outside of the 20 ft buffer (see Appendix C). However, based on field survey, it encroaches slightly into the buffer. The continuation of this existing entrance alignment may result in up to 475 sf additional disturbance. The second exception included is for a connection to an existing storm pipe that exists within the buffer adjacent to 45-95A (approximately 140 sf disturbance), and the third is for a potential future pedestrian pathway to Agnor Hurt Elementary (approximately 400 sf disturbance). Please see SE202400012 for more information.

MINIMUM BUILDING STEPBACK

A 15 ft building stepback is required for stories that begin above 40 ft or above the third story, whichever is less. Though this building is proposed to be four stories, an exception request is included to reduce the required stepback to 0 ft since the building is set far back from the sidewalk. Please see SE202400011 for more information.

MAXIMUM FRONT BUILDING SETBACK

The maximum front building setback in C1 Commercial zoning is 30 ft. This building is proposed at approximately 80-85 ft from the back of sidewalk in order to avoid existing utility mains. A special exception has not been submitted for this item, as it is believed to be allowed per zoning ordinance section 4.20(a)(1)[1].

[1] Per Section 4.20(a)(1): "The maximum front setback shall be increased to the depth necessary to avoid existing utilities(...) shown as such on an approved site plan or subdivision plat(...)"

CONSISTENCY WITH THE COMPREHENSIVE PLAN

This proposal would bring the site into closer alignment with the Comprehensive Plan. The subject parcel is designated as Urban Density Residential (UDR) within the Places29 Master Plan. Refer to Image 5, below, as well as Appendix D.

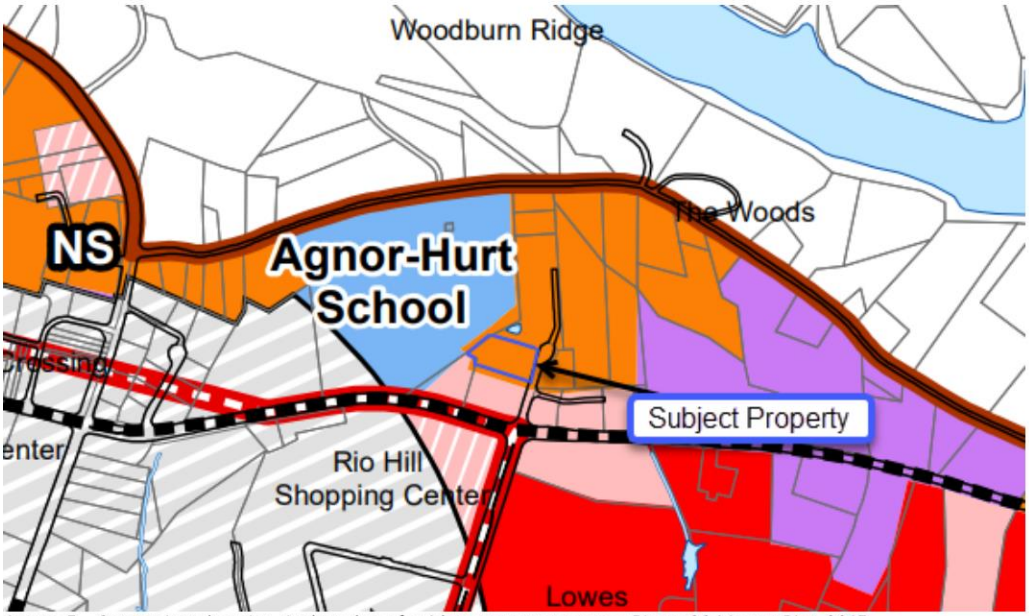


Image 5 - Comprehensive plan designation of subject property, source: Places29 Master Plan 2015

The subject property is currently zoned C1 commercial, which is consistent with the current zoning of the surrounding parcels (see Appendix E) as well as the Comprehensive Plan land use designations. However, its designation as Urban Density Residential suggests that residential should be the primary use, while commercial should be secondary.

Furthermore, the suggested residential density for UDR is between 6-34 units per acre. A proposed maximum density of 15 DUA is within this suggested range. The proposed height of the building is consistent with the Comprehensive Plan, at a maximum height of 4 stories or 45 feet.

Housing Policy

Per Albemarle's new Housing Policy Recommendations (2021), a minimum of 20% of all new units developed should be affordable. The owner has elected to provide affordable housing for 20% of units, rounded to the nearest whole number, should the development exceed 10 units. As currently proposed, 3 units are to be affordable.

IMPACTS ON PUBLIC SAFETY FACILITIES, PUBLIC TRANSPORTATION, PUBLIC SCHOOLS, PUBLIC PARKS, ENVIRONMENTAL FEATURES, AND ADJACENT PROPERTIES

The proposed uses and future uses for this site are not expected to have a negative impact on public facilities or surrounding properties beyond the baseline impacts that are involved in almost any development (e.g., increased traffic, land disturbance). Potential impacts are evaluated in turn below.

Impact on public facilities and infrastructure

Public facilities and infrastructure evaluated include parks, schools, emergency services, and roads (traffic). There are no parks in the vicinity.

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PUBLIC SCHOOLS

Agnor Hurt Elementary School is located adjacent to this property, though the two sites do not share the same entrance road. A potential future connection to Agnor Hurt Elementary School is identified at the rear of the subject property should Agnor Hurt Elementary be interested in providing a pathway through the woods to the residences along Woodbrook Drive.

EMERGENCY SERVICES

No specific impacts to emergency services are identified. The proposed building will be sprinklered and will have internal parking lot radii which can accommodate a ladder truck should that be needed.

TRAFFIC

The existing site has a dental office roughly the same square footage as proposed, therefore the only difference in traffic to this site will be due to the proposed 15 residential units.

Table 1. ITE Trip Generation data for proposed uses

ITE TRIP GENERATION:

11TH EDITION TRIP GENERATION DATA				WEEKDAY TRAFFIC										
USE DESCRIPTION	ITE CODE	UNITS	QTY OF UNITS	VEHICLES PER DAY	AM PEAK HOUR ADJ. STREET TRAFFIC % IN	% OUT	IN	OUT	TOTAL TRIPS	PM PEAK HOUR ADJ. STREET TRAFFIC % IN	% OUT	IN	OUT	TOTAL TRIPS
Medical-Dental Office	720	1,000 sf GFA	6.70	**180**	79%	21%	16	5	**21**	30%	70%	7	19	**26**
Multifamily (Low Rise)	220	1 Dwelling(s)	15	**101**	24%	76%	1	5	**6**	63%	37%	5	3	**8**
		SITE TOTALS =		**281**			17	10	**27**			12	22	**34**

According to ITE Trip Generation data from the 11th edition, shown in Table 1 above, the proposed multifamily residential use will generate 101 vehicles per day to and from the site. An increase of 6-8 trips may be seen in the peak morning and evening hours. Total trips to and from the site are estimated at 281 vehicles per day.

The minor increase in peak hour traffic is not expected to cause additional delays or safety issues on Woodbrook Drive or Berkmar Drive, as Woodbrook Drive is a short road with an existing signal at the intersection of Berkmar Drive and turn lanes for each turning movement.

Impact on public transportation

A bus stop exists for CAT Route 5 along Berkmar Drive within 600 feet of this property. According to CAT's 2018 Transit Development Plan, the average number of passengers per trip on this route was 11, and the peak ridership activity was outside of this area. Though this is outdated information, one can assume that the buses along this route have capacity for the development.

Impact on environmental features

This project will have little impact on environmental features. Disturbance will mostly remain within areas of the site that have already been cleared of trees. There are managed slopes on the southeastern portion of the subject property which will be disturbed. The development is mostly to remain outside of these slopes, but disturbance will likely be necessary for grading of the proposed parking lot. Proper erosion control and stabilization will be proposed during the VSMP process.

Impact on adjacent properties

There will be minimal impact on the adjacent properties given that the proposed special use is consistent with the residential surroundings. Though disturbances are proposed within the 20 ft use buffer adjacent to residential properties, they are either within areas that have already been disturbed, or are for the improvement of pedestrian access.

CONCLUSION

The proposed mixed use with up to 15 residential units and ground floor office will tie in nicely with surrounding properties, blending the residential properties to the north with the commercial properties to the southeast. The proposal is in accordance with the Comprehensive Plan, provides affordable housing, and has only minor impacts on the land and nearby public facilities.

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List of Appendices:

Appendix A: Existing Conditions and Demolition Plan
Appendix B: Concept Plan
Appendix C: SDP199500115
Appendix D: Comprehensive Plan Land Use Map
Appendix E: Current Zoning Map
Appendix F: Parking Needs Assessment

Appendix A

Existing Conditions and Demolition Plan

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NOTES:
1. THE PARCEL BOUNDARY SHOWN IS BASED OFF OF FIELD RUN SURVEY. BUILDINGS, ROADS, AND TOPOGRAPHY SHOWN ARE ALL BASED OFF ALBEMARLE COUNTY GIS DATA AND SDP199500115 AND ARE APPROXIMATE ONLY.

N43°07'05"E 119.67'
EXISTING ENTRANCE ENCROACHES SLIGHTLY INTO 20' USE BUFFER (TO REMAIN PENDING SPECIAL EXCEPTION APPROVAL)
20' USE BUFFER AND PARKING SETBACK FROM RESIDENTIAL
50' BUILDING SETBACK FROM RESIDENTIAL
EXISTING STORM PIPE WITHIN 20' USE BUFFER
N57°24'34"E 124.78'
N05°27'34"W 92.44'
15" CONC
15" HDPE
S82°08'44"W 50.05'
PORTIONS OF EXISTING PARKING AREA TO BE REMOVED
APPROX. 6,500 SF BUILDING TO BE REMOVED
EXISTING SIDEWALK TO BE REMOVED
EXISTING VEGETATION TO REMAIN
EX. DUMPSTER PAD TO REMAIN
EXISTING STORMWATER MANAGEMENT SYSTEM
S42°34'19"W 260.38'
APPROXIMATE LOCATION EXISTING FIRE HYDRANT
30' MAXIMUM BUILDING SETBACK
10' MINIMUM BUILDING SETBACK
WOODBROOK DRIVE
S22°06'41"E 62.17'
556
554
552
550
548
546
544
542
540

PROPOSED	LEGEND	EXISTING
S	SANITARY CENTERLINE	S
W	WATER CENTERLINE	W
	STORM SEWER	
GAS	GAS LINE	GAS
382	CONTOUR LINE	382
	CURB / CURB AND GUTTER	
	DETECTABLE WARNING STRIP	
	PAVEMENT MARKING LINE	
12 4	PARKING / ADA PARKING COUNTERS	26 3
	SIGN	
	BUILDING LINE	
	BUILDING OVERHEAD / PROJECTION	
	WALL	
	PROPERTY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	TREELINE	
	TREE / SHRUB	
	REGULATED STEEP SLOPES	
	CONCRETE	
	BMP/SWM	

1 EXISTING CONDITIONS AND DEMOLITION
1" = 10': 0 10 20

EXISTING CONDITIONS AND DEMOLITION

KNIGHT BERKSHIRE MIXED USE
SPECIAL USE PERMIT
ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA 040650 PROFESSIONAL ENGINEER
07/15/24
NOT FOR CONSTRUCTION

SUBMISSIONS/REVISIONS
2: 07/15/2024
PER COUNTY COMMENTS

1: 04/15/2024
INITIAL SUBMISSION

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C1.0

L+G PROJECT NUMBER: 2402001

Appendix B

Concept Plan

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PARKING TABULATIONS:

CODE REF.	USE	PARKING REQUIRED REQUIRED RATE	QUANTITY	REQUIRED SPACES
4.12.6	Dental Clinic	1 space / 175 sf	3000 sf	17
	Multifamily, 2+ BR units	2 spaces / unit	15 Unit(s)	30
			TOTAL REQUIRED:	47
			REQUIRED W/ 35% REDUCTION:	31
			TOTAL PROVIDED:	37

SPECIAL EXCEPTION REQUESTED TO ALLOW FUTURE PATHWAY TO AGNOR HURT WITHIN 20' USE BUFFER - APPROX. 400 SF DISTURBANCE ANTICIPATED

SPECIAL EXCEPTION REQUESTED FOR MINOR GRADING WITHIN 20' USE BUFFER TO ALLOW EXISTING ENTRANCE ALIGNMENT TO REMAIN -APPROX. 475 SF DISTURBANCE ANTICIPATED

FUTURE CONNECTION TO AGNOR HURT - TO BE DEDICATED UPON REQUEST BY THE COUNTY IN THIS GENERAL LOCATION

SPECIAL EXCEPTION REQUESTED TO ALLOW NEW STORM CONNECTION TO EXISTING STORM PIPE WITHIN USE BUFFER - APPROX. 140 SF DISTURBANCE ANTICIPATED

T.M. 45-91 LOT C GREENWICH CENTRE INVESTORS L.C. I.N. 202200013755 D.B. 2097-286A THRU 286C PLAT ZONED R15

T.M. 45-91A LOT A KNIGHT BERKSHIRE HOLDINGS,LLC D.B.4902-743 D.B. 1559-50 THRU 53 PLAT

T.M. 45-95A COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY D.B. 1128-650, 654, & 655 PLAT ZONED R6

T.M. 45-108 PARCEL F VON, LLC D.B. 2019-243 D.B. 985-751 PLAT ZONED CI

T.M. 45-94AI CYNTHIA L. WILLIAMS W.B. 152-59 D.B. 1680-668 D.B. 1559-50 THRU 53 PLAT ZONED CI

20' USE BUFFER AND PARKING SETBACK FROM RESIDENTIAL

50' BUILDING SETBACK FROM RESIDENTIAL

20' EX. SANITARY EASEMENT

20' EX. WATER EASEMENT

EXISTING VEGETATION TO REMAIN

R25'

24'

98.5'

80'

18'

24'

6'

15' HDPE

PROPOSED BIORETENTION OR UNDERGROUND SWM DETENTION SYSTEM

7,880 SF FOOTPRINT BUILDING ENVELOPE
4 STORIES
MAXIMUM 31,520 GSF

30' MAXIMUM BUILDING SETBACK

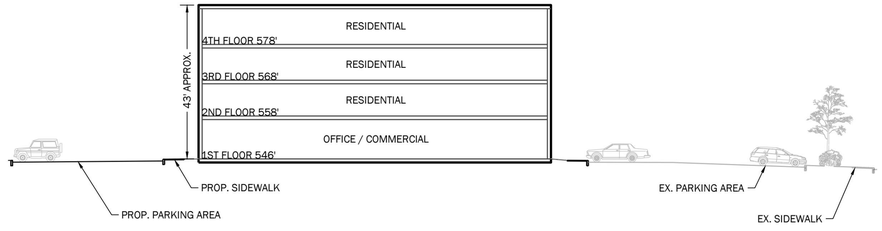
10' MINIMUM BUILDING SETBACK

WOODBROOK DRIVE

EXISTING FIRE HYDRANT

548 556 554 552 550 546 544 542 540 538 536 534 532

NOTES:
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2. TWO SPECIAL EXCEPTIONS ARE REQUESTED ALONGSIDE THIS APPLICATION. ONE FOR ENCROACHMENTS INTO THE 20 FT USE BUFFER ADJACENT TO RESIDENTIAL. THE SECOND IS TO REMOVE THE 15 FT STEPBACK REQUIREMENT FOR THE 4TH STORY OF THE PROPOSED BUILDING.



1 CONCEPT PLAN
1" = 10': 0 10 20

2 SECTION A
1" = 20': 0 20 40

CONCEPT PLAN

KNIGHT BERKSHIRE MIXED USE
SPECIAL USE PERMIT
ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA 07/15/2024 NOT FOR CONSTRUCTION PROFESSIONAL ENGINEER

SUBMISSIONS/REVISIONS
2: 07/15/2024
PER COUNTY COMMENTS

1: 04/15/2024
INITIAL SUBMISSION

LINE AND GRADE
Civil Engineering

C2.0

L+G PROJECT NUMBER: 2402001

Appendix C

SDP199500115

SCHEDULE OF LANDSCAPE MATERIALS & CANOPY COMPUTATIONS

KEY	BOTANICAL & COMMON NAME	MIN. CALIPER	HEIGHT AT PLANTING	TOTAL HEIGHT IN 10 YEARS	TOTAL WIDTH IN 10 YEARS	AREA OF CANOPY	QUANTITY	TOTAL AREA OF CANOPY
T-1	PINUS STROBUS EASTERN WHITE PINE		4.5'	24.5'	12.3'	119 S.F.	11	1309 S.F.
T-2	CORNUS FLORIDA DOGWOOD	1 1/4"	7'	19'	14.1'	155 S.F.	2	310 S.F.
T-3	CERCIS CANADENSIA EASTERN REDBUD	1 1/4"	7'	23.7'	22.5'	396 S.F.	3	1,188 S.F.
T-4	CUPRESSOCYPARIS LEYLANDII LEYLAND CYPRESS		4.5'	23.7'	7.8'	47 S.F.	10	470 S.F.
T-5	ACER SACCHARUM SUGAR MAPLE	1 3/4"	14'	22.2'	14.6'	168 S.F.	4	672 S.F.
⬡	ILEX CORNUTA BUFORD HOLLY		2'	8'	7.8'	48 S.F.	14	672 S.F.

REMAINED WOODED AREA = 5,625 S.F.
TOTAL CANOPY AREA = 4,621 S.F.
TOTAL CANOPY PROVIDED = 10,246 S.F.
REQUIRED CANOPY COVERAGE = 4,552 S.F.

SANITARY SEWER STRUCTURES

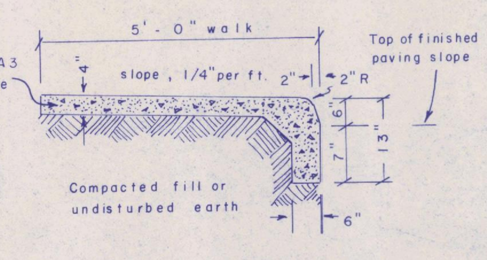
KEY	TOP	INV. IN	INV. OUT	
A	523.83		521.20	EXISTING
B	536.2	525.20	525.0	
C	537.0		530.0	
D	555.5		542.90	

STORM DRAINAGE STRUCTURES

NO.	TYPE	L	TOP	INV. IN	INV. OUT
1	MH		525.20	515.0	509.5 EXISTING
2	DI-3B	12	526.1	517.18, 519.45	517.0
3	DI-3A	2.5	526.1	520.78	520.68
4	DI-3A	2.5	530.2	525.18	525.08
5	DI-3A	2.5	532.7	527.17	527.07
6	DI-3A	2.5	536.2	529.0	528.9
7	DI-3B	8	535.8	530.25	530.0
8	DI-3B	12	541.8	533.1	533.0
9	DI-3B	8	535.8		531.0
10	DI-7		523.9	517.32	517.26
11	DI-7		527.8	517.91	517.81
12	DI-7		535.7	518.57	518.47
13	DI-3A	2.5	547.1		518.95
14	DI-3B	16	541.8		534.1



NOTE:
PHASE ONE TO INCLUDE PROPOSED GRADING AS SHOWN ON THIS PLAN FOR PHASE TWO, PHASE THREE & PHASE FOUR



TYPICAL SECTION
PARKING LOT SIDEWALK

PLAN PREPARED BY:

B. AUBREY HUFFMAN & ASSOCIATES, LTD.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
CHARLOTTESVILLE, VIRGINIA

RECEIVED
OCT 11 1996
ALBEMARLE COUNTY
ZONING DEPARTMENT

PLAN SCALE: 1" = 20'
contour interval = 1'

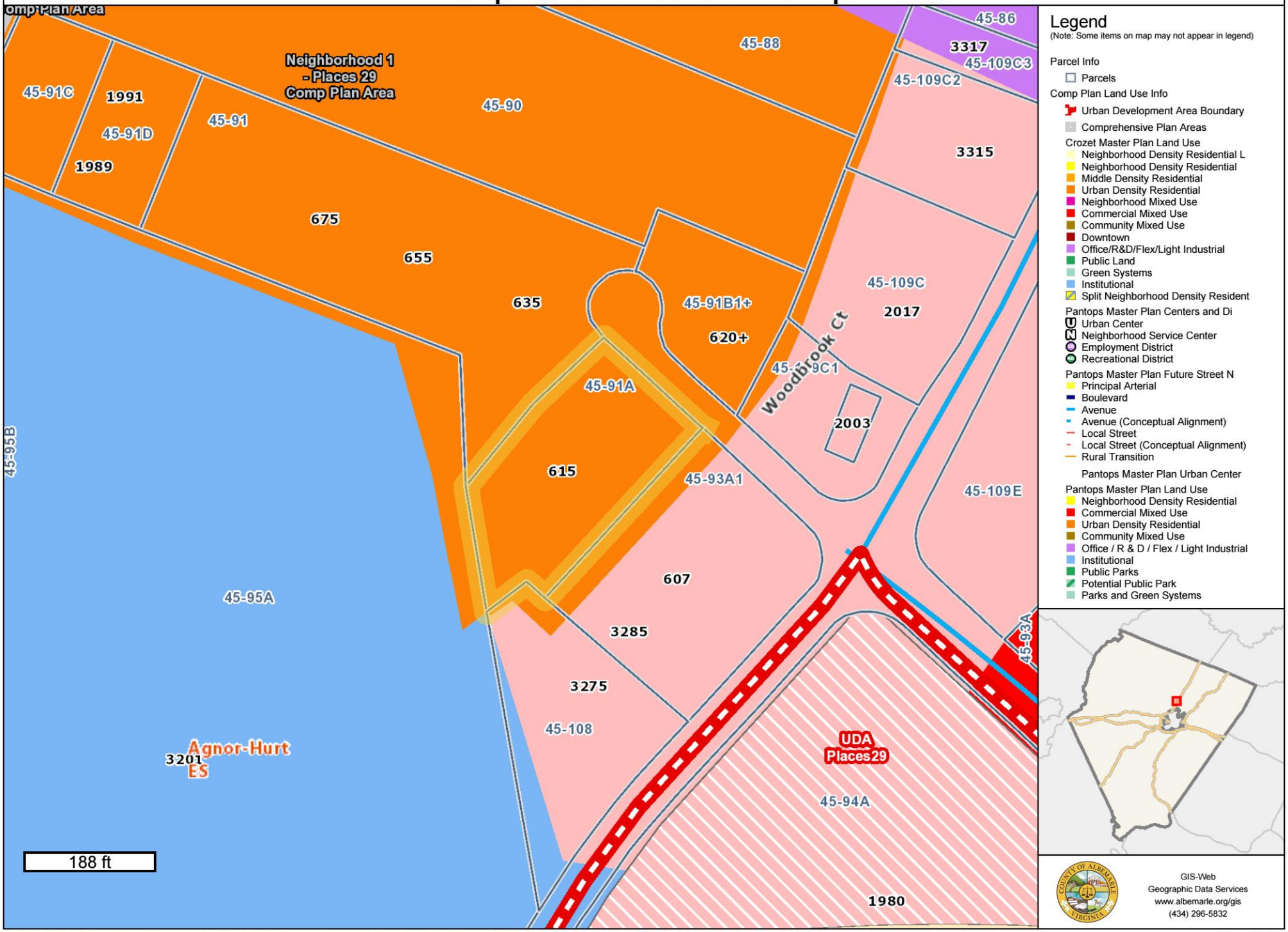
December 11, 1995

Revisions		
JD	SITE REVIEW COMMITTEE Comments of 12-28	1-10-96
JD	PARKING & BLDG. SETBACKS; EXIST. ENTRANCE, Limited grading on Ph. 2	2-29-96
JD	SUBMITTAL FOR FINAL SITE DEVELOPMENT REVIEW	5-10-96
JD	Additional Bldg.	6-7-96
JD	Planning dept comments of 6-25, Eng. dept. comments of 6-26, ACSA comments	7-15-96
JD	RELOCATED W.L. & SEWER LINES, STREET TREES & SHRUBS	7-31-96

Appendix D

Comprehensive Plan Land Use Map

Comprehensive Plan Land Use Map



Legend

(Note: Some items on map may not appear in legend)

Parcel Info
- Parcels

Comp Plan Land Use Info
- Urban Development Area Boundary
- Comprehensive Plan Areas

Crozet Master Plan Land Use
- Neighborhood Density Residential L
- Neighborhood Density Residential
- Middle Density Residential
- Urban Density Residential
- Neighborhood Mixed Use
- Commercial Mixed Use
- Community Mixed Use
- Downtown
- Office/R&D/Flex/Light Industrial
- Public Land
- Green Systems
- Institutional
- Split Neighborhood Density Resident

Pantops Master Plan Centers and Di
- Urban Center
- Neighborhood Service Center
- Employment District
- Recreational District

Pantops Master Plan Future Street N
- Principal Arterial
- Boulevard
- Avenue
- Avenue (Conceptual Alignment)
- Local Street
- Local Street (Conceptual Alignment)
- Rural Transition

Pantops Master Plan Urban Center

Pantops Master Plan Land Use
- Neighborhood Density Residential
- Commercial Mixed Use
- Urban Density Residential
- Community Mixed Use
- Office / R & D / Flex / Light Industrial
- Institutional
- Public Parks
- Potential Public Park
- Parks and Green Systems

GIS-Web
Geographic Data Services
www.albemarle.org/gis
(434) 296-5832

Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

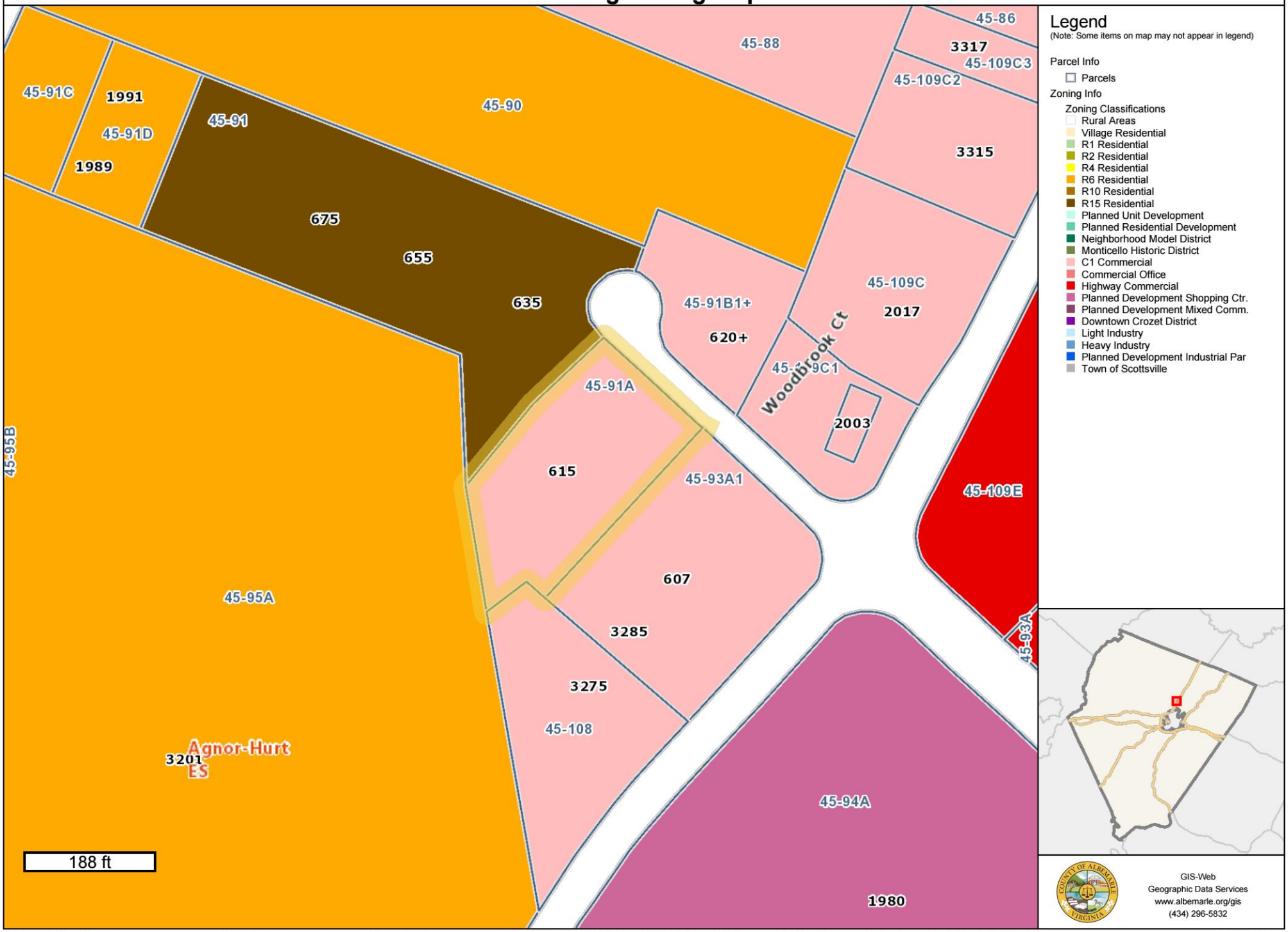
February 7, 2024

Map elements may scale larger than GIS data measured in the map or as provided on the data download page due to the projection used. Map Projection: WGS84 Web Mercator (Auxiliary Sphere) (EPSG 3857)

Appendix E

Current Zoning Map

Existing Zoning Map



Legend

(Note: Some items on map may not appear in legend)

Parcel Info

- Parcels

Zoning Info

Zoning Classifications

- Rural Areas
- Village Residential
- R1 Residential
- R2 Residential
- R4 Residential
- R6 Residential
- R10 Residential
- R15 Residential
- Planned Unit Development
- Planned Residential Development
- Neighborhood Model District
- Monticello Historic District
- C1 Commercial
- Commercial Office
- Highway Commercial
- Planned Development Shopping Ctr.
- Planned Development Mixed Comm.
- Downtown Crozet District
- Light Industry
- Heavy Industry
- Planned Development Industrial Par
- Town of Scottsville

GIS-Web
Geographic Data Services
www.albemarle.org/gis
(434) 296-5832

Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

February 7, 2024

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Appendix F

Parking Needs Assessment

LINE AND GRADE
Civil Engineering

PARKING NEEDS ASSESSMENT

TO: Syd Shoaf
Senior Planner
Albemarle County Community Development

FROM: Kendra Moon, PE
Line and Grade Civil Engineering

DATE: July 15, 2024

RE: Knight Berkshire Mixed Use
Parking Needs Assessment

EXECUTIVE SUMMARY

This document is meant to accompany SP202400015 to detail the specific parking needs of the proposed mixed-use site at TMP 45-91A. Currently this site has a single-story dentist office and a small rentable office unit in the rear. The existing building is proposed to be demolished and replaced with a building of similar footprint, up to 4 stories tall. The proposed building will have ground floor office/commercial space, currently planned to remain as a dentist office, and up to 15 residential dwelling units. Based on the needs of the current dentist operation and the projected needs of the proposed dwelling units, it is anticipated that the overall required parking can be reduced by a maximum of 35% per Section 4.12.10 and still meet the needs of the site.

EXISTING SITE OPERATIONS

The dentist office on site is approximately 4,500 sf, with a rental office of approximately 2,000 sf in the rear. Note that the size of the existing dental office is a result of an existing building being retrofit and does not need to be as large in the proposed condition. There are currently 23 parking spaces available on site.

The hours of operation for the dentist office are 8 am to 5 pm, Monday through Thursday. There are a maximum of 8 staff members on site at any given time, and they see approximately 3 patients per hour.

PROPOSED SITE OPERATIONS

In the proposed condition, a dentist office will remain on the ground floor, but the size will likely be reduced to 3,000 sf. Up to 15 residential units will be added. The exact number of bedrooms per unit is not known at this time, but it will likely be about 10 two-bedroom units and 5 one-bedroom units. The maximum footprint of the proposed building is approximately 7,880 sf and 37 parking spaces are proposed.

The dentist operations will remain the same, with the same number of staff, patients per hour, and operating hours. It is assumed that the majority of residents (65%) will not be parked on the property from 8 am to 5 pm when the dentist office is open, due to either school, work, or other errands that typically occur within that window of time. The assumption that 35% of residents may be on site during that time is based off of 2024 statistics for remote work, which range from about 10-35% from various sources. The higher end of the estimate is assumed since there are jobs that do not occur during those hours, and there are residents who may be parked there during the day for various other reasons.

PROPOSED PARKING

Per Section 4.12.6 of Albemarle County's Zoning Ordinance, a dental clinic shall have 1 space per 175 sf, and multifamily residential shall have 2 spaces per unit, assuming 2 or more bedrooms per unit. Based on what is proposed, 47 spaces total would be required. Because these uses are complementary in that the peak times of parking on site for each use do not coincide, it is not anticipated that the full 47 spaces will

be needed. Assuming 35% of residents, 8 dentist office employees, and 3 patients, there is an expected maximum of 28 vehicles parked on site during the hours of 8 am to 5 pm. After 5 pm a maximum of 30 vehicles can be expected. Of course, there are always special circumstances where multiple guests park on site to visit residents, which is why 37 parking spaces are proposed to provide some buffer. Additionally, there is overflow parking available on Woodbrook Drive, as it is approximately 40 ft wide.

The calculations for the required parking are summarized in Table 1 below.

Table 1. Calculations for parking requirements in the proposed condition

PARKING REQUIRED			
USE	REQUIRED RATE	QUANTITY	REQUIRED SPACES
Dental Clinic	1 space / 175 sf	3000 sf	17
Multifamily, 2+ BR units	2 spaces / unit	15 Unit(s)	30
		TOTAL REQUIRED:	47
		REQUIRED W/ 35% REDUCTION:	31
		TOTAL PROVIDED:	37

In order to ensure that the dentist office has adequate parking during the day, there will likely be signs installed that limit approximately 12 spaces to the use of the dentist office during the hours of 8 to 5, Monday through Thursday. At all other times the entire parking area will be open to residents and their guests.