

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	July 20, 2020
Action Requested:	Consideration of a Rezoning Application, Critical Slope Waiver, and ROW realignment
Presenter:	Matt Alfele, AICP, City Planner
Staff Contacts:	Matt Alfele, AICP, City Planner
Title:	Flint Hill PUD - ZM-20-00001, P20-0008 & P20-0011

Background:

Charlie Armstrong (of Belmont Station, LLC, landowner) has submitted an application pursuant to City Code 34-490 et seq., seeking a zoning map amendment to change the zoning district classifications of the following thirteen (13) parcels of land: 100 – 109 Keene Ct., 304 – 306 Flint Dr., and a portion of 306 Camellia Dr. (Tax Map 200259310, 200259301, 200259290, 200259280, 200259270, 200259260, 200259370, 200259380, 200259350, 200259340, 200259330, 200259320, and a portion of 200196000) (together, the “Subject Property” totaling 9.81 acres). The application proposes to change the zoning classification of the Subject Property from “R-1S” (Residential Small Lots) to “PUD” (Planned Unit Development) subject to proffered development conditions. In addition, the proposed improvements associated with the rezoning will impact critical slopes on-site as defined by Section 34-1120(b)(2). The PUD referred to as “Flint Hill PUD” would allow up to sixty units split between seven rows townhouses and two multifamily units at an approximate density of six dwelling units per acre (DUA) and the following proffered conditions:

(i) Density: There shall be a maximum of 60 residential units within the area of the Subject Property;

(ii) Affordable dwelling units:

(a): The Landowner shall cause a minimum 15% of the residential units constructed within the area of the Subject Property to be affordable to households having income between 25% and 60% of area median income (as defined in City Code 34-12(c) and 34-12(g)), with such affordability guaranteed for a period of at least thirty (30) years by deed restrictions recorded by the Landowner within the land records of the Charlottesville Circuit Court, which deed restrictions shall include, at a minimum, a first right of refusal for the Landowner to repurchase the property, appreciation-sharing provisions, and forgivable and/or no-interest mortgages from the Landowner or Landowner’s designee to a qualified home buyer (“Affordable Dwelling Units, or “ADUs”).

(b): During home construction within the Project, the ADUs shall be provided incrementally such that at least 1 ADU shall be under construction prior to the issuance of every 10th Certificate of Occupancy. At the Landowner’s option, if the Landowner conveys to Greater Charlottesville Habitat for Humanity (“Habitat”), by recorded deed, any lot(s) within the Subject Property, then:

(i) the conveyed lot(s) shall be deemed ADUs that are “under construction” as of the date of recordation of the deed of conveyance from Landowner to Habitat containing the deed restrictions referenced in paragraph 2.a., above; and

(ii) the deed restrictions shall include a covenant requiring that, if any of the initial homeowners of the ADUs sell or otherwise transfer ownership of the ADU to a person other than Habitat or a qualifying heir, within the first thirty (30) years following issuance of a certificate of occupancy for the unit sold or transferred, then Habitat will use any appreciation-sharing proceeds from the sale or transfer of that ADU for construction of a replacement affordable dwelling unit within the City of Charlottesville and shall document such use of the appreciation-sharing proceeds, and shall make such documentation available to the City’s zoning administrator upon request.

Key Features and Material Representations about the Specifics of the Proposed PUD Development: The PUD Development Plan for this proposed development includes the following key components and the applicant’s representations as to the elements that will be included within the development:

- 7 rows of townhouses, in the general or approximate locations depicted within the PUD Development Plan, with architectural elements as follows: three story townhouses with traditional and modern facades illustrated in the PUD application materials (Supplemental Information Packet dated May 1, 2020).
- 2 multifamily dwellings, in the general or approximate locations depicted within the PUD Development Plan, with no architectural elements other than a height of two stories.
- A use matrix that allows residential and related uses such as single-family attached, townhouses, family day home, and residential treatment facilities up to 8 residents; non-residential uses such as house of worship, ball fields, and swimming pools
- The proposed PUD Use Matrix allows MFD, SFA, SFD, TH and Duplexes by-right. Separately, the PUD narrative states that “the development will provide both single family attached (SFA) and neighborhood-scale condominium housing types (MFD). Among those housing types will be several subtypes of various square footages, widths, styles and price points; rear-alley-loaded garage townhomes, and proffered ADUs to guarantee affordability and variety.” (PUD Development Plan dated May 1, 2020 page 7)
- The PUD narrative states an Architectural Review Board will be established by the homeowner association to create a coordinated architectural style.
- A private road to access townhouses to the northeast of Flint Drive. These lots will be landlocked as they will not have frontage on a City maintained road.
- Approximately 5 acres of open space, in the general or approximate location(s) depicted with the PUD Development Plan. Among other specific promises, the

applicant is promising to preserve roughly half of existing trees, streams, and sensitive topography on site.

- Sheltered 5' sidewalks located along Keene Court and Flint Drive; natural trails dedicated for public use within the development site to provide access to open space.
- On-street parking generally located as depicted within the PUD Development Plan. Including parking at the end of Keene Court that will be maintained by the City.
- Rear loaded parking behind townhouses constructed on Flint Drive.
- No on-site parking for the two (2) MFD at the end of Keene Court. All parking will be provided on the street and maintained by the City.
- A teardrop layout of Keene Court.
- A preliminary landscape plan (within the Supplemental Information Packet dated May 1, 2020) with screening to the east and west of the site and general location of street trees.
- No phasing. The PUD is proposed to be developed all at once.

To develop the PUD as proposed, Belmont Station, LLC is requesting a waiver from Section 34-1120(b) of the City Code (Critical Slope Ordinance). Improvements specific to areas where critical slopes would be impacted should the waiver be approved include portions of lots 15, 16, 19 through 27, lots A and B, open space, and parking on Flint Drive. Existing critical slopes areas located on this Property include 2.65 acres or 27 percent of the site. The applicable definition of "critical slope" is as follows:

Any slope whose grade is 25% or greater, **and** (a) a portion of the slope has a horizontal run of greater than 20 feet, and its total area is 6,000 SF or greater, **and** (b) a portion of the slope is within 200 feet of a waterway. See City Code Sec. 34-1120(b)(2).

In addition, Belmont Station, LLC is requesting City Council vacate the ROW for Flint Drive and Keene Court. This vacation is requested to facilitate the replating of Flint Drive and Keene Court to match the layout within the PUD Development Plan. The application for vacating the ROW can be found as attachment X. Under the new procedure for consideration of application for street or alley closings, staff reviewed the application as part of the rezoning process and proffered development based on the -1.5 points on the scoring rubric and outlined in the policy Part (One)(4)(a).

Additional analysis based on Part (Three)(C):

i. Will vacating the street or alley impede any person's access to his property, or otherwise cause irreparable damage to the owner of any lot shown on the original subdivision plat? Staff finds that access will not be impacted as the new streets will be plated in the general location as the existing paper streets.

ii. Are there any public utilities currently located in the area proposed to be vacated? If so, is the applicant offering to allow the City to reserve a public utility easement? No utilities are currently in the existing paper streets.

iii. Will vacation of the street or alley result in an adverse impact on traffic on nearby public streets, or result in undesirable circulation conditions for vehicular movements in and through the subdivision? Staff finds vacating and replating the streets in the general location will have no adverse impacts.

Discussion:

The Planning Commission held a virtual joint Public Hearing with City Council on June 9, 2020 on this matter. During the discussion, Planning Commission gave a favorable impression of the proposed development as a whole with specific support of the affordable housing proffer. They also raised concerns with aspects of the proposed development. These concerns related to:

- An HOA and Architectural Review Board for the development that could impact the affordable units.
- The Open Space is not usable for active recreation and the center of Keene Court will be a stormwater detention facility.
- Why the majority of the Open Space was no longer being proffered as a City Park (this was a proffer from the 2019 application).
- The nature of the Critical Slope application process as it relates to detailed engineering. The Critical Slope application is required to be heard at the same time as the rezoning request and that process does not allow for more detailed engineering documents to be created.

Alignment with City Council's Vision and Strategic Plan:

If City Council approves the rezoning request, the project could contribute to **Goal 3: A Beautiful and Sustainable Natural and Built Environment**, **3.1 Engage in robust and context sensitive urban planning and implementation**, and the City Council Vision of *Quality Housing Opportunities for All*.

Community Engagement:

On January 22, 2020 the applicant held a community meeting at Cherry Avenue Christian Church as part of the FSNA monthly meeting. The applicant gave an overview of the project as it related to the need for a rezoning. The meeting was well attended, but a majority did not comment on the project. Below are the concerns that were raised:

- The density is too high. The City does not have the infrastructure to support more development (roads, sidewalks...)
- Traffic will be a problem.
- Parking will be a problem and will impact the surrounding neighborhood.
- The development could change the character of the neighborhood.
- The number of units and type of development in this area is not appropriate. The development should include a mix of single family homes, duplexes and townhouses.
- Concerned about construction noise and environmental damage.

On June 9, 2020 the Planning Commission held a virtual joint Public Hearing with City Council. ten (10) members of the public spoke and expressed the following:

- Support for the development as it will create affordable units for a long period of time.
- Support for the affordable aspect at the 25% and 60% AMI.
- The development should have more units with a higher density to create more affordable units.

- Supports for the partnership with Habitat for Humanity as a path to home ownership within the development.
- Traffic and parking will be a problem and the development should not be at this density.

Staff received a number of emails regarding this project and they have been forwarded to Planning Commission and City Council.

Budgetary Impact:

This has no impact on the General Fund.

Recommendations:

The Planning Commission took the following action:

Critical Slope Application (P20-0008)

Mr. Solla-Yates moved to recommend approval of the critical slope waiver for Tax Map and Parcel 200259310, 200259301, 200259290, 200259280, 200259270, 200259260, 200259370, 200259380, 200259350, 200259340, 200259330, 200259320, and 200196000, as requested, with the following conditions:

- 1.“The Applicant shall design SWM measures to provide as much water quality treatment on site as the Applicant deems practical given the constraints of the site, with a minimum of 75% of the required treatment occurring on site.”
- 2.“The Applicant shall provide chain link supported silt fence above critical slope areas for enhanced protection of slopes during construction.”
- 3.“In the onsite biofilter the Applicant shall provide an additional one foot depth of gravel sump across the bottom of the biofilter, above and beyond what is required in standard design, to provide the opportunity for additional stormwater storage and potential for additional infiltration and groundwater recharge.”

Ms. Green seconded the motion

- Ms. Dowell, Yes
- Mr. Lahendro, Yes
- Mr. Solla-Yates, Yes
- Mr. Stolzenberg, Yes
- Mr. Heaton, Yes
- Mr. Mitchell, Yes
- Ms. Green, Yes

The motion passed 7 - 0 to recommend approval of the critical slope waiver application to City Council.

Rezoning Application (ZM-20-00001)

Mr. Solla-Yates moved to recommend that City Council should approve ZM20-00001, including the critical slope waiver requested in P20-00011, on the basis that the streets proposed within the PUD Development are laid out in a manner substantially in accord with the Comprehensive Plan, and approval of the proposed PUD Development is consistent with the Comprehensive Plan and will serve the public necessity, convenience, general welfare and good zoning practice.

Ms. Dowell seconded the motion

Ms. Dowell, Yes
Mr. Lahendro, Yes
Mr. Solla-Yates, Yes
Mr. Stolzenberg, Yes
Mr. Heaton, Yes
Mr. Mitchell, Yes
Ms. Green, Yes

The motion passed 7 - 0 to recommend approval of the rezoning application to City Council.

Alternatives:

City Council has several alternatives after holding a Public Hearing for the road closure request:

- (1) by motions, provide approvals as outlined in the attached Procedural Memo from the City Attorney's Office;
- (2) by motion, take action to deny the attached ordinance granting the Rezoning, Street Vacation and Critical Slope Waiver;
- (3) by motion, request changes to the attached ordinances, and then approve the Rezoning Street Vacation, and Critical Slope Waiver; or
- (4) by motion, defer action on the Rezoning, Street Vacation, and Critical Slope Waiver.

Attachments:

- A. Rezoning Ordinance
- B. Street Closing Resolution
- C. Critical Slope Waiver Resolution
- D. Street Closure Application and Scoring Rubric (P20-0011)
- E. PUD Development Plan Dated May 1, 2020 and Supplemental Materials Dated May 1, 2020
- F. Signed Proffer Statement Dated June 26, 2020

Link to the Staff Report(s) and background information from the June 9, 2020 Planning Commission meetings: <https://www.charlottesville.gov/1077/Agendas-Minutes>

**ORDINANCE
TO AMEND AND RE-ENACT THE ZONING MAP FOR THE CITY OF CHARLOTTESVILLE,
TO RECLASSIFY CERTAIN PROPERTY FROM R-1S TO PLANNED UNIT DEVELOPMENT
("FLINT HILL PUD")**

WHEREAS, Belmont Station, LLC ("Landowner"), by its member Charlie Armstrong, has rezoning application ZM20-00001 ("Application") seeking a change in the zoning district classification for certain land identified on the City of Charlottesville's 2019 Tax Map 20 as Parcels 200259310, 200259301, 200259290, 200259280, 200259270, 200259260, 200259370, 200259380, 200259350, 200259340, 200259330, 200259320, and a portion of Parcel 200196000, having frontage on the unimproved portions of Flint Drive and Keene Court and, having, in the aggregate, an area of approximately 9.81 acres/ 427,323 square feet (collectively, the various parcels of land are referred to herein as the "Subject Property"), with such rezoning to be subject to certain proffered development conditions dated June 26, 2020 ("Proffers") and submitted as part of the Application; and

WHEREAS, the purpose of the rezoning application is to allow a specific development project identified within: a written PUD Development Plan, dated May 1, 2020, the Proffers, and supplemental application materials dated May 1, 2020, describing details of a planned residential development named "Flint Hill PUD"—this development project will provide townhouse dwelling and multifamily units, with accessory dwelling units allowed, up to a total of not more than 60 dwelling units within the PUD, in the aggregate—of both single family attached (SAF) and neighborhood-scale condominium housing types (MFD). Among those housing types will be several subtypes of various square footages, widths, styles and price points; rear-alley-loaded garage townhomes, and proffered ADUs to guarantee affordability and variety; 5.01 acres of open space, effectively preserving sixty percent (60%) of existing trees, streams and sensitive topography within the PUD, including preservation of wetlands and stream buffer areas along Moore's Creek and tributary streams 1 and 2; rear loaded parking behind units constructed on Flint Drive; sheltered 5-foot-wide sidewalks along Keene Court and Flint Drive; natural trails; and such development further subject to matters set forth within (i) a resolution of this Council granting a waiver of critical slopes regulations for the development under certain conditions, as requested in Application P20-0008, and (ii) an ordinance adopted by this Council vacating Keene Court and Flint Drive for the development under certain conditions, as requested within Application P20-0011 (collectively, the foregoing describe the specific "Project"); and

WHEREAS, a joint public hearing on the proposed rezoning of the Subject Property was held before the Planning Commission and City Council on June 9, 2020, following notice to the public and to adjacent property owners as required by law; and

WHEREAS, on June 9, 2020, following the joint public hearing, the Planning Commission voted to recommend that City Council should approve the proposed rezoning for the Project; and

WHEREAS, City Council has considered the details of the specific Project represented within: the Landowner's various application materials; the Staff Reports relating to the application materials; comments received from the public; and the Planning Commission's recommendation; and

WHEREAS, this Council finds and determines that the public necessity, convenience, general welfare and good zoning practice require the proposed rezoning; that both the existing zoning classification (R-1S) and the proposed PUD zoning classification (subject to the proffered development conditions) are reasonable; and that the proposed rezoning is consistent with the Comprehensive Plan; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that, in order to allow the development of the Project described above within this Ordinance, the Zoning Map incorporated in

Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, shall be and hereby is amended and reenacted as follows:

Section 34-1. Zoning District Map. Rezoning from R-1S to PUD, land identified on the City of Charlottesville’s 2020 Tax Map 20 as Parcels 200259310, 200259301, 200259290, 200259280, 200259270, 200259260, 200259370, 200259380, 200259350, 200259340, 200259330, 200259320, and a portion of Parcel 200196000, consisting, collectively, of 9.81 acres, or 427,323 square feet, subject to the PUD Development Plan dated XXX and also subject to the Proffers dated XXX, which were tendered by the Landowner in accordance with law and are hereby accepted by this City Council:

Approved Proffers

The use and development of the Subject Property shall be subject to the following development conditions voluntarily proffered by the Landowner, which conditions shall apply in addition to the regulations otherwise provided within the City’s zoning ordinance:

1. There shall be a maximum of 60 residential units within the area of the Subject Property.
2. Affordable Dwelling Units:
 - a. The Landowner shall cause a minimum 15% of the residential units constructed within the area of the Subject Property to be affordable to households having income between 25% and 60% of area median income (as defined in City Code 34-12(c) and 34-12(g)), with such affordability guaranteed for a period of at least thirty (30) years by deed restrictions recorded by the Landowner within the land records of the Charlottesville Circuit Court, which deed restrictions shall include, at a minimum, a first right of refusal for the Landowner to repurchase the property, appreciation-sharing provisions, and forgivable and/or no-interest mortgages from the Landowner or Landowner’s designee to a qualified home buyer (“Affordable Dwelling Units, or “ADUs”).
 - b. During home construction within the Project, the ADUs shall be provided incrementally such that at least 1 ADU shall be under construction prior to the issuance of every 10th Certificate of Occupancy. At the Landowner’s option, if the Landowner conveys to Greater Charlottesville Habitat for Humanity (“Habitat”), by recorded deed, any lot(s) within the Subject Property, then:
 - i. the conveyed lot(s) shall be deemed ADUs that are “under construction” as of the date of recordation of the deed of conveyance from Landowner to Habitat containing the deed restrictions referenced in paragraph 2.a., above; and
 - ii. the deed restrictions shall include a covenant requiring that, if any of the initial homeowners of the ADUs sell or otherwise transfer ownership of the ADU to a person other than Habitat or a qualifying heir, within the first thirty (30) years following issuance of a certificate of occupancy for the unit sold or transferred, then Habitat will use any appreciation-sharing proceeds from the sale or transfer of that ADU for construction of a replacement affordable dwelling unit within the City of Charlottesville and shall document such use of the appreciation-sharing proceeds, and shall make such documentation available to the City’s zoning administrator upon request.

BE IT FURTHER ORDAINED THAT, in the event the layout of the streets within the Flint Hill PUD, including, without limitation, the “teardrop” design of Keene Court (as depicted within the concept plan component of the Flint Hill PUD Development Plan) cannot be designed and constructed in accordance with provisions of applicable City ordinances and the City’s Standards and Design Manual, then the Landowner shall be required to obtain City Council’s approval of an

Attachment A

ZM20-00001

amended PUD Development Plan, showing a different street layout, prior to obtaining any preliminary or final site plan or subdivision approval for the Project.

**AN ORDINANCE
CLOSING, VACATING AND DISCONTINUING
PORTIONS OF FLINT DRIVE AND KEENE COURT
WITHIN THE AREA OF THE PROPOSED FLINT HILL PUD**

WHEREAS, as permitted by Virginia Code Sec. 15.2-2006, the owner of certain land adjacent to portions of Flint Drive and Keene Court has petitioned City Council to alter or vacate those public rights-of-way (Application P20-0011) in order to allow development of a specific development project described in rezoning application ZM20-00001, referred to as the proposed Flint Hill Planned Unit Development (together, hereinafter, the applicable portions of Flint Drive and Keene Court are referred to as the “Subject Rights-of-Way”); and,

WHEREAS, following notice to the public pursuant to Virginia Code §15.2-2006, a public hearing by the City Council was held on July 20, 2020 and,

WHEREAS, this Council finds and determines that Application P20-0011 should be conditionally granted in order to allow for development of the proposed Flint Hill PUD;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that the City hereby authorizes the vacation of the following portions of Flint Drive and Keene Court described, to wit:

- (1) The portion of Flint Drive having frontage along the land referenced as City tax parcel identification numbers 200259380 and 200259350; and
- (2) Keene Court, from its intersection with Moseley Drive to its terminus at the cul-de-sac that currently forms the frontage of land referenced as City tax parcel identification numbers 200259320, 200259310, 200259301, and 200259290.

PROVIDED, HOWEVER, that the vacation of the Subject Rights-of-Way is hereby expressly conditioned upon approval of the Flint Hill Planned Unit Development (“PUD”) as proposed within rezoning application ZM20-00001, and upon commencement of development of the Flint Hill PUD, as evidenced by issuance of a building permit for construction of residential dwellings within the development, within thirty-six (36) months from the date this Ordinance is approved by City Council. The landowner’s failure to commence development of the Flint Hill PUD within this specified period of time shall render vacation of the Subject Rights-of-Way, at the option of City Council, void.

**RESOLUTION
GRANTING A CRITICAL SLOPE WAIVER
FOR A DEVELOPMENT PROJECT DESCRIBED IN
REZONING APPLICATION ZM20-00001 (“FLINT HILL PLANNED UNIT
DEVELOPMENT”)**

WHEREAS, Belmont Station, LLC (“Landowner”), by its member Charlie Armstrong, has filed three related applications (“Applications”): one seeking a rezoning (Application ZM18-00003) in order to change the zoning district classification for property identified on the City of Charlottesville’s 2019 Tax Map 20 as Parcels 200259310, 200259301, 200259290, 200259280, 200259270, 200259260, 200259370, 200259380, 200259350, 200259340, 200259330, 200259320, and a portion of Parcel 200196000 (collectively, the various parcels are referred to herein as the “Subject Property”); the second, a request for a critical slope waiver (Application P20-0008), to allow for the specific development project described in the rezoning application (“Project”); and the third (Application P20-0011), to request vacation of Keene Court and Flint Drive to accommodate the Project; and

WHEREAS, the purpose of the rezoning application is to allow construction of a specific planned residential development within the Subject Property, described and referred to within an Ordinance of City Council approving Application ZM20-00001, and this specific Project cannot be developed without City Council’s approval of the requested Critical Slopes Waiver; and

WHEREAS, on June 9, 2020, the Planning Commission considered the requested Critical Slope waiver and voted to recommend that the Critical Slopes Waiver be granted; and

WHEREAS, based on the representations, information, and materials included within the materials submitted by the Landowner with its various Applications, including its Application for a Critical Slopes Waiver; and upon consideration of the information and analysis set forth within the Staff Report(s), the factors set forth in City Code §34-1120(b), this City Council finds and determines pursuant to City Code Sec. 34-1120(b)(6)(d.)(i) that the benefits of allowing disturbance of critical slopes in connection with the Project outweigh the public benefits of the undisturbed slopes;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, **THAT** the request by the Landowner for a waiver of the critical slopes requirements (Application P20-0008) is **GRANTED** for and in connection with the above-referenced Project, subject to the Landowner’s compliance with the following conditions in its use and development of the Land for construction of the Project:

Critical Slope Waiver Conditions

1. The Applicant shall design SWM measures to provide as much water quality treatment on site as the Applicant deems practical given the constraints of the site, with a minimum of 75% of the required treatment occurring on site.

2. The Applicant shall provide chain link supported silt fence above critical slope areas for enhanced protection of slopes during construction.
3. In the onsite biofilter the Applicant shall provide an additional one foot depth of gravel sump across the bottom of the biofilter, above and beyond what is required in standard design, to provide the opportunity for additional stormwater storage and potential for additional infiltration and groundwater recharge.

PETITION TO CLOSE A STREET OR ALLEY

Please Return To: Department of Neighborhood Development Services
PO Box 911, City Hall, Charlottesville, Virginia 22902
Telephone (434) 970-3182 Fax (434) 970-3359



RECEIVED
JAN 13 2020

FEE: A filing fee of \$100.00 made payable to the City of Charlottesville.

A. PETITIONER INFORMATION

Petitioner Name: Belmont Station LLC NEIGHBORHOOD DEVELOPMENT SERVICES

Petitioner Mailing Address: 142 South Pantow Drive
Does Petitioner currently own property adjacent to the area requested to be closed? yes If no, please explain _____

Petitioner Phone Number(s):
Work: 434-245-0894 Fax 434-245-0895
Home: _____ Email Charles A @ southern-developments.com

B. ADDRESSES OF PROPERTY OWNERS ADJACENT TO THE STREET/ALLEY (use back of form if necessary)

Property Owner Name	Mailing Address	City Tax Map and Parcel #
<u>none</u>	_____	_____
_____	_____	_____
_____	_____	_____

C. PETITIONER'S REQUEST

- That, pursuant to the provisions of Section 15.2-2006 of the Code of Virginia (1950), as amended, the said Petitioner(s) apply for the vacating, closing and discontinuance of a certain street or alley, situated in the City of Charlottesville, Virginia, as described below as follows: (Provide name, right-of-way width and length of streets or alleys being closed)
 - Keene Ct. 56' R/W and portion of Flint Dr. 56' R/W. (See Attached exhibit)
 - R/W to be adjusted per rezoning plan for Flint Hill.
- Confirm that no inconvenience will result to any person by reason of said closing, vacation and discontinuance of the said street or alley. Include details in narrative.
- That land owners along and adjacent to said street or alley desire and request the street or alley to be closed. Attach letters of approval or signatures of approval from adjacent property owners.
- Attach a copy of the city real property tax map showing the portion of the street or alley to be vacated with the square footage clearly indicated.
- Applicant must provide copies of a title search and opinion performed by an attorney or licensed title company of the property in question and the alley to the original dedication of the alley or street. Highlight on the deed when the street or alley was created. The deed information is available at the City Circuit Courthouse (315 E. High Street).
- Applicant must review the attached closing policy prior to submission of this form and attach a narrative which addresses the objectives outlined in that policy to include specific information as to why an alley closing is being requested.

Respectfully Submitted,

[Signature]
Signature of Petitioner(s)

Charles Armeroy, Member
Print

The review process typically takes two months. Following the review, valid applications will be forwarded to a joint Planning Commission and City Council Public Hearing and then to City Council for two readings.

FOR OFFICE USE ONLY (Sign Posting)

I certify that the sign(s) as required by Section 31-271 of the City Code (Zoning Ordinance) as amended has been posted on the following date:

Signature _____
Date Paid: 1/13/2020 Amt. Paid: \$100⁰⁰ Check #: 671 Recorded by: C. Armeroy

P20-0011

Attachment D

BELMONT STATION, LLC
142 SOUTH PANTOPS DRIVE
CHARLOTTESVILLE, VA 22911
434-245-0894
434-245-0895 (FAX)

DATE: January 13, 2020
TO: John C. Blair, III, Charlottesville City Attorney
FROM: Lois Haverstrom, General Counsel
RE: Street Vacation Application – Flint Hill Subdivision

Dear Mr. Blair:

This attorney letter is in support of the application to vacate a portion of an unimproved “paper” street known as Flint Drive and Keene Court, as shown on a plat titled Subdivision Plat of Addition Eight, Azalea Gardens, Charlottesville, Virginia by Thomas D. Blue, dated December 26, 1967, revised January 25, 1968, as recorded in the Clerk’s Office of the Circuit Court of the City of Charlottesville, Virginia, as Deed Book 296, Page 531 (Plat copy enclosed). An illustration of the area proposed to be vacated is highlighted in yellow on the attached Plat, and the property owned by Belmont Station, LLC is highlighted in pink. The vacation of these paper streets will support the subdivision application being made by Belmont Station, LLC for a new subdivision in this area to be known as Flint Hill, as illustrated on Exhibit A and B for the Right of Way Vacation.

I have reviewed the title to this property in relation to the streets to be vacated. The proposed vacation will not impede or alter access for any other lot owner. Further, the street areas to be vacated are not currently improved or used for ingress or egress by anyone. Belmont Station, LLC is the owner of all of the contiguous land. A copy of the owners deed is also enclosed.

Let me know if there are any questions or concerns. I can be reached at 434-245-0894, extension 109, or, my e-mail address is Lhaverstrom@southern-development.com. Thank you.

Sincerely,



Lois A. Haverstrom
General Counsel

Encl. Copy of the Plat at Deed Book 295, Pages 531 – 532
Copy of the Owner; Deed. Instrument Number 2019-00000355
Exhibit A and B for Right of Way Vacation

BOOK 295 PAGE 531

CITY PLANNING COMMISSION

Thomas A. Blue
Chairman

R.C. Brown
Secretary

Feb. 13, 1968
date

Approval is invalid if plat is not recorded within six (6) months from this date.

CERTIFICATION:

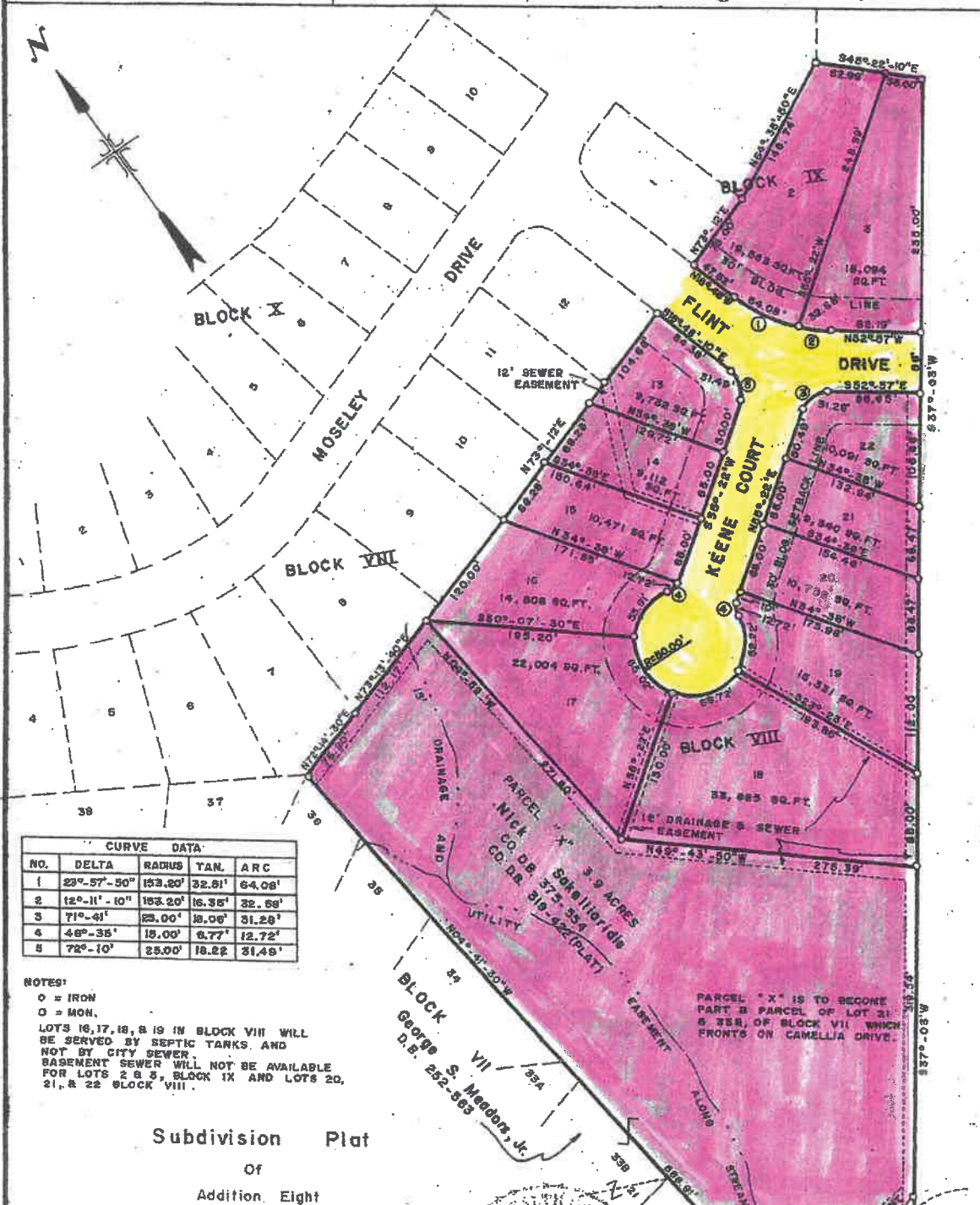
This is a correct and accurate plat.

Thomas A. Blue

OWNER'S APPROVAL:

This subdivision is made with the consent of the undersigned owners, proprietors, and/or trustees. All roads and streets, if not previously dedicated, are hereby tendered for dedication to public use.

Richard S. Adams



CURVE DATA				
NO.	DELTA	RADIUS	TAN.	ARC
1	23°-57'-50"	193.20'	32.81'	64.08'
2	12°-11'-10"	193.20'	16.35'	32.08'
3	71°-41'	83.00'	18.06'	31.28'
4	48°-35'	18.00'	6.77'	12.72'
5	72°-10'	25.00'	18.22'	31.48'

NOTES:
 O = IRON
 □ = MON.
 LOTS 16, 17, 18, & 19 IN BLOCK VIII WILL BE SERVED BY SEPTIC TANKS AND NOT BY CITY SEWER. BASEMENT SEWER WILL NOT BE AVAILABLE FOR LOTS 2 & 3, BLOCK IX AND LOTS 20, 21, & 22 BLOCK VIII.

Subdivision Plat
 of
 Addition, Eight

BOOK 295 PAGE 532

VIRGINIA:-

In the Clerk's Office of the Corporation
Court of the City of Charlottesville

The foregoing instrument of writing, together with certificate
of acknowledgment thereto annexed, was presented and admitted to record
on the 21st day of February, 1968, at 10:50 o'clock, A. M.

Teste:-

H. Stuart Hammons Jr., Clerk.

CITY OF CHARLOTTESVILLE
Liezelle Agustin Dugger
CLERK OF COURT
Charlottesville, VA 22902



60 2019 00000355

Instrument Number: 2019- 00000355

As

Recorded On: February 06, 2019

Deed of Bargain & Sale

Parties: MOSELEY GARDENS LLC

To

BELMONT STATION LLC

Recorded By: WOODS ROGERS PLC

Num Of Pages:

Comment: 200259260, 200259270

**** Examined and Charged as Follows: ****

Deed of Bargain & Sale	6.50	10 or Fewer Pages	14.50	Deed Processing Fee 036	20.00
Transfer Fee 212	1.00				
Recording Charge:	42.00				
		Consideration Amount	RS#/CS#		
038 Transfer Tax Grantor	2,708.00	812,400.00		038 State Grantor Tax	0.00
				214 Grantee City Tax	677.00
				039 State Grantee Tax	2,031.00
				220 Grantor City	0.00
				213	0.00
				223	0.00
039 Transfer Tax Grantee	812.50	812,400.00		038 State Grantor Tax	406.25
				214 Grantee City Tax	0.00
				039 State Grantee Tax	0.00
				220 Grantor City	406.25
				213	0.00
				223	0.00
Tax Charge:	3,520.50				

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: CITY OF CHARLOTTESVILLE, VA
File Information:

Record and Return To:

Document Number: 2019- 00000355

WOODS ROGERS PLC

Receipt Number: 29461

Recorded Date/Time: February 06, 2019 03:34:55P

CHARLOTTESVILLE VA 22902

Book-Vol/Pg:

Cashier / Station: J Moats / Cash Workstation 2



THE COMMONWEALTH OF VIRGINIA - CITY OF CHARLOTTESVILLE

I certify that the document to which this authentication is affixed is a true copy of a record in the Clerk's Office of the Circuit Court for the City of Charlottesville, Virginia and that I am the custodian of that record

Liezelle Agustin Dugger
Liezelle Agustin Dugger - Clerk of Court

Attachment D

2019 00000355

PREPARED BY: John A. Dezio, Atty.
VSB#07678
2350 Commonwealth Dr., #C
Charlottesville, VA 22901

Tax Map: 200259260
Tax Map: 200259270
Tax Map: 200259280
Tax Map: 200259290
Tax Map: 200259301
Tax Map: 200259310
Tax Map: 200259320
Tax Map: 200259330
Tax Map: 200259340
Tax Map: 200259350
Tax Map: 200259370
Tax Map: 200259380
Assessed Value: \$812,400.00
Consideration: \$600,000.00

Title Insurance: Old Republic National Title Insurance Company

THIS DEED made this 25th day of January, 2019, by and between MOSELEY GARDENS, LLC, a Virginia limited liability company, formerly incorrectly identified on record as MOSLEY GARDENS, LLC, a Virginia limited liability company, Grantor, and BELMONT STATION, LLC, a Virginia limited liability company, Grantee, whose address is 170 South Pantops Drive, Charlottesville VA 22911 ;

WITNESSETH:

That for and in consideration of the sum of SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$600,000.00), cash in hand paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY OF TITLE and ENGLISH COVENANTS OF TITLE, unto the said BELMONT STATION, LLC, a Virginia limited liability company, Grantee, all that certain lot or parcel of land situated in the City of Charlottesville, Virginia, and more particularly described on the attached Schedule A.

The property hereby conveyed is subject to any and all easements, restrictions, reservations and conditions contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the above described property, which have not expired by

a time limitation contained therein or have not otherwise become ineffective, and to any lien inchoate or otherwise, for real estate taxes or assessments, not yet due and payable.

IN WITNESS WHEREOF, Moseley Gardens, LLC, a Virginia limited liability company, has caused its name to be signed hereto to Richard L. Beyer, its Manager.

Moseley Gardens, LLC

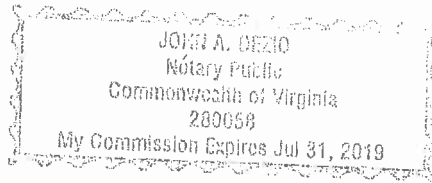
BY: [Signature]
Richard L. Beyer, Manager

COMMONWEALTH OF VIRGINIA
~~CITY/COUNTY OF~~ Albemarle, to-wit:

The foregoing Deed was acknowledged before me this 30th day of January, 2019, by Richard L. Beyer, Manager.

[Signature]
Notary Public

My commission expires: 7/31/19
My commission ID Number: 280058



[SCHEDULE A FOLLOWS]

Schedule A

All those certain lots or parcels of land, with improvements thereon and appurtenances thereto, situated in the City of Charlottesville, Virginia, on Flint Drive and Keene Court, shown as Lots 13 through 22, inclusive, of Block VIII, and Lots 2 and 3, Block IX, Addition Eight, Azalea Gardens Subdivision, on a plat by Thomas D. Blue, Civil Engineer & Land Surveyor, dated December 26, 1967, last revised January 25, 1968, and recorded in the Clerk's Office of the Circuit Court of the City of Charlottesville, Virginia, in Deed Book 295, page 531.

This is a portion of the property conveyed to Moseley Gardens, LLC, a Virginia limited liability company, by deed of R. L. Beyer Construction, Inc., a Virginia corporation, dated June 23, 2010, recorded July 13, 2010, in the Clerk's Office of the Circuit Court of the City of Charlottesville, Virginia, as Instrument Number 2010002488. In said deed the name of Moseley Gardens, LLC, was incorrectly spelled as Mosley Gardens, LLC.

There is conveyed herewith all rights of way, easements and other rights of Moseley Gardens, LLC, to the platted but unimproved Keene Court and Flint Drive Roadways.

C:\Users\Jenn Henderson\Desktop\UAD FILES\M\Moseley Gardens, LLC 18-258\Deed.rtf

Attachment D

Prepared by: Lois A. Haverstrom, VSB #43712
A Portion of Parent Tax Map Parcel: (Right-of-Way. No TMP)
Consideration: \$10.00
Assessed Value: \$0.00

This deed is exempt from recordation taxes imposed by Virginia Code Section 58.1-802 pursuant to Virginia Code Section 58.1-811(C0(4))

THIS SPECIAL WARRANTY DEED made this ____ day of _____, 2019, by and between the **CITY OF CHARLOTTESVILLE, VIRGINIA**, a municipal corporation and political subdivision of the Commonwealth of Virginia, GRANTOR, and, **BELMONT STATION, LLC**, a Virginia limited liability company, GRANTEE, whose address is 170 South Pantops Drive, Charlottesville, Virginia, 22911.

WITNESSETH:

THAT for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR does hereby GRANT, BARGAIN, SELL and CONVEY with SPECIAL WARRANTY OF TITLE unto the GRANTEE, the real property described as:

All that certain lot or parcel of land, with improvements thereon and appurtenances thereto, situated in the City of Charlottesville, shown as Keene Court, and a portion of Flint Drive on the Right-of-Way Vacation exhibit, attached hereto and made a part hereof as Exhibit A ("Property"); BEING, a portion of the property conveyed to the GRANTOR by dedication on a Plat titled: "Subdivision Plat of Addition Eight, Azalea Gardens, Charlottesville, Virginia, dated December 26, 1967, as revised January 26, 1968, as recorded in the Clerk's Office of the Circuit Court of the City of Charlottesville, Virginia in Deed Book 295, Page 531 ("Plat"). **[DRAFTING NOTE – Awaiting title search to make sure the property description is accurate. Ordered from Republic 3/26/19]**

GRANTEE and GRANTOR acknowledge that the Property, as previously dedicated to the City on the Plat, was for use as public streets, but said streets were never improved, developed or otherwise open to the public for use in the Property location shown on Exhibit A.

Attachment D

GRANTOR makes no guarantee, representation or warranty regarding the condition of the Property herein conveyed and expressly disclaims any and all obligation and liability to GRANTEE, regarding any physical or environmental defects which may exist with respect to the property.

GRANTEE specifically acknowledges and agrees that it hereby waives, releases and discharges any claim that it has, might have had, or, may have against the City with respect to the condition of the Property, either patent to latent, its ability or inability to develop the Property, the actual or potential income or profits to be derived from the Property, the compliance with any federal, state or local environmental protection, pollution, or land use laws, rules, regulations or requirements, and any other state or local acts or ordinances which exist with respect to the Property.

GRANTEE is the property owner of the parcels immediately adjoining and contiguous to the area vacated by this deed.

GRANTEE hereby reserves to the GRANTOR an easement for all existing City utility lines or drainage improvements currently located with the Property vacated by the deed.

This conveyance is made expressly subject to all easements, conditions, restrictions, reservations, and other matters contained in duly recorded deeds, plats, and other instruments constituting constructive notice in the chain of title to the property herein conveyed, which have not expired by a time limitation therein contained or otherwise become ineffective.

By ordinance adopted _____, 2019, the Mayor of the City of Charlottesville was authorized to sign this deed on behalf of the City of Charlottesville, Virginia.

[SIGNATURES AND NOTARY BLOCKS FOLLOW ON PAGE 3]

WITNESS the following signatures and seals.

GRANTOR:

CITY OF CHARLOTTESVILLE, VIRGINIA

By: _____
Print Name: _____
Title: Mayor

COMMONWEALTH OF VIRGINIA
CITY OF CHARLOTTESVILLE:

The foregoing deed was acknowledged before me, a Notary Public in and for the aforesaid City and Commonwealth, by _____, as Mayor of the City of Charlottesville, Virginia, on this ____ day of _____, 2019.

Notary Public
Registration # _____

GRANTEE:

BELMONT STATION, LLC

By: _____
Frank T. Ballif, as Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF ALBEMARLE:

The foregoing deed was acknowledged before me, a Notary Public in and for the aforesaid County and Commonwealth, by Frank T. Ballif, as Manager on behalf of Belmont Station, LLC, a Virginia limited liability company, on this ____ day of _____, 2019.

Notary Public
Registration # _____

Attachment D

City of Charlottesville - Alley, Paper Street, and ROW Scoring Rubric						
Alley: Flint Drive and Keene Court						
Criteria	3	2	1	Raw Score	Weight	Weighted Score
Increase rear access for potential ADU	[(Number of ADU* Possible or Existing) / (Number of Parcels) x 100] greater than 66%	[(Number of ADU* Possible or Existing) / (Number of Parcels) x 100] Greater than 33% but less than 66%	[(Number of ADU* Possible or Existing) / (Number of Parcels) x 100] less than 33%	0	x 0.25 =	0
Reduction of driveways from primary street	Street that alley will act as an alternate route to has sidewalks and 30+% of properties have driveways	Has driveways and sidewalks on street that alley will act as an alternative route	No sidewalks or driveways on street that alley will act as an alternative route	0	x 0.2 =	0
Bicycle and Pedestrian Circulation	Provides alternative route to existing route on street with AADT** > 1000	Alley acts as parallel route to existing route on street	Walkable	0	x 0.15 =	0
Vehicular access to rear of lot	Through type alley	Dead end but drivable	Not drivable	0	x 0.1 =	0
Reduction of on-street parking demand	Reduce 2 or more cars per block	Reduce 1 car per block	No reduction	0	x 0.1 =	0
Greenway Connectivity	Alley connects to pedestrian route within 350' of recreation areas, parks, and trails	Alley connects to pedestrian route within 700' of recreation areas, parks, and trails	Alley does not connect with or route is greater than 700' of recreation areas, parks, and trails	0	x 0.1 =	0
Utility route	Existing utilities	Through type alley without existing utilities or has overhead utilities crossing alley	Dead end alley without existing utilities	0	x 0.1 =	0
Closure is part of a proposed development or replatting	If an alley, paper street, ROW, or street, is to be closed as part of proposed development requiring a site plan; and/or replatted in a different configuration (-1.5 points)			-1.5	=	-1.5
Final Score (Sum of all weighted scores)						-1.5

ADU* Accessory

Dwelling Unit

AADT** Average Annual

Daily Traffic

Attachment E

Flint Hill
PUD Development Plan
MAY 1, 2020

TABLE OF CONTENTS
PUD Development Plan (Sec. 34-517)

This PUD Development Plan (Pages 1 through 8) meets the requirements of Charlottesville City Code Section 34-517(a). The below table of contents lists PUD requirements and references where in the PUD Development Plan the requirements are illustrated or described.

Contents:

- 34-517(a)(1) A survey plat describing and depicting the entire land area to be included within the PUD development site, including identification of present ownership, existing zoning district classification(s) of the parcel(s) to be included within the PUD.
Page 2: Existing Conditions
34-517(a)(2) A narrative statement of how the objectives described within section 34-490 are met by the proposed PUD.
Page 7: Narrative
34-517(a)(3) A conceptual development plan, supporting maps, and written or photographic data and analysis which show:
a. Location and size of existing water and sanitary and storm sewer facilities and easements;
Page 2: Existing Conditions
b. Layout for proposed water and sanitary sewer facilities and storm drainage facilities;
Page 4: Land Use Plan
c. Location of other proposed utilities;
Page 4: Land Use Plan
d. Location of existing and proposed ingress and egress from the development;
Page 4: Land Use Plan
e. Location and size of existing and proposed streets;
Page 4: Land Use Plan
f. Location of existing and proposed pedestrian and bicycle improvements, including connections to nearby schools;
Page 4: Land Use Plan. Note: City sidewalks and bicycle lanes provide pedestrian and bicycle connectivity to Jackson Via elementary school Via Longwood Drive and Harris Road.
g. An inventory, by tax map parcel number and street address, of all adjacent parcels within a five hundred-foot radius of the perimeter of the PUD, indicating the existing zoning district classification of each.
Page 1: Cover Page
h. A site inventory of the significant natural, environmental and cultural features of a site, including at a minimum: historic landmarks contained on any state or federal register; trees of eight-inch caliper or greater; wetlands, topography, shown at intervals of five (5) feet or less, critical slopes, and other, similar characteristics or features, and a plan for preserving, protecting, utilizing and/or incorporating such features into the design and function of the proposed PUD.
Page 2: Existing Conditions; and
Page 3: Environmental Features; and
Page 4: Land Use Plan
34-517(a)(4) A proposed land use plan. Such plan will identify:
a. Proposed land uses and their general locations, including without limitation, building and setbacks;
Page 4 : Land Use Plan; and
Pages 5-6: Use Matrix
b. Proposed densities of proposed residential development;
Page 8: Proffers
c. Location and acreage of required open space;
Page 4: Land Use Plan
d. Square footage for non-residential uses;
Non-residential uses are not proposed.
e. Maximum height of buildings and structures in area of PUD.
Page 7: Narrative
34-517(a)(5) A general landscape plan which focuses on the general location and type of landscaping to be used within the project as well as the special buffering treatment proposed between project land uses and adjacent zoning districts;
Page 4: Land Use Plan.
34-517(a)(6) Phasing plan if needed. Each phase shall individually meet the requirements of this section.
Phasing is not proposed.
34-517(a)(7) A statement from the city public utilities department verifying whether water and sewer infrastructure capacity does or does not exist for the proposed land use(s).
In a previous application a statement was provided from the city public utilities department that water and sewer infrastructure capacity does exist for the proposed uses. Water is available via a 6" water main in Flint Drive off of Longwood Drive and an 8" water main in Flint Drive off of Moseley Drive. Sanitary sewer is available via an 8" sewer line behind lots along Longwood Drive.
34-517(a)(8) A statement from the fire marshal verifying whether adequate fire flow services does or does not exist for the proposed land use(s).
The fire flow tests have been provided and approved by the fire marshal.

500' radius for adjacent properties

Table with 10 columns: Name, Address, City / State, Zip, Property Address, Name, Address, City / State, Zip, Property Address. Lists numerous adjacent properties within a 500-foot radius.

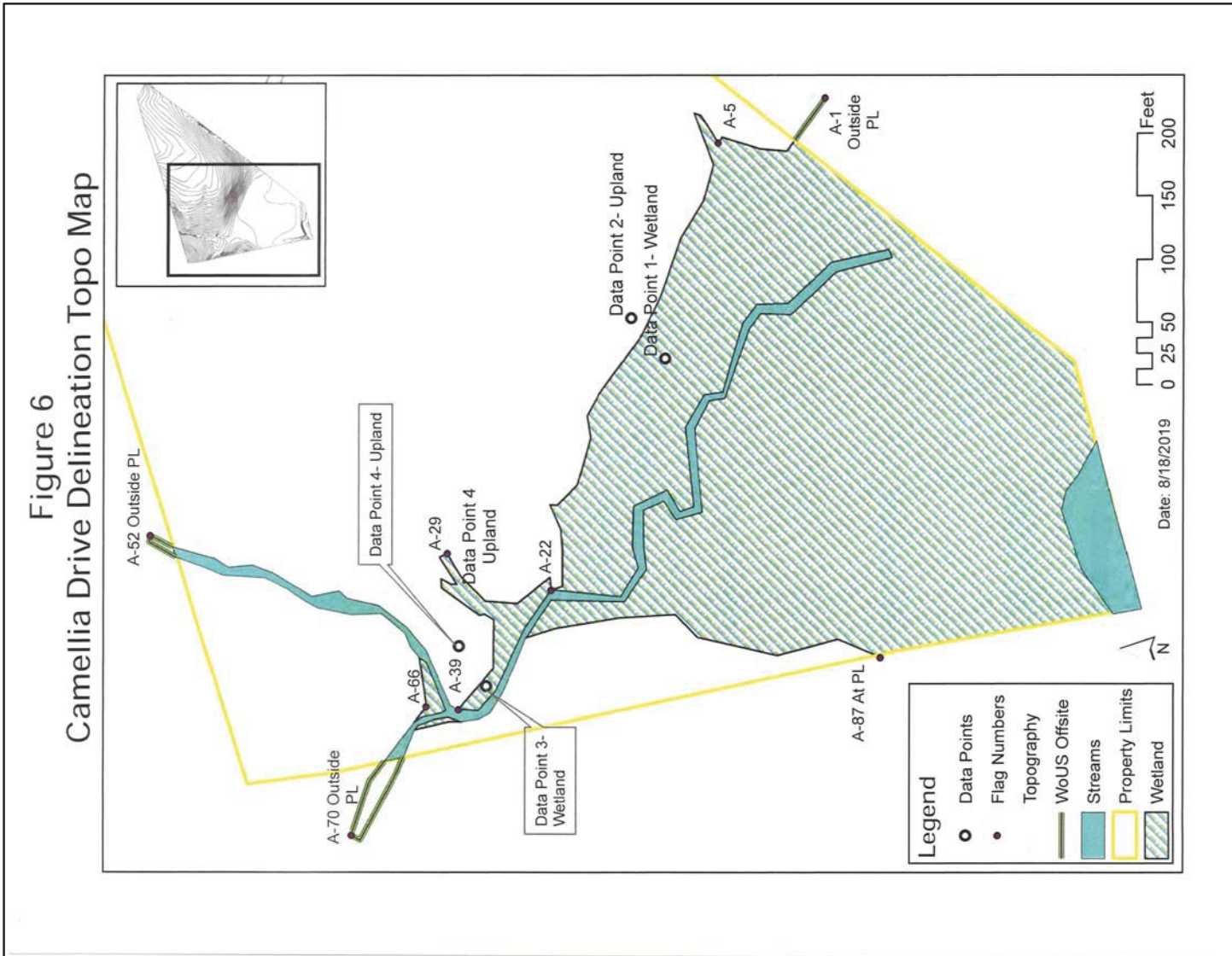
Attachment E
Existing Conditions



- | | | |
|---|--|--|
| 1 PARCEL 200259210
SHOMWALTER, JONATHAN M & CARLEIGH W
ZONE: R-1S | 10 PARCEL 21A138000
NEIGHBORHOOD INVESTMENTS, LLC
ZONE: R-2 | 19 PARCEL 200271300
ARMSTRONG, JOSHUA & ANNALLEE
ZONE: PUD |
| 2 PARCEL 200259220
WILSON, JEFFREY M & RUTHANN L
ZONE: R-1S | 11 PARCEL 200271000
GOODSON, STANLEY A & BRENDA M TR
ZONE: R-2 | 20 PARCEL 200271200
MCCONNELL, JUSTIN R & HEATHER M
ZONE: PUD |
| 3 PARCEL 200259230
WICKLINE, HAROLD E
ZONE: R-1S | 12 PARCEL 200276100
NEIGHBORHOOD INVESTMENTS, LLC
ZONE: R-2 | 21 PARCEL 200271100
RUTKOWSKI, AUGUST J & MELANIE
ZONE: PUD |
| 4 PARCEL 200259240
MORRIS, JAMES E JR & MILDRED K
ZONE: R-1S | 13 PARCEL 200276000
NEIGHBORHOOD INVESTMENTS, LLC
ZONE: R-2 | 22 PARCEL 200270400
GOPALAN, VARUN & NARAYAN, SHILPA M
ZONE: PUD |
| 5 PARCEL 200259250
SPENCER, JOYCE P
ZONE: R-1S | 14 PARCEL 200275000
CARVER, ADRIANA R
ZONE: R-2 | 23 PARCEL 200270300
ISAAC, SHAUN L & KRISTA M
ZONE: PUD |
| 6 PARCEL 200259360
GAWY, JUDITH A
ZONE: R-1S | 15 PARCEL 200274000
NEIGHBORHOOD INVESTMENTS, LLC
ZONE: R-2 | 24 PARCEL 200270200
METZGER, JUSTIN C & MAUREEN J
ZONE: PUD |
| 7 PARCEL 21A099800
GAO, JIANG
ZONE: R-1S | 16 PARCEL 200273000
GOODSON, BRENDA M & STANLEY A TR
ZONE: R-2 | 25 PARCEL 200270100
SOUBRA, CHARIF P
ZONE: PUD |
| 8 PARCEL 21A099700
HAYES, CHARLES W & ROSEMARY A
ZONE: R-1S | 17 PARCEL 200272000
NEIGHBORHOOD INVESTMENTS, LLC
ZONE: R-2 | 26 PARCEL 200278000
CITY OF CHARLOTTESVILLE
ZONE: R-2 |
| 9 PARCEL 21A099500
MAGDER, ANNIE CLARE
ZONE: R-1S | 18 PARCEL 200271400
BUSTOS, FRANCIS P & CHRISTINA C
ZONE: PUD | |



ENVIRONMENTAL FEATURES



SOURCE: BY ECOMETRICS ON BEHALF OF WILD GINGER FIELD SERVICES, DATED, AUGUST 20, 2019

Attachment E
Land Use Plan



NOTE: THE PROPOSED NATURE TRAIL HAS NOT BEEN INCLUDED IN THE LIMITS OF DISTURBANCE. THE TRAIL IS TO BE CONSTRUCTED SO THAT IT DOES NOT DISTURB THE GROUND. THE PATH LOCATION IS GENERAL AND WILL FOLLOW NATURAL CONTOURS TO ENSURE NO GROUND DISTURBANCE.

ALL OPEN SPACES WILL BE ACCESSIBLE VIA PEDESTRIAN EASEMENTS.

Attachment F
Matrix of Use Types—Flint Hill PUD

Matrix Use Legend

A =	Accessory use
B =	By-right use
P =	Special-use permit
S =	Special-use permit
T =	Temporary use permit

Use Types	Flint Hill PUD	Existing Zoning - R-15 (for reference)
RESIDENTIAL AND RELATED USES		
Accessory apartment, internal	P	P
Accessory apartment, external	P	P
Accessory buildings, structures and uses	B	B
Adult assisted living		
1—8 residents	B	B
Greater than 8 residents		
Adult day care		
Amateur radio antennas, to a height of 75 ft.	B	B
Bed-and-breakfast:		
Homestay	B	B
B & B		
Inn		
Boarding: fraternity and sorority house		
Boarding house (rooming house)		
Convent/monastery	S	S
Criminal justice facility		
Dwellings:		
Multi-family	B	
Single-family attached	B	
Single-family detached	B	B
Rowhouse/Townhouse	B	
Two-family	B	
Family day home		
1—5 children	B	B
6—12 children	S	S
Home occupation	P	P
Manufactured home park		
Night watchman's dwelling unit, accessory to industrial use		
Nursing homes		
Occupancy, residential		
3 unrelated persons	B	B
4 unrelated persons	B	B
Residential density (developments)		
Maximum of 60 units in the PUD	B	
22—43 DUA		
44—64 DUA		
65—87 DUA		
88—200 DUA		
Residential treatment facility		
1—8 residents	B	B
8+ residents		
Shelter care facility		
Single room occupancy facility		
Temporary family health care structure	T	T

Use Types	Flint Hill PUD	FLINT HILL Existing Zoning - R-15 (for reference)
NON-RESIDENTIAL: GENERAL and MISC.		
COMMERCIAL		
Access to adjacent multifamily, commercial, industrial or mixed-use development or use		
Accessory buildings, structures and uses		
Amusement center		
Amusement enterprises (circuses, carnivals, etc.)		
Amusement park (putt-putt golf; skateboard parks, etc.)		
Animal boarding/grooming/kennels:		
With outside runs or pens		
Without outside runs or pens		
Animal shelter		
Art gallery:		
GFA 4,000 SF or less		
GFA up to 10,000 SF		
Art studio, GFA 4,000 SF or less		
Art workshop		
Assembly (indoor)		
Arena, stadium (enclosed)		
Auditoriums, theaters		
Houses of worship	B	B
Assembly (outdoor)		
Amphitheater		
Stadium (open)		
Temporary (outdoor church services, etc.)	T	T
Assembly plant, handcraft		
Assembly plant		
Automobile uses:		
Gas station		
Parts and equipment sales		
Rental/leasing		
Repair/servicing business		
Sales		
Tire sales and recapping		
Bakery, wholesale		
GFA 4,000 SF or less		
GFA up to 10,000 SF		
Banks/ financial institutions		
Bowling alleys		
Car wash		
Catering business		
Cemetery	S	S
Clinics:		
Health clinic (no GFA limit)		
Health clinic (up to 10,000 SF, GFA)		
Health clinic (up to 4,000 SF, GFA)		

Attachment E
Matrix of Use Types-Flint Hill PUD

Use Types	FLINT HILL	
	Flint Hill PUD	Existing Zoning - R-1S (for reference)
Public health clinic		
Veterinary (with outside pens/runs)		
Veterinary (without outside pens/runs)		
Clubs, private	S	S
Communications facilities and towers:		
Antennae or microcells mounted on existing towers established prior to 02/20/01	B	B
Attached facilities utilizing utility poles or other electric transmission facilities as the attachment structure	B	B
Attached facilities not visible from any adjacent street or property	B	B
Attached facilities visible from an adjacent street or property		
Alternative tower support structures		
Monopole tower support structures		
Guyed tower support structures		
Lattice tower support structures		
Self-supporting tower support structures		
Contractor or tradesman's shop, general		
Crematorium (independent of funeral home)		
Data center		
Daycare facility	S	S
Dry cleaning establishments		
Educational facilities (non-residential)		
Elementary	S	S
High schools	S	S
Colleges and universities	S	S
Artistic up to 4,000 SF, GFA		
Artistic up to 10,000 SF, GFA		
Vocational, up to 4,000 SF, GFA		
Vocational, up to 10,000 SF, GFA		
Electronic gaming café		
Funeral home (without crematory)		
GFA 4,000 SF or less		
GFA up to 10,000 SF		
Funeral homes (with crematory)		
GFA 4,000 SF or less		
GFA up to 10,000 SF		
Golf course		
Golf driving range		
Helipad		
Hospital		
Hotels/motels:		
Up to 100 guest rooms		
100+ guest rooms		
Laundromats		
Libraries		B
Manufactured home sales		

Use Types	FLINT HILL	
	Flint Hill PUD	Existing Zoning - R-1S (for reference)
Microbrewery		
Mobile food units		
Movie theaters, cineplexes		
Municipal/governmental offices, buildings, courts	S	S
Museums:		
Up to 4,000 SF, GFA		
Up to 10,000 SF, GFA		
Music halls		
Offices:		
Business and professional		
Medical		
Philanthropic institutions/agencies		
Property management		
Other offices (non-specified)		
Outdoor storage, accessory		
Parking:		
Parking garage		
Surface parking lot	A	
Surface parking lot (more than 20 spaces)	A	
Temporary parking facilities	A	
Photography studio		
Photographic processing; blueprinting		
Radio/television broadcast stations		
Recreational facilities:		
Indoor: health/sports clubs; tennis club; swimming club; yoga studios; dance studios; skating rinks; recreation centers, etc.		B
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc.	B	B
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (private)	B	S
Restaurants:		
Dance hall/all night		
Drive-through windows		
Fast food		
Full service		
24-hour		
Taxi stand		
Towing service, automobile		
Technology-based businesses		
Transit facility		
Utility facilities	S	S
Utility lines	B	B

Matrix Use Legend

A = Any use
 B = By-right use
 P = Planned use permit
 S = Special use permit
 T = Temporary use permit

Attachment E
Narrative per Sec. 34-517(2)

Narrative Project Description
Flint Hill PUD
MAY 1, 2020

Flint Hill is a PUD on Flint Drive adjacent to the Longwood PUD. The PUD is intended to provide increased density and housing affordability, and meets the objectives in Sec. 34-490 of the Planned Unit Development ordinance as follows:

1. To encourage developments of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern;

This proposal is of equal or higher quality than otherwise required by the strict application of zoning district regulations that currently govern because it proposes to provide higher density and more affordable housing options than would be built on the existing platted, but unbuilt, 13 parcels that make up the project. If built by-right, the existing 13 parcels would be large single-family homes on large lots that cost substantially more than what will be provided in the proposed PUD. In addition to the natural increase in affordability provided by townhomes versus single-family homes, the developer is proffering additional deed-restricted affordable housing that will remain affordable even if the market prices of other homes rise.

The PUD also proposes a large parcel of open space along Moore's Creek for preservation, conservation, and/or passive recreation uses, and proposes to construct a pocket park or rain garden in a central open space within the PUD.

2. To encourage innovative arrangements of buildings and open spaces to provide efficient, attractive, flexible and environmentally sensitive design;

The proposed arrangement of buildings avoids the large areas of steep slopes, avoids the riparian areas along Moore's creek, builds on an upland area already subdivided for development long ago, and preserves large areas of open space providing efficient, attractive, flexible and environmentally sensitive design.

3. To promote a variety of housing types, or within a development containing only a single housing type, to promote inclusion of houses of various sizes;

The development will provide both single family attached and neighborhood-scale condominium housing types. Among those housing types will be several subtypes of various square footages, widths, styles and price points; rear-alley-loaded garage townhomes; and proffered ADUs to guarantee affordability and variety.

4. To encourage the clustering of single-family dwellings for more efficient use of land and preservation of open space;

The proposed PUD clusters the new housing on approximately 4 upland acres of the site and preserves approximately half the site.

5. To provide for developments designed to function as cohesive, unified projects.

The proposed PUD will be cohesive and unified in its form and function, and will have a homeowners association to assure its long-term success.

6. To ensure that a development will be harmonious with the existing uses and character of adjacent property, and/or consistent with patterns of development noted with respect to such adjacent property;

The project will have building sizes very similar to what was built in the adjacent Longwood PUD. The PUD also causes 306 Camellia Drive to remain as a large 1-acre lot, consistent with development patterns along that street. Maximum building height in the PUD shall be 35'.

7. To ensure preservation of cultural features, scenic assets and natural features such as trees, streams and topography.

The proposed PUD preserves the trees, streams, and sensitive topography on roughly half of the site, a significant achievement in a development that also provides appropriate density and significant affordability.

8. To provide for coordination of architectural styles internally within the development as well as in relation to adjacent properties along the perimeter of the development; and

The proposed PUD will have coordinated architectural styles, governed by an Architectural Review Board that is part of the homeowners association.

9. To provide for coordinated linkages among internal buildings and uses, and external connections, at a scale appropriate to the development and adjacent neighborhoods;

The proposed PUD provides coordinated road and pedestrian linkages via a new road and sidewalks that will connect Moseley Drive to Longwood Drive. The PUD will also provide for trail connections to Moore's Creek and the adjacent Longwood Park owned by the City.

10. To facilitate access to the development by public transit services or other single-vehicle-alternative services, including, without limitation, public pedestrian systems.

The proposed PUD will have the public pedestrian systems mentioned above. It is located only one block from Charlottesville Area Transit (CAT) Route 4. In addition, the construction of the road and new sidewalks on Flint Drive will connect Moseley Drive to Longwood Drive, allowing pedestrians, particularly students that live on Garden Dr, Camellia Dr, Shasta Ct, Hilton Dr, and Moseley Dr, to walk to Jackson Via Elementary School and the Food Lion shopping center on neighborhood streets, spending less time walking along Harris Rd, a busier street.

Attachment E
Proffer Conditions

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA IN RE: PETITION FOR REZONING (City Application No. ZM20-00001) STATEMENT OF FINAL PROFFER CONDITIONS
For the Flint Hill PUD Dated as of June 26, 2020

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF CHARLOTTESVILLE:

The undersigned limited liability company is the owner of land subject to the above-referenced rezoning petition ("Subject Property"). The Owner/Applicant seeks to amend the current zoning of the property subject to certain voluntary development conditions set forth below. In connection with this rezoning application, the Owner/Applicant seeks approval of a PUD as set forth within a PUD Development Plan, pages 1 through 8, dated May 1, 2020.

The use and development of the Subject Property shall be subject to the following development conditions voluntarily proffered by the Landowner, which conditions shall apply in addition to the regulations otherwise provided within the City's zoning ordinance:

1. There shall be a maximum of 60 residential units within the area of the Subject Property.
2. Affordable Dwelling Units:
 - a. The Landowner shall cause a minimum 15% of the residential units constructed within the area of the Subject Property to be affordable to households having income between 25% and 60% of area median income (as defined in City Code 34-12(c) and 34-12(g)), with such affordability guaranteed for a period of at least thirty (30) years by deed restrictions recorded by the Landowner within the land records of the Charlottesville Circuit Court, which deed restrictions shall include, at a minimum, a first right of refusal for the Landowner to repurchase the property, appreciation-sharing provisions, and forgivable and/or no-interest mortgages from the Landowner or Landowner's designee to a qualified home buyer ("Affordable Dwelling Units, or "ADUs").
 - b. During home construction within the Project, the ADUs shall be provided incrementally such that at least 1 ADU shall be under construction prior to the issuance of every 10th Certificate of Occupancy. At the Landowner's option, if the Landowner conveys to Greater Charlottesville Habitat for Humanity ("Habitat"), by recorded deed, any lot(s) within the Subject Property, then:
 - i. the conveyed lot(s) shall be deemed ADUs that are "under construction" as of the date of recordation of the deed of conveyance from Landowner to Habitat containing the deed restrictions referenced in paragraph 2.a., above; and
 - ii. the deed restrictions shall include a covenant requiring that, if any of the initial homeowners of the ADUs sell or otherwise transfer ownership of the ADU to a person other than Habitat or a qualifying heir, within the first thirty (30) years following issuance of a certificate of occupancy for the unit sold or transferred, then Habitat will use any appreciation-sharing proceeds from the sale or transfer of that ADU for construction of a replacement affordable dwelling unit within the City of Charlottesville and shall document such use of the appreciation-sharing proceeds, and shall make such documentation available to the City's zoning administrator upon request.

WHEREFORE, the undersigned Owner(s) stipulate and agree that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated, and requests that the Subject Property be rezoned as requested, in accordance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this 26th day of June, 2020.

Owner:
Belmont Station, LLC

Owner's Address:
142 South Pantops Drive Charlottesville, VA 22911

By: 
Charles Armstrong, Member

Attachment E
SUPPLEMENTAL INFORMATION REQUESTED BY STAFF
IN ADDITION TO PUD DEVELOPMENT PLAN CONTENTS

OWNER:
BELMONT STATION, LLC

DEVELOPER:
BELMONT STATION, LLC

DESIGN:
ROUDABUSH, GALE & ASSOCIATES

SOURCE OF BOUNDARY SURVEY:
PLAT OF RECORD

SOURCE OF TOPOGRAPHY:
EXISTING TOPOGRAPHY PROVIDED BY ROUDABUSH, GALE & ASSOCIATES DEC, 2018

THE PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP NUMBER 51003C0288D, DATED 02-04-2055

MAXIMUM BUILDING HEIGHT:
35' IN HEIGHT

DENSITY:
5.3 UNITS/ACRE

CURRENT USE:
VACANT LOTS

PROPOSED USE:
UP TO 37 RESIDENTIAL TOWNHOMES & 16 CONDOMINIUM DWELLING UNITS: 53 TOTAL UNITS (MAX DENSITY OF 60 UNITS PER PROPPERS TO ALLOW FLEXIBILITY AND POTENTIAL FOR ACCESSORY APARTMENTS)

OPEN SPACE OWNERSHIP:
ALL OPEN SPACE TO BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION

LIGHTING:
NO LIGHTING FIXTURES SHALL EXCEED 3000 LUMENS.

BUILDING SETBACKS:
FRONT: 0'
SIDE: 0'
REAR: 10'

*10' MIN BETWEEN ROWS OF TOWNHOUSES
18' MINIMUM DRIVEWAY LENGTH

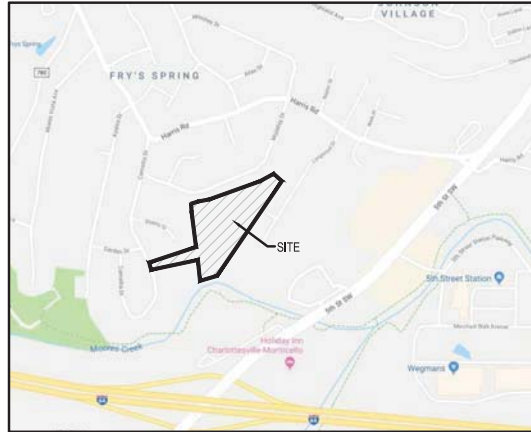
LAND USE SUMMARY

TOTAL SITE AREA:	9.81 Ac. (100%)
306 CAMILLA DR	±0.97 Ac. (9.9%)
LOT AREA:	±2.86 Ac. (29.2%)
RIGHT-OF-WAY AREA:	±0.86 Ac. (8.7%)
PRIVATE RIGHT-OF-WAY AREA:	±0.12 Ac. (1.1%)
OPEN SPACE AREA:	±5.01 Ac. (51.1%)

306 CAMILLA DRIVE TO REMAIN R-1S

TRAFFIC STUDY:
RESIDENTIAL CONDOMINIUM/TOWNHOUSE TRIPS PER DAY (TPD) = 7
MAXIMUM DENSITY 60 UNITS * 7 TPD = 420 EXTRA TPD
½ TPD (210) ON MOSELEY DRIVE AND ½ TPD (210) ON LONGWOOD DRIVE
ITE (230) RESIDENTIAL CONDOMINIUM/TOWNHOMES R² = 0.76
 $Ln(T) = 0.80Ln(X) + 0.26$, NUMBER OF UNITS, AM PEAK HOUR WEEKDAY
T = 34 TRIP PER DAY

Vicinity Map



SCALE 1" = 500'

SHEET INDEX

1. COVER
2. CRITICAL SLOPES PLAN
3. FIRE TRUCK AUTOTURN 1
4. FIRE TRUCK AUTOTURN 2
5. FIRE TRUCK AUTOTURN 3
6. FIRE TRUCK AUTOTURN 4
7. LANDSCAPE PLAN
8. MASSING PLAN I
9. MASSING PLAN II
10. MASSING PLAN III
11. OPEN SPACE PLAN
12. PARKING PLAN
13. PEDESTRIAN PLAN
14. PRELIMINARY BMP PLAN
15. PRELIMINARY PLAT
16. TREE SURVEY
17. TREE SURVEY
18. TREE SURVEY
19. UTILITY PLAN
20. LOD EXHIBIT

Critical Slope Map: Zoning

Critical Slope Map: Subdivision

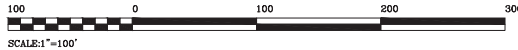


(34-1120)(2)

DEFINITION OF CRITICAL SLOPE. A CRITICAL SLOPE IS ANY SLOPE WHOSE GRADE IS 25% OR GREATER AND:

- A. A PORTION OF THE SLOPE HAS A HORIZONTAL RUN OF GREATER THAN TWENTY (20) FEET AND ITS TOTAL AREA IS SIX THOUSAND (6,000) SQUARE FEET OR GREATER; AND
- B. A PORTION OF THE SLOPE IS WITHIN TWO HUNDRED (200) FEET OF ANY WATERWAY AS IDENTIFIED ON THE MOST CURRENT CITY TOPOGRAPHICAL MAPS MAINTAINED BY THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES.

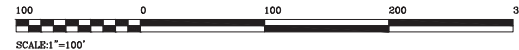
0.33 AC OF CRITICAL SLOPE DISTURBANCE
0.18 AC DISTURBANCE FOR PUBLIC INFRASTRUCTURE



(29-3)

CRITICAL SLOPE REFERS TO THE PORTION OF A LOT THAT HAS A GRADE IN EXCESS OF TWENTY-FIVE (25) PERCENT.

0.47 AC OF CRITICAL SLOPE DISTURBANCE
0.25 AC DISTURBANCE FOR PUBLIC INFRASTRUCTURE



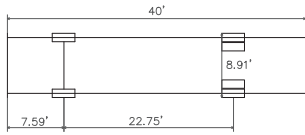
NOTE: THE LIMITS OF DISTURBANCE SHALL BE STAKED BY A LICENSED SURVEYOR. TREE PROTECTION FENCING SHALL BE APPLIED 1' OFF OF LIMITS OF DISTURBANCE WITH WIRE SUPPORTED SILT FENCE 3' OFF OF THE LIMITS OF DISTURBANCE. SEE SHEET 20 FOR DETAILS.

ENERGY DISSIPATER OUTLET SHALL NOT RELEASE FLOW ABOVE CRITICAL SLOPES.

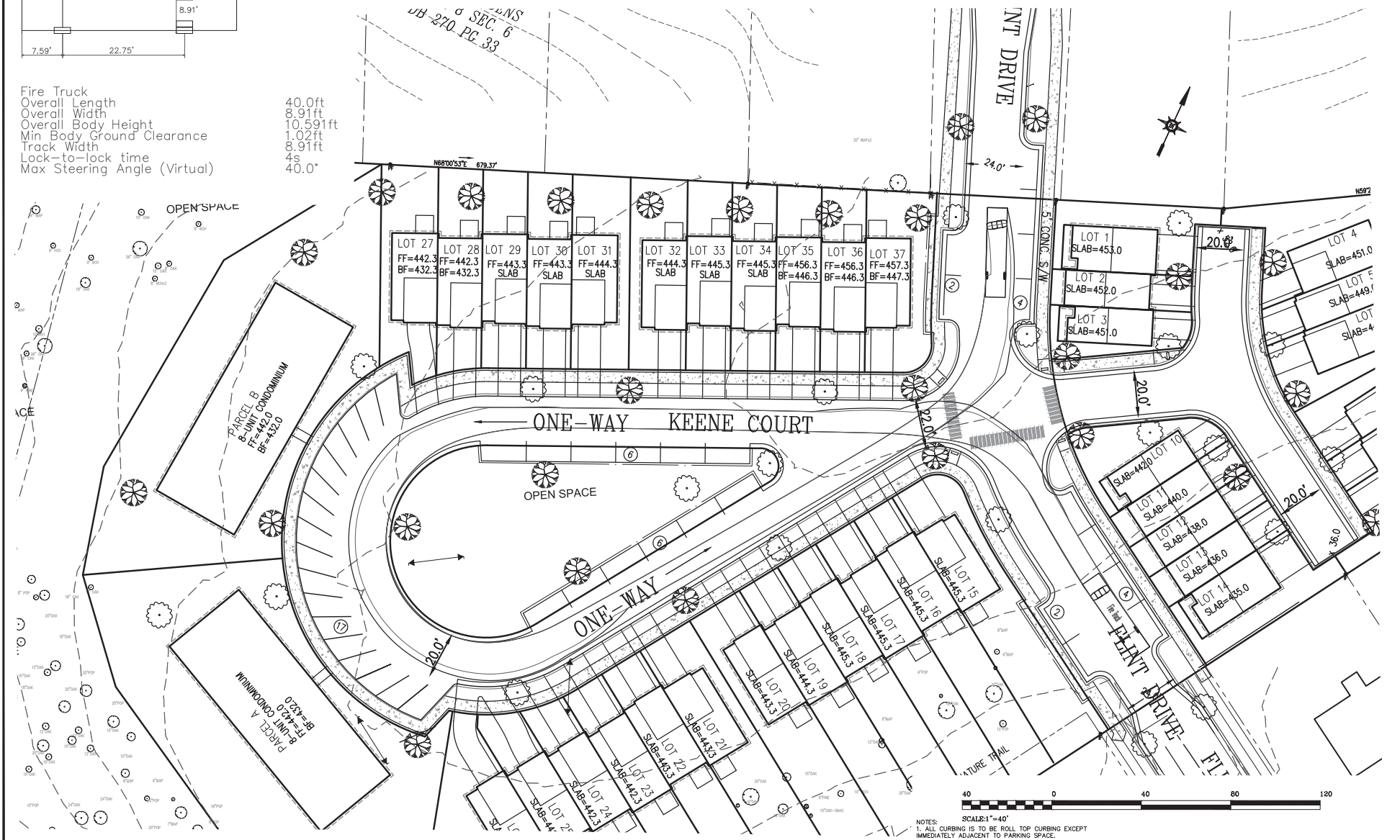
LINETYPE LEGEND

- LIMITS OF DISTURBANCE
- DISTURBED CRITICAL SLOPES

Attachment E
Firetruck Autoturn 2

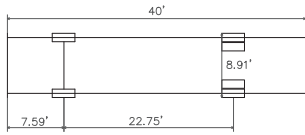


Fire Truck
Overall Length 40.0ft
Overall Width 8.91ft
Overall Body Height 10.591ft
Min Body Ground Clearance 1.02ft
Track Width 8.91ft
Lock-to-lock time 4s
Max Steering Angle (Virtual) 40.0°

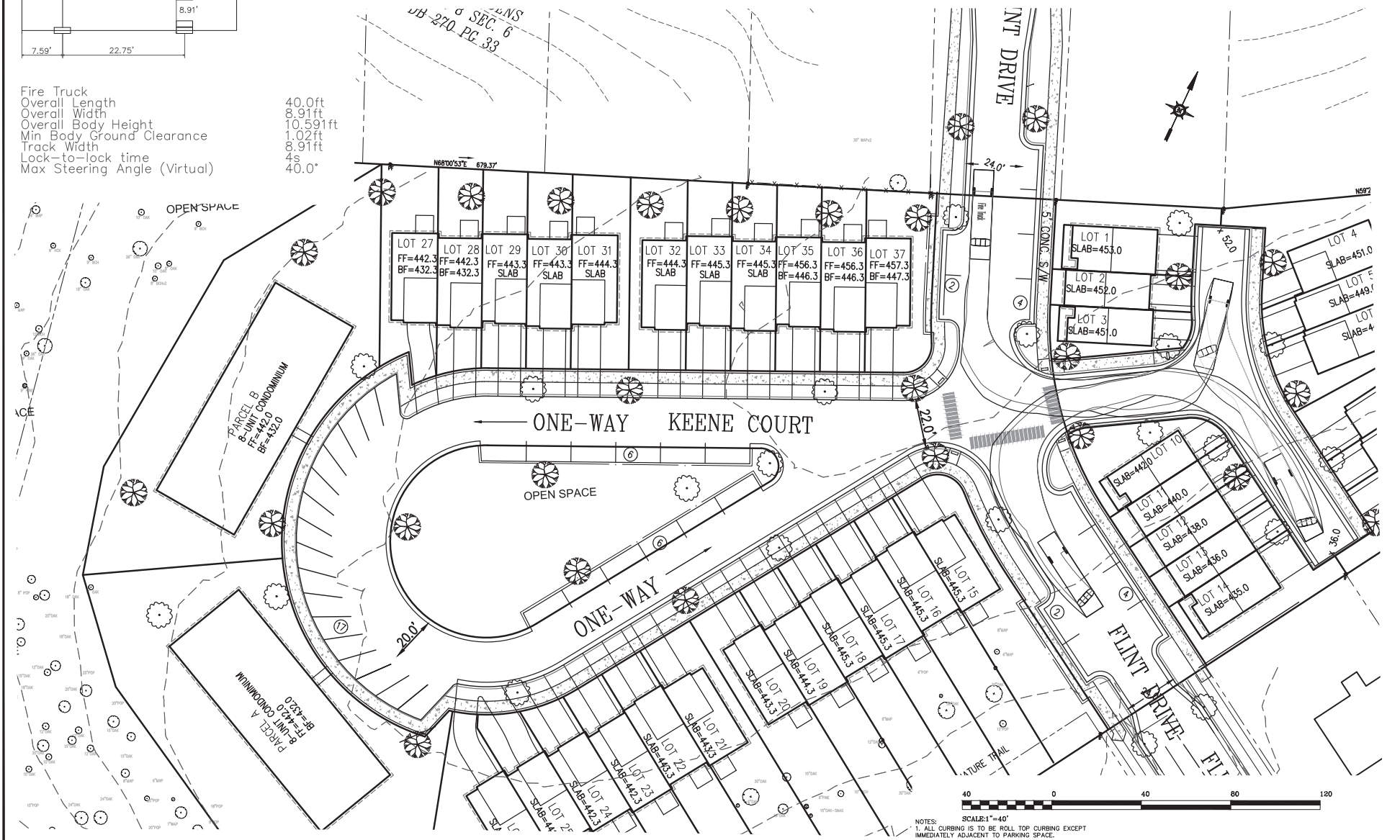


NOTES:
1. ALL CURBING IS TO BE ROLL TOP CURBING EXCEPT IMMEDIATELY ADJACENT TO PARKING SPACE.

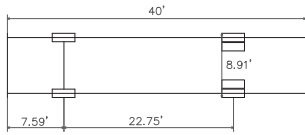
Attachment E
Firetruck Autoturn 3



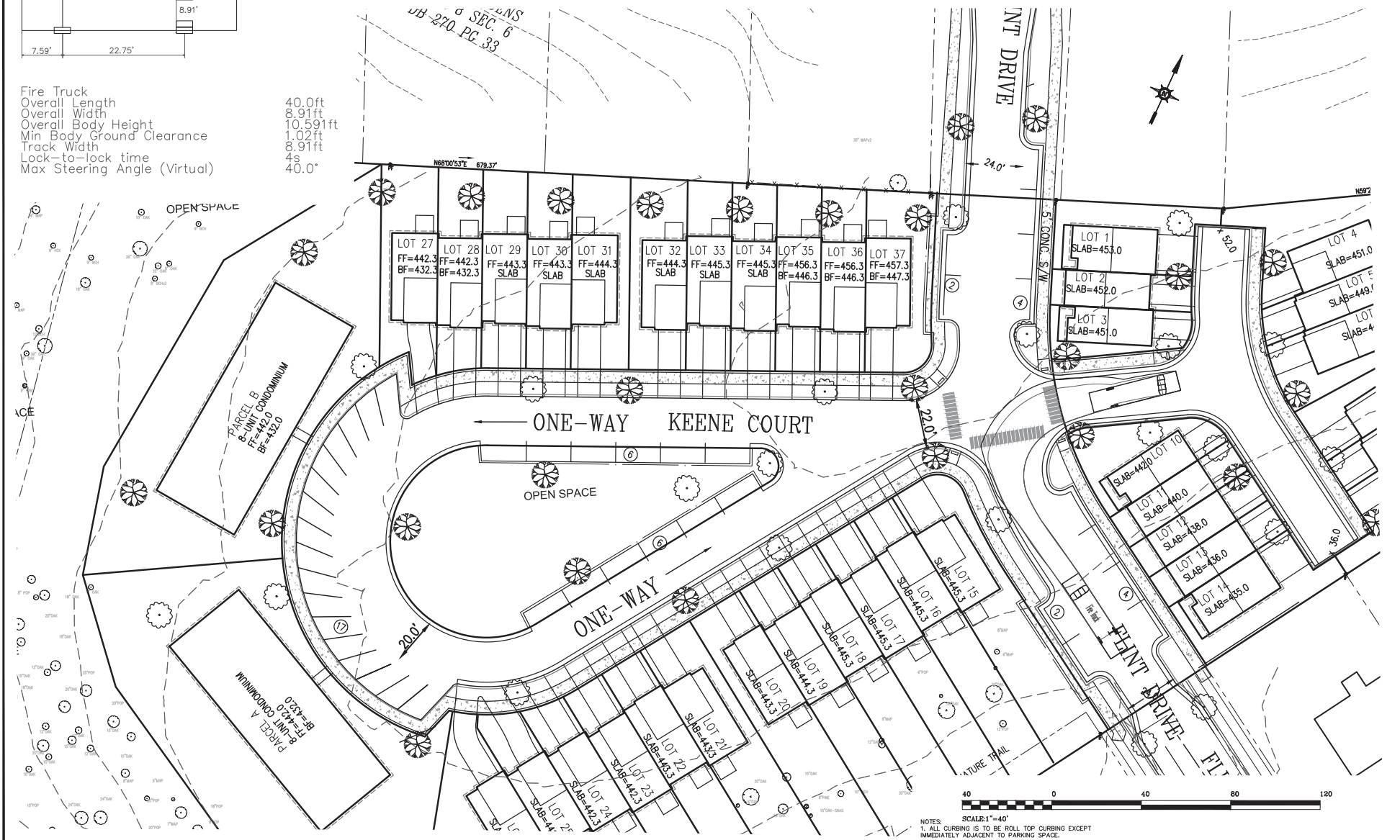
Fire Truck
Overall Length 40.0ft
Overall Width 8.91ft
Overall Body Height 10.591ft
Min Body Ground Clearance 1.02ft
Track Width 8.91ft
Lock-to-lock time 4s
Max Steering Angle (Virtual) 40.0°



Attachment E
 Firetruck Autoturn 4

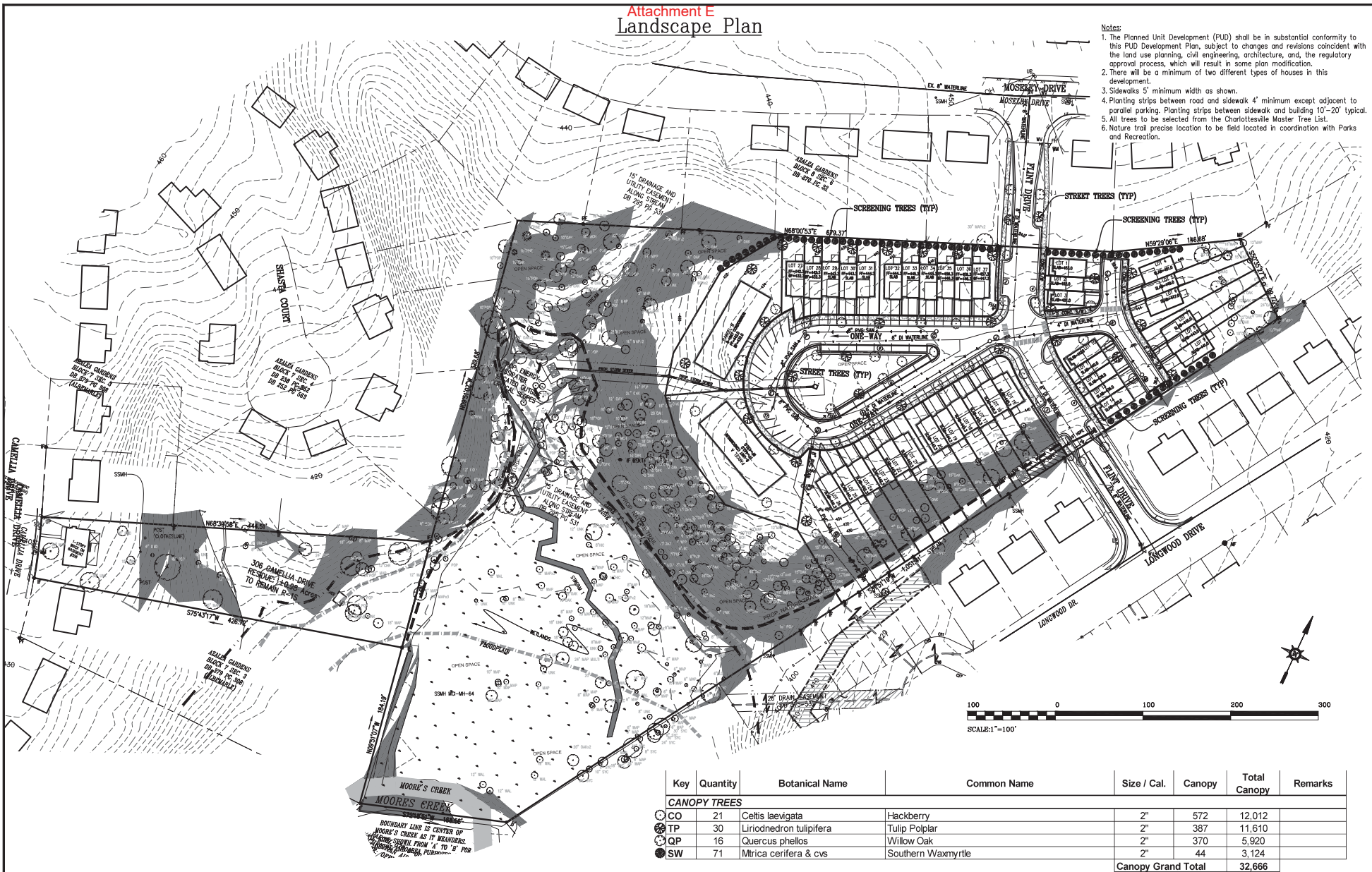


Fire Truck
 Overall Length 40.0ft
 Overall Width 8.91ft
 Overall Body Height 10.591ft
 Min Body Ground Clearance 1.02ft
 Track Width 8.91ft
 Lock-to-lock time 4s
 Max Steering Angle (Virtual) 40.0°



Attachment E Landscape Plan

- Notes:**
1. The Planned Unit Development (PUD) shall be in substantial conformity to this PUD Development Plan, subject to changes and revisions coincident with the land use planning, civil engineering, architecture, and, the regulatory approval process, which will result in some plan modification.
 2. There will be a minimum of two different types of houses in this development.
 3. Sidewalks 5' minimum width as shown.
 4. Planting strips between road and sidewalk 4' minimum except adjacent to parallel parking. Planting strips between sidewalk and building 10'-20' typical.
 5. All trees to be selected from the Charlottesville Master Tree List.
 6. Nature trail precise location to be field located in coordination with Parks and Recreation.



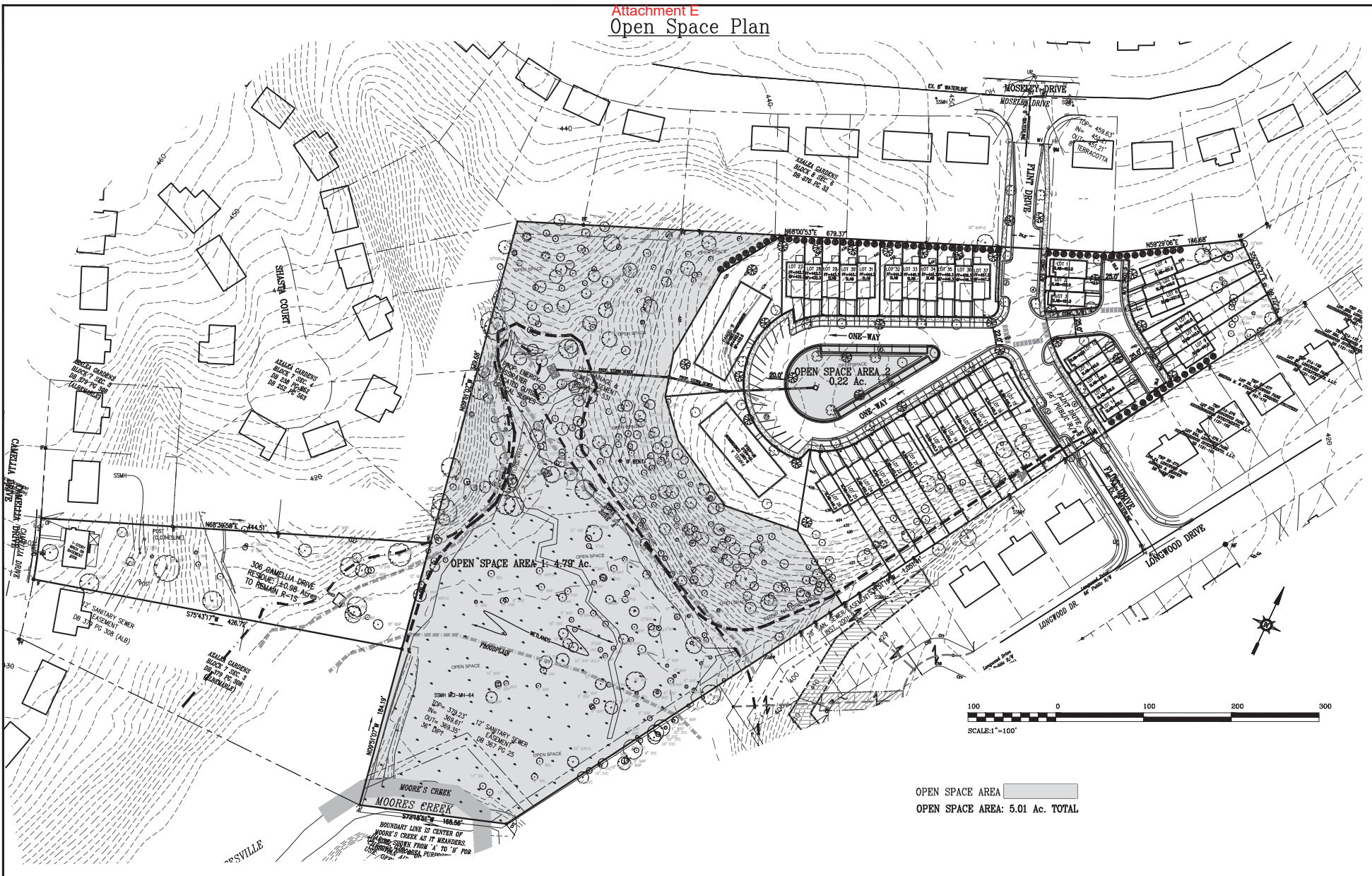
Key	Quantity	Botanical Name	Common Name	Size / Cal.	Canopy	Total Canopy	Remarks
CANOPY TREES							
CO	21	<i>Celtis laevigata</i>	Hackberry	2"	572	12,012	
TP	30	<i>Liriodendron tulipifera</i>	Tulip Poplar	2"	387	11,610	
QP	16	<i>Quercus phellos</i>	Willow Oak	2"	370	5,920	
SW	71	<i>Mitrica cerifera & cvs</i>	Southern Waxmyrtle	2"	44	3,124	
Canopy Grand Total						32,666	







Attachment E
Open Space Plan



MAY 1, 2020

Flint Hill
Charlottesville, Virginia

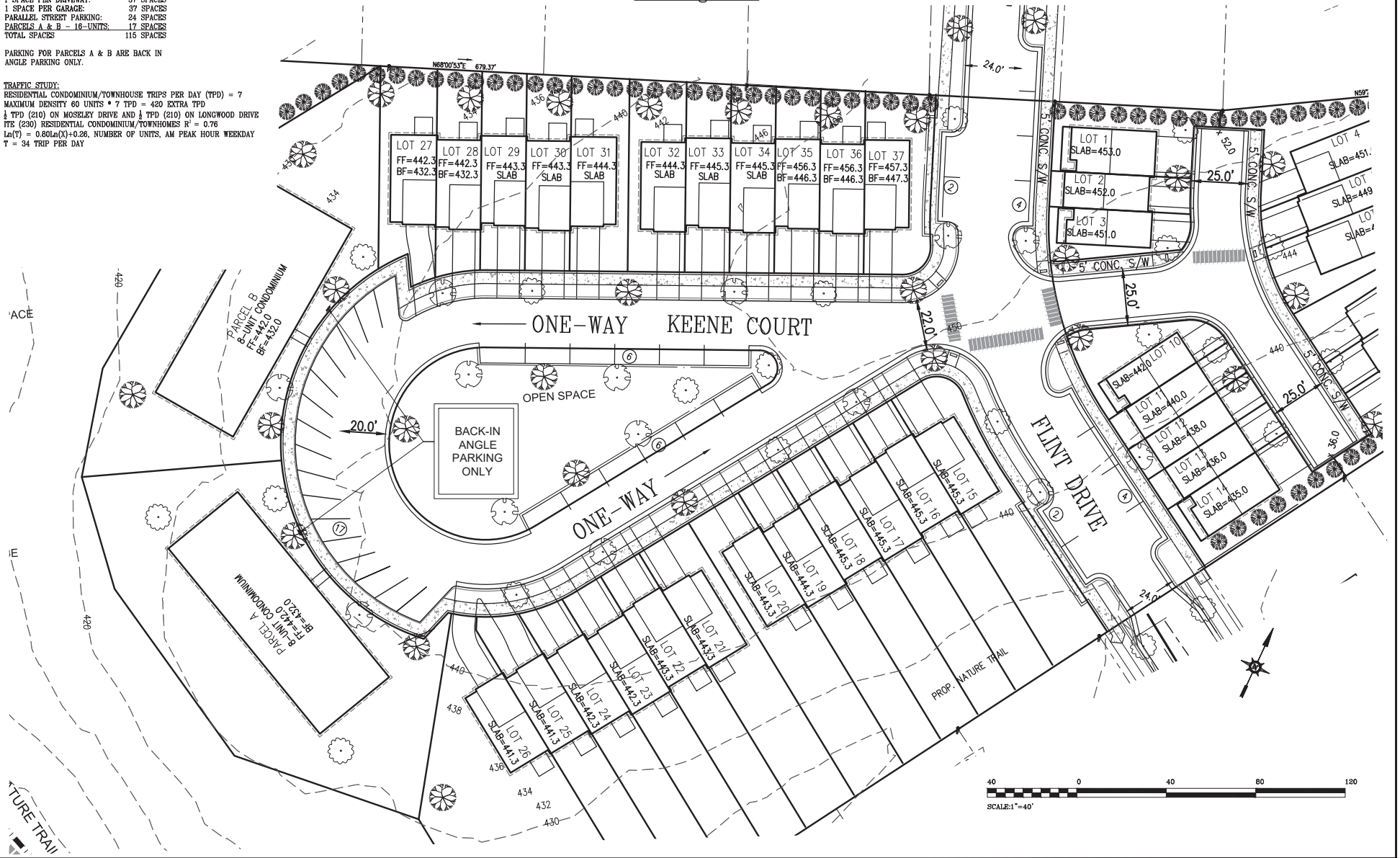
Roudabush, Gale & Associates, Inc.
Charlottesville, Virginia

Attachment E
Parking Plan

PARKING PLAN
 1 SPACE PER DRIVEWAY: 37 SPACES
 1 SPACE PER GARAGE: 37 SPACES
 PARALLEL STREET PARKING: 24 SPACES
 PARCELS A & B - 16-UNITS: 17 SPACES
 TOTAL SPACES: 116 SPACES

PARKING FOR PARCELS A & B ARE BACK IN
 ANGLE PARKING ONLY.

TRAFFIC STUDY:
 RESIDENTIAL CONDOMINIUM/TOWNHOUSE TRIPS PER DAY (TPD) = 7
 MAXIMUM DENSITY 60 UNITS * 7 TPD = 420 EXTRA TPD
 1/2 TPD (210) ON MOSELEY DRIVE AND 1/2 TPD (210) ON LONGWOOD DRIVE
 ITE (230) RESIDENTIAL CONDOMINIUM/TOWNHOMES R² = 0.76
 $Ln(T) = 0.60Ln(X) + 0.26$, NUMBER OF UNITS, AM PEAK HOUR WEEKDAY
 T = 34 TRIP PER DAY

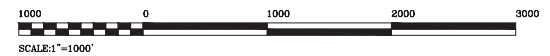
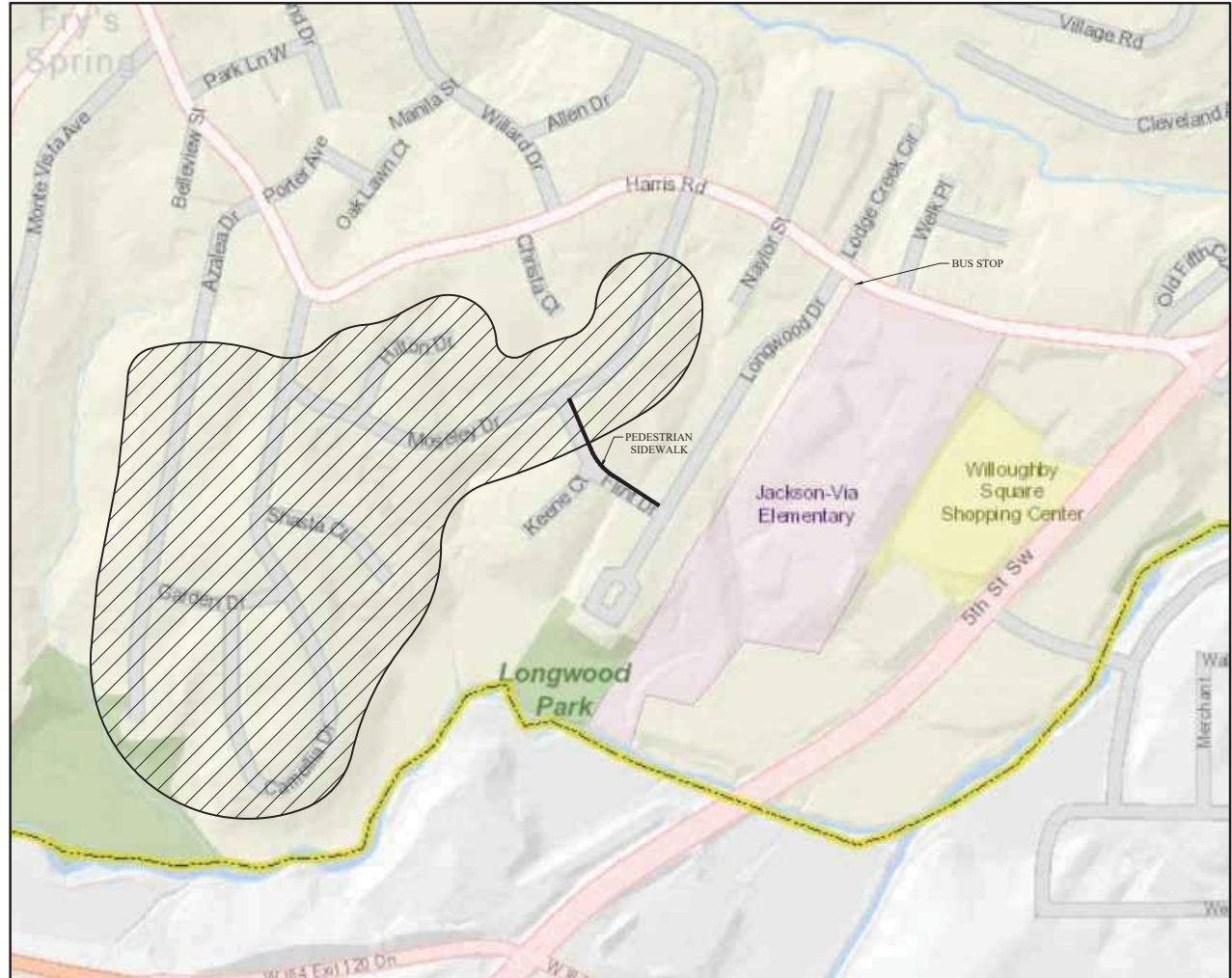


Attachment E Pedestrian System

PEDESTRIAN ACCESS FROM AZALEA DRIVE AND SURROUNDING NEIGHBORHOOD

THE CONNECTION OF MOSELEY DR AND LONGWOOD DR WILL DECREASE THE AMOUNT OF TIME THAT MANY STUDENTS WILL SPEND ON HARRIS ROAD WHILE WALKING TO JACKSON-VIA ELEMENTARY SCHOOL. THERE ARE APPROXIMATELY 130 HOUSES THAT RESIDE IN THE SHADED AREA PROVIDED ON THIS SHEET.

THE CLOSEST BUS STOP IS AT THE INTERSECTION OF LONGWOOD DRIVE AND HARRIS ROAD. CTS ROUTE 4 IS APPROXIMATELY 1,400 FT AWAY FROM THIS PLANNED UNIT DEVELOPMENT.



Attachment E Preliminary BMP/Stormwater Management Plan

Project Name: **Flint Hill** CLEAR ALL data input cells
 Date: **12/23/2019** constant values
 BMP Design Specifications List: 2013 Draft Stds & Specs calculation cells
 final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land	3.84	2.07			5.91
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed		2.07			2.07
Impervious Cover (acres)		2.03			2.03
<i>* Forest/Open Space areas must be protected in accordance with the Virginia Runoff Reduction Method</i>					10.01

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.25
Total Nitrogen (TN) EMC (mg/L)	1.85
Target TP Load (lb/acre/yr)	0.41
P ₁ (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	1.56
------------------------------------	------

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)		0.54			0.54	0.20
Impervious Cover (acres)		1.20			1.20	0.95
Total					1.74	

6. Bioretention (RR)

6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.54	1.20	0	1,812	2,718	4,530	25	0.00	2.84	1.56	1.28
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00

STORMWATER NARRATIVE:

THE WATER QUANTITY PORTION WILL USE THE ENERGY BALANCE EQUATION TO PROVIDE CHANNEL PROTECTION AND FLOOD PROTECTION. THE TOTAL DISTURBED LAND AREA FOR THE PROJECT IS 4.10 AC WHICH INCLUDES THE ROADS TO BE BUILT TO MOSLEY DRIVE AND LONGWOOD DRIVE. THERE WILL BE THREE DISCHARGE POINTS FOR THIS DEVELOPMENT AND ALL POINTS WILL BE SHOWN TO PROVIDE AN ADEQUATE CHANNEL TO THE 100-YR FLOODPLAIN.

THE WATER QUALITY PORTION OF THE DEVELOPMENT WILL USE A LEVEL 1 BIOPILTER AT THE CENTER OF THE OPEN SPACE IN THE CUL-DE-SAC AREA AND/OR OTHER APPROVED PRACTICES AS NECESSARY. THE APPLICANT WILL TREAT AS MUCH OF THE STORMWATER ON SITE AS IS TECHNICALLY AND ECONOMICALLY FEASIBLE, AS DETERMINED BY THE APPLICANT, WITHIN REASON, BUT THE SWM CONCEPT DOES NOT PRECLUDE THE PURCHASE OF NUTRIENT CREDITS IF THAT BECOMES NECESSARY.

IN THE SCENARIO PROVIDED ABOVE WE WOULD BE PRODUCING 1.56 LBS/YR OF PHOSPHOROUS AND TREATING 100% ONSITE OF PHOSPHOROUS. OTHER BMP METHODS WILL BE EXPLORED BY THE APPLICANT AND COULD RESULT IN HIGHER ONSITE TREATMENT.

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER (ac)	1.20	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (ac)	1.20	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA (ac)	0.54	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (ac)	0.54	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

Site Treatment Volume (ft³) = 9,007

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	1,812	0	0	0	0	1,812
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	2.85	0.00	0.00	0.00	0.00	2.85
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.56	0.00	0.00	0.00	0.00	1.56
TP LOAD REMAINING (lb/yr)	1.28	0.00	0.00	0.00	0.00	1.28
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	13.02	0.00	0.00	0.00	0.00	13.02

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	5.66
TP LOAD REDUCTION REQUIRED (lb/yr)	1.56
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.56
TP LOAD REMAINING (lb/yr)	4.10
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.00

** TARGET TP REDUCTION EXCEEDED BY 0.01 LB/YEAR **

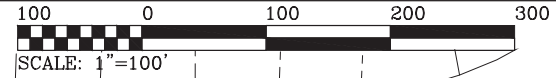
Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	40.49
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	13.02
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	27.47

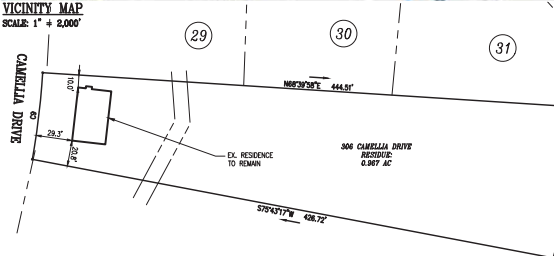


Attachment E

Preliminary Plat



Curve	Length	Radius	Delta	Chord	Tangent	Chord Bearing
C1	20.35'	12.50'	93°17'48"	18.18'	13.24'	S 18°58'15" W
C2	35.36'	77.50'	26°08'27"	35.05'	17.99'	N 52°32'54" E
C3	224.95'	92.00'	140°05'43"	172.96'	253.42'	S 17°18'56" E
C4	59.18'	77.50'	43°45'18"	57.76'	31.12'	N 55°32'35" E
C5	21.73'	12.50'	89°36'43"	19.10'	14.79'	N 83°28'16" E
C6	41.30'	205.74'	11°30'50"	41.28'	204.74'	S 52°28'47" E
C7	20.64'	205.74'	5°34'51"	20.03'	10.03'	S 24°53'13" E
C8	159.07'	43.00'	211°57'13"	82.88'	150.19'	N 40°21'27" W
C9	20.67'	8.00'	148°02'47"	15.38'	27.94'	S 40°21'27" E
C10	70.27'	822.88'	6°27'48"	70.23'	35.17'	N 18°10'25" W
C11	98.58'	152.00'	38°24'19"	94.96'	49.89'	S 40°02'33" E
C12	4.41'	13.00'	19°25'09"	4.38'	2.22'	N 69°17'37" E
C13	13.83'	18.50'	42°49'02"	13.51'	7.25'	N 71°02'26" W
C14	14.16'	121.50'	6°40'31"	14.15'	7.09'	S 25°14'42" E
C15	58.92'	90.00'	36°14'14"	55.98'	29.45'	S 40°01'34" E
C16	18.82'	18.24'	62°13'54"	18.86'	11.01'	N 89°46'17" W
C17	9.40'	18.50'	29°08'02"	9.30'	4.80'	S 45°02'24" W



OWNER'S APPROVAL

THE DIVISION OF THE LAND DESCRIBED IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, TRUSTEES, OR PROPRIETORS, ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS TO BE DEEMED AS THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE: _____ DATE: _____
CITY SUBDIVISION AGENT

SIGNATURE: _____ DATE: _____
CHAIR, CITY PLANNING COMMISSION

BELOMT STATION, LLC
170 S. FANTIPS DRIVE
CHARLOTTEVILLE, VA 22911
434-242-0694

COMMONWEALTH OF VIRGINIA -
CITY/COUNTY OF: _____
TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____ 20____

SIGNATURE OF NOTARY PUBLIC _____
REG. NO.: _____
MY COMMISSION EXPIRES: _____

OPEN SPACE
4.790 ACRES

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON.
2. OWNER OF RECORD: BELOMT STATION, LLC
3. SOURCE OF TITLE: INSTRUMENT NUMBER 2018-355.
4. THE AREA SHOWN HEREON IS LOCATED IN ZONE "R" AREA DETERMINED TO BE OUTSIDE THE 100 YEAR ANNUAL CHANCE FLOOD PLAIN, EXCEPT FOR A PORTION THAT APPEARS TO FALL IN ZONE "AE" AS SHOWN ON FEMA MAP NO. 51000202890. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
5. BOUNDARY DATA SHOWN IS TAKEN FROM A BOUNDARY SURVEY PREPARED BY ROURABUSH, GALE AND ASSOCIATES DATED DECEMBER 3, 2018.
6. SUBJECT PARCEL IS ZONED R-1S.
7. SETBACKS PER CURRENT ZONING ARE: 25' FRONT, 10' SIDE AND 25' REAR.
8. PROPOSED USE IS RESIDENTIAL TOWNHOMES.
9. ALL PROPERTY CORNERS WILL BE MONUMENTED WITH IRON PINS UNLESS NOTED OTHERWISE.
10. WATERLINE AND SANITARY SEWER EASEMENTS ARE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF CHARLOTTEVILLE UTILITIES DIVISION.
11. ALL DRAINAGE EASEMENTS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION TO BE NAMED AT A LATER DATE.
12. STORM WATER MANAGEMENT EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION TO BE NAMED AT A LATER DATE.
13. KEENE COURT AND FLINT DRIVE ARE PUBLIC RIGHTS OF WAY AND SHALL BE DEDICATED TO PUBLIC USE.
14. EACH PARCEL CREATED BY THIS SUBDIVISION PLAT CONTAINS A BUILDING SITE THAT COMPLES WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTEVILLE'S ZONING, WATER PROTECTION AND SUBDIVISION ORDINANCES.

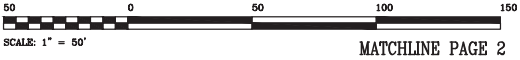
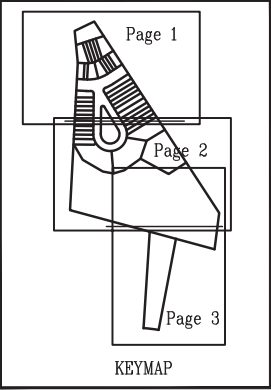
- | | | | | | |
|---|--|----|---|----|---|
| 1 | PARCEL 200259210
SHOWALTER, JONATHAN M & CARLEIGH W
ZONE: R-1S | 10 | PARCEL 214138000
NEIGHBORHOOD INVESTMENTS, LLC
ZONE: R-2 | 19 | PARCEL 200271300
ARMSTRONG, JOSHUA & ANNALIE
ZONE: PUD |
| 2 | PARCEL 200259220
WILSON, JEFFREY M & RUTHANN L
ZONE: R-1S | 11 | PARCEL 200277000
GOODSON, STANLEY A & BRENDA M TR
ZONE: R-2 | 20 | PARCEL 200271200
MCDONNELL, JUSTIN R & HEATHER M
ZONE: PUD |
| 3 | PARCEL 200259230
WICKLINE, HAROLD E
ZONE: R-1S | 12 | PARCEL 200276100
NEIGHBORHOOD INVESTMENTS, LLC
ZONE: R-2 | 21 | PARCEL 200271100
RUTKOWSKI, AUGUST J & MELANIE
ZONE: R-2 |
| 4 | PARCEL 200259240
MORRIS, AMOS E JR & MILDRED K
ZONE: R-1S | 13 | PARCEL 200276000
NEIGHBORHOOD INVESTMENTS, LLC
ZONE: R-2 | 22 | PARCEL 200276400
COPALAN, VARUN & NARAYAN, SHEELA M
ZONE: PUD |
| 5 | PARCEL 200259250
SPENCER, JOYCE P
ZONE: R-1S | 14 | PARCEL 200275000
CARVER, ARIANNA R
ZONE: R-2 | 23 | PARCEL 200270300
ISAC, SHAWN L & KRISTA M
ZONE: PUD |
| 6 | PARCEL 200259360
OWKEY, JUDITH A
ZONE: R-1S | 15 | PARCEL 200274000
NEIGHBORHOOD INVESTMENTS, LLC
ZONE: R-2 | 24 | PARCEL 200270200
METZGER, JUSTIN C & MAUREEN J
ZONE: PUD |
| 7 | PARCEL 214099800
GAO, JIARNG
ZONE: R-1S | 16 | PARCEL 200273500
GOODSON, BRENDA M & STANLEY A TR
ZONE: R-2 | 25 | PARCEL 200270100
SOUBRA, CHARP P
ZONE: PUD |
| 8 | PARCEL 214099700
HAYES, CHARLES W & ROSEMARY A
ZONE: R-1S | 17 | PARCEL 200272000
NEIGHBORHOOD INVESTMENTS, LLC
ZONE: R-2 | 26 | PARCEL 200278000
CITY OF CHARLOTTEVILLE
ZONE: R-2 |
| 9 | PARCEL 214099500
WADLER, JAMIE CLARE
ZONE: R-1S | 18 | PARCEL 200271400
BUSTOS, FRANCIS P & CHRISTINA C
ZONE: PUD | 27 | PARCEL 200196000
MEADOWS, GEORGE S JR & FRANCES B
ZONE: R-1S |

Flint Hill
Charlottesville, Virginia

Roudabush, Gale & Associates, Inc.
Charlottesville, Virginia

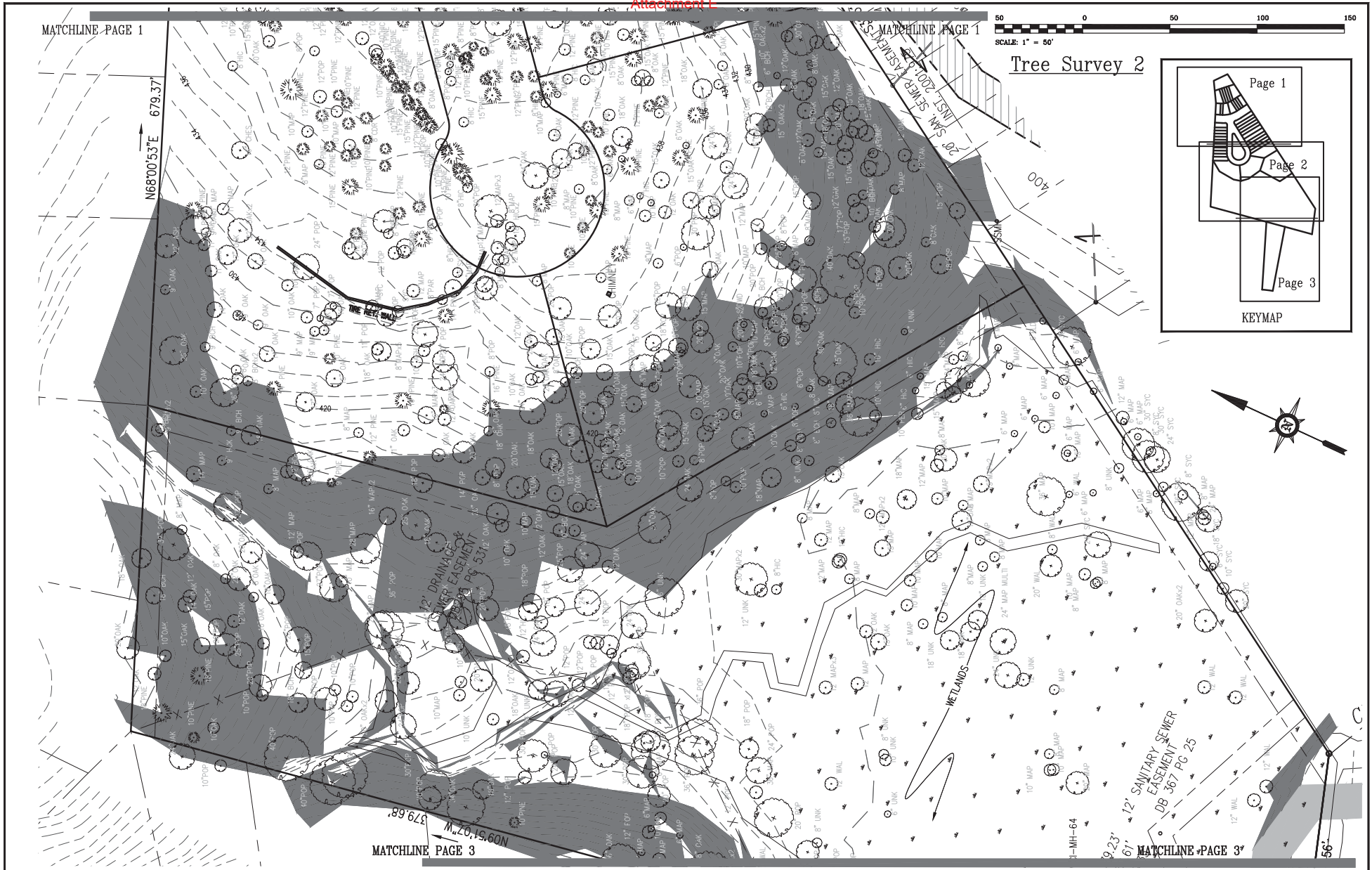
MAY 1, 2020

Tree Survey 1



MATCHLINE PAGE 2

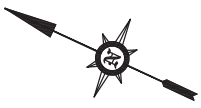
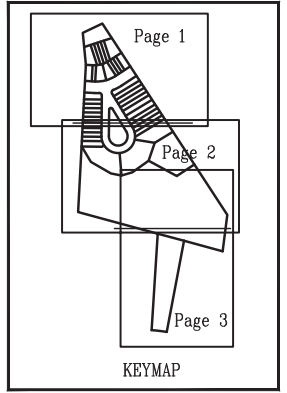
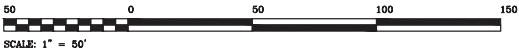
MATCHLINE PAGE 2



MATCHLINE PAGE 1

N68°00'53"E 679.37'

Tree Survey 2



MATCHLINE PAGE 3

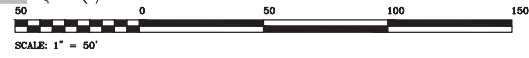
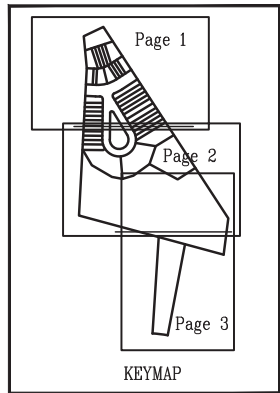
N00°10'27\"/>

379.68'

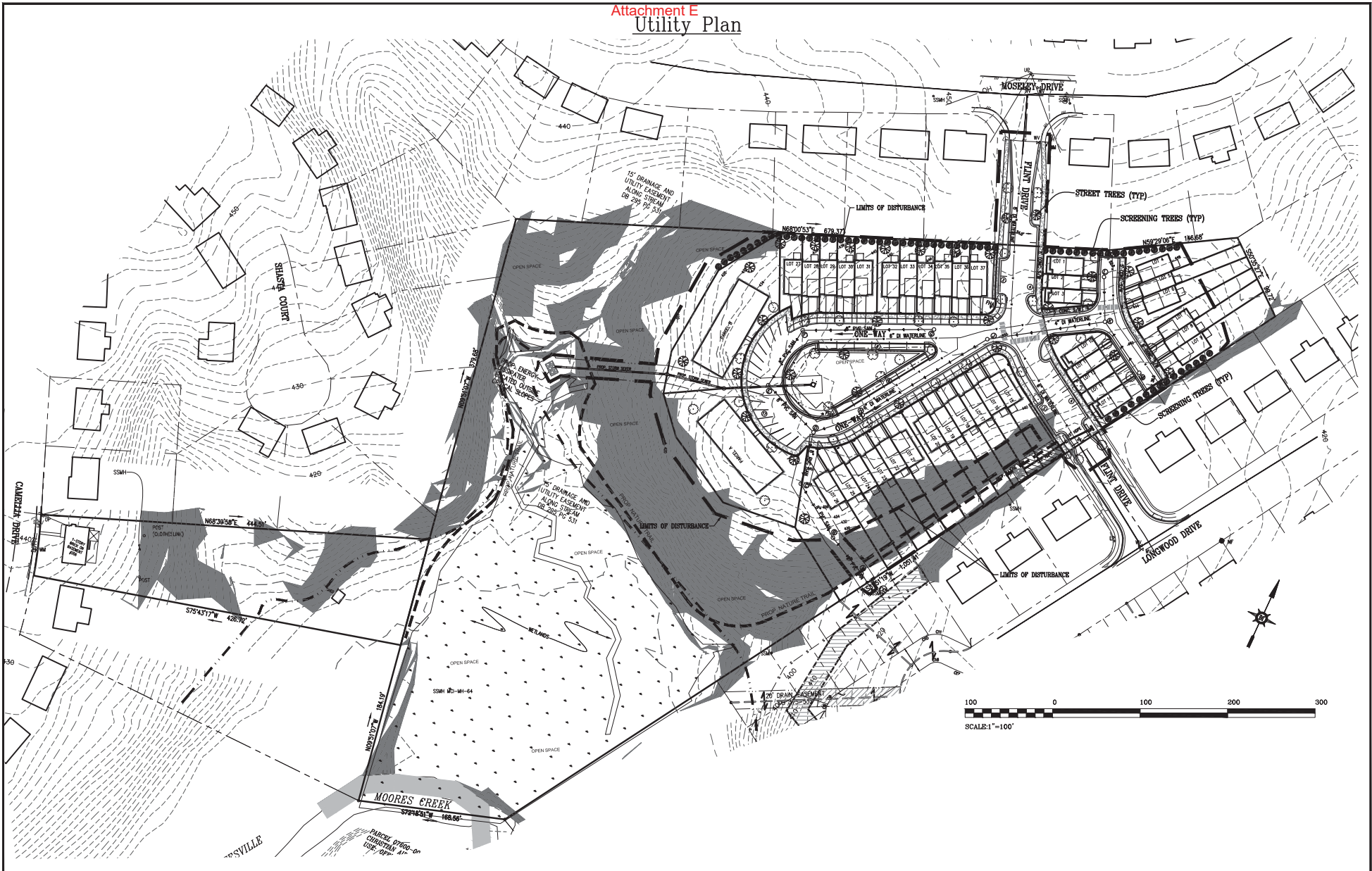
MATCHLINE PAGE 3'

12\"/>

Tree Survey / 3



Attachment E
Utility Plan

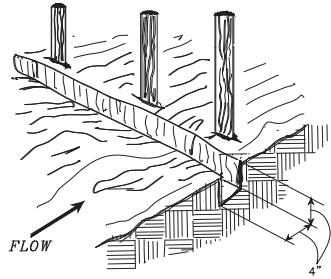


MAY 1, 2020

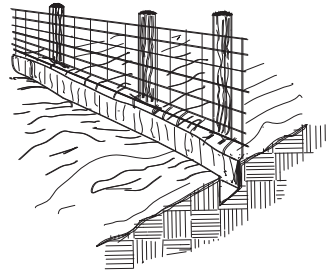
Flint Hill
Charlottesville, Virginia

Roudabush, Gale & Associates, Inc.
Charlottesville, Virginia

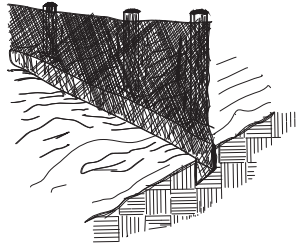
1. SET POSTS AND EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



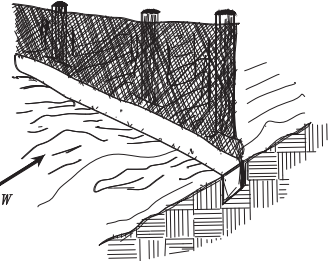
2. STAPLE WIRE FENCING TO THE POSTS.



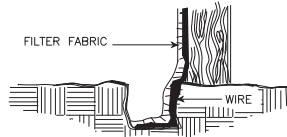
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

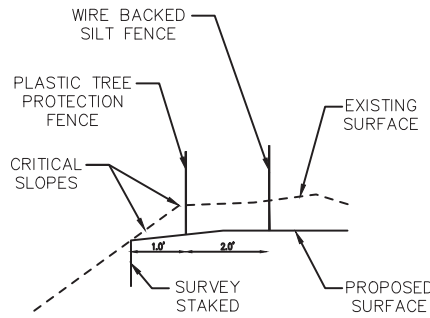


EXTENSION OF FABRIC AND WIRE INTO THE TRENCH.



WIRE BACKED SILT FENCE DETAIL (3-05-A1)

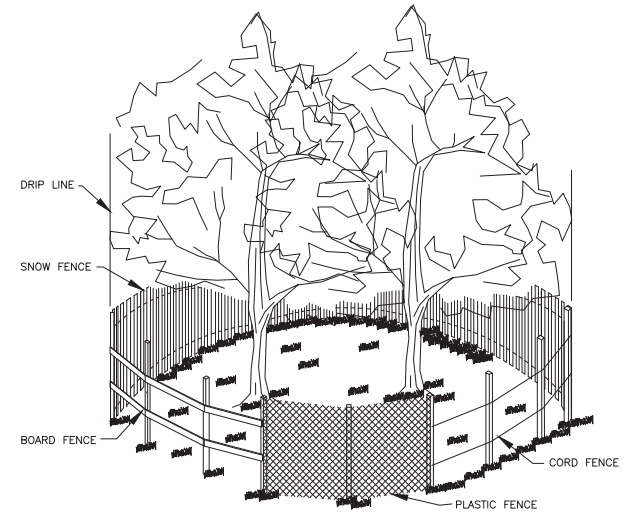
NOT TO SCALE



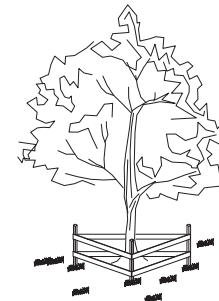
LIMITS OF DISTURBANCE DETAIL

NOT TO SCALE

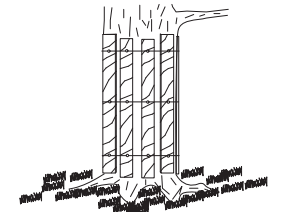
NOTE: LIMITS OF DISTURBANCE SHALL BE STAKED BY SURVEYOR. TREE PROTECTION SHALL BE PLACED 1' OFF OF THE LIMITS OF DISTURBANCE. WIRE SUPPORTED SILT FENCE (SUPER SILT FENCE) SHALL BE PLACED 3' OFF OF LIMITS OF DISTURBANCE WHEREVER THE LATEST EROSION AND SEDIMENT CONTROL HANDBOOK DICTATES THAT SILT FENCE SHOULD BE PLACED. CRITICAL SLOPES OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL NOT BE DISTURBED.



CORRECT METHODS OF TREE FENCING



TRIANGULAR BOARD FENCE
(placed at dripline)



CORRECT TRUNK ARMORING

TREE PROTECTION FENCING DETAIL (3-38-2)

NOT TO SCALE

*REFERENCE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) FOR DETAILS REGARDING INDIVIDUAL CONTROL MEASURES.

Attachment F

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA
IN RE: PETITION FOR REZONING (City Application No. ZM20-00001)
STATEMENT OF FINAL PROFFER CONDITIONS
For the Flint Hill PUD
Dated as of June 26, 2020

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF CHARLOTTESVILLE:

The undersigned limited liability company is the owner of land subject to the above-referenced rezoning petition ("Subject Property"). The Owner/Applicant seeks to amend the current zoning of the property subject to certain voluntary development conditions set forth below. In connection with this rezoning application, the Owner/Applicant seeks approval of a PUD as set forth within a PUD Development Plan, pages 1 through 8, dated May 1, 2020.

The use and development of the Subject Property shall be subject to the following development conditions voluntarily proffered by the Landowner, which conditions shall apply in addition to the regulations otherwise provided within the City's zoning ordinance:

1. There shall be a maximum of 60 residential units within the area of the Subject Property.
2. Affordable Dwelling Units:
 - a. The Landowner shall cause a minimum 15% of the residential units constructed within the area of the Subject Property to be affordable to households having income between 25% and 60% of area median income (as defined in City Code 34-12(c) and 34-12(g)), with such affordability guaranteed for a period of at least thirty (30) years by deed restrictions recorded by the Landowner within the land records of the Charlottesville Circuit Court, which deed restrictions shall include, at a minimum, a first right of refusal for the Landowner to repurchase the property, appreciation-sharing provisions, and forgivable and/or no-interest mortgages from the Landowner or Landowner's designee to a qualified home buyer ("Affordable Dwelling Units, or "ADUs").
 - b. During home construction within the Project, the ADUs shall be provided incrementally such that at least 1 ADU shall be under construction prior to the issuance of every 10th Certificate of Occupancy. At the Landowner's option, if the Landowner conveys to Greater Charlottesville Habitat for Humanity ("Habitat"), by recorded deed, any lot(s) within the Subject Property, then:
 - i. the conveyed lot(s) shall be deemed ADUs that are "under construction" as of the date of recordation of the deed of conveyance from Landowner to Habitat containing the deed restrictions referenced in paragraph 2.a., above; and
 - ii. the deed restrictions shall include a covenant requiring that, if any of the initial homeowners of the ADUs sell or otherwise transfer ownership of the ADU to a person other than Habitat or a qualifying heir, within the first thirty (30) years following issuance of a certificate of occupancy for the unit sold or transferred, then Habitat will use any appreciation-sharing proceeds from the sale or transfer of that ADU for construction of a replacement affordable dwelling unit within the City of Charlottesville and shall document such use of the appreciation-sharing proceeds, and shall make such documentation available to the City's zoning administrator upon request.

WHEREFORE, the undersigned Owner(s) stipulate and agree that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated, and requests that the Subject Property be rezoned as requested, in accordance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this 26th day of June, 2020.

Owner:
Belmont Station, LLC

Owner's Address:
142 South Pantops Drive
Charlottesville, VA 22911

By: 
Charles Armstrong, Member