

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	March 21, 2022
Action Required:	(1) Ordinance (Rezoning and Critical Slope Waiver) (1st of 2 readings) (2) Ordinance (Infrastructure Funding) (1st of 2 readings)
Presenter:	Michael C. Rogers, City Manager (Sidewalk Project) Matt Alfele, AICP, City Planner (Rezoning/CS Waiver)
Staff Contacts:	Sam Sanders, Deputy City Manager; James Freas, NDS Director; Krisy Hammill, Sr. Budget and Mgmt. Analyst; Lisa Robertson, City Attorney
Title:	Stribling Avenue Planned Unit Development (Rezoning and Related Matters)

Belmont Station, LLC (by Charlie Armstrong) has submitted an application seeking a rezoning of approximately twelve (12) acres of land, identified within City tax records as Tax Map and Parcel 18A025000 (“Subject Property”). The purpose of the rezoning is to subdivide and develop a 170-unit Planned Unit Development, in twenty (20) construction phases. The Subject Property has some frontage on Stribling Avenue, as shown following below:



The Planning Commission reviewed the rezoning application that is now before City Council and it recommended that City Council approve the rezoning only if a sidewalk for pedestrians will be constructed along Stribling Avenue. (The planning commission also expressed concern about tree removal associated with the development; however, a significant amount of tree removal will also be associated with any sidewalk project).

City Manager Office Recommendations

For the reasons set forth within this Agenda Memo, the City Manager's Office recommends that Council take the following action(s):

- (1) Approve the Rezoning, and
- (2) Decline the Infrastructure Funding Agreement for a Stribling Sidewalk Project, BUT proceed with a Capital Improvements Project for a Stribling Sidewalk, using revenues reallocated from projects recently removed from the CIP.

City Manager Recommendation (1): City Council should approve the rezoning and critical slope waiver, consistent with the Planning Commission's recommendation

The NDS Staff Report for the rezoning is Attachment 3 to this Agenda Memo (including the Final Proffer Statement and the proposed PUD Development Plan).

City Manager Recommendation (2): City Council should decline the proposed Infrastructure Funding Agreement, BUT Council should proceed with establishing a capital project ("Stribling Sidewalk Project", funded by Capital Fund revenues recently made available as a result of abandoned projects.

- a. The Stribling Sidewalk Project is advisable, to enhance pedestrian safety

The City should upgrade this existing public street, and add sidewalk improvements to Stribling Avenue. Existing conditions are already challenging for pedestrians/ residents along this existing City street. Topography and natural systems are dramatic: Moore's Creek and its tributaries interlace with a rolling topography. This existing topography may explain why no sidewalk construction was included when Stribling Avenue was originally improved. Further, there exists a floodplain where Stribling Road travels up to Fontaine Avenue; drainage challenges may further explain the lack of sidewalk improvements along this existing public street.

- b. The Funding Agreement is not in the City's best fiscal interests.

A copy of the voluntary Funding Agreement is attached to this Agenda Memo. The Funding Agreement proposes an advance of \$2.9 million by Belmont Station LLC to the City for Stribling sidewalk construction, repayable in future years (with interest) from the new real estate tax revenues generated by the PUD development. It has been estimated that the cost of establishing sidewalk along Stribling Avenue would be at least \$2.9 million. This ballpark estimate is based upon information shared by Belmont Station, LLC, and the City Engineer's familiarity with this general area. Future repayments by the City would be classified as "debt service". The City Manager does not recommend approval of the Funding Agreement, because:

1. ***The City would be double-committing the new real estate tax revenues to be received from the development.*** The premise of this arrangement is that the tax revenues realized by the City from the new construction, sale and occupancy of each new housing unit can be used to cover the debt service. One hundred percent (100%) of new real estate revenues received by the City would be earmarked for repayment of the debt to Belmont Station, LLC during the repayment period (which can be up to a total of 15 years). The discussions of this

proposed Funding Agreement assume that the real estate tax revenues realized from the development will exceed the City's costs of school and governmental services required by the new units.

To date, discussion of the proposed Funding Agreement has not taken into account the City's longstanding practice of committing the first forty percent (40%) of all new real estate tax revenues every year for the School's operational budget. If City Council approves this Funding Agreement, then for each year that a repayment is owed to Belmont Station LLC (a period of up to 15 years), the City would need to come up with additional revenues if it desires to continue the school funding formula. Furthermore, the incremental costs of various government services associated with new units in the development also would not be covered by the newly-generated real estate tax revenues during the repayment period. Those services, and any cost overruns for the Sidewalk Project itself, would need to be covered by general fund revenues other than the new real estate taxes generated by the PUD development. Staff strongly recommends that the City is much better off, in the long run, finding money in the current CIP and reprogramming it for a sidewalk project to be added to the City's FY2024-2029 CIP (as a funded project).¹

Example (see Exhibit C of the Funding Agreement). Assume that the first building permit is issued in 2026. In Tax Year 2027, if one (1) unit has been constructed and assessed at \$275,000, and the other 169 lots are assessed at \$65,000 each, Belmont Station estimates that the City would realize new real estate tax revenue in the amount of \$97,074. The City would be required to pay Belmont Station, LLC a payment of \$97,074, beginning in in September 2027 (100% of the new real estate revenues). *However*, for many years the City Council has also promised the City Schools that they will receive 40% of all new real estate tax revenues every year (40% x \$97,074 = \$38,830); therefore, for the fiscal year ending June 30, 2028, the City will need to *add* other revenues if it wishes to cover the funding formula for the Schools and other services referenced in Paragraph 1, above.

2. **The timing for completion of the City's contractual obligation to construct the sidewalk is unclear.** The proposed funding agreement states that the City will be expected to "coordinate construction of the Sidewalk Improvements with the infrastructure construction schedule for the PUD Project". The agreement does not incorporate a specific infrastructure construction schedule for the PUD, and does not tie completion of the Sidewalk Project to the completion of construction of any particular number or percentage of new home construction. The timing of the City's obligation to complete the proposed sidewalk construction, relative to the 20 stages of development proposed for the PUD, is unclear. It is difficult for Staff to identify at this time the specific dollar amounts due to be repaid to Belmont Station, LLC in any given year over the 15-year repayment period.

3. **The number of debt service payments, and the amount of specific payments, cannot be determined with enough specificity at this time.** The City's repayment obligation would begin on September 30 of the first Tax Year following the date of the City's issuance of the first building permit for a residential dwelling within the PUD Project. Thereafter, the City's Fiscal

¹ Even if the proposed Funding Agreement is approved by City Council, the Stribling Sidewalk Project needs to be added to the City's "funded projects" list for the CIP. A Capital Improvements Plan must include "estimates of cost of the facilities and life cycle costs", as well as the "means of financing", of each capital project to be undertaken in the ensuing fiscal year and the next four years after that. Va. Code §15.2-2239. Life-cycle costs of a sidewalk in this area have not yet been estimated, but the means of financing is known: (i.e., either (i) reprogramming of revenues from abandoned CIP projects, such as West Main Street), or (ii) funds advanced via the Funding Agreement offered by Belmont Station, LLC, or

Year Budget for each year in which repayments are due would need to include debt service repayments due to the developer in each year.

Alignment with Council Vision Areas and Strategic Plan:

The proposed PUD itself, as represented within the Application Materials and Proffered Development Conditions, is consistent with the City’s vision to provide housing that includes a mixture of incomes and housing types.

Community Engagement: community engagement has occurred via the public hearing process on the rezoning application.

Attachments (3):

- ACTION ITEM 1: Proposed Ordinance Approving the Stribling Planned Unit Rezoning

*Suggested motion: “ I move the Ordinance **amending and re-enacting the Zoning Map for the City of Charlottesville, Virginia, to reclassify property from R-1S and R-2 to Planned Unit Development for the “240 Stribling PUD”, and granting a critical slope waiver for the 240 Stribling PUD***

- ACTION ITEM 2: Proposed Ordinance for an Infrastructure Funding Agreement

Suggested motions:

Deny: *“I move to decline the Infrastructure Funding Agreement with Belmont Station, LLC, upon the condition that a Stribling Sidewalk Project shall be added to the City’s CIP for FY2024 through FY2029, to be funded by money currently available within the Capital Projects Fund.”*

Approve: *“I move the Ordinance approving a voluntary infrastructure funding agreement in the amount of \$2.9 million, upon terms offered by Belmont Station, LLC for construction of sidewalk along Stribling Avenue”*

- **NDS Staff Report for the Rezoning and Critical Slope Waiver**

ACTION ITEM 1: REZONING ORDINANCE (INCLUDING CRITICAL SLOPE WAIVER)

Recommended motion: "I move the Ordinance....[read the remainder of the ordinance title, following below]"

ORDINANCE

Amending and Re-enacting the Zoning Map for the City of Charlottesville, Virginia, to reclassify property from R-1S and R-2 to Planned Unit Development for the "240 Stribling PUD", and granting a critical slope waiver for the 240 Stribling PUD

WHEREAS, Belmont Station, LLC ("Landowner") submitted rezoning application ZM20-00002 ("Application") seeking a change in the zoning district classification for approximately twelve (12) acres of land identified by City Real Estate Tax Parcel Identification No. 18A025000 ("Subject Property"), from R-1S (Residential Small Lot) and R-2 (Residential Two-Family) to Planned Unit Development ("240 Stribling PUD"), with such rezoning made subject to certain development conditions proffered by the Landowner("Proffers"); and

WHEREAS, the purpose of the rezoning application is to allow a specific development project ("Project") identified within a written PUD Development Plan, dated June 11, 2021, as revised through March 21, 2022, and the Statement of Final Proffer Conditions signed by the Landowner on November 11, 2021 for the "240 Stribling PUD". The PUD Development Plan identifies the general or approximate location of the following housing types to be constructed: 20 rows of townhouses, two multifamily dwelling units, and two single-family attached dwellings. The PUD Development Plan also depicts two central greens, protection of a wooded area between the development and Moore's Creek, a shared use path constructed to City Standard Detail TR-1, a public street connection to Morgan Court, and six (6) private streets intended for rear loading of the townhouses within the development. Structured parking will be provided within the multifamily dwelling units, and sidewalks will be constructed on both sides of all new public streets within the development, and along one side of each private street within the development. The development of the Subject Property will further be subject to the conditions of a critical slope waiver approved by City Council, as requested in Application P20-0079. (Collectively, all of the foregoing materials 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 September 14, 2021, after notice to the public and to adjacent property owners as required by law; and

WHEREAS, on November 9, 2021, following the joint public hearing, the Planning Commission voted to recommend that City Council should approve the proposed rezoning for the Project, subject to certain qualifications; and

WHEREAS, City Council has considered: the details of the specific Project, as represented within the Landowner's various application materials, the Staff Reports relating to the application materials, the 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 and R-2 to 240 Stribling PUD, all of that certain land identified within the City of Charlottesville’s real estate tax records by Real Estate Parcel Identification Number 18A025000, consisting of approximately 12.07 acres (approx. 525,769 square feet), subject to the PUD Development Plan dated June 11, 2021, as revised through 3/21/2022, and also subject to the Proffers dated November 11, 2021, which were tendered by the Landowner in accordance with law and are hereby accepted by this City Council as set out below within this Ordinance.

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. The Owner shall establish affordable housing within the Property, as follows:
 - a. For the purposes of this Proffer, the term “Affordable Dwelling Unit” means a dwelling unit reserved for occupancy by a household that pays no more than thirty percent (30%) of its gross income for housing costs, including utilities, provided that the annual gross income of the household/occupant is sixty percent (60%) or less of the Area Median Income (AMI) for the City of Charlottesville, as said AMI is established annually by the federal Department of Housing and Urban Development (HUD).
 - b. Fifteen percent (15%) of all dwelling units constructed within the area of the Subject Property shall be Affordable Dwelling Units. (“Required Affordable Dwelling Units”) The Required Affordable Dwelling Units shall be identified on a layout plan, by unit, prior to the issuance of any certificate of occupancy for a residential unit within the PUD (“Initial Designation”). The Owner reserves the right, from time to time after the Initial Designation, and subject to approval by the City, to change the unit(s) reserved as Affordable Dwelling Units, and the City’s approval shall not unreasonably be withheld so long as a proposed change does not reduce the number of Required Affordable Dwelling Units and does not result in an Affordability Period shorter than required by these proffers with respect to any of the Required Affordable Dwelling Units.
 - i. Thirty percent (30%) or more of the Required Affordable Dwelling Units shall be reserved for rental to low- and moderate-income households (“Rental Affordable Dwelling Units”) . Each of the Rental Affordable Dwelling Units shall be reserved as such throughout a period of at least ten (10) years from the date on which the unit receives a certificate of occupancy from the City’s building official (“Rental Affordability Period”). All Rental Affordable Dwelling Units shall be administered in accordance with City regulations adopted pursuant to the provisions of City Code 34-12(g) as such regulations are in effect on the date of Owner’s signature, below. For the purposes of this section and section 1.b.ii., below, if City regulations adopted pursuant to the provisions of City Code 34-12(g) are amended by the City after the date of Owner’s signature, below, the Owner may elect in writing to the Zoning Administrator to instead be bound by the amended regulations.
 - ii. Thirty percent (30%) or more of the Required Affordable Dwelling Units shall be reserved for ownership by low- and moderate-income households (“For-Sale Affordable Dwelling Units”), throughout a period of thirty (30) years from the date on which the unit receives a certificate of occupancy from the City’s building official. The For-Sale Affordable Units shall be administered in accordance with City regulations adopted pursuant to the provisions of City

Code 34-12(g), as such regulations are in effect on the date of Owner's signature, below. During construction the For-Sale Affordable Dwelling Units shall be constructed incrementally, such that at least five (5) Affordable Dwelling Units shall be either completed or under construction pursuant to a City-issued building permit, prior to the issuance of every 30th building permit for non-affordable for-sale dwelling units.

- c. The land use obligations referenced in 1.b.i, 1.b.ii, and 1.b.iii shall be set forth within one or more written declarations of covenants recorded within the land records of the Charlottesville Circuit Court, in a form approved by the Office of the City Attorney, so that the Owner's successors in right, title and interest to the Property shall have notice of the obligations. In the event of re-sale of any of the Required Affordable Rental Units that reduces the number of Required Affordable Dwelling Units below the thresholds set forth in this proffer, the declaration of covenants shall provide a mechanism to ensure that an equivalent Affordable Dwelling Unit is created within the City of Charlottesville, either on or off of the Subject Property, that satisfies the requirements contained herein for the remainder of the Affordability Period.

Critical Slope Waiver

BE IT FURTHER ORDAINED by the Council of the City of Charlottesville, THAT a waiver of the critical slopes requirements for the Subject Property, to allow for construction of the specific 240 Stribling PUD Project that is the subject of this Ordinance, is hereby granted subject to the following conditions (each, a "CS Waiver" condition):

CS Waiver condition #1: site Plans (VESCP Plans) shall include, at a minimum, 4 stages/phases of erosion and sediment control measures: the first shall be "Initial/Preliminary Controls" and outfall construction, and the second shall include the establishment of sediment traps and conveyances. The sequence shall dictate that no disturbance of the slopes can occur, other than to facilitate trap/conveyance construction, until after the establishment of the trap, conveyances and permanent outfall (until Stage/Phase III)

CS Waiver condition #2: "Super Silt Fence" (chain linked backing) shall be installed where perimeter silt fence is specified.

CS Waiver condition #3: Any disturbance occurring outside of conveyances to the trap, in either sequence or space, planned or unforeseen, shall be immediately stabilized with sod (for pervious areas, utilities should have other "same day stabilization).

CS Waiver condition #4: The proposed trail shall be a non-erodible surface (asphalt/concrete or similar) and provisions shall be made in the stormwater management plan to ensure runoff from the trail is conveyed in a non-erosive manner, and concentrated flows shall not be discharged above slopes, or flow along the toe of slopes, on or offsite the property.

CS Waiver condition #5: Trees removed from areas of critical slope(s) shall be replaced within those areas, at a three-to-one ratio ("Habitat Replacement Trees"). The Habitat Replacement Trees shall be locally native tree species appropriate for the site conditions. The specific number and species of Habitat Replacement Trees will be determined by the applicant and the City based on available space and site conditions, and the size, location and species of all Habitat Replacement Trees shall be specified within the landscaping plan required by Sections §§34-861 et seq. of the Charlottesville City Code, as amended.

CS Waiver condition #6: No tree(s) planted in any area(s) that contain buildings, parking lots, sidewalks, or other built improvements shall be counted as any Habitat Replacement Tree(s).

ACTION ITEM 2: ORDINANCE FOR INFRASTRUCTURE FUNDING AGREEMENT

Suggested motion for denial: “I move to decline the Infrastructure Funding Agreement with Belmont Station, LLC, upon the condition that a Stribling Sidewalk Project shall be added to the City’s CIP for FY2024 through FY2029, to be funded by money currently available within the Capital Projects Fund.”

Suggested Motion for an approval: “I move the ORDINANCE...[read the remainder of the title of the ordinance, below]

ORDINANCE

APPROVING A VOLUNTARY INFRASTRUCTURE FUNDING AGREEMENT IN THE AMOUNT OF \$2.9 MILLION UPON TERMS OFFERED BY BELMONT STATION, LLC FOR CONSTRUCTION OF SIDEWALK ALONG STRIBLING AVENUE

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia, that the following voluntary funding agreement offered to the City by Belmont Station, LLC, is hereby approved for a capital project to be undertaken by the City to construct public sidewalks on Stribling Avenue, and the Mayor is authorized to execute said agreement on behalf of the City:

THIS AGREEMENT is made this ___ day of _____, 2022, by and among the **City of Charlottesville, Virginia (the “City”)**, a municipal corporation and political subdivision of the Commonwealth of Virginia, and, **Belmont Station, LLC, a Virginia limited liability company (the “Developer”)**.

Recitals

R-1. The Developer’s purpose and intent is to invest a significant amount of money into real estate and improvements, described as: All that certain tract or parcel of land situated in the City of Charlottesville, Virginia (the “City”) on the south side of Stribling Avenue, containing 11.053 acres, more or less, according to the City land records, and currently shown as City Tax Map Parcel 18A025000, and as further **(the “Investment”)** described and depicted on **Exhibit A** hereto **(the “Property”)**, where Developer intends to design and develop a Planned Unit Development containing approximately 170 newly-constructed residential dwellings (the “PUD Project”), which will promote the safety, health, welfare, convenience or prosperity of the inhabitants of the City by promoting appropriate housing density and affordability within an area of the City, enhance the tax base in the City, create more housing opportunities, and promote other economic development in the City. The Developer’s Investment and the amounts and other requirements included in such Investment are set forth in part as **Exhibit B**.

R-2. The City has a documented need for pedestrian sidewalk improvements and related stormwater and utility infrastructure along Stribling Avenue in the City of Charlottesville, as noted in the City’s “Complete Sidewalks Projects List”, page 209 of the *Charlottesville Bicycle & Pedestrian Master Plan Update 2015*, as well as in the “Proposed Fiscal Year (YR) 2022 Capital Improvement Program (CIP) Revenue and Expenditure Description Summary”, page 8, and, the “Capital Improvement Program Final Request Form, 5-Year Program Span: Fiscal Year 20-24, Project Title: Stribling Sidewalk + Drainage Improvements” (“Sidewalk Improvements”). The Sidewalk Improvements will be made on both sides of Stribling Avenue from the intersection with JPA and ending in proximity to the City limits.

R-3. The Sidewalk Improvements are separate from the Developer's Property; however, Developer acknowledges and agrees that, although a need for the Sidewalk Improvements already exists, the PUD Development will increase use of Stribling Avenue by both vehicular and pedestrian traffic, and the Developer desires to make a financial contribution that will facilitate the City's commencement of the Sidewalk Improvements on an expedited basis.

R-4. The Developer has offered to enter into a funding agreement with the City, to provide certain monies to the City through cash escrow or letter of credit, which may be utilized by the City under the terms and conditions set forth within this Agreement to construct the Sidewalk Improvements.

WHEREAS, the Developer and the City desire to set forth their understanding and agreement as to these matters in this Agreement.

NOW, THEREFORE, for and in consideration of the premises, the mutual benefits, promises and undertakings of the parties to this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby covenant and agree as follows:

1. The recitals are incorporated as part of this Agreement.
2. The Developer:
 - a. Shall make and maintain the Investment described on Exhibits A and B;
 - b. Shall have **\$2,900,000 in Cash Escrow**, or Letter of Credit ("Funding") in place and available to the City: (i) prior to the date on which the City issues a land disturbing permit for the PUD Project, or (ii) by December 31, 2026, whichever first occurs. The Funding shall be made available for the City to draw upon to pay for the Sidewalk Improvements. In the event that the City's final budget for the Sidewalk Improvements, based on bid(s) received, is less than \$2,900,000 then the Funding under this Agreement shall be amended and reduced to the actual budgeted amount based on the accepted bid(s);
 - c. At the request of the City, the Developer shall request that its contractor for the PUD provide a bid to the City for the construction of the Sidewalk Improvements, to assist the City's efforts to achieve any efficiencies that may be possible if the Sidewalk Improvement can be worked on contemporaneously with the contractor's construction of sidewalks within the PUD Project. The Developer shall give the City at least 60 days advance written notice of the date on which the Developer's contractor will commence construction streets and sidewalks within the PUD Project;
 - d. Shall provide the City with the engineering and surveying work that the Developer has caused to be completed to date, and the City agrees to reimburse the Developer for the cost of that work;
 - e. Shall make its commercially reasonable efforts to obtain approvals of the Final Site Plan for the PUD from the City, and commence land disturbing activities, no later than **December 31, 2026 ("Commencement Date")**, which may be extended due to force majeure or other administrative reasons approved by the City;

f. Shall make its commercially reasonable efforts to complete construction and equipping of the PUD Project, in accordance with the Site Plan for the PUD approved by the City, no later than **December 31, 2036 (“Completion Date”)**, which may be extended due to force majeure or other administrative reasons approved by the City.

g. Shall comply with all applicable federal, state and local laws and secure all plans, approvals, bonds and permits as may be necessary or appropriate for the construction and completion of the PUD Project and the occupancy thereof.

3. **The City:**

a. Shall be responsible for its own final plans to be used for the City’s construction of the Sidewalk Improvements, and complete right-of-way acquisition, on or before the Commencement Date;

b. Shall use its best efforts to coordinate construction of the Sidewalk Improvements with the infrastructure construction schedule for the PUD Project, if that is possible with the same contractor(s) and if it will achieve any economies;

c. Shall prepare periodic drawdown requests from the Funding to pay for Sidewalk Improvements pursuant to the City’s contract with the contractor(s) for the Sidewalk Improvements. The City, or other designee, and the Developer shall complete all paperwork necessary to complete draw requests.

4. The City, subject to the availability of public funds and the annual appropriation of such funds by the Council, and subject further to the Developer’s fulfillment of all of its obligations under this Agreement, shall reimburse the Funding to the Developer, as described herein. Reimbursement of the Funding shall be paid in annual installments, beginning on September 30 of the first Tax Year following the date of the City’s issuance of the first building permit for a residential dwelling within the PUD Project (“Initial Reimbursement Installment”) and continuing annually thereafter, on or before September 30th of each successive Tax Year, but ending on the later of: December 31, 2036, or 15 years after the issuance of the first building permit, in either case regardless of whether the Funding has been full reimbursed to Developer.

a. Each annual reimbursement payment shall be equal to (and shall not exceed) one hundred percent (100%) of the total of the annual real property taxes actually received by the City attributable to the incremental increase in the assessed value of the Property (“**Incremental Increased Value**”) over the value of the Property on the City’s Land Book for Tax Year 2021 (\$1,041,700) (**the “Base Value”**). An example of the calculation of the annual Funding reimbursement payment required by Paragraph 4, above, is attached as **Exhibit C** to this Agreement.

b. For the purpose of this Agreement, **(i)** the Incremental Increased Value shall be the assessed value of the Property, inclusive of all lots resulting from any subdivision(s) thereof, as set forth within the City’s Land Book for each Tax Year subsequent to 2021, without regard to the ownership of the Property, **and (ii)** the Land Book is the official record of real estate assessments for a given Tax Year, as referenced in City Code Section 30-66.

c. Notwithstanding the foregoing, no reimbursement payment shall be due or owing by the City to the Developer within any Tax Year in which the value of the Property on the City's Land Book does not exceed the Base Value.

d. To the extent that the assessed value of the Property is decreased for any reason during the term of this Agreement, the amount of Funding shall be reduced by the tax decrease based on the decrease in Incremental Increased Value.

5. The City shall pay interest to the Developer on the Funding utilized by it to pay for construction of the Sidewalk Improvements, at an adjustable rate equal to 1.5% or the "true" interest cost (as defined by City Council resolution titled "\$18,000,000 Million [sic] Bond Issue" dated May 3, 2021) of Charlottesville's most recent General Obligation Bond issuance, whichever is higher. Interest shall begin on the Commencement Date and continue until the earlier of: (i) the entire amount of interest and Funding utilized by the City for the Sidewalk Improvements has been reimbursed to the Developer, or (ii) the latest date established in Paragraph 4, being December 31, 2036 or 15 years after the issuance of the first building permit.

6. Developer acknowledges and understands that the City is not empowered under Virginia law to make any binding contractual obligation committing payment of City funds beyond the current fiscal year of the City. However, so long as public funding is available to support the City's performance of this Agreement in subsequent fiscal years, it is the current intention of the Charlottesville City Council to make sufficient annual appropriations to fund the reimbursement obligations of the City hereunder. To that end, the Council has directed the City Manager or other officer charged with the responsibility of preparing the City's budget to include in the City Manager's proposed budget for each fiscal year subsequent to the date of this Agreement a request that the Council appropriate the amounts due under this Agreement during such fiscal year. If at any time the City or the Developer determines that the amount appropriated in any fiscal year budget is insufficient to support the City's performance under this Agreement, then, if sufficient public funding is available, then the City Manager shall submit to the Council at the next scheduled meeting of the Council or as promptly as practicable, a request for a supplemental appropriation sufficient to cover the deficit.

7. This Agreement shall not create any joint venture, any agency, or any employer-employee relationship between the parties hereto.

8. The City reserves the right to approve in advance any assignment of this Agreement by the Developer to any individual or entity while any of the Developer's obligations under this Agreement are outstanding. The ownership interests of such entity must be disclosed to the City. The consent to any such assignment shall not be unreasonably withheld. After the completion of the Developer's obligations under Section 2 of this Agreement, the repayment of the Funding obligations may be sold, assigned, or transferred by the Developer, with the approval of all parties, which consent shall not be unreasonably withheld. All parties to any assignment, sale or transfer under this Section 8. shall be bound by all the terms and conditions of this Agreement.

9. The City may terminate this Agreement at any time if funds have not been drawn from the Developer's Cash Escrow or Letter of Credit. The City may terminate this Agreement after funds have drawn, by repaying all outstanding Funding amounts plus applicable interest. There is no prepayment penalty if the City chooses to repay Funding in full sooner than otherwise called for under the Agreement. The City will provide written notice to the Developer of its decision to terminate the Agreement pursuant to this section, or if repayment funds sent from the

City to the Developer are intended as the prepayment in full of all outstanding amounts, along with the corresponding notice of Agreement termination.

10. This Agreement shall not be interpreted to establish any pledge, security interest, lien, or other encumbrance on property of the City or the Developer.

11. This Agreement shall be governed in all aspects by the laws of the Commonwealth of Virginia, without reference to conflict of laws provisions. In the event of litigation, jurisdiction and exclusive venue shall be in the Circuit Court of the City of Charlottesville, Virginia, and all legal actions involving this Agreement shall be brought only in such court. Each of the parties to this Agreement have standing to enforce the terms, conditions and obligations set forth herein.

12. This Agreement sets forth the entire agreement between the parties hereto. There are no promises, agreements, conditions, or understandings between the parties respecting the subject matter hereof, other than those expressly set forth herein, and the provisions of this Agreement supersede all prior and contemporaneous negotiations, conversations, discussions, correspondence, memoranda, and agreements between the parties concerning the subject matter of this Agreement.

13. This Agreement may be modified by mutual agreement of the parties. The City Manager is designated as the City's agent to approve and execute amendments to this Agreement involving procedural or administrative matters. By way of example and not limitation, such procedural or administrative changes can include: date changes relating to any force majeure, changes in the scope of work necessary for the Sidewalk Improvements, or, approvals required by Section 8 of this Agreement.

14. Notices and communications relating to this Agreement shall be given in writing, and shall be deemed to be received by a party hereto (i) five (5) business days after being mailed by U.S. mail, first class, postage prepaid, return receipt requested, or (ii) one (1) business day after being placed for next day delivery with a nationally recognized overnight courier service, or (iii) upon being delivered by hand to a party, addressed as follows:

if to the City, to:

The City of Charlottesville, Virginia
Attention: City Manager
605 East Main Street, City Hall, Second Floor (P.O. Box 911)
Charlottesville, VA 22092

if to the Developer, to:

Belmont Station, LLC
142 South Pantops Drive
Charlottesville, VA 22911
ATTN: Frank T. Ballif, Manager

with a copy to:

Lois A. Haverstrom, General Counsel
142 South Pantops Drive
Charlottesville, VA 22911

15. This Agreement may be executed, via facsimile or email and, in one or more counterparts, each of which shall be an original, and all of which together shall be one and the same instrument. This Agreement shall be binding upon and inure to the benefit of the parties hereto. If any provision of this Agreement is determined to be unenforceable, then the remaining provisions of this Agreement shall be interpreted as in effect as if such unenforceable provisions were not included therein. Each of the parties to this Agreement represents that it is fully authorized to enter into this Agreement, and that it will be bound by this Agreement in accordance with its terms.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the date first written above.

CITY OF CHARLOTTESVILLE, VIRGINIA

By: _____

Title: _____

Date of Execution: _____

DEVELOPER

BELMONT STATION, LLC on its behalf and as Manager of Belmont Station LLC

By: _____
Frank T. Ballif, as Manager

Date of Execution: _____

EXHIBIT A TO VOLUNTARY INFRASTRUCTURE FUNDING AGREEMENT

(Description of Property)

All that certain tract or parcel of land situated in the City of Charlottesville, Virginia (the “City”) on the south side of Stribling Avenue, containing 11.053 acres, more or less, according to the City land records, and currently shown as City Tax Map Parcel 18A025000, and as further described within the Proposed Planned Unit Development (the “Investment”) described and depicted on Exhibit A below (the “Property”)

Property to be developed into a 170+/- Unit PUD



EXHIBIT B TO VOLUNTARY INFRASTRUCTURE FUNDING AGREEMENT

Investment

This Agreement only relates to the \$2,000,000 Cash Escrow or Letter of Credit posted by the Developer in favor of the City, and the reimbursement of amount(s) drawn by the City from of that Cash Escrow or Letter of Credit. Developer plans to construct 170+/- residential dwelling units within the PUD Project, with an estimated completed value after home construction averaging \$275,000, more or less.

EXHIBIT C VOLUNTARY INFRASTRUCTURE FUNDING AGREEMENT

**Funding Calculation of Incremental Increased Value
(Examples based on Estimated Assumptions below)**

Sample Calculations are for Illustration Purposes Only: The Dates, Assessed Values, and Real Estate Tax Rates are not actual and are for Illustration Purposes Only. Calculations assume that the City has drawn funds that are to be repaid by real estate taxes received by the City and generated directly from the Developer's PUD after the issuance of the first Building Permit.

Example 1 - Issuance of First Building Permit

	1 Unit Averaging \$275,000 upon completion and 169 lots at \$65,000 each	Prior to Project (Based 2021 AV)	Estimated Annual Tax Increment Repayment w/ Issuance of First Building Permit
Assessed Value of Real Estate	\$11,260,000	\$1,041,700	
Real Estate Tax Collected	\$106,970	- (\$9,896)*	= \$97,074

Example 2 - Complete Project Build Out

	Estimated After Project Completion 170 Units Averaging \$275,000 upon completion	Prior to Project (Base 2021 AV)	Estimated Annual Tax Increment Repayment at the end of the Project
Assessed Value of Real Estate	\$46,750,000	\$1,041,700	
Real Estate Tax Collected	\$444,125.	- (\$9,896)*	= \$434,229

*Based on real estate tax rate \$0.95 per \$100.

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL REZONING STAFF REPORT**



Agenda Date:	March 21, 2022
Presenter and Staff Contact:	Matt Alfele, AICP, City Planner
Title:	240 Stribling PUD – ZM20-00002 & P20-0079

Summary of The Proposed Planned Unit Development:

Southern Development on behalf of the landowner, Belmont Station, LLC, has submitted an application seeking a rezoning of approximately twelve (12) acres of land, identified within City tax records as Tax Map and Parcel 18A025000 (“Subject Property”). The Subject Property has frontage on Stribling Avenue. The application proposes to change the zoning district classifications of the Subject Property from R-1S (Residential Small Lot) / R-2 (Residential Two-Family) to PUD (Planned Unit Development) subject to certain proffered development conditions (“Proffers”) and development plan. The rezoning would allow a PUD referred to as “240 Stribling PUD” containing no more than one-hundred and seventy (170) residential units divided between single-family attached, townhomes, and multifamily buildings at a density of fifteen (15) dwelling units per acre (DUA), with open space in the amount of 4.76 acres, and the following unique characteristics/amenities per the development plan: approximately two (2) single-family attached style units, approximately sixty-nine (69) townhome style units, three (3) multifamily buildings, central green space, nature trail, four (4) new City standard public roads, pedestrian and vehicular access to Morgan Court, and six (6) new private roads built to City private road standards. The proposed development is intended to be completed in approximately twenty (20) phases. In order for the Landowners to implement the PUD Plan, they will need to disturb areas within Critical Slopes; this application also presents a request for a Critical Slopes Waiver (P20-0079) per City Code Sec. 34-516(c). The Comprehensive Land Use Map for this area calls for Low Density Residential (15 DUA or less). See Attachment A for proffered conditions.

Discussion:

The Planning Commission held a virtual joint Public Hearing with City Council on September 14, 2021 on this matter. The Director of Economic Development (Mr. Chris Engle) gave an update on a proposed draft agreement between the City and the applicant to fund installation of sidewalks along Stribling Avenue. The City’s Engineer (Mr. Jack Dawson) provided insight into issues with calculating funding needed to provide improvements (such as sidewalks) to Stribling Avenue given limited project information. Increased density and the safety of Stribling Avenue were the

main discussion points. The Commission liked the innovation of the design, the affordable units, and the proposed density of the development, but did not believe the development should happen unless Stribling Avenue was improved, and sidewalks provided. The Commission was also concerned with the number of trees along Stribling that would be removed.

Due to the apprehension from Planning Commission as it related to the condition of Stribling Avenue, the applicant requested and was granted a deferral. The applicant made the following adjustments to the development and Planning Commission continued their discussion on November 9, 2021.

Critical Slope Waiver Application P20-0079

No Changes

Rezoning Application ZM20-00002

The applicant made the following two (2) changes to the PUD Development Plan:

Update the setback requirements on page 4:

The original plan stated:

Minimum Building setbacks:

Front: 0'

Side: 0'

Rear: 0'

Adjacent to outside properties: 5'

The new setbacks are:

Front: 0'

Side: 0'

Rear: 0'

Adjacent to outside properties: 5'

Maximum front setback: 10'

(Stribling Ave, Frontage Excluded)

Updates to Phasing and Open Space Requirements on page 5:

No information provided in the original plan

New information on page 5:

A minimum of 1.00 acre of Open Space shall be dedicated in Phase 1. At least 20% total Open Space area shall be provided with each phase thereafter.

During the November 9, 2021 meeting, Planning Commission focused on duration of construction, conditions on the Critical Slopes, and funding of the sidewalk improvements to Stribling Avenue.

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 August 3, 2020 the applicant held a virtual community meeting with the public. The meeting can be viewed at:

<https://protect-us.mimecast.com/s/lZeKCL9YA0tR7ymYCBFkm5?domain=us02web.zoom.us>

The applicant gave an overview of the project as it related to the need for a rezoning. Seventy-two (72) members of the public attended the meeting and voiced the following concerns:

- PUDs is not appropriate and will not give the City what it needs.
- PUDs are only used to pack in more houses without taking into account infrastructure.
- The land should be developed by-right.
- The development should not be connected to Morgan Court. Morgan Court is too narrow and cannot handle the increased traffic.
- Traffic will be a problem.
- Stribling Avenue lacks sidewalks and will not be safe if the development is approved.
- FSNA could support the project only if Stribling Avenue is improved.
- Stribling Avenue will not be able to handle construction trucks for such a large and long-term development.
- The City's infrastructure will not support this development.
- Stribling Avenue lacks lighting.
- Stribling Avenue needs draining improvements.
- Stribling Avenue does not have enough right of way to accommodate all the improvements it needs.
- The development will double the units on Stribling.
- Critical Slopes on the site should not be disturbed.
- Stribling Avenue on the county side is not improved and cannot support the development.
- People that live in this development will have to drive cars and cannot walk to places.
- There is a playground near the proposed connection of Morgan Court to the development and the connection could impact it.
- Stribling Avenue is a shared street with a lot of bicycle, pedestrians, and cars sharing the road. This development would change that.

On September 14, 2021 the Planning Commission held a virtual joint Public Hearing with City Council. eighteen (18) members of the public spoke and expressed the following:

- The proposed development will make conditions for pedestrian and cyclists worse on Stribling Avenue and the intersection of JPA.
- Safety on Stribling Avenue is the biggest issue with the proposed development.
- The City needs more housing and this will provide much needed affordable housing.
- The trees on the site need better protection.
- Stribling Avenue needs to be improved.
- How will the section of Stribling in the county be impacted?
- The proposed development will have negative impacts to Sunset Avenue.

Any emails received by staff regarding this project have been forwarded to Planning Commission and City Council.

Planning Commission Recommendation:

The Planning Commission took the following action:

Rezoning Application (ZM20-00002)

Ms. Russell moved that subject to sidewalk improvements on Stribling Ave. being prioritized appropriately in City Capital Improvement Program (CIP), I move to recommend that City Council should approve ZM20-00002, 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.

Mr. Mitchell seconded the motion

Mr. Lahendro, Yes

Mr. Solla-Yates, Yes

Mr. Stolzenberg, Yes

Mr. Habbab, Yes

Mr. Mitchell, Yes

Ms. Russell, Yes

Ms. Dowell, Yes

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

Critical Slope Waiver (P20-0079)

Ms. Russell moved to recommend approval of the critical slope waiver for Tax Map and Parcel 18A025000, as requested, with conditions as recommended by staff.

Recommended Conditions:

1. Site Plans (VESCP Plans) should include, at a minimum, 4 stages/phases of ESC controls, the first shall be “Initial/Preliminary Controls” and outfall construction, and the second shall include the establishment of sediment traps and conveyances. The sequence shall dictate that no disturbance of the slopes can occur, other than to facilitate trap/conveyance construction, until after the establishment of the trap, conveyances and permanent outfall (until Stage/Phase III).
2. “Super Silt Fence” (chain linked backing) shall be installed where perimeter silt fence is specified.
3. Any disturbance occurring outside of conveyances to the trap, in either sequence or space, planned or unforeseen, shall be immediately stabilized with sod (for pervious areas, utilities should have other “same day stabilization”).

4. The proposed trail shall be a non-erodible surface (asphalt/concrete or similar) and provisions shall be made in the stormwater management plan to ensure runoff from the trail is conveyed in a non-erosive manner, and concentrated flows shall not be discharged above slopes, or flow along the toe of slopes, on or offsite the property.
5. Trees removed from areas of critical slope(s) shall be replaced within those areas, at a three-to-one ratio (“Habitat Replacement Trees”).
6. The Habitat Replacement Trees shall be locally native tree species appropriate for the site conditions.
7. No tree(s) planted in any area(s) that contain buildings, parking lots, sidewalks, or other built improvements shall be counted as any Habitat Replacement Tree(s).
8. The specific number and species of Habitat Replacement Trees will be determined by the applicant and the City based on available space and site conditions, and the size, location and species of all Habitat Replacement Trees shall be specified within the landscaping plan required by Sections §§34-861 et seq. of the Charlottesville City Code, as amended.

Mr. Mitchell seconded the motion

Mr. Lahendro, Yes
Mr. Solla-Yates, Yes
Mr. Stolzenberg, Yes
Mr. Habbab, Yes
Mr. Mitchell, Yes
Ms. Russell, Yes
Ms. Dowell, Yes

The motion passed 7 – 0 to recommend approval of the Critical Slope Waiver application to City Council.

Attachments:

- A. Signed Proffer Statement
- B. PUD Development Plan

Link to the Public Hearing materials.

<https://charlottesvilleva.civicclerk.com/Web/Player.aspx?id=1221&key=-1&mod=-1&mk=-1&nov=0>

September 14, 2021 materials start on page 6.

<https://charlottesvilleva.civicclerk.com/Web/Player.aspx?id=1286&key=-1&mod=-1&mk=-1&nov=0>

November 9, 2021 materials start on page 54.

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA
IN RE: PETITION FOR REZONING (City Application No. ZM20-00002)
STATEMENT OF FINAL PROFFER CONDITIONS
For the 240 Stribling PUD
Dated as of November 11, 2021

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

The undersigned limited liability company is the owner of land (“Owner”) subject to the above-referenced rezoning petition (“Subject Property”). The Owner seeks to amend the current zoning of the Subject Property subject to certain voluntary development conditions set forth below. In connection with this rezoning application, the Owner seeks approval of a PUD as set forth within a Development Plan for a planned unit development to be known as the “240 Stribling Avenue PUD”, said PUD Development Plan being dated April 28, 2020, Revised October 8, 2021, containing 17 pages, total, submitted with the Owner’s Rezoning Application.

The Owner hereby proffers and agrees that if the Subject Property is rezoned as requested, the Subject Property will be developed in general accordance with, and the Owner will abide by, the approved 240 Stribling Avenue PUD Development Plan, and that the Subject Property shall also be subject to the following conditions:

1. The Owner shall establish affordable housing within the Subject Property, as follows:
 - a. For the purposes of this Proffer, the term “Affordable Dwelling Unit” means a dwelling unit reserved for occupancy by a household that pays no more than thirty percent (30%) of its gross income for housing costs, including utilities, provided that the annual gross income of the household/occupant is sixty percent (60%) or less than of the Area Median Income (AMI) for the City of Charlottesville, as said AMI is established annually by the federal Department of Housing and Urban Development (HUD).
 - b. Fifteen percent (15%) of all dwelling units constructed within the area of the Subject Property shall be Affordable Dwelling Units (“Required Affordable Dwelling Units”). The Required Affordable Dwelling Units shall be identified on a layout plan, by unit, prior to the issuance of any certificate of occupancy for a residential unit within the PUD (“Initial Designation”). The Owner reserves the right, from time to time after the Initial Designation, and subject to approval by the City, to change the unit(s) reserved as Affordable Dwelling Units, and the City’s approval shall not unreasonably be withheld so long as a proposed change does not reduce the number of Required Affordable Dwelling Units and does not result in an Affordability Period shorter than required by these proffers with respect to any of the Required Affordable Dwelling Units.
 - i. Thirty percent (30%) or more of the Required Affordable Dwelling Units shall be reserved for rental to low- and moderate-income households (“Rental Affordable Dwelling Units”). Each of the Rental Affordable Dwelling Units shall be reserved as such throughout a period of at least ten (10) years from the date on which the unit receives a certificate of occupancy from the City’s building official (“Rental Affordability Period”). All Rental Affordable Dwelling Units shall be administered in accordance with City regulations adopted pursuant to the provisions of City Code 34-12(g) as such regulations are in effect on the date of Owner’s signature, below. For the purposes of this section and section 1.b.ii. below, if City regulations adopted pursuant to the provisions of City Code 34-12(g) are amended by the City after the date of Owner’s signature, below, the Owner may elect in writing to the Zoning Administrator to instead be bound by the amended regulations.
 - ii. Thirty percent (30%) or more of the Required Affordable Dwelling Units shall be reserved for ownership by low- and moderate-income households (“For-Sale Affordable Dwelling Units”), throughout a period of thirty (30) years from the date on which the unit receives a certificate of occupancy from the City’s building official. The For-Sale Affordable Units shall be administered in accordance with City regulations adopted pursuant to the provisions of City Code 34-12(g), as such regulations are in effect on the date of Owner’s signature, below. During construction the For-Sale Affordable Dwelling Units shall be

constructed incrementally, such that at least 5 Affordable Dwelling Units shall be either completed or under construction pursuant to a City-issued building permit, prior to the issuance of every 30th Building Permit for non-affordable for-sale dwelling units.

- iii. On or before July 1 of each calendar year the then current owner of each Required Affordable Dwelling Unit shall submit an Annual Report to the City, identifying each Required Affordable Dwelling Unit by address and location, and verifying the Household Income of the occupant of each Required Affordable Dwelling Unit.
- c. The land use obligations referenced in 1.b.i, 1.b.ii, and 1.b.iii shall be set forth within one or more written declarations of covenants recorded within the land records of the Charlottesville Circuit Court, in a form approved by the Office of the City Attorney, so that the Owner's successors in right, title and interest to the Subject Property shall have notice of and be bound by the obligations. In the event of re-sale of any of the Required Affordable Dwelling Units that reduces the number of Required Affordable Dwelling Units below the thresholds set forth in this proffer, the declaration of covenants shall provide a mechanism to ensure that an equivalent Affordable Dwelling Unit is created within the City of Charlottesville, either on or off of the Subject Property, that satisfies the requirements contained herein for the remainder of the Affordability Period.

WHEREFORE, the undersigned Owner stipulates 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 11th day of November, 2021.

Applicant:

Belmont Station, LLC

By:


Its Member, Charles Armstrong

Address:

142 South Pantops Drive
Charlottesville, VA 22911

PUD DEVELOPMENT PLAN

240 STRIBLING AVENUE

CITY OF CHARLOTTESVILLE, VIRGINIA

TABLE OF CONTENTS
PUD DEVELOPMENT PLAN (SEC 34-517)

THIS PUD DEVELOPMENT PLAN MEETS THE REQUIREMENTS OF CHARLOTTESVILLE CITY CODE SECTION 34-517 (a). THE BELOW TABLE OF CONTENTS LISTS THE PUD REQUIREMENTS AND REFERENCES WHERE IN THE PUD DEVELOPMENT PLAN THE REQUIREMENTS ARE ILLUSTRATED OR DESCRIBED.

34-517 (1)a 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 (2)a A NARRATIVE STATEMENT OF HOW THE OBJECTIVES DESCRIBED WITHIN SECTION 34-490 ARE MET BY THE PROPOSED PUD.
PAGE 3: NARRATIVE

34-517 (3)a 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;
PAGES 6-7: CONCEPTUAL DEVELOPMENT PLAN

C. LOCATION OF OTHER PROPOSED UTILITIES;
PAGES 6-7: CONCEPTUAL DEVELOPMENT PLAN
PAGES 13-14: CONCEPTUAL DRY UTILITY PLAN

D. LOCATION OF EXISTING AND PROPOSED INGRESS AND EGRESS FROM THE DEVELOPMENT; LOCATION AND SIZE OF EXISTING AND PROPOSED STREETS;
PAGES 6-7: CONCEPTUAL DEVELOPMENT PLAN
PAGES 8-9: PROPOSED ROAD SECTIONS

E. LOCATION OF EXISTING AND PROPOSED PEDESTRIAN AND BICYCLE IMPROVEMENTS, INCLUDING CONNECTIONS TO NEARBY SCHOOLS;
PAGES 6-7: CONCEPTUAL DEVELOPMENT PLAN
PAGES 8-9: PROPOSED ROAD SECTIONS

F. 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 SHEET

G. 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; VEGETATION; EXISTING 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 10: ENVIRONMENTAL FEATURES

34-517(4)a 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

B. PROPOSED DENSITIES OF PROPOSED RESIDENTIAL DEVELOPMENT;
PAGES 15-16: MATRIX OF USE TYPES

C. LOCATION AND ACREAGE OF REQUIRED OPEN SPACE;
PAGE 4: LAND USE PLAN

D. SQUARE FOOTAGE FOR NON-RESIDENTIAL USES;
PAGE 4: LAND USE PLAN. NOTE, THERE ARE NO NON-RESIDENTIAL USES PROPOSED.

E. MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES IN AREA OF PUD.
PAGE 4: LAND USE PLAN

34-517 (5)a 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;
PAGES 11-12: LANDSCAPE PLAN

34-517(6)a A PHASING PLAN IF NEEDED. EACH PHASE SHALL INDIVIDUALLY MEET THE REQUIREMENTS OF THIS SECTION.
PAGE 5: PHASING PLAN

34-517(7)a 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).
ESTIMATED WATER AND SEWER DEMANDS HAVE BEEN PROVIDED TO CITY PUBLIC UTILITIES DEPARTMENT AND ADEQUATE CAPACITY HAS BEEN VERIFIED.

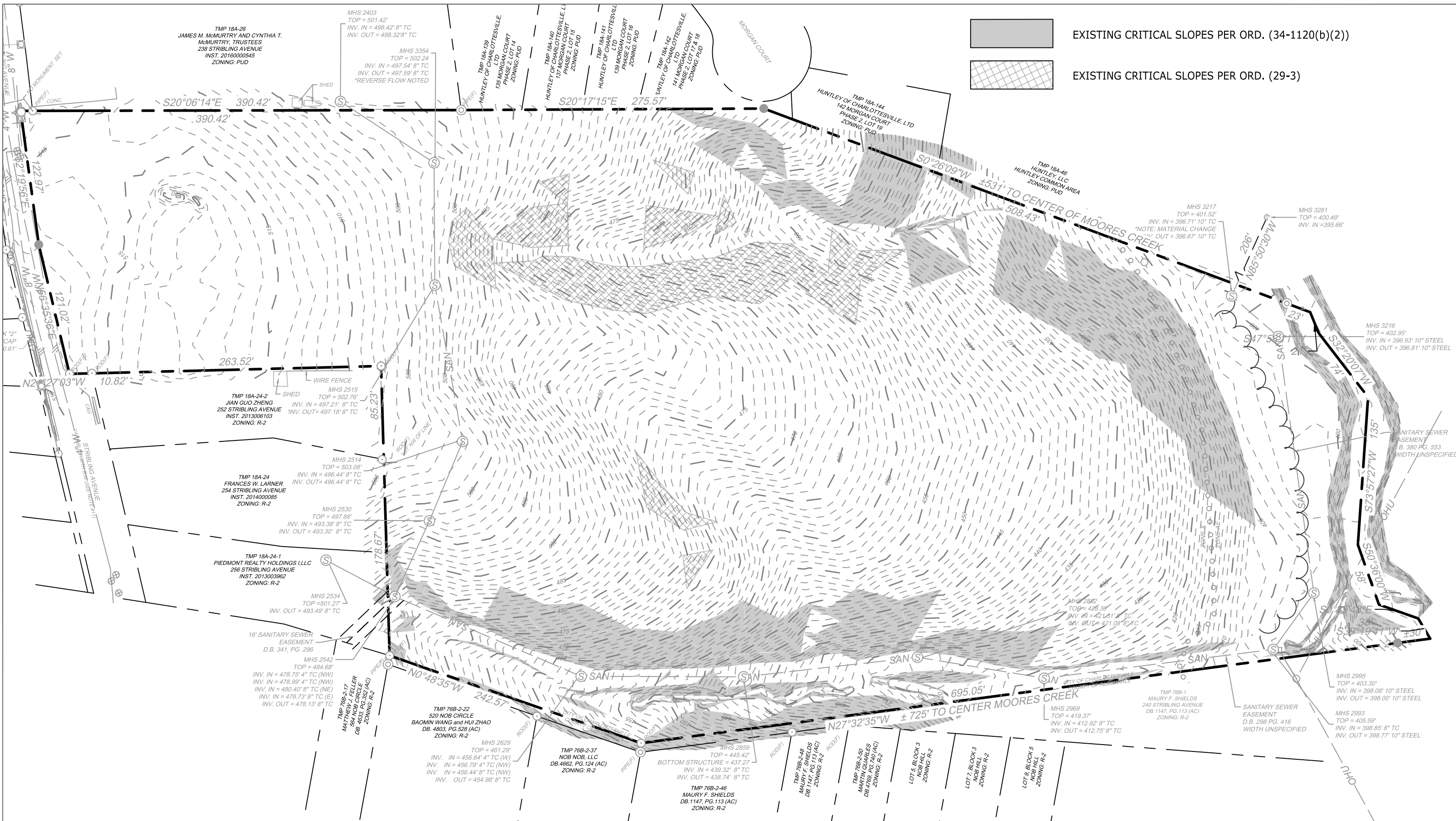
34-517(8)a A STATEMENT FROM THE FIRE MARSHAL VERIFYING WHETHER ADEQUATE FIRE FLOW SERVICE DOES OR DOES NOT EXIST FOR THE PROPOSED LAND USE(S).
THE FIRE FLOW TEST RESULTS HAVE BEEN PROVIDED AND APPROVED BY THE FIRE MARSHAL.

500' RAIDUS FOR ADJACENT PROPERTIES

OWNER	ADDRESS	CITY/STATE	ZIP	PROPERTY ADDRESS
TAPSCOTT TWANNA L	176 BAYLOR LANE	CHARLOTTEVILLE VA	22902	223 STRIBLING AVE A&B
STEGER CHARLES	227 STRIBLING AVE	CHARLOTTEVILLE VA	22905	227 STRIBLING AVE
PAUL GARY A	P O BOX 1396	LOUISA VA	23093	229 STRIBLING AVE
SPRINKLE MATT-FW & KRISTEN WINTERSON	4939 RIC-MOND RD	KFSWCK VA	22947	231 STRIBLING AVE
WELLS FARGO BANK NA EX-PHYLLIS STEGER ES-ATE	1753 PINNACLE DR 4TH F.	MCLEAN VA	22102	233 STRIBLING AVE
CASTEEN BOBBY LEE II & KIM W	5080 BUCK HILXIE ROAD	EARLYSVILLE VA	22936	235 STRIBLING AVE
COWGILL THOMAS & MARGARET SMITH	237 STRIBLING AVENUE	CHARLOTTEVILLE VA	22903	237 STRIBLING AVE
MARSHALL JOHN C	1225 N. UTAH ST	ARLINGTON VA	22201	237 STRIBLING AVE
MARSHALL JOHN C	1225 N. UTAH ST	ARLINGTON VA	22201	239 STRIBLING AVE
GOCHENOL GREGORY A & CAROLYN ANN	2115 VAUGHN SUMMIT	LURAY VA	22835	248 STRIBLING AVE
ANAND MANINDER & MONICA	23 S. TITLE CHURCH STREET	PETERSBURG VA	238034430	220 STRIBLING AVE
GODFREY GREGORY II & SALLY M	2700 MILTON ROAD	CHARLOTTEVILLE VA	22902	222 STRIBLING AVE
SCHILLING ROBERT S & JOAN CARLIN	P O BOX 5471	CHARLOTTEVILLE VA	22905	224 STRIBLING AVE
PIEDMONT REALTY HOLDINGS I LLC	6535 WOODBOURNE LN	CROZET VA	22932	247 STRIBLING AVE
MARSHALL JOHN C	106 ROBERTSON AVE	CHARLOTTEVILLE VA	22903	276 STRIBLING AVE
PIEDMONT REALTY HOLDINGS I LLC	6535 WOODBOURNE LN	CROZET VA	22932	249 STRIBLING AVE
DEMALE MARGARET W TRUSTEE	597 E GHI WOODS LN	CHARLOTTEVILLE VA	22903	228 STRIBLING AVE
PIEDMONT REALTY HOLDINGS I LLC	6535 WOODBOURNE LN	CROZET VA	22932	251 STRIBLING AVE
WACKEY PETER M & LAUREN R	2315 TARLETON DR	CHARLOTTEVILLE VA	22901	230 STRIBLING AVE
PIEDMONT REALTY HOLDINGS I LLC	6535 WOODBOURNE LN	CROZET VA	22932	253 STRIBLING AVE
MUNKACSY WILLIAM A III WILLIAM A JR & KARLA	15 KINGSWOOD RD	PALMYRA VA	22965	255 STRIBLING AVE
THIEME BRIAN P & MICHAEL G	1627 STONEY CREEK DR	CHARLOTTEVILLE VA	22902	234 STRIBLING AVE
RAI S WA TER BROCKE	2865 SOUTHERN HILL DR	NORTH GARFIELD VA	22959	236 STRIBLING AVE
MCCURRY JAMES M & CYNTHIA T TRUSTEES	13620 SOLUCE CLOSE	M DOTHIAN VA	23113	236 STRIBLING AVE
CARYSGROVE PROPERTIES LLC	503 SUMMIT AVENUE	MAPLEWOOD NJ	07040 307	240 STRIBLING AVE
ZHENG JIAN GUO	118 LYONS LN	RUCKERSVILLE VA	22968	252 STRIBLING AVE
LARNER FRANCES W	3077 SLATE MILLS RD	SPERRYVILLE VA	22740	254 STRIBLING AVE
PIEDMONT REALTY HOLDINGS I LLC	6535 WOODBOURNE LN	CROZET VA	22932	256 STRIBLING AVE
RENSHAW ANDREW S	221 HUNTLEY AVE	CHARLOTTEVILLE VA	22905	221 HUNTLEY AVE
VAN HOOK RICHARD & ELIZABETH	223 HUNTLEY AVENUE	CHARLOTTEVILLE VA	22905	223 HUNTLEY AVE
JEFFMAN JOHN I	7515 LEAFY OAKS	EARLYSVILLE VA	22936	275 HUNTLEY AVE
LATHER LEIGH ANN	227 HUNTLEY AVE	CHARLOTTEVILLE VA	22903	227 HUNTLEY AVE
GOODMAN JUSTIN H &	259 HUNTLEY AVENUE	CHARLOTTEVILLE VA	22903	259 HUNTLEY AVE
BARGER CYRUS PHILIP II	291 HUNTLEY AVE	CHARLOTTEVILLE VA	22903	261 HUNTLEY AVE
HEINER KRISTEN C	249 HUNTLEY AVENUE	CHARLOTTEVILLE VA	22903	249 HUNTLEY AVE
WARREN JESSE M & AMY L	620 RAINIER RD	CHARLOTTEVILLE VA	22903	247 HUNTLEY AVE
THOM CHRISTOPHER D	245 HUNTLEY AVE	CHARLOTTEVILLE VA	22905	245 HUNTLEY AVE
MULLER SARAH E G & KEVIN P	251 HUNTLEY AVENUE	CHARLOTTEVILLE VA	22903	251 HUNTLEY AVE
BENDER TIMOTHY N &	353 HUNTLEY AVE	CHARLOTTEVILLE VA	22903	253 HUNTLEY AVE
CITY OF CHARLOTTESVILLE	P O BOX 911	CHARLOTTEVILLE VA	22902	0 SUNSET AVE
JOHNSON JESS A JR & AMBER A	254 HUNTLEY AVE	CHARLOTTEVILLE VA	22903	254 HUNTLEY AVE
CROCKER ROBERT L JR & DIANE M	250 HUNTLEY AVENUE	CHARLOTTEVILLE VA	22903	250 HUNTLEY AVE
CADY NICHOLAS E & TAYLOR K	246 HUNTLEY AVE	CHARLOTTEVILLE VA	22903	246 HUNTLEY AVE
DUNN CATHERINE S & IYLER C	244 HUNTLEY AVE	CHARLOTTEVILLE VA	22903	244 HUNTLEY AVE
GOODRICH KATHERINE A	242 HUNTLEY AVE	CHARLOTTEVILLE VA	22903	242 HUNTLEY AVE
HUNTLEY JLC	960 HUNTERS PL STE 101	CHARLOTTEVILLE VA	22911	237 STRIBLING AVE
SUN WE & LI PING HUANG	118 MORGAN CT	CHARLOTTEVILLE VA	22903	118 MORGAN CT
CONDI JOHN J JR & GINA T	116 MORGAN CT	CHARLOTTEVILLE VA	22903	116 MORGAN CT
MEUSCH JACOB E & YOKO A	118 MORGAN CT	CHARLOTTEVILLE VA	22903	116 MORGAN CT
PARF TIMOTHY J & ARIKAI	705 WINTERBERRY DR	FREDERICKSBURG VA	22425	170 MORGAN CT
SWANFORD MARLYN J	122 MORGAN COURT	CHARLOTTEVILLE VA	22903	122 MORGAN CT
WILLIAMS JOSEPH M & ERICA B	124 MORGAN CT	CHARLOTTEVILLE VA	22903	124 MORGAN CT
HUNTLEY OF CHARLOTTEVILLE LTD	960 HUNTERS PLACE STE 101	CHARLOTTEVILLE VA	22911	126 MORGAN CT
HUNTLEY OF CHARLOTTEVILLE LTD	960 HUNTERS PLACE STE 101	CHARLOTTEVILLE VA	22911	130 MORGAN CT
HUNTLEY OF CHARLOTTEVILLE LTD	960 HUNTERS PLACE STE 101	CHARLOTTEVILLE VA	22911	132 MORGAN CT
HUNTLEY OF CHARLOTTEVILLE LTD	960 HUNTERS PLACE STE 101	CHARLOTTEVILLE VA	22911	134 MORGAN CT
HUNTLEY OF CHARLOTTEVILLE LTD	960 HUNTERS PLACE STE 101	CHARLOTTEVILLE VA	22911	136 MORGAN CT
HUNTLEY OF CHARLOTTEVILLE LTD	960 HUNTERS PLACE STE 101	CHARLOTTEVILLE VA	22911	140 MORGAN CT
HUNTLEY OF CHARLOTTEVILLE LTD	960 HUNTERS PLACE STE 101	CHARLOTTEVILLE VA	22911	138 MORGAN CT
HUNTLEY OF CHARLOTTEVILLE LTD	960 HUNTERS PLACE STE 101	CHARLOTTEVILLE VA	22911	142 MORGAN CT
HUNTLEY OF CHARLOTTEVILLE LTD	960 HUNTERS PLACE STE 101	CHARLOTTEVILLE VA	22911	141 MORGAN CT
HUNTLEY OF CHARLOTTEVILLE LTD	960 HUNTERS PLACE STE 101	CHARLOTTEVILLE VA	22911	139 MORGAN CT
HUNTLEY OF CHARLOTTEVILLE LTD	960 HUNTERS PLACE STE 101	CHARLOTTEVILLE VA	22911	137 MORGAN CT
HUNTLEY OF CHARLOTTEVILLE LTD	960 HUNTERS PLACE STE 101	CHARLOTTEVILLE VA	22911	135 MORGAN CT
HUNTLEY OF CHARLOTTEVILLE LTD	960 HUNTERS PLACE STE 101	CHARLOTTEVILLE VA	22911	133 MORGAN CT
KOH ELYTA II	123 MORGAN CT	CHARLOTTEVILLE VA	22903	123 MORGAN CT
SWANIK JEREMY W & MARY E	121 MORGAN CT	CHARLOTTEVILLE VA	22903	121 MORGAN CT
RAWLINS CONAS M & AMANDA R	238 HUNTLEY AVE	CHARLOTTEVILLE VA	22903	238 HUNTLEY AVE
WATSON PETER W & KRISTEN S	240 HUNTLEY AVE	CHARLOTTEVILLE VA	22903	240 HUNTLEY AVE
ALONSO CAYTON	257 HUNTLEY AVE	CHARLOTTEVILLE VA	22903	257 HUNTLEY AVE
BREUNHAUS ERIC J &	255 HUNTLEY AVENUE	CHARLOTTEVILLE VA	22903	255 HUNTLEY AVE
FRAVEL ROHARD & LESLE ANN	241 HUNTLEY AVE	CHARLOTTEVILLE VA	22903	241 HUNTLEY AVE
SPIELMAN MICHAEL J & AIDEN S GOULD	243 HUNTLEY AVE	CHARLOTTEVILLE VA	22903	243 HUNTLEY AVE
GONCZ-SANCHEZ MIRIAM T	236 HUNTLEY AVE	CHARLOTTEVILLE VA	22903	236 HUNTLEY AVE
KEIDA KEITA	237 HUNTLEY AVE	CHARLOTTEVILLE VA	22903	237 HUNTLEY AVE
ICE JEFFREY R	235 HUNTLEY AVE	CHARLOTTEVILLE VA	22903	235 HUNTLEY AVE
HUNTER ANNE L CYC	9705 C. D. DEPT. TRCP	RICHMOND VA	23236	233 HUNTLEY AVE
EUBANKS WILLIAM A & SANDRA J	231 HUNTLEY AVE	CHARLOTTEVILLE VA	22903	231 HUNTLEY AVE
BAKER RANOLPH M & KAREN A K	229 HUNTLEY AVE	CHARLOTTEVILLE VA	22903	229 HUNTLEY AVE

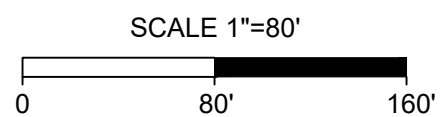
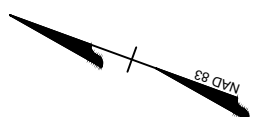
COVER





EXISTING CONDITIONS

PAGE 2 OF 17
 240 STRIBLING AVENUE - APRIL 28, 2020
 REVISED: JUNE 11, 2021



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Objectives (Charlottesville Ordinance Sect. 34-490)

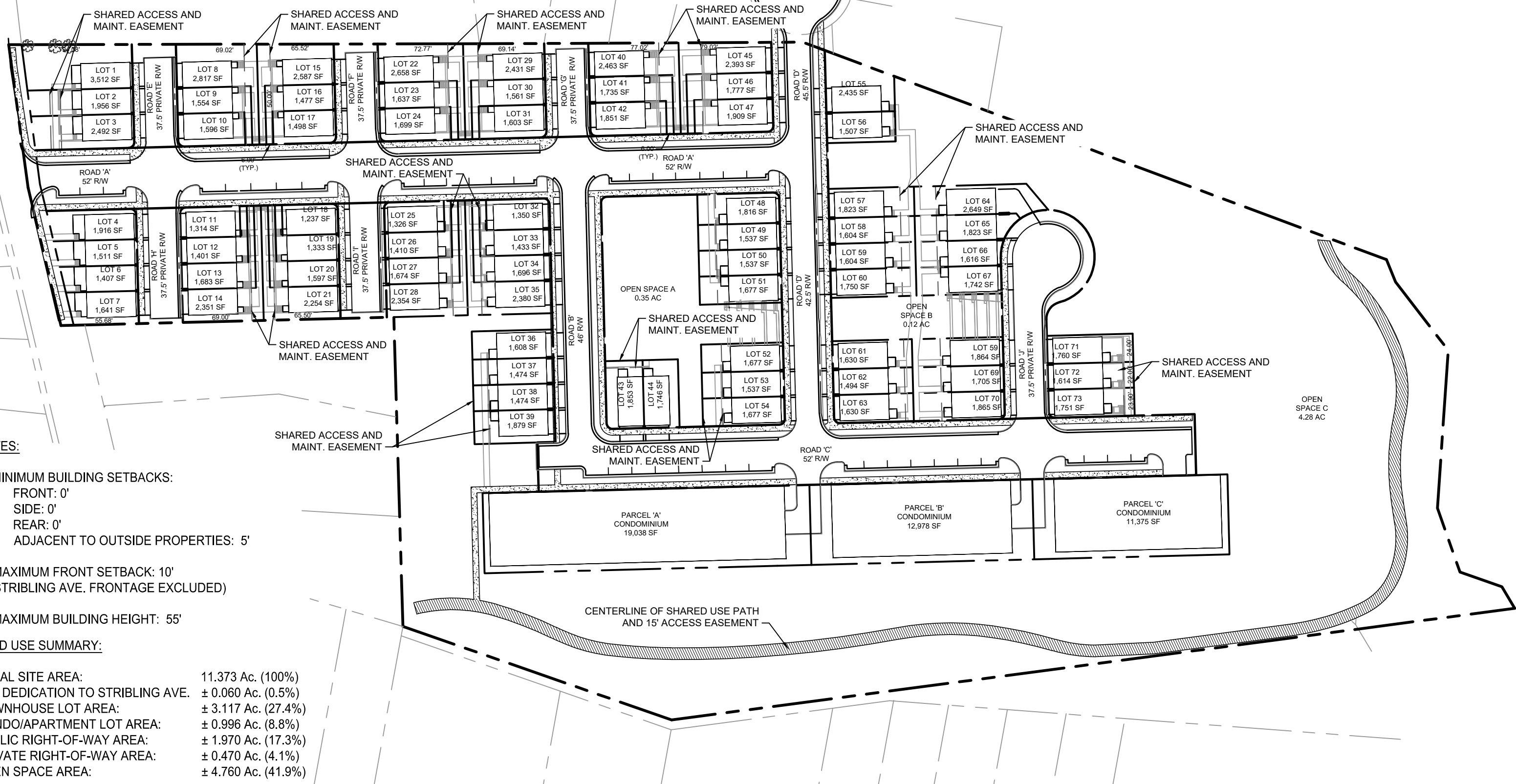
1	<i>To encourage developments of equal or higher quality than otherwise required by the strict application of zoning district regulations than would otherwise govern;</i>	This proposal includes more housing than would be allowed by right. It provides a mix of dwellings-- including affordable units—that encourage a heterogeneous community.
2	<i>To encourage innovative arrangements of buildings and open spaces to provide efficient, attractive, flexible and environmentally sensitive design;</i>	The street layouts and building densities adopt an urban strategy without erasing the site's existing sylvan character. In addition to preserving swaths of wooded land along creeks and ravines, this neighborhood proposes an interconnected band of smaller common spaces. These cascade from roughly the middle of the site down to the floodplain. They provide a recreational corridor that-- except for occasional alley crossings-- is free of traffic. They are terraced and allow a degree of partition: at the bottom green, kids can throw a football; at the green to its north, residents sit and talk; while at the top, families can set up a canopy and have a bar-b-que. Yet even with the separation provided by elevation level and alleyways, the greens are grouped together to enhance views. Shortly after entering the neighborhood on Carrsgrove Drive, a visual corridor opens all the way through the entire property down to the bottom land. The greens insinuate themselves in what would otherwise be a repetitious rank and file of townhomes. They contribute to a rich environment of outdoor space-- creating larger vistas and common ground that expand on the private porches and gardens of the smaller mews spaces.
3	<i>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;</i>	Three housing types are proposed: duplexes, townhouses and apartments/condos.
4	<i>To encourage the clustering of single-family dwellings for more efficient use of land and preservation of open space;</i>	The dwellings assume a compact arrangement. Apartment buildings are arrayed along the west half of the site, where they are not readily seen from Stribling Avenue. Townhomes are situated in areas closest to the existing PUD at Huntley, as well as the existing SFD, duplex and townhomes on Stribling Ave. By and large, the buildings are concentrated in the middle of the site, avoiding and preserving critical slopes, flood plains and stream buffers.
5	<i>To provide for developments designed to function as cohesive, unified projects;</i>	The dense weaving of shared green spaces, pathways and streets encourages connection and visibility among the residents. The abundance of porches and balconies provides subtle, comfortable transitions between private space and public.
6	<i>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;</i>	At the front of the site townhomes 2 ½ to 3 stories tall line Stribling Avenue. They are not out of scale or character with their surroundings. While parallel parking spaces are provided along one side of the main thoroughfares, the bulk of parking is located under buildings, out of view. The townhomes assume a mews arrangement. Typically their front facades face one another across landscaped gardens, while at the rear, alleys provide vehicle access.
7	<i>To ensure preservation of cultural features, scenic assets and natural features such as trees, streams and topography;</i>	Mature hardwood trees, especially along the western slopes and floodplain, remain. The footpath that currently exists along the west and south boundary is retained. While grading will be necessary, the essential lay of the land remains intact. The floodplain is preserved. As much as possible, the boundary vegetation is preserved.
8	<i>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;</i>	The architecture is characterized by certain forms and materials consistent across the development, and familiar within the surrounding neighborhood. Subtle variations of massing, wall openings and colors reduce repetition, inviting heterogeneity while maintaining coherence.
9	<i>To provide for coordinated linkages among internal buildings and uses, and external connections, at a scale appropriate to the development and adjacent neighborhoods;</i>	Sidewalks follow both sides of the main streets within the site. Paths and entries into buildings connect directly to these sidewalks. Canopies, front doors and front porches give clear, visible indications of entry points to all buildings and domiciles.
10	<i>To facilitate access to the development by public transit services or other single-vehicle-alternative services, including, without limitation, public pedestrian systems.</i>	Proposed widening of Stribling Avenue along the north side of the property adjacent to the primary street entry allows better access by public transit vehicles than would be the case without this development. Improvements to Stribling also provide safer conditions for pedestrians, cyclists and wheelchair-users, allowing more space and greater visibility. Sidewalks and planting buffers within the site further enhance safety and ease of movement.

240 STRIBLING AVE

PUD Narrative

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ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE, VA 434-979-7550

NARRATIVE PER 34-517(2)

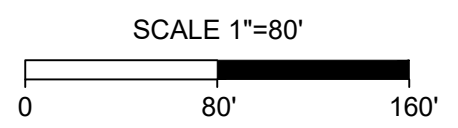
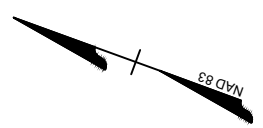


- NOTES:**
1. MINIMUM BUILDING SETBACKS:
FRONT: 0'
SIDE: 0'
REAR: 0'
ADJACENT TO OUTSIDE PROPERTIES: 5'
 2. MAXIMUM FRONT SETBACK: 10'
(STRIBLING AVE. FRONTAGE EXCLUDED)
 3. MAXIMUM BUILDING HEIGHT: 55'

LAND USE SUMMARY:

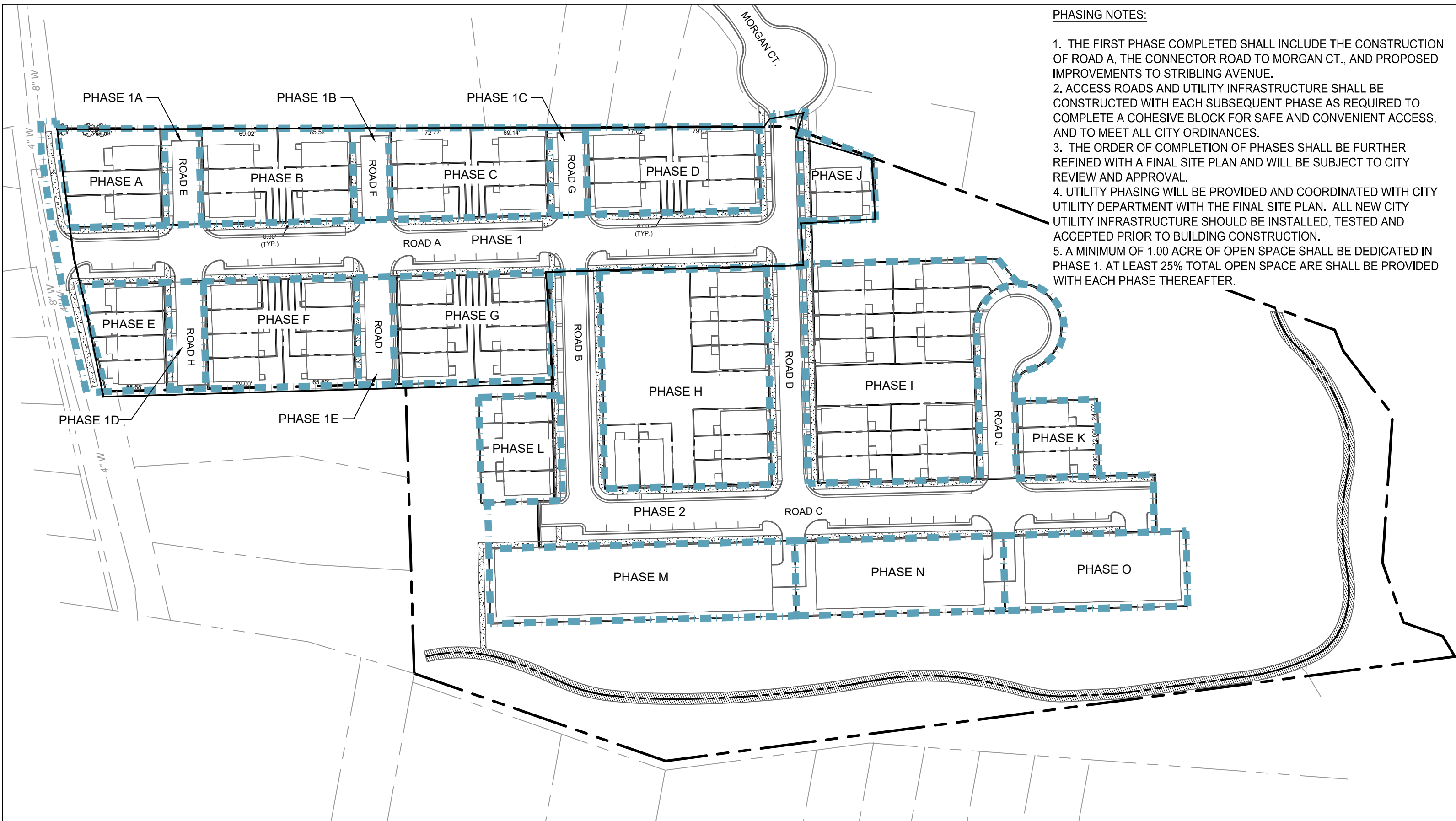
TOTAL SITE AREA:	11.373 Ac. (100%)
R/W DEDICATION TO STRIBLING AVE.	± 0.060 Ac. (0.5%)
TOWNHOUSE LOT AREA:	± 3.117 Ac. (27.4%)
CONDO/APARTMENT LOT AREA:	± 0.996 Ac. (8.8%)
PUBLIC RIGHT-OF-WAY AREA:	± 1.970 Ac. (17.3%)
PRIVATE RIGHT-OF-WAY AREA:	± 0.470 Ac. (4.1%)
OPEN SPACE AREA:	± 4.760 Ac. (41.9%)

LAND USE PLAN



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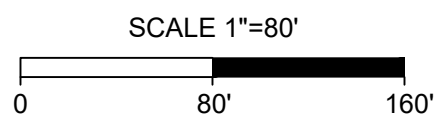
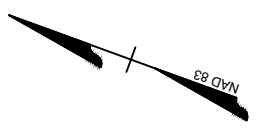


PHASING NOTES:

1. THE FIRST PHASE COMPLETED SHALL INCLUDE THE CONSTRUCTION OF ROAD A, THE CONNECTOR ROAD TO MORGAN CT., AND PROPOSED IMPROVEMENTS TO STRIBLING AVENUE.
2. ACCESS ROADS AND UTILITY INFRASTRUCTURE SHALL BE CONSTRUCTED WITH EACH SUBSEQUENT PHASE AS REQUIRED TO COMPLETE A COHESIVE BLOCK FOR SAFE AND CONVENIENT ACCESS, AND TO MEET ALL CITY ORDINANCES.
3. THE ORDER OF COMPLETION OF PHASES SHALL BE FURTHER REFINED WITH A FINAL SITE PLAN AND WILL BE SUBJECT TO CITY REVIEW AND APPROVAL.
4. UTILITY PHASING WILL BE PROVIDED AND COORDINATED WITH CITY UTILITY DEPARTMENT WITH THE FINAL SITE PLAN. ALL NEW CITY UTILITY INFRASTRUCTURE SHOULD BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BUILDING CONSTRUCTION.
5. A MINIMUM OF 1.00 ACRE OF OPEN SPACE SHALL BE DEDICATED IN PHASE 1. AT LEAST 25% TOTAL OPEN SPACE ARE SHALL BE PROVIDED WITH EACH PHASE THEREAFTER.

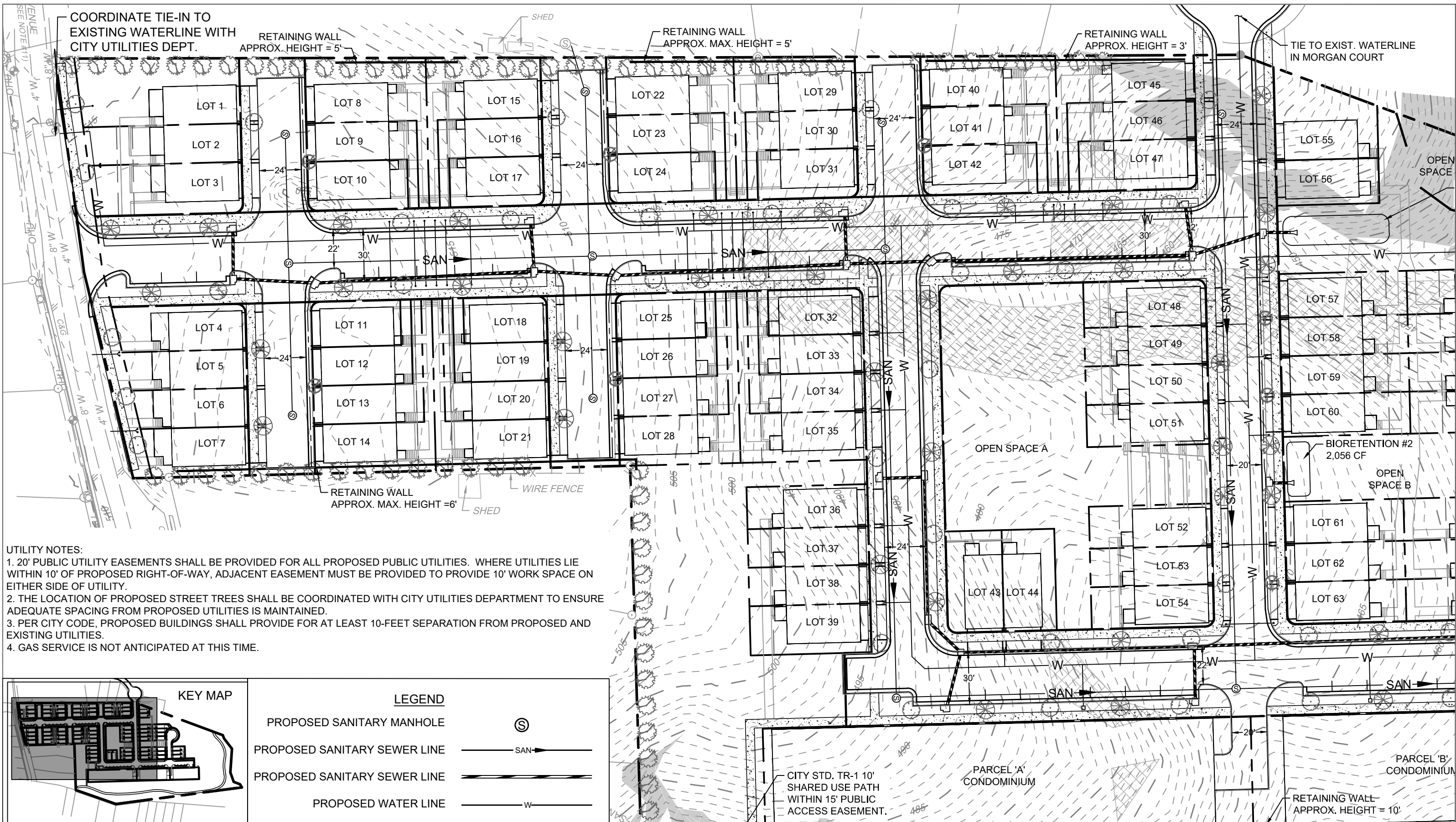
PHASING PLAN

PAGE 5 OF 17
 240 STRIBLING AVENUE - APRIL 28, 2020
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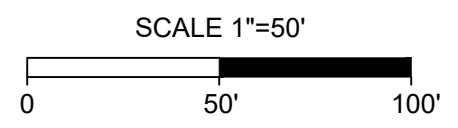
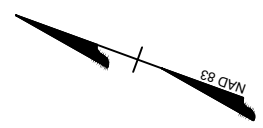


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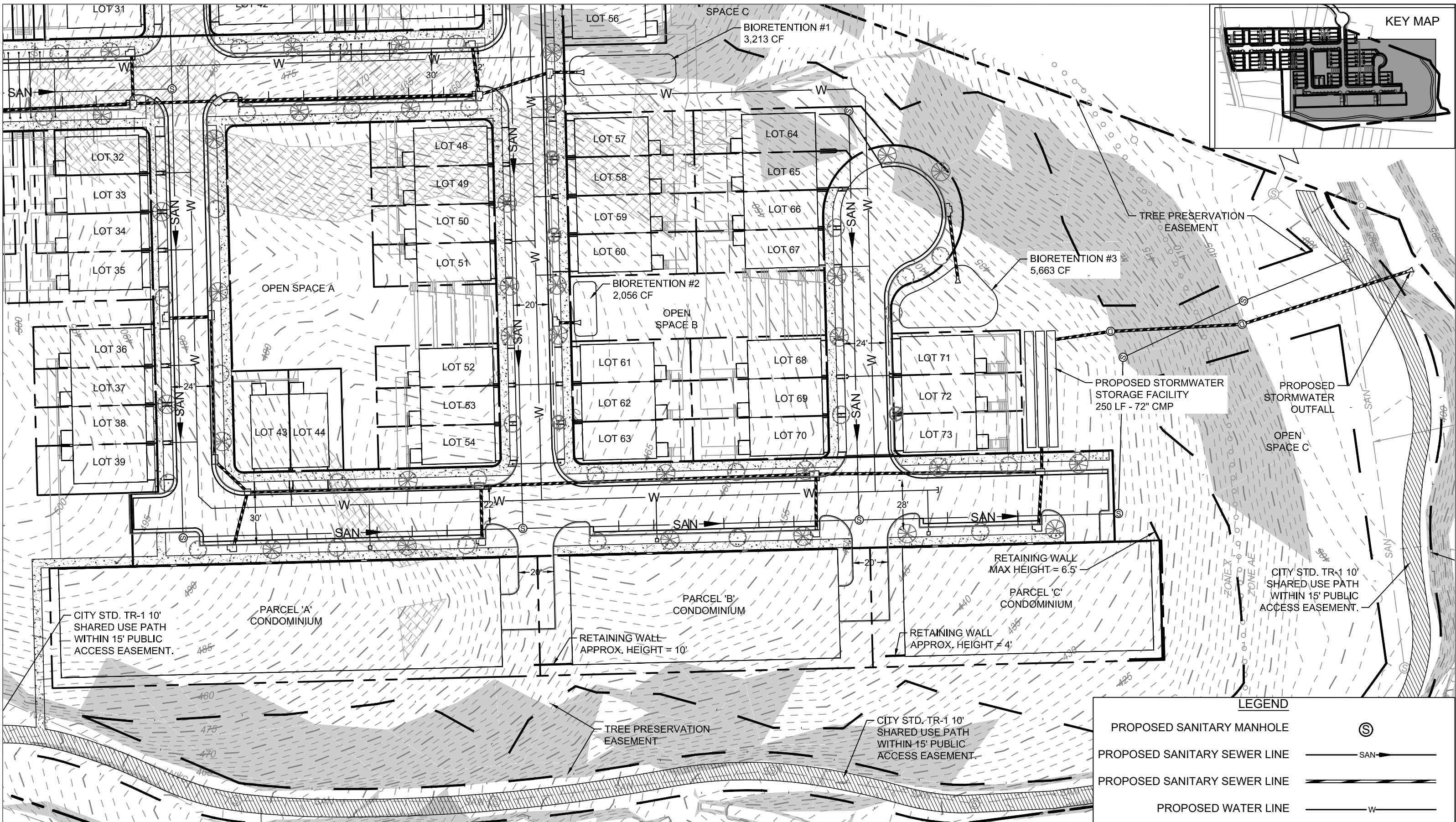


CONCEPTUAL DEVELOPMENT PLAN

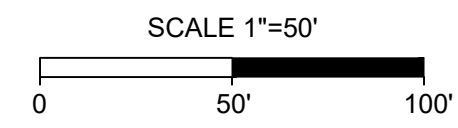
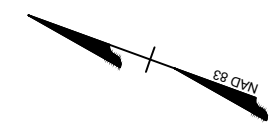


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CONCEPTUAL DEVELOPMENT PLAN

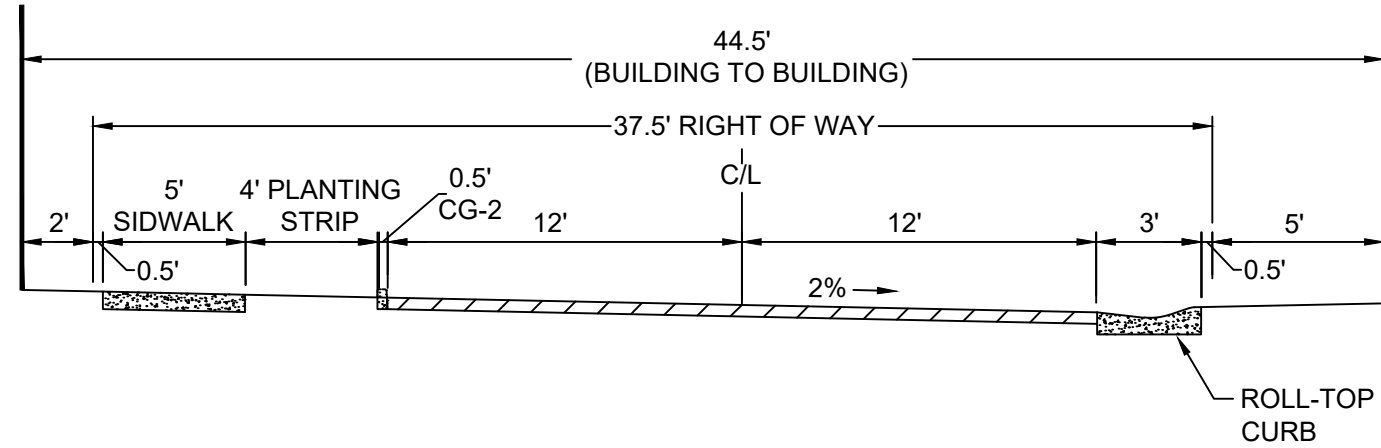


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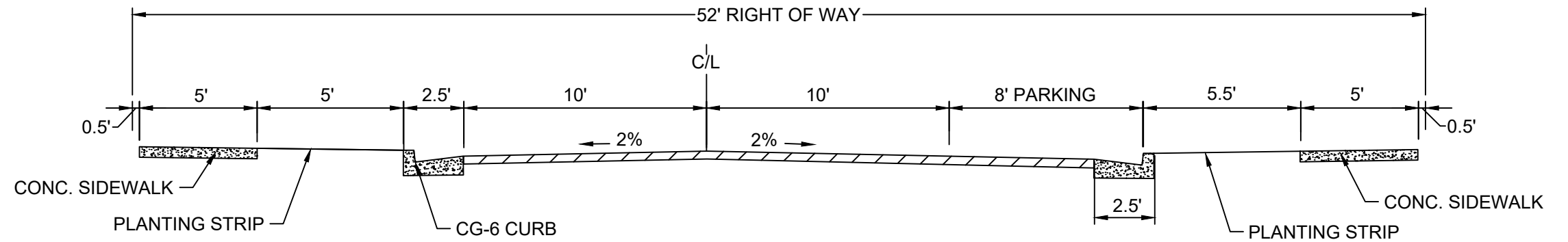


ROADS E, F, G, H, I, J PRIVATE STREET

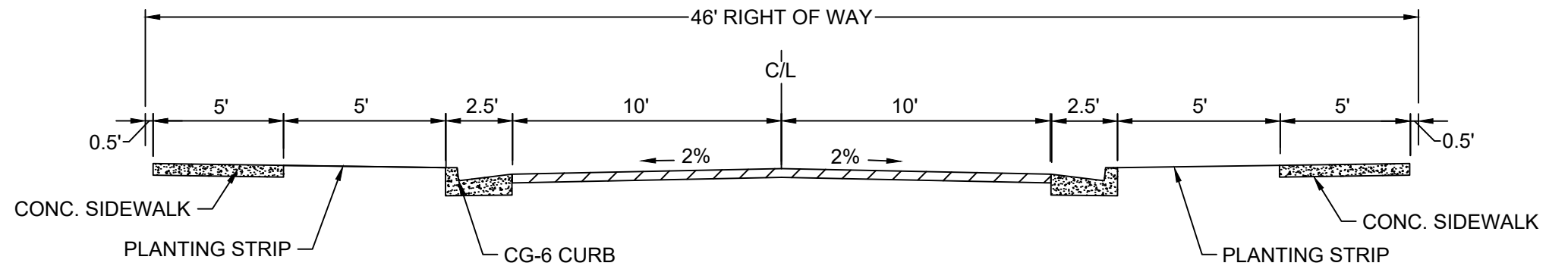
NOTE: STREETS E-J MEET ACCESS DESIGN STANDARDS FOR TOWNHOMES PER CITY ZONING ORDINANCE SEC. 34-390.



ROADS A, AND C LOCAL STREET - PUBLIC RIGHT-OF-WAY

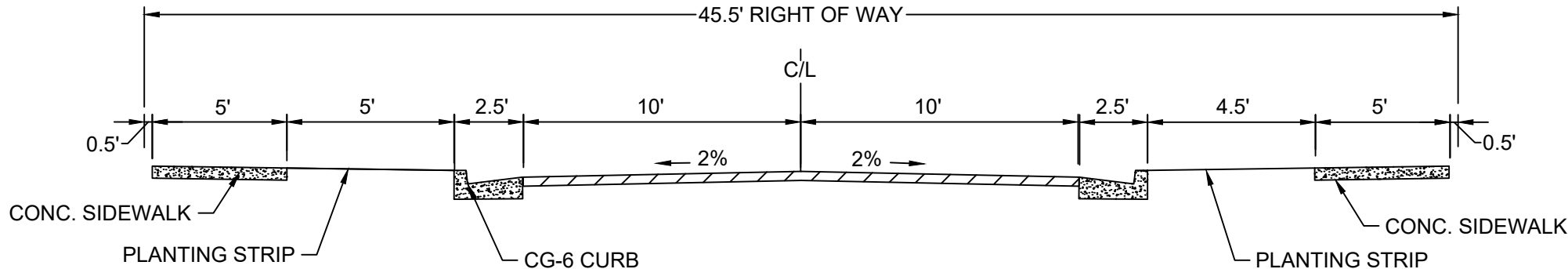


ROAD B LOCAL STREET - PUBLIC RIGHT-OF-WAY

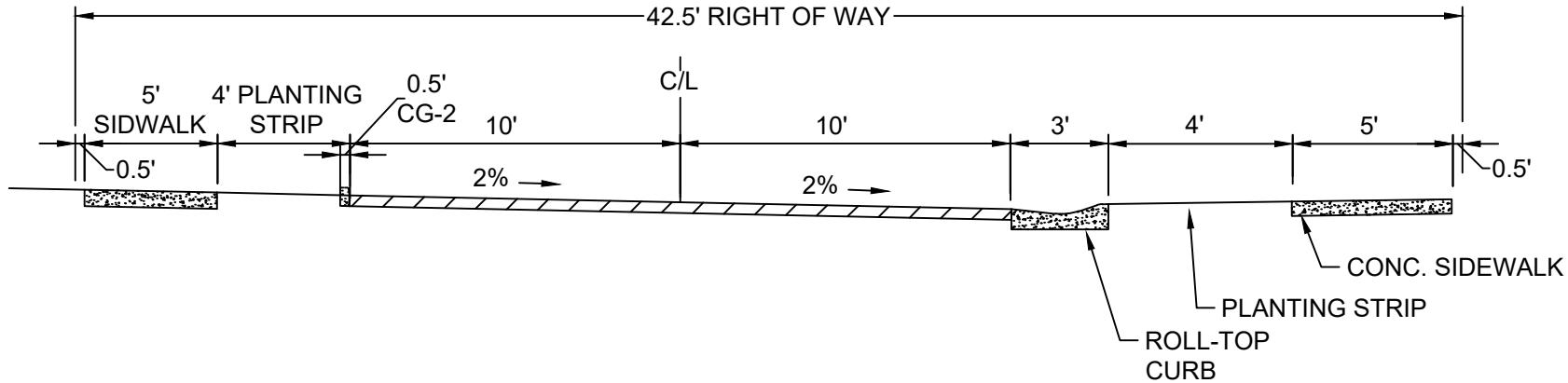


PROPOSED ROAD SECTIONS

ROAD D (NORTH OF ROAD A)
LOCAL STREET - PUBLIC RIGHT-OF-WAY



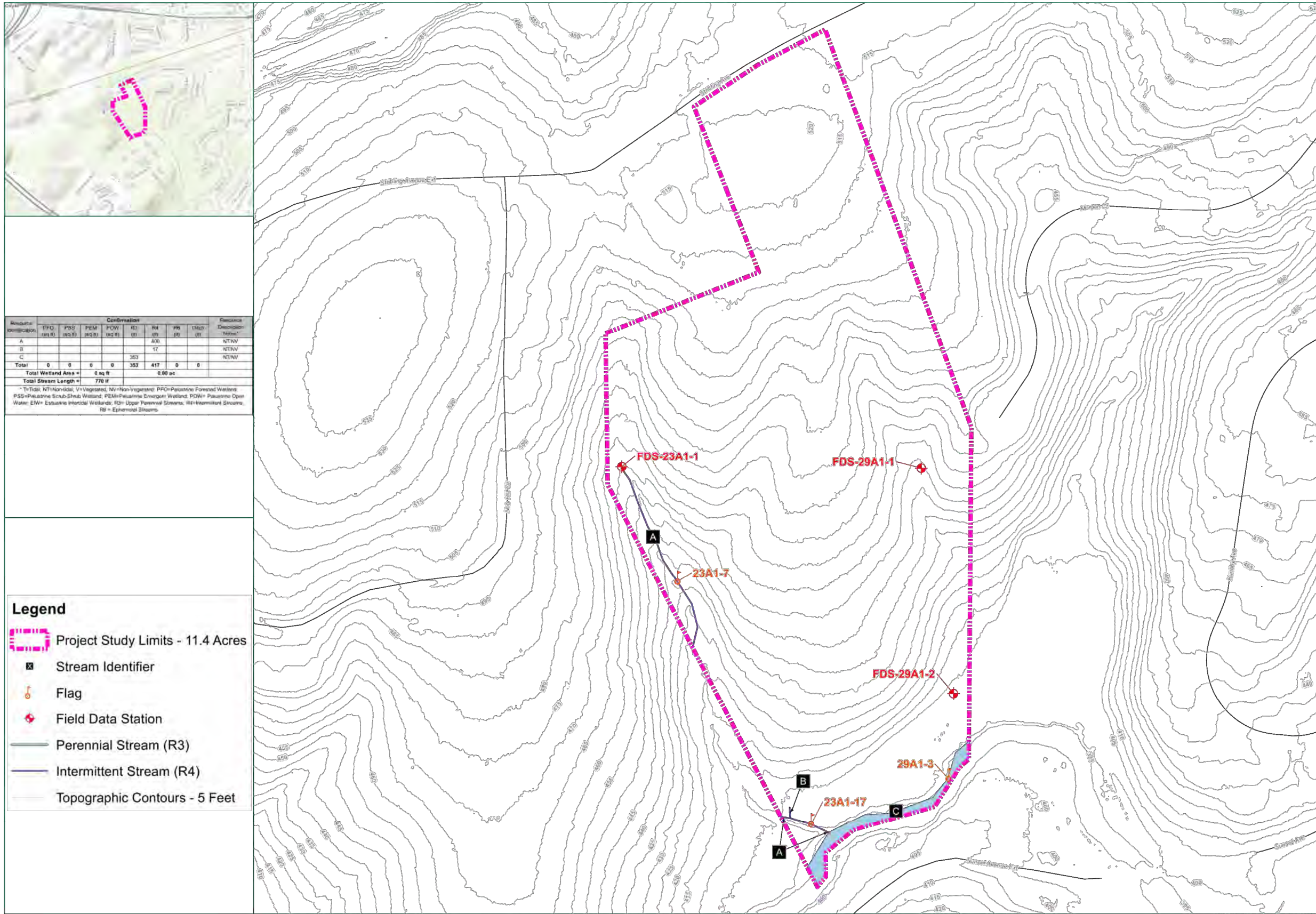
ROAD D (SOUTH OF ROAD A)
LOCAL STREET - PUBLIC RIGHT-OF-WAY



PROPOSED ROAD SECTIONS



NOTE: NO CULTURAL FEATURES OR LANDMARKS WERE FOUND ON SITE.

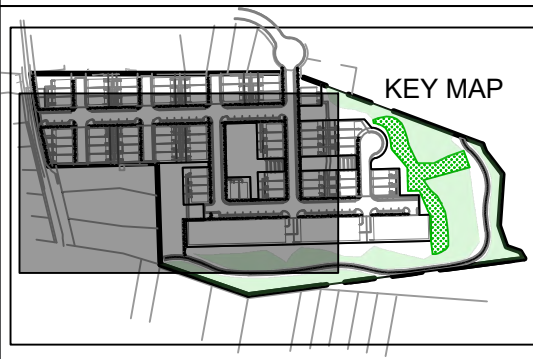


ENVIRONMENTAL FEATURES



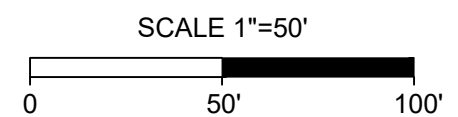
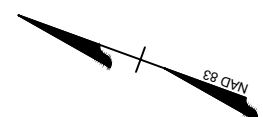
NOTES:

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2. SIDEWALKS 5' MINIMUM WIDTH AS SHOWN.
3. PLANTING STRIPS BETWEEN ROAD AND SIDEWALK 4' MINIMUM EXCEPT ADJACENT TO PARALLEL PARKING. ALL TREES TO BE SELECTED FROM THE CHARLOTTESVILLE MASTER TREE LIST.
4. ARTERIAL TRAIL PRECISE LOCATION TO BE FIELD LOCATED IN COORDINATION WITH PARKS AND RECREATION.



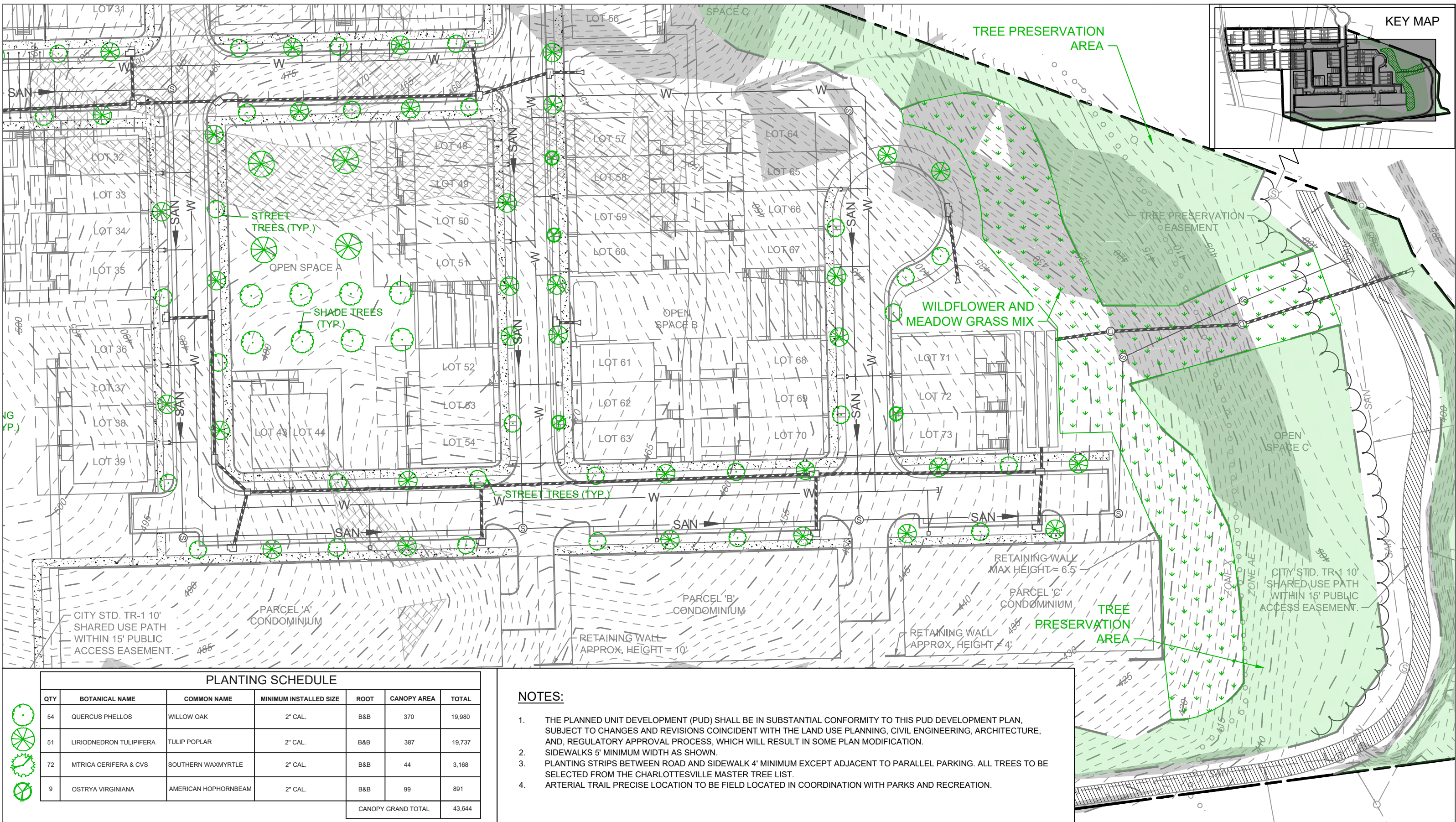
PLANTING SCHEDULE						
QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	CANOPY AREA	TOTAL
54	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	B&B	370	19,980
51	LIRIODNEDRON TULIPIFERA	TULIP POPLAR	2" CAL.	B&B	387	19,737
72	MTRICA CERIFERA & CVS	SOUTHERN WAXMYRTLE	2" CAL.	B&B	44	3,168
9	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2" CAL.	B&B	99	891
CANOPY GRAND TOTAL						43,644

LANDSCAPE PLAN



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PLANTING SCHEDULE

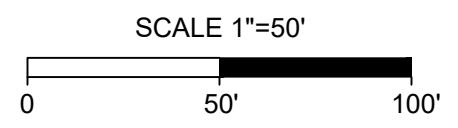
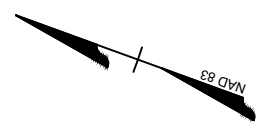
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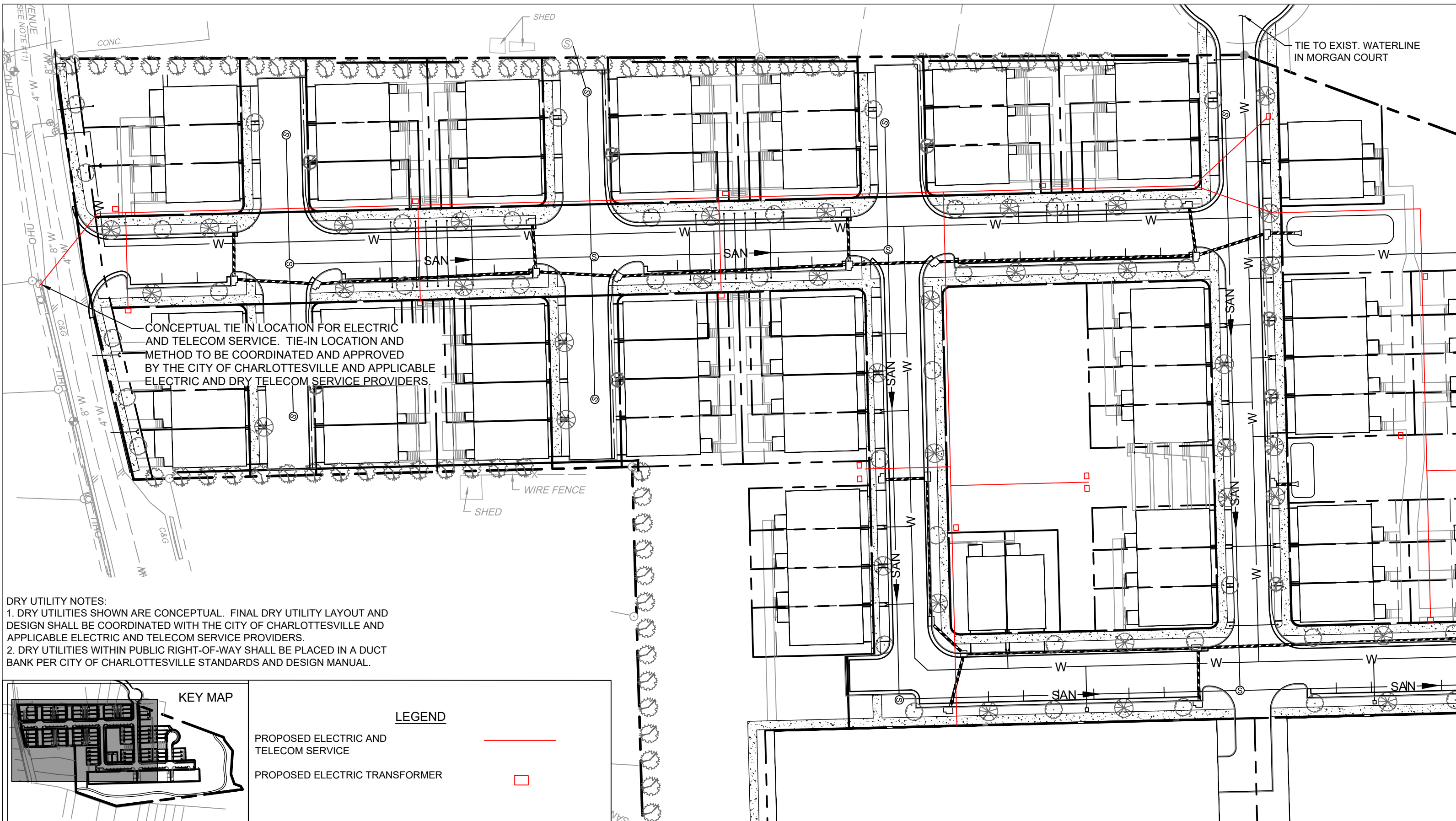
LANDSCAPE PLAN

PAGE 12 OF 17
 240 STRIBLING AVENUE - APRIL 28, 2020
 REVISED: JUNE 11, 2021; OCTOBER 8, 2021



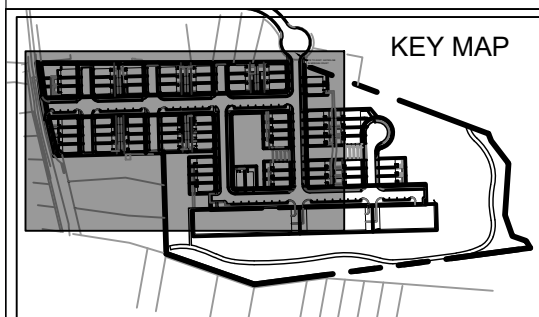
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CONCEPTUAL TIE IN LOCATION FOR ELECTRIC AND TELECOM SERVICE. TIE-IN LOCATION AND METHOD TO BE COORDINATED AND APPROVED BY THE CITY OF CHARLOTTESVILLE AND APPLICABLE ELECTRIC AND DRY TELECOM SERVICE PROVIDERS.

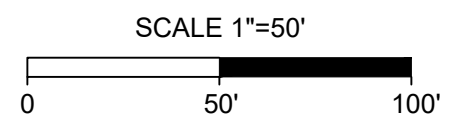
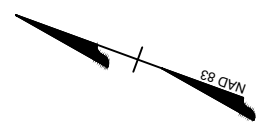
- DRY UTILITY NOTES:**
1. DRY UTILITIES SHOWN ARE CONCEPTUAL. FINAL DRY UTILITY LAYOUT AND DESIGN SHALL BE COORDINATED WITH THE CITY OF CHARLOTTESVILLE AND APPLICABLE ELECTRIC AND TELECOM SERVICE PROVIDERS.
 2. DRY UTILITIES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PLACED IN A DUCT BANK PER CITY OF CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL.



LEGEND	
PROPOSED ELECTRIC AND TELECOM SERVICE	
PROPOSED ELECTRIC TRANSFORMER	

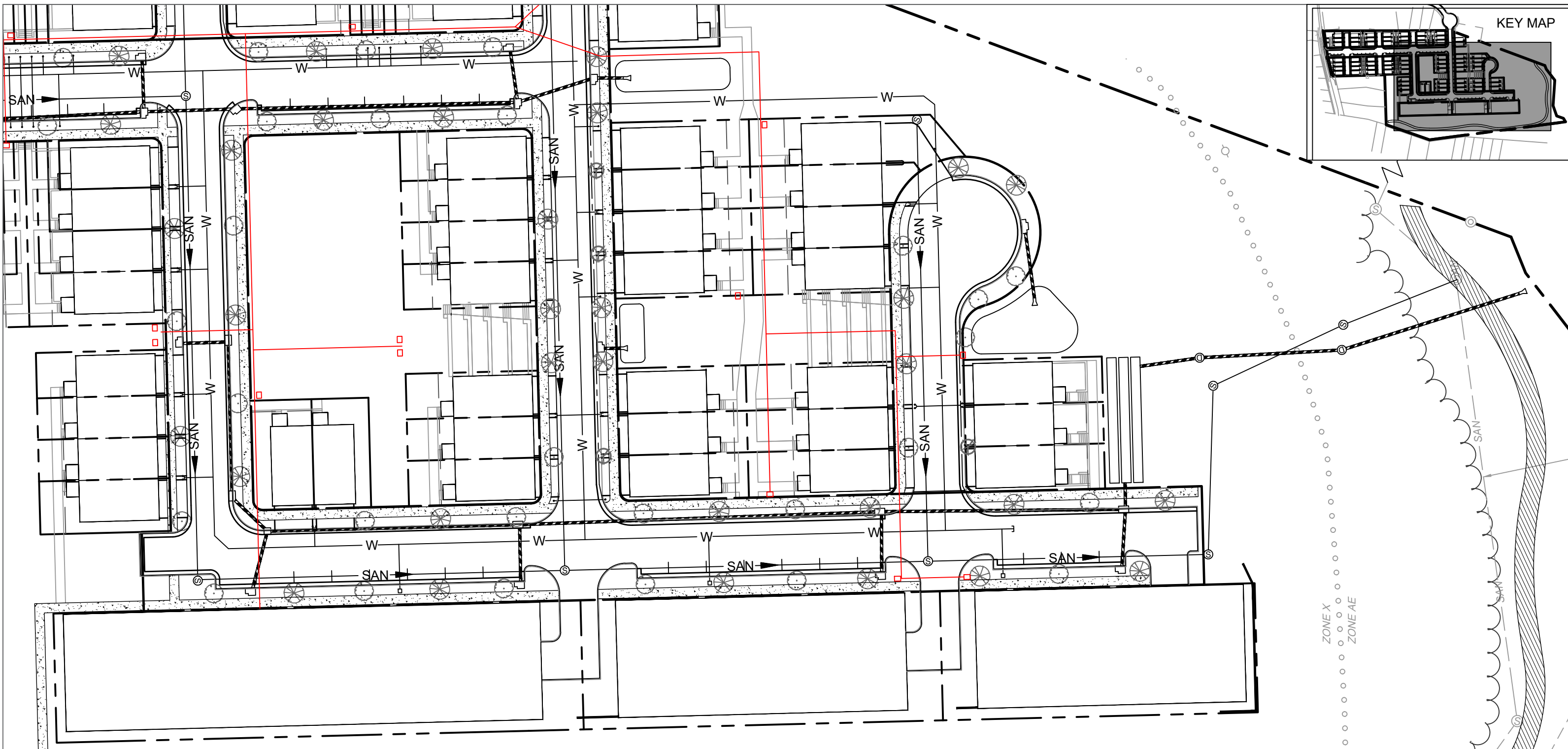
CONCEPTUAL DRY UTILITY PLAN

SHEET 13 OF 17
 240 STRIBLING AVENUE - APRIL 28, 2020
 REVISED: JUNE 11, 2021



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ZONE X
ZONE AE

DRY UTILITY NOTES:
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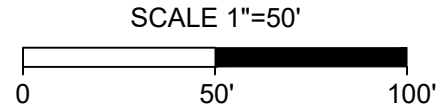
LEGEND

PROPOSED ELECTRIC AND TELECOM SERVICE —

PROPOSED ELECTRIC TRANSFORMER □

CONCEPTUAL DRY UTILITY PLAN

SHEET 14 OF 17
 240 STRIBLING AVENUE - APRIL 28, 2020
 REVISED: JUNE 11, 2021



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Use Types			
	PUD	Existing Zoning - R-1S (for reference)	Existing Zoning - R-2 (for reference)
RESIDENTIAL AND RELATED USES			
Accessory apartment, internal	P	P	P
Accessory apartment, external	P	P	P
Accessory buildings, structures and uses	B	B	B
Adult assisted living			
1–8 residents	B	B	B
Greater than 8 residents			
Adult day care			
Amateur radio antennas, to a height of 75 ft.	B	B	B
Bed-and-breakfast:			
Homestay	B	B	B
B & B			
Inn			
Boarding: fraternity and sorority house			
Boarding house (rooming house)			
Convent/monastery	S	S	S
Criminal justice facility			
Dwellings:			
Multifamily	B		
Single-family attached	B		B
Single-family detached	B	B	B
Rowhouse/Townhouse	B		
Two-family	B		B
Family day home			
1–5 children	B	B	B
6–12 children	S	S	S
Home occupation	P	P	P
Manufactured home park			
Night watchman's dwelling unit, accessory to industrial use			
Nursing homes			
Occupancy, residential			
3 unrelated persons	B	B	B
4 unrelated persons	B	B	B
Residential density (developments)			
Maximum of 15 DUA	B		
22–43 DUA			
44–64 DUA			
65–87 DUA			
88–200 DUA			
Residential treatment facility			
1–8 residents	B	B	B
8+ residents			S
Shelter care facility			
Single room occupancy facility			
Temporary family health care structure	T	T	T
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			

Use Types			
	PUD	Existing Zoning - R-1S (for reference)	Existing Zoning - R-2 (for reference)
Art studio, GFA 4,000 SF or less			
Art workshop			
Assembly (indoor)			
Arena, stadium (enclosed)			
Auditoriums, theaters			
Houses of worship	B	B	B
Assembly (outdoor)			
Amphitheater			
Stadium (open)			
Temporary (outdoor church services, etc.)	T	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	S
Clinics:			
Health clinic (no GFA limit)			
Health clinic (up to 10,000 SF, GFA)			
Health clinic (up to 4,000 SF, GFA)			
Public health clinic			
Veterinary (with outside pens/runs)			
Veterinary (without outside pens/runs)			
Clubs, private	S	S	S
Communications facilities and towers:			
Antennae or microcells mounted on existing towers established prior to 02/20/01	B	B	B
Attached facilities utilizing utility poles or other electric transmission facilities as the attachment structure	B	B	B
Attached facilities not visible from any adjacent street or property	B	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	S
Dry cleaning establishments			
Educational facilities (non-residential)			
Elementary	S	S	S
High schools	S	S	S
Colleges and universities	S	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			

MATRIX OF USE TYPES

Use Types			
	PUD	Existing Zoning - R-1S (for reference)	Existing Zoning - R-2 (for reference)
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	B
Manufactured home sales			
Microbrewery			
Mobile food units			
Movie theaters, cineplexes			
Municipal/governmental offices, buildings, courts	S	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	A		
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	B	B
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc.	B	B	B
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (private)	B	S	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	S
Utility lines	B	B	B
NON-RESIDENTIAL USES: RETAIL			
Accessory buildings, structures and uses			

Use Types			
	PUD	Existing Zoning - R-1S (for reference)	Existing Zoning - R-2 (for reference)
Consumer service businesses:			
Up to 4,000 SF, GFA			
Up to 10,000 SF, GFA			
10,001+ GFA			
Farmer's market			
Greenhouses/nurseries			
Grocery stores:			
Convenience			
General, up to 10,000 SF, GFA			
General, 10,001+ SF, GFA			
Home improvement center			
Pharmacies:			
1—1,700 SF, GFA			
1,701—4,000 SF, GFA			
4,001+ SF, GFA			
Shopping centers			
Shopping malls			
Temporary sales, outdoor (flea markets, craft fairs, promotional sales, etc.)			
Other retail stores (non-specified):			
Up to 4,000 SF, GFA			
Up to 20,000 SF GFA			
20,000+ SF, GFA			
NON-RESIDENTIAL: INDUSTRIAL			
Accessory buildings, structures and uses			
Assembly, industrial			
Beverage or food processing, packaging and bottling plants			
Brewery and bottling facility			
Compounding of cosmetics, toiletries, drugs and pharmaceutical products			
Construction storage yard			
Contractor or tradesman shop (HAZMAT)			
Frozen food lockers			
Greenhouse/nursery (wholesale)			
Industrial equipment: service and repair			
Janitorial service company			
Kennels			
Laboratory, medical			
<4,000 sq. ft.			
Laboratory, pharmaceutical			
<4,000 sq. ft.			
Landscape service company			
Laundries			
Manufactured home sales			
Manufacturing, light			
Medical laboratories			
Moving companies			
Pharmaceutical laboratories			
Printing/publishing facility			
Open storage yard			
Outdoor storage, accessory to industrial use			
Research and testing laboratories			
Self-storage companies			
Warehouses			
Welding or machine shop			
Wholesale establishments			

A = ANCILLARY USE
B = BY RIGHT USE
CR = COMMERCIAL/RESIDENTIAL
A/S = ANCILLARY OR SPECIAL USE PERMIT
DUA = DWELLING UNITS PER ACRE
GFA = GROSS FLOOR AREA

MFD = MULTIFAMILY DEVELOPMENT
P = PROVISIONAL USE PERMIT
T = TEMPORARY USE PERMIT

MATRIX OF USE TYPES

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA
IN RE: PETITION FOR REZONING (City Application No. ZM-20-)
STATEMENT OF FINAL PROFFER CONDITIONS
For the 240 Stribling PUD
Dated as of August 19, 2021

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

The undersigned limited liability company is the owner of land ("Owner") subject to the above-referenced rezoning petition ("Subject Property"). The Owner seeks to amend the current zoning of the Subject Property subject to certain voluntary development conditions set forth below. In connection with this rezoning application, the Owner seeks approval of a PUD as set forth within a Development Plan for a planned unit development to be known as the "240 Stribling Avenue PUD", said PUD Development Plan being dated April 28, 2020, Revised June 11, 2021, containing 17 pages, total, submitted with the Owner's Rezoning Application.

The Owner hereby proffers and agrees that if the Subject Property is rezoned as requested, the Subject Property will be developed in general accordance with, and the Owner will abide by, the approved 240 Stribling Avenue PUD Development Plan, and that the Subject Property shall also be subject to the following conditions:

1. The Owner shall establish affordable housing within the Subject Property, as follows:
 - a. For the purposes of this Proffer, the term "Affordable Dwelling Unit" means a dwelling unit reserved for occupancy by a household that pays no more than thirty percent (30%) of its gross income for housing costs, including utilities, provided that the annual gross income of the household/occupant is sixty percent (60%) or less than of the Area Median Income (AMI) for the City of Charlottesville, as said AMI is established annually by the federal Department of Housing and Urban Development (HUD).
 - b. Fifteen percent (15%) of all dwelling units constructed within the area of the Subject Property shall be Affordable Dwelling Units ("Required Affordable Dwelling Units"). The Required Affordable Dwelling Units shall be identified on a layout plan, by unit, prior to the issuance of any certificate of occupancy for a residential unit within the PUD ("Initial Designation"). The Owner reserves the right, from time to time after the Initial Designation, and subject to approval by the City, to change the unit(s) reserved as Affordable Dwelling Units, and the City's approval shall not unreasonably be withheld so long as a proposed change does not reduce the number of Required Affordable Dwelling Units and does not result in an Affordability Period shorter than required by these proffers with respect to any of the Required Affordable Dwelling Units.
 - i. Thirty percent (30%) or more of the Required Affordable Dwelling Units shall be reserved for rental to low- and moderate-income households ("Rental Affordable Dwelling Units"). Each of the Rental Affordable Dwelling Units shall be reserved as such throughout a period of at least ten (10) years from the date on which the unit receives a certificate of occupancy from the City's building official ("Rental Affordability Period"). All Rental Affordable Dwelling Units shall be administered in accordance with City regulations adopted pursuant to the provisions of City Code 34-12(g) as such regulations are in effect on the date of Owner's signature, below. For the purposes of this section and section 1.b.ii below, if City regulations adopted pursuant to the provisions of City Code 34-12(g) are amended by the City after the date of Owner's signature, below, the Owner may elect in writing to the Zoning Administrator to instead be bound by the amended regulations.
 - ii. Thirty percent (30%) or more of the Required Affordable Dwelling Units shall be reserved for ownership by low- and moderate-income households ("For-Sale Affordable Dwelling Units"), throughout a period of thirty (30) years from the date on which the unit receives a certificate of occupancy from the City's building official. The For-Sale Affordable Units shall be administered in accordance with City regulations adopted pursuant to the provisions of City Code 34-12(g), as such regulations are in effect on the date of Owner's signature, below. During construction the For-Sale Affordable Dwelling Units shall be

constructed incrementally, such that at least 5 Affordable Dwelling Units shall be either completed or under construction pursuant to a City-issued building permit, prior to the issuance of every 30th Building Permit for non-affordable for-sale dwelling units.

iii. On or before July 1 of each calendar year the then current owner of each Required Affordable Dwelling Unit shall submit an Annual Report to the City, identifying each Required Affordable Dwelling Unit by address and location, and verifying the Household Income of the occupant of each Required Affordable Dwelling Unit.

c. The land use obligations referenced in 1.b.i, 1.b.ii, and 1.b.iii shall be set forth within one or more written declarations of covenants recorded within the land records of the Charlottesville Circuit Court, in a form approved by the Office of the City Attorney, so that the Owner's successors in right, title and interest to the Subject Property shall have notice of and be bound by the obligations. In the event of re-sale of any of the Required Affordable Dwelling Units that reduces the number of Required Affordable Dwelling Units below the thresholds set forth in this proffer, the declaration of covenants shall provide a mechanism to ensure that an equivalent Affordable Dwelling Unit is created within the City of Charlottesville, either on or off of the Subject Property, that satisfies the requirements contained herein for the remainder of the Affordability Period.

WHEREFORE, the undersigned Owner stipulates 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 _____ day of _____, 2021.

Applicant:
Belmont Station, LLC

Address:
142 South Pantops Drive
Charlottesville, VA 22911

By: _____
Its Member, Charles Armstrong

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

SITE DATA:

TAX MAP PARCEL:
18A025000

TOTAL PARCEL AREA:
11.373 ACRES

ZONING:
R1 AND R2

OWNER:
CARRSGROVE PROPERTIES, LLC

DEVELOPER:
SOUTHERN DEVELOPMENT

DESIGN:
TIMMONS GROUP

SOURCE OF BOUNDARY SURVEY:
PLAT OF RECORD

SOURCE OF TOPOGRAPHY:
EXISTING TOPOGRAPHY PROVIDED BY TIMMONS GROUP MAY, 2017

THE PROPERTY IS LOCATED IN ZONE AE AND X AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP NUMBER 51003C0269D, DATED 2-4-2005

MAXIMUM BUILDING HEIGHT:
55', EXCEPT THAT FOR ANY PORTION OF A BUILDING LOCATED WITHIN 75' OF LOW DENSITY RESIDENTIAL ZONING DISTRICT, WHERE THE HEIGHT REGULATIONS OF THE RESIDENTIAL DISTRICT SHALL APPLY.

CURRENT USE:
VACANT LOT

PROPOSED USE:
PUD

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

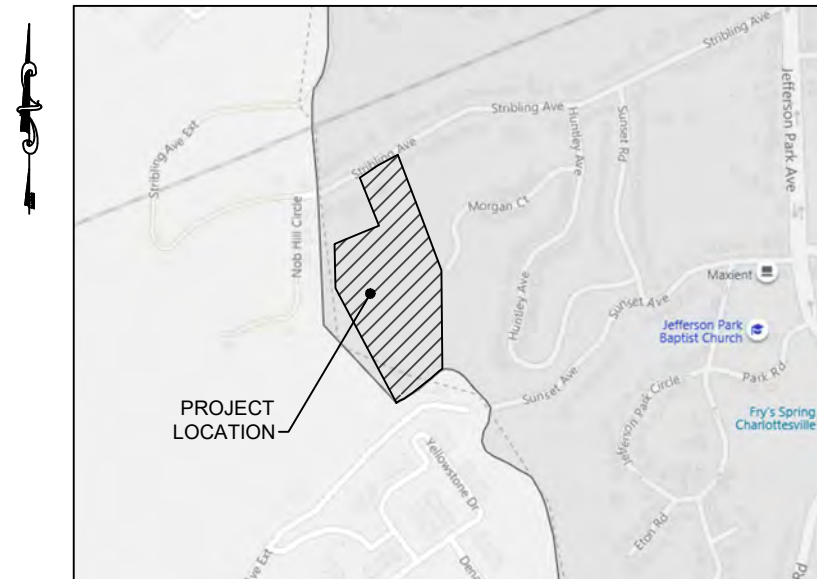
LIGHTING:
LIGHTING FIXTURES SHALL NOT EXCEED 3000 LUMENS.

LAND USE SUMMARY:

TOTAL SITE AREA:	11.373 Ac. (100%)
RW DEDICATION TO STRIBLING AVE.:	+/- 0.060 Ac. (0.5%)
TOWNHOUSE LOT AREA:	± 3.117 Ac. (27.4%)
CONDO/APARTMENT LOT AREA:	±0.996Ac. (8.8%)
PUBLIC RIGHT-OF-WAY AREA:	±1.970 Ac. (17.3%)
PRIVATE RIGHT-OF-WAY AREA:	±0.470 Ac. (4.1%)
OPEN SPACE AREA:	±4.760 Ac. (41.9%)

TRAFFIC STUDY:
ITE USE CODE 220; LOW RISE MULTIFAMILY
170 UNITS
AM PEAK HOUR - 79 (18 ENTER, 61 EXIT)
PM PEAK HOUR - 94 (59 ENTER, 35 EXIT)
AVERAGE DAILY TRIPS - 1,244 ADT

240 STRIBLING AVENUE CITY OF CHARLOTTESVILLE, VIRGINIA



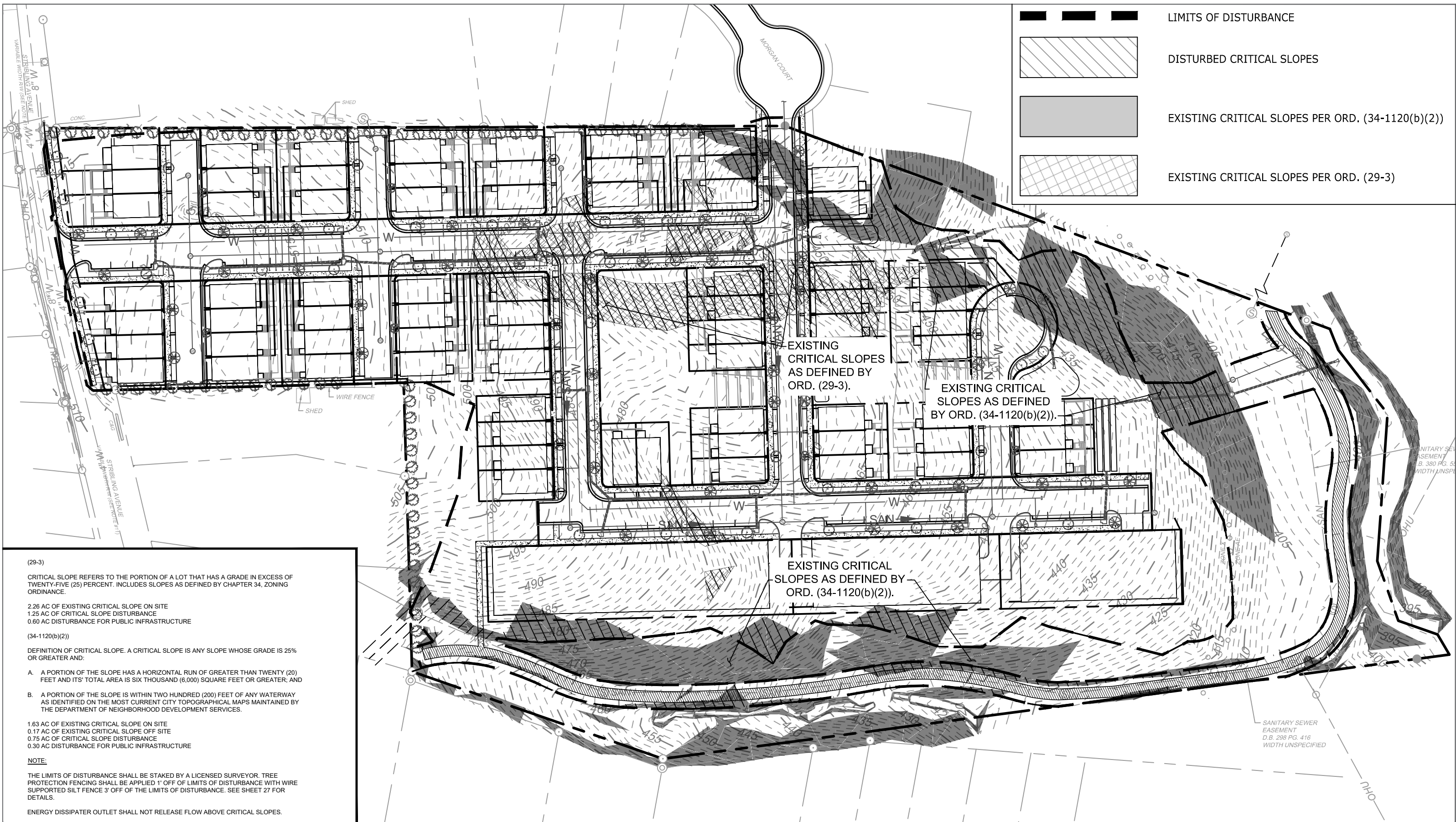
VICINITY MAP
SCALE: 1" = 500'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	CRITICAL SLOPE EXHIBIT - ZONING AND SUBDIVISION ORDINANCE
3	FIRETRUCK AUTOTURN 1A
4	FIRETRUCK AUTOTURN 1B
5	FIRETRUCK AUTOTURN 2A
6	FIRETRUCK AUTOTURN 2B
7	FIRETRUCK AUTOTURN 3A
8	FIRETRUCK AUTOTURN 3B
9	FIRETRUCK AUTOTURN 4A
10	FIRETRUCK AUTOTURN 4B
11	OPEN SPACE PLAN
12	PARKING PLAN
13	PEDESTRIAN ACCESS PLAN
14	PRELIMINARY BMP / STORMWATER MANAGEMENT PLAN
15	PRELIMINARY BMP / STORMWATER MANAGEMENT PLAN
16	CONCEPTUAL EROSION & SEDIMENT CONTROL PLAN
17	PRELIMINARY PLAT
18	TREE SURVEY
19	TREE SURVEY
20	EROSION CONTROL DETAILS

COVER

SHEET 1
240 STRIBLING AVENUE - APRIL 28, 2020
REVISED: JUNE 11, 2021





	LIMITS OF DISTURBANCE
	DISTURBED CRITICAL SLOPES
	EXISTING CRITICAL SLOPES PER ORD. (34-1120(b)(2))
	EXISTING CRITICAL SLOPES PER ORD. (29-3)

(29-3)
 CRITICAL SLOPE REFERS TO THE PORTION OF A LOT THAT HAS A GRADE IN EXCESS OF TWENTY-FIVE (25) PERCENT. INCLUDES SLOPES AS DEFINED BY CHAPTER 34, ZONING ORDINANCE.

2.26 AC OF EXISTING CRITICAL SLOPE ON SITE
 1.25 AC OF CRITICAL SLOPE DISTURBANCE
 0.60 AC DISTURBANCE FOR PUBLIC INFRASTRUCTURE

(34-1120(b)(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.

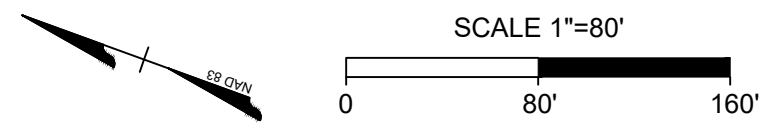
1.63 AC OF EXISTING CRITICAL SLOPE ON SITE
 0.17 AC OF EXISTING CRITICAL SLOPE OFF SITE
 0.75 AC OF CRITICAL SLOPE DISTURBANCE
 0.30 AC DISTURBANCE FOR PUBLIC INFRASTRUCTURE

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 27 FOR DETAILS.

ENERGY DISSIPATER OUTLET SHALL NOT RELEASE FLOW ABOVE CRITICAL SLOPES.

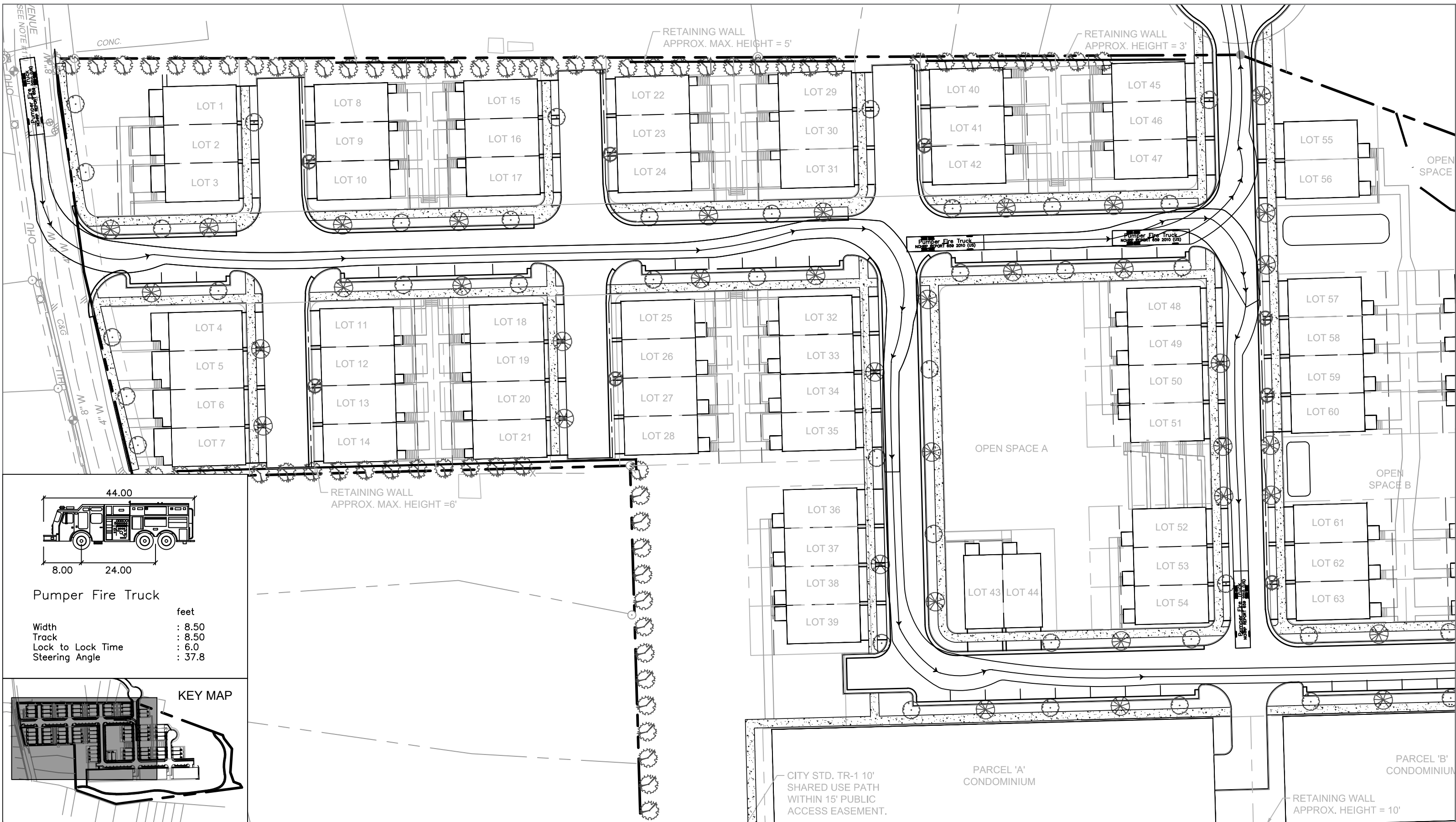
CRITICAL SLOPES EXHIBIT - ZONING & SUBDIVISION ORDINANCE

SHEET 2
 240 STRIBLING AVENUE - APRIL 28, 2020
 REVISED: JUNE 11, 2021



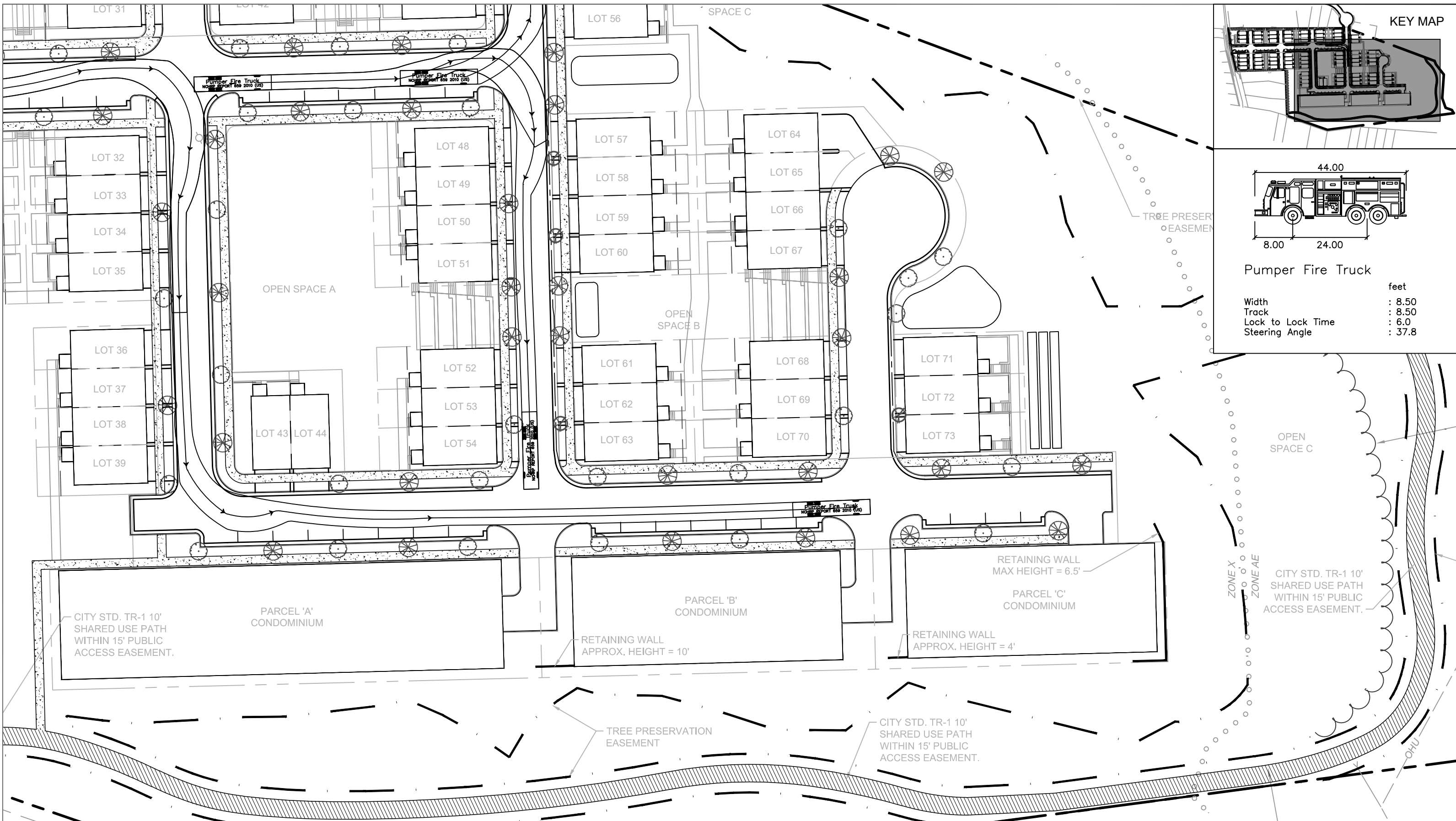
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TIMMONS GROUP
 YOUR VISION ACHIEVED THROUGH OURS.



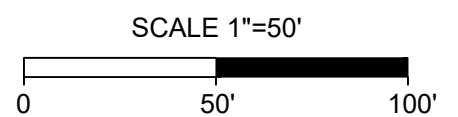
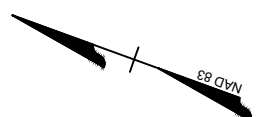
FIRETRUCK AUTOTURN 1A

SHEET 3
 240 STRIBLING AVENUE - APRIL 28, 2020
 REVISED: JUNE 11, 2021



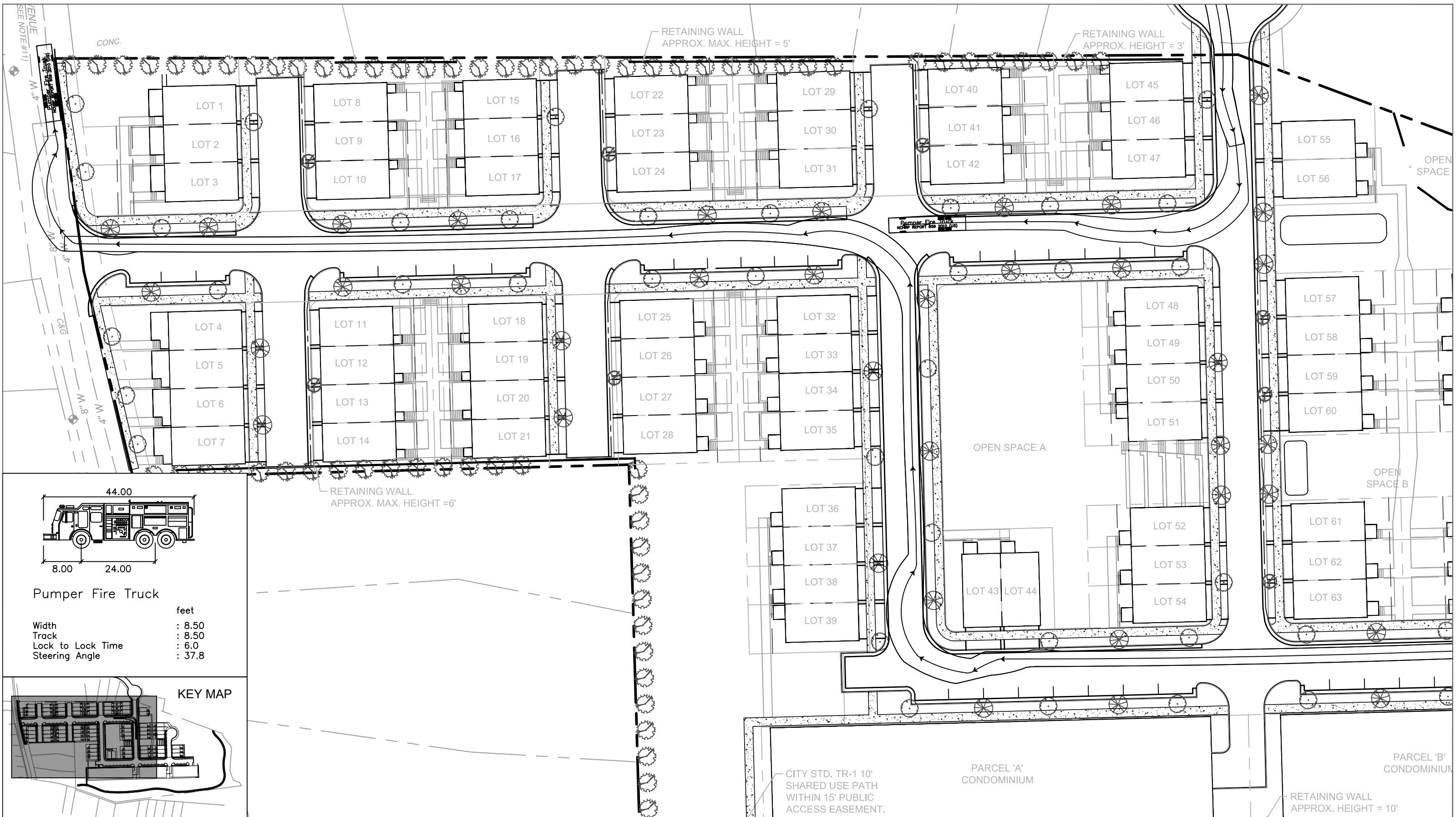
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SHEET 4
 240 STRIBLING AVENUE - APRIL 28, 2020
 REVISED: JUNE 11, 2021



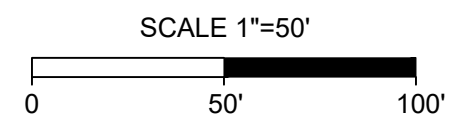
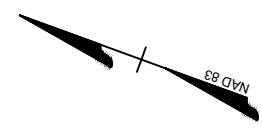
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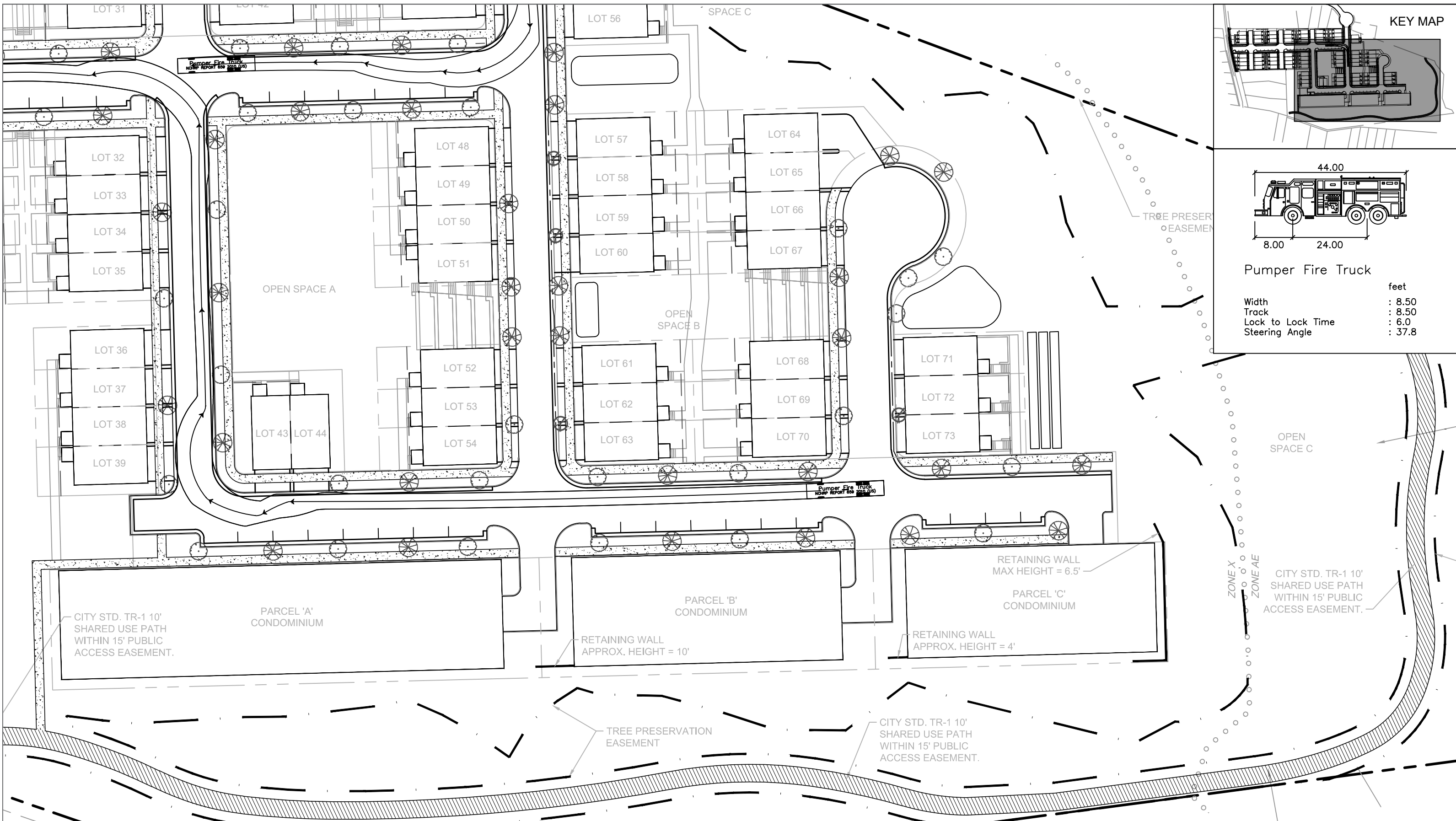
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SHEET 5
 240 STRIBLING AVENUE - APRIL 28, 2020
 REVISED: JUNE 11, 2021



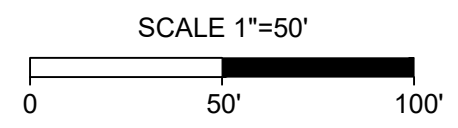
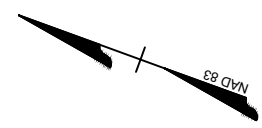
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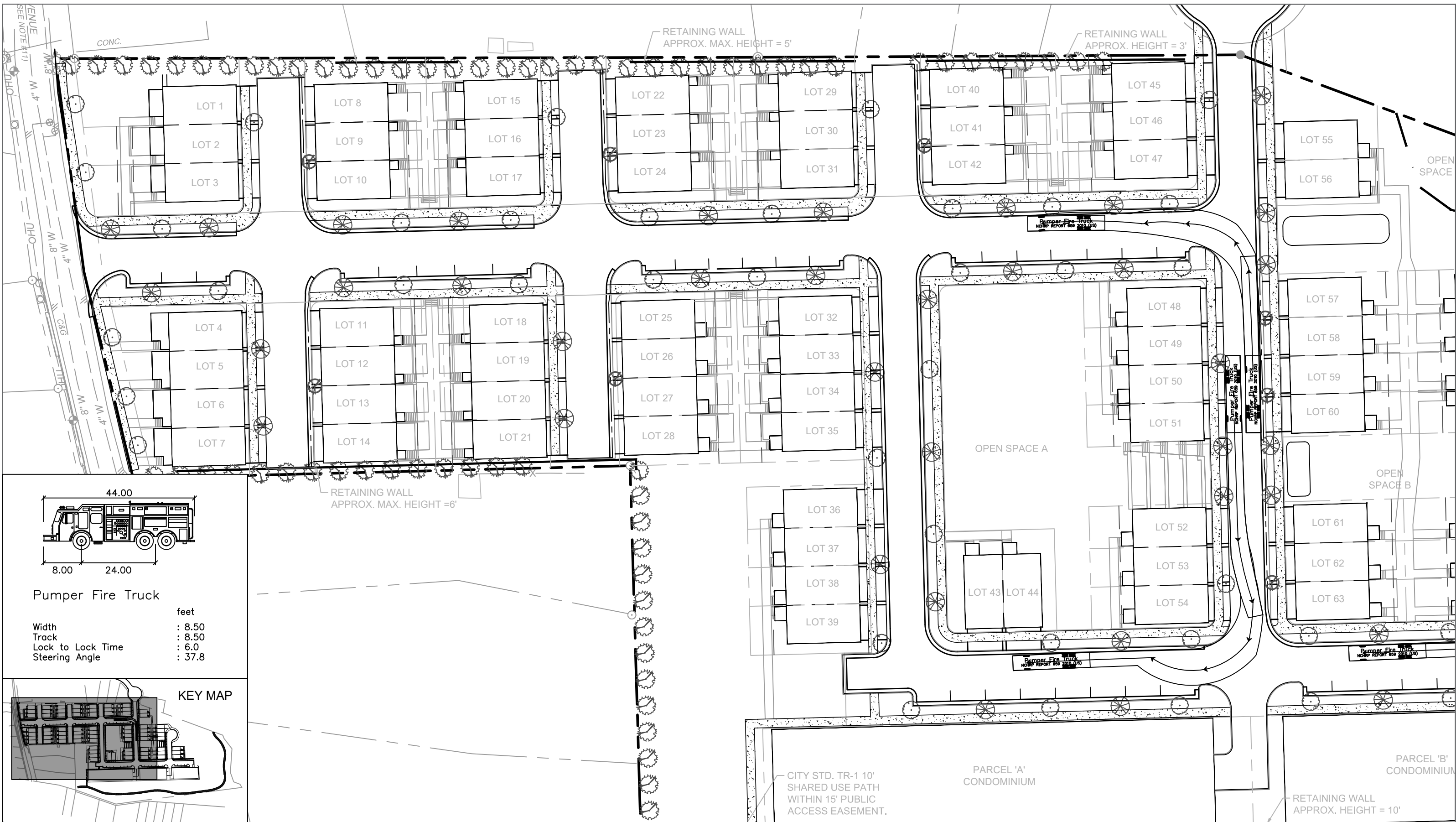
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SHEET 6
240 STRIBLING AVENUE - APRIL 28, 2020
REVISED: JUNE 11, 2021



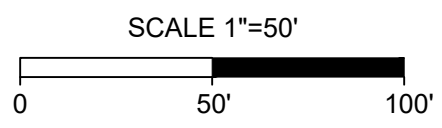
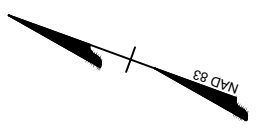
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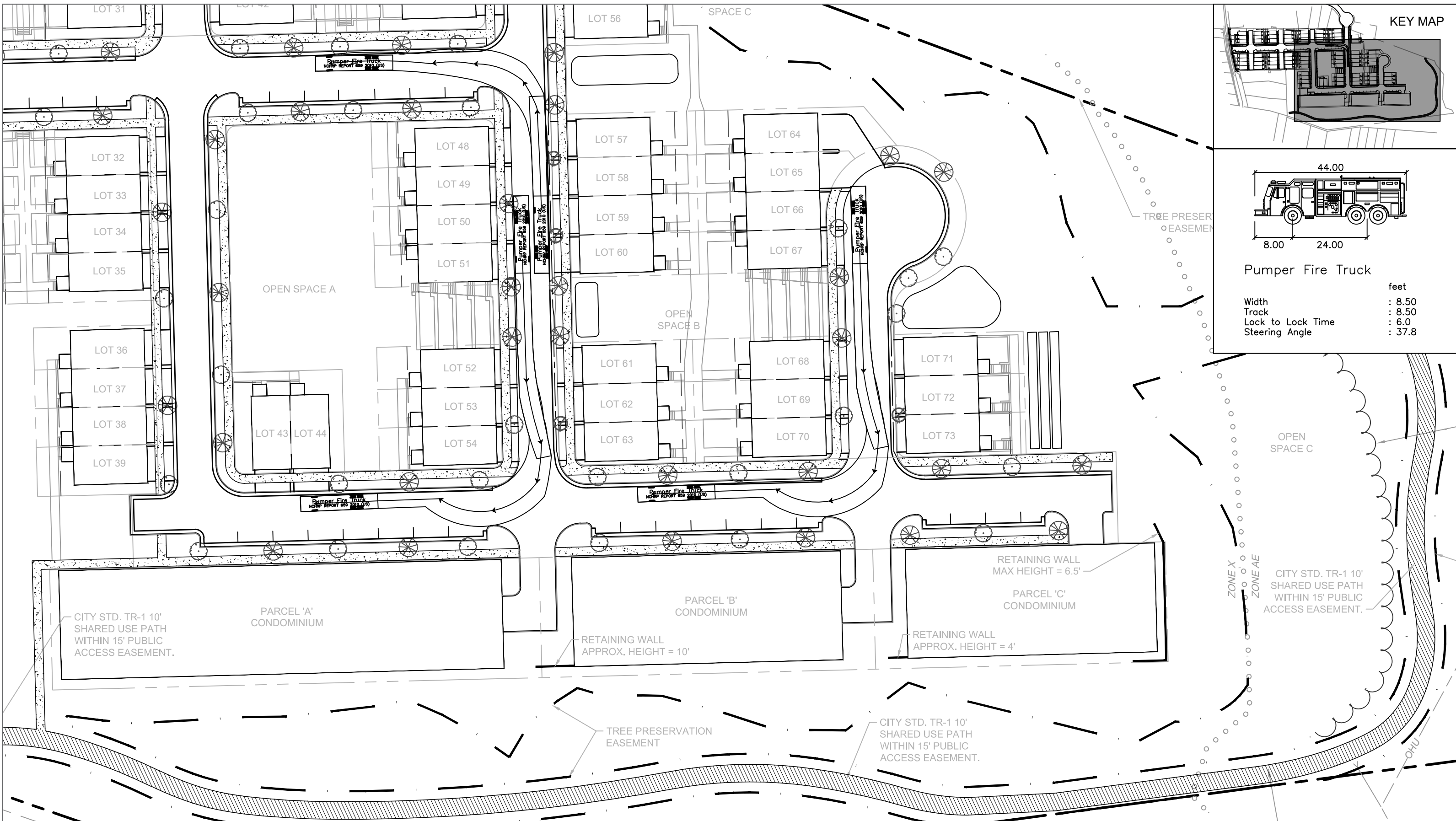
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SHEET 7
 240 STRIBLING AVENUE - APRIL 28, 2020
 REVISED: JUNE 11, 2021



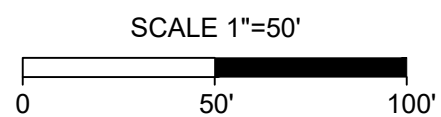
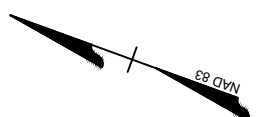
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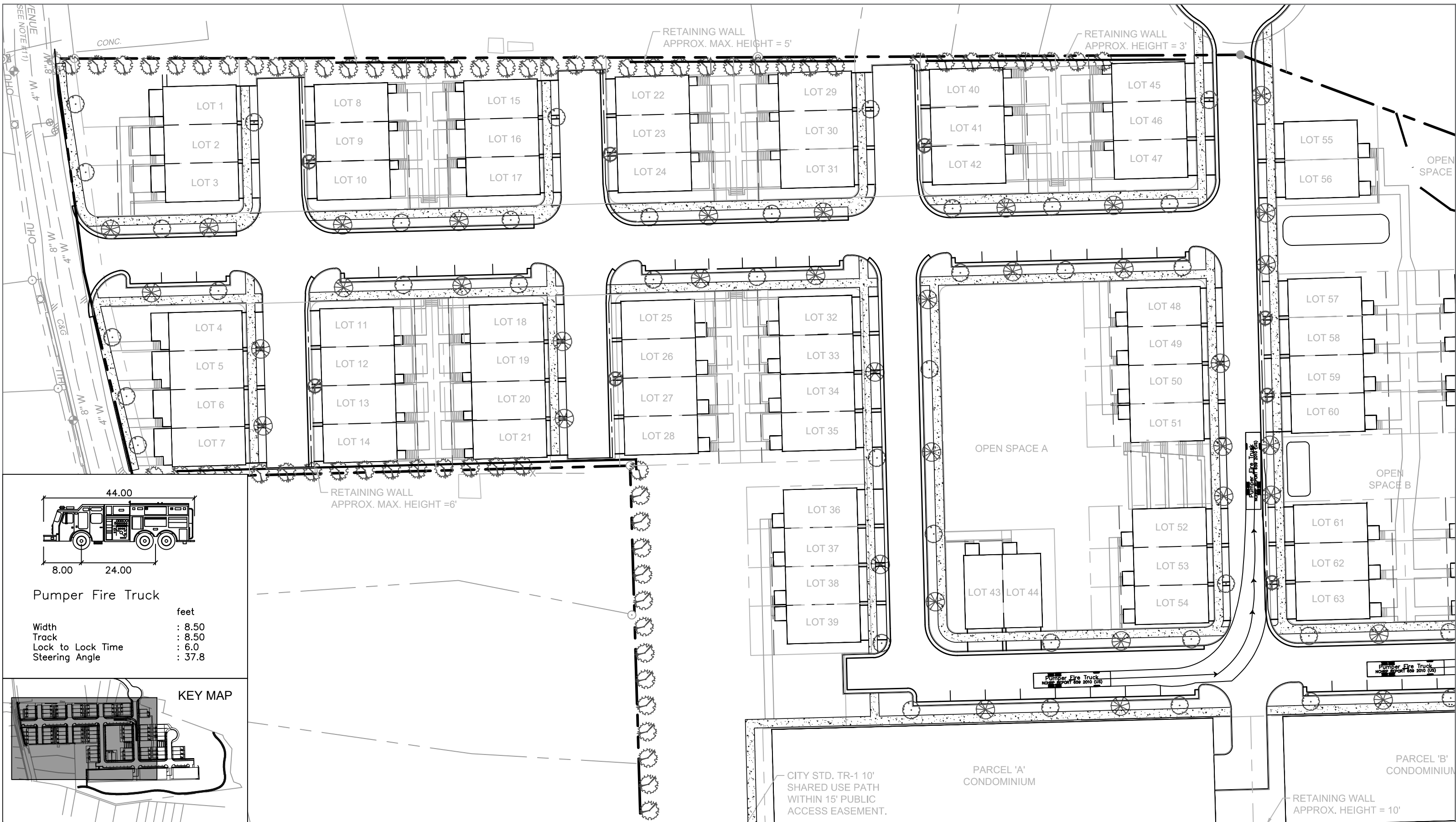
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SHEET 8
 240 STRIBLING AVENUE - APRIL 28, 2020
 REVISED: JUNE 11, 2021



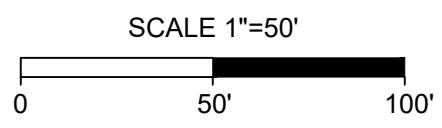
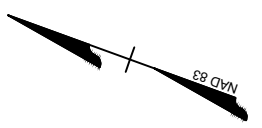
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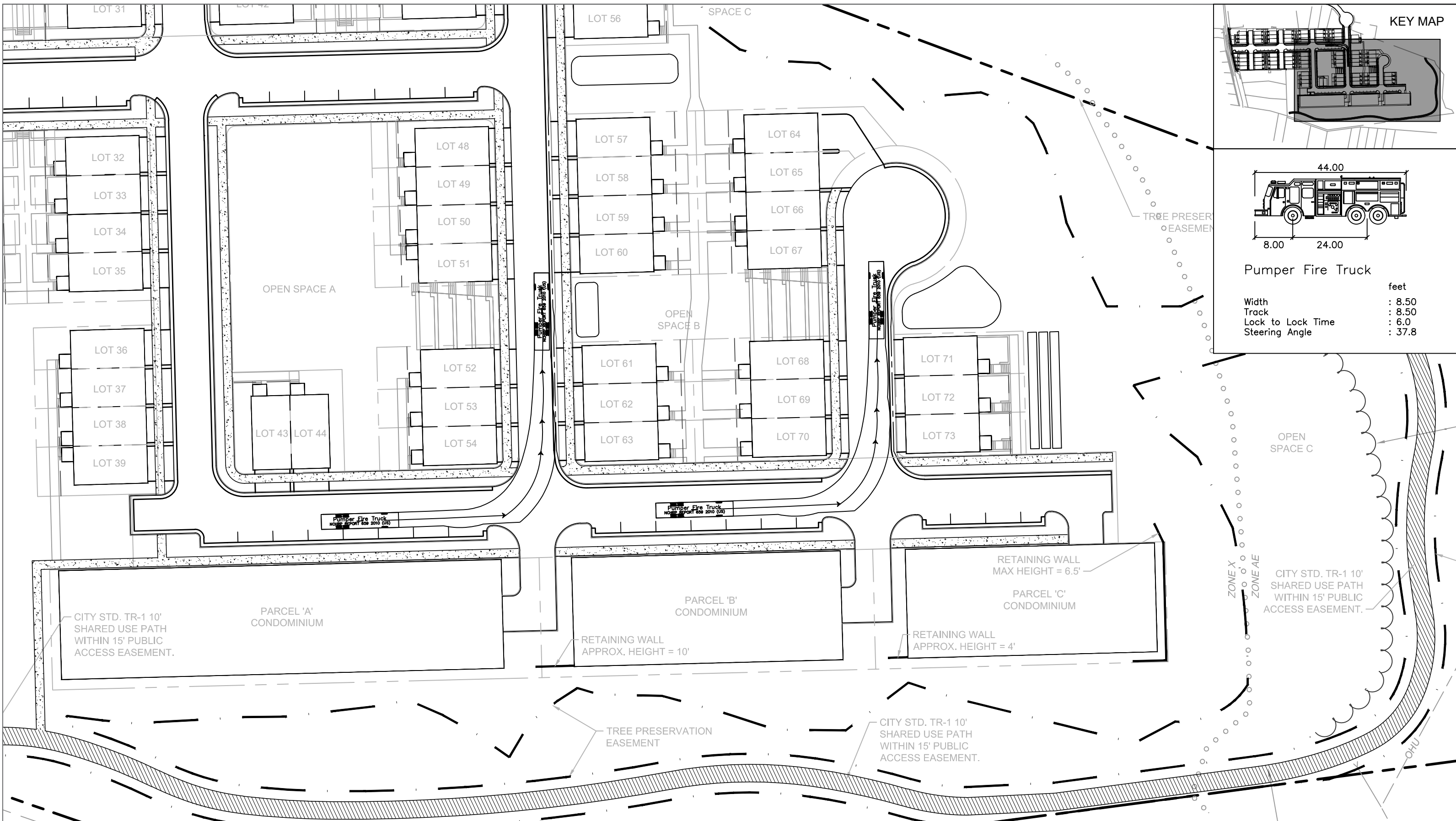
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SHEET 9
 240 STRIBLING AVENUE - APRIL 28, 2020
 REVISED: JUNE 11, 2021



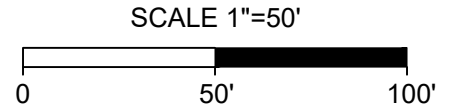
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FIRETRUCK AUTOTURN 4B

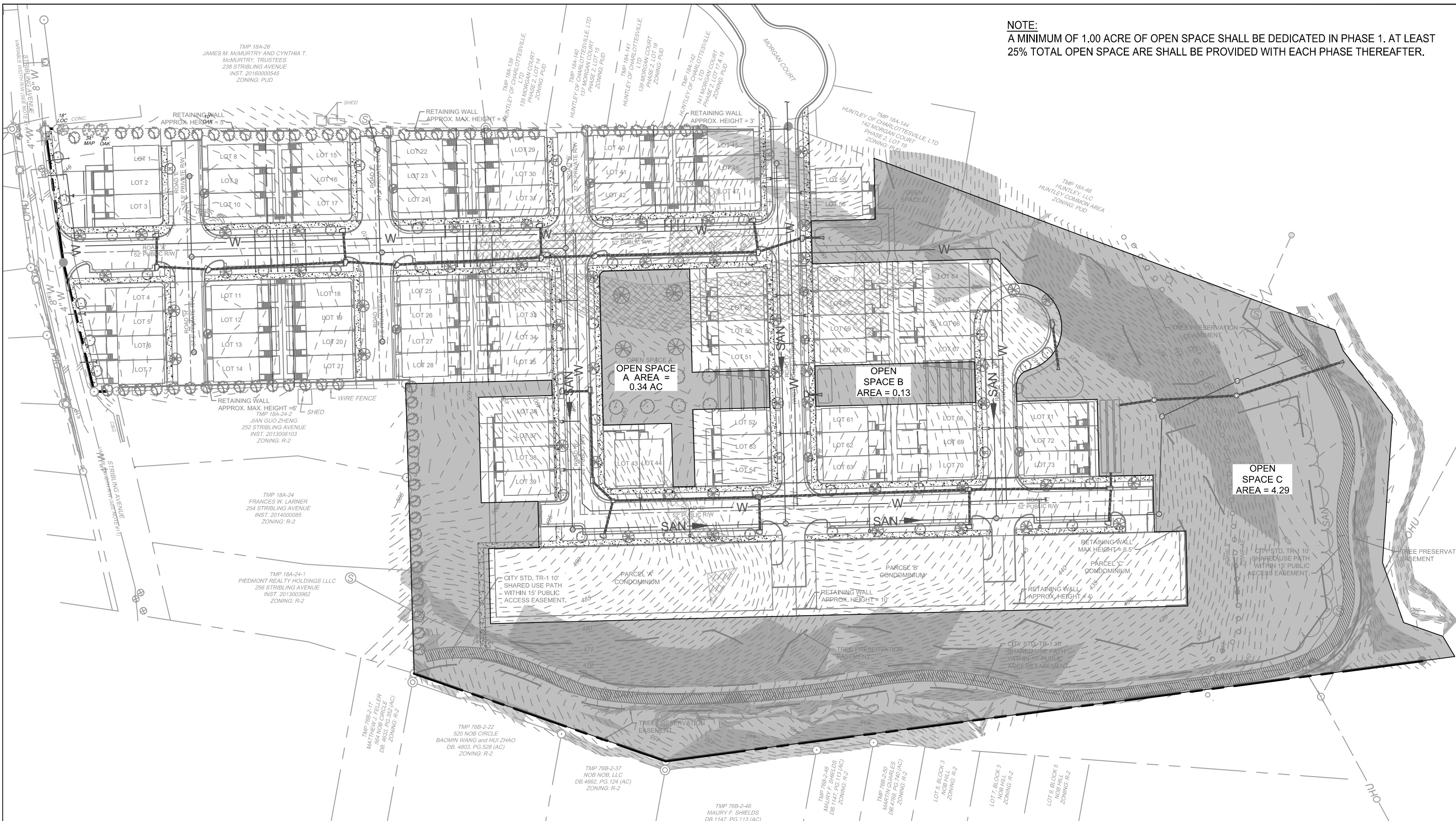
SHEET 10
 240 STRIBLING AVENUE - APRIL 28, 2020
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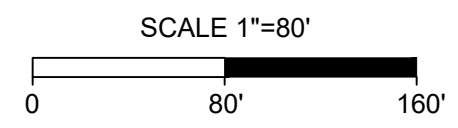
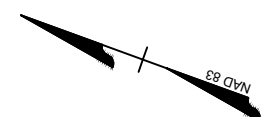


NOTE:
 A MINIMUM OF 1.00 ACRE OF OPEN SPACE SHALL BE DEDICATED IN PHASE 1. AT LEAST 25% TOTAL OPEN SPACE ARE SHALL BE PROVIDED WITH EACH PHASE THEREAFTER.



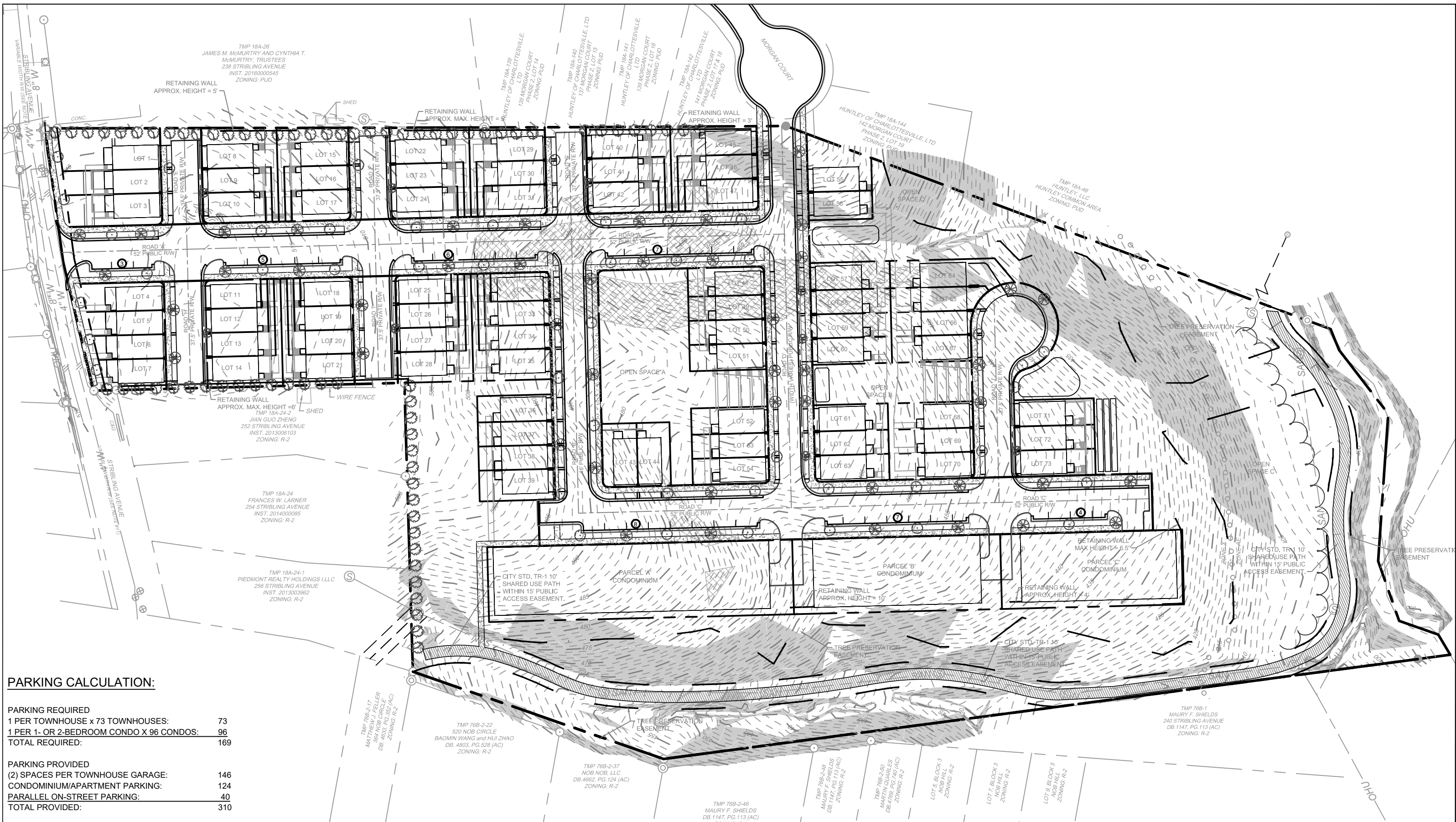
OPEN SPACE PLAN

SHEET 11
 240 STRIBLING AVENUE - APRIL 28, 2020
 REVISED: JUNE 11, 2021; OCTOBER 8, 2021



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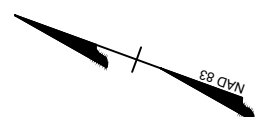


PARKING CALCULATION:

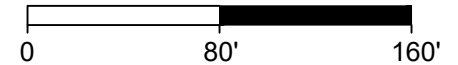
PARKING REQUIRED	
1 PER TOWNHOUSE x 73 TOWNHOUSES:	73
1 PER 1- OR 2-BEDROOM CONDO X 96 CONDOS:	96
TOTAL REQUIRED:	169
PARKING PROVIDED	
(2) SPACES PER TOWNHOUSE GARAGE:	146
CONDOMINIUM/APARTMENT PARKING:	124
PARALLEL ON-STREET PARKING:	40
TOTAL PROVIDED:	310

PARKING PLAN

SHEET 12
 240 STRIBLING AVENUE - APRIL 28, 2020
 REVISED: JUNE 11, 2021

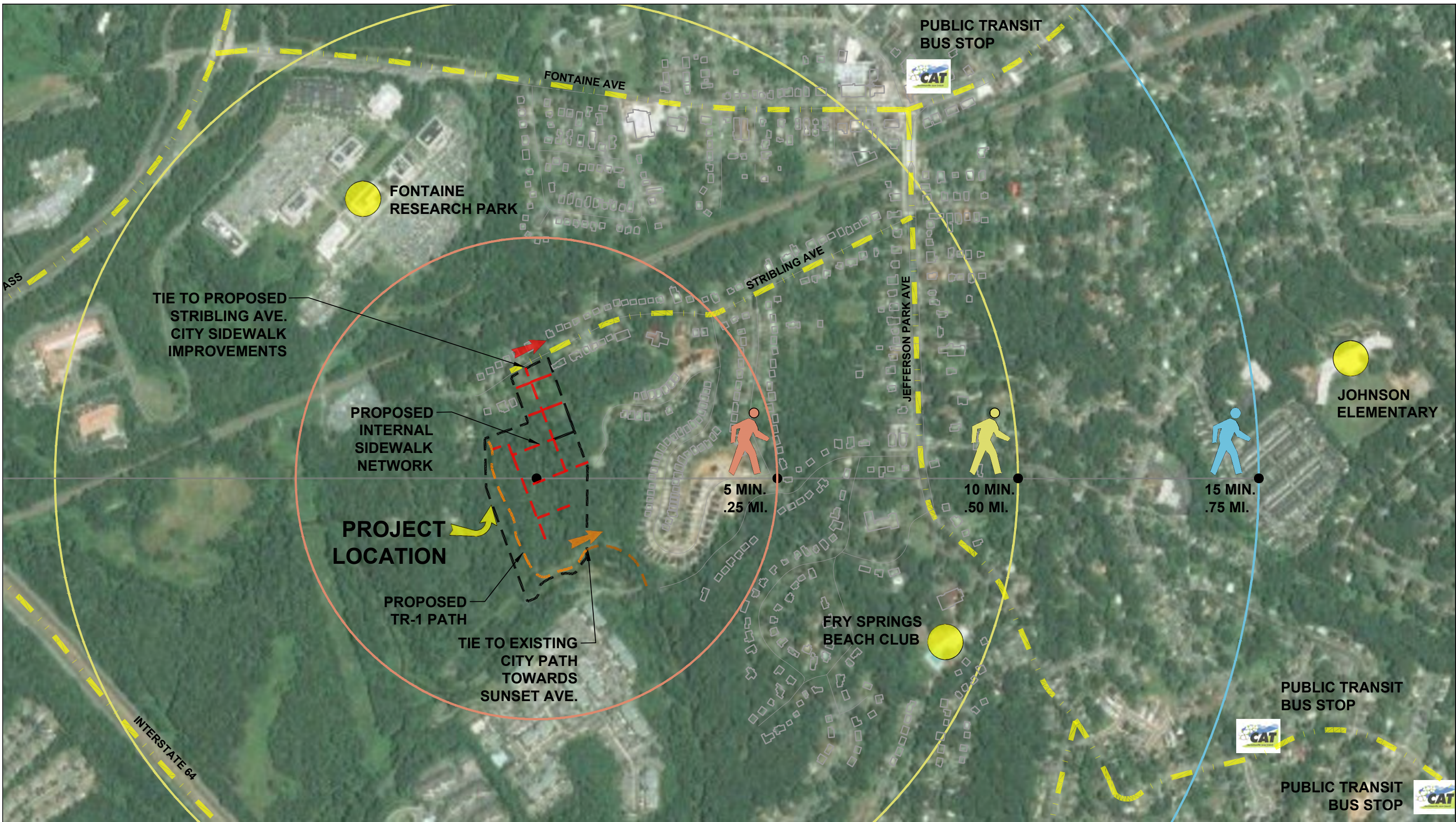


SCALE 1"=80'



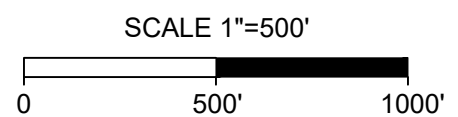
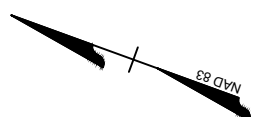
MITCHELL
 MATTHEWS
 ARCHITECTS





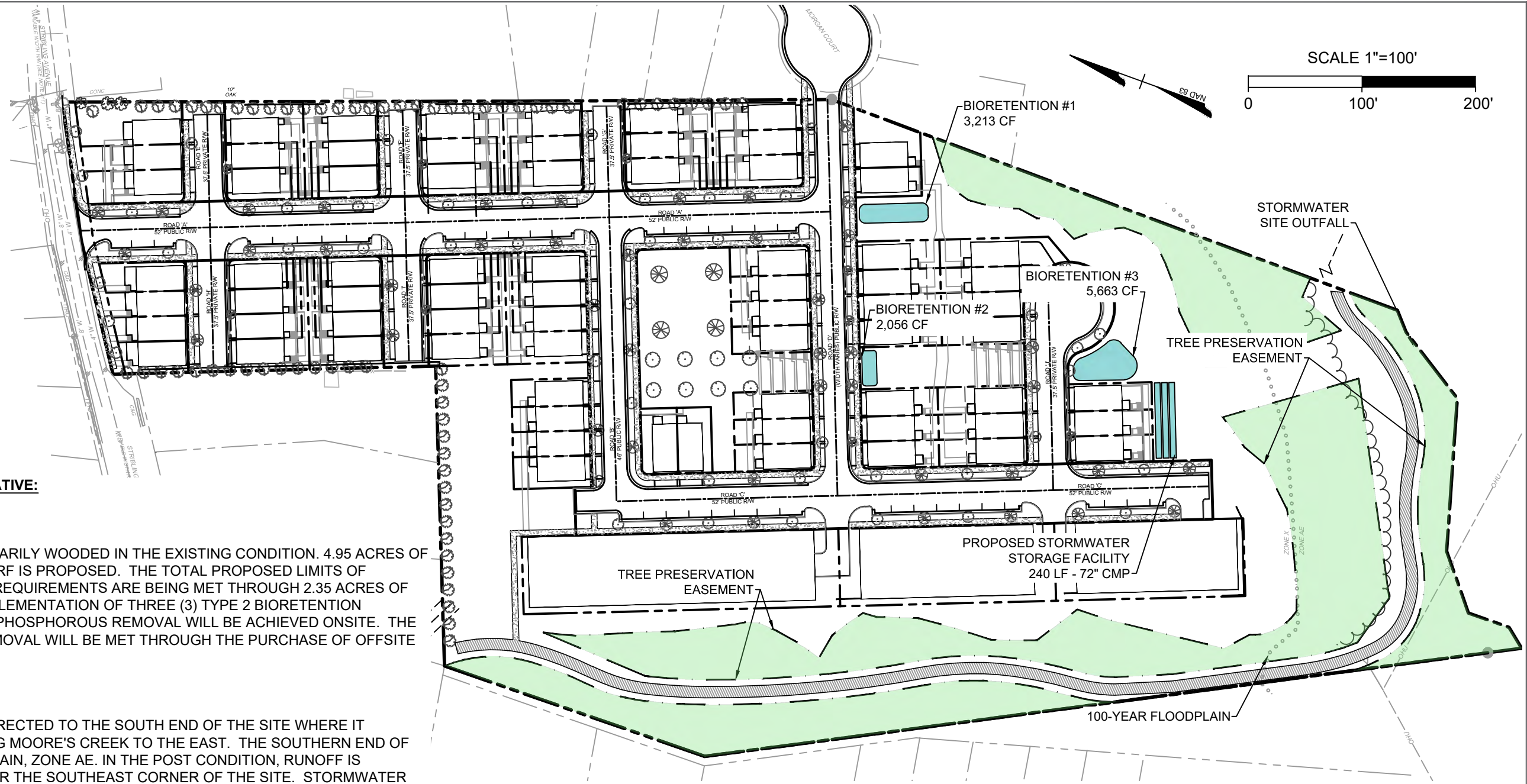
PEDESTRIAN ACCESS PLAN

SHEET 13
 240 STRIBLING AVENUE - APRIL 28, 2020
 REVISED: JUNE 11, 2021



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 MATTHEWS
 ARCHITECTS





SCALE 1"=100'

STORMWATER MANAGEMENT AND E&SC NARRATIVE:

STORMWATER QUALITY:

PARCEL 18A025000 IS 11.373 ACRES AND IS PRIMARILY WOODED IN THE EXISTING CONDITION. 4.95 ACRES OF IMPERVIOUS AREA 1.65 ACRES OF MANAGED TURF IS PROPOSED. THE TOTAL PROPOSED LIMITS OF DISTURBANCE IS 9.23 ACRES. WATER QUALITY REQUIREMENTS ARE BEING MET THROUGH 2.35 ACRES OF TREE PRESERVATION DEDICATION AND THE IMPLEMENTATION OF THREE (3) TYPE 2 BIORETENTION FACILITIES. 6.17 LBS/YR. OF THE 8.46 LB/YR. OF PHOSPHOROUS REMOVAL WILL BE ACHIEVED ONSITE. THE REMAINING 2.29 LBS/YR. OF PHOSPHOROUS REMOVAL WILL BE MET THROUGH THE PURCHASE OF OFFSITE NUTRIENT CREDITS.

STORMWATER QUANTITY:

IN THE EXISTING CONDITION, SITE RUNOFF IS DIRECTED TO THE SOUTH END OF THE SITE WHERE IT OUTFALLS TO A STREAM, JUST BEFORE MEETING MOORE'S CREEK TO THE EAST. THE SOUTHERN END OF THE SITE LIES WITHIN FEMA 100-YEAR FLOOD PLAIN, ZONE AE. IN THE POST CONDITION, RUNOFF IS CAPTURED AND OUTFALLS TO THE STREAM NEAR THE SOUTHEAST CORNER OF THE SITE. STORMWATER DETENTION IS BEING PROVIDED THROUGH 4 PROPOSED BIORETENTION FACILITIES, AS WELL AS A PROPOSED UNDERGROUND STORAGE FACILITY ON THE SOUTH END OF THE SITE.

CHANNEL PROTECTION: THE ENERGY BALANCE EQUATION HAS BEEN MET FOR THE 1-YEAR, 24 HOUR STORM PER 9VAC25-870-66(B)3, "NATURAL STORMWATER CONVEYANCE SYSTEMS." APPLICABLE APPROVALS FROM ACOE WILL BE OBTAINED TO OUTFALL TO THE STREAM.

FLOOD PROTECTION: PER 9VAC25-870-66(C)3, STORMWATER SHALL BE ANALYZED FOR FLOOD PROTECTION COMPLIANCE TO THE POINT WHERE THE SYSTEM ENTERS A MAPPED FLOODPLAIN. ADEQUATE CONVEYANCE OF THE 10-YEAR STORM IS DEMONSTRATED UP TO THE SITE OUTFALL.

EROSION AND SEDIMENT CONTROL NARRATIVE:
 E&SC MEASURES SHALL BE PROVIDED PER THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) TO ENSURE SEDIMENT LADEN RUNOFF IS CONTAINED ONSITE AND TO ENSURE PROTECTION OF ADJACENT STREAM. FINAL DESIGN WILL BE PROVIDED WITH PRELIMINARY AND FINAL SITE PLAN SUBMITTALS.

PRELIMINARY BMP/STORMWATER MANAGEMENT PLAN

SHEET 14
 240 STRIBLING AVENUE - APRIL 28, 2020
 REVISED: JUNE 11, 2021; OCTOBER 8, 2021



DEQ Virginia Runoff Reduction Method New Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: 2013 Draft Stds & Specs

Site Summary Project Title: 240 Stribling Ave
Date: 43937

Total Rainfall = 43 inches

Site Land Cover Summary

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	2.35	0.00	0.00	2.35	25
Managed Turf (acres)	0.00	1.65	0.00	0.00	1.65	18
Impervious Cover (acres)	0.00	5.23	0.00	0.00	5.23	57
					9.23	100

Site Tv and Land Cover Nutrient Loads

Site Rv	0.58
Treatment Volume (ft ³)	19,489
TP Load (lb/yr)	12.25
TN Load (lb/yr)	87.60

Total TP Load Reduction Required (lb/yr)	8.46
--	------

Site Compliance Summary

Total Runoff Volume Reduction (ft ³)	8,745
Total TP Load Reduction Achieved (lb/yr)	6.17
Total TN Load Reduction Achieved (lb/yr)	45.15
Remaining Post Development TP Load (lb/yr)	6.07
Remaining TP Load Reduction (lb/yr) Required	2.29

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.15	0.00	0.00	0.15	14
Impervious Cover (acres)	0.00	0.90	0.00	0.00	0.90	86
					1.05	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft ³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	0.15	0.9	3,212.55	0.00	2.02	1.81	0.20	

Total Impervious Cover Treated (acres)	0.90
Total Turf Area Treated (acres)	0.15
Total TP Load Reduction Achieved in D.A. (lb/yr)	1.81
Total TN Load Reduction Achieved in D.A. (lb/yr)	13.27

Drainage Area B Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.22	0.00	0.00	0.22	29
Impervious Cover (acres)	0.00	0.55	0.00	0.00	0.55	71
					0.77	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft ³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	0.22	0.55	2,056.40	0.00	1.29	1.16	0.13	

Total Impervious Cover Treated (acres)	0.55
Total Turf Area Treated (acres)	0.22
Total TP Load Reduction Achieved in D.A. (lb/yr)	1.16
Total TN Load Reduction Achieved in D.A. (lb/yr)	8.49

Drainage Area C Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.20	0.00	0.00	0.20	11
Impervious Cover (acres)	0.00	1.60	0.00	0.00	1.60	89
					1.80	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft ³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	0.2	1.6	5,662.80	0.00	3.55	3.20	0.36	

Total Impervious Cover Treated (acres)	1.60
Total Turf Area Treated (acres)	0.20
Total TP Load Reduction Achieved in D.A. (lb/yr)	3.20
Total TN Load Reduction Achieved in D.A. (lb/yr)	23.39

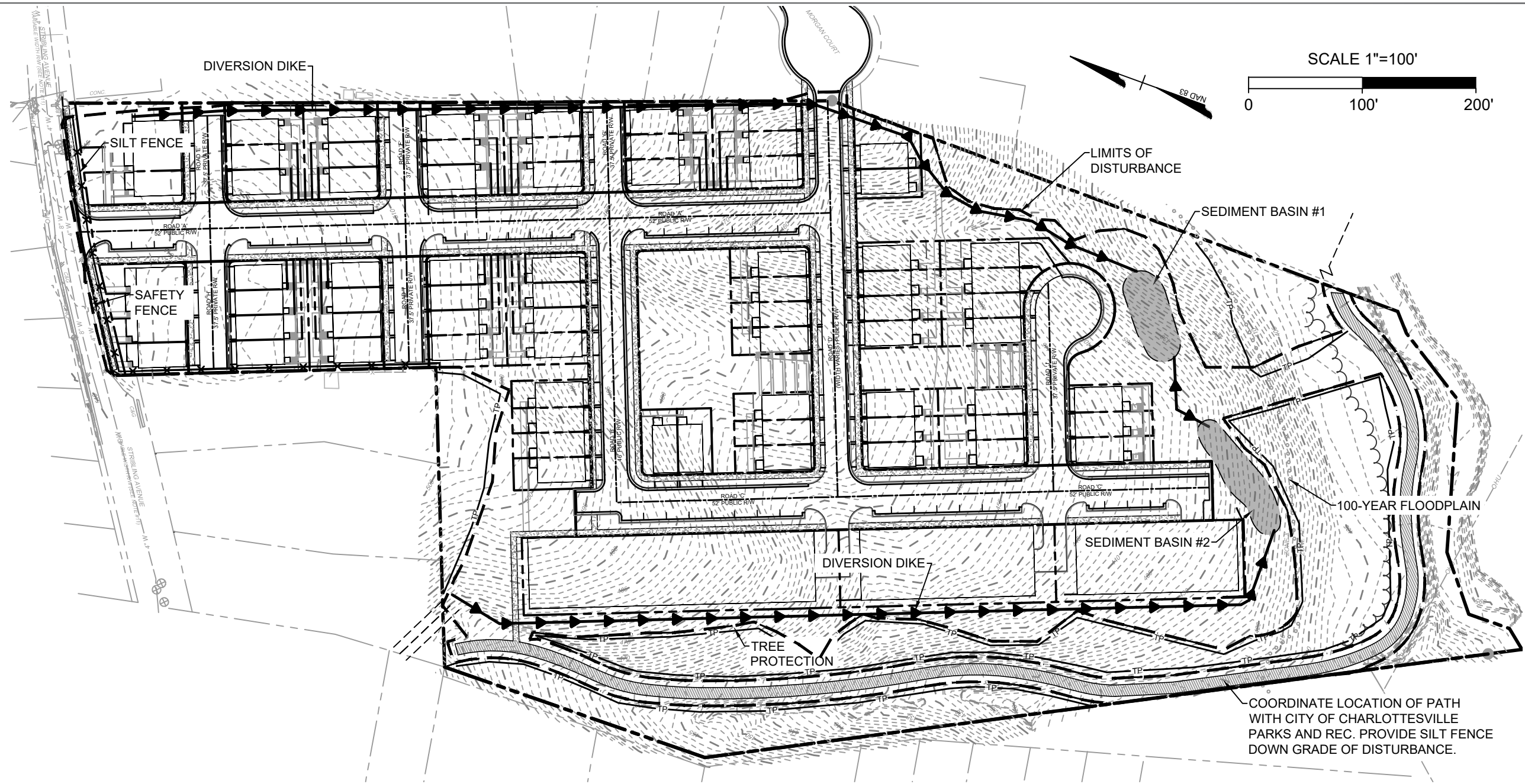
PRELIMINARY BMP/STORMWATER MANAGEMENT PLAN

SHEET 15

240 STRIBLING AVENUE - APRIL 28, 2020

REVISED: JUNE 11, 2021





EROSION AND SEDIMENT CONTROL NARRATIVE:
 E&SC MEASURES SHALL BE PROVIDED PER THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) TO ENSURE SEDIMENT LADEN RUNOFF IS CONTAINED ONSITE AND TO ENSURE PROTECTION OF ADJACENT STREAM. FINAL DESIGN WILL BE PROVIDED WITH PRELIMINARY AND FINAL SITE PLAN SUBMITTALS.

CONCEPTUAL EROSION AND SEDIMENT CONTROL PLAN

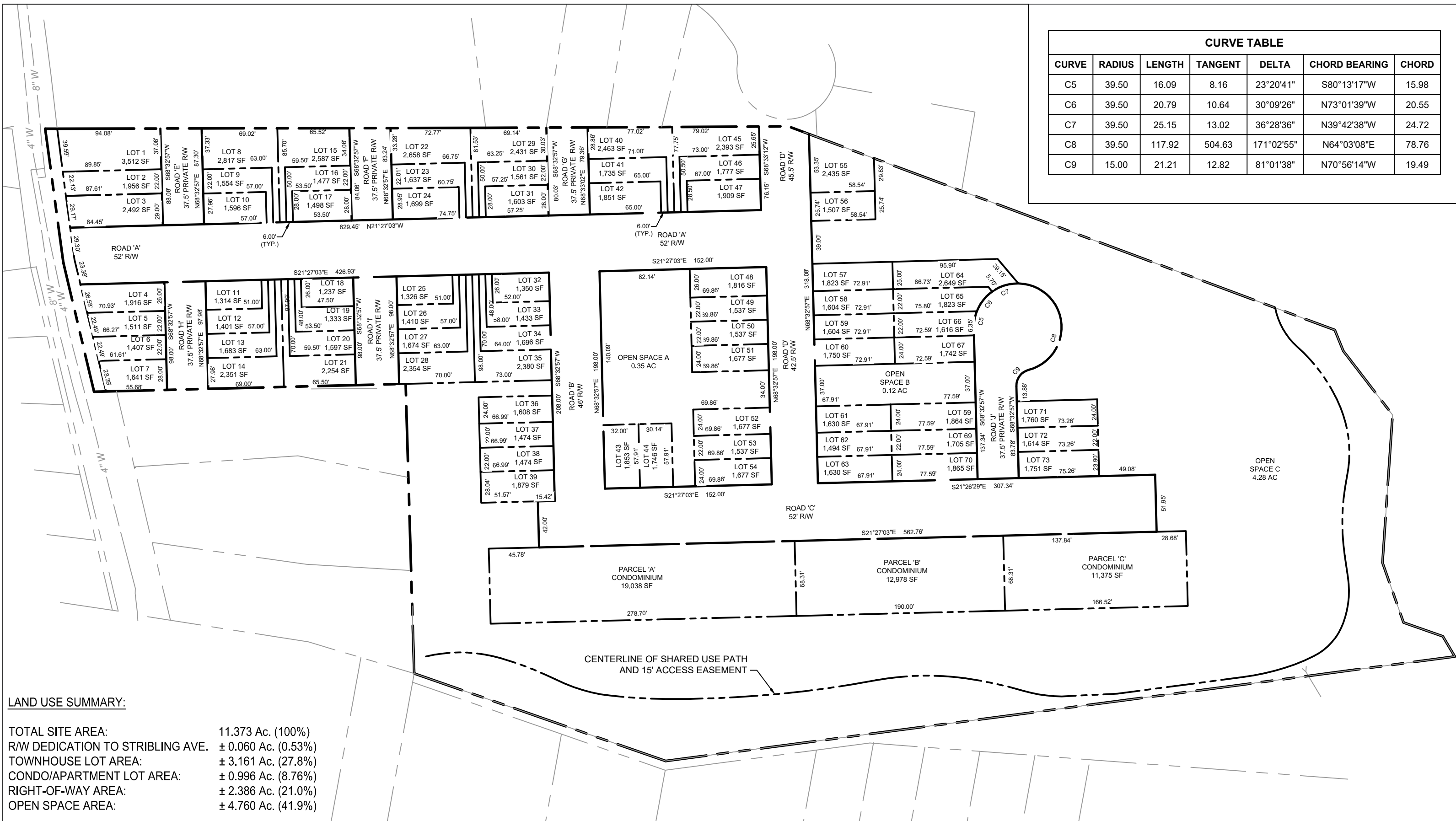
SHEET 16

240 STRIBLING AVENUE - APRIL 28, 2020

REVISED: JUNE 11, 2021



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C5	39.50	16.09	8.16	23°20'41"	S80°13'17"W	15.98
C6	39.50	20.79	10.64	30°09'26"	N73°01'39"W	20.55
C7	39.50	25.15	13.02	36°28'36"	N39°42'38"W	24.72
C8	39.50	117.92	504.63	171°02'55"	N64°03'08"E	78.76
C9	15.00	21.21	12.82	81°01'38"	N70°56'14"W	19.49

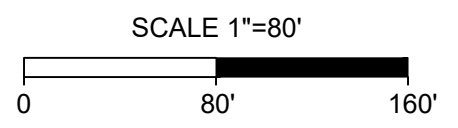
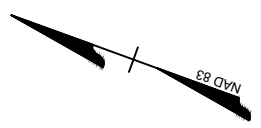


LAND USE SUMMARY:

TOTAL SITE AREA: 11.373 Ac. (100%)
 R/W DEDICATION TO STRIBLING AVE. ± 0.060 Ac. (0.53%)
 TOWNHOUSE LOT AREA: ± 3.161 Ac. (27.8%)
 CONDO/APARTMENT LOT AREA: ± 0.996 Ac. (8.76%)
 RIGHT-OF-WAY AREA: ± 2.386 Ac. (21.0%)
 OPEN SPACE AREA: ± 4.760 Ac. (41.9%)

PRELIMINARY PLAT

SHEET 17
 240 STRIBLING AVENUE - APRIL 28, 2020
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STRIBLING AVENUE
VARIABLE WIDTH RW (SEE NOTE #11)

TMP 18A-26
JAMES M. McMURTRY AND
CYNTHIA T. McMURTRY, TRUSTEES
238 STRIBLING AVENUE
INST. 2016000545

TMP 18A-139
HUNTLEY OF
CHARLOTTESVILLE, LTD
135 MORGAN COURT
PHASE 2, LOT 14

TMP 18A-140
HUNTLEY OF
CHARLOTTESVILLE, LTD
137 MORGAN COURT
PHASE 2, LOT 15

TMP 18A-141
HUNTLEY OF
CHARLOTTESVILLE, LTD
139 MORGAN COURT
PHASE 2, LOT 16

TMP 18A-142
HUNTLEY OF
CHARLOTTESVILLE, LTD
141 MORGAN COURT
PHASE 2, LOT 17 & 18

TMP 18A-144
HUNTLEY OF
CHARLOTTESVILLE, LTD
142 MORGAN COURT
PHASE 2, LOT 19

TMP 18A-145
HUNTLEY COMM

TMP 18A-25
CARRSGROVE PROPERTIES, LLC
240 STRIBLING AVENUE
DB.871, PG. 944
±11.373 ACRES

TMP 18A-24-2
JIAN GUO ZHENG
252 STRIBLING AVENUE
INST. 2013006103

TMP 18A-24
FRANCES W. LARNER
254 STRIBLING AVENUE
INST. 2014000085

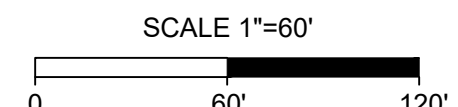
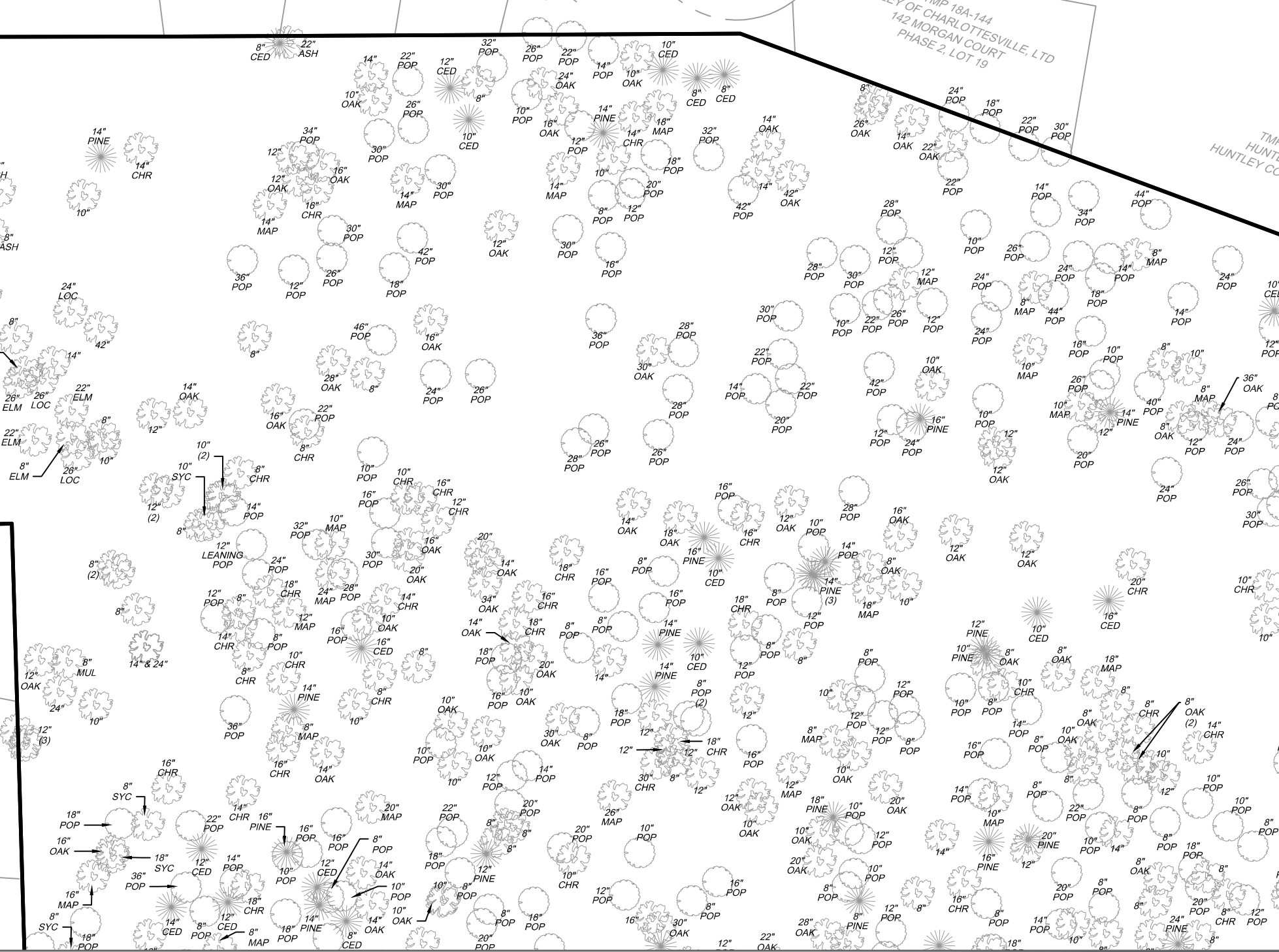
TMP 18A-24-1
PIEDMONT REALTY HOLDINGS I, LLC
256 STRIBLING AVENUE
INST. 2013003962

KEY MAP



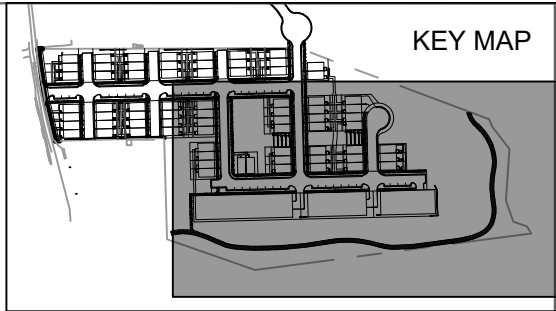
TREE SURVEY

SHEET 18
240 STRIBLING AVENUE - APRIL 28, 2020
REVISED: JUNE 11, 2021



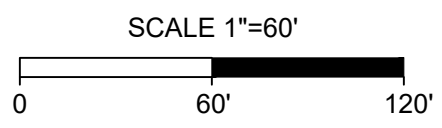
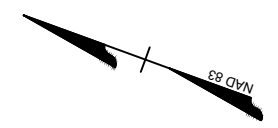
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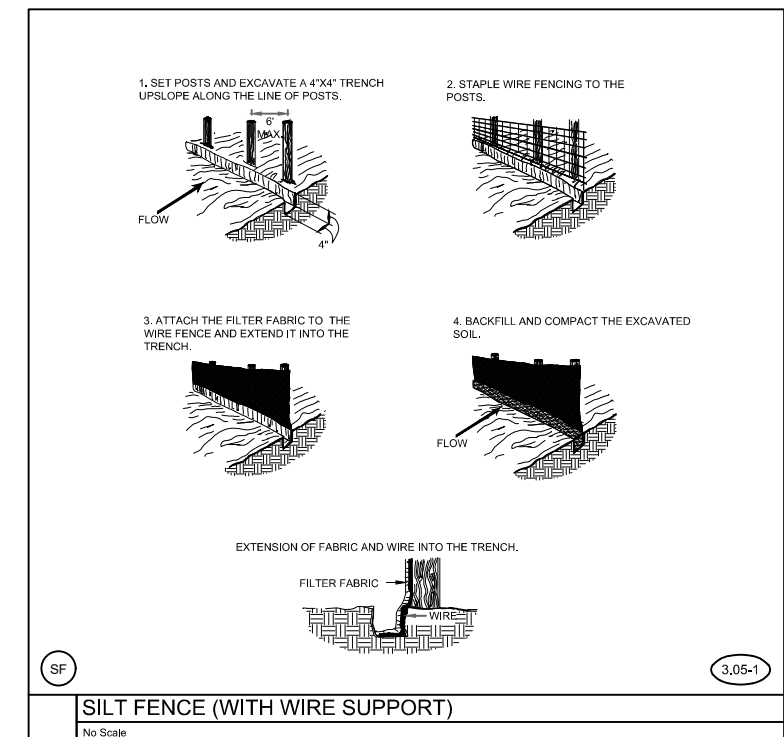
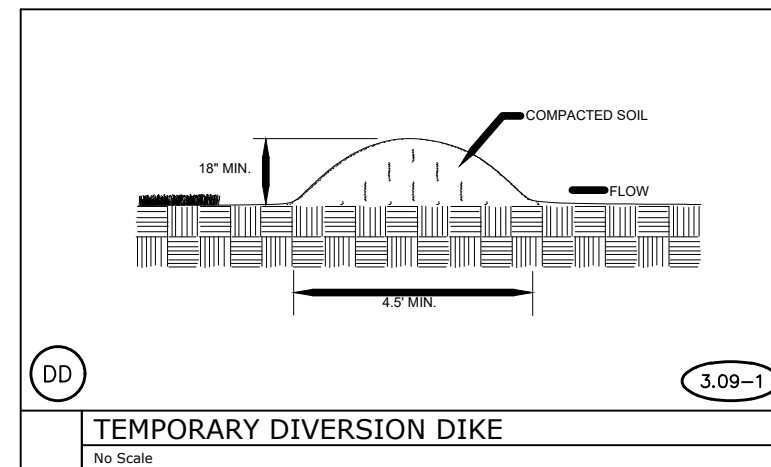
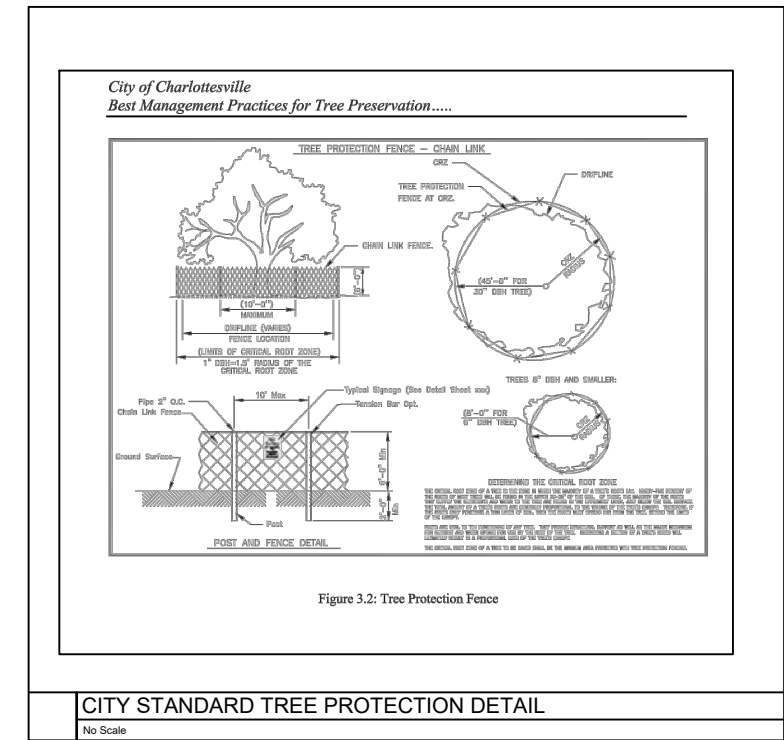
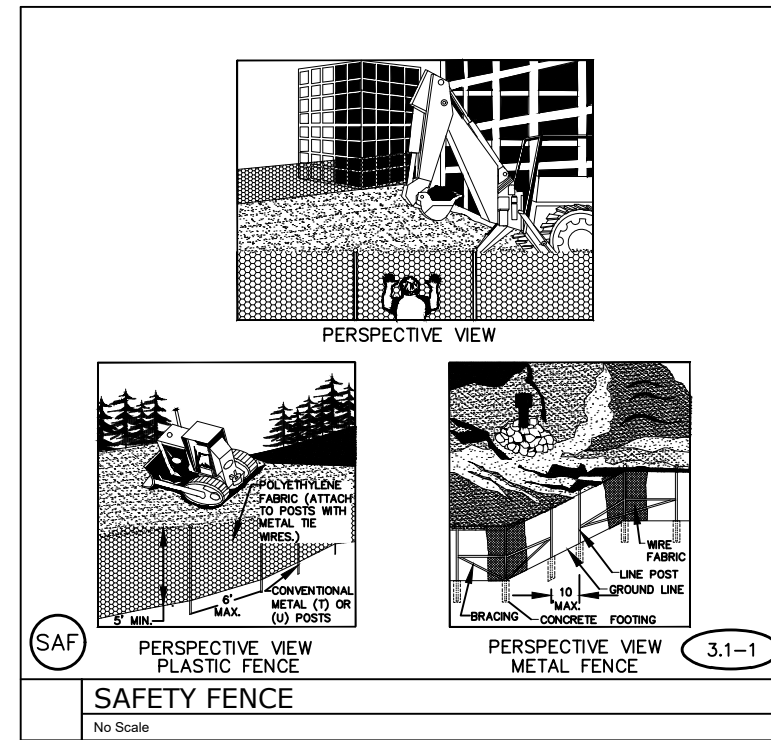
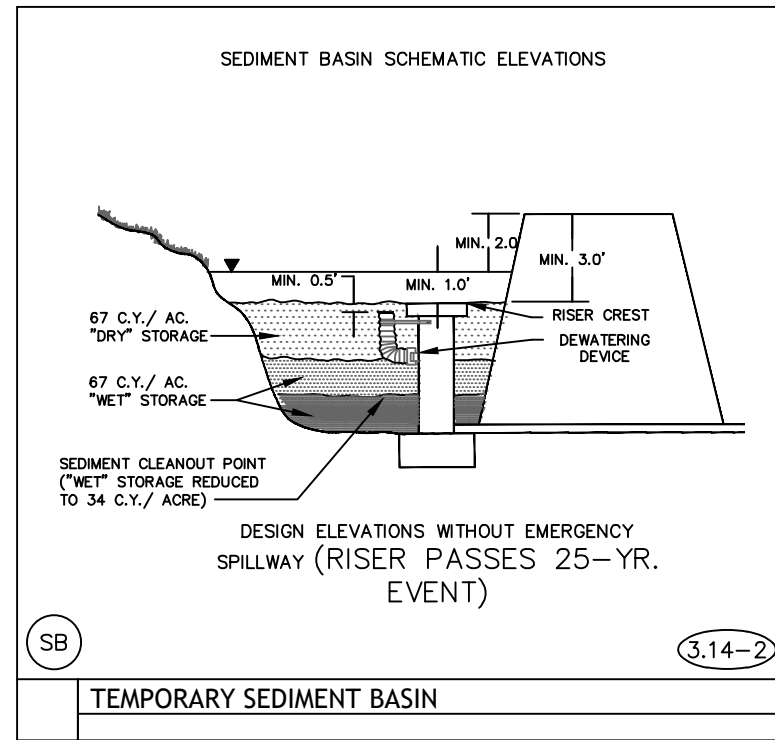
TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



TREE SURVEY

SHEET 19
 240 STRIBLING AVENUE - APRIL 28, 2020
 REVISED: JUNE 11, 2021





EROSION CONTROL DETAILS

SHEET 20
240 STRIBLING AVENUE - APRIL 28, 2020
REVISED: JUNE 11, 2021

