

PROJECT PROPOSAL

Mount View Properties LLC, Route 250 Houses LLC, and Mount View Baptist Church (collectively, the “owners”) own 3.4 acres of land in Charlottesville’s Locust Grove Neighborhood. The land is comprised of tax parcels 49-65, 49-721, 49-72, and 49-73 (collectively, the “property”). On behalf of the owners, we request to rezone the property from R-2 Residential to Planned Unit Development (PUD) to realize a residential development and to allow for complementary non-residential uses to take shape on the property at some point in the future. The PUD development plan proposes two blocks; Block 1 is approximately 1.4 acres and is the site of Mount View Baptist Church and Block 2 is approximately 2.0 acres and is currently comprised of an open field at the rear of Mount View Baptist Church, two single family dwellings, and a vacant parcel. Mount View Baptist Church plans to remain in operation if this PUD is approved however, approval of this PUD will give the church the opportunity to diversify the use of their property. The PUD development plan permits certain non-residential uses in Block 1 such as a preschool and an artist’s studio, with the preschool being the most desirable potential use for the church that they would like to establish in the future. If the church were to pursue these uses in Block 1, they would most likely utilize a portion of their basement level to serve such uses however, Block 1 has sufficient area to accommodate an additional structure in front of the existing parking lot and adjacent to the existing church building.

The development plan also permits residential density in Block 1, the church has expressed a desire to be able to build a few units at some point in the future that could serve parishioners in need of housing, provide potential church employee housing, or provide the church with an opportunity to have an additional revenue stream by operating a rental property. Although the church has no immediate plans to construct housing in Block 1, approval of this PUD would maintain the opportunity to realize housing in Block 1 at some point.

Block 2 envisions a unique residential development that is anchored by a central greenspace. A maximum of 60 units are proposed within five structures that are integrated into the landscape. The buildings utilize the slope of the site to minimize the scale and form of the structures; many of the structures, which are proposed to have three floors, will be comprised of two stories and a basement level. This building form is sensitive to the existing context, building height is minimized in areas that are in closest proximity to one-story residential structures. The buildings in the northern portion of the site will appear as two-story structures from the existing residences just north of the property that front on River Vista Avenue and will appear as three story units from the central greenspace, interior to the site. The units that are proposed to front along Landonia Circle are the only units currently proposed as slab on grade construction on the site however, the structure will step down to two stories along its sides to soften the scale of the structure in comparison to the existing residential units along Landonia Circle. The units along the southern portion of the property front along what is currently an unimproved portion of Otter Street; these units are directly behind Bank of America and are proposed to be two stories above grade facing the interior of the site and appear as three stories from the Otter St. right-of-way. These structures are not adjacent to or directly across from any existing residential structures.

The residential units will be a mixture of efficiency, one, two, and three bedroom units. From the exterior, the units will appear as a series of linked townhomes with separate doors, porches, and facade treatments. This variation in facade finishes and details will contribute to the human-scale feel of this development.

The development will have two points of vehicular access, one from Landonia Circle and one

from River Vista. Having multiple points of access will contribute to distributing trips from the site to various streets that are largely integrated into an existing grid network rather than having all traffic from the site concentrated through one point of access. The Landonia Circle entrance will provide convenient access to Route 250 West and easy access downtown as well as access to 250 East from the Locust Avenue ramp, without having to cross over the Route 250 median; the River Vista entrance will provide a another route to Downtown. This project intends to improve the inadequate portion of Landonia Circle serving this development which would open access to Route 250 from Landonia for nearby residents, offering another way to Route 250 for residents along Coleman or Landonia and other residential streets, rather than driving River Vista to access Route 250. The exact scope of proposed improvements to Landonia Circle will be determined at site plan. This project also proposes to construct a multi-use path within the portion of the Otter Street right-of-way that is adjacent to this site creating an additional point of access for pedestrians and cyclists.

Within Block 1, up to 6,000 sf of daycare facility use may take shape with the church. While daycare facilities are typically associated with increased trip generation occurring the morning and evening peak hour, the daycare facility within Mount View presents a unique opportunity in providing child care services within an established neighborhood that is walkable for many residents. While Mount View proposes to develop up to 72 units, the surrounding neighborhood is comprised primarily of single-family detached housing, a housing type that typically has higher averages of children affiliated with it. A daycare facility would be a great service for the community that should be located in and accessible to residential neighborhoods.

JUSTIFICATION OF PUD (SEC. 34-43(a)(3) CITY CODE)

One of the three major initiatives adopted in Charlottesville’s Affordable Housing Plan is to “adopt progressive and inclusionary zoning reforms” (Charlottesville Affordable Housing Plan adopted March 2021, 9). Charlottesville’s comprehensive zoning rewrite is currently in the works however that comprehensive rewrite will take time and in the interim before that rewrite is adopted, the strong demand for housing in Charlottesville remains. Changing the zoning on this property from R-2 to PUD will contribute to growing and diversifying the City’s housing stock; the R-2 district is one of the City’s lowest density and most restrictive zoning districts. Developing this property, which has convenient access to major transportation corridor Route 250, is well connected within an established gridded network of streets, is a large contiguous parcel, and is directly behind a commercial center, as an R-2 development is a missed opportunity for integrating alternative housing types into areas of the City where it historically hasn’t been realized. There is a strong need for housing in the Charlottesville that is well-documented in various City documents such as the adopted 2021 Comprehensive Plan, 2021 Affordable Housing Plan, and the 2018 Housing Needs Assessment prepared by FBCI and PES which states that “housing demand significantly exceeds the available supply.” There is a need for this zoning change and it is justified.

SATISFACTION OF PUD OBJECTIVES (SEC. 34-490 CITY CODE)

The following is an analysis of how this project will satisfy PUD objectives in Sec. 34-490 of the City of Charlottesville’s Zoning Ordinance:

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

TMP(s) 49-65, 49-72.1, 49-72, & 49-73

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The Mount View PUD establishes an effective design program that takes advantage of the land opportunities that are available on a relatively large contiguous tract; the shared green spaces, the proposed multi-use path, and this approach to residential density would not be realized in the underlying R-2 zoning district.

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

The Mount View PUD proposes residential buildings flanked along the edges of the property, a central greenspace that ties together the development, and purposeful placement of screening buffers. The buildings internal to the site are largely connected with sidewalks and the PUD is connected to the greater neighborhood context by the two new proposed entrances to the site and the proposed construction of the multi-use path within the Otter St. right-of-way. There are no identified environmentally sensitive features on the property.

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

The Mount View PUD will establish a range of unit sizes including efficiency; one, two, and three bedroom units.

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

Although there are no single-family dwellings proposed within this PUD, this proposal does promote efficient use of land on a relatively large site in the City that is well connected to nearby transportation networks and destinations. The proposed open space within the PUD will meet the 15% requirement.

(5) To provide for developments designed to function as cohesive, unified projects;

The Mount View PUD will function as a cohesive, unified project. Sidewalks connect residential units, parking areas, and green spaces in Block 2 to one another. A sidewalk proposed along the shared boundary between Blocks 1 and 2 will connect the blocks with another. The central green space is not only accessible to future residents of Block 2 but it is sited in a location where it is also accessible from Block 1, and is fairly centrally located within the PUD as a whole. Block 2 is slated to continue operating as a church for the foreseeable future however, this PUD allows for the opportunity for complementary limited commercial uses to take shape within that block as well. The limited allowable commercial uses, such as a preschool or an artist's studio are complementary to the residential development proposed within Block 2 and the surrounding residential context, as the uses allowable would directly serve many residents in the area.

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

The property is uniquely sited to function as a transitional site between Route 250 and the commercial uses that front along that heavily-traveled corridor just south of the property and

the less intense residential areas just north of the property. As a property positioned between commercial and residential development, a residential development of greater intensity than much of the surrounding residential context is appropriate for this site as the development proposed is in accordance with the existing transect of development where the most intense development is along Route 250 and less intense development takes shape just north of the property. The development will be harmonious with the existing uses and character surrounding the property.

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

There are no streams or critical slopes on the property and so there is no proposed disturbance to those environmentally sensitive features with this development plan. There are several mature trees on the property, mostly concentrated along the eastern portion of what is proposed as Block 2, that are slated to be removed with this development however, the landscape plan provided with this application proposes a robust landscape plan that will result in 10-year tree canopy in excess of half an acre.

Mount View Baptist Church is rightfully named, as there are Mountain Views of the Southwest Mountains from the site. The church is at a high point on the property and the site slopes downhill from St. Clair Avenue and the church building location. Since much of the site is at a lower elevation than the adjacent properties to the north and west and the height limitation is set to be consistent with R-2 district, impacts to scenic resources are expected to be minimal.

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

The massing diagrams presented with this PUD application demonstrate coordinated architectural styles internally as well as with adjacent properties along the perimeter of the development.

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

Coordinated pedestrian linkages are provided throughout the development to connect internal buildings. A sidewalk is provided adjacent to the new entrance proposed off of River Vista and a new multi-use path is proposed within the Otter St. ROW to connect the development to areas further west. The proposed sidewalk improvements along River Vista Avenue will establish a complete pedestrian connection between the project and the existing CAT bus stop at the intersection of Calhoun St. and St. Clair Ave.

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

The sidewalk proposed adjacent to the new entrance that will connect to River Vista will connect to the south side of River Vista Ave. The sidewalk network on the south side of River Vista Ave between its intersection with St. Clair Ave. and the property is proposed to be completed with this project; there is a CAT bus stop at the intersection of Calhoun St. and St. Clair Ave that is approximately 850' walking distance from the property.

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CONSISTENCY WITH THE COMPREHENSIVE PLAN

It is noted in the recently adopted 2021 Charlottesville Comprehensive Plan that “one of the primary goals of [the] Comprehensive Plan update is to support the opportunity to provide more housing in all neighborhoods in the city [...]” The Locust Grove Neighborhood is primarily developed with single family detached and some duplex/attached residences. Several main thoroughfares, such as River Road, Route 250, and Park Street define boundaries of this neighborhood and in recent years, housing types other than single family detached have begun to take shape along these corridors. New apartments along River Road are nearing completion and the recently approved MACAA and Park St. Christian Church rezonings will see the construction of multi-family and single family attached dwellings at deeply affordable rates. The Comprehensive Plan supports the opportunity to provide more housing in all neighborhoods in the city and this project will help to realize that goal.

This project is consistent with various goals and objectives put forth in the Comprehensive Plan:

Goal 3. Balance Conservation and Preservation with Change

Protect and enhance the existing distinct identities of the city’s neighborhoods and places while promoting and prioritizing infill development, housing options, a mix of uses, and sustainable reuse in our community.

This project plans for effective density in building forms that are context aware of the historic building patterns surrounding the property. This PUD will establish infill development on relatively large contiguous parcel in the City. The regulations of the PUD allow for a mix of uses and allows for the existing church building to be adapted in a way to serve multiple users.

Goal 6. Design Excellence

Continue Charlottesville’s history of architectural and design excellence by maintaining traditional urban design features and valuing historic resources while encouraging creative, context-sensitive, contemporary planning and design that supports the goals of the Comprehensive Plan.

The massing renderings presented with this PUD application demonstrate a creative, context-sensitive design in a location that is well-connected, transit accessible, and in close proximity to jobs, schools, and neighborhood amenities.

Objectives for Residential Areas

Foster walkable, bikeable, and transit accessible neighborhoods.

The property is within a 15-20 minute walk to downtown and within a 5 minute walk of River Road. There’s a CAT bus stop several hundred feet away from the property.

Increase opportunities to develop diverse housing options near schools, parks, shopping districts, and employment centers.

This project would increase diverse housing options in this portion of the Locust Grove neighborhood. The property is directly behind a commercial strip and is within a 10 minute walk of Burnley-Moran elementary school.

The property is designated as General Residential on the land use map. This category sets forth form guidelines that buildings should be up to 2.5 stories and recommendations for new infill

housing and for consideration of townhomes on a site-specific basis. Most of the buildings on the site utilize the grade to provide for two above grade stories over a basement, minimizing the scale of the proposed buildings in relation to the surrounding context. The structures will appear as a series of townhomes, although the interior of the buildings will be divided into various unit types.

ANALYSIS OF IMPACTS ON PUBLIC FACILITIES AND INFRASTRUCTURE

American Community Survey (ACS) 5 year estimates indicate the average household size in Charlottesville is 2.38 people. Using the ACS average, a multi-family development with a maximum of 72 proposed units could potentially yield 171 new residents within Police District 3 and the Bypass Fire. It should be noted this household size is for all unit sizes and is not limited to multi-family households. The number of people per dwelling unit in this development especially in efficiency, one, and two bedrooms units may be less than the overall household average.

The traffic study included with this PUD submission provides an analysis of projected impacts to roadways.

Impacts on Schools:

This property lies within the Burnley-Moran Elementary School district. After attending neighborhood elementary schools, all Charlottesville students attend Walker Upper Elementary School, Buford Middle School, and Charlottesville High School.

ACS 2018 5 year estimates show that there are an estimated 4,800 residents between the ages of 5-17 within City limits. By dividing this estimate by the number of occupied housing units in the city, 18,613, it can be approximated that there are approximately .26 children per housing unit in Charlottesville. Since a maximum of 72 units are proposed on the site, it is estimated there may be an additional 19 school-aged children within the development.

Impacts on Environmental Features:

All design and engineering for improving the property will comply with applicable City and State regulations for erosion and sediment control and stormwater management.

ANALYSIS OF FURTHERANCE OF THE ZONING ORDINANCE & GENERAL WELFARE (SEC. 34-43(a)(2) CITY CODE)

Sec. 34-3 lists the purposes of the Zoning Ordinance below are descriptions of how this development proposal will further the purposes of Chapter 34 and the general welfare of the entire community:

(1) To provide for adequate light, air, and convenience of access, and to protect against obstruction of light and air;

This development proposal is well integrated into a City block network and will have convenience of access without having significant transportation impacts on the nearby corridors. Adequate light and air will not be compromised with this development proposal.

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(2)To regulate and restrict the location of trades, industries and residences;

This PUD proposal is predominantly residential however, some limited commercial uses are proposed; the commercial uses, such as a daycare facility or a small retail space are proposed at neighborhood-scale and will provide services to directly serve the surrounding neighborhood.

(3)To reduce or prevent congestion in the public streets, to facilitate transportation and to provide for safe and convenient vehicular and pedestrian travel;

This development proposal is not expected to have a significant impact on public streets. The Mount View PUD proposes several roadway improvements to increase connectivity in the neighborhood; the travelway through the development will connect River Vista to Landonia Circle and if the PUD is approved, the developer and City Staff would work together to realize the full Circle connection. Additionally, the multi-use path proposed within Otter Street will create a new connection for pedestrians and cyclists.

(4)To facilitate the creation of a convenient, attractive and harmonious community, to protect against overcrowding of land and undue density of population in relation to the community facilities existing or available, and to protect the natural beauty and special features of the city;

The Mount View PUD proposes a creative housing development that will contribute to varying the housing stock in the Locust Grove neighborhood.

(5)To provide for safety from fire, flood, crime and other dangers, and to facilitate the provision of adequate public safety services, disaster evacuation, civil defense, and flood protection;

This property does not lie within a floodplain. All building construction will comply with the then-current building code.

(6)To facilitate the provision of water, sewerage, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements;

The Mount View PUD is anchored by a central greenspace and will meet PUD requirements for open space. The City currently has adequate water and sewer capacity to serve this project.

(7)To protect and enhance the character and stability of neighborhoods;

The Mount View PUD will contribute to the character of the Locust Grove neighborhood by diversifying the housing stock, which is primarily two-family and single family detached; the neighborhood character will be enhanced by welcoming neighbors into the area who may desire an alternate unit type or who may not be able to afford to live in the larger units that currently surround the property. The Mount View PUD will also contribute to the stability of this neighborhood by offering smaller units than what is currently available that may be desirable to those individuals looking to age in place in their neighborhood while reducing their maintenance responsibilities.

(8)To protect against destruction of or encroachment upon historic areas;

The Mount View PUD will not contribute to the destruction of historic areas.

(9)To encourage economic development activities that provide desirable employment and enlarge the tax base;

The Mount View PUD proposes neighborhood-scale commercial activity that could provide desirable employment. This new housing opportunity in the City will allow for new residents to live in the City closer to existing employment centers.

(10)To provide a balance of housing opportunities suitable for meeting the current and future needs of residents of the city;

The Mount View PUD proposes a housing opportunity that will contribute to meeting residents' housing needs.

(11)To protect and maintain the environmental quality in the city.

All development affiliated with the Mount View PUD will comply with applicable local and state environmental protections related to erosion and sediment control and stormwater management.

PROFFERS

The owners have proffered seven affordable units, committed to restricting construction traffic from River Vista, committed to providing a screening fence, and to install sidewalk improvements on River Vista Avenue.

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MOUNT VIEW
PLANNED UNIT DEVELOPMENT

500' RADIUS

ADJ. PARCEL INVENTORY

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Parcel	Owner	Address	Zone
48-95.1	ALISON, JANE, TRUSTEE JANE ALISON REVOCABLE LIVING TR	964 LOCUST AVE	R-1S
48-104	WINNER, ANTHONY, TRUSTEE	950 LOCUST AVE	R-1S
48-98	NAGRAJ, VIJAY PETER	1100 CALHOUN ST	R-1S
48-103	SHEPPE, SUZANNE S, TRUSTEE	929 ST CLAIR AVE	R-1S
48-98.1	WHITED, SHANN	1102 CALHOUN ST B	R-1S
48-99	RAMAZANI, DAVID K	1104 CALHOUN ST	R-1S
48-102.1	WHITED, SHANN	0 CALHOUN ST	R-1S
48-107	FARIELLO, JENNIFER L CONKLIN, CHRISTIAN J	940 LOCUST AVE	R-1S
48-100	GIBBS, JENNIFER LOUISE	1106 CALHOUN ST	R-1S
48-102	FOSTER, ROBERT D, JR	931 ST CLAIR AVE	R-1S
49-28	DFWM, LLC	1004 ST CLAIR AVE	R-1S
48-108	ALLER, JAMES DAVID & SUZANNE R	932 LOCUST AVE	R-1S
48-101	PITRE, DWAYNE	933 ST CLAIR AVE	R-1S
49-30	BURBAGE, AMANDA CURRERI, MATTHEW	1203 BELLEVIEW AVE	R-1S
49-31	SWINSON, LINDA JEAN	1205 BELLEVIEW AVE	R-1S
49-29	CONNORS, BRADLEY D & KARA L B	1201 BELLEVIEW AVE	R-1S
48-104.3	HICKS, ALVIN S	927 ST CLAIR AVE	R-1S
49-32	KLOOSTERMAN, ANDREW S & ROSEN, PAMELA	1207 BELLEVIEW AVE	R-1S
48-109	DAVIS, JAMES H & MARGARET A	930 LOCUST AVE	R-1S
49-33	DOWDY, DENNIS R	1209 BELLEVIEW AVE	R-1S
48-104.2	SOLOMOND, JOHN PAUL, TRUST	925 ST CLAIR AVE	R-1S
49-33.1	MEHLICH, NANCY E	1211 BELLEVIEW AVE	R-1S
49-34	ROSENTHAL, FAYE S & JERRY S, TRUSTEES	1213 BELLEVIEW AVE	R-1S
48-110	FARLEY, ROBERT C JR & PATRICIA C	918 LOCUST AVE	R-1S
49-51	SUGG, WILLIAM N	930 ST CLAIR AVE	R-2
48-104.1	SNOW-AUST, LAURA K & AUST, ELIJAH S	923 ST CLAIR AVE	R-1S
49-35	HOWE, GRAHAM W & ELIZABETH	1215 BELLEVIEW AVE	R-1S
48-105	SCHRANK, ELIZABETH E	921 ST CLAIR AVE	R-1S
48-113	WARFIELD-BROWN, ROSALIND	912 LOCUST AVE	R-1S
48-106	LAURIE, GORDON W & SUSAN M	919 ST CLAIR AVE	R-1S
49-37	NYIMA, JAMYANG	1217 BELLEVIEW AVE	R-1S
48-118	ALLER, JAMES D & SUZANNE R	910 MARTIN ST	R-1S
49-50	WARD PROPERTIES, LLC	1206 BELLEVIEW AVE	R-2
49-52	STURGILL, BEATTIE GRAHAM	1203 RIVER VISTA AVE	R-2
49-38	RICHARDSON, JAMES	1219 BELLEVIEW AVE	R-1S
49-49	HUNT, MARTHA M	1210 BELLEVIEW AVE	R-2
48-114	WARFIELD-BROWN, ROSALIND	0 LOCUST AVE	R-1S

Parcel	Owner	Address	Zone
49-53	BROWN, EDWIN H, JR & TAVIA K F	1205 RIVER VISTA AVE	R-2
48-111	MARTIN, LAWRENCE J, ETAL	911 MARTIN ST	R-1S
49-39	FRASER, DYLAN R BOSLEY, JAYME C	1225 BELLEVIEW AVE	R-1S
49-53.1	DOUGLAS, GREGORY & VIRGINIA MARIE C	1207 RIVER VISTA AVE	R-2
49-40	DOWDY, CARRIE C	1227 BELLEVIEW AVE	R-1S
48-108.1	KANE, CATHERINE F	913 ST CLAIR AVE	R-1S
49-53.2	JOLLY, W F & BARBARA N	1209 RIVER VISTA AVE	R-2
48-112	ROBERTS, GREGORY W & MARY E	907 MARTIN ST	R-1S
49-64	RONAYNE, THOMAS J, III & ELIZABETH HAMPTON	922 ST CLAIR AVE	R-2
49-53.3	TENNYSON, LINDSEY M	1211 RIVER VISTA AVE	R-2
49-53.4	MYERS, THOMAS R & DIANE E	1213 RIVER VISTA AVE	R-2
48-119	RUSSO, EDWARD A	909 ST CLAIR AVE	R-1S
48-117.1	EICHER, CORY L & SHERRY P	908 MARTIN ST	R-1S
48-115	ROBERTS, GREGORY W & MARY E	0 MARTIN ST	R-1S
49-65	MOUNT VIEW BAPTIST CHURCH	908 ST CLAIR AVE	R-2
49-63.9	BERTHOUD, HEIDI	1206 RIVER VISTA AVE	R-2
48-117	SIMON, ROBERT T	906 MARTIN ST	R-1S
49-63	HICKS, ALVIN S	1210 RIVER VISTA AVE	R-2
48-120	HAND, JASON W & ELIZABETH S	907 ST CLAIR AVE	R-1S
48-116	MAXEY, BETTY JO	904 MARTIN ST	R-1S
49-63.8	WALTON, STUART K	1212 RIVER VISTA AVE	R-2
48-121	MCDERMOTT, GAIL E HANCHAK, LAINA N	905 ST CLAIR AVE	R-1S
48-124	CITY OF CHARLOTTESVILLE	0 MARTIN ST	R-1S
48-122	SISSON, TERRE G	901 ST CLAIR AVE	R-1S
49-63.7	HARVEY, ALLAN LEE	1216 RIVER VISTA AVE	R-2
49-63.6	MAXEY, HAZEL PATTERSON	1218 RIVER VISTA AVE	R-2
49-101	YOUNG, JOSEPH D D'URSO, LAURA M	1300 BELLEVIEW AVE	R-2
48-123	CITY OF CHARLOTTESVILLE	0 ST CLAIR AVE	R-1S
49-63.5	RYANN, MELINA	1220 RIVER VISTA AVE	R-2
49-63.4	LINDSAY, CHRISTINE M	1222 RIVER VISTA AVE	R-2
49-66	SMITH, CHARLES R & ANNA D	902 ST CLAIR AVE	R-2
51-100.1	MCNAB, JENNA	1010 LONG ST	R-1S
49-63.3	ROWLAND, DONNA & PATTI LONG	1224 RIVER VISTA AVE	R-2
49-58	AGEE, JOHN B & ELAINE	912 COLEMAN ST	R-2
49-69	THACKER, RONNIE S & JUDY G	900 ST CLAIR AVE	R-2
49-72	WRIGHT & NAPIER, LLC	1221 LANDONIA CIR	R-2
51-100	HAMLETT, LEROY R JR & T J MICHIE TR	1012 LONG ST	R-1S
49-69.A	WARD, DAVID J & VIRGINIA V	1128 OTTER ST	R-2

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500' RADIUS

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Parcel	Owner	Address	Zone
49-63.2	FELDMAN, GARY A & DEBRA J TULER	1226 RIVER VISTA AVE	R-2
49-69.1	LEE, HSIU CHU	1130 OTTER ST	R-2
49-72.1	WRIGHT & NAPIER, LLC	1133 OTTER ST	R-2
49-63.1	BLAKE, LINDA D & DANIEL E	1228 RIVER VISTA AVE	R-2
51-101	STURGEON, KYLE A & SHIRLEY, LAUREN S	1014 LONG ST	R-1S
49-69.2	SZAKOS, JOSEPH A & KRISTIN LAYNG	1132 OTTER ST	R-2
49-73	LANDONIA, LLC	0 LANDONIA CIR	R-2
49-59	KIRSCHNICK, DAVID M	926 COLEMAN ST	R-2
49-71	SOVRAN BANK	1205 LONG ST	B-1
51-94.1	BARNARD, CHRISTOPHER & PAMELA	841 ST CLAIR AVE	R-1S
51-102	FLEMING, JACOB L & LINDSAY J	1016 LONG ST	R-1S
49-60	THOMAS, ROY S JR & NELLIE P	908 COLEMAN ST	R-2
49-74	CRITZER, JESSIE	1205 LANDONIA CIR	R-2
49-75	CRITZER, PAUL C	1207 LANDONIA CIR	R-2
49-62	TSERING, PASANG & NGAWANG DOLKAR	904 COLEMAN ST	R-2
49-76	DEANE, ELLIS R, JR & VIVIAN C	1209 LANDONIA CIR	R-2
51-103	JACKSON, TREATROUS & KEITH GROOMES, JR	1200 LONG ST	R-2
49-84	HENRY, THOMAS E, TRUSTEE	1200 LANDONIA CIR	R-2
49-77	TAYLOR, WILLIAM E & MARGARET C	902 COLEMAN ST	R-2
49-95	RIVERVIEW LAND AND DEVELOPMENT, LLC	921 RIVER RD	CC
51-104	CARTER, NANCY D	1202 LONG ST	R-2
49-84.A	HENRY, THOMAS E, TRUSTEE	1202 LANDONIA CIR	R-2
51-113	SIPE, MARGARET B	840 ST CLAIR AVE	R-2
49-78	DIXON, MATTHEW J	900 COLEMAN ST	R-2
51-105	CARTER, NANCY D	1206 LONG ST	R-2
49-82	HENRY, THOMAS E, TRUSTEE	1204 LANDONIA CIR	R-2
51-106	CARTER, NANCY D	1210 LONG ST	R-2
49-79	LONG STREET LLC	909 LANDONIA CIR	B-1
49-85	KIMCO, L C	1305 LONG ST	B-2
51-114	BARNARD, PAMELA G	838 ST CLAIR AVE	R-2
51-112	BROWN, JASON T & PHEOBE B	1205 MOWBRAY PL	R-2
51-107	CARTER, NANCY D	1212 LONG ST	R-2
51-111	K & C RESIDENCES LLC	1207-09 MOWBRAY PL	R-2
51-108	CARTER, NANCY D & MATTHEW R, JR	1214 LONG ST	R-2
51-110	WRIGHT, MORGAN G C & JESSIE J	1211 MOWBRAY PL	R-2
50-1	CITY OF CHARLOTTESVILLE	1300 LONG ST	R-2
49-94	TIGER, FUEL COMPANY	0 LONG ST	B-2

Parcel	Owner	Address	Zone
49-94.1	TIGER FUEL COMPANY	1315 LONG ST	B-2
51-99.A	SAGA HOMES, LLC	1008 LONG ST	R-1S
51-99	USMANOV, ZAKARYA & OLIMZHON	1006 LONG ST	R-1S
49-48	FISHER, LARA L	1212 BELLEVIEW AVE	R-2
49-53.5	DEMAIO, EDWARD K & FRANCES M	1215 RIVER VISTA AVE	R-2
49-54	1217 RIVER VISTA AVE CVILLE, LLC	1217 RIVER VISTA AVE	R-2
49-47	WELCH, CAMERON R	1214 BELLEVIEW AVE	R-2
49-54.1	FOSTER, DWIGHT & IRENE	1219 RIVER VISTA AVE	R-2
49-55.1	DUFFY, AIMEE E BOUDOURIS, KATHRYN L	1221 RIVER VISTA AVE	R-2
49-45	MORRIS, DONNA M & LORI A HANGER	1220 BELLEVIEW AVE	R-2
49-46	KORMAN, AMANDA F SIMALCHIK, BRIAN T	1218 BELLEVIEW AVE	R-2
49-55	COMFORT, JASON E & CARRIE A	1223 RIVER VISTA AVE	R-2
49-44	WAMPLER, ERIC M	1222 BELLEVIEW AVE	R-2
49-55.2	HUCK, JENNIFER A & ADAM F SLEZ	1225 RIVER VISTA AVE	R-2
49-43	LUDWIG, DALE & CHRIS ANN	1226 BELLEVIEW AVE	R-2
49-56	BABER, JAMES A & NATALIE A	1227 RIVER VISTA AVE	R-2
49-42	LANG, PEARON, JR & JEAN, TRUSTEES	1228 BELLEVIEW AVE	R-2
49-41	HICKS, RANDOLPH L	1230 BELLEVIEW AVE	R-2
49-57	LACE LEAF, LLC	1229 RIVER VISTA AVE	R-2
49-57.1	GORMAN, TIMOTHY P & SUSAN H & FISHER, LARA L	1231 RIVER VISTA AVE	R-2

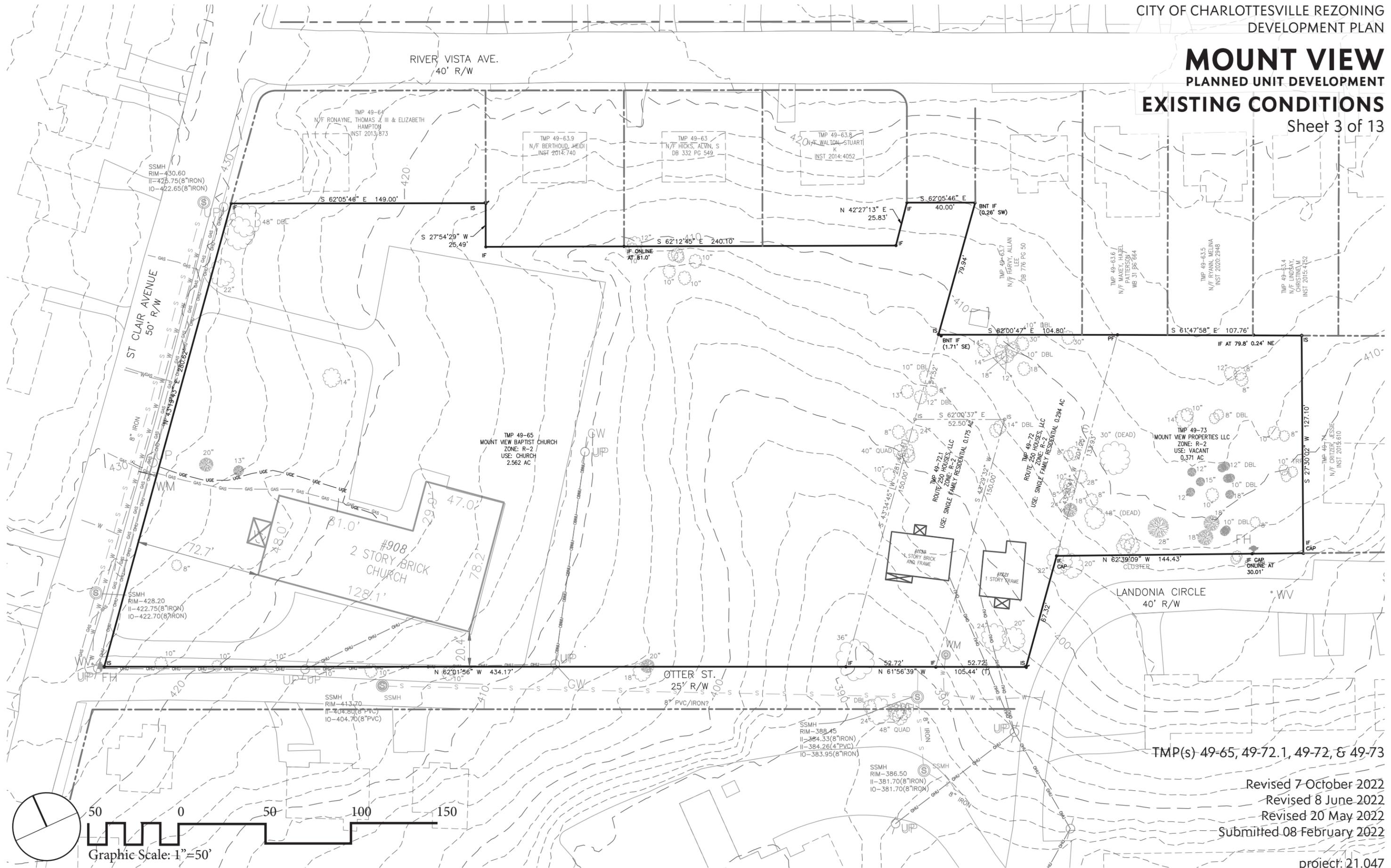
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Submitted 08 February 2022

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MOUNT VIEW PLANNED UNIT DEVELOPMENT EXISTING CONDITIONS

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TMP 49-65
MOUNT VIEW BAPTIST CHURCH
ZONE: R-2
USE: CHURCH
2.562 AC

#1708
3 STORY BRICK
AND FRAME

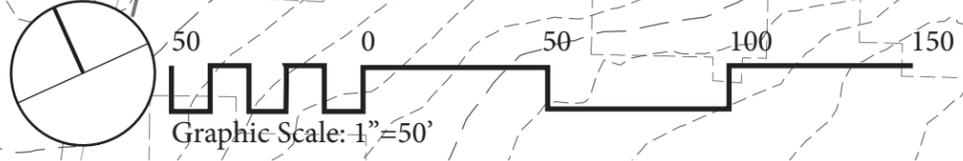
#11221
1 STORY FRAME

TMP 49-73
MOUNT VIEW PROPERTIES LLC
ZONE: R-2
USE: VACANT
0.371 AC

LANDONIA CIRCLE
40' R/W

TMP(s) 49-65, 49-72.1, 49-72, & 49-73

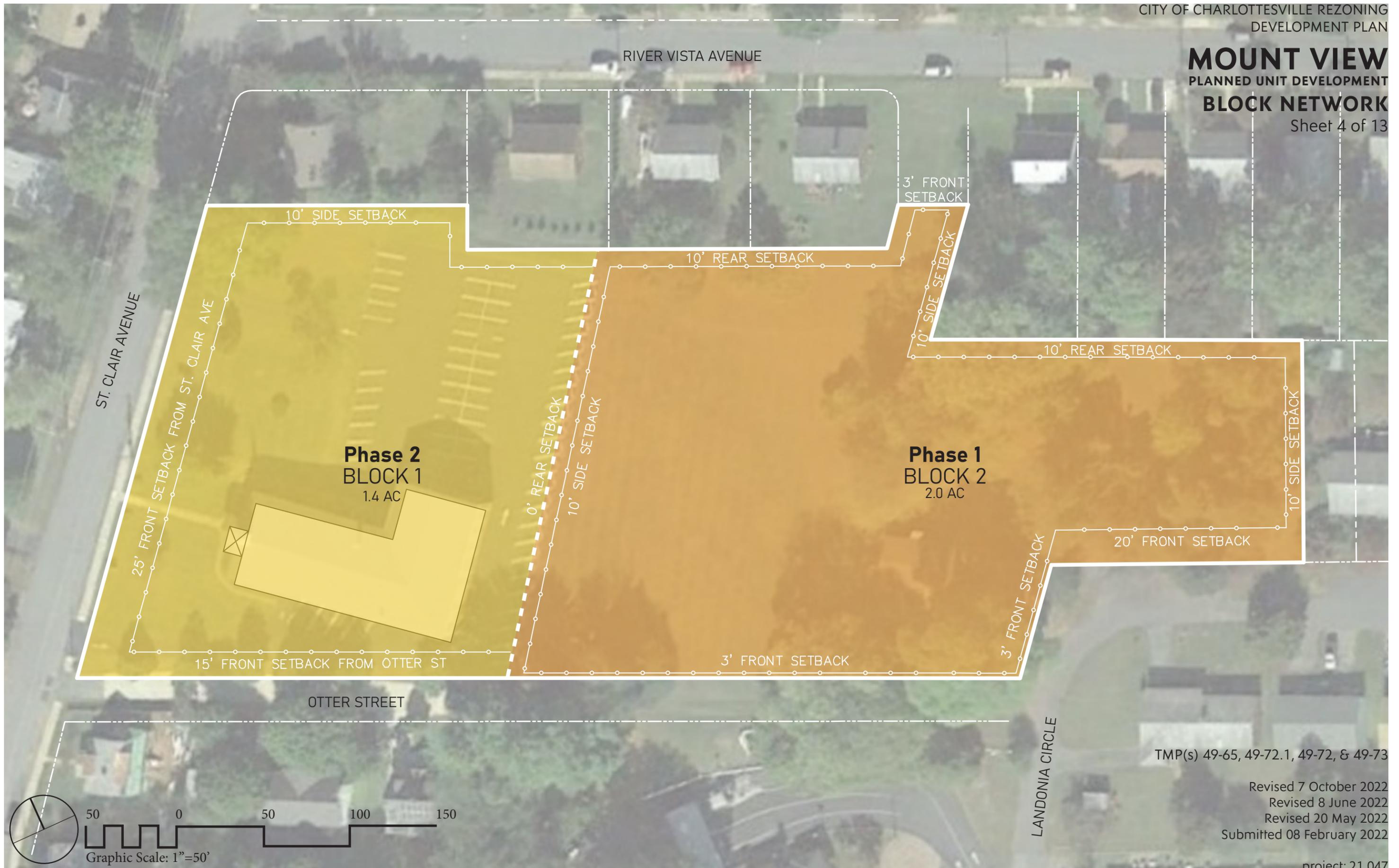
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MOUNT VIEW PLANNED UNIT DEVELOPMENT BLOCK NETWORK

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TMP(s) 49-65, 49-72.1, 49-72, & 49-73

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MOUNT VIEW
PLANNED UNIT DEVELOPMENT
USE TABLE
Sheet 5 of 13

“A”	Ancillary Use	“S”	Special Use Permit
“B”	By-Right	“T”	Temporary Use Permit
“P”	Provisional Use Permit	■	Change Proposed Between Existing R-2 Zoning & PUD

1. Existing R-2 zoning included for reference purposes only

USE TYPES			
Residential & Related Uses	Existing R-2 Zoning ¹	Block 1 Mount View Baptist Church	Block 2 Residential
Accessory apartment, external	P	B	
Accessory apartment, internal	P	B	
Accessory buildings, structures and uses	B	B	B
Adult assisted living:			
1—8 residents	B	B	
Dwellings:			
Multifamily		B	B
Single-family attached	B	B	
Single-family detached	B	B	
Two-family	B	B	
Family day home:			
1—4 children	B	B	B
5—12 children	P	P	P
Home occupation	P	P	P
Occupancy, residential:			
3 unrelated persons	B	B	B
4 unrelated persons	B	B	B

USE TYPES			
Non-Residential: General & Misc. Commercial	Existing R-2 Zoning ¹	Block 1 Mount View Baptist Church	Block 2 Residential
Accessory buildings, structures and uses		B	B
Art studio, GFA 4,000 SF or less		B	
Art workshop		B	
Assembly (indoor):			
Houses of worship	B	B	B
Assembly (outdoor):			
Temporary (outdoor church services, etc.)	T	T	
Daycare facility	S	B	
Offices:			
Property management			B
Parking:			
Surface parking lot		A	A
Surface parking lot (more than 20 spaces)		A	A
Temporary parking facilities		T	T
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (city owned), and related concession stands	B	B	B
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (private)	S	B	B
Utility lines	B	B	B

USE TYPES			
Non-Residential: Retail	Existing R-2 Zoning ¹	Block 1 Mount View Baptist Church	Block 2 Residential
Accessory buildings, structures and uses		B	B
Consumer service businesses:			
Up to 2,000 SF, GFA		B	
Temporary sales, outdoor (flea markets, craft fairs, promotional sales, etc.)		T	
Other retail stores (non-specified):			
Up to 2,000 SF, GFA		B	

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MOUNT VIEW PLANNED UNIT DEVELOPMENT LAND USE PLAN

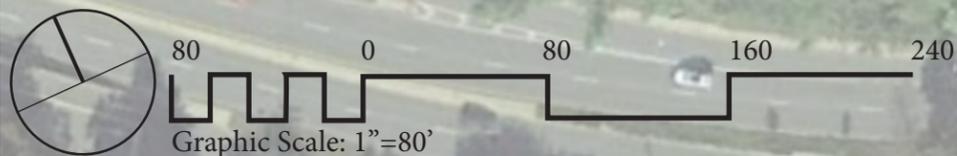
Portion of River Vista Avenue
entrance within public ROW to
meet local street standards unless
design waivers are approved



Setbacks	
Block 1 Mount View Baptist Church	Refer to land use plan for required minimum setbacks
Block 2 Residential	Refer to land use plan for required minimum setbacks
Density	
Total Density of PUD	72 dwelling units / 3.4 AC = 22 DUA Not to exceed 22 DUA
Residential Unit Count	
Block 1 Mount View Baptist Church	Max 12 units
Block 2 Residential	Max 60 units
Non-Residential Uses	
Block 1 Mount View Baptist Church	Church - Max 20,000 SF Daycare Facility - Max 6,000 SF Other permitted uses - Max 2,000 SF
Block 2 Residential	Property Management Office - 1,500 SF
Building Height	
Block 1 Mount View Baptist Church	Maximum 35'
Block 2 Residential	Maximum 35'
Parking	
Parking to comply with Sec. 34-984 of the City Zoning Ordinance unless reductions are pursued at site plan per Sec. 34-985 and are administratively approved	

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ROUTE 250

MOUNT VIEW PLANNED UNIT DEVELOPMENT OPEN SPACE & SCREENING EXHIBIT

Sheet 7 of 13



Open Space

Total PUD Site	3.4 AC
Required Open Space [Sec. 34-493]	15%
Minimum Required Open Space in Mount View	0.5 AC or 21,780 SF

Per Sec. 34-493, open space must be useable for recreational purposes, or provide visual, aesthetic, or environmental amenities.

Sidewalk on Landonia Circle to be constructed within City ROW if permitted during site plan

TMP(s) 49-65, 49-72.1, 49-72, & 49-73

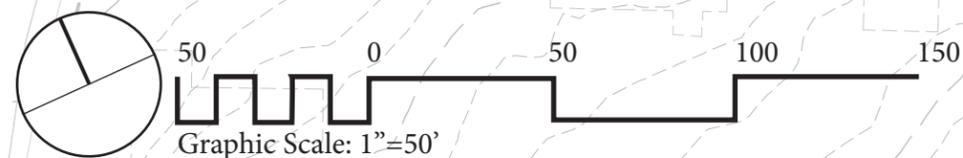
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MOUNT VIEW
PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN
Sheet 8 of 13

Plant Symbol	Planting Type	Botanical Name	Common Name	Quantity	Total Height(ft) in 10 Yrs	Canopy SF	Total Canopy SF
	Large Deciduous Tree	Betula nigra	River Birch	16	25	397	6352
	Large Deciduous Tree	Platanus x acerifolia	London Planetree	8	28	368	2944
	Large Deciduous Tree	Tilia americana	American Basswood	15	26	191	2865
	Large Deciduous Tree	Ulmus americana	American Elm	7	25	397	2779
	Evergreen Tree	Cryptomeria japonica	Cryptomeria	6	25	123	738
	Medium Deciduous Tree	Carpinus betulus	European Hornbeam	6	20	177	1062
	Ornamental Tree	Cercis canadensis	Eastern Redbud	14	17	124	1736
	Ornamental Tree	Cornus kousa	Kousa Dogwood	20	15	128	2560
	Ornamental Tree	Magnolia x soulangiana	Saucer Magnolia	8	17	145	1160
	Ornamental Tree	Amelanchier canadensis	Shadblow Serviceberry	5	19	130	650
	Evergreen Shrub	Ilex glabra	Inkberry Holly	13	6	23	299
	Evergreen Shrub	Viburnum x burkwoodi	Burkwood Viburnum	70	8	22	1540
	Evergreen Shrub	Rhododendron	Azalea	36	4	10	-
	Evergreen Shrub	Prunus laurocerasus 'Schipkaensis'	Skip Cherry Laurel	83	4	10	-
	Deciduous Shrub	Cornus sericea	Red Twig Dogwood	31	8	72	2232
	Deciduous Shrub	Salix discolor	Pussy Willow (Male)	18	6	64	1152
	Deciduous Shrub	Viburnum nudum	Possumhaw Viburnum	33	6	28	924
	Deciduous Shrub	Fothergilla major	Large Fothergilla	23	6	20	460
	Deciduous Shrub	Lindera benzoin	Spicebush	7	6	23	161
						TOTAL SF:	29614

Landscape coverage requirements shall comply with Sec. 34-869(b)(2) of the City Zoning Ordinance



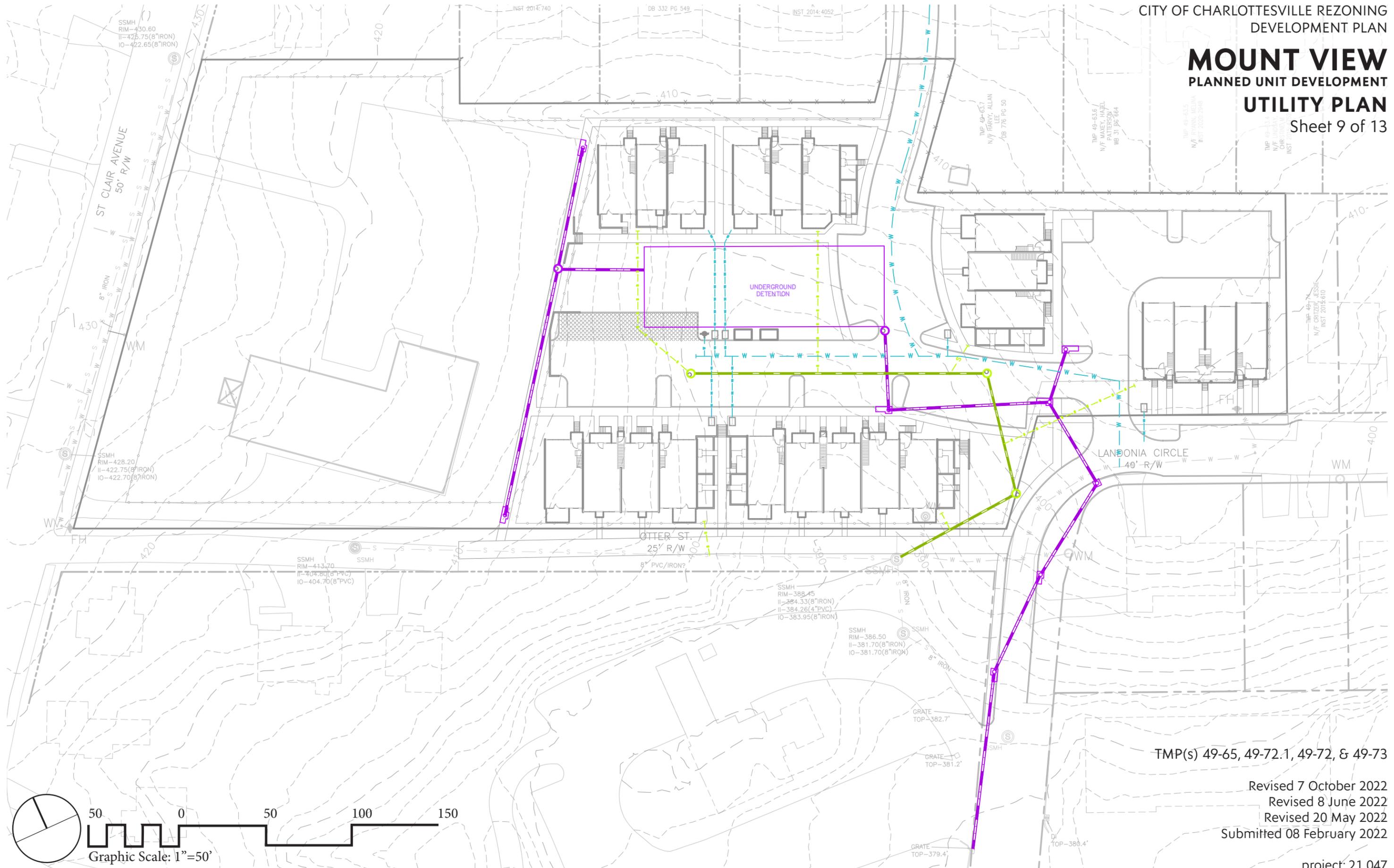
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MOUNT VIEW PLANNED UNIT DEVELOPMENT UTILITY PLAN

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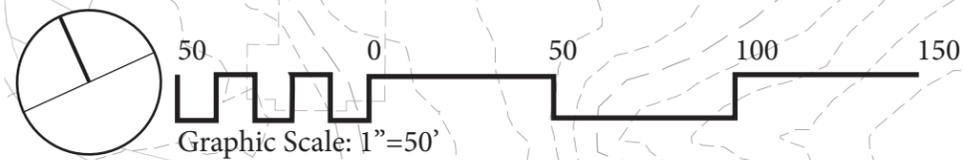


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SHIMP ENGINEERING, P.C.



MOUNT VIEW

PLANNED UNIT DEVELOPMENT
MASSING DIAGRAM

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MOUNT VIEW

PLANNED UNIT DEVELOPMENT
MASSING DIAGRAM

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Homes on River Vista Ave



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MOUNT VIEW

PLANNED UNIT DEVELOPMENT
MASSING DIAGRAM

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MOUNT VIEW PLANNED UNIT DEVELOPMENT MASSING DIAGRAM

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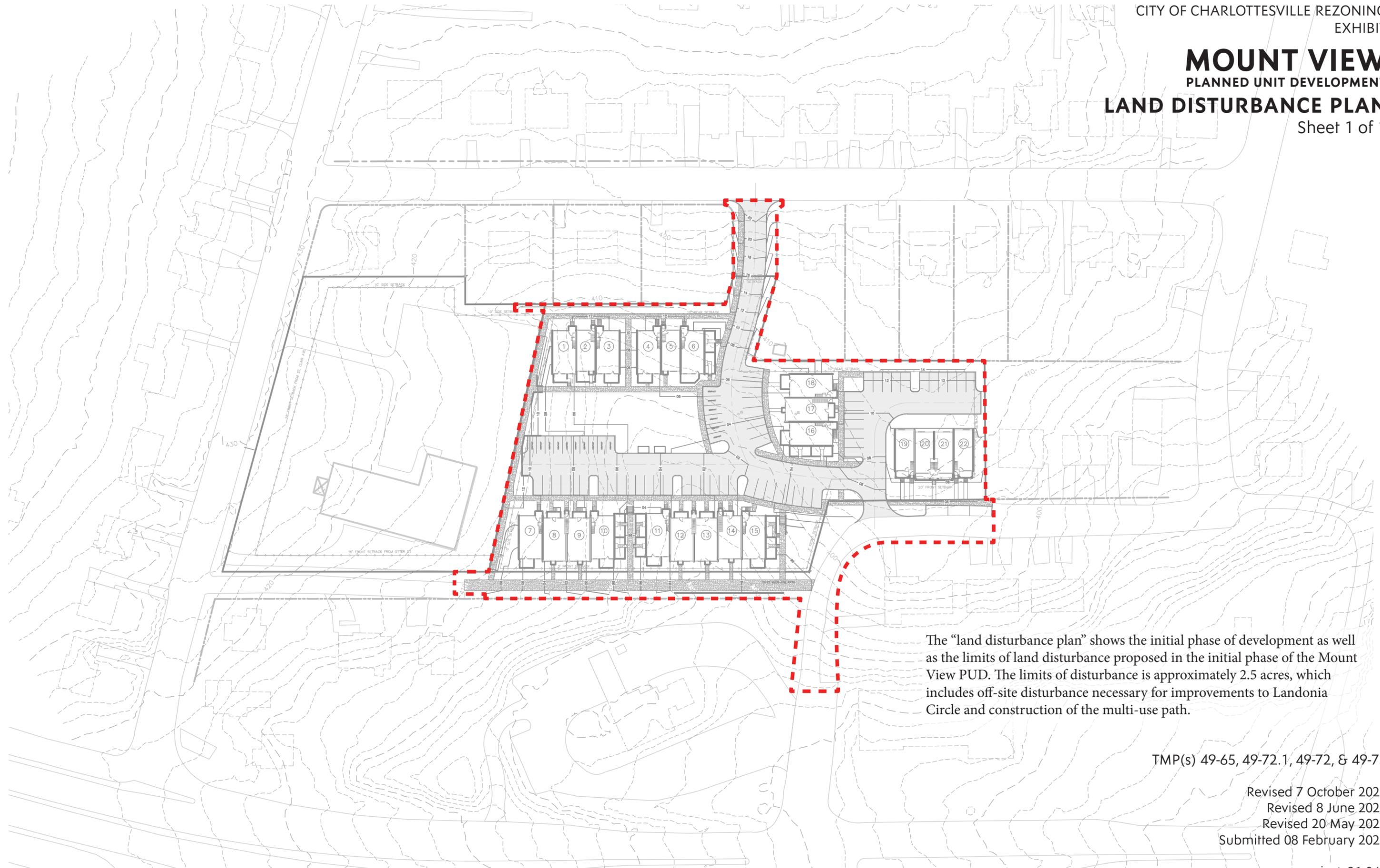
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MOUNT VIEW

PLANNED UNIT DEVELOPMENT

LAND DISTURBANCE PLAN

Sheet 1 of 1



The “land disturbance plan” shows the initial phase of development as well as the limits of land disturbance proposed in the initial phase of the Mount View PUD. The limits of disturbance is approximately 2.5 acres, which includes off-site disturbance necessary for improvements to Landonia Circle and construction of the multi-use path.

TMP(s) 49-65, 49-72.1, 49-72, & 49-73

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