Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, April 10, 2018 at 5:30 P.M. CITY COUNCIL CHAMBERS

I. Commission Pre-Meeting (Agenda discussion(s))

Beginning: 4:30 p.m.

Location: City Hall, 2nd Floor, NDS Conference

II. Commission Regular Meeting

Beginning: 5:30 p.m.

Location: City Hall, 2nd Floor, Council Chambers

- A. COMMISSIONERS' REPORTS
- B. UNIVERSITY REPORT
- C. CHAIR'S REPORT
- D. DEPARTMENT OF NDS
- E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA
- F. CONSENT AGENDA

(Items removed from the consent agenda will be considered at the end of the regular agenda)

- 1. Minutes February 27, 2018 Work Session
- 2. Minutes March 28, 2018 Work Session
- 3. Subdivision Paynes Mill
- 4. Site Plan William Taylor Plaza Phase II

III. JOINT MEETING OF COMMISSION/ COUNCIL

Beginning: 6:00 p.m.

Continuing: until all public hearings are completed Format: (i) Staff Report, (ii) Applicant, (iii) Hearing

1. Hogwaller Farm

ZM-18-00001 – (918 Nassau Street) (**Hogwaller Farm Development**) – Justin Shimp (Shimp Engineering) on behalf of Charles Hurt and Shirley Fisher (owners) has submitted a rezoning petition for Tax Map 61 Parcels 79.17, 79.18, & 79.19, 918 Nassau Street, and a portion of Tax Map 61 Parcel 79 (Subject Properties). The rezoning petition proposes a change in zoning from the existing R-2 Two-family Residential to HW Highway Corridor with proffered development conditions. The proffered conditions include limiting height to 35' max and removing some uses form the HW Corridor use matrix. Uses prohibited on the Subject Properties include, but are not limited to auto, medical, office, and large scale retail. The Subject Properties are further identified on City Real Property Tax Map 61 Parcels 79, 79.17, 79.18, 79.19, & 79.201. The Subject Properties is approximately 0.8 acres. The Land Use Plan calls for Low Density Residential. The Comprehensive Plan specifies density no greater than 15 units per acre.

SP18-00004 – (918 Nassau Street) (**Hogwaller Farm Development**) – Justin Shimp (Shimp Engineering) on behalf of Charles Hurt and Shirley Fisher (owners) has submitted

an application seeking approval of a Special Use permit (SUP) for a portion of Tax Map 61 Parcel 79, Tax Map 61 Parcels 79.16, 79.17, 79.18, & 79.19, 918 Nassau Street (Subject Properties). The SUP application proposes a density of 32 Dwelling Units Acres (DUA) per City Code Section 34-740. The applicant is requesting a rezoning (see petition ZM-18-00001) and a SUP for the proposed development of (18) one-bedroom and (12) two-bedroom units split between (2) three-story buildings for a total of (30) dwelling units. The development is being proposed as an urban farm and will accommodate a 1,280 square foot greenhouse and a 600 square foot retail farm store. Additional parking, farm sheds, and agricultural fields supporting the development are proposed on an adjacent 7.52 acre county parcel. The Subject Properties are further identified on City Real Property Tax Map 61 Parcels 79, 79.16, 79.17, 79.18, 79.19, & 79.20. The Subject Properties are approximately 0.94 acres and has road frontage on Nassau Street. The Land Use Plan calls for Low Density Residential. The Comprehensive Plan specifies density no greater than 15 units per acre.

Information pertaining to these requests may be viewed online at http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this Rezoning and SUP petition may contact Matt Alfele by email (alfelem@charlottesville.org) or by telephone (434-970-3636).

2. CP18-00001: Comprehensive Plan Amendment – Hydraulic Small Area Plan and Urban Development Area Designation - The Planning Commission and City Council will jointly conduct a public hearing on a proposed amendment to the 2013 Comprehensive Plan, to include the contents of the Hydraulic Small Area Plan, with the proposed small area including territory within the City of Charlottesville as defined below. The purpose of the Hydraulic Small Area Plan is to provide an intentional strategy to focus on land use associated with the US Route 29 corridor as the primary framework to inform future transportation solutions. It is intended to be a guide for new development and redevelopment within the defined Small Area toward a preferred model for growth and urban form, as well as to inform transportation solutions to support this growth. The proposed Small Area is located within the jurisdictions of both the City of Charlottesville and Albemarle County, providing an opportunity for a model of collaboration in community planning. Given that continued pressure for growth associated with this desirable location is anticipated, the Hydraulic Small Area Plan seeks to identify opportunities for a more sustainable mixed-use development pattern that departs from the historic, suburban patterns that dominate the area today.

The Hydraulic Small Area Plan will also be recommended for designated as an Urban Development Area (UDA) as defined by Virginia Code section §15.2-2223.1 as appropriate for higher density development due to proximity to services and availability for redevelopment and/or infill development. The UDA map can be viewed here: http://www.charlottesville.org/home/showdocument?id=61351

The area covered by the proposed Small Area Plan is all land within the boundaries of the map on page 81 of the proposed Small Area Plan, titled "Figure 8: Conceptual Land Use Plan." The proposed Small Area includes approximately 600 acres; 300 acres in the City and 300 acres in the County. The area is generally bounded by Greenbrier Drive/Whitewood Road to the North (with a proposed option for consideration including and adjacent to Albemarle County High School and Charlotte Yancey Humphris Park), US Route 250 to the South (with consideration to an option for including the Meadow Creek Gardens which are further south of Route 250), Meadow Creek to the East and North Berkshire Road/ Angus Road to the West (with consideration for an option to

include an area encompassed by Georgetown Road and Barracks Road). The Hydraulic Small Area Plan includes portions of the following neighborhood planning areas: Meadows, Greenbrier, Barracks/Rugby. The Hydraulic Small Area Plan is one of the several Small Area Plans referenced in the implementation chapter of the City of Charlottesville's 2013 Comprehensive Plan and the guidance referred to in the Hydraulic Small Area Plan will supplement, and in some cases will amend and supersede, the existing Comprehensive Plan recommendations for portions of those neighborhoods. The Hydraulic Small Area Plan, including attached maps, may be viewed at hydraulic sap-final report.pdf

Following the joint public hearing, the Planning Commission may recommend to City Council that it should approve the Hydraulic Small Area Plan as presented, make recommendations for changes to the Hydraulic Small Area Plan and recommend approval of the Hydraulic Small Area Plan with the recommended changes, or disapprove the proposed Hydraulic Small Area Plan as a Comprehensive Plan amendment. The Commission will also recommend approval or disapproval of designation of the included area as an Urban Development Area as defined by Virginia Code section §15.2-2223.1. **Report prepared by Alex Ikefuna, NDS Director**

3. CP18-00002: Comprehensive Plan Amendment - Hydraulic Road and US 29

Transportation Improvement Plan: The Planning Commission and City Council will jointly conduct a public hearing on a proposed amendment to the 2013 Comprehensive Plan, to include the contents of the Hydraulic Road and US 29 Transportation Improvement Plan. The purpose of the Hydraulic and 29 Transportation Improvement Plan is to address safety and congestion issues within the small study area identified in CP18-00001 and to support that land use amendment by:

- Establishing a highly connected, pedestrian friendly center;
- Delivering reliable, efficient transit options;
- Integrating bicycles and pedestrian amenities including safe and convenient ways to cross roadways; and
- Balancing land use with right-sized transportation systems.

The three proposed transportation improvement scenarios are located within the jurisdictions of both the City of Charlottesville and Albemarle County, providing an opportunity for a model of collaboration in community planning.

The potential scenarios are as follows and as described below:

- No-Build Scenario
- Scenario 1 Grade-Separated Intersection
- Scenario 2 Continuous Flow Intersection (CFI)
- Scenario 3 Grade-Separated Roundabout

For the three proposed "build" transportation improvement scenarios there are eight (8) locations that are proposed to be improved. Seven (7) of those locations will have the same improvements for all three scenarios. The only differentiating feature of the scenarios is the proposed improvement at the Hydraulic Road/US 29 intersection. The common transportation improvements for the build scenarios are:

- 1. Hydraulic Road and Hillsdale Extension roundabout
- 2. Hydraulic Road and District Avenue roundabout
- 3. Zan Road grade-separated connection over US 29
- 4. Angus Road grade-separated intersection with right-turn only access and a signalized southbound US 29 U-turn
- 5. Hillsdale Drive extension to Holiday Drive

- 6. Relocation of westbound US 250 Bypass ramps to Hillsdale Drive Extension
- 7. Extend eastbound US 250 Bypass left-turn lane at Hydraulic Road

No Build Scenario

This scenario's transportation network includes the existing infrastructure and the planned extension of Hillsdale Drive to the US 250 Bypass (improvements 5 and 6 above).

Scenario 1 – Grade-Separated Intersection

This scenario includes constructing bridges to carry US 29 thru traffic over Hydraulic Road. It provides a signalized intersection for Hydraulic Road and left-turning US 29 traffic. The left-turning US 29 traffic will exit the US 29 mainline via ramps that descend to Hydraulic Road. This intersection design allows US 29 thru traffic to flow freely, without having to be processed through a traffic signal. Left-turns from Hydraulic Road to US 29 would likely be prohibited at the signalized intersection under the US 29 bridges. Those left turns would need to be accomplished by proceeding thru the signal and making a U-turn at the roundabouts on either side of the Hydraulic Road/US 29 intersection. However, there is some potential to provide those left turns at the signalized intersection as well as to provide free-flow right turns from US 29 to Hydraulic Road. If this scenario is recommended, those potential provisions would be investigated in more detail.

Scenario 2 – Continuous Flow Intersection (CFI)

This scenario processes all intersection movements through a series of signals at an at-grade intersection. The distinguishing feature of a CFI is that left turns crossing opposing thru traffic on the major street (US 29) are made upstream of the main intersection (known as a displaced left-turn). This effectively removes one or more critical lane maneuvers at the intersection, thus reducing delay at the main intersection. Right turns from all directions will flow continuously. The timing of the series of signals will be coordinated so that traffic in all directions will only have to stop for a red light a maximum of one time.

Scenario 3 – Grade-Separated Roundabout

This scenario consists of constructing a roundabout above US 29, which allows US 29 thru traffic to flow freely. The roundabout is connected to US 29 via ramps and all turning movements from US 29 and the thru movements and turning movements from Hydraulic Road will all be processed via the roundabout.

Following the joint public hearing, the Planning Commission may recommend to City Council that it should approve the recommended Hydraulic Road and US 29 Transportation Improvement Scenario and as presented, make recommendations for changes to the recommended Hydraulic Road and US 29 Transportation Improvement Scenario and recommend approval of the Hydraulic Road and US 29 Transportation Improvement Scenarios with the recommended changes, or disapprove the recommended Hydraulic Road and US 29 Transportation Improvement Scenario as a Comprehensive Plan amendment. **Report prepared by Alex Ikefuna, NDS Director.**

Deferred by Applicant 4. SP18-00002 – Dairy Central (946 Grady Avenue) – Ashley Davies of Williams-Mullen, acting as agent for Dairy Holdings, LLC, owner of the Subject Property, has submitted an application seeking approval of a Special Use Permit (SUP) request to allow for a mixed-use project with a residential density up to 60 dwelling units per acre per City Code Section 34-780(b) and an increase in the maximum permitted height from 50-feet to 65-feet per City Code Section 34-777(b) at 946 Grady Avenue, also identified on City Real Property Tax Map 31 Parcel 60 ("Subject Property"). The Subject Property has frontage on Grady Avenue, Preston Avenue, 10th Street NW and West Street. The site is zoned CC – Central City Corridor with Individually Protected Property, and Entrance Corridor Overlay Districts. The property is approximately 4.35 acres. A residential density of 60 units per acre is proposed (up to 120 DUA by SUP can be

requested) for a total of 261 units. The Land Use Plan calls for Mixed-Use. The Comprehensive Plan specifies density greater than 15 units per acre. Information pertaining to request may be viewed online at http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this rezoning petition may contact Brian Haluska by email (https://haluska@charlottesville.org) or by telephone (434-970-3186). **Deferred by Applicant on 4/2/2018**

IV. COMMISSION'S ACTION ITEMS

Continuing: until all action items are concluded

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday, April 24, 2018 – 5:00 PM	Work Session	Comprehensive Plan
		<u>Presentation</u> - Ivy Corridor Preliminary
		Development Plan
Tuesday, May 8, 2018 – 4:30 PM	Pre- Meeting	
Tuesday, May 8, 2018 - 5:30 PM	Regular	Special Permit – Cleveland Avenue,
	Meeting	1817 Nassau
		Rezoning and Special Permit – 1206
		Carlton
		ZTA – Parking Modified Zone additions
		Minutes – March 13 & 14, 2018 – Pre-
		meeting and Regular meeting

Anticipated Items on Future Agendas

<u>Site Plan -</u> Sunrise Park PUD Phase IV <u>Entrance Corridor -</u> 916, 920 East High Street, 325 10th Street NE (10th & High), `Seminole Square shopping center <u>SUP -</u>MACAA (1021 Park Street)

Persons with Disabilities may request reasonable accommodations by contacting ada@charlottesville.org or (434)970-3182

PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE PRIOR TO THE MEETING.

<u>PLEASE NOTE</u>: We are including suggested time frames on Agenda items. These times are subject to change at any time during the meeting.

LIST OF SITE PLANS AND SUBDIVISIONS APPROVED ADMINISTRATIVELY 3/1/2018 TO 3/31/2018

1. Preliminary Site Plans

a. 1011 East Jefferson Street – March 14, 2018

2. Final Site Plans

- a. 600 West Main Street March 2, 2018
- b. Quirk Hotel 425 West Main Street March 26, 2018

3. Site Plan Amendments

- a. McIntire Skate Park (TMP 450001000) March 8, 2018
- b. ARC of the Piedmont Fire Service Line (TMP 37-80.1) March 13, 2018
- c. Murray High School Patio Addition (TMP 350001000) March 22, 2018

4. Subdivision

a. BLA - Preston Place & Burnley Avenue (TMP 5-116, 116A-116F, 118) - March 6, 2018

Planning Commission Work Session

February 27, 2018-5:00 - 7:00

NDS Conference Room

<u>Members Present</u>: Vice-Chairman Corey Clayborne (late), Gennie Keller, John Santoski, Jody Lahendro, and Kurt Keesecker

Members Absent: Lisa Green, Taneia Dowell

Staff Present: Matt Alfele, Brian Haluska, Zack Lofton, Missy Creasy, Carolyn McCray, Alex Ikefuna and

Bart Pfautz:

Facilitator: Allison Linney

Call to Order: by Vice-Chair Clayborne at 5:00

AGENDA

Ms. Creasy noted to the commission that there is a lot to cover; between 5:30-7pm they will need to run through the presentations for March 7th. Please bring the materials completed to the meeting. We will be on call/Skype with Lisa for the verbal parts and will need to have the PowerPoint ready to match the verbal presentation. She said this is the final time scheduled to make sure this is read and with all the other things this week there is not likely to be another time to review.

<u>Amanda Poncy</u> invited Rick Siebert, Transportation Director to come to the Planning Commission work session because he has some thoughts on parking and is an expert on parking.

Mr. Siebert said regarding parking in lieu of fees, the code requires you build 10 parking spaces via land use. You can build 5 parking spaces and pay an in lieu fee for the 5 spaces you didn't build and that money would go to the city and be dedicated to the city actually supplying that additional parking or taking other transportation demand management actions and would mitigate the need for the other 5 parking spaces.

<u>Ms. Linney:</u> said she attended a meeting with the CAT Advisory Board. John Jones, the Transit Director, and Lena Seville, they mentioned that they were not on the distribution list.

The commission will hold a work session with all of the city's boards and commissions at Carver Recreation Center on Wednesday. In all, more than three dozen groups have been invited to participate, ranging from the Albemarle-Charlottesville Regional Jail to the Charlottesville Youth Council.

Concerning the review of chapter drafts of the comp plan, <u>Stacy Pethia, Housing Coordinator</u>, said goal #1 was deleted because it is a repeat of #2 and #3 which state:

2. Provide new housing options for residents of all income levels.

3. Establish a series of incentives to create new affordable, mixed-income, accessible and environmentally sustainable housing. She said there was feedback from the public that people were having trouble understanding the goals.

<u>Commissioner Santoski:</u> said we didn't want to give preferential treatment to any one board or commission and the way to do that was to invite all the boards and commissions, to the work session.

<u>Commissioner Lahendro:</u> said we are asking the boards and commissions to represent and think about the concerns of their boards and commissions. He said we are asking them to channel their board and commission's interest. They still have an opportunity to come back as individuals at any of the other public meetings.

<u>Commissioner Keller:</u> said it should be the best effort of this group that's worked very diligently for many months that hopefully it will be wrapped up to be presented in August and then it will be up to council to decide what they want to do. If they want to send it back to a new group, that is their prerogative.

<u>Commissioner Santoski:</u> said my sense is that we need to move through the process and finish up what we need to do and then if it changes at some point in the future, that's up to Council.

<u>City Attorney Lisa Robertson:</u> said that it is not unusual for some localities to update their plans on a rolling basis. You don't have to wait five whole years to get what you need. You can simultaneously have the housing strategy being developed and then at an appropriate point in time you could circle back and make adjustments as you need to on your land-use map or other pieces of your Comprehensive Plan to incorporate that data.

<u>Commissioner Keller:</u> It seems to me that we can reference the housing strategy that is coming. We can make a recommendation that the Comprehensive Plan be considered for amendment when that's complete.

Ms. Creasy turned the meeting to the attention to what commission and staff will be doing on next Wednesday night. Overview of the agenda and objectives for the meeting were reviewed.

Agenda – March 7th

5:30 – 5:45 – Welcome - Lisa G (3 minutes)

Agenda Overview - Allison

5:45-5:55pm - Overview Lisa G (5 minutes)

6:00 -6:05pm - Instructions for the Chapter table discussion - Allison (5 Minutes)

6:05- 6:30pm - Chapter table discussion

Come back to larger group setting

6:30-6:50pm - Land Use Presentation (15 minutes) Corey & Lisa

6:50-7:00pm Instructions for LU table discussion - Allison

7:00-7:45pm – Land Use Table Exercise

7:45-7:55pm - Report back by staff

7:55-8:25pm – Public Comment

8:25-8:30pm - Wrap up and next steps - Allison

Public Comment

<u>Michael Payne</u>: he thought this was the re-schedule from last week. He reiterated the importance of the community engagement chapter, including participatory budgeting as something in the master plan that is something that is worth looking at as a method of community engagement for the city. He said other cities have done it. The city is including it as a pilot project in the draft budget that just came out. It may be useful to codify that and likewise it would be very important to include the community land trust, and the affordable housing policies. The land trust might be one of the most powerful tools for the city to lock in affordability and might be worth highlighting more prominently in the comp plan.

<u>Mathew Slaats:</u> The Bridge PAI's executive director, spoke on the project Play the City, passed out flyers on budgeting and said this is a process where residents voice how to improve the city and will decide which projects in their neighborhood the city should plan, fund and build. We'll do community engagement to collect ideas, anything from fixing up a playground to creating an urban garden. We'll find the ideas with the most strength and go back to the people that proposed them, working together to create a proposal and budget for the project. In the process, people are learning what it takes to write a proposal and put a budget together. The important thing is that the idea is derived from the neighborhood residents. He said the city doesn't have the resources to do amazing community engagement but there needs to be a much bigger commitment to continue to education everybody about it and what it is. On April 7th there will be a workshop at City Space. He appreciates all of your hard work.

Adjourn: 7:40

Planning Commission Work Session March 28, 2018- 5:00 - 7:00 NDS Conference Room

Members Present: Lisa Green, Gennie Keller, Jody Lahendro, Lyle Solla Yates and Kurt Keesecker

Members Absent: Taneia Dowell, John Santoski,

Staff Present: Matt Alfele, Brian Haluska, Zack Lofton, Missy Creasy, Alex Ikefuna

Facilitator: Allison Linney

Call to Order: by Chair Green at 5:00

Ms. Creasy provided an overview of the agenda for the evening which included a debrief from the March 7th meeting and preparation for the May meetings.

It was noted that March 7 generally went well. A sheet was provided of summarized comments from the event and the Commission reviewed those. For the chapter tables, comments were made to provide for more time and have more focused questions. It was determined that the questions would be revisited since the audience is different and more time will be given to the chapter tables. There will be no more than 8 people at a table so staff will facilitate more tables if the crowds are large. For the land use discussion, there were comments to have the pinwheel graphic at the tables and to spend more time orienting to the map and then allowing additional quiet time to address the questions. For the map orientation it was noted that highlighters (not pink) would be present to allow the facilitator to mark the railroad for orientation.

The Commission discussed updated questions and settled on the following language:

Chapters

- 1. What reactions do you have to the recommended updates?
- 2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.
- 3. What are the greatest challenges to achieving the chapter goals?

Land Use

- 1. What are your initial reactions to the Land Use Map information presented?
- 2. To what extent does the map address the information shared at your topic table earlier?
- 3. What do you think about our understanding of what we heard about places, housing and jobs and connections to them?

It was acknowledged that there was confusion about the use of the word intensity and it becoming interchangeable with density. Commissioners noted they would be more conscious of the use of words. The maps in the presentation will be updated to have a base map to make sure it is understood it is a map.

The following agenda was developed for the May 1 meeting 6:00-6:10 - Welcome and Overview

6:10-6:45 - Chapter table discussion 6:45-7:00 Presentation by Lisa Green 7:00-7:40 – Land Use Table Discussion 7:40-8:00 – Report back and Next Steps

<u>Commissioner Lahendro</u> agreed to be the understudy for Chair Green for the presentation. Staff will work to get the presentation recorded.

Public Comment

<u>Cliff Fox</u> – Owns property and has many clients who own property. He feels comments have not been taken. The map is very challenging. There should be a way to recognize the railroads. He noted that the Brandon Avenue and Ivy Corridor Plans have good graphics.

<u>Mark Rinaldi</u> - He has looked at the chapters and has not seen much narrative for the plan. What about the use of demographics. Comprehensive Plans are not easy and need to balance good planning and public input. He feels the plan is disjointed.

<u>Chair Green</u> – noted that we will have two additional new members on June 1, 2018 and we will need to provide background to those members. We will need a new representative to the BAR and will need to reassign committees with the new members coming. Please review the committee listing and think about what committees are of interest to you.

<u>Commissioner Keesecker</u> noted the concern with having data to clarify the percentages of activities in the pinwheels. He noted that there was data available which might be helpful. It was noted that staff could meet with Mr. Keesecker to talk though how that might work.

Adjourn: 7:00

March 7 Boards & Commissions Meeting Summary

- 34 boards and commissions attendees (who signed in)
- 21 boards and commissions represented
- 21 citizen attendees (who signed in)

Logistics feedback summary

- Need more time to read over chapter summary handout
- Questions to initiate discussion were too vague
- Need more time for first part (chapter discussions) and less time for second part (land use discussion)
- Have main roads marked and differentiate the railroad on diagrams/maps
- Have legends on the slideshow handouts (pie chart, walk/bike/transit diagram)
- Give a general explanation of what a comprehensive plan and land use map are
- Explain the difference between land use map and zoning map
- Leave the presentation up during the discussions for reference
- Fewer time warnings
- Not enough time to get through all of the questions (either need more time or better questions)
- Explain what the purpose of the meeting is how is this feedback going to be used in the larger scope of the process?
- Provide a better explanation for the gradient of colors and what intensity/density means

Land use feedback summary

- Strong focus on transportation connections bike/ped/transit should be shown on map
- The map should be informed by the housing needs assessment study
- Greenspace areas should be shown better
- The map should better reflect the value of the Rivanna River
- Consider how the map reflects long term trends (urban renewal, etc.)
- Better define intensity (especially as compared to density) and what each of the colors on the gradient mean
- Need to think about/show how city's land use connects in with surrounding areas (UVA and Albemarle County)
- The transition zones should be more gradual
- Some areas should be darker, especially considering their current land use (Cherry Avenue, JPA, UVA Hospital)
- Really need to encourage bikeability/walkability and show on the map
- Desire for overlays bike/ped, transit, small area plans, etc.
- Need to consider historic districts and preservation too
- Flood plains should be considered

CITY OF CHARLOTTESVILLE





APPLICATION FOR APPROVAL OF A SUBDIVISION

PLANNING COMMISSION REGULAR MEETING

DATE OF HEARING: April 10, 2018

Project Planner: Carrie Rainey

Date of Staff Report: April 2, 2018

Development: Paynes Mill (Tax Map 26 Parcels 34, 35, 116, 116.1)

Applicant: Keith Lancaster of Southern Development

Applicant's Representative(s): W.D. Seward of Dominion Engineering

Current Property Owner: June Payne and Verlease Bell

Applicable City Code Provisions: 29-1 through 29-126 (Subdivision)

Zoning District: Single-Family Small Lot Residential ("R-1S")

Reason for Planning Commission Review: The Planning Commission shall review major

subdivisions per Section 29-76(a).

Vicinity Map



Standard of Review

Approval of a subdivision is a ministerial function, as to which the Planning Commission has little or no discretion. When an applicant has submitted a subdivision that complies with the requirements of the City's Subdivision Ordinance, then approval of the plat must be granted. In the event the Planning Commission determines there are grounds upon which to deny approval of a subdivision, the motion must clearly identify the deficiencies in the subdivision, that are the basis for the denial, by reference to specific City Code sections and requirements. Further, upon disapproval of a subdivision, the Planning Commission must identify the modifications or corrections that would permit approval of the subdivision.

Summary

W.D. Seward of Dominion Engineering, acting as agent for Southern Development, June Payne, and Verlease Bell, is requesting approval of a major subdivision to create 25 single-family residential lots and one (1) new public street. This subdivision is considered major because it includes more than six (6) lots, the creation of a new public street, and the extension of public facilities. The properties are further identified on City Real Property Tax Map 26 Parcels 34, 35, 116, and 116.1 having frontage on Hartman's Mill Road. The site is approximately 7.134 acres. The subdivision has undergone two (2) reviews by staff, with four (4) minor comments remaining to be addressed. Those comments are provided as suggested conditions in the Recommendation Section below.

Subdivision Compliance

Subdivisions are reviewed for compliance with City codes and standards. An overview of subdivision requirements and the location of those items on the subdivision plat are outlined below.

Subdivision Requirements

- A. Compliance with design standards and improvements (per Sections 29-160 29-163)
 - 1. Blocks: One (1) new block will be created as a result of this subdivision.
 - 2. Lots: The applicant is proposing to create 25 residential lots.
 - 3. Parks, Schools, and other Public Land: No new public spaces will be created with this subdivision.
 - 4. Preservation of natural features and amenities: Critical slopes as defined by Section 34-1120(b)(2) are found on the site. The proposed site plan associated with the development shows the limits of critical slopes (see Attachment 2). No impact to the critical slopes is planned.

- 5. Soil Erosion and Sediment Control: The applicant has submitted an erosion and sediment control plan as part of the site plan process. The plan is undergoing review by the Engineering Division and must be approved prior to final site plan approval.
- 6. Monuments: Monuments will be used in the subdivision as needed.

B. Compliance with the Street Standards for Subdivisions (Section 29-180 – 29-183)

The proposed subdivision includes one (1) new public street. The design of the public street is under review by the Engineering and Traffic Divisions as part of the site plan review process and will be approved prior to the final plan approval.

C. Compliance with Utility Standards for Subdivisions (Sections 29-200 – 29-204)

The utility layout and configurations are under review by Public Utilities as a part of the site plan review process and will be approved prior to final plan approval.

D. Compliance with applicable zoning district regulations (Sections 34-350 – 34-420)

All lots shown on the subdivision plat are legal and buildable R-1S single-family residential lots. The lots conform to the regulations in Section 34-1120 and 34-1123. The lots also conform to Section 29-161. Please note conformance with Section 29-161(f)(1), regarding lot frontages on cul-de-sacs, is shown on the Layout Plan of the attached proposed final site plan in the Average Width Table.

E. Compliance with the Erosion and Sediment Control Ordinance (Chapter 10)

As noted before, the applicant will submit an erosion and sediment control plan as part of the site plan process, to be reviewed by the Engineering Division and must be approved prior to final site plan approval.

Public Comments Received

No comments received.

Recommendation

Staff recommends approval of the subdivision with the following conditions:

- 1. Provide the effective date of the FEMA map cited in note 3.
- 2. Note 10 labels all stormwater management easements as private. Differentiate between the stormwater management BMP and the stormwater management system in the ROW. Stormwater management structures in the ROW must be constructed to City standards and dedicated to the City.

- 3. In general, the lots and easements appear to be acceptable to Utilities Department. Final utility easement layouts shall be approved by the Utilities Department prior to final subdivision approval.
- 4. Some stormwater easements along the road are called out as private but should be public. Easements should be public where storm lines in the road bump out onto parcels.

Attachments

- 1. Final Subdivision Plat Dated March 2, 2018
- 2. Final Site Plan under staff review dated January 30, 2018

NOTES:

- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON.
- 2. OWNERS OF RECORD:
- TMP 26-35 JUNE P. PAYNE
- SOURCE OF TITLE: INSTRUMENT NUMBER 2017:171. - JUNE P. PAYNE
- SOURCE OF TITLE: INSTRUMENT NUMBER 2017:680.
- TMP 26-116 JUNE P. PAYNE SOURCE OF TITLE: INSTRUMENT NUMBER 2017:171.
- TMP 26-116.1 VERLEASE J. BELL SOURCE OF TITLE: DB 263 PG 502.
- THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51003C0288D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
- PROPERTY IS ZONED R1-S, SETBACKS PER CITY OF CHARLOTTESVILLE ZONING CODE SEC. 34-353 AS FOLLOWS:
- FRONT 25' MIN.
- SIDE SFD: 5 FEET, MIN., CORNER STREET SIDE 20', NON-RES: 50 FEET, MIN.
- REAR RES: 25 FEET, MIN., NON-RES: 50 FEET, MIN
- BOUNDARY DATA SHOWN IS TAKEN FROM AN ALTA SURVEY PREPARED BY DOMINION ENGINEERING AND DESIGN, LLC DATED DECEMBER 1, 2016.. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL
- ALL NEW PROPERTY CORNERS WILL BE MONUMENTED WITH IRON PINS UNLESS NOTED OTHERWISE.
- WATERLINE AND SANITARY SEWER EASEMENTS ARE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF CHARLOTTESVILLE UTILITIES DIVISION.
- DRAINAGE EASEMENTS LABELED AS "PRIVATE" ARE TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION TO BE NAMED AT A LATER DATE.
- 10. DRAINAGE EASEMENTS LABELED AS "PUBLIC" ARE HEREBY DEDICATED TO THE CITY OF CHARLOTTESVILLE FOR PUBLIC USE.
- 11. STORM WATER MANAGEMENT EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION TO BE NAMED AT A LATER DATE.
- 12. EACH PARCEL CREATED BY THIS SUBDIVISION PLAT CONTAINS A BUILDING SITE THAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTESVILLE'S ZONING, WATER PROTECTION AND SUBDIVISION ORDINANCES.

AREA SUMMARY:

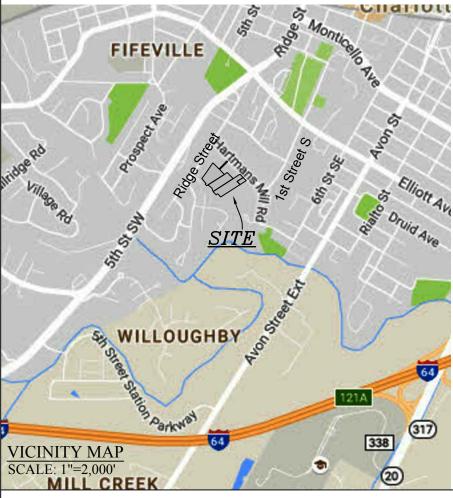
TOTAL

ORIGINAL TMP 26-34	2.387 AC
ORIGINAL TMP 26-35	0.308 AC
ORIGINAL TMP 26-116	1.899 AC
ORIGINAL TMP 26-116.1	2.540 AC
TOTAL	7.134 AC
NEW RESIDENTIAL LOTS PARCEL A	5.957 AC 0.320 AC
PUBLIC RIGHT-OF-WAY	0.857 AC

APPROVED FOR RECORDATION

7.134 AC

SIGNATURE:	DATE
CITY SUBDIVISION AGENT	, OR AUTHORIZED DESIGNEE
SIGNATURE:	DATE
CHAIR, CITY PLANNING C	COMMISSION



OWNER'S APPROVAL

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

JUNE P. PAYNE 7405 N LANDINGS TR. MUNCIE, IN 47303 COMMONWEALTH OF VIRGINIA -CITY/COUNTY OF:

TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _ RFG. NO.

MY COMMISSION EXPIRES: OWNER'S APPROVAL

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

VERLEASE J. BELL 2501 BARRACKS RD CHARLOTTESVILLE, VA 22901 COMMONWEALTH OF VIRGINIA -CITY/COUNTY OF:

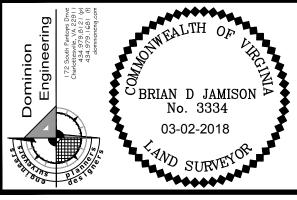
TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _ REG. NO .: MY COMMISSION EXPIRES: _

COVER SHEET

TAX MAP 26 PARCELS 34, 35, 116 & 116.1PAYNES MILL SUBDIVISION

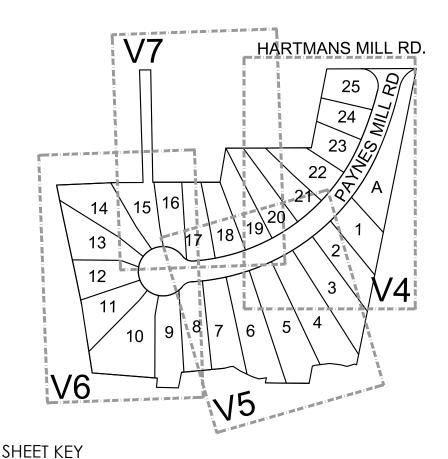
CITY OF CHARLOTTESVILLE, VIRGINIA

DATE:	REVISION: 12-11-2017	DRAWN BY:	SHEET:	$\sqrt{}$	- 1
08-21-2017	CITY COMMENTS	BRV		\ /	
PROJECT NO:	REVISION: $03-02-2018$	CHECKED BY:		\\/	
16.0005	CITY COMMENTS	BDJ	1 OF 8	V	



ADJOINING PARCEL INFORMATION

- A. TMP 25-96 N/F MELVIN A. GRADY, DB 1103 PG 727
- B. TMP 26-26 N/F JOANNE PUGHSLEY, WB 48 PG 785
- C. TMP 26-27 N/F DAVID J. DORT, DB 1180 PG 406
- D. TMP 26-28 N/F DEVIN J & MEGAN M DONOVAN, DB 2013 PG 4234
- E. TMP 26-29 N/F DORIS T. HOWARD, DB 2014 PG 3672, PLAT DB 134 PG 77
- F. TMP 26-30 N/F MARY BROOKS ALEXANDER ET AL, DB 824 PG 708
- G. TMP 26-31 N/F SULA D. WHITE, DB 740 PG 36
- H. TMP 26-32 N/F RICHARD L. JONES, DB 389 PG 744
- I. TMP 26-33 N/F ROSELLE H. LOUDERBACK, DB 2013 PG 1508, PLAT DB 436 PG 353
- J. TMP 26-36 N/F HOWARD G. & LINDA M. CAREY, DB 643 PG 411, PLAT DB 351 PG 106, PLAT DB 66 PG 254
- K. TMP 26-38 N/F WILLIAM HUNT III & JOCELYN JOHNSON, DB 1037 PG 351, PLAT DB 598 PG 223, PLAT DB 607 PG 667, PLAT DB 351 PG 106
- L. TMP 26-46.3 N/F BENJAMIN VALE TRUDEL & KRISTEN N. YESTER, DB 2015 PG 3963, PLAT DB 630 PG 566
- M. TMP 26-46.2 N/F WAYNE J. & WANDA F. CABELL, DB 660 PG 31, PLAT DB 630 PG 566
- N. TMP 26-46.1 N/F MARIA T. DIAZ ET AL, DB 1185 PG 262, PLAT DB 581 PG 773
- O. TMP 26-46 N/F REMONA A. HUGHES, DB 822 PG 790, PLAT DB 581 PG 773
- P. TMP 26-118 N/F TONI L. MC NEIL, DB 682 PG 701, PLAT DB 398 PG 408
- Q. TMP 25-107 N/F EDWARD L. & AYUKO C. WHITE, DB 889 PG 836, PLAT DB 84 PG 199
- R. TMP 25-106 N/F SARAH M. HANDLEY, DB 2013 PG 74
- S. TMP 25-105 N/F THOMAS H. & DANIEL F. ANDERSON, DB 2015 PG 2426
- T. TMP 25-104 N/F ANDRE A. LEWIS, DB 601 PG 477, PLAT 371 PG 257
- U. TMP 25-102 N/F HENREY H. & VERLEASE J. BELL, DB 263 PG 502, PLAT 263 PG 504
- V. TMP 25-101 N/F DELWIN W.& BIANCA N. WASHINGTON, DB 2009 PG 2498, PLAT 449 PG 366



TA SOUTH TONE

200 0 200 400

600

SCALE: 1"=200'

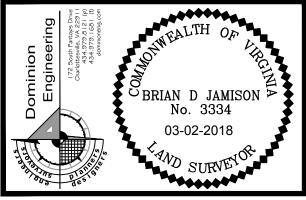
SCALE: 1" = 200'

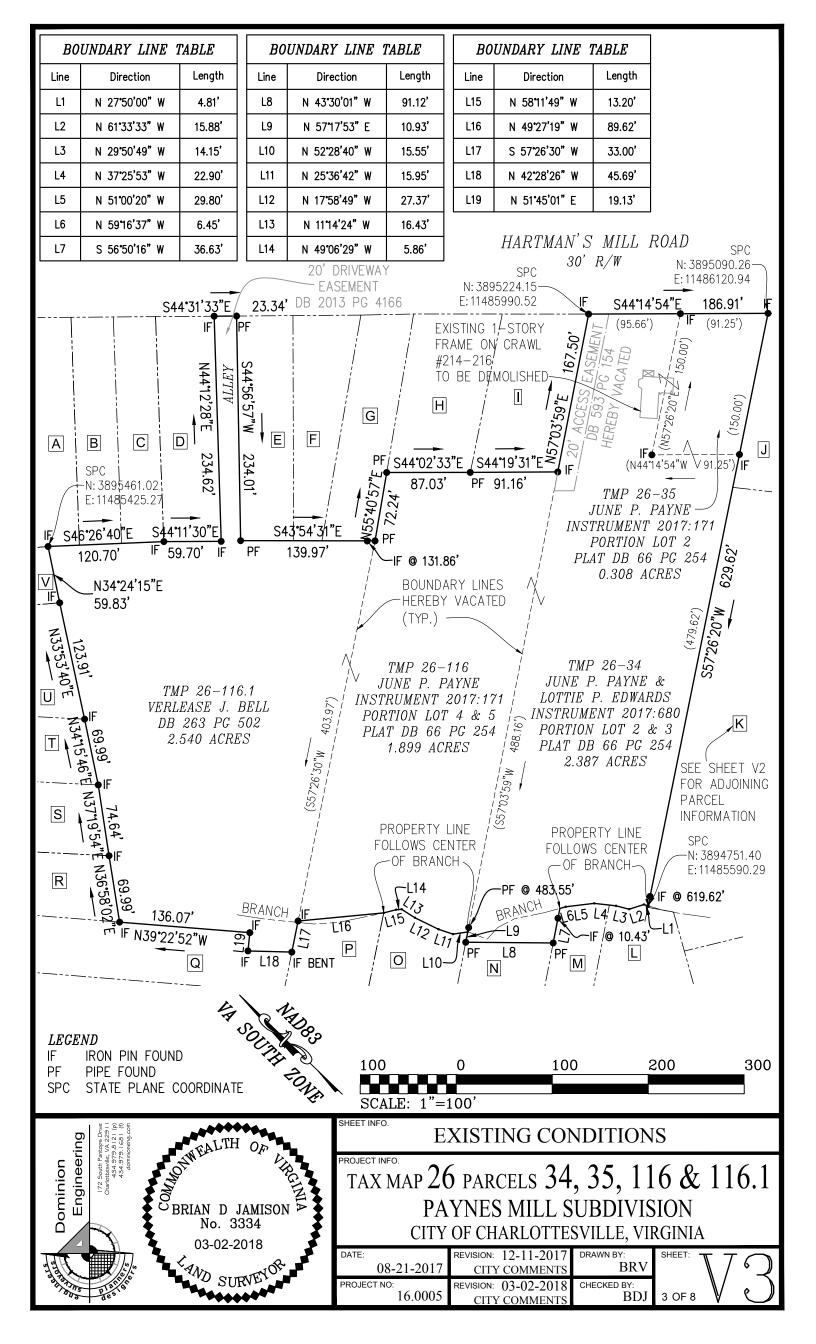
ADJOINER INFO & SHEET KEY

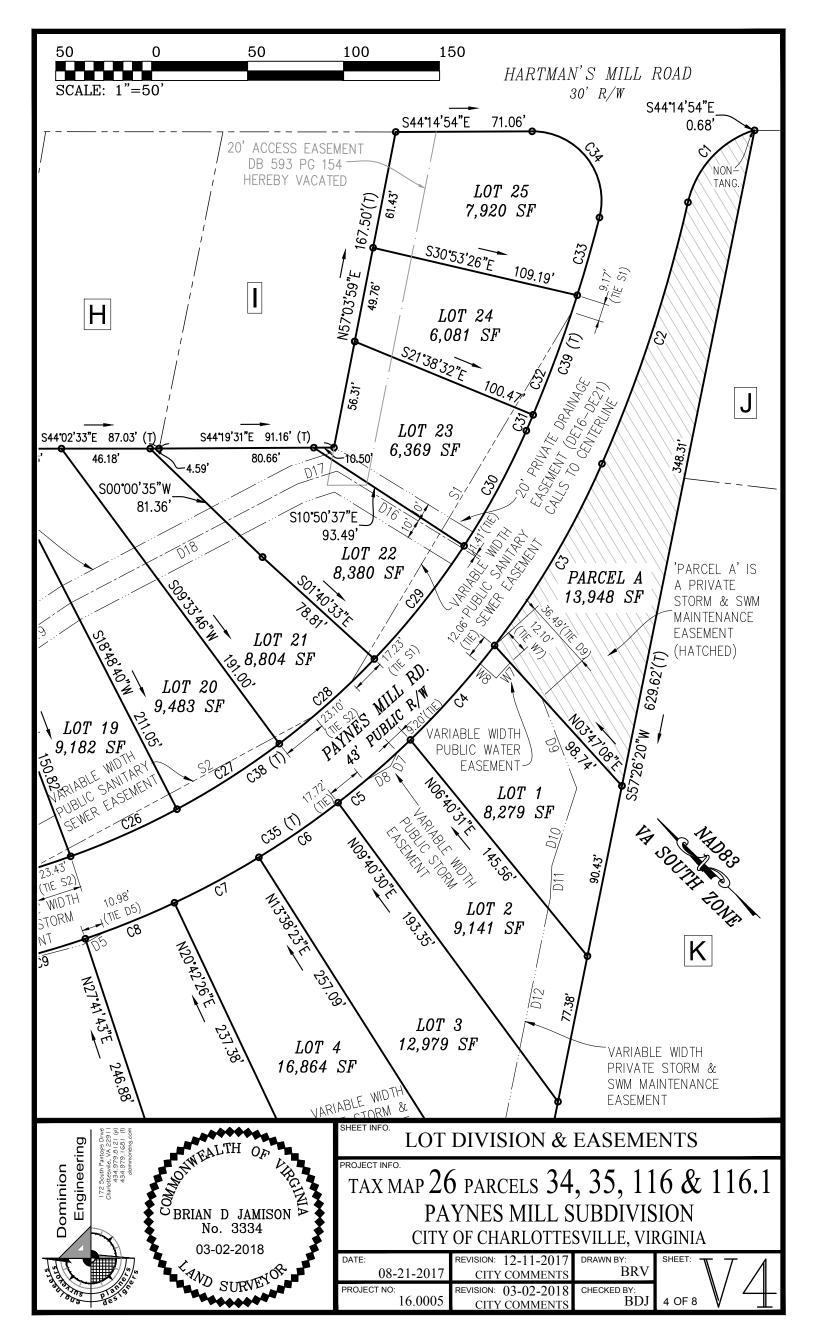
ADJOINER INFO & SH

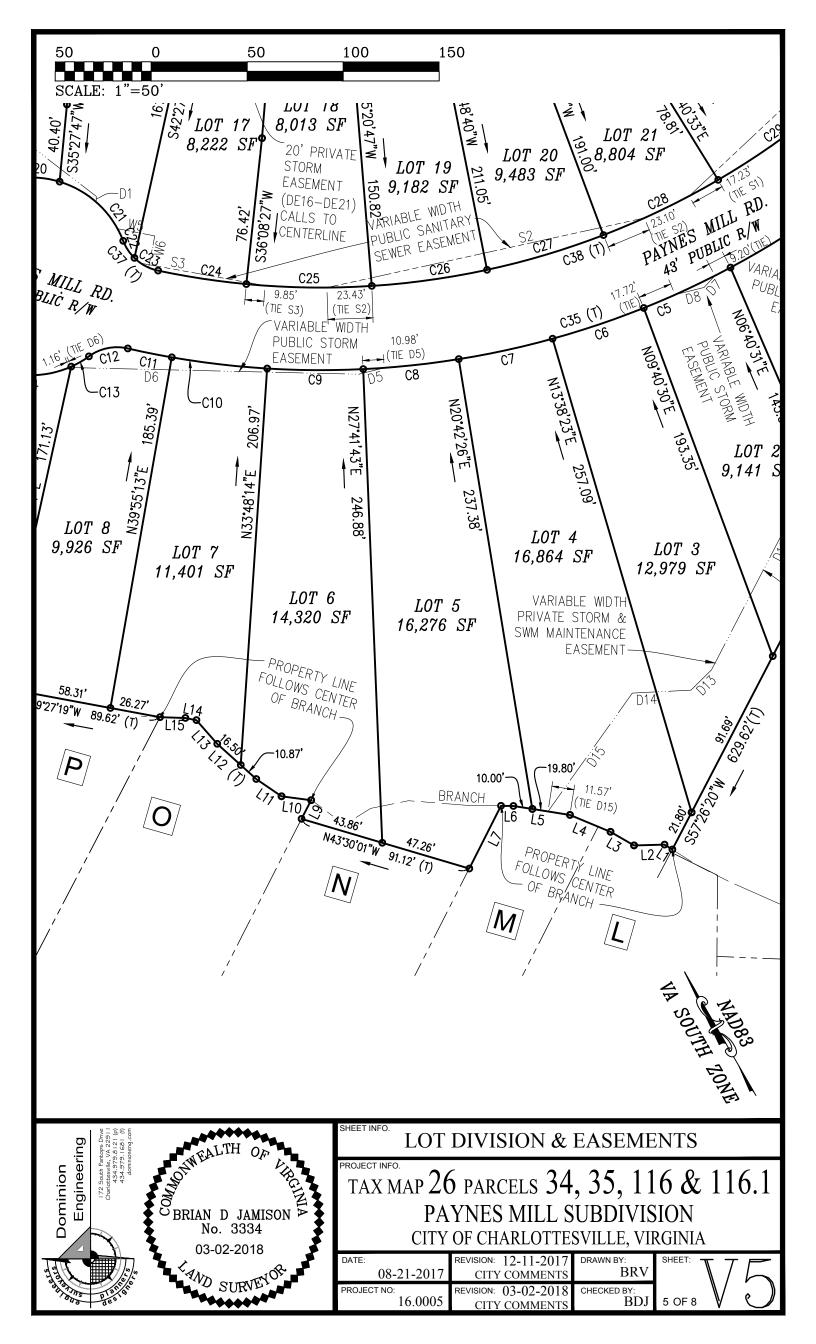
TAX MAP 26 PARCELS 34, 35, 116 & 116.1 PAYNES MILL SUBDIVISION CITY OF CHARLOTTESVILLE, VIRGINIA

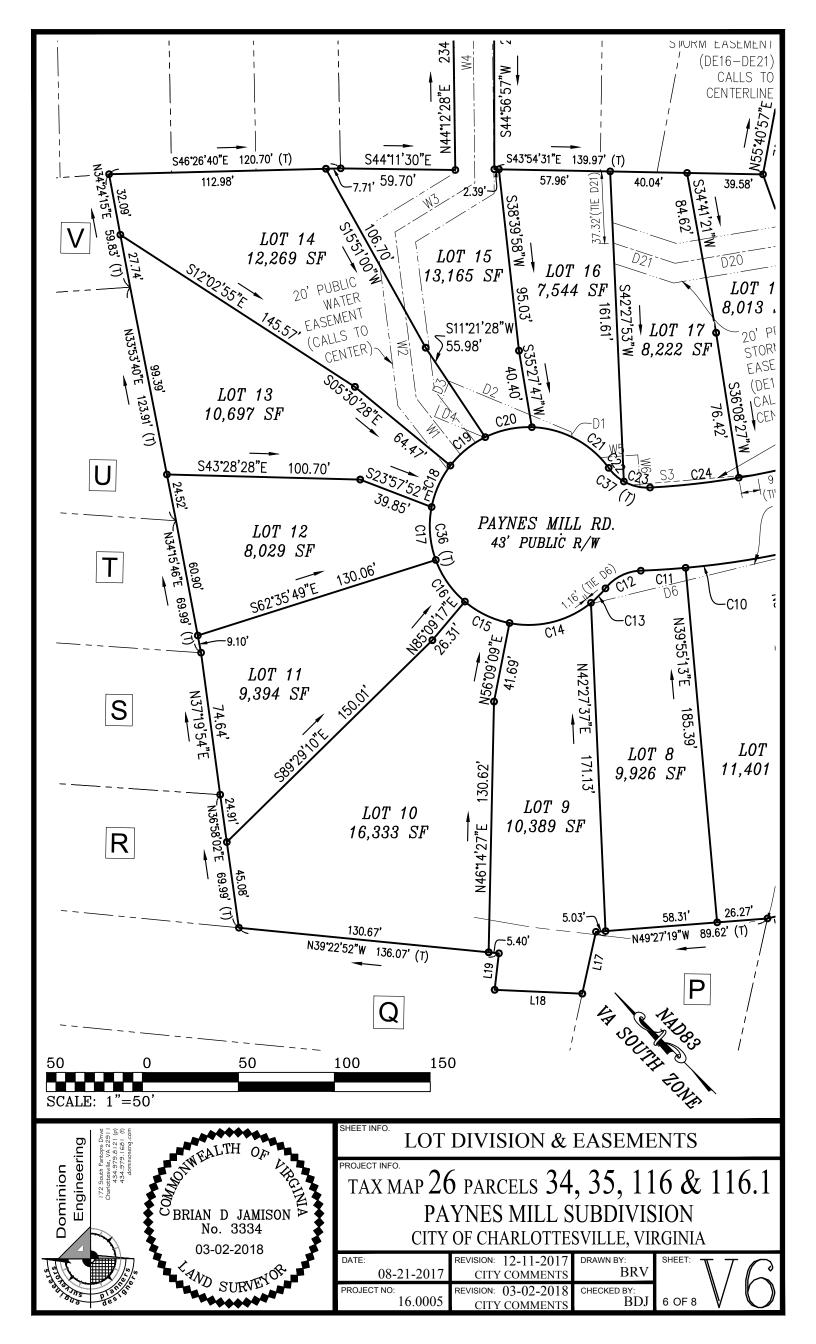
		,	
DATE:	REVISION: 12-11-2017		SHEET: T 7
08-21-2017	CITY COMMENTS	BRV	\
PROJECT NO:	REVISION: $03-02-2018$	CHECKED BY:	\\
16.0005	CITY COMMENTS	BDJ	2 OF 8 ♥ ←

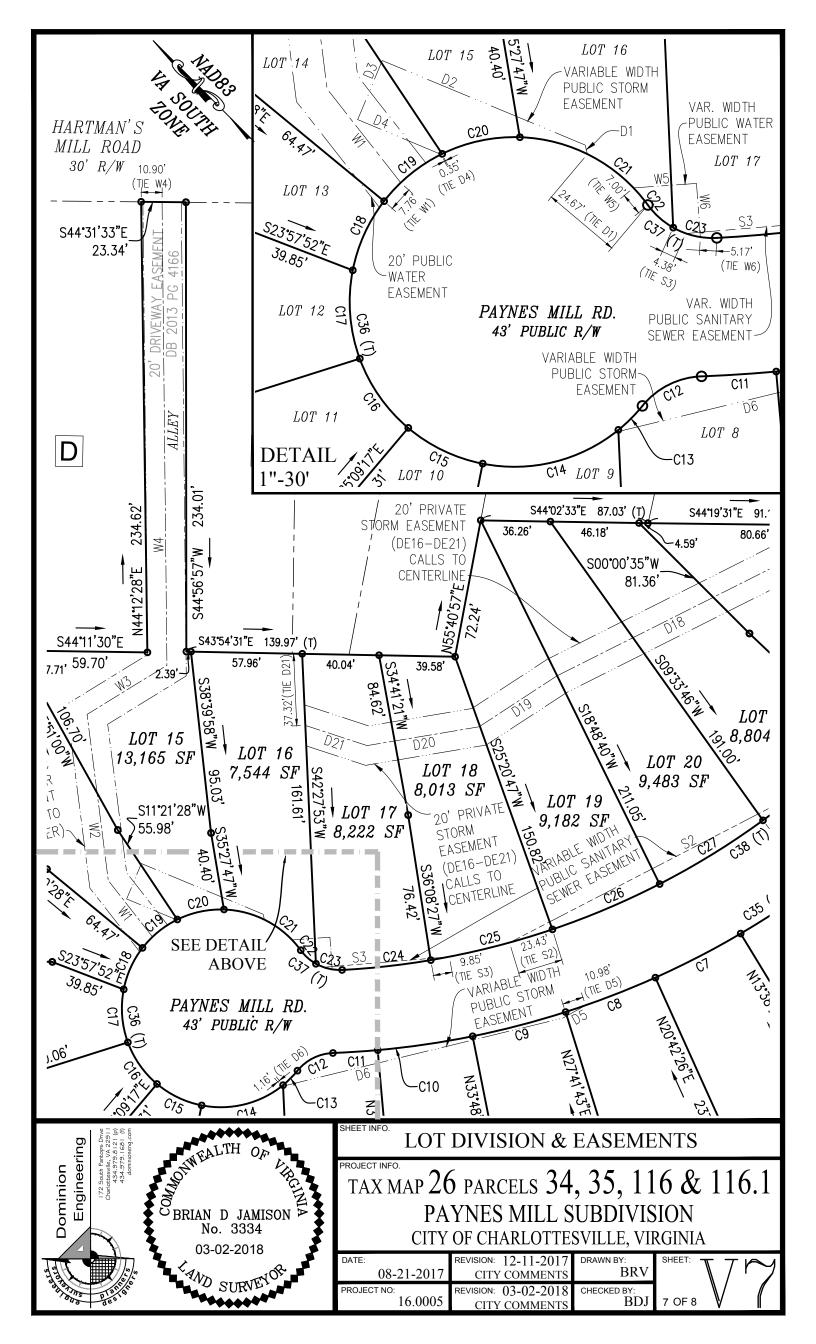












DRAINAGE EASEMENTS						
Line	Direction	Length				
D1	N 30°53'52" E	2.95'				
D2	N 22°23'38" W	68.67'				
D3	S 67°36'22" W	20.00'				
D4	S 22°23'38" E	28.25'				
D5	N 74°07'06" W	13.95'				
D6	N 58°39'49" W	150.83'				
D7	S 72°43'17" W	8.27'				
D8	N 74°07'06" W	15.57'				
D9	S 24°49'51" W	50.78'				
D10	S 63°53'15" W	42.21'				
D11	S 48°54'34" W	16.91'				
D12	S 57°26'20" W	124.29'				
D13	S 75°25'27" W	15.05'				
D14	N 62°53'10" W	30.54'				
D15	S 65°28'53" W	75.71'				
D16	N 12°28'17" W	76.72'				
D17	N 61°54'33" W	21.61'				
D18	N 71°40'34" W	133.45'				
D19	N 78°08'28" W	48.42'				
D20	N 54°33'54" W	59.09'				
D21	N 26°52'40" W	33.86'				

SANITARY EASEMENTS					
Line Direction Length					
S1	S 76°47'52" W	224.61'			
S2	N 72°21'29" W	169.27			
S3	N 49°47'34" W	65.73			

WATERLINE EASEMENTS					
Line	Direction	Length			
W1	N 06°53'35" E	37.26'			
W2	N 37*43'02" E	87.24			
W3	S 76°35'09" E	48.83'			
W4	N 44°23'55" E	241.25'			
W 5	S 49°03'42" E	19.75'			
W6	S 40°56'18" W	16.81'			
W7	S 8810'43" W	10.85'			
W8	N 01°49'17" W	11.24'			

Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1 C1	52.88'	51.50'	58*49'58"	29.04	50.59'	N 8813'45" E
C2	143.53'	761.50	10°47'59"	71.98	143.32'	N 6412'46" E
C3	110.23'	453.00'	13°56'31"	55.39'	109.96	N 76°35'00" E
C4	65.93'	453.00'	8 ° 20'19 "	33.02'	65.87'	N 87'43'25" E
C5	49.86'	453.00'	6"18'23"	24.96'	49.83'	S 84°57'14" E
C6	50.16'	453.00'	6'20'39"	25.11'	50.13'	S 78°37'43" E
C7	50.01	453.00'	6"19'33"	25.03'	49.99'	S 72"17'37" E
C8	50.07'	453.00'	6'20'00"	25.06'	50.05	S 65°57'51" E
C9	50.07	453.00'	6"19'59"	25.06'	50.04	S 59°37'52" E
C10	50.03'	453.00'	6"19'39"	25.04'	50.00'	S 5318'03" E
C11	23.38'	453.00'	2*57'25"	11.69'	23.38'	S 48*39'31" E
C12	21.27'	25.00'	48*44'12"	11.32'	20.63'	S 71°32'54" E
C13	10.66'	51.50'	11°51'18"	5.35'	10.64	S 89°59'21" E
C14	45.13'	51.50'	5012'52"	24.13'	43.70'	S 58*57'17" E
C15	26.07'	51.50'	29°00'07"	13.32'	25.79	S 19°20'47" E
C16	26.74	51.50'	29*44'44"	13.68'	26.44	S 10°01'39" W
C17	28.02'	51.50'	31"10'12"	14.36'	27.67'	S 40°29'07" W
C18	23.94'	51.50'	26*37'49"	12.19'	23.72	S 69°23'07" W
C19	23.60'	51.50'	26"15'10"	12.01'	23.39'	N 8410'23" W
C20	25.08'	51.50'	27°54'08"	12.79'	24.83'	N 57°05'44" W
C21	46.86'	51.50'	52*07'50"	25.19'	45.26'	N 17°04'45" W
C22	10.71	25.00'	24°32'34"	5.44'	10.63'	N 03°17'07" W
C23	14.19'	25.00'	32*31'22"	7.29'	14.00'	N 31°49'04" W
C24	46.48'	410.00'	6*29'42"	23.26'	46.45	N 51¶9'36" W
C25	65.44'	410.00'	9*08'42"	32.79'	65.37'	N 59°08'48" W
C26	60.66'	410.00'	8*28'38"	30.39	60.61	N 67°57'27" W
C27	63.31'	410.00'	8*50'50"	31.72'	63.25	N 76*37'11" W
C28	66.39'	410.00'	9"16'38"	33.27'	66.31	N 85°40'55" W
C29	75.31'	410.00'	10°31'30"	37.76'	75.21'	S 84°25'01" W
C30	68.28'	410.00'	9*32'31"	34.22'	68.20'	S 74°23'00" W
C31	8.96'	718.50'	0*42'52"	4.48'	8.96'	S 6975'19" W
C32	66.41'	718.50'	517'45"	33.23'	66.39'	S 66"15'00" W
C33	42.13'	718.50'	3°21'34"	21.07'	42.12'	S 61°55'21" W
C34	65.65'	36.00'	104°29'26"	46.49'	56.93'	S 07°59'51" W
C35	499.74'	453.00'	63"12'27"	278.73'	474.78'	N 78°47'02" W
C36	256.08'	51.50'	284°54'10"	39.59'	62.77'	N 46°32'05" E
C37	24.90'	25.00'	57*03'55"	13.59'	23.88'	S 19*32'48" E
C38	445.87'	410.00'	6218'30"	247.86'	424.22	S 79"14'00" E
C39	117.50'	718.50'	9*22'11"	58.88'	117.37'	N 64°55'39" E

BOUNDARY CURVE TABLE



LINE & CURVE DATA

TAX MAP 26 PARCELS 34, 35, 116 & 116.1 PAYNES MILL SUBDIVISION CITY OF CHARLOTTESVILLE, VIRGINIA

_			- ·		
DATE:	REVISION:	12-11-2017	DRAWN BY:	SHEET:	\overline{T}
08-21-2017	CITY	COMMENTS	BRV	\	/ U
PROJECT NO:	REVISION:	03-02-2018	CHECKED BY:	\	
16.0005		COMMENTS	BDJ	8 OF 8	\forall \bigvee \bigvee

FINAL SITE PLAN FOR PAYNES MILL SUBDIVISION

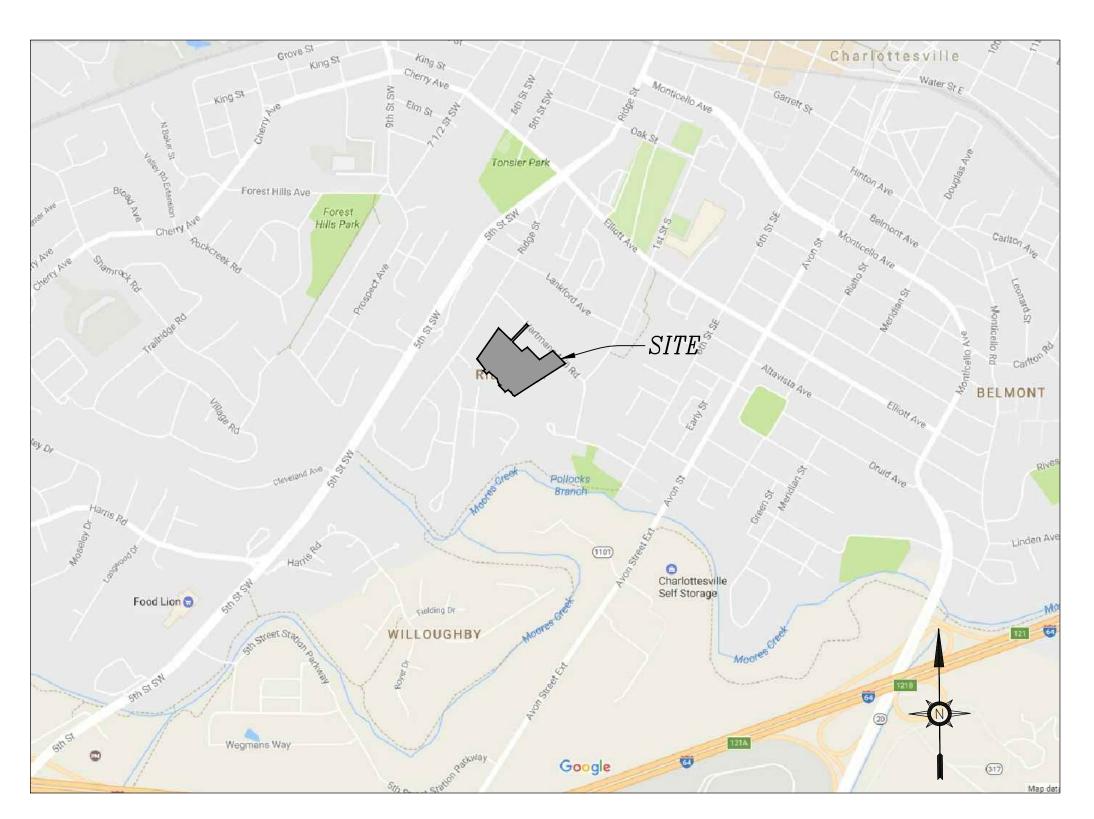
TMP 26-34, 26-35, 26-116, 26-116.1

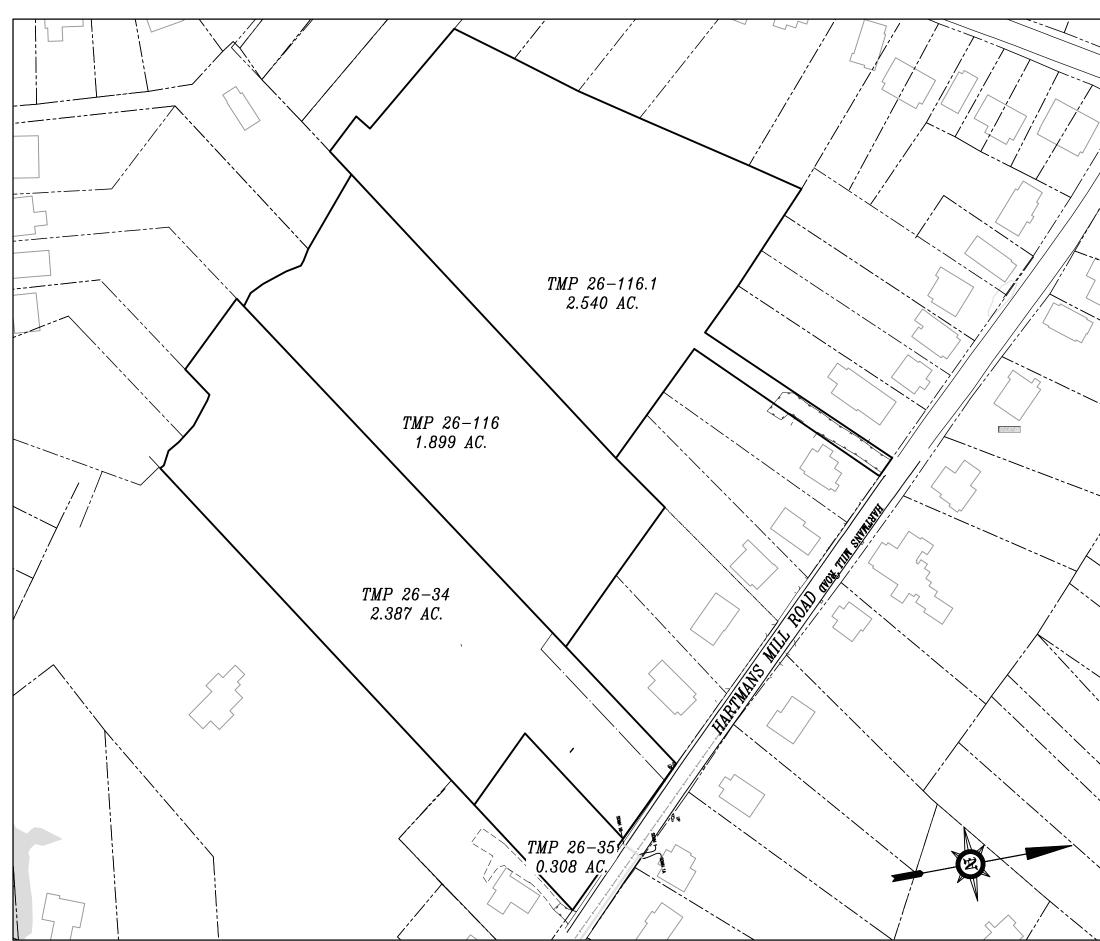
VICINITY MAP

SCALE: 1" = 1000'

PARCEL OVERVIEW

SCALE: 1" = 100'





Water and Sewer Demands Per SCAT Regulations in 9VAC25-790-460 Rate 270 GPD/Unit = 25 Units X 270 = 6,750 GPD Sewer Demands Water Demands Max Hour Q = 11.4 X 25 Units X 0.544 = 155 GPM

Peak Hour Q = 1.5 x 155 GPM = 233 GPM

niversity of Virginia, Rivanna Water & Sewer Authority, and the Public; a reference for locations and connections for utilities surrounding the Charlottesville Entity. Hydrants Water Valves Water Meters Note: This map is for reference purposes, and all utilities must be field verified**

SHEET INDEX

Cover Sheet

Notes, Abbreviations, & Legend

Existing Conditions / Tree Survey

Layout Plan Grading Plan

Landscape Plan

Road And Waterline Profiles Storm Sewer Profiles & Details

Storm Sewer Calculations, Details & Sight Distance

Plan/Profile

Sanitary Sewer Profiles & Details Road and Watermain Details

STORMWATER MANAGMENT NOTE

REFER TO VSMP PLAN FOR STORMWATER MANAGEMENT INFORMATION DISTURBED AREA = 5.4 ACRES

SIGNATURE BLOCK

DATE

DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES

FIRE FLOW TEST

Location: 227 Hartmans Mill Rd Date of Test: 04-14-2017 Time: 8:30 (am)								
Performed b		Mark Shifflett, Clevland Mars Jerry Haskins	h, Thomas			,	l Dawson	, A White,
	Hydrant ID:	Location:	Pipe Size	Nozzle Size (in)		sure Res.	Flow (gpm)	Duratior (min:sec
Residual Hydrant:	04115	227 Hartmans Mill Rd	6	2.5	78	56		
Flow Hydrant #1	04075	At the corner of Ridge St and Hartmans Mill Rd	6	2.5			920	10.00
Flow Hydrant #2	04110	At the corner of 1st St S and Hartmans Mill Rd	12	2.5			1000	10.00
Flow Hydrant #3	04120	105 Hartmans Mill Rd	6	2.5			1350	10.00
Flow Hydrant #4				2.5				
Flow Hydrant #5				2.5				
Special Instru	ctions:							

MILL

DOM. PROJECT NO:16.000

SHEET NO: 1 of 11

DATE: 04/14/17

INDEX TITLE:

FIRE FLOW CALCULATIONS

 $Q(20) = 920 ((78-20)^0.54 / (78-56)^0.54)$ Q(20) = 1,552 GPM @ 20 psi Residual Pressure OK

ABBREVI	ATIONS		LEGEND				
GENER	AL	EXIST	NEW	DESCRIPTION	EXIST	NEW	DESCRIPTION
ABAN ABANDON(ED)	IFIRON FOUND			PROPERTY LINE	x 16⁵ TC	x 12⁵ TC	TOP OF CURB ELEVATION
ADJ ADJUST	ISIRON SET			ADJACENT PROPERTY LINE	× 16⁵BC	× 12⁵BC	BOTTOM OF CURB ELEVATION
APRX APPROXIMATE	LOD LIMIT OF DISTURBANCE			VACATED PROPERTY LINE	× 16⁵FL	x 12 ⁵ FL	FLOW LINE ELEVATION
BFC BOTTOM FACE CURB	LF LINEAR FEET						
BFE BASEMENT FLOOR ELEVATION	LT LEFT			BUILDING SETBACK	× 16⁵EOP	× 12⁵ EOP	EDGE OF PAVEMENT ELEVATION
BM BENCHMARK	MAX MAXIMUM		$\longrightarrow \!$	PARKING SETBACK	× 16⁵	x 12 ⁵	SPOT ELEVATION
BC BUILDING CORNER	MIN MINIMUM			ZONING LINE	x 16⁵ TW	x 12 ⁵ TW	TOP OF WALL ELEVATION
BOW BOTTOM OF WALL	MON MONUMENT CONCRETE			LIMITE OF DISTUDDANCE	× 16⁵BW	× 12⁵BW	BOTTOM OF WALL ELEVATION
BS BOTTOM OF SLOPE	NTS NOT TO SCALE			LIMITS OF DISTURBANCE	E-8		TEST PIT LOCATION/BORING LOCATION
CG12 ACCESSIBLE CURB RAMP	PRVD PROVIDED			FLOODPLAIN LIMIT	•		BENCHMARK
CF CUBIC FEET	R RADIUS		<u></u>	UNDISTURBED BUFFER ZONE		•	IRON FOUND
CL CHAIN LINK CONC CONCRETE	REQD REQUIRED	-		FDOE OF ORANGE	-	1	
CY CUBIC YARDS	RT RIGHT			EDGE OF GRAVEL		→	IRON SET
C/C CENTER TO CENTER	R/W RIGHT OF WAY			EDGE OF PAVEMENT	—— UD ——	—— UD ———	UNDERDRAIN
DIA DIAMETER	SE SPOT ELEVATION SQ SQUARE	==		ROLL TOP			STORM SEWER
DC DECK CORNER	STA STATION	CG-2	CG-2	STANDARD 6" CURB	RD	RD	ROOF DRAIN
DW DRIVEWAY	SW SIDEWALK	CG-3	CG-3	STANDARD 4" CURB	8"s	8"s ——	SEWER LINE
EC EDGE OF CONCRETE	TBA TO BE ABANDONED	CG-6	CG-6	COMBINATION 6" CURB & GUTTER	тр	TD	TRENCH DRAIN
EP EDGE OF PAVEMENT	TBC TOP BACK CURB	CG-7	CG-7				WATER LINE
ES END SECTION	TBR TO BE REMOVED			COMBINATION 4" CURB & GUTTER	6"W	6"W	
EXIST EXISTING	TC TOP OF CURB				4"FP	4"FP	FIRE PROTECTION LINE
FC FENCE CORNER	TRM TO REMAIN		-	SIGN	WS	ws	WATER SERVICE LINE
FL FENCE LINE	TOW TOP OF WALL				G	G	GAS LINE
FFE FINISHED FLOOR ELEVATION	TS TOP OF SLOPE			STEEL GUARDRAIL	OHE	—— ОНЕ ——	OVERHEAD ELECTRIC WIRE
FT FUEL TANK	TYP TYPICAL			WOOD GUARDRAIL	UGE	UGE	UNDERGROUND ELECTRIC
GE GROUND ELEVATION	WET WETLANDS			PATH	OHT	—— ОНТ ——	OVERHEAD TELEPHONE LINE
GR GUARDRAIL UTILITY	WSE WATER SURFACE EDGE						UNDERGROUND TELEPHONE LINE
ARV AIR RELEASE VALVE	LP LIGHT POLE	~~~~	~~~~	TREE LINE	——— UGT ———	UGT	
BOA BLOW OFF ASSEMBLY	MH MANHOLE	×	×	FENCE	CATV	CATV	CABLE TV
CO CLEANOUT	MHD MANHOLE (DRAINAGE)			BLOCK WALL			DRAIN INLET (DI)
CPD TELEVISION PEDESTAL	MHE MANHOLE (ELECTRIC)			RETAINING WALL			STORM/SANITARY MANHOLE
CATV CABLE TELEVISION	MHS MANHOLE (SEWER)			STREAM / WATER COURSE	Г		PLUG OR STUB
CMP CORREGATED METAL PIPE	MHU MANHOLE (UTILITY)			POND		Ū	HEADWALL
DFC DRAINFIELD CORNER	OHE OVERHEAD ELECTRIC		12	INTERVAL CONTOUR			SEWER CLEANOUT
DI DROP INLET	OHT OVERHEAD TELEPHONE				8	⊗	
DIP DUCTILE IRON PIPE	PP POWER POLE	300	00	INDEX CONTOUR	. *	¥	WATER VALVE & BOX
ET ELECTRIC TRANSFORMER	PVC POLYVINYL CHLORIDE	10	10	PARKING COUNT	•	•	FIRE HYDRANT
EW END WALL	RCP REINFORCED CONCRETE PIPE			CROSSWALK	\boxtimes		WATER METER
FH FIRE HYDRANT	SAN SANITARY	<i>'///////.</i>	<i>'///////</i>	HANDICAP ACCESSIBLE AISLE	1	W	WATER WELL
FM FORCE MAIN	SCC STORMWATER CONVEYANCE CHANNEL			CG-12	o ^{GV}	GV	GAS VALVE
FO FIBER OPTIC	TOP TOP ELEVATION	Œ.	Ġ	HANDICAP PARKING	GM	©M ○	GAS METER
FT FUEL TANK	TP TELEPHONE POLE					•-	LIGHT POLE
GL GAS LINE	TPD TELEPHONE PEDESTAL		A A	CONCRETE PAVEMENT / SIDEWALK	_		
GM GAS METER GT GREASE TRAP	TSV TAPPING SLEEVE & VALVE			RIPRAP			TRANSFORMER PAD
GP GUY POLE	UE UNDERGOUND ELECTRIC				-⊕- -	→	UTILITY POLE
GW GUY WIRE	UP UTILITY POLE UT UNDERGROUND TELEPHONE			SANITARY EASEMENT	•-	•-	GUY POLE
GV GATE VALVE	WL WATER LINE			GRADING EASEMENT			MATCHLINE
HDPE HIGH DENSITY POLYETHYLENE	WL WATER LINE WM WATER METER			DRAINAGE EASEMENT			
INV INVERT	WV WATER VALVE			UTILITY EASEMENT	NOTES: 1. The	SIZE OF THE SYMBOLS	MAY VARY FROM THOSE SHOWN.
			···	OHEIT EAGENENT			MBOLS SHOWN MAY NOT BE USED.

CONTRACTOR'S COORDINATION RESPONSIBILITIES:

- 1. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE
- PLANS. 2. ANY TIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK AND TO FOLLOW ANY GUIDLELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.
- 3. THE CONTRACTOR IS TO CHECK THAT ALL EASEMENTS, LETTERS OF PERMISSION, ETC, ARE RECORDED/OBTAINED PRIOR TO THE START OF ANY CONSTRUCTION.
- 4. CONTRACTOR TO VERIFIY ALL SITE PLANS AND PROFILES AND DETAILS FOR CONSISTENCY AND IF CONFLICTS EXISTS, CONTACT ENGINEER FOR CLARIFICATION AND/OR DIRECTION. INTERPRETATION DETERMINED BY CONTRACTOR SHALL BE DONE AT HIS HER OWN RISK.
- 5. THE CONTRACTOR IS TO VERIFY THAT THE RELOCATION OF ALL EXISITING UTILITIES IN CONFLICT WITH
- PROPOSED WORK HAS BEEN COMPLETED INCLUDING UTILITY POLES.
- 6. CONTRACTOR SHALL COMPLY WITH FENCING AND TREE PRESERVATION SIGNAGE REQUIRED BY CITY OF CHARLOTTESVILLE CODE.
- 7. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART
- OF THE CONTRACT DOCUMENTS. 8. CONTRACTOR SHALL COMPLY WITH ALL WETLAND PERMIT REQUIREMENTS, IF A PERMIT EXISTS.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING, BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN
- 10. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS. AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

FIRE AND RESCUE NOTES

WATER EASEMENT

ACCESS EASEMENT

------ STORM DRAINAGE EASEMENT

• VSFPC 505.1-The building street number to be plainly visible from the street for emergency responders. · Landscaping in the area of fire department connections shall be of the type that will not encroach on the required

3. REFER TO LANDSCAPE SHEET FOR ADDITIONAL SYMBOLS.

- five (5) foot radius on maturity of the landscaping. • VSFPC 503.2.1 Overhead wiring or other obstructions shall be higher than 13 feet 6 inches.
- VSFPC 3312.1 An approved water supply for fire protection shall be made available as soon as combustible material arrives on the site.
- All pavement shall be capable of supporting fire apparatus weighing 85,000 lbs. • VSFPC 503.3 Fire Lanes: The location and method of marking fire lanes shall be clearly indicated on the submitted site plan. Fire lanes shall be a minimum of 20 feet in width. Signs and markings to delineate fire lanes as designated by the fire official shall be provided and installed by the owner or his/her agent of the property involved.

Construction & Demolition Comments:

- VSFPC 310.3; 310.5 Smoking to be allowed in only designated spaces with proper receptacles. • VSFPC 3304.2 - Waste disposal of combustible debris shall be removed from the building at the end of each
- VSFPC 3304.6 Cutting and welding. Operations involving the use of cutting and welding shall be done in accordance with Chapter 35, of the Virginia Statewide Fire Code, addressing welding and hotwork operations. • VSFPC 3315.1 - Fire extinguishers shall be provided with not less than one approved portable fire extinguisher at each stairway on all floor levels where combustible materials have accumulated.
- VSFPC 3310.1 Required vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

GENERAL CONSTRUCTION NOTES:

- 1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING CITY OF CHARLOTTESVILLE PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A STREET CUT PERMIT SHALL BE OBTAINED FROM THE CITY OF CHARLOTTESVILLE DEPARTMENT OF PUBLIC WORKS (434-970-3830). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
- 2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT CITY OF
- CHARLOTTESVILLE SPECIFICATIONS AND STANDARDS UNLESS OTHERWISE NOTED. 3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
- 4. DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED.

DENSITY NOT LESS THAN THE DENSITY OF THE ADJACENT SOIL.

- 5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL: VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
- 6. PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE CITY ENGINEER. OR DESIGNEE. IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE
- 7. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE CLASS III. 8. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR
- THE CONTRUCTION INDUSTRY (29 CFR PART 1926). 9. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION
- STANDARDS AND SPECIFICATIONS FOR HIGHWAYS AND BRIDGES. 10. USE SELECT MATERIAL UNDER BUILDINGS AND STRUCTURES; USE FILL AND BACKFILL MATERIAL UNDER PARKING AREAS, ROADS, SIDEWALKS, AND OTHER CONCRETE AND PAVED SURFACES; USE COMMON FILL MATERIAL FOR
- GENERAL SITE GRADING. PLACE MATERIAL IN 6" LIFTS. 11. COMPACT LAYERS OF FILL TO 95 PERCENT BY MODIFIED PROCTOR METHOD PER ASTM D 1557 BENEATH AND WITHIN 15 FEET OF BUILDINGS AND BY STANDARD PROCTOR METHOD PER ASTM D 698 BENEATH AND WITHIN DETENTION POND EMBANKMENTS, PAVEMENTS, WALKS, AND ROAD SHOULDERS, INCLUDING AREAS THAT MAY BE USED FOR FUTURE CONSTRUCTION. IN OTHER UNPAVED AREAS, COMPACT 90 PERCENT BY STANDARD PROCTOR METHOD PER ASTM D 698. IF THE DENSITY OF THE ADJACENT SOIL IS MORE THAN THE DENSITY SPECIFIED. THEN COMPACT TO A
- 12. AREAS ON WHICH FILL IS TO BE PLACED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL. SOIL MATERIALS SHALL BE FREE OF DEBRIS. ROOTS. WOOD. SCRAP MATERIAL, VEGETATION, REFUSE, SOFT UNSOUND PARTICLES, AND FROZEN DELETERIOUS OR OBJECTIONAL MATERIALS. THE MAXIMUM PARTICLE DIAMETER SHALL BE ONE-HALF THE LIFT THICKNESS. COMMON FILL MATERIAL SHALL BE UNCLASSIFIED SOIL MATERIAL WITH THE CHARACTERISTICS REQUIRED TO COMPACT TO THE SOIL DENSITY SPECIFIED FOR THE INTENDED LOCATION. BACKFILL AND FILL MATERIAL: ASTM D 2487. CLASSIFICATION GW, GP, GM, GC, SW, SP, SM, SC WITH A MAXIMUM ASTM D 4318 LIQUID LIMIT OF 35, MAXIMUM ASTM D 4318 PLASTICITY INDEX of 11, AND MAXIMUM OF 8 PERCENT BY WEIGHT PASSING ASTM D 1140. NO. 200 SIEVE. SELECT MATERIAL: ASTM D 2487, CLASSIFICATION GW, GP, SW, SP WITH A MAXIMUM of 11 PERCENT BY WEIGHT PASSING ASTM D 1140, NO. 200 SIEVE.
- 13. ALL FINISHED GRADING, SEEDING AND SODING SHALL BE DONE IN SUCH A MANNER TO PRELUDE THE PONDING OF THE WATER ON THE SITE, PARTICULARLY ADJACENT TO THE BUILDINGS OR STORM INLETS.
- 14. CUT AND PATCH WORK IN EXISITING PUBLIC STREETS MUST BE PERFORMED IN ACCORDANCE WITH VDOT AND CITY OF CHARLOTTESVILLE STANDARDS AND SPECIFICATIONS. 15. ALL EXISTING CURB AND GUTTER ALONG THE FRONTAGE OF THIS SITE IN POOR CONDITION OR DAMAGED DURING
- CONSTRUCTION SHALL BE REMOVED AND REPLACED TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF
- 16. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE

GENERAL NOTES:

- 1. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND
- REGULATIONS (WHICHEVER ARE MORE STRINGENT). 2. ACCESSIBLE ROUTES TO HANDICAP ACCESSIBLE UNITS SHALL BE PROVIDED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE
- 3. ALL STAIRS WITH THREE OR MORE RISERS ARE TO HAVE HANDRAILS ON BOTH SIDES. 4. TO THE BEST OF OUR BELIEF AND KNOWLEDGE, THERE ARE NO KNOWN GRAVE SITES ON THE SUBJECT
- 5. PLANTINGS WILL BE PROVIDED WITH MINOR ADJUSTMENTS IN THE FIELD TO ELIMINATE CONFLICTS WITH OTHER
- STRUCTURAL FEATURES.
- 6. ALL LIGHT FIXTURES SHALL BE 3,000 LUMENS OR LESS. 7. A TEMPORARY STREET CLOSURE PERMIT IS REQUIRED FOR CLOSURE OF SIDEWALKS, PARKING SPACES, AND
- ROADWAYS AND IS SUBJECT TO APPROVAL BY THE CITY TRAFFIC ENGINEER. 8. WATER AND SANITARY EASEMENTS ARE TO BE MAINTAINED BY CITY UTILITY DIVISION. STORM SEWER EASEMENTS
- TO BE MAINTAINED BY CITY D.P.W. 9. STORM WATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. 10. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE VIRGINIA STORMWATER
- MANAGEMENT PROGRAM (VSMP), GENERAL CONSTRUCTION PERMIT (GCP) PROGRAM AS ADMINISTERED BY THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) UNDER THE JURISDICTION OF THE EPA. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL FILE A GCP NOTICE OF INTENT WITH THE DEQ AND PREPARE A STORMWATER PREVENTION PLAN IN ACCORDANCE WITH THE VSMP REGULATIONS.
- 11. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- 12.CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- 13.CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES. 14.EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND
- INDIVIDUAL UTILITY COMPANY STANDARDS SPECIFICATIONS, AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- 15.ALL SIGNING AND PAVEMENT MARKINGS SHALL BE SHOWN ON THE PLANS AND SHALL BE CONSISTENT WITH THE

GENERAL WATER & SEWER CONDITIONS:

- WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF CHARLOTTESVILLE INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER SERVICE AUTHORITY OFFICIALS AT THE START OF
- 2. THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN, ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "MISS UTILITY" (811). 4. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF 3 FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER LINES, ETC.
- ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES. 6. VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE
- DURING A FUTURE EXTENSION OF THE LINE. 7. A TEMPORARY STREET CLOSURE PERMIT IS REQUIRED FOR CLOSURE OF SIDEWALKS, PARKING SPACES,
- AND ROADWAYS AND IS SUBJECT TO APPROVAL BY THE CITY TRAFFIC ENGINEER. 8. WATER AND SANITARY EASEMENTS ARE TO BE MAINTAINED BY CITY UTILITY DIVISION. STORM SEWER EASEMENTS TO BE MAINTAINED BY CITY D.P.W.
- STORM WATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. 10. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP), GENERAL CONSTRUCTION PERMIT (GCP) PROGRAM AS ADMINISTERED BY THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) UNDER THE JURISDICTION OF THE EPA. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL FILE A GCP NOTICE OF INTENT WITH THE DEQ AND PREPARE A STORMWATER PREVENTION PLAN IN ACCORDANCE WITH THE VSMP REGULATIONS.
- 11. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND
- 12. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES
- SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS. 13. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE
- AND LOCAL REGULATIONS, ORDINANCES AND STATUTES. 14. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARDS SPECIFICATIONS, AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.

SITE DATA & GENERAL NOTES

<u>DEVELOPER</u> SOUTHERN DEVELOPMENT GROUP 170 S. PANTOPS DRIVE

SITE DATA

CHARLOTTESVILLE, VIRGINIA 22911

TMP 26-34 : PAYNE, JUNE P. DB 2017 PG 680 TMP 26-35: PAYNE, JUNE P. DB 2017 PG 171 TMP 26-116: PAYNE, JUNE P.DB 2017 PG 171

TMP 26-116.1 : BELL, VERLEASE J DB 2017 PG 502

SOURCE OF BOUNDARY SURVEY: BOUNDARY SURVEY PREPARED BY DOMINION ENGINEERING, OCTOBER 2016

SOURCE OF TOPOGRAPHY: TOPOGRAPHIC SURVEY PREPARED BY DOMINION ENGINEERING, NOVEMBER 2016 (USGS DATUM NAVD 1988). MISS UTILITY TICKET (#A627800988-00A). THE TOPOGRAPHY WAS FIELD VERIFIED BY THE DESIGN ENGINEER 3-17-17. OFFSITE TOPOGRAPHY IS BASED ON CITY OF CHARLOTTESVILLE GIS EXCEPT WHERE THE OFFSITE WATERMAIN IS PROPOSED. A SUPPLEMENTAL TOPOGRAPHIC SURVEY OF THIS AREA WAS COMPLETED ON SEPTEMBER, 1 2017.

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD INSURANCE RATE MAP NUMBER: 51003C0288D, DATED: FEBRUARY 4, 2005.

ZONING: R1-S

TAX MAP PARCELS: 26-34, 26-36, 24-116, 24-116.1

SITE AREA: 7.14 AC SETBACKS: 25' FRONT, 25' REAR AND 5' SIDE. MIN. LOT SIZE = 6,000 SF

AVERAGE LOT WIDTH REQUIRED: 50' MIN, 20' MIN LOT FRONTAGE AND 50' MIN. AVERAGE LOT WIDTH FOR LOTS ON CUL-DE-SAC (SEE TABLE ON SP4) .

CURRENT USE: VACANT

PROPOSED # OF UNITS AND DENSITY: 25 SFD, 3.50 DU/AC

TOTAL DISTURBED AREA: 5.40 AC.

PROPOSED MAXIMUM BUILDING HEIGHT: 35'

PARKING: REQUIRED: 1 SPACE PER DWELLING UNIT PROVIDED: ALL UNITS HAVE A GARAGE, WITH AT LEAST TWO SPACES IN EACH DRIVEWAY AND UP TO TWO SPACES IN EACH GARAGE, NO ON STREET PARKING

ITE TRIP GENERATION: USE CODE 210 FOR SINGLE FAMILY DETACHED: 10 VPD/DETACHED HOUSE OR 250 VPD PEAK AM HOUR = 25 UNITS x 0.70 = 18 VPH

(26% EXITING, 74 ENTERING) PEAK PM HOUR = 25 UNITS x 0.89 = 23 VPH (64% ENTERING, 36% EXITING)

STREET MAINTENANCE NOTE: PAYNES MILL ROAD WILL BE A PUBLIC ROAD

AREA BREAKDOWN:	LOT AREA	6.03 AC
	PRIVATE STREET AREA	0.79 AC
	OPEN SPACE	0.32 AC
	TOTAL	7.14 AC

CRITICAL SLOPES ARE PRESENT PER THE CRITERIA OF SECTION 34-1120(B)(2)

CITY AND ARE TO BE INSTALLED ACCORDING TO CITY STANDARDS.

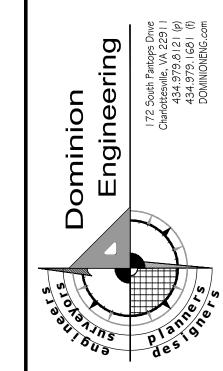
GENERAL UTILITY NOTES:

- 1. CONTACT MISS UTILITY AT 811 48 HOURS PRIOR TO ANY GRADING OR DIGGING TO HAVE UNDERGROUND UTILITIES MARKED. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION TO INCLUDE TYPE AND SIZE OF PIPE AND SERVICES TO HIS OWN SATISFACTION.
- 2. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES HAVE BEEN TAKEN FROM AVAILABLE RECORDS AND ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- 3. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK. OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT. 4. ALL HYDRANT LOCATIONS TO BE APPROVED BY THE CITY OF CHARLOTTESVILLE PRIOR TO FINAL APPROVAL BY THE
- BE SET/RESET AS FOLLOWS: A. IMPERVIOUS SURFACES: FLUSH B. PERVIOUS SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.

5. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE

PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND UNLESS OTHERWISE SPECIFIED SHALL

- 6. ALL BLASTING REQUIREMENTS TO INSTALL UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CHARLOTTESVILLE STANDARDS AND THE PROJECT SPECIFICATIONS. BLASTING WILL NOT BE PERMITTED WITHOUT THE WRITTEN APPROVAL FROM THE FIRE MARSHALL
- 7. ALL DRAINAGE STRUCTURE INTERIOR DIAMETERS SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. THE MINIMUM MANHOLE DIAMETER SHALL BE 4 FEET.
- 8. ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND AS SPECIFIED ON THE
- 9. THE CONTRACTOR IS REQUIRED TO PERFORM ALL TESTS REQUIRED BY THE CITY TO SECURE ACCEPTANCE OF ALL UTILITIES.
- 10. ALL CONCRETE USED IN UTILITY CONSTRUCTION SHALL BE 4000 PSI CONCRETE, UNLESS OTHERWISE NOTED. 11. NO PLANTINGS OR ERECTION OF OTHER OBSTRUCTIONS SHALL BE MADE WITHIN FIVE FEET OF ANY FIRE HYDRANT.
- 12. WATER METERS SHALL BE LOCATED IN AN ACCESSIBLE LOCATION AND SHALL NOT BE INSTALLED UNDER EXISTING PIPING CLOSE TO OTHER FACILITIES.
- 13. FOR UTILITIES INSTALLED UNDER ROADWAYS AND/OR EASEMENTS PLANNED FOR FUTURE ROADWAYS, BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY. 14. CONTRACTOR IS TO VERIFY THAT ALL UTILITIES I.E., WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE, ETC., ARE IN
- PLACE PRIOR TO CONSTRUCTION OF SUBBASE AND/OR PAVING. 15. ALL WATERLINES AND SANITARY SEWERLINES SHALL MAINTAIN A 10 FOOT HORIZONTAL SEPARATION OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE) IN ACCORDANCE TO
- VIRGINIA HEALTH DEPARTMENT STANDARDS. 16. PROPOSED UNDERGROUND UTILITIES SUCH AS ELECTRIC, TELEPHONE, CABLE, AND GAS WHICH SERVE THIS FACILITY SHALL BE LOCATED WITH A MINIMUM 5 FOOT SEPARATION FROM PUBLIC WATERMAINS AND SANITARY SEWER.
- 17. ELECTRICAL POWER SHALL BE DERIVED FROM BUILDING ELECTRICAL PANELS TO GENERAL SITE LIGHTING IN ACCORDANCE WITH NATIONAL ELECTRIC CODE. 18. ALL PIPES SHOWN AS RCP ON PLANS SHALL BE REINFORCED CONCRETE PIPE CLASS III CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.
- 19. ALL CONDENSATE DRAIN AND OTHER PLUMBING CONNECTIONS ARE TO BE INSTALLED ACCORDING TO BOCA NATIONAL PLUMBING CODE. 20. EXISTING MANHOLE FRAMES AND COVERS AND VALVE BOXES AND COVERS TO REMAIN SHALL BE ADJUSTED OR RECONSTRUCTED. AS NECESSARY. TO MATCH FINISHED GRADES.





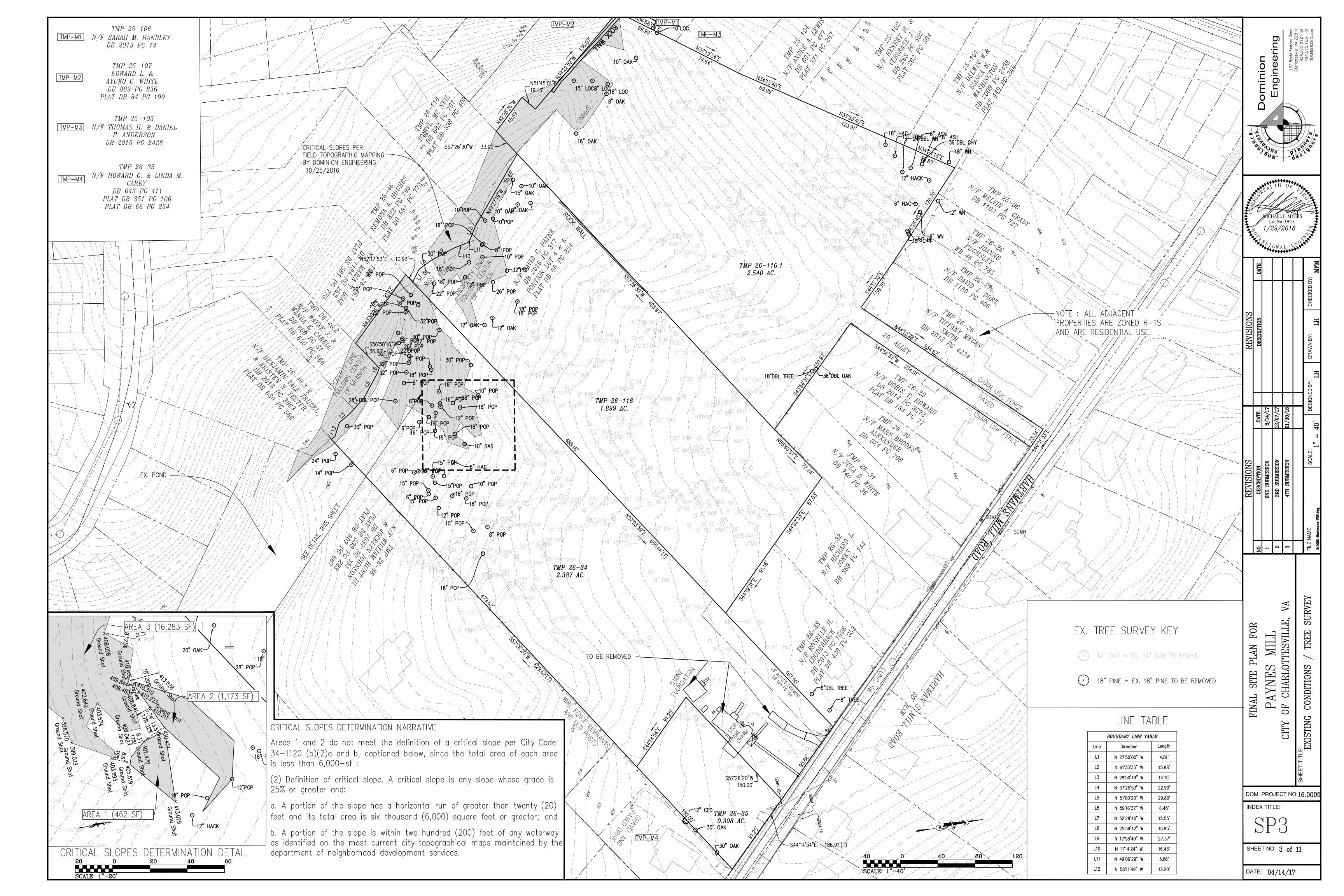
		ŕ			, .
	DATE				r: MFM
					CHECKED BY:
REVISIONS	DESCRIPTION				DRAWN BY: L.H
					DESIGNED BY: ${f LH}$
	NO.				SIGNI
	DATE NO.	8/14/17	12/07/17	01/30/18	
SN	N	ION			SCALE: As Shown
REVISIONS	DESCRIPTION	SND SUBMISSION	3RD SUBMISSION	4TH SUBMISSION	FILE NAME: 16.0005-Hartmans-FSP.dwg
	NO.	1	8	3	FILE 16.000
				-	(

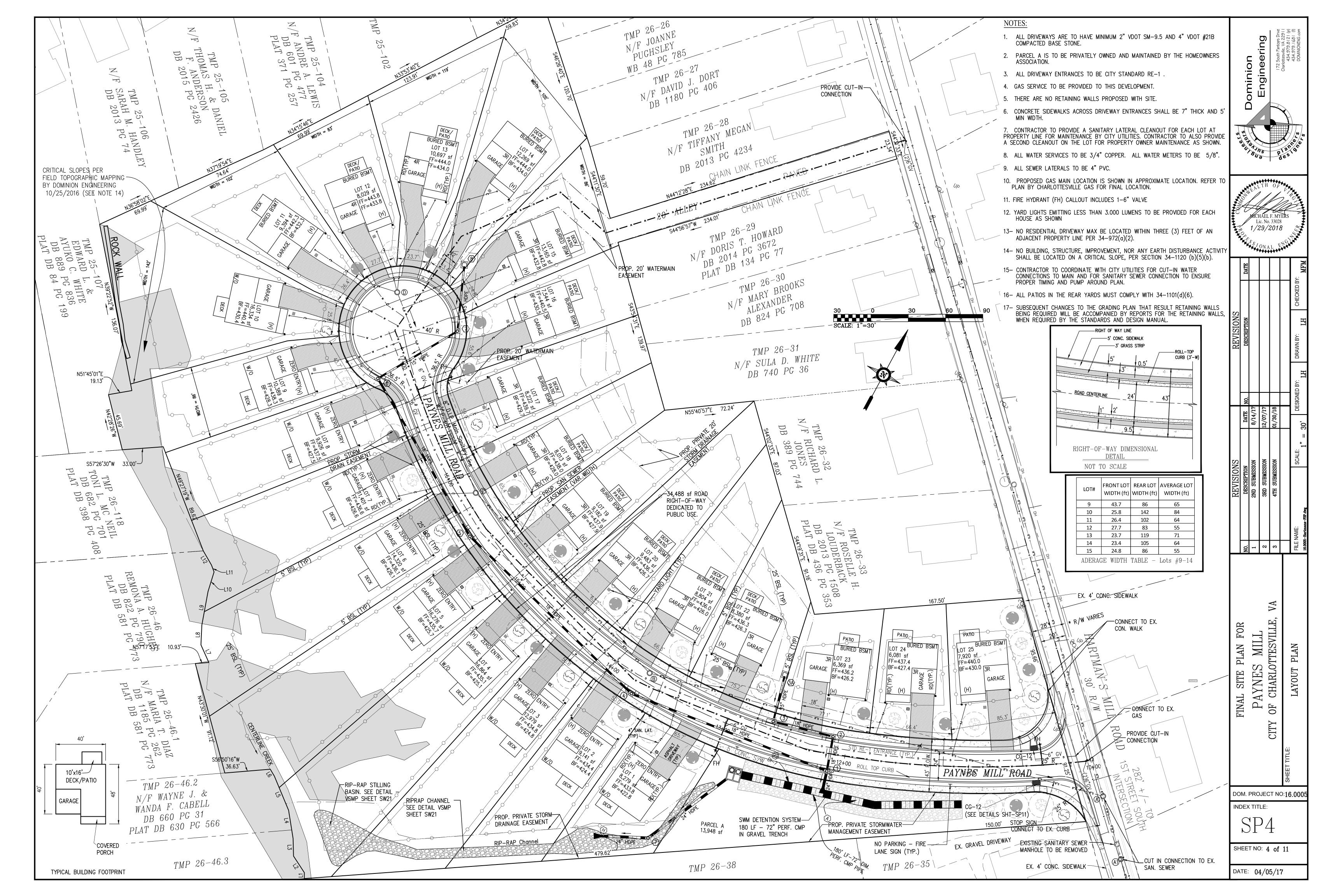
VA OTTESVILLE CHARL FINAL 0FCITY

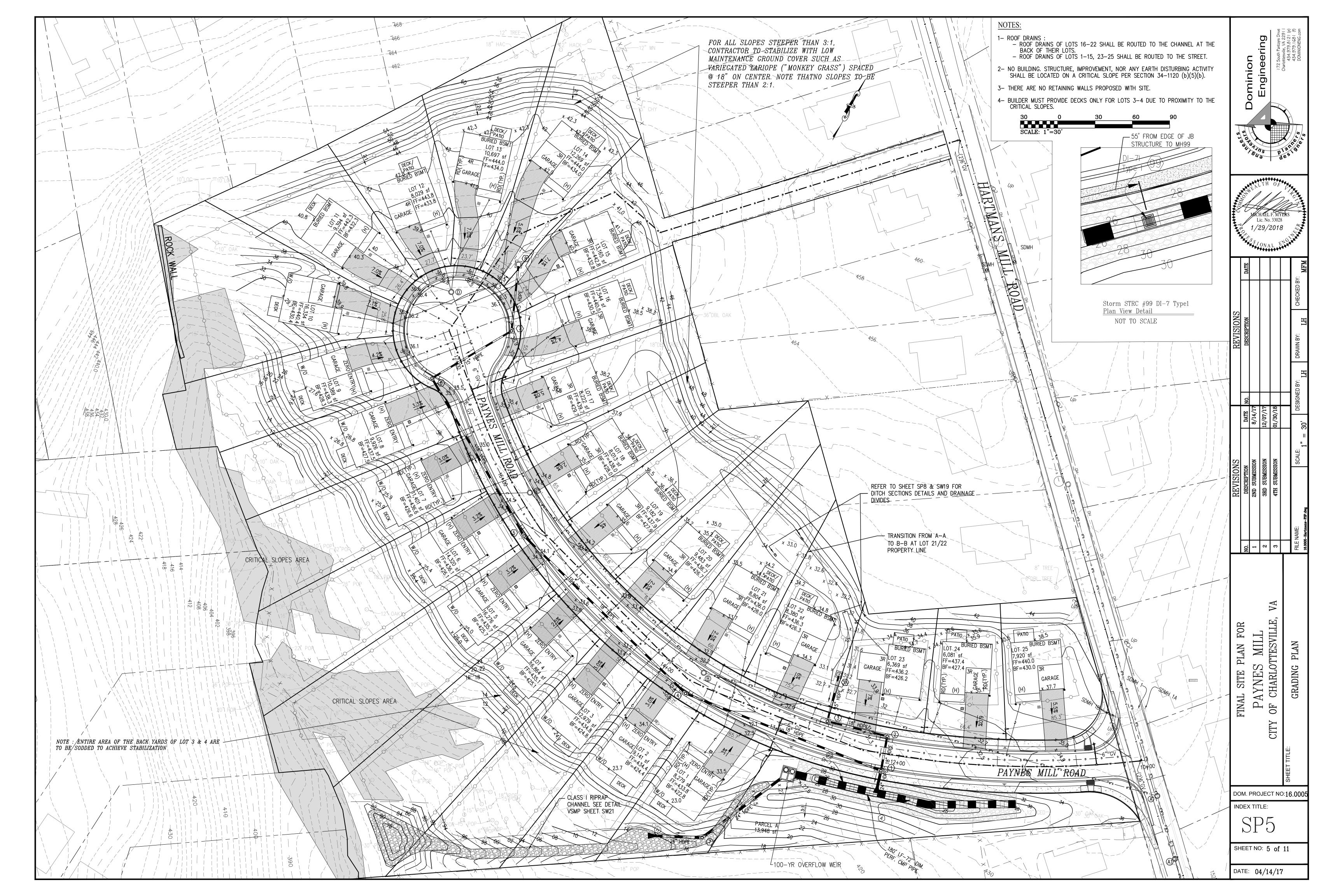
OOM. PROJECT NO:16.000 NDEX TITLE:

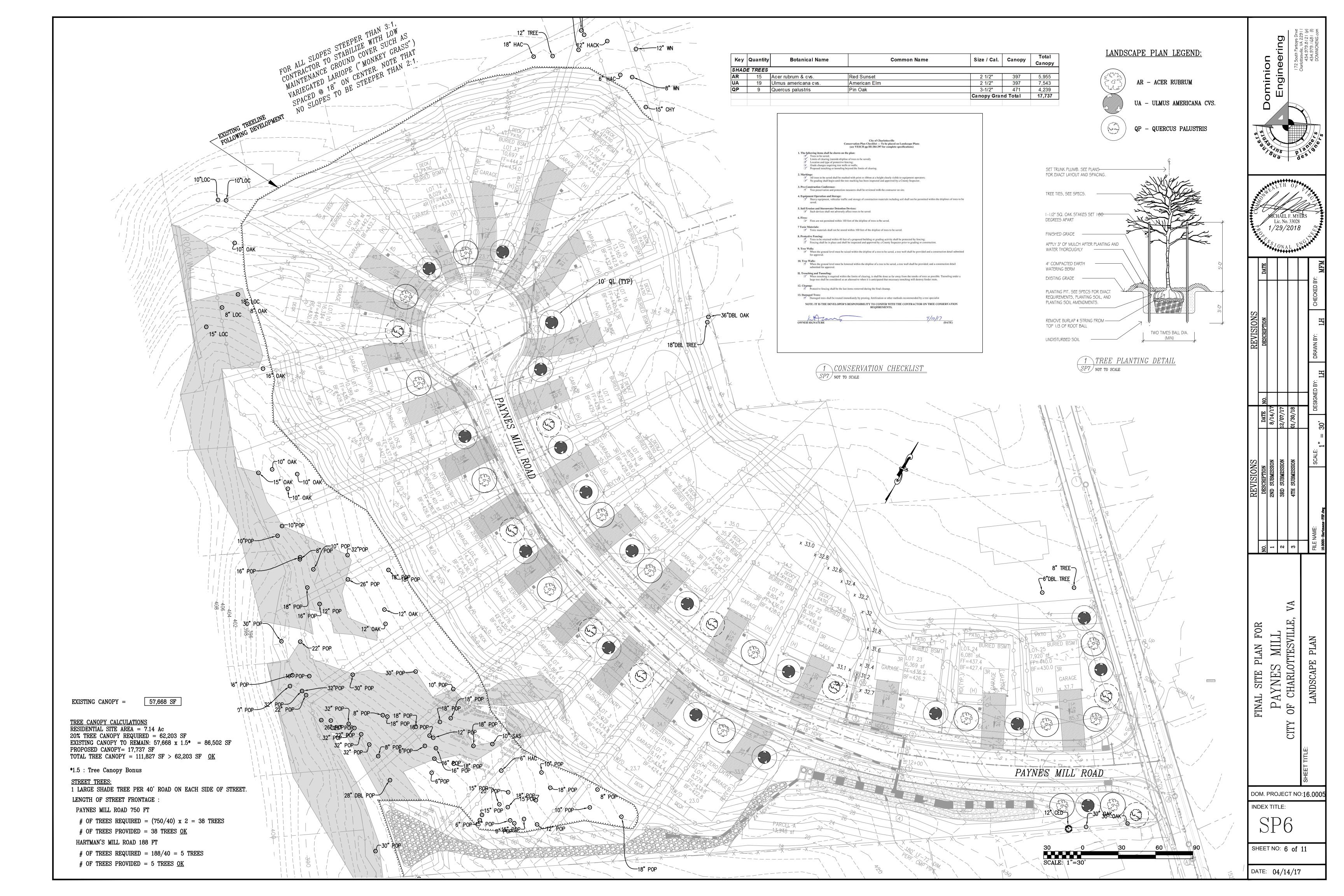
SHEET NO: 2 of 11

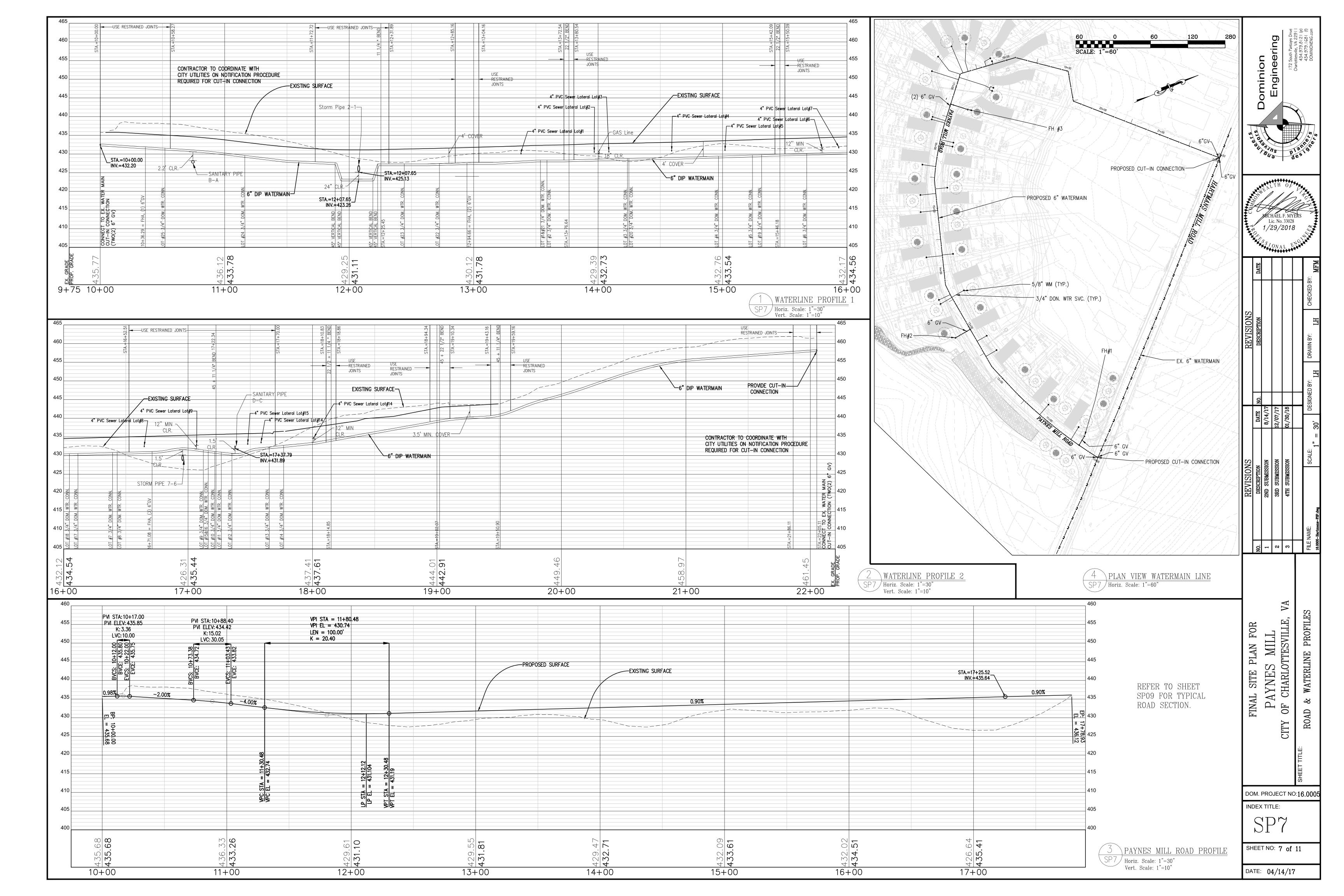
DATE: 04/14/17

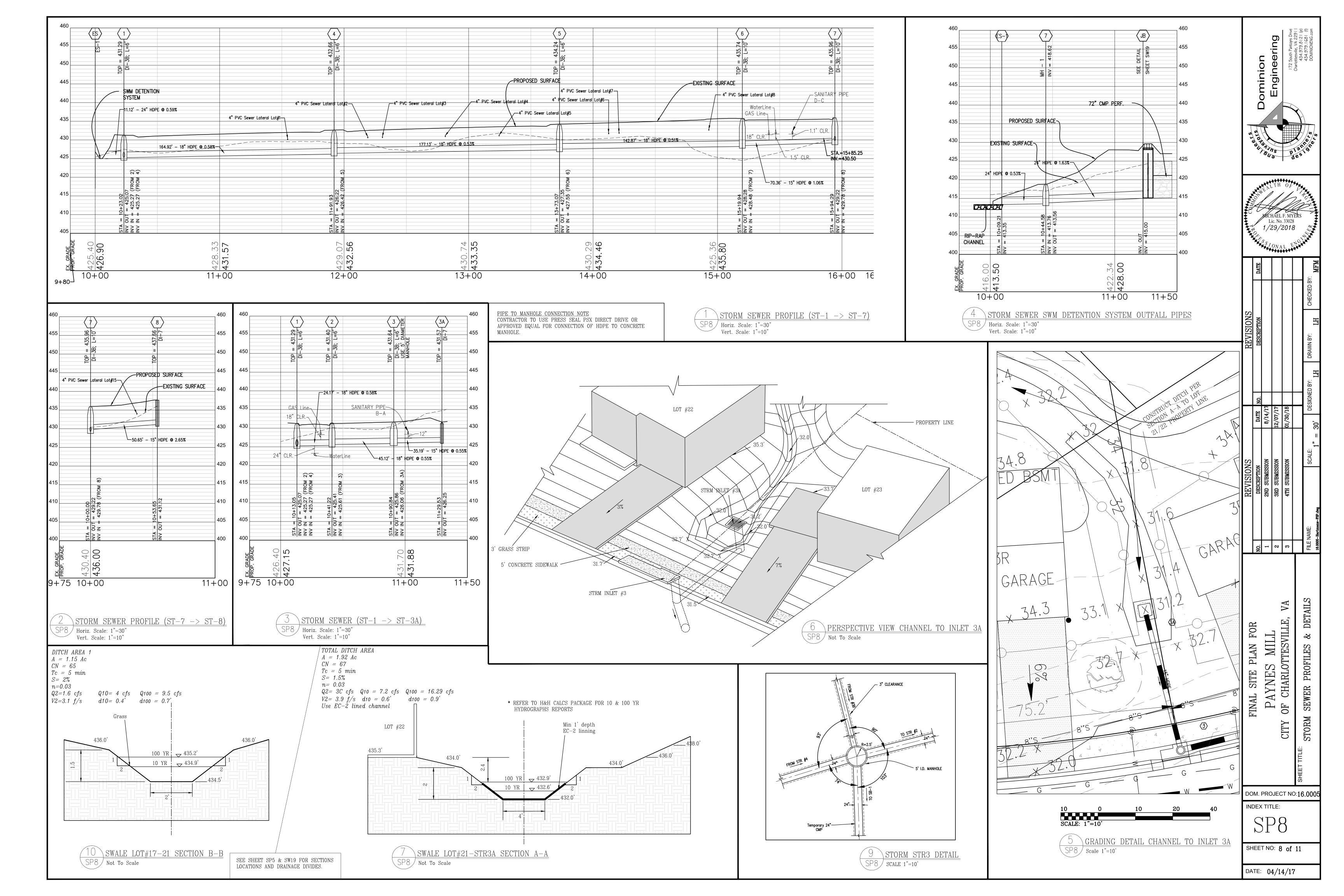












STORM DRAIN CALCULATIONS

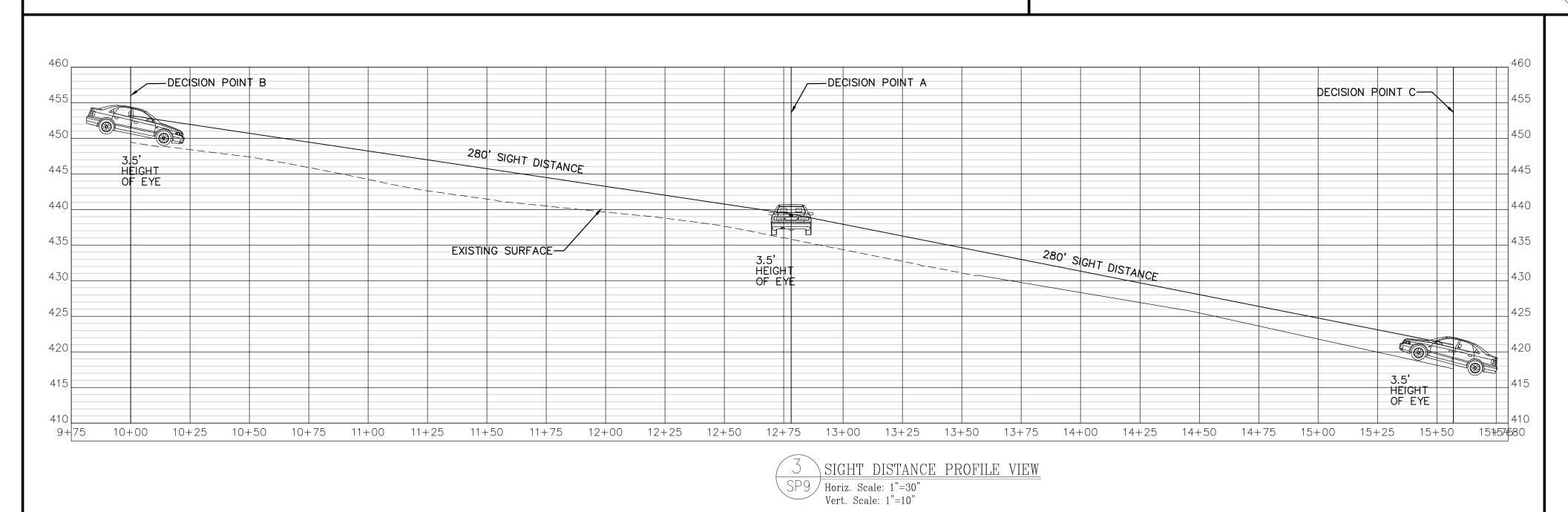
Line No.	Inlet ID	DnStm Ln No	Drng Area	Inlet Time	Тс	i Sys	Flow Rate	Invert Dn	Invert Up	Line Length	Line Slope	Line Size	Capac Full	Vel Dn	Pipe Travel
			(ac)	(min)	(min)	(in/hr)	(cfs)	(ft)	(ft)	(ft)	(%)	(in)	(cfs)	(ft/s)	(min)
1	1	Outfall	0.37	5.0	16.3	4.45	17.31	425.00	425.07	13.117	0.53	24	17.90	6.85	0.04
2	4	1	0.38	5.0	15.7	4.52	8.68	425.27	426.22	169.000	0.58	18	8.97	4.91	0.58
3	5	2	0.34	5.0	15.0	4.62	7.51	426.42	427.33	181.133	0.50	18	8.06	4.25	0.71
4	6	3	1.02	11.0	14.3	4.71	6.43	427.55	428.28	146.872	0.50	18	8.02	3.64	0.67
5	7	4	1.50	14.0	14.0	4.76	4.56	428.48	429.22	74.356	1.00	15	6.98	3.71	0.33
6	8	5	1.75	10.0	10.0	5.43	2.75	429.78	431.12	53.653	2.50	15	11.06	2.25	0.40
7	2	1	0.66	5.0	14.4	4.70	7.92	425.27	425.41	28.168	0.50	18	8.02	4.48	0.10
8	3	7	0.66	5.0	14.2	4.73	6.11	425.61	425.86	49.621	0.50	18	8.07	3.46	0.24
9	3A	8	1.92	14.0	14.0	4.76	4.57	426.06	426.25	38.691	0.55	15	4.90	3.72	0.17

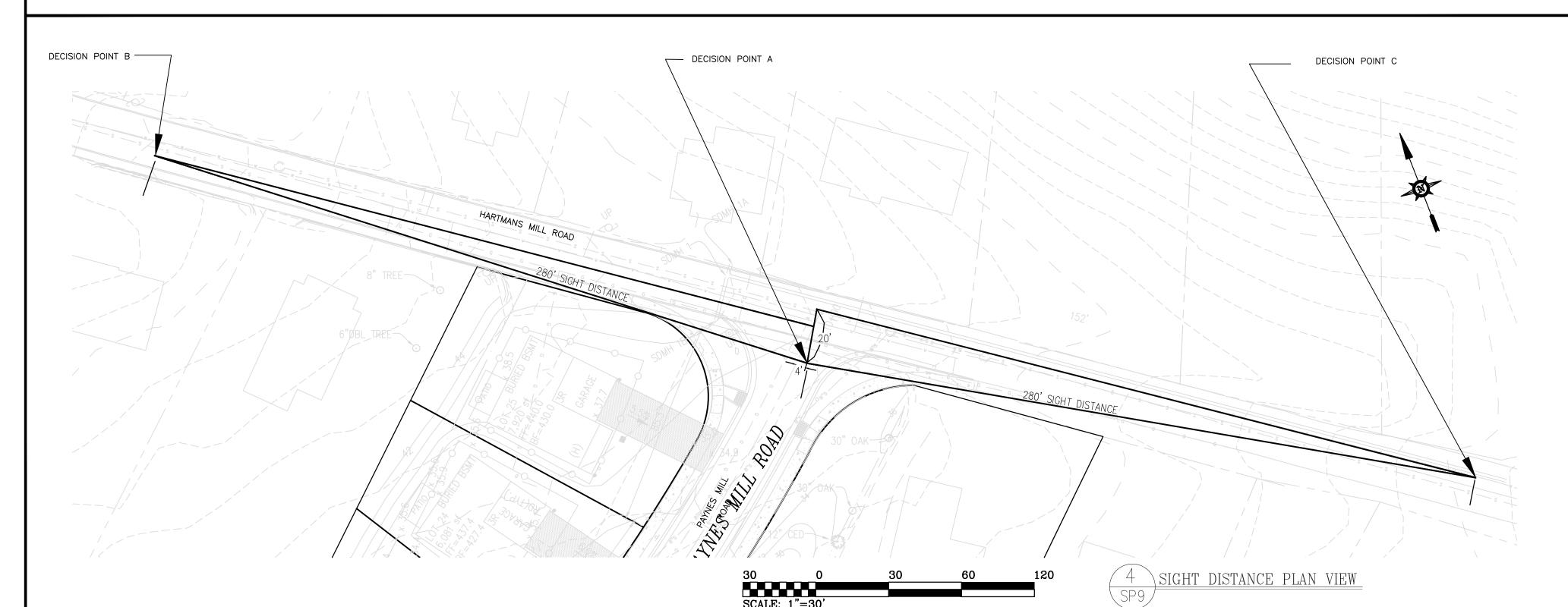
SPO STORM DRAIN COMPUTATIONS

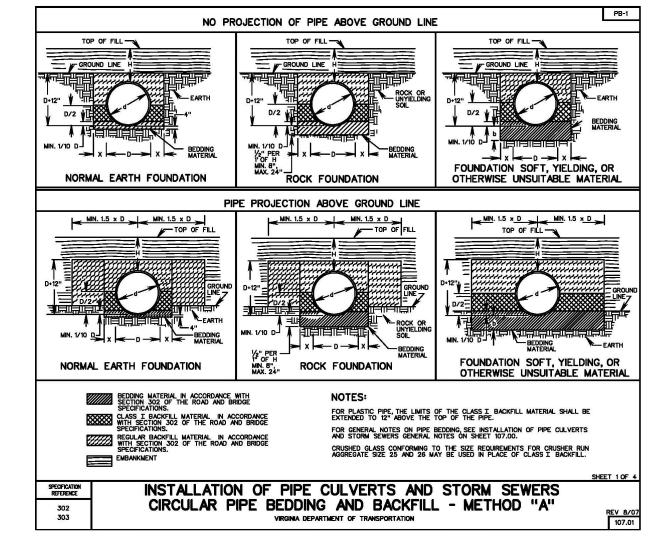
STORM SEWER INLET DESIGN COMPUTATIONS

Line No.	Inlet ID	Drng Area	Inlet Time	i Inlet	Runoff Coeff	Incr Q	Q Carry	Q Capt	Q Byp	Inlet Eff	Curb Len	Junct Type	Gutter Slope	Gutter Width	Cross SI, Sw	Cross SI, Sx	Gutter Depth	Gutter Spread
		(ac)	(min)	(in/hr)	(C)	(cfs)	(cfs)	(cfs)	(cfs)	(%)	(ft)		(ft/ft)	(ft)	(ft/ft)	(ft/ft)	(ft)	(ft)
1	1	0.37	5.0	4.0	0.77	1.44	0.04	1.48	0.00	100	6.00	Curb	Sag	2.00	0.083	0.020	0.16	1.98
2	4	0.38	5.0	4.0	0.77	1.47	0.01	1.44	0.04	97	6.00	Curb	0.010	2.00	0.083	0.020	0.25	6.21
3	5	0.34	5.0	4.0	0.77	1.32	0.00	1.31	0.01	99	6.00	Curb	0.010	2.00	0.083	0.020	0.24	5.51
4	6	1.02	11.0	4.0	0.40	1.59	0.00	1.59	0.00	100	10.00	Curb	0.010	2.00	0.083	0.020	0.25	6.16
5	7	1.50	14.0	4.0	0.30	1.58	0.00	1.58	0.00	100	10.00	Curb	0.010	2.00	0.083	0.020	0.25	6.11
6	8	1.75	10.0	4.0	0.29	2.05	0.00	2.05	0.00	100		Dp-Grate	Sag	2.00	0.200	0.200	0.17	4.67
7	2	0.66	5.0	4.0	0.60	2.00	0.08	2.08	0.00	100	6.00	Curb	Sag	2.00	0.083	0.020	0.21	4.04
8	3	0.66	5.0	4.0	0.50	1.66	0.00	1.58	0.08	95	6.00	Curb	0.010	2.00	0.083	0.020	0.26	6.61
9	3A	1.92	14.0	4.0	0.50	3.37	0.00	3.37	0.00	100	****	Dp-Grate	Sag	2.00	0.200	0.200	0.23	5.33

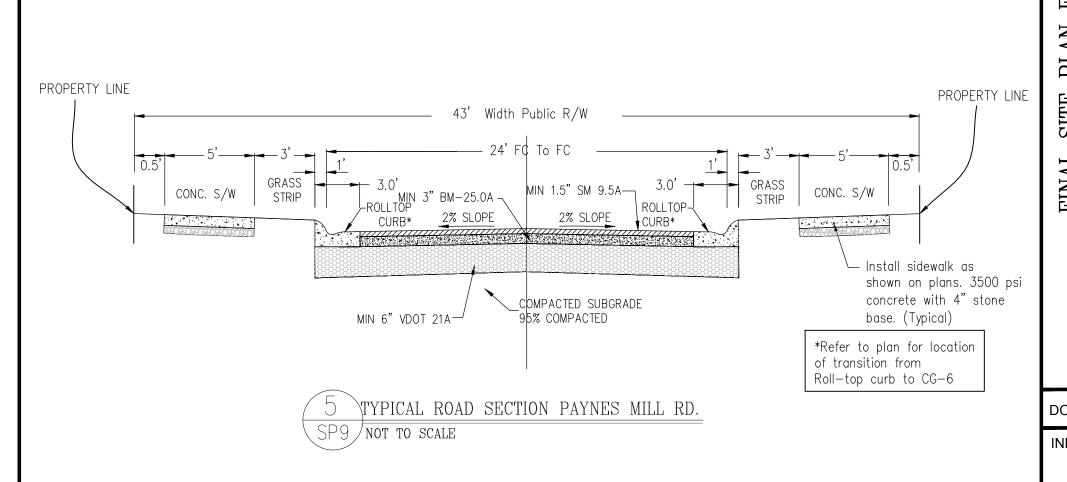
2 STORM INLET COMPUTATIONS
SP9





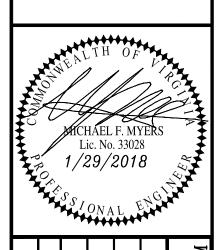


6 HDPE STORM SEWER BACKFILL DETAIL SP9



Engineering

| The south Pantops Dr. Charlottesville, VA 228
| The south Pantops Dr. Charlottesville, VA 238
| The south Panto



NO. 1 2 2 1	DESCRIPTION 2ND SUBMISSI 3RD SUBMISSI 4TH SUBMISSI		DATE NO. 8/14/17 12/07/17 01/30/18	ON S		REVISIONS		DA.
FILE NAME:		SCALE: 1" - 30'		DESIGNED BY:	D.BY:	DRAWN BY:	CHECKED BY:	
16.0005—Hartmans—FSP.dwg	nans-FSP.dwg	ر. اا	<u>_</u>		딬	ᄞ		M

FINAL SITE PLAN FOR

PAYNES MILL

CITY OF CHARLOTTESVILLE, VA

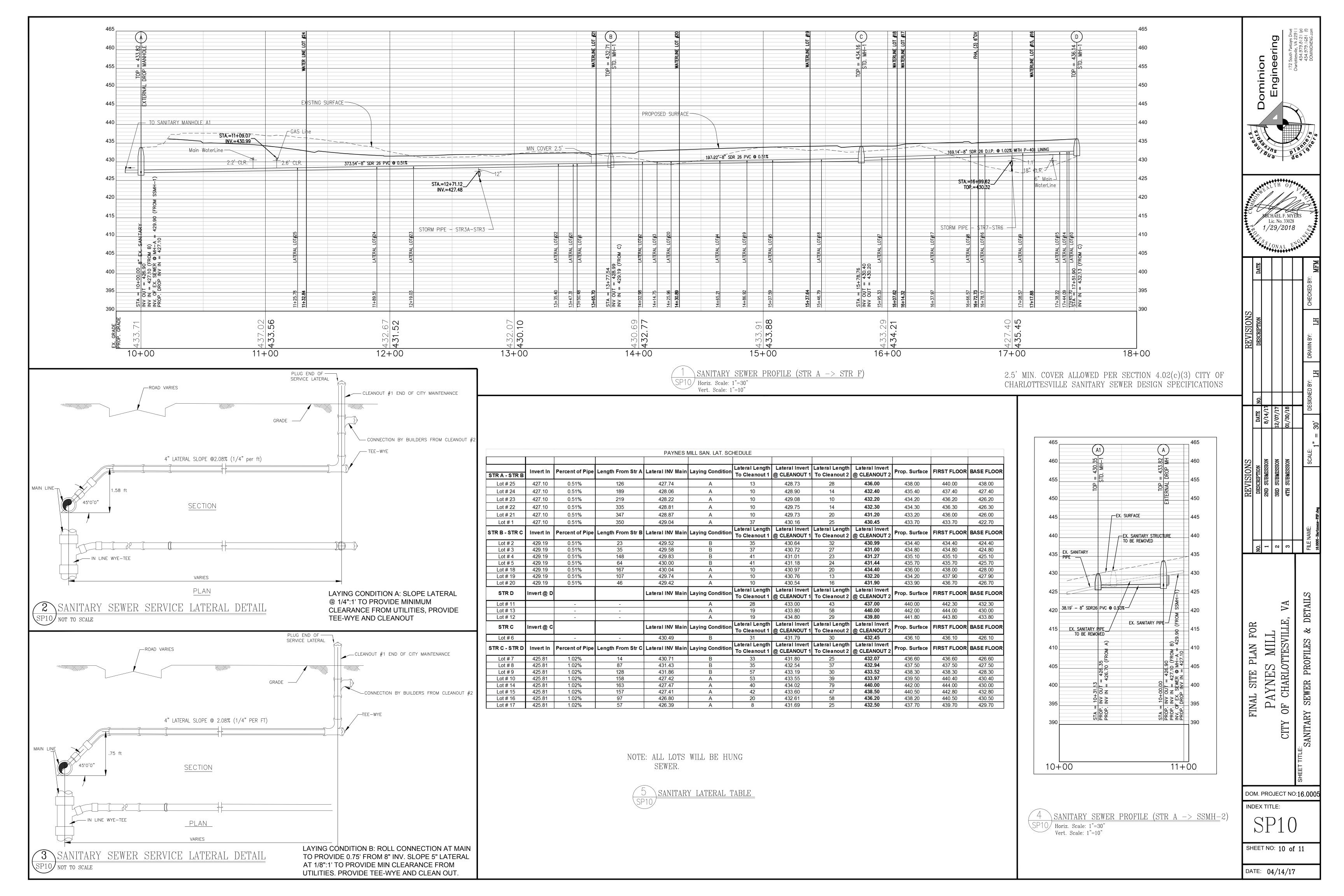
HEET TITLE: STORM SEWER CALCULATIONS, DETAILS &

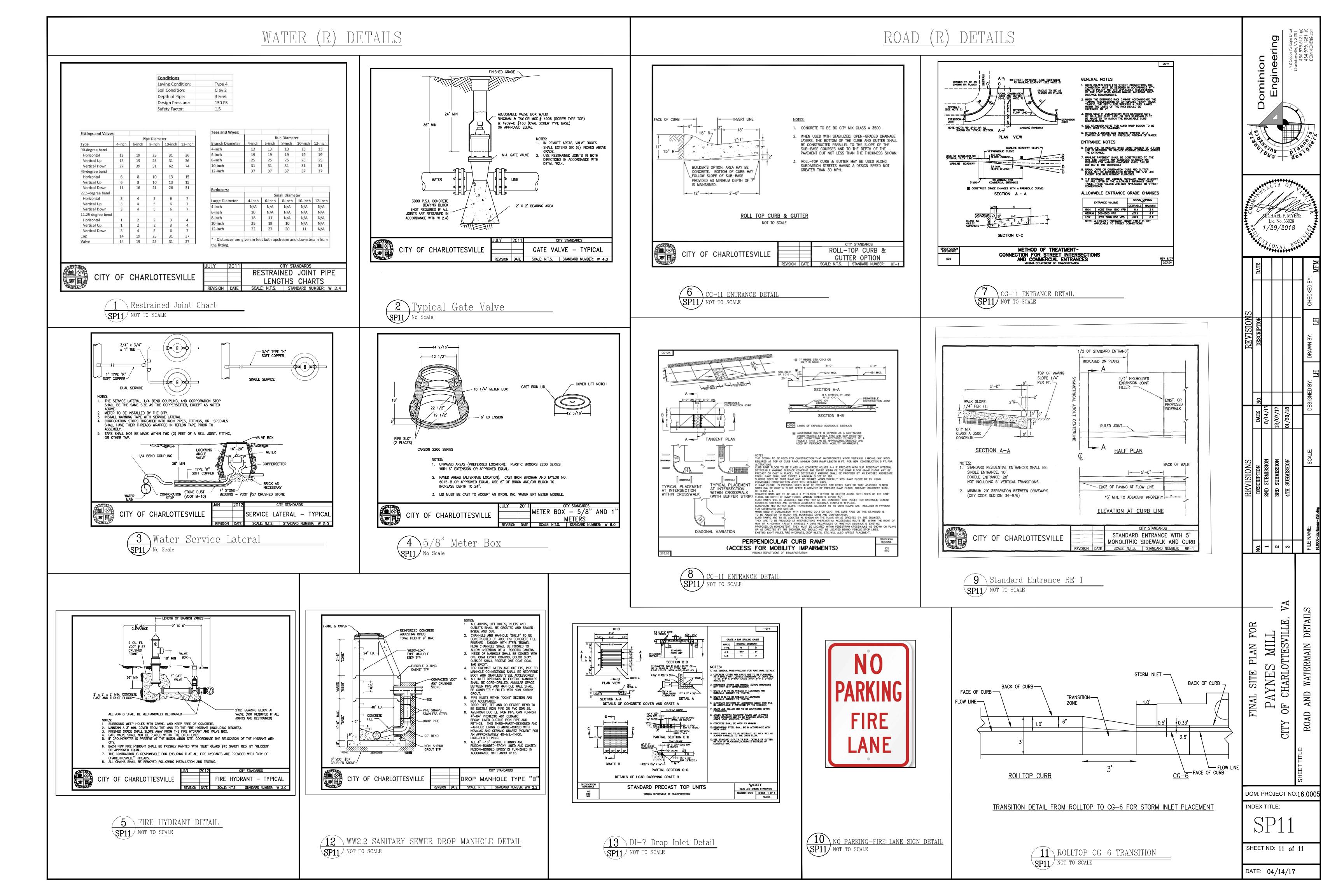
DISTANCE PLAN/PROFILE

DOM. PROJECT NO:16.0008
INDEX TITLE:

SHEET NO: 9 of 11

DATE: 04/14/17





CITY OF CHARLOTTESVILLE

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES STAFF REPORT

APPLICATION FOR APPROVAL OF FINAL SITE PLAN

PLANNING COMMISSION REGULAR MEETING DATE OF PLANNING COMMISSION MEETING: April 10, 2018 APPLICATION NUMBER: P17-0168

Author of Staff Report: Matt Alfele **Date of Staff Report:** March 23, 2018

Project Name: William Taylor Plaza PUD Phase II Site Plan **Tax Map Parcel ID Tax Map 29, Parcels 146, 147, & 149**

Applicant: Cherry Avenue Investments, LLC

Applicant's Representative: Charlie Armstrong (Cherry Avenue Investments, LLC) and Trey

Steigman (Management Services Corporation)

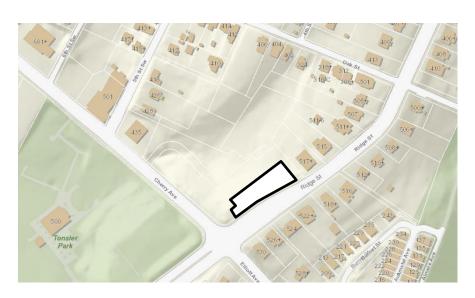
Applicable City Code Provisions: 34-800 – 34-827 (Site Plans), 34-867 (Landscape Plan) **Zoning District:** PUD (Planned Unit Development) with Architectural Design Control Overlay

Date of Final Site Plan Submission: September 13, 2017 **Date of Site Plan Review Conference:** October 4, 2017

Reason for Planning Commission Review: All Site Plans associated with a property zoned

PUD (Planned Unit Development) are subject to review by the Planning Commission.

Vicinity Map



Legal Standard of Review

Approval of a site plan is a ministerial function, as to which the Planning Commission has little or no discretion. When an applicant has submitted a site plan that complies with the requirements of the City's Site Plan Ordinance, then approval of the plan must be granted. In the event the Planning Commission determines there are grounds upon which to deny approval of a site plan, the motion must clearly identify the deficiencies in the plan, that are the basis for the denial, by reference to specific City Code sections and requirements. Further, upon disapproval of a site plan, the Planning Commission must identify the modifications or corrections that would permit approval of the plan.

Executive Summary

Charlie Armstrong, acting as agent for the owner Cherry Avenue Investments LLC, is requesting approval of a final site plan for a twenty-seven (27) unit apartment building with underground parking. Road frontage for the development is along Ridge Street. This will be the final phase of the William Taylor Plaza PUD. Phase 1 (currently under construction) is a one hundred seventeen (117) room hotel with frontage along Cherry Avenue. A public plaza, arboretum, improvements to the streetscape along Cherry Ave and Ridge St, and parking infrastructure are all under construction as part of phase 1. The property is further identified on City Real Property Tax Map 29, Parcels 146, 147, & 149. The site is zoned Planned Unit Development and is approximately 0.33 acres. The Land Use Plan Map calls for Mixed Use.

On December 29, 2016 the developer received a Certificate of Appropriateness (COA) from the Board of Architectural Review (BAR). On March 10, 2017 the developer received a COA for the lighting and landscape plan from BAR.

Site Plan Compliance

The final site plan went through several rounds of review and the applicant has addressed comments to the satisfaction of staff. Site plans are reviewed for compliance with City codes and standards. An overview of site plan requirements and the location of those items on the site plan are outlined below.

Site Plan Requirements

A. Compliance with applicable zoning district regulation
Planned Unit Development (per Zoning Ordinance §34-490 - - §34-520)

The property was originally rezoned to Planned Unit Development November 2, 2009 and amended July 20, 2015. The project complies with all requirements of a Planned Unit Development District.

- B. Section 34-828 Final Site Plan contents (inclusive of Preliminary Site Plan submission requirements, as found in §34-827, as required by §34-828(d)).
 - 1. General site plan information, including but not limited to project, property, zoning, site, and traffic information: **Found on Sheet 1 and 2.**
 - 2. Existing condition and adjacent property information: **Found on Sheet 3.**
 - 3. Phasing for the project: Found on Sheet 2 and 3.
 - 4. §34-827(d)(4); 34-828(d)(4) (grading for final SP is required to be shown with 2-foot contours): Topography and grading: **Found on Sheet 4.**
 - 5. §34-827(d)(5): Existing landscape features and individual trees 6" caliper or greater: **Found on Sheet 3 and the tree survey for phase 1.**
 - 6. $\S34-827(d)(6)$: The name and location of all water features: **N/A.**
 - 7. \$34-827(d)(7): One hundred-year flood plain limits: **N/A.**
 - 8. \$34-827(d)(8), (d)(12), (d)(14) and (d)(16); and 34-828(d)(7);
 - a. Existing and proposed streets and associated traffic information: A traffic impact study was provided to the City's Traffic Engineer with trip generation numbers shown on page 9 of the study. No new roads are proposed, but the travelway is found on Sheets 3 7.
 - b. Location of existing and proposed ingress to and egress from the property, showing the distance to the centerline of the nearest existing street intersection: **Found on Sheet 3 7.**
 - c. All areas intended to be dedicated or reserved for public use: **Found on Sheet 4.**
 - d. Where deemed appropriate by the director due to intensity of development, estimated traffic generation figures: estimated vehicles per day: Found on Page 9 and 10 of the traffic impact study report as part of the Phase I development.
 - **9.** §34-827(d)(9), 34-828(d)(6):
 - a. Location and size of drainage channels, and existing / proposed drainage easements: N/A
 - b. References to specific types of SWM facilities, treatments, BMPs, LID technics: Found on Sheet 3, 4, & 5. The conversion of SWM facilities to BMP was part of the Phase I plan, but will be completed by the Phase II developer.
 - **10.** §34-827(d)(10), (d)(11), and 34-828(d)(5):

- **a.** Location and size of existing water and sewer infrastructure: **Found on Sheet 3 and 4.**
- **b.** Proposed layout for water and sanitary sewer facilities and storm drain facilities: **Found on Sheet 4.**
- **c.** Location of other existing and proposed utilities and utility easements: **Found on Sheet 4.**
- **d.** Location and dimensions of all existing and proposed improvements: **Found on Sheet 4.**
- 11. §34-827(d)(15), §34-828(d)(9): Landscape plan: **Found on Sheet 5.**
- 12. §34-828(d)(1): Location and size of proposed signs: **Found in the approved BAR materials.**
- 13. §34-827(d)(2), §34-828(d(2):
 - a. Proposed uses and maximum acreage occupied by each use, including open space: Found in the approved PUD
 Development Plan.
 - b. Maximum height of all buildings and structures: Found on Sheet2 and 5.
 - c. Schedule of parking (maximum required and amount provided): **Found on Sheet 2 and 4.**
 - d. Maximum impervious cover on site; maximum paved parking areas, method of computation of # of spaces required; type of surfacing for all areas: **and on Sheets 2 and 4.**
 - e. Size, angle, with of parking spaces, location: **Found on Sheet 3** and 4.
 - f. §34-828(d)(2) requires written schedules or notes, to demonstrate that the requirements of Chapter 34 are being satisfied:
 - i. §34-494 of the PUD Ordinance requires that no property within the PUD may be sold until provision is made to insure the establishment and ongoing maintenance and operation of all open space and other common areas within the development: Establishment of a maintenance agreement was part of Phase I approval.
- C. Additional information to be shown on the final site plan as deemed necessary by the director or Commission in order to provide sufficient information for the director or Commission to adequately review the preliminary site plan.

 The applicant needs to show the PUD Development Proffers: Found on Sheet 1.

 The applicant needs to show a certificate of appropriateness was granted from the BAR.

 Found on Sheet 1.

D. Compliance with the City's Erosion and Sediment Control ordinance, City Code, Chapter 10:

City Code §34-828(d)(6)(g) requires information, details, calculations, plans and other documents or data required by Chapter 10 City Code for an erosion and sediment control plan. These materials have been received and are under review by the City's VESCP staff. Per City Code §10-36(5) no land disturbing activity will be authorized to be commenced unless and until a property owner obtains approval of a (final) site plan.

E. Compliance with Additional Standards for Specific Uses (Site Plan Ordinance §§34-930 - 34-938)

City Code §34-828(d)(6)(f) requires information, details, calculations, construction plans and other materials required by City Code Chapter 10 for a final SWM Plan to be included with a proposed final site plan. The applicant has submitted the required components for a proposed final SWM Plan, and that's currently under review by the City's VSMP staff. In accordance with City Code §10-9(c), no authorization or permit for any construction, land use or development involving any land disturbing activity, including any grading / building / foundation / demolition or other development permit, will be issued until a final SWM Plan has been approved.

Public Comments Received

A Site Plan Review Conference was held on October 4, 2017 and was attended by one (1) member of the public. The attendee raised a concern related to the neighborhood not being able to attend the meeting due to the time and location. Staff agreed to present the site plan at the Fifeville Neighborhood Association meeting.

The developer and staff attended the Fifeville Neighborhood Association meeting on October 12, 2017. People were concerned with traffic and that the units would not be affordable.

Recommendation

Staff recommends approval of the final site plan with the following condition(s):

- Remaining comments from the March 16, 2018 Comment Letter are addressed.
- All bonds are posted

Attachments

- Final Site Plan With a Revision Date of February 14, 2018
- City Council Ordinance Dated July 20, 2015
- PUD Development Plan.
- Comment Letter Dated March 16, 2018

FINAL SITE DEVELOPMENT PLAN FOR WILLIAM TAYLOR PLAZA PUD (PHASE 2)

TM 29, PARCELS 145, 146, 147, 149, 150, 151, 157

PROFFERS

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA IN RE: PETITION FOR REZONING (City Application No. ZM-14-00002) STATEMENT OF FINAL PROFFER CONDITIONS For the William Taylor Plaza PUD Dated as of July 13, 2015

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

The undersigned limited liability company is the owner of land subject to the abovereferenced rezoning petition ("Subject Property"). The Owner/Applicant seeks to amend the current zoning of the property subject to certain voluntary development conditions set forth below. In connection with this rezoning application, the Owner/Applicant seeks approval of a PUD as set forth within a PUD Development Plan dated July 13, 2015.

The Owner/Applicant hereby proffers and agrees that if the Subject Property is rezoned as requested, the rezoning will be subject to, and the Owner will abide by, the approved PUD Development Plan as well as the following conditions:

- 1. In accordance with the "Land Purchase and Sale Agreement" approved by City Council
 - A. The Developer shall attempt to incorporate options for the City in the PUD for a designated City bus stop, which stop may be accepted and/or utilized by
 - the City at the City's discretion. B. The Developer will incorporate public access to the "Arboreturn" planned for the PUD, or such other passive recreational space as may be approved as part
 - of the PUD, which may be limited as to hours and usage. C. The Developer shall contribute approximately \$253,000, per the terms of the Land Purchase and Sale Agreement, to a Fifeville neighborhood affordable housing fund, another effordable housing fund designated by the City, or for improvements to Tonsler Park, in the discretion of City Council. The contribution shall be made within 30 days of the approval of the final site
 - plan or final plat approval, whichever occurs later. D. All buildings within the Planned Unit Development shall be designed to a minimum rating of "Certified" under the LEED Green Building Rating System in effect at the time the design is made. Prior to issuance of a building permit for any building within the PUD, the Purchaser shall provide to the Director of Neighborhood Services ("DNS") for the City of Charlottesville a written confirmation from a LEED certified architect or engineer that such building, if constructed in accordance with the building plans, is designed to achieve a minimum "Certified" LEED rating. Before the Developer requests a certificate of occupancy for any building for which a LEED certified architect rendered an opinion, the Purchaser shall submit to the City's Director of NDS a written statement from the architect or engineer that the building was built in conformance with plans on which his opinion

. The Developer has provided the City with a traffic study dated July 13, 2009 analyzing the impact of this project to the existing road networks. The submitted traffic study assumed a build out of 40 residential units and 40,000 square feet of commercial space. The study concluded that William Taylor Plaza would increase peak hour traffic at the most affected intersection by 5%.

Under the above stated unit count and commercial square footage assumptions ("Assumptions"), the Developer shall contribute \$10,000 in cash to the City's Capital Improvements Program (C.I.P.) to be used for pedestrian safety and/or traffic calming improvements on 5th Street between Cherry Avenue and West Main Street. The Developer shall also design an eastbound right turn lane for Cherry Avenue at the intersection with Ridge Street. The design of the turn lane is valued at \$15,000. The Developer shall not be obligated to construct the turn lane, but shall provide the design to the City at no cost for the City's use at its discretion.

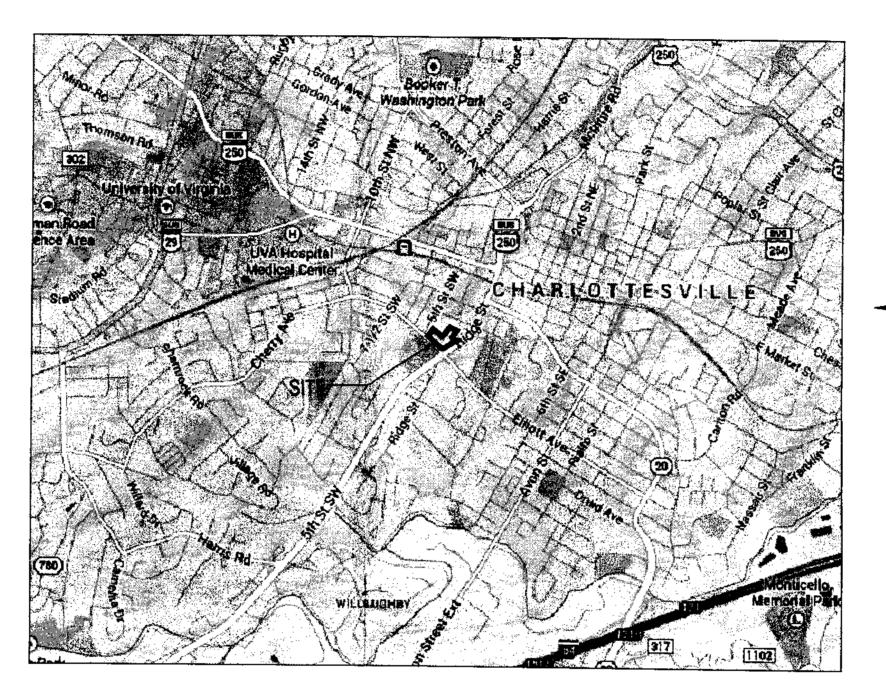
In the event that the final site plan shows any variation from the above Assumptions, the Developer shall revise the traffic study for the project and submit the revision to the City for review prior to preliminary site plan approval. If the revised traffic study indicates that William Taylor Plaza will increase peak hour traffic at the most affected intersection by more than 5%, the Developer shall contribute to the C.LP an additional \$5,000 cash per 1% increase over the 5% stated herein.

All proffered cash contributions shall be made prior to issuance of a Certificate of

- 3. All buildings fronting Cherry Avenue shall be restricted to non-residential uses on the ground level and shall have pedestrian access from the ground level onto Cherry
- 4. A minimum of 60% of the total project parking will be accommodated in structured parking under the buildings. Parked cars will not be visible from Ridge Street or
- 5. Sidewalks with a minimum width of 6 feet will be provided along the Ridge Street and Charry Avenue road frontage in order to enhance the pedestrian environment. Where possible, 8 foot wide sidewalks will be provided. Sidewalk widths shall be as shown on the PUD Development Plan.
- 6. The Developer shall contribute \$5,000 to the City to be used toward pedestrian improvements at the intersection of Cherry Avenue and Ridge Street, to include striped crosswalks and countdown pedestrian signals.
- The developer will provide a minimum of 1 bicycle rack or bicycle locker for every 10 parking spaces to encourage bicycle transportation to and from the development. Bicycle storage shall be provided within the parking garage.

VICINITY MAP

SCALE: 1" = 2000'



SHEET INDEX

Cover Sheet

Notes, Abbreviations & Legend Existing Conditions / Demo Plan

Layout Plan/Grading Plan

Landscape Plan/Building Height Diagram

Open Space Plan/CG-12 Details

Disturbed Area for Phase 2 = 0.90 Ac

BAR APPROVALS

PHASE 1

A certificate of appropriateness (COA) for Phase 1 was granted on 12-15-15.

PHASE 2

The BAR approved the architectural plan on 12-29-16 and approved the lighting/landscape plan on 3-10-17.

8. A minimum of 45% of the total site area shall be Open Space. Except for utilities, trails and other park amenities, the "Arboretum" shall remain undeveloped and shall occupy a minimum of 25% of the site. Public access to the Arboretum shall be

- 9. Existing live trees larger than 6" caliper in the "Arboretum" shall be preserved.
- 10. A retention basin and other low impact development methods for the control of storm drainage shall be constructed on the property in accordance with specifications approved by the City Engineer for the City of Charlottesville and plans approved by the City Engineer for the City of Charlottesville.
- 11. Street trees shall be provided along Ridge Street and Cherry Avenue as shown on the PUD Development Plan. Landscaping on the interior of the site shall be provided in accordance with the City Zoning Ordinance. All landscaping and street trees shall be maintained by the Owner and/or Condominium Association.
- 12. 100% of the waste and debris created by construction shall be taken to a local construction debris recycling facility for sorting and recycling, so long as such a facility continues to operate locally. The Developer shall provide positive documentation to the City upon request.
- 13. The Developer is in negotiations with the City of Charlottesville to establish a public/private partnership for streetscape improvements such as landscaping, underground utilities, pedestrian safety improvements, and other corridor improvements on Ridge Street and Cherry Avenue that are not necessitated by this levelopment. If an agreement between the parties can be reached, the developer will share in the cost of these improvements up to 50% of the total cost.
- 14. The uses and residential densities allowed within the PUD shall be those identified within the matrix titled "Use Types - William Taylor Plaza PUD."
- WHEREFORE, the undersigned Owner(s) stipulate and agree that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated, and requests that the Subject Property be rezoned as requested, in accordance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this 13th day of July, 2015.

170 South Pantons Drive Charlottesville, VA 2291

ADJACENT PARCEL INVENTORY

	T GIOCH TRUITED	Olidot Addition	1 2011111111111111111111111111111111111
	29-177	5TH ST SW	CH
	29-155	5TH ST SW	R-1S
	29-156	5TH ST SW	R-1S
	29-157	CHERRY AVE	PUD
	29-150	CHERRY AVE	PUD
	29-266	ELLIOTTAVE	PUD
	29-266.2	ELLIOTTAVE	PUD
Ī	29-152	OAK ST	R-3
	25-684.1	PENICK CT	PUD
	29-151	RIDGE ST	PUD
	29-147	RIDGE ST	PUD
	29-272.1	RIDGE ST	PUD
	27-913.5	101 BURNETST	PUDH
	27-913.4	103 BURNETST	PUDH
	29-265	104 ELLIOTT AVE	R-3
	25-683.6	114 PENICK CT	PUDH
[25-683.7	115 PENICK CT	PUDH
I	25-683.5	116 PENICK CT	PUDH
	25-683.8	117 PENICK CT	PUDH
[25-683.4	118 PENICK CT	PUDH
[25-683.9	119 PENICK CT	PUDH
[25-683.3	120 PENICK CT	PUDH
[25-684 .01	121 PENICK CT	PUDH
	25-683.2	122 PENICK CT	PUDH
	29-137.1	306 OAK STA&B	R-3
	29-139	398 OAK ST	R-3
	29-140	400 OAK ST	R-3
[29-152.1	402 OAK ST	R-3
	29-153	404 OAK ST	R-1S
	29-154	406 OAK ST	R-1S
[29-165	410 OAK ST	R-1S
[29-164	412 5TH ST SW	R-1S
	29-166	412 OAK ST	R-1S
Ī	29-167	414 OAK ST	R-1S
ſ	29-168	416 OAK ST	R-1S

Parcel Number Street Address

29-169	418 OAK ST	R-1S
29-160	426 5TH ST SW	R-1S
29-159	428 5TH ST SW	R-1S
29-158	435 CHERRY AVE	CH
29-234	500 CHERRY AVE	MR
29-178	501 CHERRY AVE	CH
29-137	501 RIDGE ST	R-2H
29-138	505 RIDGE ST	R-2H
29-277	506 RIDGE ST	R-2H
29-141	507 RIDGE ST	R-2H
29-276	508 RIDGE ST	R-2H
29-275	510 RIDGE ST	R-2H
29-142	511 RIDGE ST	R-2H
29-274	512 RIDGE ST	R-2H
29-143	515 RIDGE ST	R-2H
29-273	516 RIDGE ST	R-2H
29-144	517 RIDGE ST	R-2H
29-272	518 RIDGE ST	R-2H
29-145	521 RIDGE ST	PUD
2 9 -271	522 RIDGE ST	R-2H
29-146	523 RIDGE ST	PUD
29-270	524 RIDGE ST	R-2H
29-269	526 RIDGE ST	R-2H
2 9 -267	528 RIDGE ST	R-2H
29-149	529 RIDGE ST	PUD
29-268	530 RIDGE ST	R-2H
29-263	610 RIDGE ST	R-2H
29-262	612 RIDGE ST	R-2H
29-261	620 RIDGE ST	R-2H
29-258	621 RIDGE ST	R-2H
29-260	624 RIDGE ST	R-2H
29-259	625 RIDGE ST	R-2H
25-64	632 RIDGE ST	R-2H

All parcels within a 500 ft radius of the site are listed.

Parcel Number | Street Address | Zoning

29-161 418 5TH ST SW R-1SH

_	
	raffic Study Narrative:
	n response to Proffer 2, the developer
P	hase 1 provided a Revised Traffic Stud
d	ated August 2, 2015. The Revised Tra
	tudy assumes 30 apartment units. Pha
p	roposes only 27 and thus will generate
le	ess traffic than previously anticipated.
	p. otto doty attendipated.
۷	Vater and Sewer Demands
-	r SCAT Regulations in 9VAC25-790-460
	illy Demand:

Total: 21,120 GPD OR 14.7 GPM

Hotel(Phase1)

Commercial Office

130 GPD/Room @ 114 Rooms = 14,820 GPD

300 GPD/1,000sf @ 1,000sf Max = 300 GPD

Apartments (Phase2) 100 GPD/Person @ 60 People = 6,000 GPD

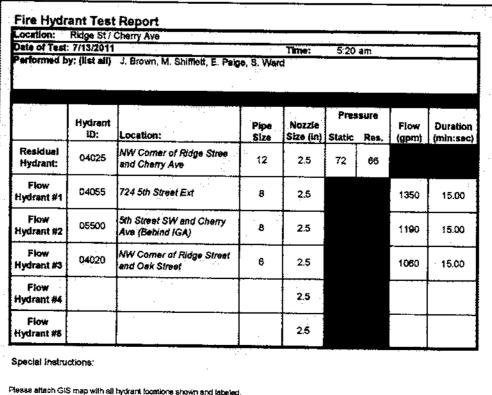
Peak Demand: 400% of Daily Demand = 4(14.7 GPM) = 58.8 GPM

SIGNATURE BLOCK

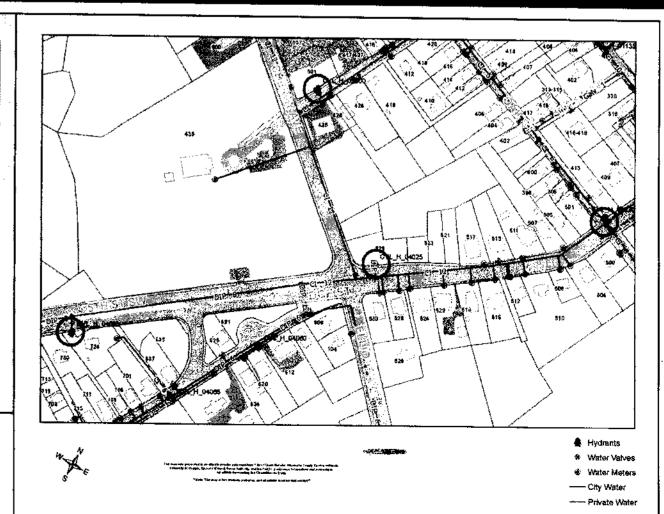
DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES DATE

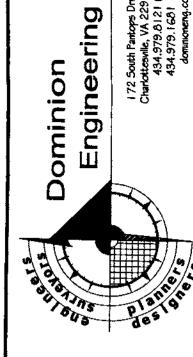
CITY ENGINEER

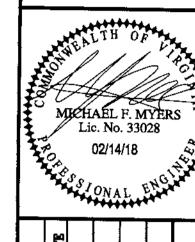
FIRE FLOW TEST



Fire Flow Calculations $Q(20) = 1350((72-20)^0.54/(72-66)^0.54)$ Q(20) = 4333 gpm @ 20 psi Residual Pressure OK







	KEVISIONS	NS				REVISIONS		
ġ Ş	DESCRIPTION	N	DATE NO.	NO.		DESCRIPTION		DATE
	CITY COMMENTS	TS	12/04/17					
C 22	CITY COLOLENTS	TS	02/14/18					
FILE	FILE NAME:	SCALE:		DESIGNED BY:	DBY:	DRAWN BY:	CHECKED BY:	٠

N FOR (PH2) PLAN PUD DEVELOPMENT YLOR PLAZA COVER SITE M. TA OF.

DATE

WILLIA] DOM. PROJECT NO:16,001

INDEX TITLE:

SHEET NO: 1 of 6

DATE: 8-25-17

EXIST

- - -- -

--- --- --- ---- ----

CG-2

CG-3

CG-6

CG--7

___F....F....

~~~~~

\_\_\_\_

. . . . . . . . . . . . . . .

312----

---- 300 -----

\_\_\_\_\_

\_\_\_\_

DESCRIPTION

ADJACENT PROPERTY LINE

VACATED PROPERTY LINE

LIMITS OF DISTURBANCE

EDGE OF GRAVEL

EDGE OF PAVEMENT

STANDARD 6" CURB

STANDARD 4" CURE

STEEL GUARDRAIL

WOOD GUARDRAIL

PATH

TREE LINE

BLOCK WAL

RETAINING WALL

INTERVAL CONTOUR

INDEX CONTOUR

PARKING COUNT

HANDICAP PARKING

SANITARY EASEMENT

GRADING EASEMENT

Drainage Easement

UTILITY EASEMENT

WATER EASEMENT

ACCESS EASEMENT

STORM DRAINAGE EASEMENT

FIRE AND RESCUE NOTES

Construction & Demolition Comments:

five (5) foot radius on maturity of the landscaping.

**GENERAL WATER & SEWER CONDITIONS** 

UNDERGROUND LINES AND STRUCTURES AS NECESSARY.

THE LINE.

CONCRETE PAVEMENT / SIDEWALK

CROSSWALK

CG-12

STREAM / WATER COURSE

COMBINATION 6" CURB & GUTTER

COMBINATION 4" CURB & GUTTER

UNDISTURBED BUFFER ZONE

PROPERTY LINE

-----

 $--\circ$ 

- - - - -

-----

CG-2

CG-3

\_\_\_\_

\_\_\_\_\_

~~~~

--- 00 ----

 Δ

---- · · ----

----:----

EXIST

x 125 TC

x 12⁵BC

x 12⁵FL

x 125 EOP

x 12° TW

× 12⁵B₩

____ us ____ us ____

-m -m -m -

— v — v —

- · - · · · · · ·

— wax —— wax —— wax ---

- on --- on --- on --

— par —— par —— rear —

-an -an -an -

x 12^s

x 16°TC

х 16⁵ ВС

× 16⁵FL

x 16⁵EQP

x 16⁵

x 16⁵TW

× 16⁵BW

----- LE ---- LE ----

__ ~ --- ~ --- ~ -

--- » ---- ---

----- (1 (1

_ • --- • --- • --

— -----

— 947 —— 947 —— OH —

0

•IFC 505—The building street number to be plainly visible from the street for emergency responders

official shall be provided and installed by the owner or his/her agent of the property involved.

• IFC 1410.1—Access to the building during demolition and construction shall be maintained.

Vehicle access shall be maintained until permanent fire apparatus access roads are available

• Overhead wiring or other obstructions shall be higher than 13 feet 6 inches.

All pavement shall be capable of supporting fire apparatus weighing 85,000 lbs.

stairway on all floor levels where combustible materials have accumulated.

NOTIFYING THE PROPER SERVICE AUTHORITY OFFICIALS AT THE START OF THE WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "MISS UTILITY" (811).

Landscaping in the area of fire department connections shall be of the type that will not encroach on the required

An approved water supply for fire protection shall be made available as soon as combustible material arrives on the

• Fire Lanes: The location and method of marking fire lanes shall be clearly indicated on the submitted site plan. Fire

lanes shall be a minimum of 26 feet in width. Signs and markings to delineate fire lanes as designated by the fire

IFC 1404.1 - Smoking to be allowed in only designated spaces with proper receptacles.
 IFC 1404.2 - Waste disposal of combustible debris shall be removed from the building at the end of each workday.

•IFC 1404.6 — Cutting and welding. Operations involving the use of cutting and welding shall be done in accordance with Chapter 26, of the International Fire Code, addressing welding and hotwork operations.

• Required vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall

•IFC 1414.1-Fire extinguishers shall be provided with not less than one approved portable fire extinguisher at each

be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be

provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions.

1. WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF CHARLOTTESVILLE INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR

2. THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN, ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE LOCATE ALL

4. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF 3 FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE

6. VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF

CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER LINES, ETC.

5., ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.

DESCRIPTION

TOP OF CURB ELEVATION

FLOW LINE ELEVATION

TOP OF WALL ELEVATION

BOTTOM OF WALL ELEVATION

TEST PIT LOCATION/BORING LOCATION

SPOT ELEVATION

BENCHMARK

IRON FOUND

IRON SET

UNDERDRAIN

STORM SEWER

ROOF DRAIN

SEWER LINE

trench drain

FIRE PROTECTION LINE

water service line

OVERHEAD ELECTRIC WIRE

UNDERGROUND ELECTRIC

CABLE TV

DRAIN INLET (DI)

PLUG OR STUB

SEWER CLEANOUT

FIRE HYDRANT

WATER METER

GAS VALVE

GAS METER

LIGHT POLE

UTILITY POLE

GUY POLE

MATCHLINE

1. THE SIZE OF THE SYMBOLS MAY VARY FROM THOSE SHOWN.

3. REFER TO LANDSCAPE SHEET FOR ADDITIONAL SYMBOLS.

2. ALL ABBREVIATIONS AND SYMBOLS SHOWN MAY NOT BE USED.

TRANSFORMER PAD

WATER VALVE & BOX

HEADWALL

OVERHEAD TELEPHONE LINE

STORM/SANITARY MANHOLE

UNDERGROUND TELEPHONE LINE

water line

BOTTOM OF CURB ELEVATION

EDGE OF PAVEMENT ELEVATION

REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS, PRIOR TO

3. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT TH WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND

CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.

4. ALL HYDRANT LOCATIONS TO BE APPROVED BY THE CITY OF CHARLOTTESVILLE PRIOR TO FINAL APPROVAL by the City and are to be INSTALLED ACCORDING TO CITY STANDARDS.

A. IMPERVIOUS SURFACES: FLUSH

OTHER SUCH ITEMS, ARE APPROXIMATE AND UNLESS OTHERWISE SPECIFIED SHALL BE SET/RESET AS FOLLOWS:

6. ALL BLASTING REQUIREMENTS TO INSTALL UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CHARLOTTESVILLE STANDARDS AND

7. ALL DRAINAGE STRUCTURE INTERIOR DIAMETERS SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. THE MINIMUM MANHOLE DIAMETER SHALL BE 4 FEET,

9. THE CONTRACTOR IS REQUIRED TO PERFORM ALL TESTS REQUIRED BY THE CITY UTILITIES DEPARTMENT TO SECURE ACCEPTANCE OF ALL UTILITIES.

10 ALL CONCRETE USED IN UTILITY CONSTRUCTION SHALL BE 4000 PSI CONCRETE.

GENERAL UTILITY NOTES

12. ALL UTILITIES TO BE PLACED UNDER EXISTING CITY STREETS MUST BE BORED OR JACKED UNLESS SPECIFICALLY APPROVED OTHERWISE OR NOTED

THAN 95% OF MAXIMUM DENSITY.

15. CONTRACTOR IS TO VERIFY THAT ALL UTILITIES I.E., WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE, ETC., ARE IN PLACE PRIOR TO CONSTRUCTION OF SUBBASE AND/OR PAVING.

(OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE) IN ACCORDANCE TO VIRGINIA HEALTH DEPARTMENT STANDARDS.

5 FOOT SEPARATION FROM PUBLIC WATERMAINS AND SANITARY SEWER.

18. ELECTRICAL POWER SHALL BE DERIVED FROM BUILDING ELECTRICAL PANELS TO GENERAL SITE LIGHTING IN ACCORDANCE WITH NATIONAL ELECTRIC CODE.

19. ALL PIPES SHOWN AS RCP ON PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.

21. EXISTING MANHOLE FRAMES AND COVERS AND VALVE BOXES AND COVERS TO REMAIN SHALL BE ADJUSTED OR RECONSTRUCTED, AS NECESSARY, TO MATCH FINISHED GRADES.

GENERAL CONSTRUCTION NOTES

1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING CITY OF CHARLOTTESVILLE PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A STREET CUT PERMIT SHALL BE OBTAINED FROM THE CITY OF CHARLOTTESMILE DEPARTMENT OF PUBLIC WORKS (434-970-3830), THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT

OTHERWISE NOTED.

3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE installed prior to any clearing, grading or other constructi

7. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.

8. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).

9. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS FOR HIGHWAYS AND

11. COMPACT LAYERS OF FILL TO 95 PERCENT BY MODIFIED PROCTOR METHOD PER ASTM D 1557 BENEATH AND WITHIN 15 FEET OF BUILDINGS AND BY STANDARD PROCTOR METHOD PER ASTM D 698 BENEATH AND WITHIN DETENTION POND EMBANKMENTS, PAVEMENTS, WALKS, AND ROAD SHOULDERS, INCLUDING AREAS THAT MAY BE USED FOR FUTURE CONSTRUCTION. IN OTHER UNPAVED AREAS, COMPACT 90 PERCENT BY STANDARD PROCTOR METHOD PER ASTM D 698. IF THE DENSITY OF THE ADJACENT SOIL IS MORE THAN THE DENSITY SPECIFIED, THEN COMPACT TO A DENSITY NOT

ROOTS, WOOD, SCRAP MATERIAL, VEGETATION, REFUSE, SOFT UNSOUND PARTICLES, AND FROZEN DELETERIOUS OR OBJECTIONABLE MATERIALS. THE MAXIMUM PARTICLE DIAMETER SHALL BE ONE-HALF THE LIFT THICKNESS. COMMON FILL MATERIAL SHALL BE UNCLASSIFIED SOIL MATERIAL WITH THE CHARACTERISTICS REQUIRED TO COMPACT TO THE SOIL DENSITY SPECIFIED FOR THE INTENDED LOCATION. BACKFILL AND FILL MATERIAL: ASTM D 2487. CLASSIFICATION GW, GP, GM, GC, SW, SP, SM, SC WITH A MAXIMUM ASTM D 4318 LIQUID LIMIT OF 35, MAXIMUM ASTM D 4318 PLASTICITY INDEX OF 12, AND MAXIMUM of 27 PERCENT BY WEIGHT PASSING ASTM D 1140, NO. 200 SIEVE. SELECT MATERIAL: ASTM D 2487, CLASSIFICATION

13. ALL FINISHED GRADING, SEEDING AND SODING SHALL BE DONE IN SUCH A MANNER TO PRELUDE THE PONDING OF THE WATER ON THE SITE, PARTICULARLY ADJACENT TO THE BUILDINGS OR STORM INLETS.

15. ALL EXISTING CURB AND GUTTER ALONG THE FRONTAGE OF THIS SITE IN POOR CONDITION OR DAMAGED DURING CONSTRUCTION SHALL BE REMOVED

16. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

SITE DATA

OWNER: (SEE PARCEL INFORMATION) PHASE 1: VHP: VIRGINIA HOTEL PARTNERS, LP 840 W MARKET ST

KINGSTON, PA 18704 PHASE 2: CAI: CHERRY AVENUE INVESTMENTS, LLC 170 SOUTH PANTOPS DRIVE

CHARLOTTESVILLE, VA 22911

PHASE 2 DEVELOPER: MANAGEMENT SERVICES CORPORATION 102 S. FIRST STREET, SUITE 301 CHARLOTTESVILLE, VA 22902

TMP 29-146; DB 1067:850; 0.117 AC. (CAI LOT 4)

TMP 29-147; DB 1067:850; 0.111 AC. (CAI LOT 3)

TMP 29-149: DB 2014: 4329: 0.103 AC. (CALLOT 2)

TOTAL PHASE 2 SITE AREA: 0.331 ACRES

PHASE 2:

PUD PARCEL INFORMATION: TMP 29-145; DB 2014:4329; 0.521 AC. (VHP LOT C) TMP 29-146; DB 1067:850; 0.117 AC. (CAI LOT 4) TMP 29-147; DB 1067:850; 0.111 AC. (CAI LOT 3)

TMP 29-149; DB 2014: 4329; 0.103 AC. (CAI LOT 2) TMP 29-150; DB 1067:850; 0.673 AC. (VHP LOT 1) TMP 29-151; DB 1067:850; 0.715 AC. (VHP LOT A)

TMP 29-157: DB 1067:850: 0.493 AC, (VHP LOT B) TOTAL SITE AREA: 2.733 ACRES (INCLUDES PHASE 1 & 2)

SOURCE OF BOUNDARY SURVEY - ORIGINAL BOUNDARY SURVEY FOR PARCELS TM 29-145, 146, 147, 149, 150, 151 AND 157 WAS PERFORMED BY RIVANNA ENGINEERING DATED APRIL 2004. TM 29-145-147 WERE RE-SURVEYED BY DOMINION ENGINEERING IN JULY 2014 FOR THE PREPARATION OF A BOUNDARY LINE ADJUSTMENT PLAT. THE SURVEY IS PREPARED ON THE SAME ASSUMED HORIZONTAL AND VERTICAL DATUM FOR BOTH THE 2004 AND THE 2014 SURVEYS.

SOURCE OF TREE SURVEY - THE TREE SURVEY WAS PREPARED BY RIVANNA ENGINEERING IN APRIL, 2004. THE ASSUMED HORIZONTAL DATUM FOR THE TREE SURVEY WAS THE SAME ONE USED FOR THE BOUNDARY SURVEY.

SOURCE OF TOPOGRAPHIC MAPPING - THE ORIGINAL AERIAL SURVEY WAS PERFORMED BY LOUISA AERIAL SURVEYS IN MARCH, 2004. THE AERIAL SURVEY WAS COORDINATED WITH SURVEYED CONTROL POINTS THAT WERE ON THE SAME ASSUMED HORIZONTAL AND VERTICAL DATUM AS THE RIVANNA ENGINEERING BOUNDARY SURVEY. THE ENGINEER HAS FIELD VERIFIED THE TOPOGRAPHIC MAPPING ON 08-01-17.

SOURCE OF SUPPLEMENTAL TOPOGRAPHIC MAPPING - DOMINION ENGINEERING PERFORMED SUPPLEMENTAL OFFSITE TOPOGRAPHIC MAPPING OF THE OFFSITE PROPERTY AT 517 RIDGE STREET FOR THE PURPOSES OF PERFORMING OFFSITE GRADING OPERATIONS. THE TOPOGRAPHIC MAPPING IS ON THE SAME ASSUMED VERTICAL DATUM AS THE ORIGINAL TOPOGRAPHIC SURVEY BY LOUISA AERIAL SURVEYS.

FLOOD PLAIN INFORMATION; THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AND DOES NOT FALL WITHIN FLOOD HAZARD ZONE "A" FOR A 100 YEAR FLOOD AS SHOWN ON FEMA MAP NO 51003C0288D EFFECTIVE 02/04/2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.

ZONING: PUD, PLANNED UNIT DEVELOPMENT

CURRENT USE: VACANT

MAX DENSITY = 97 DU/AC*

PROPOSED USE: RESIDENTIAL APARTMENT BUILDING 27 UNITS UNIT MIX:11-ONE BEDROOM UNITS, 15-TWO BEDROOM UNITS, 1-STUDIO

27 UNITS/0.31 AC = 87 DU PER ACRE PROVIDED *BASED ON ASSUMPTION OF 30 APARTMENTS ASSUMED IN TRAFFIC MEMORANDUM DATED JULY 2, 2015

TOTAL DISTURBED AREA: 2.49 ACRES PHASE 0.21 ACRES PHASE 2 2.70 ACRES TOTAL

REQUIRED PARKING HOTEL: ONE SPACE PER GUEST ROOM. 117 ROOMS = 117 SPACES REQUIRED. COMMERCIAL SPACE: 1 SPACE PER 500 SF GFA. 553 GSF = 2 SPACES REQUIRED APARTMENT BUILDING: 1 SPACES PER UNIT X 27 UNITS = 27 SPACES TOTAL REQUIRED PARKING SPACES PRIOR TO PARKING REDUCTION = 146 SPACES PER CITY PROFFER CONDITIONS, A MINIMUM OF 60% OF TOTAL PROJECT PARKING MUST BE CONTAINED IN STRUCTURE PARKING UNDER THE BUILDINGS.

PARKING REDUCTIONS PER Z.0.34-985(b): CHERRY AVE CORRIDOR MIXED USE DISTRICT

b(2) - WITHIN 300' OF BUS STOP - 4 SPACES

b(3) - CREDIT FOR 5 BICYCLE LOCKERS IN EXCESS OF PROFFERED AMOUNT - 2 SPACES b(4) - HOV VAN SPACES PROVIDED ACT AS 3 SPACES - 6 HOV SPACES PROVIDED - 18 SPACES

b(5) - Onsite showers for use by employees - 4 spaces MAXIMUM 20% PARKING REDUCTION ALLOWED = 34 SPACES

PARKING REDUCTION PROPOSED = 28 SPACES REQUIRED PARKING = 118 SPACES REQUIRED

PARKING PROVIDED:

ABOVE GROUND PARKING: 32 SPACES (23.0%) HOTEL GARAGE PARKING: 71 SPACES (51.1%)* APARTMENT GARAGE PARKING: 36 SPACES (25.8%)*

TOTAL PARKING SPACES PROVIDED: 139 PARKING SPACES > 118 SPACES REQUIRED

GARAGE BICYCLE PARKING REQUIRED PER PROFFER 7: 1 BICYCLE RACK OR BIKE LOCKER PER 10 SPACES 36 SPACES/10 = 4 BICYCLE RACKS OR BIKE LOCKERS REQUIRED

BICYCLE RACKS PROVIDED:

(4) BICYCLE RACKS PROVIDED TO NEET PROFFER 7 PLUS (8) ADDITIONAL BICYCLE RACKS FOR A TOTAL OF

*51.1% + 25.8% = 76.9%

PROFFER 4 SATISFIED (60% REQUIRED)

ADA PARKING REQUIRED: 139 PARKING SPACES FOR PHASE 1 AND PHASE 2 ARE PROVIDED. PER ADA LAW, FOR 101-150 SPACES, 5 ADA ACCESSIBLE SPACES MUST BE PROVIDED. ONE OF WHICH MUST BE VAN ACCESSIBLE.

SPACES IN HOTEL STRUCTURED PARKING GARAGE)

ADA PARKING PROVIDED: 6 STANDARD ADA SPACES AND 2 VAN ACCESSIBLE SPACE HAVE BEEN PROVIDED. (INCLUDES 2 ADA

LOADING SPACES: ONE LOADING SPACE IS REQUIRED. ONE 35'X12' LOADING SPACE HAS BEEN PROVIDED IN PHASE 1. NO LOADING SPACE IS REQUIRED FOR THE RESIDENTIAL USE.

MAXIMUM BUILDING HEIGHT: 40' EXCEPT 35' ADJACENT TO RESIDENTIAL USE. REFER TO DETAIL ON SHEET SP5

REQUIRED ARBORETUM AREA PER PROFFER 8: 25% OF TOTAL SITE AREA. 25.4% PROVIDED. TOTAL OPEN SPACE AREA REQUIRED PER PROFFER 8: 45% 48.8% PROVIDED, (SEE SHEET SP12)

PROPOSED IMPERVIOUS AREAS (PUD)

PAVED (PARKING AND CIRCULATION AREAS): 0.47 AC. SIDEWALKS: Buildings: TOTAL IMPERVIOUS = 1.38 AC.

USGS DATUM REFERENCE: HORIZ: NAD 83 VA SOUTH ZONE VERT. DATUM NAVO 88

PROPOSED IMPERVIOUS AREAS (PHASE 2) PAVED (PARKING AND CIRCULATION AREAS): 0.00 AC. SIDEWALKS: 0.02 AC. 0.26 AC. TOTAL IMPERVIOUS = 0.28 AC. 0.05 AC.

TOTAL AREA = 0.33 AC.

DATE: 8-25-17

GENERAL NOTES

1. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL

AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).

- 2. ACCESSIBLE ROUTES TO HANDICAP ACCESSIBLE UNITS SHALL BE PROVIDED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- 3. ALL STARS WITH THREE OR MORE RISERS ARE TO HAVE HANDRAILS ON BOTH SIDES.
- 4. TO THE BEST OF OUR BELIEF AND KNOWLEDGE, THERE ARE NO KNOWN GRAVE SITES ON THE SUBJECT PROPERTY.
- APPROVED BY A PROFESSIONAL ENGINEER, LAND SURVEYOR, OR CERTIFIED LANDSCAPE ARCHITECT.
- 6. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF.

GENERAL

IFIRON FOUND

LF LINEAR FEET

LEFT

MAX MAXIMUM

MIN MINIMUM

LOD LIMIT OF DISTURBANCE

MON MONUMENT CONCRETE

NTS NOT TO SCALE

PRVD PROVIDED

REQUIRED

SQ SQUARE

STA STATION

SW SIDEWALK

R/W RIGHT OF WAY

SE SPOT ELEVATION

TBA TO BE ABANDONED

TBC TOP BACK CURB

TBR TO BE REMOVED

TC TOP OF CURB

TRM TO REMAIN

TOW TOP OF WALL

TS TOP OF SLOPE

TYP TYPICAL

WET WETLANDS

LP LIGHT POLE

MH MANHOLE

WSE WATER SURFACE EDGE

MHD MANHOLE (DRAINAGE)

MHE MANHOLE (ELECTRIC)

MHS MANHOLE (SEWER)

MHU MANHOLE (UTILITY)

OHE OVERHEAD ELECTRIC

PP POWER POLE

TOP TOP ELEVATION

TP TELEPHONE POLE

TPD TELEPHONE PEDESTAL

UE UNDERGOUND ELECTRIC

UT UNDERGROUND TELEPHONE

UP UTILITY POLE

WL WATER LINE

WM WATER METER

WV WATER VALVE

TSV TAPPING SLEEVE & VALVE

OHT OVERHEAD TELEPHONE

PVC POLYVINYL CHLORIDE

RCP REINFORCED CONCRETE PIPE

SCC STORMWATER CONVEYANCE CHANNEL

R RADIUS

ISIRON SET

ABAN ABANDON(ED)

APRX APPROXIMATE

BM BENCHMARK

OF CUBIC FEET

CL CHAIN LINK

CONC CONCRETE

DIA DIAMETER

DW DRIVEWAY

DC DECK CORNER

CY CUBIC YARDS

C/C CENTER TO CENTER

EC EDGE OF CONCRETE

EP EDGE OF PAVEMENT

ES END SECTION

FC FENCE CORNER

FFE FINISHED FLOOR ELEVATION

UTILITY

FL FENCE UNE

FT FUEL TANK

GR GUARDRAIL

CO CLEANOUT

GE GROUND ELEVATION

ARV AIR RELEASE VALVE

BOA BLOW OFF ASSEMBLY

CPD TELEVISION PEDESTAI

CMP CORREGATED METAL PIPE

CATY CABLE TELEVISION

DFC DRAINFIELD CORNER

DIP DUCTILE IRON PIPE

ET ELECTRIC TRANSFORMER

DI DROPINLET

FIM FORCE MAIN

FO FIBER OPTIC

FT FUEL TANK

GM GAS METER

GP GUY POLE

GW GUY WARE

INV INVERT

GV GATE VALVE

HDPE HIGH DENSITY POLYETHYLENE

GT GREASE TRAP

GL GAS LINE

EXIST EXISTING

BC BUILDING CORNER

BOW BOTTOM OF WALL

BS BOTTOM OF SLOPE

CG12 ACCESSIBLE CURB RAMP

BFC BOTTOM FACE CURB

BFE BASEMENT FLOOR ELEVATION

ADJ ADJUST

7. A TEMPORARY STREET CLOSURE PERMIT IS REQUIRED FOR CLOSURE OF SIDEWALKS, PARKING SPACES, AND ROADWAYS AND IS SUBJECT TO APPROVAL BY THE CITY TRAFFIC ENGINEER.

5. PLANTINGS WILL BE PROVIDED WITH MINOR ADJUSTMENTS IN THE FIELD TO ELIMINATE CONFLICTS WITH OTHER STRUCTURAL FEATURES AND

8. WATER AND SANITARY EASEMENTS ARE TO BE MAINTAINED BY CITY UTILITY DIVISION. STORM SEWER EASEMENTS TO BE MAINTAINED BY CITY D.P.W.

CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AS ADMINISTERED BY THE CITY OF CHARLOTTESVILLE. PRIOR TO THE START OF CONSTRUCTION,

THE CONTRACTOR SHALL FILE A CCP REGISTRATION STATEMENT WITH THE CITY AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN

- 9. STORM WATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. 10. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP),
- ACCORDANCE WITH THE VSMP REGULATIONS AND CURRENT STATE AND LOCAL STANDARDS. 11. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- 12. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- 13, CONTRACTOR SHALL DISPOSE OF 100% OF WASTE AND DEBRIS TO A LEGAL CONSTRUCTION DEBRIS RECYCLING FACILITY FOR SORTING AND RECYCLING PER PROFFER 12 AND IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- 14. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARDS SPECIFICATIONS, AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY
- 15. DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE PEDESTRIAN BARRIERS AND PEDESTRIAN CIRCULATION DURING CONSTRUCTION.

- CONTACT MISS UTILITY AT (811) 48 HOURS PRIOR TO ANY GRADING OR DIGGING TO HAVE UNDERGROUND UTILITIES MARKED. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION TO INCLUDE TYPE AND SIZE OF PIPE AND SERVICES TO HIS OWN
- 2. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES HAVE BEEN TAKEN FROM AVAILABLE RECORDS AND ARE SHOWN AS AN APPROXIMATE ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.

5. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND

B. PERVIOUS SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.

THE PROJECT SPECIFICATIONS, BLASTING WILL NOT BE PERMITTED WITHOUT THE WRITTEN APPROVAL FROM THE FIRE MARSHALL.

8. ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND AS SPECIFIED ON THE DRAWINGS

11. NO PLANTINGS OR ERECTION OF OTHER OBSTRUCTIONS SHALL BE MADE WITHIN FIVE FEET OF ANY FIRE HYDRANT.

13. WATER METERS SHALL BE LOCATED IN AN ACCESSIBLE LOCATION AND SHALL NOT BE INSTALLED UNDER EXISTING PIPING CLOSE TO OTHER

14. FOR UTILITIES INSTALLED UNDER ROADWAYS AND/OR EASEMENTS PLANNED FOR FUTURE ROADWAYS, BACKFILL SHALL BE COMPACTED TO NOT LESS

16. ALL WATERLINES AND SANITARY SEWER LINES SHALL MAINTAIN A 10 FOOT HORIZONTAL SEPARATION OR WHEN CROSSING 18" VERTICAL CLEARANCE

17. PROPOSED UNDERGROUND UTILITIES SUCH AS ELECTRIC, TELEPHONE, CABLE, AND GAS WHICH SERVE THIS FACILITY SHALL BE LOCATED WITH A MINIMUM

20. ALL CONDENSATE DRAIN AND OTHER PLUMBING CONNECTIONS ARE TO BE INSTALLED ACCORDING TO BOCA NATIONAL PLUMBING CODE.

- 2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT CITY OF CHARLOTTESVILLE SPECIFICATIONS AND STANDARDS UNLESS
- 4. DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED.
- 5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL: VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE
- 6. PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE CITY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL

- 10. USE SELECT MATERIAL UNDER BUILDINGS AND STRUCTURES; USE FILL AND BACKFILL MATERIAL UNDER PARKING AREAS, ROADS, SIDEWALKS, AND OTHER CONCRETE AND PAVED SURFACES; USE COMMON FILL MATERIAL FOR GENERAL SITE GRADING, PLACE MATERIAL IN 6" LIFTS.
- LESS THAN THE DENSITY OF THE ADJACENT SOIL
- 12. AREAS ON WHICH FILL IS TO BE PLACED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL SOIL MATERIALS SHALL BE FREE OF DEBRIS,
- GW, GP, SW, SP WITH A MAXIMUM OF 10 PERCENT BY WEIGHT PASSING ASTM D 1140, NO. 200 SIEVE.
- 14. CUT AND PATCH WORK IN EXISTING PUBLIC STREETS MUST BE PERFORMED IN ACCORDANCE WITH VDOT AND CITY OF CHARLOTTESVILLE STANDARDS
- AND REPLACED TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF CHARLOTTESVILLE.

| Lot 2 | SOLIDATION | AREA SU | JMMARY |
|-------|------------|---------|---------------|
| Ex | isting | Pro | posed |
| | Area | | Area |
| Lot 2 | 0.10 AC. | Lot D | 0.33 A |
| Lot 3 | 0.11 AC. | | |
| Lot 4 | 0.12 AC. | 1 | : |
| Total | 0.33 AC. | Total | 0.33 A |

TOTAL AREA =

MICHAEL F. MYERS Lic. No. 33028 02/14/18

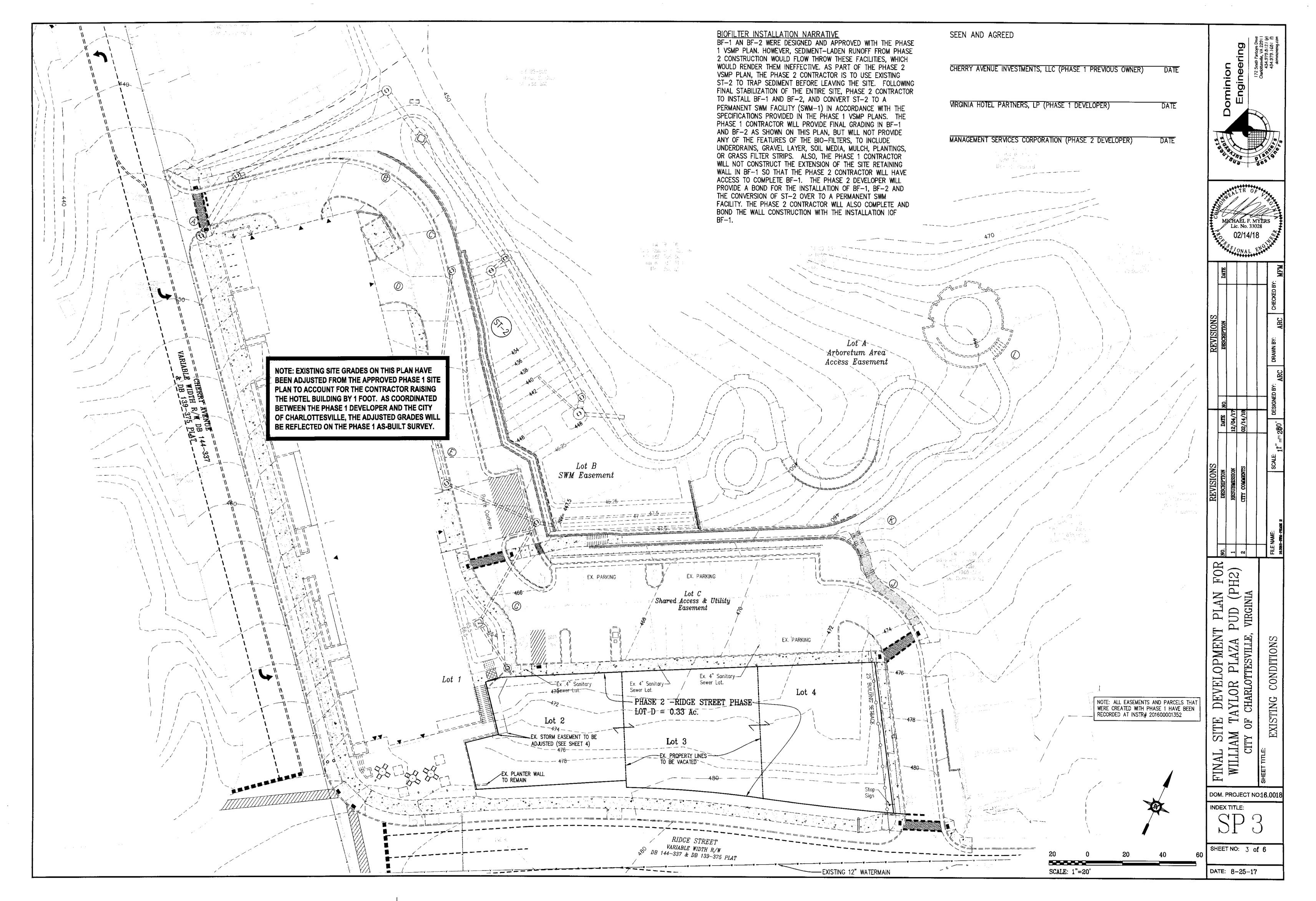
nion ineering

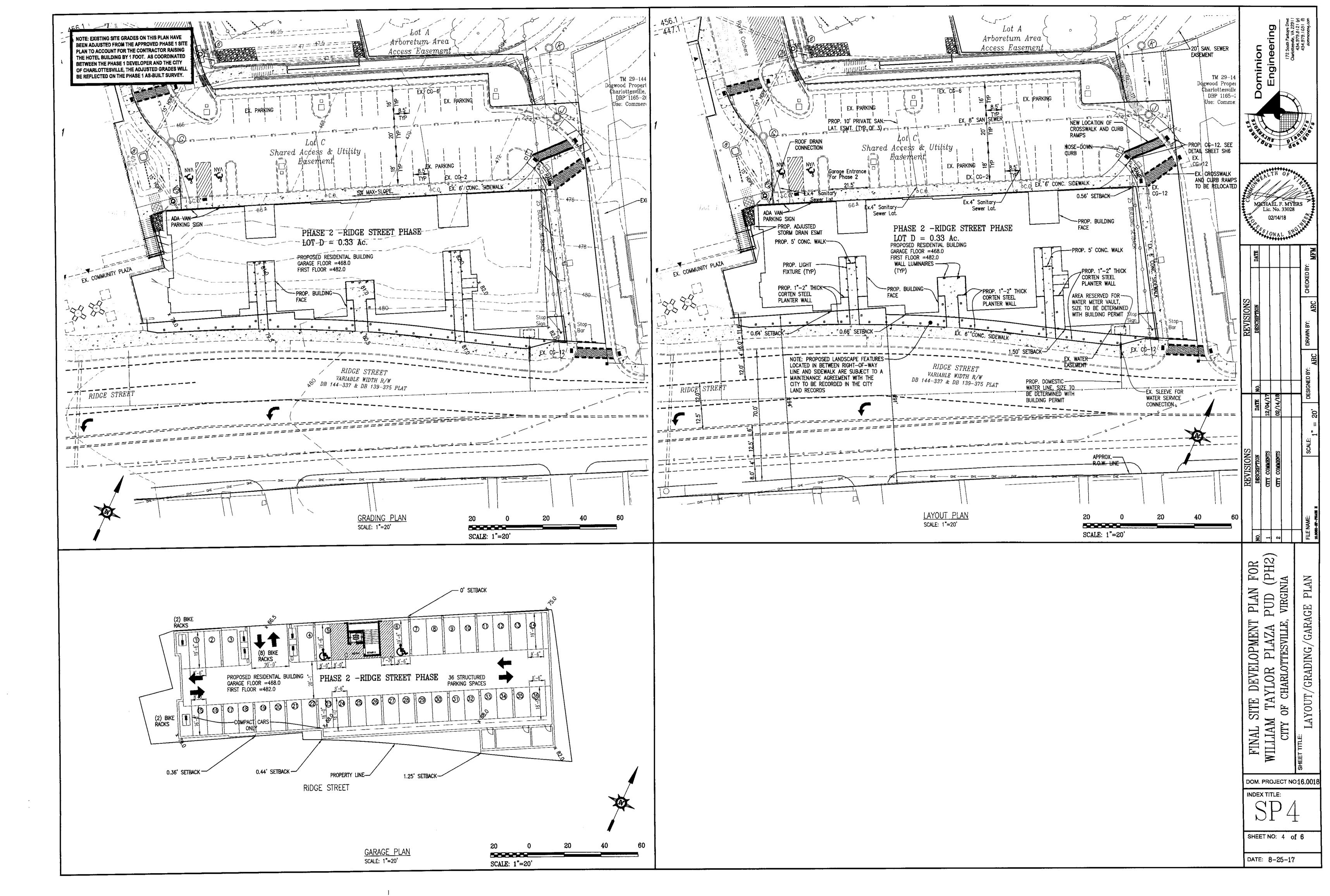
LEGEND PUD VIRGI ENT ABBREVIATIONS DEVELOPM

CHARLO' NOTES, 0 FINAL CIT

DOM. PROJECT NO:16,001 INDEX TITLE:

SHEET NO: 2 of 6





| SYMBOL | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | SPACING |
|----------|-------------|---|----------------|-----------|-------|----------|
| TREES | <u> </u> | | | | | |
| AA | 4 | AMELANCHIER X GRANDIFLORA "AUTUMN BRILLIANCE" | SERVICEBERRY | 7-8' HGT. | B&B | AS SHOWN |
| TD | 3 | TAXODIUM DISTICHUM | BALD CYPRESS | 7-8' HGT. | B&B | AS SHOWN |
| SHRUBS | · | | | | | |
| 1C | 172 | ILEX CRENATA "SOFT TOUCH" | JAPANESE HOLLY | 3 GAL. | CONT. | 2' O.C. |
| GRASSES, | FERNS & | GROUNDCOVERS | | | | |
| DE | 140 | DRYOPTERIS ERYTHROSORA | AUTUMN FERN | 1 GAL | CONT. | 18" O.C. |
| LM | 190 | LIRIOPE MUSCARI | LILY TURF | 1 GAL | CONT. | 12" O.C. |
| PK | 985 | PENNISETUM ORIENTALE "KARLEY ROSE" | FOUNTAIN GRASS | 1 GAL | CONT. | 18" O.C. |
| PA | 70 | POLYSTICHUM ACROSTICHOIDES | CHRISTMAS FERN | 1 GAL | CONT. | 18" O.C. |
| BULBS | | | | | | |
| GN | 390 | GATANTHUS NIVALIS | SNOWDROP | | | |
| NS NS | 390 | NARCISSUS SP. | DAFFODIL | | | |

FINAL LANDSCAPE PLANTINGS CALCULATIONS:

CANOPY PROVIDED BY PLANTINGS FROM PHASE 1 = 15,340 SF

NEW TREE PLANTINGS FOR PHASE 2: 4 SERVICEBRRY TREES X 130 SF/TREE = 520 SF 3 BALD CYPRESS X 79 SF/TREE = 237 SF

CANOPY PROVIDED BY PLANTINS FROM PHASE 2 = 520 SF + 237 SF = 757 SF

APPROXIMATELY 16,000 SF OF EXISTING PLANTINGS CANOPY WILL BE PRESERVED CANOPY REQUIRED: 10% X 2.847 ACRES (SITE AREA) X 43,560 SF = 12,402 SF

TOTAL CANOPY PROVIDED = 15,340 SF + 16,000 SF + 757 SF = 32,097 SF

LANDSCAPE NOTE:

1. ALL TREES ARE TO BE MAINTAINED BY THE LOT OWNER AND SHALL NOT BE MAINTAINED BY THE

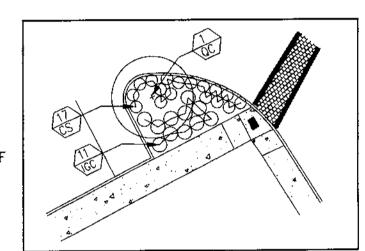
2. LANDSCAPE ISLAND AT NE CORNER OF PHASE 2

1 QC - QUERCUS COCCINEA

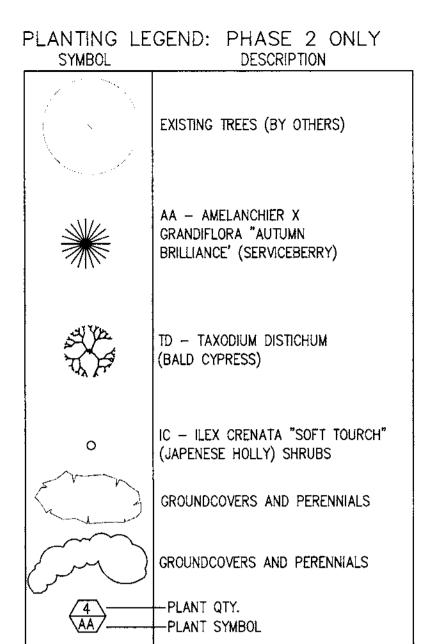
THE PLANTINGS IN THE ISLAND AS APPROVED WITH THE PHASE 1 SITEPLAN INCLUDE:

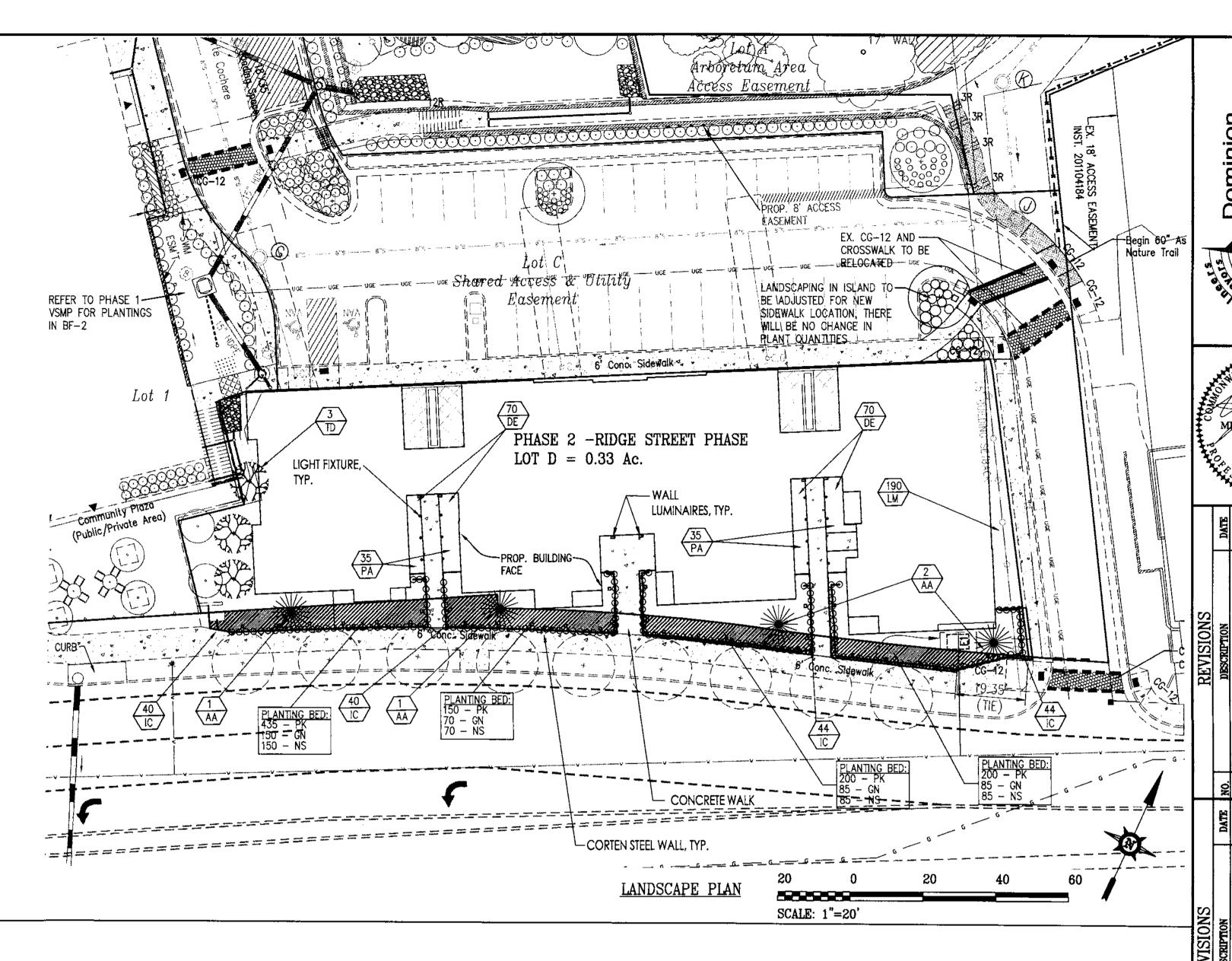
17 CS — COTONEASTER SALICIFOLIA REPENS
11 IGC — ILEX GLABRA "CHAMZIN"

PHASE 2 DEVELOPER IS RESPONSIBLE FOR REPLANTING OF ANY TREES OR SHRUBS THAT MAY BE REMOVED OR DAMAGED WITH PHASE 2 CONSTRUCTION.



APPROVED PHASE 1 LANDSCAPING N.T.S.







10 0 10 20 30 SCALE: 1"=10' Engin

HEIGHT DIAGRAM

PLAN/BUILDING

LANDSCAPE

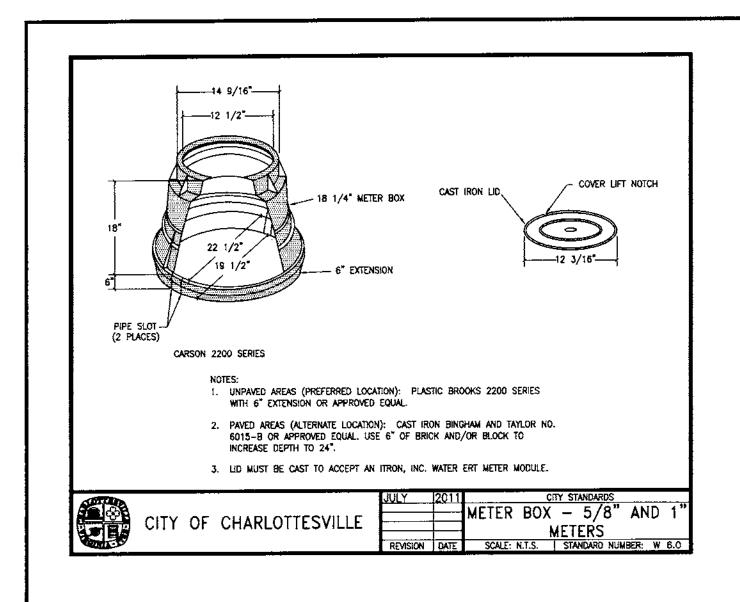
FINAL SITE DEVELOPMENT PLAN FOR WILLIAM TAYLOR PLAZA PUD (PH2) CITY OF CHARLOTTESVILLE, VIRGINIA

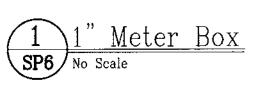
DOM. PROJECT NO:16.001

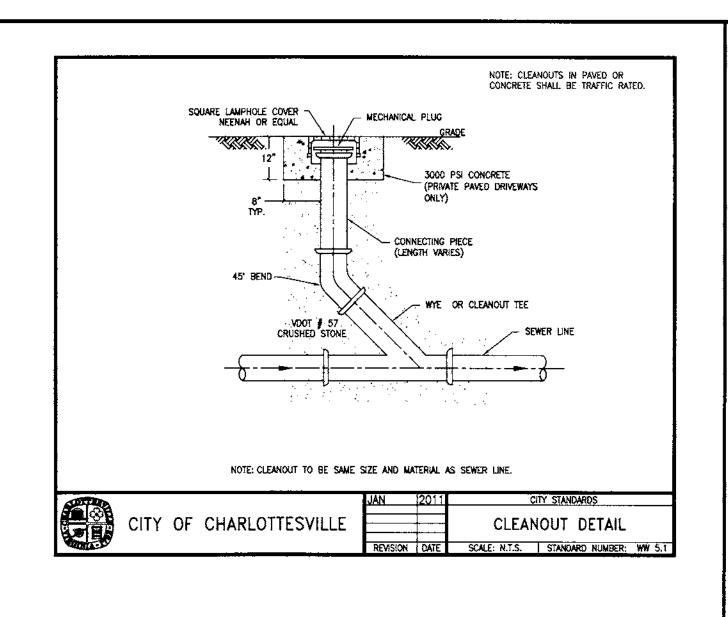
SHEET NO: 5 of 6

DATE: 8-25-17

INDEX TITLE:



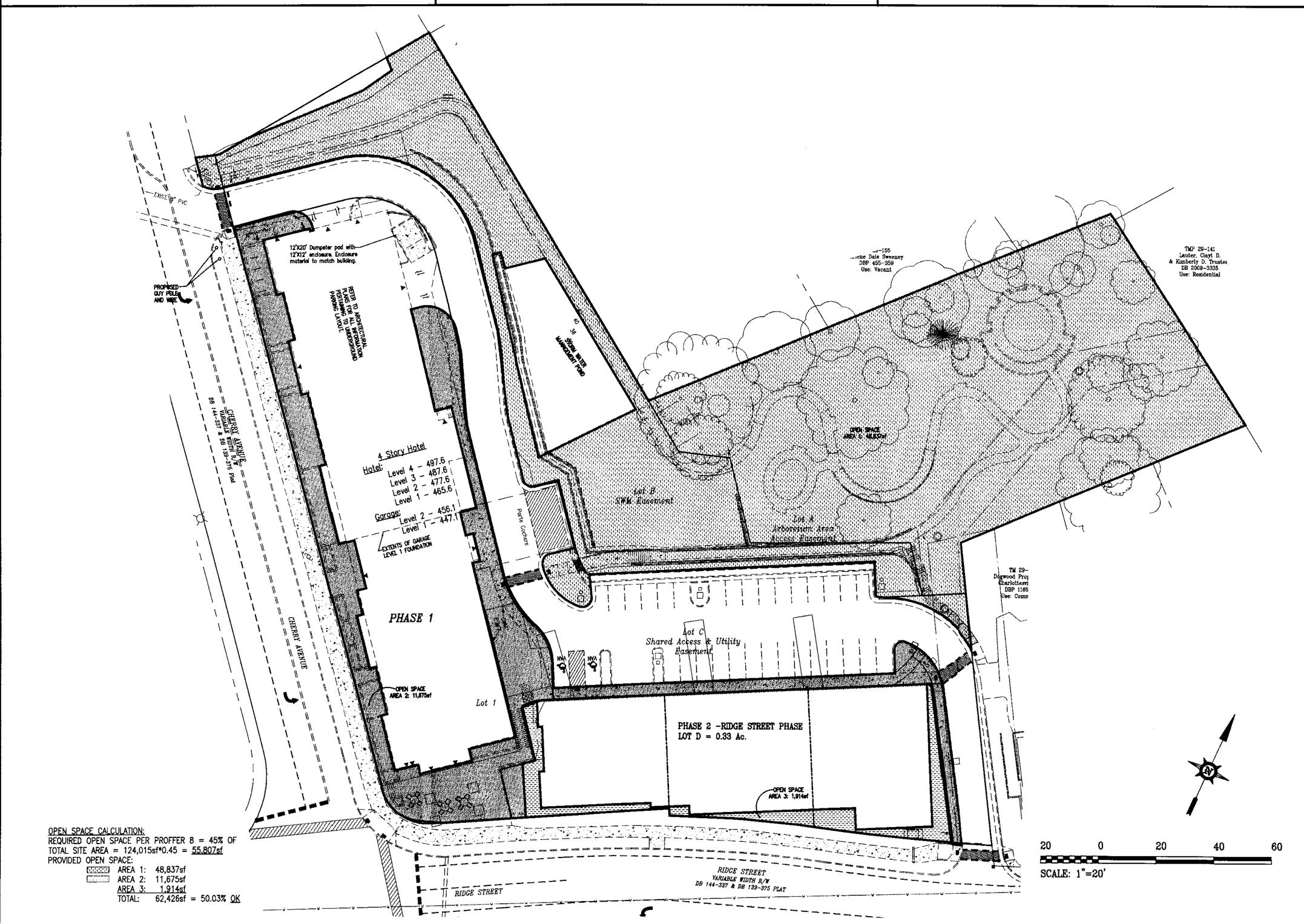


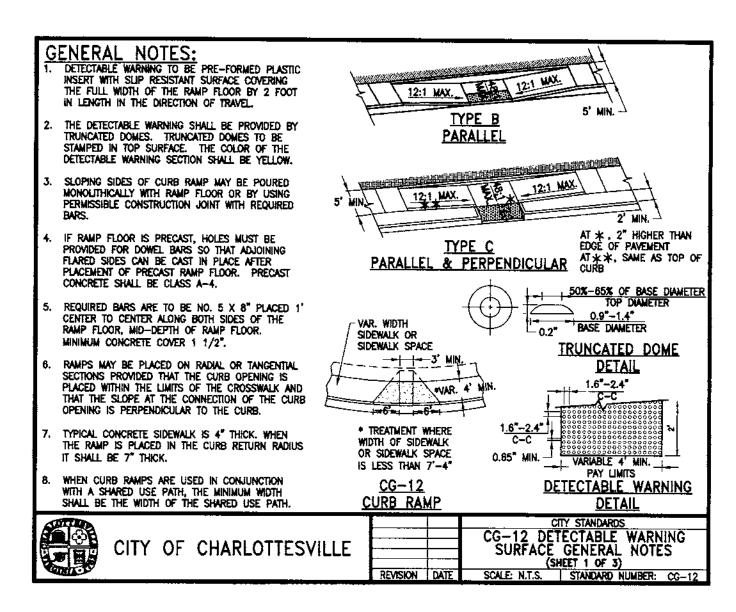


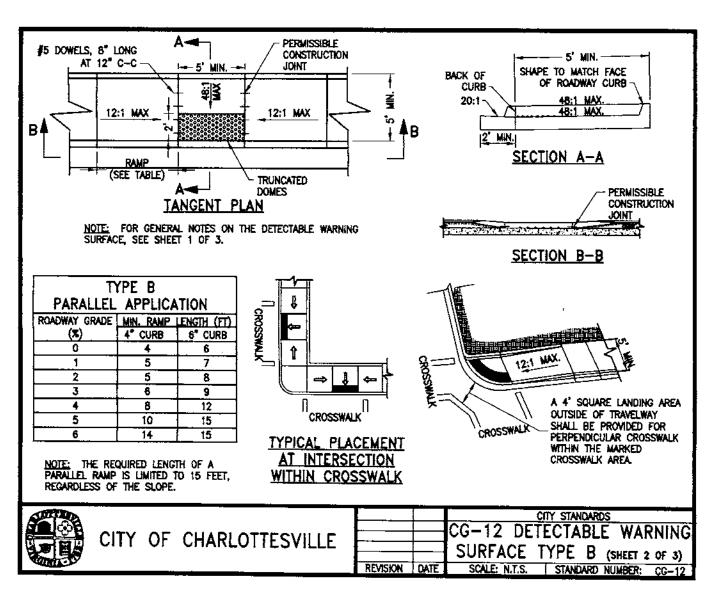


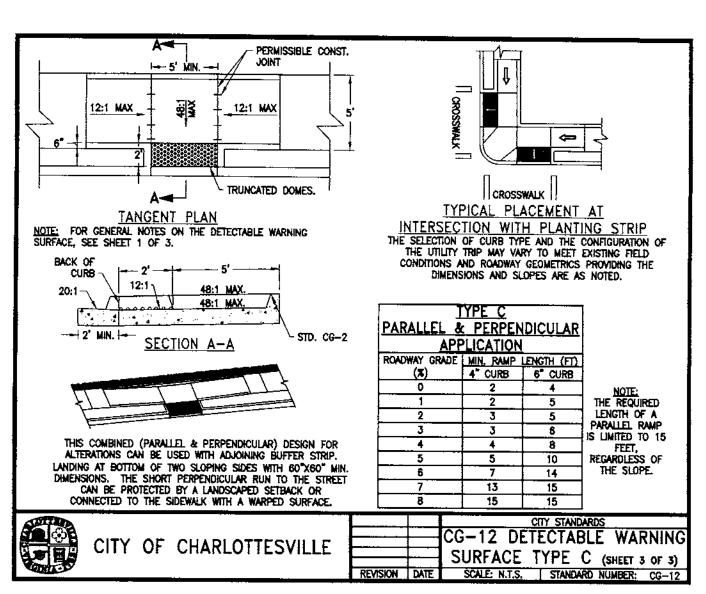


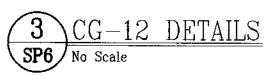
3 ADA PARKING SIGN DETAIL
No Scale

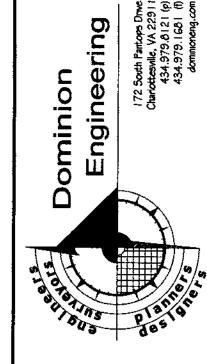












| - |
|------------------------------------|
| STATE ALTH OF |
| |
| MICHAEL F. MYERS
Lic. No. 33028 |
| 02/14/18 |
| SONAL ENGLIS |
| |

INDEX TITLE:

SHEET NO: 6 of 6

DATE: 8-25-17

AN ORDINANCE

APPROVING A REQUEST TO AMEND THE PUD DEVELOPMENT PLAN APPLICABLE TO PROPERTLY LOCATED WITHIN THE WILLIAM TAYLOR PLAZA PLANNED UNIT DEVELOPMENT ("PUD")

WHEREAS, Cherry Avenue Investments, LLC ("Applicant"), by its agent Southern Development Company has filed application number ZM14-00002, seeking a rezoning of property located at 529 Cherry Avenue and 512-529 Ridge Street (City Tax Map 29, Parcels 145, 146, 147, 149, 150, 151 and 157), consisting, of approximately 125,321.5 square feet of land (2.90 acres) (together, the "Subject Property"), in order to amend the zoning regulations applicable to the Subject Property as a result of the PUD zoning district classification, PUD development plan and proffered development conditions previously approved by City Council for the Subject Property on November 2, 2009; and

WHEREAS, a joint public hearing on the Proposed Rezoning was held before the City Council and Planning Commission on May 12, 2015, following notice to the public and to adjacent property owners as required by law; and

WHEREAS, legal notice of the public hearing held on May 12, 2015 was advertised in accordance with Va. Code Sec. 15.2-2204; and

WHEREAS, as part of its Proposed Rezoning also submitted a Preliminary Amended Proffer Statement, as required by City Code Section 34-64(a), and presented the Preliminary Proffer Statement to the Planning Commission on May 12, 2015; and

WHEREAS, on May 12, 2015, the Planning Commission voted to recommend denial of the Proposed Rezoning to the City Council, based on their finding that the rezoning is not required by the public necessity, convenience, general welfare or good zoning practice; and

WHEREAS, the Applicant's various application materials reviewed by the Planning Commission for the Proposed Rezoning have been compiled into a complete updated plan of development, consisting of (i) a proposed PUD Development Plan, dated July 13, 2015, and (ii) a Final Proffer Statement dated July 13, 2015, signed by an individual authorized to bind the LLC to the provisions therein stated, as required by City Code Section 34-64(c) (together, the materials included within (i) and (ii) constitute the "Proposed Amended PUD"); and

WHEREAS, this Council finds and determines that the public necessity, convenience, general welfare or good zoning practice requires the Proposed Rezoning/ Amended PUD; that the existing PUD zoning classification (inclusive of the 2009 Final Proffer Statement) as well as the Proposed Amended PUD are both reasonable; that the Proposed Amended PUD is consistent with the Comprehensive Plan; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia **THAT**: the zoning regulations applicable to the William Taylor Plaza PUD shall be and hereby are amended and reenacted as follows: the zoning regulations applicable to the use and development of the William Taylor Plaza PUD shall be (i) those generally applicable within Chapter 34 of the City Code, and (ii) those matters set forth within the PUD plan dated July 13, 2015 and the Final Proffer Statement dated July 13, 2015, which, together, are hereby approved and established as the approved PUD development plan for the William Taylor Plaza PUD, for purposes of Chapter 34, Article V of the City Code.

Approved by City Council July 20, 2015

arbara K. Rohan

Barbara K. Ronan Acting Clerk of Council

William Taylor Plaza PUD Development Plan July 13, 2015

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

This PUD Development Plan (Pages 1 through 6) meets the requirements of Charlottesville City Code Section 34-517(a). The below table of contents lists PUD requirements and references where in the PUD Development Plan the requirements are illustrated or described.

Contents:

34-517(a)(1) A survey plat describing and depicting the entire land area to be included within the PUD development site, including identification of present ownership, existing zoning district classification(s) of the parcel(s) to be included within the PUD.

Page 2: Existing Conditions

34-517(a)(2) A narrative statement of how the objectives described within section 34-490 are met by the proposed PUD. Page 7: Narrative

34-517(a)(3) A conceptual development plan, supporting maps, and written or photographic data and analysis which show:

a. Location and size of existing water and sanitary and storm sewer facilities and easements;

Page 2: Existing Conditions

b. Layout for proposed water and sanitary sewer facilities and storm drainage facilities;

Page 3: Land Use Plan

c. Location of other proposed utilities;

Page 3: Land Use Plan

d. Location of existing and proposed ingress and egress from the development;

Page 3: Land Use Plan

e. Location and size of existing and proposed streets;

Page 3: Land Use Plan. Note: no new public streets are proposed, only private travel ways.

f. Location of existing and proposed pedestrian and bicycle improvements, including connections to nearby schools;

Page 3: Land Use Plan. Note: Proposed bicycle improvements are discussed in the Proffers. City sidewalks and bicycle lanes do already provide uninterrupted pedestrian and bicycle connectivity the nearest elementary school.

g. An inventory, by tax map parcel number and street address, of all adjacent parcels within a five hundred-foot radius of the perimeter of the PUD, indicating the existing zoning district classification of each.

Provided with the submittal package.

h. A site inventory of the significant natural, environmental and cultural features of a site, including at a minimum: historic landmarks contained on any state or federal register; 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 2: Existing Conditions; and

Page 3: Land Use Plan

34-517(a)(4) A proposed land use plan. Such plan will identify:

a. Proposed land uses and their general locations, including without limitation, building and setbacks;

Page 3: Land Use Plan; and

Page 4: Phasing Plan and Land Use Map; and

Pages 5-6: Use Matrix

b. Proposed densities of proposed residential development;

Page 4: Phasing Plan and Land Use Map

c. Location and acreage of required open space;

Page 3: Land Use Plan

d. Square footage for non-residential uses;

Page 4: Phasing Plan and Land Use Map

e. Maximum height of buildings and structures in area of PUD.

The Maximum height of the buildings shall be 50' in the Cherry Avenue Phase and 40' in the Ridge Street Phase.

34-517(a)(5) A general landscape plan which focuses on the general location and type of landscaping to be used within the project as well as the special buffering treatment proposed between project land uses and adjacent zoning districts;

Page 3: Land Use Plan.

34-517(a)(6) Phasing plan if needed. Each phase shall individually meet the requirements of this section.

Page 4: Phasing Plan & Use Map

34-517(a)(7) A statement from the city public utilities department verifying whether water and sewer infrastructure capacity does or does not exist for the proposed land use(s).

The city public utilities department has stated that water and sewer infrastructure capacity does exist for the proposed uses. Water is available via a 12" water main in Cherry Avenue, sewer has sufficient capacity via a 8" sewer line that traverses the site, and gas is available via a gas main in Ridge St.

34-517(a)(8) 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 marshal has stated that adequate fire flow exists via a 12" water main in Cherry Avenue. Recent tests of two hydrants one block away indicate fire flow of 1,350 gpm.

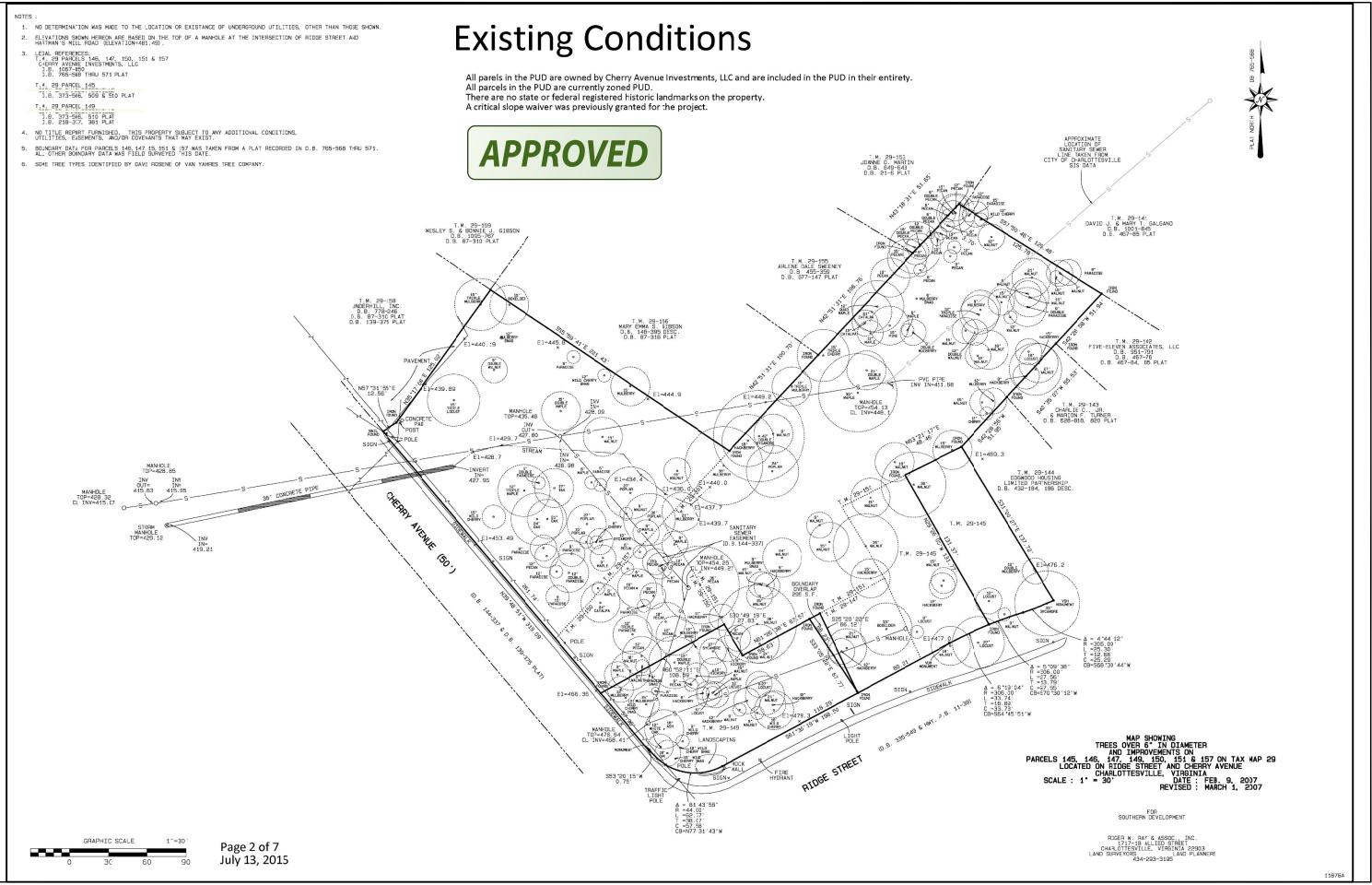
APPROVED



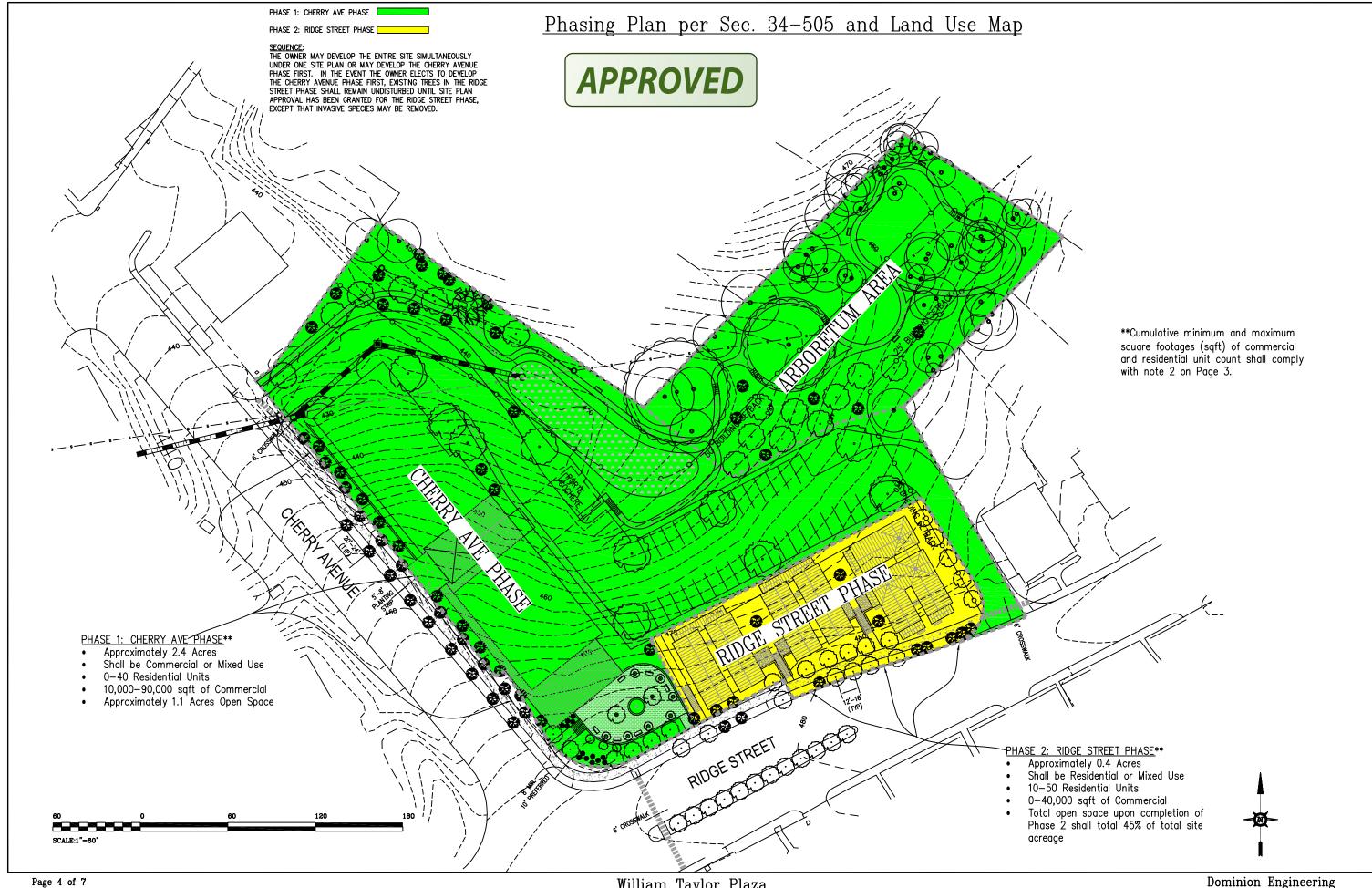
WILLIAM TAYLOR PLAZA - FAIRFIELD HOTEL WATERCOLOR RENDERING

BCA ARCHITECTS AND ENGINEERS
BAR SUBMISSION - JUNE 30, 2015

The architecture will be substantially in conformance with this rendering unless modified during the process of obtaining a Certificate of Appropriateness from the Board of Architectural Review







Matrix of Use Types-William Taylor Plaza PUD

| Use Types | William Taylor Plaza PUD | | |
|---|--------------------------|--------------------|--------------|
| | Cherry Ave Phase | Ridge Street Phase | |
| | , | 0 | |
| | | | |
| RESIDENTIAL AND RELATED USES | | | |
| Accessory apartment, internal | Р | P | DDOVED |
| Accessory apartment, external | Р | PAF | PROVED |
| Accessory buildings, structures and uses | В | В | INCUL |
| Adult assisted living | * | * | |
| 1—8 residents | В | В | |
| Greater than 8 residents | В | В | |
| Adult day care | В | В | |
| Amateur radio antennas, to a height of 75 ft. | | | |
| Bed-and-breakfast: | * | * | |
| Homestay | В | В | |
| B & B | В | В | |
| Inn | В | В | |
| Boarding: fraternity and sorority house | | | |
| Boarding house (rooming house) | В | В | |
| Convent/monastery | B | B - | |
| Criminal justice facility | В | В | |
| Dwellings: | * | * | |
| Multifamily | В | В | |
| Single-family attached | В | В | |
| Single-family detached | | В | |
| Rowhouse/Townhouse | | В | |
| Two-family | | В | |
| Family day home | | | |
| 1—5 children | В | В | |
| 6—12 children | | | |
| Home occupation | Р | Р | |
| Manufactured home park | | | |
| Night watchman's dwelling unit, accessory to | | | |
| industrial use | | | |
| Nursing homes | B
* | B
* | |
| Occupancy, residential | | | |
| 3 unrelated persons | В | В | |
| 4 unrelated persons | B * | B
* | |
| Residential density (developments) | | | |
| 1—21 DUA | В | В | |
| 22—43 DUA | В | В | |
| 44—64 DUA | В | В | |
| 65—87 DUA
88—200 DUA | В | В | |
| | В | В | |
| Residential treatment facility 1—8 residents | В | В | |
| 8+ residents | В | В | |
| Shelter care facility | В | В | |
| Single room occupancy facility | В | ь | |
| Temporary family health care structure | | | |
| NON-RESIDENTIAL: GENERAL and MISC. | | | |
| COMMERCIAL | * | * | |
| Access to adjacent multifamily, commercial, | | | |
| industrial or mixed-use development or use | В | В | |
| Accessory buildings, structures and uses | В | В | |
| Amusement center | В | ь | |
| 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 | В | В | |
| Animal shelter | ь | ט | |
| | | | |
| Art gallery: | * | * | |

| GFA up to 10,000 SF | В | В |
|--|---------------|----------|
| Art studio, GFA 4,000 SF or less | В | В |
| Art workshop | <u>B</u> | В |
| Assembly (indoor) | * | * |
| Arena, stadium (enclosed) | | _ |
| Auditoriums, theaters | <u>B</u> | В |
| Houses of worship | В | В |
| Assembly (outdoor) | * | * |
| Amphitheater | | |
| Stadium (open) | | |
| Temporary (outdoor church services, etc.) | | |
| Assembly plant, handcraft | | |
| Assembly plant | * | * |
| Automobile uses: | T | * |
| Gas station | | |
| Parts and equipment sales | | |
| Rental/leasing | | |
| Repair/servicing business | | |
| Sales | | |
| Tire sales and recapping | * | * |
| Bakery, wholesale | | |
| GFA 4,000 SF or less | В | В |
| GFA up to 10,000 SF | В | |
| Banks/ financial institutions | В | В |
| Bowling alleys | В | |
| Car wash | D. | |
| Cametany | В | В |
| Cemetery | * | * |
| Clinics: | | Ť |
| Health clinic (no GFA limit) | В | |
| Health clinic (up to 10,000 SF, GFA) | <u>В</u>
В | D. |
| Health clinic (up to 4,000 SF, GFA) | В В | В |
| Public health clinic | D | В |
| Veterinary (with outside pens/runs) | D | a a |
| Veterinary (without outside pens/runs) | <u>B</u> | В |
| Clubs, private | B
* | B * |
| Communications facilities and towers: | · | · · |
| Antennae or microcells mounted on existing | | |
| towers established prior to 02/20/01 | | |
| Attached facilities utilizing utility poles or other | D | n n |
| electric transmission facilities as the attachment | В | В |
| Attached facilities not visible from any adjacent | | |
| Attached facilities not visible from any adjacent | В | В |
| Attached facilities visible from an adjacent | | |
| Attached facilities visible from an adjacent | | |
| Alternative tower support structures | | |
| Alternative tower support structures Managed tower support structures | | |
| Monopole tower support structures Guyard tower support structures | | |
| Guyed tower support structures Lattice tower support structures | | |
| Self-supporting tower support structures | | |
| Contractor or tradesman's shop, general | | |
| Contractor or tradesman's snop, general Crematorium (independent of funeral home) | | |
| Data center | В | В |
| Data center Daycare facility | В В | В |
| Daycare raciity Dry cleaning establishments | В В | В |
| Educational facilities (non-residential) | * | * |
| , | В | В |
| Elementary High schools | В В | В |
| Ÿ | В В | В |
| Colleges and universities | | |
| Artistic up to 4,000 SF, GFA | В | В |
| Artistic up to 10,000 SF, GFA | В | В |
| Vocational, up to 4,000 SF, GFA | В | В |
| Vocational, up to 10,000 SF, GFA | В | В |
| Electronic gaming café | * | * |
| Funeral home (without crematory) | Ψ. | † |

Matrix of Use Types-William Taylor Plaza PUD

| CFA += 10 000 CF | | | |
|---|----------|-----|----------|
| GFA up to 10,000 SF Funeral homes (with crematory) | * | * | \dashv |
| GFA 4,000 SF or less | | | |
| GFA up to 10,000 SF | | 40 | DOOLIED |
| Golf course | | | PROVED |
| Golf driving range | | | NOVLD |
| Helipad | | | |
| Hospital | В | В | |
| Hotels/motels: | * | * | _ |
| Up to 100 guest rooms | В | | |
| 100+ guest rooms | В | | |
| Laundromats | В | В | |
| Libraries | В | В | |
| Manufactured home sales | | | |
| Microbrewery | В | В | |
| Mobile food units | Р | Р | |
| Movie theaters, cineplexes | В | | |
| Municipal/governmental offices, buildings, | В | В | |
| courts | В | В | |
| Museums: | * | * | |
| Up to 4,000 SF, GFA | В | В | |
| Up to 10,000 SF, GFA | В | В | |
| Music halls | | | |
| Offices: | * | * | |
| Business and professional | В | В | _ |
| Medical | В | В | |
| Philanthropic institutions/agencies | В | В | |
| Property management | В | В | |
| Other offices (non-specified) | В | В | |
| Outdoor storage, accessory | | | |
| Parking: | * | * | |
| Parking garage | A | A | |
| Surface parking lot | A | A | |
| Surface parking lot (more than 20 spaces) | A | A | |
| Temporary parking facilities | <u>T</u> | T | |
| Photography studio | В | В | _ |
| Photographic processing; blueprinting | В | В | _ |
| Radio/television broadcast stations | B
* | B * | |
| Recreational facilities: Indoor: health/sports clubs; tennis club; | * | * | _ |
| swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc. | В | В | |
| Outdoor: Parks, playgrounds, ball fields and ball | В | В | |
| courts, swimming pools, picnic shelters, etc. | | | |
| Restaurants: | * | * | |
| Dance hall/all night | | | |
| Drive-through windows | В | | |
| Fast food | В | В | |
| Full service | В | В | |
| 24-hour | | | |
| Taxi stand | В | В | |
| Towing service, automobile | | | |
| Technology-based businesses | В | В | |
| Transit facility | В | | |
| Utility facilities | | | _ |
| Utility lines | В | В | _ |
| NON-RESIDENTIAL USES: RETAIL | | _ | 4 |
| Accessory buildings, structures and uses | В | В | \dashv |
| Consumer service businesses: | * | * | \dashv |
| Up to 4,000 SF, GFA | В | B | \dashv |
| Up to 10,000 SF, GFA | В | В | \dashv |
| 10,001+ GFA | B | B | 4 |
| Farmer's market | В | В | \dashv |
| Greenhouses/nurseries | | | \dashv |
| Grocery stores: | * | * | 4 |
| Convenience | В | В | |

| General, up to 10,000 SF, GFA | В | В |
|--|---|---|
| General, 10,001+ SF, GFA | В | |
| Home improvement center | В | |
| Pharmacies: | * | * |
| 1—1,700 SF, GFA | В | В |
| | В | |
| 1,701—4,000 SF, GFA | | В |
| 4,001+SF, GFA | В | В |
| Shopping centers | В | В |
| Shopping malls To any array and an author (floor module to profit | | |
| Temporary sales, outdoor (flea markets, craft | T | Т |
| fairs, promotional sales, etc.) | * | * |
| Other retail stores (non-specified): | | |
| Up to 4,000 SF, GFA | В | В |
| Up to 20,000 SF GFA | В | В |
| 20,000+ SF, GFA | В | |
| NON-RESIDENTIAL: INDUSTRIAL | * | * |
| Accessory buildings, structures and uses | В | В |
| Assembly, industrial | | |
| Beverage or food processing, packaging and | | |
| bottling plants | | |
| Brewery and bottling facility | В | В |
| 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 | В | В |
| <4,000 sq. ft. | В | В |
| Laboratory, pharmaceutical | В | В |
| <4,000 sq. ft. | В | В |
| Landscape service company | | |
| Laundries | | |
| Manufactured home sales | | |
| Manufacturing, light | | |
| Medical laboratories | | |
| Moving companies | В | |
| Pharmaceutical laboratories | В | В |
| Printing/publishing facility | В | В |
| Open storage yard | ~ | - |
| Outdoor storage, accessory to industrial use | | |
| Research and testing laboratories | В | В |
| Self-storage companies | | |
| Warehouses | | |
| Welding or machine shop | | |
| Wholesale establishments | | |
| THIS ISSUE COLUMNIA INTENTA | | |
| 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 | | |
| * = header section | | |

Narrative per Sec. 34-517(2)



Narrative Project Description William Taylor Plaza July 13, 2015

William Taylor Plaza is a mixed use PUD at the corner of Ridge Street and Cherry Avenue. The PUD shall contain both residential and commercial uses, and meets the objectives in Sec. 34-490 of the Planned Unit Development ordinance as follows:

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

This proposal is of equal or higher quality than otherwise required by the strict application of zoning district regulations that currently govern because it proposes the following significant changes: allows 40% of the site parking to be at grade vs 10% in the current zoning, ensures parking is not visible from the street, provides building and parking layouts that reduce impervious surfaces by 25%, increases the size of the arboretum by 25%, provides side and rear setbacks to adjacent residential properties, provides a plan for phasing the project, removes certain inappropriate uses that are currently allowed, and proffers a clearly defined minimum number of residential units in the project.

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

The proposed arrangement of buildings is almost identical to the arrangement in the current PUD zoning except that the open spaces in the proposed PUD are larger.

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

This mixed-use development will contain a range of unit types to accommodate a wide range of family structures and income levels, including one-bedroom, two-bedroom and studio. The issue of affordable housing is answered in the proffers by the developer.

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

The proposed zoning amendment does not modify this except that the current proposal provides more open space.

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

The proposed PUD frames the corner and provides a transition from the building forms of the Ridge Street historic district to the Cherry Avenue mixed use district. The proposed zoning amendment does not modify this.

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

The project has been developed to reflect the massing, scale and rhythms of each of the street with respect for that particular context. The proposed zoning amendment does not modify this.

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

The proposed PUD amendment is no different from the current PUD with regard to preservation of cultural features, scenic assets and natural features except that the proposed PUD preserves more natural features.

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

 ${\it The proposed PUD provides for coordination of architectural styles \ and \ will \ be further \ reviewed \ by \ the \ BAR.}$

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

The proposed PUD is identical to the current PUD in this regard.

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

The proposed PUD is identical to the current PUD in this regard.

CITY OF CHARLOTTESVILLE

"A World Class City"

Neighborhood Development Services 610 East Market Street Charlottesville, VA 22902 Telephone 434-970-3182 Fax 434-970-3359 www.charlottesville.org



March 16, 2018

Michael Myers, P.E., C.F.M. Dominion Engineering 172 South Pantops Drive Charlottesville, VA 22911

RE: William Taylor Plaza Phase II FINAL SITE PLAN

Dear Mike.

The above referenced site plan was submitted to the office for an initial round of review on **September 13, 2017** and a additional rounds of review on **December 11, 2017, and February 16, 2018**. Please find below a list of revisions that are necessary for this plan to proceed in the approval process. If you wish to pursue final site plan approval, please address the following comments. The revisions must be received on or before **May 3, 2018** in order for this process to proceed. Revisions not submitted by this date will be considered a new submittal and new fees will be assessed. If you are unable to re-submit by this date, you can request an extension on the project per §34-823(e) of the City Code. Based on the level of comments remaining, the site plan will be placed on the **April 10**, **2018** Planning Commission for review.

- 1. Comments from Hugh Blake, Engineer, are attached.
- 2. Comments from Matt Alfele, City Planner, are attached.
- 3. Comments from Jason McIlwee, Public Utilities, are attached.

Please revise the plan and resubmit 3 hard copies and a digital file for additional review. If you have questions, please contact me at 434-970-3636 or alfelem@charlottesville.org

Sincerely,

Matt Alfele

to aye

C: Dominion Engineering, Attn: Mike Myers, P.E., C.F.M., mmmyers@dominioneng.com
Management Services Corporation, Attn: Trey Steigman, tsteigman@msc-rents.com
Cherry Avenue Investments, Attn: Charlie Armstrong, charlesa@southern-development.com

Missy Creasy
Hugh Blake
Mandy Brown
Tom Elliott
Zack Lofton
Jason McIlwee
Christian Chirico
W.J. Sclafani
Stephen Walton

City Staff have made a good faith effort to identify all deficiencies within the September 13, 2017, December 11, 2017, and February 16, 2018 submissions; however, in the event that there remains any other deficiency which, if left uncorrected, would violate local, state or federal law, regulations, or mandatory engineering and safety requirements, such other deficiency shall not be considered, treated or deemed as having been approved.

These comments are based on the current submission; future submissions may generate additional comments. The following items need to be addressed in the revised site plan: Be advised that major changes to the site plan may result in new comments not reflected in this review

Engineering

City Engineer – Hugh Blake

- 1. Provide calculations that demonstrate adequate storage volume is available in the sediment trap. (If already provided, state where the calculations can be found.)
- 2. David Frazier is currently reviewing the SWPPP and will provide comments if needed.

Planning

City Planner - Matt Alfele

1. The note on sheet SP3 is too detailed. The City is not getting involved in the details of who is responsible for which actions. That is a private matter between the two parties. The City is looking for a simple statement showing Management Services Corporation is taking responsible for the conversion of stormwater facilities to bioretention filters. The below language would be acceptable to the City:

The conversion of the Phase 1 stormwater facilities (facilities X, X, and X as shown on page X of the approved VSMP Plan) to bioretention filters (BF-1, BF-2, and ST-2 as shown on page X of the approved Site Plan) will be the responsibility of the Phase 2 developer.

Seen and agreed

Cherry Avenue Investments, LLC (Phase 1 Previous Owner)

Date

Virginia Hotel Partners, LP (Phase 1 Developer)

Date

Management Services Corporation (Phase 2 Developer)

Date

It would also be helpful to pull the approved sheets referenced above and add them to the end of the plan set so everything is in one place.

Public Utilities

Utilities Engineer – Jason McIlwee

- 1. Please add a note to the plans that Dominion Engineering shall provide a PE sealed document for review by the Department of Utilities calculating the required peak flow for sizing the water meter before the building permit is released. Peak flow shall be calculated using the AWWA fixture count method from Manual M22.
- 2. Since the sleeve will be installed for the water service, please label the size of the sleeve and provide details (how ends will be sealed, material, etc.).

CITY OF CHARLOTTESVILLE





APPLICATION FOR A REZONING OF PROPERTY

JOINT CITY COUNCIL AND PLANNING COMMISSION PUBLIC HEARING

DATE OF HEARING: April 10, 2018

APPLICATION NUMBER: ZM18-00001

Project Planner: Matt Alfele

Date of Staff Report: March 26, 2018

Applicant: Justin Shimp and Charles Hurt

Applicants Representative: Justin Shimp with Shimp Engineering, P.C.

Current Property Owner: Justin Shimp and Charles Hurt

Application Information

Property Street Address: 918 Nassau Street (three unaddressed lots and a portion of one

unaddressed lot)

Tax Map/Parcels #: Tax Map 61, Parcels 79.17, 79.18, 79.19, & 79.201 and a portion of

Tax Map 61, Parcel 79

Total Square Footage/ Acreage Site: Approx. 0.8 acres (34,848 square feet) **Comprehensive Plan (General Land Use Plan):** Low Density Residential

Current Zoning Classification: R-2

Tax Status: Parcels is up to date on payment of taxes

Completeness: The application generally contains all of the information required by

Zoning Ordinance (Z.O.) Sec. 34-41.

Applicant's Request (Summary)

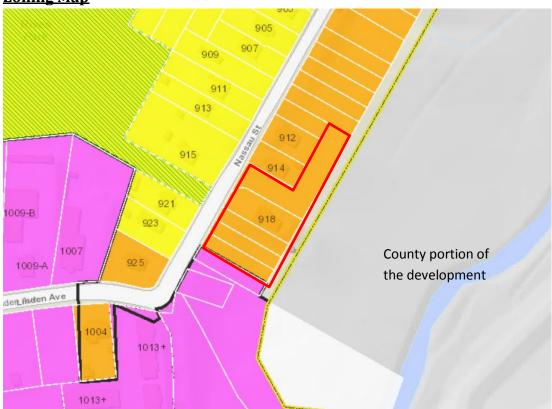
Justin Shimp has submitted a rezoning application to rezone 918 Nassau Street, a portion of tax map 61, parcel 79, and tax map 61 parcels 79.17,79.18, 79.19, & 79.201 (Subject Properties) from the existing residential use (R-2) to highway corridor (HW) with a preliminary proffer statement. The rezoning application is being requested (in conjunction

with SUP application SP18-00004) to accommodate the development of (18) one-bedroom and (12) two-bedroom units split between (2) three-story apartment buildings for a total of (30) dwelling units. The development is being proposed as an urban farm and will accommodate a 1,280 square foot greenhouse and an approximately 600 square foot retail farm store. Additional parking, farm sheds, and agricultural fields supporting the development are proposed on an adjacent 7.52 acre county parcel. The preliminary proffer statement (**Attachment C**) removes categories of uses (including auto, medical, office, and large scale retail) that would not facilitate the development of an urban farm on the subject properties. The preliminary proffer statement also limits building height on the subject properties to 35 feet above grade.

Vicinity Map



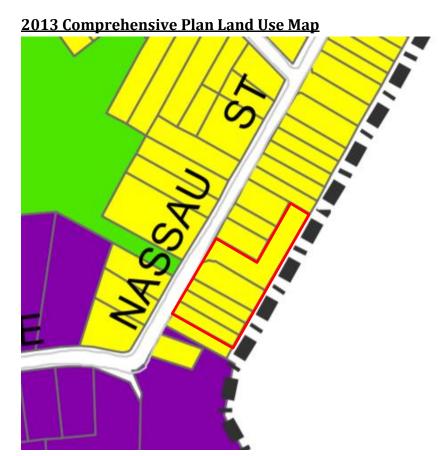
Zoning Map



Gray: County Land, **Orange:** (R-2) Residential Two-family, **Yellow:** (R-1S) Residential Single-Family, **Purple:** (HW) Highway Corridor, **Green Stripped:** Park

2016 Aerial





Yellow: Low Density Residential, **Purple:** Mixed Use, & **Green:** Park or Preserved Open

Space, White: County

Standard of Review

City Council may grant an applicant a rezoning request, giving consideration to a number of factors set forth within Z.O. Sec. 34-41. The role of the Planning Commission is and make an advisory recommendation to the City Council, as to whether or not Council should approve a proposed rezoning based on the factors listed in Z.O. Sec. 34-41(a):

- (a) All proposed amendments shall be reviewed by the planning commission. The planning commission shall review and study each proposed amendment to determine:
 - (1) Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;
 - (2) Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community;
 - (3) Whether there is a need and justification for the change; and
 - (4) When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for inclusion within the proposed

zoning district, relating to the purposes set forth at the beginning of the proposed district classification.

Preliminary Analysis

The applicant is proposing to rezone the subject properties from R-2 to HW and is congruently requesting a Special Use Permit for a density of 32 dwelling units per acre (DUA) to facilitate the development of an urban farm. The development will consist of thirty (30) dwelling units within two (2) buildings. The development will also contain a large greenhouse and a retail farm store. Additional parking, farm sheds, and agricultural fields supporting the development are proposed on an adjacent 7.52 acre county parcel (currently under review by the county for a rezoning from Light Industrial to Rural Areas). Under the current zoning the subject properties could accommodate five (2) two-family dwellings in the current configuration for a total of ten (10) units. If rezoned to HW the subject properties DUA would be:

- By-right: zero (0) dwelling unit per lot= zero (0) units on the subject properties.
- Special Use Permit (per Sec. 34-740) (maximum) forty-three (43) DUA = thirty-four (34) units on the subject properties. *These numbers reflect the acres of the rezoning application. The proposed development, as a whole, will include an additional 0.14 acres that is already zoned HW.

The proposed development, as described in the SUP application (SP18-00004), will allow a maximum of thirty (30) dwelling units (0.94 acres X 32 = 30 units based on preliminary data).

Zoning History of the Subject Property

| Year | Zoning District | | |
|------|-----------------|--|--|
| 1949 | B-2 Business | | |
| 1958 | R-2 Residential | | |
| 1976 | R-2 Residential | | |
| 1991 | R-2 Residential | | |
| 2003 | R-2 Residential | | |

Z.O. Sec. 34-42

1. Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;

a. Land Use

The applicant's own analysis of the development's consistency with the Comprehensive Plan, as required by Z.O. Sec. 34-41(d)(2), is provided in the Background section of the proposed rezoning application (**Attachment B**).

Staff Analysis

The Subject Properties are currently zoned R-2 which is one of the most restrictive zoning categories in the City. All by-right, provisional, and special uses allowed within this zoning district are Residential and Related per Z.O. Sec. 34-420 and single-family attached and two-family are the most common of these uses. The 2013 Comprehensive Plan Land Use Map indicates the Subject Properties remain low-density residential. The land use section of the comprehensive plan indicates all single or two-family type housing and a density less than fifteen (15) DUA is Low Density. High Density are locations with a DUA over fifteen (15) or locations with multi-family housing types (townhouses, apartment, condominiums).

The applicant is requesting a rezoning of the Subject Properties to HW Highway Corridor in conjunction with an SUP application to accommodate a higher density development. Z.O. Sec. 34-541, Highway Corridor is considered Mixed Use. The 2013 Comprehensive Plan Land Use Map describes Mixed Use as areas intended to be zones where the City encourages development of a moderate or high intensity, and where a large variety of uses will be permitted. The HW zoning district allows no residential density by-right, but allows up to forty-three (43) DUA with a special use. Unlike the R-2 district, the HW limits by-right residential uses to things such as residential treatment facilities and bed-and-breakfasts. Single-family attached and detached homes are not permitted within the HW zoning districts.

The majority of by-right, provisional, and special uses allowed within the HW zoning districts (per Z.O. Sec. 34-796) are commercial and retail in nature. Some examples are; gas stations, health clinics, and shopping centers. In the narrative statement the applicant is proposing thirty (30) residential units within two (2) buildings consisting of one (1) and (2) two-bedroom units. The applicant is also proposing a row of greenhouses and an approximately six hundred (600) square foot retail farm store. The applicant's preliminary proffer statement removes a lot of by-right and special uses associated with the HW zoning district. Many of these uses could be more intense such as; amusement center, health clinic, Movie Theater, restaurant, shopping center,

and automotive services (for a full list see **Attachment C**) than the proposed development.

According to the Comprehensive General Land Use Plan Map, multifamily apartments with (30) units is considered High Density and a retail farm store (Z.O. Sec. 34-796 other retail stores (non-specified) up to 4,000 square feet) within the same development is considered Mixed Use. These uses are not consistent with the Comprehensive General Land Use Plan Map.

The Subject Property is bordered by:

| Direction | Zoning District | Current Use |
|-----------|----------------------------|--|
| East | *7.52 acres of county land | Vacant floodplain and floodway land that abuts
Moores Creek |
| South | HW | **Vacant parcel |
| West | R-1S | Residential Homes and Rives Park |
| North | R-2 | Residential Homes and Vacant parcels |

^{*}The 7.52 acres of county land is part of the proposed development and would serve as farm land supporting the City's portion of the development. The parcel of land is currently zoned Light Industrial and the applicant is seeking a rezoning to Rural Areas.

**The vacant parcel to the south is part of the proposed development, but is already zoned HW. The lot is part of the accompanying SUP application (SP18-00004).

Staff finds the proposed rezoning is not consistent with the City's Comprehensive General Land Use Plan Map, but may contribute to other goals within the Land Use chapter of the Comprehensive Plan. As the subject properties are centrally located to single family, multi-family, and green spaces, a higher residential density on Nassau Street, at this location, could contribute to Goal 2.3 (Enhance pedestrian connections between residences, commercial centers, public facilities, amenities and green space.) in the Land Use chapter of the Comprehensive Plan. It should be noted that the rezoning, on its own, will lower the existing density to zero (0). Staff is making an analysis off the proposed development as presented within the application materials (Attachment A, B, & C). Planning Commission should consider the implications of the development as presented in the application materials, but also the implications of a rezoning "without" the SUP.

Staff is concerned about the potential intensity of future land uses encroaching down Linden Avenue into the fabric of the low density neighborhoods. In addition to the rezoning request, the applicant is also submitting an application for a SUP (SP18-00004) to build thirty (30) one and two-bedroom units on the subject properties. The proposed use in the SUP application (residential) is consistent with the current uses near the subject properties (three story residential buildings are located just south of the subject property at Linden and Nassau), but this residential use is part of a larger development that includes a farming component (located in the county). Although the "farming" for this development will be located outside the City, ingress and egress, a farm store, and a large greenhouse will all be located within the City. The Planning Commission should look at the development as a whole as activities on the county portion of the project will directly impact City lots and roads.

b. Community Facilities

The applicant's own analysis of the development's consistency with the Comprehensive Plan, as required by Z.O. Sec. 34-41(d)(2), is provided in the Background section of the proposed rezoning application (**Attachment B**).

Staff Analysis

Staff finds the location of the subject properties would be serviced by existing community facilities. A change in use from R-2 to HW should have no major impacts to existing community facilities.

c. Economic Sustainability

The applicant's own analysis of the development's consistency with the Comprehensive Plan, as required by Z.O. Sec. 34-41(d)(2), is provided in the Background section of the proposed rezoning application (**Attachment B**).

Staff Analysis

Staff finds no conflict with Chapter 3 (Economic Sustainability) of the Comprehensive Plan with a change of use from R-2 to HW.

d. Environment

The applicant's own analysis of the development's consistency with the Comprehensive Plan, as required by Z.O. Sec. 34-41(d)(2), is provided in the Background section of the proposed rezoning application (**Attachment B**).

Staff Analysis

Current stormwater regulations will prevent the subject properties from discharging additional stormwater above current levels. The subject properties are undeveloped (with the exception of one existing single family home that will be demolished) which will require innovative design to keep stormwater at current levels. These concerns would be addressed at site plan review. Although the site is not directly adjacent to Moores Creek, the application materials indicate the county parcel that is adjacent to Moores Creek will be part of this development.

e. Housing

The applicant's own analysis of the development's consistency with the Comprehensive Plan, as required by Z.O. Sec. 34-41(d)(2), is provided in the Background section of the proposed rezoning application (**Attachment B**) and a letter to Stacy Pethia dated March 15, 2018 (**Attachment D**).

Staff Analysis

Staff finds the uses which could occur as part of a HW development, such as apartment buildings (with a SUP); on the subject properties could contribute to Goals 3.6, 8.1, & 8.2 in the Housing chapter of the Comprehensive Plan. According to Sec. 34-12 the applicant is not required to provide on or off site affordable housing or payment into the City's Affordable Housing Fund.

In the application, narrative, and letter to Stacy Pethia dated march 15, 2018 affordable housing is discussed as an element of the development. The applicant indicates they will be providing two (2) affordable units on site. One (1) unit will be placed within the development to meet the needs of a future off site SUP (1201 Druid Avenue) and the other unit will be placed within the development to help contribute to the City's 2025 Affordable Housing Goal. It needs to be stated that although these units are part of the narrative, no affordable housing is part of the preliminary proffer statement submitted with this application.

f. Transportation

The applicant's own analysis of the development's consistency with the Comprehensive Plan, as required by Z.O. Sec. 34-41(d)(2), is provided in the Background section of the proposed rezoning application (**Attachment B**).

Staff Analysis

Staff finds the uses which could occur as part of a HW development, such as an apartment building (with an SUP); on the subject properties could contribute to Goals 1.2 & 2.6 in the Transportation chapter of the Comprehensive Plan and section 4.1 of Streets that Work. Staff is concerned that "farming" activities could include a wide range of vehicular traffic that are not suitable for a Local road, as designated by Streets that Work typology. Small low impact farming could be compatible with a Local Street Typology if it does not include large tractor trailers continuously making deliveries and pickups. Larger scale farming could produce the type of traffic more suitable for an Industrial type Street Typology.

g. <u>Historic Preservation & Urban Design</u>

The applicant's own analysis of the development's consistency with the Comprehensive Plan, as required by Z.O. Sec. 34-41(d)(2), is provided in the Background section of the proposed rezoning application (**Attachment B**).

Staff Analysis

Staff finds the uses which could occur as part of a HW development, such as an apartment building, (with a SUP) on the subject properties could contribute to Goal 1.3 & 1.4 in the Historic Preservation & Urban Design chapter of the Comprehensive Plan.

2. Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community;

The applicant's own analysis of the development's furtherance of the general welfare of the entire community is provided in the Background section of the proposed rezoning application (**Attachment B**).

Staff Analysis

Staff finds that a land use change from R-2 to HW, with a SUP for density as noted in the applicant's narrative statement, could benefit the surrounding community by providing additional residential housing options. The development, as noted in the applicant's narrative statement, could also benefit the surrounding community by providing access to locally produced agricultural products.

3. Whether there is a need and justification for the change;

The applicant has provided information on the factors that led to a request to rezone the subject properties from R-2 to HW in the Narrative section of their application (**Attachment B**).

Staff Analysis

According to the City's 2013 Land Use Map, this portion of the City should be Low Density Residential with a DUA under fifteen (15). The existing development pattern along Nassau Street is currently consistent with the current Land Use Map. Most of the parcels in this area are single, two-family homes, or vacant. Rezoning the subject properties from R-2 to HW could contribute to many of the goals in the City's 2013 Comprehensive Plan, but would not be consistent with the existing pattern of development along Nassau Street. Rezoning to HW (without a SUP) would keep the DUA under fifteen (15) per the Land Use Map, but it should be noted that Sec. 34-796 indicates the residential dwelling type "Multifamily" is a by-right use in the HW districts, but Sec. 34-740 states any "density" requires a SUP.

4. When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification.

The location of the subject properties are currently served by existing public utilities and facilities. The applicant has provided a narrative statement on adverse effects and mitigation in their application materials (**Attachment B**).

Staff Analysis

Any development on the subject properties would be evaluated during site plan review and need to meet all current regulations related to public utilities and facilities. Due to the location of the subject properties, staff believes all public services and facilities would be adequate to support development.

In relation to the purposes set forth at the beginning of the proposed district classification, staff finds the development would not meet the intent. The Highway Corridor district should facilitate development of a commercial nature that is auto oriented with very limited residential use (Z.O. Sec. 34-541(9). The proposed development (as stated in the application materials) would be mainly residential in nature with a small retail (farm store) and commercial (farm) component.

Public Comments Received

Community Meeting Required by Z.O. Sec. 34-41(c)(2)

On September 11, 2017 the applicant held a community meeting at Clark Elementary. The applicant gave an overview of the project as it related to the need for a rezoning and a SUP. The community voiced the following concerns with the proposed development:

- View from Linden Avenue could be blocked.
- The development could have an adverse impact on Moores Creek.
- What type of development could happen in the floodplain?

Other comments included:

- Appreciation for proposing an initiative "urban farm".
- Providing affordable units.

As of the date of this report, staff has received one (1) email related to the rezoning or SUP application and two (2) phone calls. The following concerns were expressed:

- No access to the development from the County side
- 30 units at this location could have an adverse impact on Moores Creek.
- One of the buildings would be too close to the road.

Staff Recommendation

Staff finds the proposed development, as presented in the application materials could contribute to many goals of the City's Comprehensive Plan. Staff finds that the by-right uses for HW as outline in Z.O. Sec. 34-796, are a mix of appropriate and inappropriate uses for the subject properties. Staff finds the residential, retail, and most of the commercial uses to be appropriate. The preliminary proffer statement removes many of the inappropriate uses, but leaves some uses that could produce an unknown outcome. Any SUP would require additional review by staff, Planning Commission, and City Council. Should the development proceed as indicated in the application and narrative, staff finds the idea of an urban farm one that could greatly benefit this area of the City. Summarizing the Standard of Review, staff finds:

- (1) Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan. Staff finds the proposed rezoning (as presented in the application materials) would not comply with the City's Comprehensive General Land Use Plan Map, but would contribute to other chapters of the City's 2013 Comprehensive Plan.
- (2) Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community. Staff finds the proposed rezoning (as presented in the application materials) would further the purposes of this chapter and the general welfare of the entire community.
- **(3) Whether there is a need and justification for the change.** *Staff finds no justification for the proposed rezoning.*

(4) When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification. Staff finds the proposed rezoning (as presented in the application materials) would have no impact on public services or facilities, but would not meet the intent of the Highway Corridor district as defined within the proposed district classification.

Suggested Motions

1. I move to recommend approval of this application to rezone the subject properties from R-2, to HW, on the basis that the proposal would service the interests of the general public and good zoning practice.

OR.

2. I move to recommend denial of this application to rezone the subject properties from R-2 to HW, on the basis that the proposal would not service the interests of the general public and good zoning practice.

Attachments

- A. Rezoning Application Dated January 22, 2018
- B. Applicant's Narrative Statement and supporting documents dated March 16, 2018
- C. Preliminary Proffer Statement Dated March 16, 2018
- D. Letter on affordable housing to Stacy Pethia Dated March 15, 2018



City of Charlottesville

| Application for Rezoning |
|--|
| Project Name: Hogwaller Farm |
| Address of Property: Nasau St. Lots |
| Tax Map and Parcel Number(s): $61-79$; $61-79$. 10 ; $61-79$, 17 , $101-79$, 18 $101-79$, 191 ; 110 |
| Proposed Zoning: ₩W |
| Comprehensive Plan Land Use Designation: 10w density residential |
| |
| Applicant: Justin Shimp Charles Hurt |
| Address: 201 E. Main Suite M Charlottesville, VA |
| Phone: (4311) 227-5140 Email: justin@ shimp-engineering.com |
| Applicant's Role in the Development (check one): |
| Owner Owner's Agent Contract Purchaser |
| Owner of Record: Dr. C. Hurt, Etal Trustees; Franklin St. Land Trust 11 |
| Address: PO Box 8147 Charlottesville, VA 229010 |
| Phone: (434) 979 - 8182 Email: |
| |
| (1) Applicant's and (2) Owner's Signatures |
| (1) Signature Print <u>Justin Shimp</u> Date 1 22 18 |
| Applicant's (Circle One): LLC Member LLC Manager Corporate Officer (specify) |
| Other (specify): Trustee (2) Signature Print Dr. Charles Hurt Date 1/22/18 |
| Owner's (Circle One): LLC Member LLC Manager Corporate Officer (specify) Other (specify): |



Application Checklist

| Project Name: Hogwaller Farm | | | | | | |
|--|---|--|--|--|--|--|
| I certify that the following documentation is ATTACHED to this application: | | | | | | |
| 34-157(a)(2) Narrative statement: applicant's analysis of conformity with the Comprehensive Plan | | | | | | |
| 34-157(a)(4) Narrative statement identifying and discussing any potential adverse impacts, as well as any measures included within the development plan, to mitigate those impacts | | | | | | |
| 34-158(a)(6): other pertinent information (narrative, illustrative, etc.) | | | | | | |
| Completed proffer statement (inc). In affordable housing section of narrative All items noted on the Pre-Application Meeting Verification. | ` | | | | | |
| Applicant Signature hades m Arest Print harles without Date 1/22/2018 | | | | | | |
| By Its: | | | | | | |
| (For entities, specify: Officer, Member, Manager, Trustee, etc.) | | | | | | |

ALOTTES AND STREET OF STRE

City of Charlottesville

Community Meeting

Project Name: Hogwaller Farm

Section 34-41(c)(2) of the Code of the City of Charlottesville (adopted October 19, 2015) requires applicants seeking rezonings and special use permits to hold a community meeting. The purpose of a community meeting is to provide citizens an opportunity to receive information about a proposed development, about applicable zoning procedures, about applicable provisions of the comprehensive plan, and to give citizens an opportunity to ask questions. No application for a rezoning shall be placed on any agenda for a public hearing, until the required community meeting has been held and the director of neighborhood development services determines that the application is ready for final review through the formal public hearing process.

By signing this document, the applicant acknowledges that it is responsible for the following, in connection to the community meeting required for this project:

- 1. Following consultation with the city, the applicant will establish a date, time and location for the community meeting. The applicant is responsible for reserving the location, and for all related costs.
- 2. The applicant will mail, by U.S. mail, first-class, postage pre-paid, a notice of the community meeting to a list of addresses provided by the City. The notice will be mailed at least 14 calendar days prior to the date of the community meeting. The applicant is responsible for the cost of the mailing. At least 7 calendar days prior to the meeting, the applicant will provide the city with an affidavit confirming that the mailing was timely completed.
- 3. The applicant will attend the community meeting and present the details of the proposed application. If the applicant is a business or other legal entity (as opposed to an individual) then the meeting shall be attended by a corporate officer, an LLC member or manager, or another individual who can speak for the entity that is the applicant. Additionally, the meeting shall be attended by any design professional or consultant who has prepared plans or drawings submitted with the application. The applicant shall be prepared to explain all of the details of the proposed development, and to answer questions from citizens.
- 4. Depending on the nature and complexity of the application, the City may designate a planner to attend the community meeting. Regardless of whether a planner attends, the City will provide the applicant with guidelines, procedures, materials and recommended topics for the applicant's use in conducting the community meeting.
- 5. On the date of the meeting, the applicant shall make records of attendance and shall also document that the meeting occurred through photographs, video, or other evidence satisfactory to the City. Records of attendance may include using the mailing list referred to in #1 as a sign-in sheet (requesting attendees to check off their name(s)) and may include a supplemental attendance sheet. The City will provide a format acceptable for use as the supplemental attendance sheet.

Applicant: Charles Hurt | Justin Shimn

| The state of the s | or imp |
|--|----------------------------------|
| By: | |
| Signature hands In Her Print_ | Charles W. 1404 + Date 1 22/2018 |
| Its: toustage | (Officer, Member, Trustee, etc.) |



Personal Interest Statement

| Project Name: Hogwaller Farm | _ | | | | |
|---|-----|--|--|--|--|
| swear under oath before a notary public that: | | | | | |
| A member of the City of Charlottesville Planning Commission (identified below), or their immediate family member, has a personal interest in the property or transaction that is the subject of this application. | | | | | |
| Planning Commissioner(s): | | | | | |
| No member of the City of Charlottesville Planning Commission, or their immediate family member has a personal interest in the property or transaction that is the subject of this application. | ۲, | | | | |
| And A member of the City of Charlottesville City Council (identified below), or their immediate family member, has a personal interest in the property or transaction that is the subject of this application. | | | | | |
| City Councilor(s): | | | | | |
| Or No member of the City of Charlottesville Planning Commission, or their immediate family member, has a personal interest in the property or transaction that is the subject of this application. Applicant: Charles Hurt Justin Shimp | | | | | |
| By: Signature Charles An Aprint disclos w. Wort Date 1/22/2018 ts: | - | | | | |
| Commonwealth of Virginia County Albemarke City of Charlottesville The foregoing instrument was subscribed and sworn before me this 23rl day of January 2018 by Charles wm Hurt | | | | | |
| Notary Signature Shuley & Shirley L Fisher Registration #: 100945 Expires 9/30/20 Shirley L Fisher NOTARY PUBLIC REG. #100845 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES SEP 30, 20 | 720 | | | | |



Disclosure of Equitable Ownership

Project Name: Hagwaller Farm

Section 34-8 of the Code of the City of Charlottesville requires that an applicant for a special use permit make complete disclosure of the equitable ownership "real parties in interest") of the real estate to be affected. Following below I have provided the names and addresses of each of the real parties in interest. including, without limitation: each stockholder or a corporation; each of the individual officers and directors of a corporation; each of the individual members of an LLC (limited liability companies, professional limited liability companies): the trustees and beneficiaries of a trust, etc. Where multiple corporations, companies or trusts are involved, identify real parties in interest for each entity listed. Name Justin Shimp Address 201 f. Main St. Surte M Name Charles Hurt Address PO Box 8147, 22906 ____ Address_____ Name ______ Address Attach additional sheets as needed. Note: The requirement of listing names of stockholders does not apply to a corporation whose stock is traded on a national or local stock exchange and which corporation has more than five hundred (500) shareholders. Applicant: Charles Hurt Justin Shimp (Officer, Member, Trustee, etc.)



Fee Schedule

| Application Type | Quantity | Fee | Subtotal |
|--------------------------|----------|-----------------------------|----------|
| Rezoning Application Fee | 1 | \$2000 | \$ 2,000 |
| Mailing Costs per letter | | \$1 per letter | |
| Newspaper Notice | | Payment Due
Upon Invoice | |
| TOTAL | | | |

| Office Use Only | | | 1.4 |
|------------------|-----------|--------------|----------|
| Amount Received: | Date Paid | Received By: | <u> </u> |

Attachment B



Hogwaller Farm Rezoning & Special Use Permit Narrative March 16, 2018

RE: Rezoning and Special Use Permit Narrative, TMP 61-79 (portion), 61-79.16, 61-79.17, 61-79.18, 61-79.19, and 61-79.201

Shimp Engineering is applying concurrently for a rezoning on TMP 61-79 (portion), 61-79.17, 61-79.18, 61-79.19, and 61-79.201, and a special use permit on TMP 61-79 (portion), 61-79.16, 61-79.17, 61-79.18, 61-79.19, and 61-79.201 to allow for 30 units in two multifamily structures on approximately .94 acres. In accordance with Sec. 34-41 of the Charlottesville Zoning Ordinance, Shimp Engineering is applying to rezone the aforementioned parcels from R-2 (Residential) to HW (Highway Corridor). In accordance with Sec. 34-158, Shimp Engineering is applying for a Special Use Permit to allow for residential units in a HW district. The proposed residential development on this site will be part of an innovative urban farm development comprised of City and County parcels, where the residential structures will be built on City parcels adjacent to a County parcel (TMP 77-20) that is intended to be utilized for agricultural production. It is the intent for the City parcels to also accommodate a greenhouse and a retail shop intended for farm sales, allowed by-right in a HW district. The proposed development does not trigger an FAR greater than 1.0; however, the project proposal includes two affordable units. One unit will be the required off-site affordable housing unit for the proposed multi-family development at 1201 Druid, pending approval of the requested special use permit on that site, and the additional unit will be provided to increase the supported affordable housing stock in Charlottesville.

Project Outline:

Parcels: 61-79 (portion), 61-79.16, 61-79.17, 61-79.18, 61-79.19, and 61-79.201

Current Zoning: HW: 61-79.16; R-2: 61-79 (portion), 61-79.17, 61-79.18, 61-79.19, and 61-79.201

Proposed Zoning: HW on all parcels **Existing Use:** Vacant and Residential

Proposed Use: Residential with affordable units, greenhouse for agricultural production, farm stand for

potential farm sales

Current Conditions:

TMP 61-79.201 has an existing single family dwelling and the remaining parcels are vacant. The parcels have a clearing towards the northwest boundaries fronting on Nassau St. and are lightly wooded towards the rear of the lots. A portion of TMP 61-79.16, 61-79.17, 61-79.18, and 61-79.19 are in the floodplain. Parcels 61-79.201 and 61-79 (portion) are entirely in the floodplain. There are a few steep slopes on the property and there are no critical slopes present on the property.

Proposed Use:

The development proposal for this property consists of two multi-family structures: one three story structure with 18 one-bedroom units and one three story structure with 12 two-bedroom units, for a total of 30 units. This multi-family housing development will be part of an innovative urban farm that will encompass both City and County parcels, where housing, including affordable units, will be provided on the City parcels and the County parcel will be dedicated to agricultural purposes. A greenhouse, allowed by right, in a Highway zoning district will be located on the City parcels. Additionally, a

Attachment B

farm stand of approximately 600 sq ft will be located on the city portion of the development and will house future farm sales. The building will not exceed 4000 sq ft, the maximum allowable square footage for retail use in a highway district.

Affordable Housing Data:

There are currently no supported affordable units on the property. No units are required to be designated as affordable in the proposed development because the FAR does not exceed 1.0. In the current proposal, the GFA of the project is 24,920 sq ft; the GFA of residential uses is 23,040 and the GFA of non-residential uses is 1,880. This development proposal includes the addition of two affordable units on the property. One unit will be the required affordable unit for the proposed development at 1201 Druid and the second affordable unit will be provided to contribute to the City's 2025 Affordable Housing Goal.

Surrounding Uses:

The immediate surrounding is entirely residential. R-2 parcels with single family dwellings are northeast of the development. R-1S parcels with single family dwellings are across Nassau St. from the proposed development. Parcels zoned HW are south of the development. Southwest of the development along Linden Ave there are existing multi-family structures and townhomes.

Consistency with Comprehensive Plan:

The first goal of the Land Use Chapter of the Comprehensive Plan states, "enhance the sense of place throughout Charlottesville." A unique development like Hogwaller Farm will inherently foster a sense of place by tying into the agricultural heritage of the area along Moore's creek as the site of the livestock exchange and by serving as a unique residential model that has not been established in Charlottesville as of yet and will be undeniably Hogwaller. The second goal of the land use chapter is to, "establish a mix of uses within walking distance of residential neighborhoods that will enhance opportunities for small group interaction throughout Charlottesville." The communal spaces within the residential development will facilitate resident interaction as well as allow for interaction between and among farm visitors. Goal 3 of the Housing Chapter is to, "grow the City's housing stock for residents of all income levels." Hogwaller Farm aligns with this goal because the proposed development offers a variety of housing options, in the form of one and two bedroom units in two multi-family structures. These units will be more affordable than the existing predominant housing stock in Belmont, the single family dwelling. The residential units proposed at Hogwaller Farm will directly contribute to achieving the City's goal of "15% supported affordable housing by 2025," by designating two units as affordable.

Compliance with USBC Provisions

The proposed development will be in compliance with all applicable USBC provisions.

Impacts on Public Facilities and Public Infrastructure:

The project will have a minimal environmental footprint, and seeks to mitigate any ill effects. Stormwater runoff will largely be mitigated on the site of the development (city and county parcels) through an undisturbed riparian buffer and proposed tree plantings.

Attachment C



March 16, 2018

RE: Preliminary Proffer Statement, TMP 61-79 (portion), 61-79.16, 61-79.17, 61-79.18, 61-79.19, and 61-79.201

Shimp Engineering is applying concurrently for a rezoning on TMP 61-79 (portion), 61-79.17, 61-79.18, 61-79.19, and 61-79.201, and a special use permit on TMP 61-79 (portion), 61-79.16, 61-79.17, 61-79.18, 61-79.19, and 61-79.201 to allow for 30 residential units in two multifamily structures on approximately .94 acres in Charlottesville's Belmont Neighborhood. In accordance with Sec. 34-41 of the Charlottesville Zoning Ordinance, Shimp Engineering is applying to rezone the aforementioned parcels excluding parcel 61-79.16 already zoned HW, from R-2 (Residential) to HW (Highway Corridor). In accordance with Sec. 34-158, Shimp Engineering is applying for a Special Use Permit to allow for residential units in a HW district.

The applicant agrees to proffered conditions, per City Code Sec. 34-62, on the parcel in the HW zoning district (61-79.16) and the parcels requested to be in the HW zoning district (portion of 61-79, 61-79.17, 61-79.18, 61-79.19, and 61-79.201), if the property is rezoned. The property will be subject to the following proffered conditions:

Use Limitations:

The property will allow all uses, as stated in the mixed use corridor district use matrix in Sec. 34-796, within the Highway zoning district, *except*:

- amusement center
- any automobile uses including auto parts and equipment sales, gas station, rental/leasing, repair/servicing business, sales, or tire sales and recapping
- banks/financial institutions
- clubs, private
- data center less than 4,000 SF
- data center over 4,000 SF
- dry cleaning establishment
- health clinic (up to 10,000 SF, GFA)
- health clinic (up to 4,000 SF, GFA)
- hotels/motels: up to 100 guest rooms, 100+ guest rooms
- home improvement centers
- laundromats
- medical laboratory less than 4,000 SF
- movie theater, cineplexes
- music hall
- offices: business and professional, medical

- other retail stores (non-specified) over 4,000 SF
- pharmaceutical laboratory less than 4.000 SF
- pharmacies
- restaurants: fast food, full service
- shopping centers
- taxi stands
- technology based businesses
- transit facility

Attachment C

Physical Improvements:

No building on the site shall exceed 35' in height from grade. This is the maximum allowable height in the low density residential districts: R-1, R-1S, and R-2.

The conditions outlined in this preliminary statement are contingent upon City Council's approval of the requested rezoning from R-2 to HW. If approved, these conditions will be applied to TMP 61-79 (portion), 61-79.16, 61-79.17, 61-79.18, 61-79.19, and 61-79.201.



Ms. Stacy Pethia City of Charlottesville City Hall 605 E. Main St. Charlottesville, VA 22902

March 15, 2018

RE: 1201 Druid/Hogwaller Farm Affordable Housing Units

Dear Ms. Pethia,

Shimp Engineering has submitted a special use permit application for a proposed residential development at 1201 Druid Avenue as well as a special use permit and rezoning application concurrently, for a proposed residential development on Nassau St. in the Belmont neighborhood. Given the current site designs, these developments will add 46 units with a total of 74 bedrooms to the current housing stock in Belmont; it is our intent to contribute to the City's 2025 affordable housing goal by designating affordable units in these developments. In realizing a core Charlottesville community value: "quality housing opportunities for all," the City should seek to take advantage of housing opportunities that diversify the housing stock within the City. In writing this letter it is our intent to inform you of our proposal for incorporating affordable units into the Hogwaller development in the hopes you can provide us with some insight into the extent to which our project meets the City's affordable housing need and additionally, to provide any recommendations you may have concerning the allocation of affordable units in the development.

With an FAR of 1.43, the proposed development at 1201 Druid requires one affordable unit. To meet City affordable housing requirements outlined in Sec.34-12, we will provide the required affordable housing unit off-site at the proposed Hogwaller multi-family housing development. The Hogwaller development has proposed 30 units and does not exceed an FAR of 1.0. In addition to the required one affordable unit, we plan to provide one additional affordable unit at the Hogwaller development.

The proposed developments not only meet affordable housing goals outlined by the City, but the proposed developments align with housing recommendations outlined in the 2016 RLCO Report. The report identifies the "key market segments" as a barbell of demand, being millennials and baby boomers (RLCO Report 2016, 16). Given the national trend of home buying occurring later than in previous generations, multi-family housing is critical to attracting millennials (RLCO Report 2016, 26). According to the report, the lack of available multi-family rental product has "likely limited [young singles and couples] ability to obtain housing in the city. This market segment could be much larger if desirable housing was available" (RLCO Report 2016, 16). The affordable 1-BR units at the proposed Hogwaller Development will not exceed a total rent and utilities cost of \$1,010.00, making these units affordable to individuals making between 51%-80% of the area's AMI.



"In order to be a truly world class city, Charlottesville must provide sufficient housing options to ensure safe, appealing, environmentally sustainable and affordable housing for all population segments and income levels, including middle income" (Charlottesville Comprehensive Plan 2013, Housing 1). The proposed developments 1201 Druid and Hogwaller offer the opportunity to provide much needed middle-income and affordable housing in multifamily developments. This type of development is recommended in the RLCO report and will contribute to the realization of the City's affordable housing goals outlined in the 2025 Affordable Housing Goals and the Comprehensive Plan.

Thank you for your review of our proposal.

Best,

Kelsey Schlein kelsey@shimp-engineering.com

CITY OF CHARLOTTESVILLE





APPLICATION FOR A SPECIAL USE PERMIT

JOINT CITY COUNCIL AND PLANNING COMMISSION PUBLIC HEARING

DATE OF HEARING: April 10, 2018
APPLICATION NUMBER: SP17-00008

Project Planner: Matthew Alfele **Date of Staff Report:** March 26, 2018

Applicant: Justin Shimp and Charles Hurt

Applicant's Representative: Justin Shimp with Shimp Engineering, P.C.

Current Property Owner: Justin Shimp and Charles Hurt

Application Information

Property Street Address: 918 Nassau Street (four unaddressed lots and a portion of one

unaddressed lot)

Tax Map/Parcel #: Tax Map 61, Parcels 79.16, 79.17, 79.18, 79.19, & 79.201 and a portion

of Tax Map 61, Parcel 79

Total Square Footage/ Acreage Site: Approx. 0.94 acres (40,946 square feet) **Comprehensive Plan (General Land Use Plan):** Low Density Residential

Current Zoning Classification: R-2

Tax Status: Parcel is up to date on payment of taxes

Completeness: The application generally contains all of the information required by

Zoning Ordinance (Z.O.) Secs. 34-41(d), and 34-158(a) and (b).

Applicant's Request (Summary)

Justin Shimp has submitted a special use application (SUP) for 918 Nassau Street, a portion of tax map 61, parcel 79, and tax map 61 parcels 79.16, 79.17, 79.18, 79.19, & 79.201 (Subject Properties) for residential density. The SUP application is being requested (in conjunction with rezoning application ZM18-00001) to accommodate the development of

(18) one-bedroom and (12) two-bedroom units split between (2) three-story apartment buildings for a total of (30) dwelling units. The development is being proposed as an urban farm and will accommodate a 1,280 square foot greenhouse and an approximately 600 square foot retail farm store. Additional parking, farm sheds, and agricultural fields supporting the development are proposed on an adjacent 7.52 acre county parcel.

The applicant has submitted a rezoning petition (ZM1-00001) and a SUP application (SP18-00004) in order to develop a specific project on the subject properties (**Attachment C**). Per the two applications the proposed development involves:

- ZM18-00001 A rezoning request of the subject properties from R-2 to HW (Highway Corridor).
- SP18-00004 A SUP request for a density of twenty-four (32) DUA. The applicant is proposing two (2) multi-family apartments on the subject properties.

Vicinity Map



Zoning Map 1009-B 918 County portion of the development 1007 925

Gray: County Land, Orange: (R-2) Residential Two-family, Yellow: (R-1S) Residential Single-Family, Purple: (HW) Highway Corridor, Green Stripped: Park

2016 Aerial

1009-A

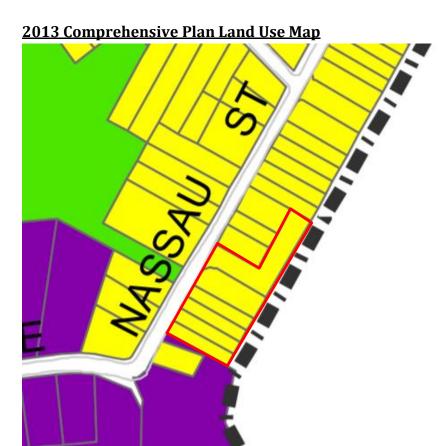
deiLinden Ave

1004

1013+

1013+





Yellow: Low Density Residential, **Purple:** Mixed Use, & **Green:** Park or Preserved Open Space, **White:** County

Standard of Review

City Council may grant an applicant a special permit or special use permit, giving consideration to a number of factors set forth within Zoning Ordinance Sec. 34-157. If Council finds that a proposed use or development will have potentially adverse impacts, and if Council identifies development conditions that could satisfactorily mitigate such impacts, then Council may set forth reasonable conditions within its SUP approval. The role of the Planning Commission is to make an advisory recommendation to the City Council, as to (i) whether or not Council should approve a proposed SUP and if so, (ii) whether there are any reasonable development conditions that could mitigate potentially adverse impacts of the propose use or development.

Section 34-157 of the City's Zoning Ordinance lists a number of factors that Council will consider in making a decision on a proposed SUP. Following below is staff's analysis of those factors, based on the information provided by the applicant.

(1) Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood.

The properties immediately surrounding the subject property are described as:

| Direction | Zoning District | Current Use |
|-----------|-----------------|--|
| East | *7.52 acres of | Vacant floodplain and floodway land that abuts |
| | county land | Moores Creek |
| South | HW | **Vacant parcel |
| West | R-1S | Residential Homes and Rives Park |
| North | R-2 | Residential Homes and Vacant parcels |

^{*}The 7.52 acres of county land is part of the proposed development and would serve as farm land supporting the City's portion of the development. The parcel of land is currently zoned Light Industrial and the applicant is seeking a rezoning to Rural Areas.

The uses surrounding the subject property are mostly single family, two-family, and vacant parcels. In addition, multi-family and commercial/industrial uses are in close proximity to the subject properties. Most buildings surrounding the subject property are one (1) or two (2) story in height, but within close proximity (at the corner of Nassau and Linden) are three (3) story condos and apartments. The buildings adjacent to the subject properties are two (2) single family homes. Directly across the street from the subject property is access to Rives Park. Commercial and industrial uses such as Van Yahres Tree Company, Albemarle Heating & Air, and JAUNT are all within 0.2 miles of the subject properties.

Staff Analysis: The site plan (**Attachment C**) and application materials (**Attachment A and B**) propose two (2) three (3) story multi-family buildings with twelve (12) two-bedroom units in one and eighteen (18) one-bedroom units in the second for a total of thirty (30) dwelling units. The site plan also shows thirty-eight (38) parking spaces, a farm store (approximately 600 square feet), and a greenhouse (approximately 1,280 square feet). The county portion of the development shows eleven (11) additional parking spaces, sheds to house farming equipment, and over 7 acres of land for farming. The proposed uses are not consistent with the current uses along Nassau Street running north, but the proposed uses are consistent with the uses along Linden Avenue. The concept of an urban farm in this location is harmonious with the existing patterns of uses within the neighborhood.

(2) Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan.

^{**}The vacant parcel to the south is part of the proposed development, but is already zoned HW. The lot is part of the accompanying SUP application (SP18-00004).

The applicant's own analysis of the development's consistency with the Comprehensive Plan, as required by Z.O. Sec. 34-41(d)(2), is attached (**Attachment B**)

Below are specific areas of the Comprehensive Plan for which the development may be in compliance:

a. Land Use

- **2.2:** Encourage small businesses that enhance existing neighborhoods and employment centers.
- **2.3:** Enhance pedestrian connections between residences, commercial centers, public facilities, amenities and green spaces.
- **2.4**: Enhance the role of schools and parks by expanding the community use of these places.
- **3.**2: Enhance existing neighborhood commercial centers and create opportunities for other in areas where they will enhance adjacent residential areas. Provide opportunities for nodes of activity to develop, particularly along mixed-use corridors.

b. Economic Sustainability

3.6: Align zoning ordinances to facilitate economic activity in new areas of commercial opportunity identified in the updated future land use map.

c. Housing

- **1.3:** Evaluate the effects new developments have on transit, the environment, density, open space configuration, commuter costs and affordable housing.
- **3.6:** Promote housing options to accommodate both renters and owners at all price points, including workforce housing.
- **8.1**: Encourage mixed-use and mixed-income housing developments.
- **8.**2: Link housing options and employment opportunities in City land use decisions.
- **8.5:** Promote redevelopment and infill development that supports bicycle and pedestrian-oriented infrastructure and robust public transportation to better connect residents to jobs and commercial activity.

d. Transportation

- **2.1:** Provide convenient and safe bicycle and pedestrian connections between new and existing residential developments, employment areas and other activity centers to promote the option of walking and biking.
- **2.3:** Improve walking and biking conditions by discouraging and/or minimizing curb cuts for driveways, parking garages, etc. in new development and redevelopment.
- **2.6:** Promote urban design techniques, such as placing parking behind buildings, reducing setbacks and increasing network connectivity, to create a

more pedestrian friendly streetscape and to reduce speeds on high volume roadways.

e. Historic Preservation & Urban Design

1.4: Develop pedestrian-friendly environments in Charlottesville that connect neighborhoods to community facilities, to commercial areas and employment centers, and that connect neighborhood to each other, to promote a healthier community.

Below are specific areas of the Comprehensive Plan for which the development may not be in compliance:

f. Land Use

- **2.1:** When considering changes to land use regulations, respect nearby residential areas.
- **3.1**: Respect natural resources and sensitive environmental areas, including designated flood plain areas, rivers and streams.

g. Environment

1.4: Ensure that planning for future land and recreational uses along the Rivanna River adequately protects water quality.

Comprehensive Plan

The 2013 General Land Use Plan Map calls for the subject properties to be Low Density Residential. Low Density Residential, as described within the Land Use Map, includes all land occupied by single or two-family type housing. The density in these areas byright should be no greater than 15 dwelling units per acre.

Staff Analysis: As noted in 2(a) through 2(e) above, many of the City's Comprehensive Plan goals could be achieved through a residential and commercial development of this type on the subject properties. The subject properties' location could promote more pedestrian and cycling trips to Rives Park and some of the commercial uses along Linden Avenue. Several goals in the 2013 Comprehensive Plan speak to a desire to have density, as appropriate, in locations that will foster alternative transportation options to employment and parks. The proposed development is not consistent with existing development patterns along Nassau Street, but would be consistent with the existing development patterns along Linden Avenue. The development of an urban farm with supporting infrastructure (farm store and greenhouse) along with thirty (30) dwelling units (within 2 buildings) could create a unique opportunity in this part of the City.

Streets that Work Plan

The Streets that Work Plan (approved September 2016 as an amendment to the Comprehensive Plan) labels Nassau Street as Local. The full plan can be viewed at:

http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services/streets-that-work/streets-that-work-plan

Local Streets are characterized as the majority of the street network and have no specific associated typology due to the variation of context and available space. The Streets that Work Plan notes design elements on Local Streets should not exceed the dimensions specified for Neighborhood B streets, and that techniques such as curb extensions are appropriate. A minimum of five (5) to six (6) feet of clear zone width for sidewalks is recommended for Neighborhood B streets. Sidewalks and on-street parking are noted as the highest priority street elements.

Staff Analysis: Based on the application package and supporting documents (attachments, A, B, & C), staff concludes that the pedestrian network along the subject properties' frontage is consistent with the Streets that Work Plan.

Staff is concerned that "farming" activities could include a wide range of vehicular traffic that are not suitable for a Local road, as designated by Streets that Work typology. Small low impact farming could be compatible with a Local Street Typology if it does not include large tractor trailers continuously making deliveries and pickups. Larger scale farming could produce the type of traffic more suitable for an Industrial type Street Typology.

(3) Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations.

Based on the information contained within the application (**attachment A and C**), the proposed development would likely comply with applicable building code regulations. However, final determinations cannot be made prior to having the details required for final site plan and building permit approvals.

(4) Potential adverse impacts, including, but not necessarily limited to:

a) Traffic or parking congestion

<u>Traffic, Parking, and Other Modes of Transportation</u>

The City Traffic Engineer has reviewed the development plan and traffic Study (**Attachment D**) and finds a development of this type would not adversely affect traffic on Nassau, Linden or the surrounding street network. The development proposes one (1) of the buildings will create a street wall along Nassau Street which will screen the parking lot from view. Although the proposed development is not directly on a mass transit line, bus route 3 has a stop accessible through Rives Park (a 5 minute walk away). A four (4) foot sidewalk currently runs along the west side of Nassau Street across from the subject properties. The applicant will be required

to install a sidewalk on the east side of Nassau Street in front of the subject properties. This will add to the pedestrian network of the City.

The development plan calls for thirty (30) dwelling units consisting of eighteen (18) one-bedroom and twelve (12) two-bedroom units in two (2) buildings and thirty-eight (38) parking spaces. This meets the requirements per Z.O. Sec. 34-984 of the City Zoning Code. Parking congestion may occur if residents have more than one (1) vehicle or have guests that visit by car. On street parking is currently not prohibited on Nassau Street.

Staff Analysis: The City Traffic Engineer has reviewed the development plan and traffic study and finds it will not have a major impact on the amount of traffic or parking on Nassau, Linden, or the surrounding street network.

Vehicular Access

One (1) point of vehicular access off a City maintained street is required for the proposed development per Z.O. Sec. 34-896(a). Current vehicular ingress and egress to the subject property includes one (1) access point on Nassau Street. Due to the location of the county parcel, it is likely ingress and egress to this parcel will also be through the subject properties.

Staff Analysis: The vehicular ingress /egress and circulation pattern, as shown on the site plan (attachment C); is consistent with a residential development and will have no impact to the intersection of Nassau and Linden. Staff is concerned the site plan does not indicate a second point of ingress /egress for farm equipment. It appears that residential, commercial (farm store), and agricultural traffic will utilize one circulation pattern. Depending on the level of farming intensity or commercial activity, this could create conflict. Staff is also concerned with agricultural deliveries to the development. Depending on the level and type of farming to take place, large deliveries on tractor-trailers could be a constant activity.

b) Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment

The proposed development could result in an increase in noise, odor, and vibration as the development proposes a farm use. It should be noted the farm use is on the county portion of the development and the City portion is residential and commercial. The development will be required to plant street trees and landscaping per Z.O. Sec. 34-867. No lighting plan was provided but will be required during final site plan review.

Staff Analysis: Two (2) multi-family buildings with a total of thirty (30) units at this location will have minimal impact and can be mitigated through existing site plan regulations. The farm store and greenhouse should also have minimal impact to the surrounding neighborhood and can be mitigated through existing site plan regulations. Although the "farming" portion of the development is located in the county and is not technically within the City's jurisdiction, staff's analysis includes the whole development as it cannot be fully reviewed without the farming aspect. Based on the application materials and narrative, the applicant is indicating the farming component (County) is directly connected to the residential and commercial aspect (City) of the development. Depending on the type of and intensity of farming, unwanted odors, noise, or vibration could affect the neighborhood.

c) Displacement of existing residents or businesses

The subject properties are currently vacant with the exception of 918 Nassau Street. No businesses will be displaced, but one (1) existing single-family home will be removed.

d) Discouragement of economic development activities that may provide desirable employment or enlarge the tax base

As noted above, the subject property is vacant and any use has the potential to add to the City's tax base.

e) Undue density of population or intensity of use in relation to the community facilities existing or available

The City's Comprehensive Plan identifies community facilities as fire protection, police enforcement, and emergency response services; public utilities and infrastructure; and public parks and recreation opportunities. The applicant's proposal narrative (**Attachment B**) has not adequately discussed this issue within its comprehensive plan analysis required by Z.O. Sec. 34-41(d)(3).

Staff Analysis: Staff finds the development will have little impact on existing community facilities. The proposed development is on a City maintained street and can be served by existing fire, police, and emergency response services. The additional density of the site will also have limited impact on surrounding parks. Stormwater requirements will be reviewed with final site plan. All utilities, such as water and sewer will be reviewed with the final site plan.

f) Reduction in the availability of affordable housing in the neighborhood

The subject properties are currently vacant with the exception of 918 Nassau Street. One single-family home will be removed, but it is unknown if it contains an affordable unit as defined by City code.

g) Impact on school population and facilities

The applicant's project proposal narrative (Attachment A) does not specifically analyze this factor, as required by Z.O. Sec. 34-158(b).

Staff Analysis: Because housing is open to all, there is a possibility that families with children could take residence here. Therefore, some impact could be created for school population and facilities.

h) Destruction of or encroachment upon conservation or historic districts The subject property is not within any design control district.

i) Conformity with federal, state and local laws, as demonstrated and certified by the applicant

Based on the information contained within the application (Attachment A, B, and C), the proposed development would likely comply with applicable federal and state laws. As to local ordinances (zoning, water protection, etc.), it generally appears that this project, as detailed in the application, can be accommodated on this site in compliance with applicable local ordinances; however, final determinations cannot be made prior to having the details required for final site plan and building permit approvals. Specific Z.O. requirements reviewed preliminarily at this stage include massing and scale (building height, setbacks, stepbacks, etc.) and general planned uses. In a preliminary review of the site plan, staff has found that the parking will need to conform to Z.O. Sec 34-873 for screening and interior landscaping. The site plan will also need to conform to Z.O. Sec. 34-1103 for lots with two or more principal buildings within the development unless the recommending conditions are approved. This is not intended to be a full list of site plan requirements and a full review at final site plan submission will generate additional comments. From this initial review, staff believes the proposed development can be accommodated on this site with a few adjustments during the final site plan review process.

j) Massing and scale of project

The application materials (Attachment A, B, and C) depict two (2) new multi-family buildings that are three (3) stories above the surface of the subject properties as viewed from Nassau Street. The site plan (Attachment C) indicates the maximum height of the building will be thirty-five (35) feet. The maximum height for districts

zoned HW is eighty (80) feet, but the accompanying rezoning application (ZM18-00001) proposed a proffer statement that reduces the max height to thirty-five (35) feet. The massing of the residential units will be very similar to the existing multifamily units on Linden Avenue. No height is given for the farm store or greenhouse, but under the proffer statement they could not exceed thirty-five (35) feet. The application materials indicate the farm store will be approximately six hundred (600) square feet, but not more than a maximum of four thousand (4,000) square feet. Most commercial greenhouses are no more than twenty (20) feet tall. No architectural or elevations drawings were submitted with this application.

Staff Analysis: The massing and footprint are consistent with HW requirements. Staff would recommend the height of the buildings not exceed thirty-five (35') in order to maintain a scale that is consistent with the surrounding buildings to the southwest of the site. This height is reflected in the rezoning application preliminary proffer statement. Staff would also recommend that the height of the farm store not exceed twenty (20) feet.

(5) Whether the proposed use or development will be in harmony with the purposes of the specific zoning district in which it will be placed;

In 1949 the property was zoned B-2 Business. In 1958 the property was zoned R-2 Residential and has retained that zoning calcification. (Application ZM18-00001 is requesting the zoning return to HW).

According to Z.O. Sec. 34-350(b)(1), R-2, consisting of quiet, low-density residential areas in which single-family attached and two-family dwellings are encouraged.

According to Z.O. Sec. 34-541(9), HW, The intent of the Highway Corridor district is to facilitate development of a commercial nature that is more auto oriented than the mixed use and neighborhood commercial corridors. This district provides for intense commercial development with very limited residential use.

Staff Analysis: If the Planning Commission recommends approval of the corresponding rezoning request (ZM18-00001), staff finds the proposed development could to be harmonious with the zoning district, but is too residential in nature to comply with Sec. 34-541(9). If Planning Commission recommends denial of the corresponding rezoning request, staff finds the proposed development not to be harmonious with the zoning district.

(6) Whether the proposed use or development will meet applicable general and specific standards set forth within the zoning ordinance, subdivision regulations, or other city ordinances or regulations; and

Based on the information contained within the application and site plan (**Attachment A, B, and C**), the proposed development would likely comply with applicable local ordinances. However, final determinations cannot be made prior to having the details required for final site plan and building permit approvals.

(7) When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be applicable, for recommendations as to whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

The subject property is not located in a design control district.

Public Comments Received

Community Meeting Required by Z.O. Sec. 34-41(c)(2)

On September 11, 2017 the applicant held a community meeting at Clark Elementary. The applicant gave an overview of the project as it related to the need for a rezoning and a SUP. The community voiced the following concerns with the proposed development:

- View from Linden Avenue could be blocked.
- The development could have an adverse impact on Moores Creek.
- What type of development could happen in the floodplain?

Other comments included:

- Appreciation for proposing an initiative "urban farm".
- Providing affordable units.

As of the date of this report, staff has received one (1) email related to the rezoning or SUP application and two (2) phone calls. The following concerns were expressed:

- No access to the development from the County side
- 30 units at this location could have an adverse impact on Moores Creek.
- One of the buildings would be too close to the road.

Staff Recommendation

Staff recommends the Planning Commission focus on the following items during review:

- Appropriate density
- Impact to the surrounding neighborhood
- Increased traffic and access.
- How the "farming" aspect of the development could impact the surrounding neighborhood.

Recommended Conditions

Staff recommends that a request for density could be approved with the following conditions:

- 1. Up to 32 dwelling units per acre (DUA) are permitted on the subject properties.
- 2. The design, height, setbacks and other characteristics of the development shall remain essentially the same, in all material aspects, as described within the application materials (Attachment C) dated January 23, 2018. Except as the design details of the development may subsequently be modified to comply with staff comments, or by any other provision(s) of these SUP Conditions, any change of the development that is inconsistent with the application shall require a modification of this SUP. Key elements of this design are:
 - a. Two (2) multi-family residential buildings containing eighteen (18) one-bedroom and twelve (12) two-bedroom units for a total of thirty (30) dwelling units on the subject properties.
 - b. Thirty-five (35') feet maximum height of the multi-family residential buildings.
 - c. Modification of front yard setback to no maximum to accommodate the layout of buildings as presented in the application materials.
- 3. Twenty (20') feet maximum height on the farm store or any nonresidential building on the subject properties.
- 4. The greenhouse must be screened (Z.O. Sec. 34-871 S-2 Screening) from the adjacent R-2 parcels.
- 5. All outdoor lighting and light fixtures shall be full cut-off luminaires and shielded in a manner to direct all light down.
- 6. Conform to Z.O. Sec. 34-881(2)-Bicycle Storage Facilities or the most current Bicycle Storage Facilities code for multi-family dwellings at time of development.
- 7. Trash facility needs to be provided and needs to be screened per Z.O. Sec. 34-872(b)(2).
- 8. An alternative ingress/egress point for farm equipment and large deliveries to the county portion of the development should be explored with direction from the City's Traffic Engineer. If an alternative point cannot be accommodate:
 - a. The applicant will work with the City's Traffic Engineer during final site plan review to develop a comprehensive traffic plan that will keep residential and farm (farm equipment deliveries and pickups) traffic separated.
- 9. Work with the City's Parks Department to implement any portion of the Bicycle and Pedestrian Plan (as shown in the 2015 Bicycle and Pedestrian Master Plan Updates, adopted September 8, 2015) that abuts the development.

Suggested Motions

| 1. | I move to recommend approval of this application for a Special Use Permit for |
|----|---|
| | subject properties in the R-2 (application ZM18-00001 under review to rezone from |
| | R-2 to HW) zone to permit residential development with residential density with |
| | the following listed conditions. |
| | |

| a. | |
|----|--|
| b. | |
| c. | |
| d. | |
| | |
| | |
| g. | |
| h | |

OR,

2. I move to recommend denial of this application for a Special Use Permit for the subject properties in the R-2 zone.

Attachments

- **A.** Special Use Application Dated January 22, 2018
- B. Special Use Permit Narrative and supporting documents Dated January 23, 2018
- **C.** Site Plan Dated January 23, 2018
- **D.** Traffic Study Dated January 23, 2018



Application for Special Use Permit

| Project Name: Hogwaller Farm |
|--|
| Address of Property: Nassau St. Lots |
| Tax Map and Parcel Number(s): 41-79; 41-79.16; 41-79.17; 41-79.18; 41-79 Current Zoning District Classification: 2-2, 11w |
| Comprehensive Plan Land Use Designation: 10W density residential |
| Is this an amendment to an existing SUP? <u>V()</u> If "yes", provide the SUP #: |
| Applicant: Justin Shimp Charles Hurt |
| Address: 201 E. Main St. Suite M. Charlottesville, VA 2902 |
| Phone: (434) 227-5140 Email: justin @ shimp-engineering, com |
| Applicant's Role in the Development (check one): |
| Owner Owner's Agent Designer Contract Purchaser |
| Owner of Record: Dr. C. Hurt, Etal Trustees; Franklin St. Land Trust 11 |
| Address: PO Box 8147 Charlottesville, VA 22906 |
| Phone: <u>(434)</u> 979 - 8182 Email: |
| Reason for Special Use Permit: Additional height: feet |
| Additional residential density: units, or units per acre |
| Authorize specific land use (identify) YESI OPHIO) |
| Other purpose(s) (specify City Code section): |
| (1) Applicant's and (2) Owner's Signatures |
| (1) Signature Print Justin Shimp Date 1 22 18 |
| Applicant's (Circle One): LLC Member LLC Manager Corporate Officer (specify) |
| (2) Signature Print Charles wmy, fort Date 1/22/18 |
| Owner's (Circle One): LLC Member LLC Manager Corporate Officer (specify) Other (specify): |



Pre-Application Meeting Verification

| Project Name: Hogwaller Farm |
|---|
| Pre-Application Meeting Date: 9/6/2014 |
| Applicant's Representative: Justin Shimp |
| Planner: Matt Alfele |
| Other City Officials in Attendance: |
| |
| |
| |
| |
| |
| The following items will be required supplemental information for this application and must be submitted with the completed application package: 1. A traffic study / Info per the City's Traffic Englines (Contact Brenny Duncan) |
| 2. I full site Plan including the portion in the country |
| 16 A massing plan (per cod.) showing how the dividegment lacks within the consumding neighborhood. |
| 1. Additional information that might come up during |
| Tovicu of the application |
|), |
| |
| Planner Signature: Matti Am |



Application Checklist

Project Name: Hogwaller Farm

| I certify that the following documentation is ATTACHED to this application: | | | | | |
|---|--|--|--|--|--|
| | 34-158(a)(1): a site plan (ref. City Code 34-802(generally); 34-1083(communications facilities) | | | | |
| | 34-158(a)(3): Low-impact development (LID) methods worksheet (required for developments that include non-residential uses, and developments proposing 3 or more SFDs or TFDs) NOT YES | | | | |
| | 34-158(a)(4): a building massing diagram, and building elevations (required for applications proposing alteration of a building height or footprint, or construction of any new building(s)) | | | | |
| | 34-158(a)(5) and 34-12: affordable housing data. (i) how many (if any) existing dwelling units on the property are an "affordable dwelling unit" by the city's definitions? (ii) Will existing affordable units, or equivalent affordable units, remain following the development? (iii) What is the GFA of the project? GFA of residential uses? GFA of non-residential uses? | | | | |
| | 34-157(a)(1) Graphic materials that illustrate the context of the project, and a narrative statement as to compatibility with existing patterns of use and development | | | | |
| | 34-157(a)(2) Narrative statement: applicant's analysis of conformity with the Comprehensive Plan | | | | |
| | 34-157(a)(3) Narrative statement: compliance with applicable USBC provisions | | | | |
| | 34-157(a)(4) Narrative statement identifying and discussing any potential adverse impacts, as well as any measures included within the development plan, to mitigate those impacts | | | | |
| | 34-158(a)(6): other pertinent information (narrative, illustrative, etc.) | | | | |
| | All items noted on the Pre-Application Meeting Verification. | | | | |
| Applicant | | | | | |
| Signa | turePrint UUSTIN Shimp Date 1/22/2018 | | | | |
| By Its: | | | | | |
| (For entities, specify: Officer, Member, Manager, Trustee, etc.) | | | | | |

CHOTTES AND STREET OF STRE

City of Charlottesville

Community Meeting

Project Name: Hogwaller Farm

Section 34-41(c)(2) of the Code of the City of Charlottesville (adopted ______, 2015) requires applicants seeking rezonings and special use permits to hold a community meeting. The purpose of a community meeting is to provide citizens an opportunity to receive information about a proposed development, about applicable zoning procedures, about applicable provisions of the comprehensive plan, and to give citizens an opportunity to ask questions. No application for a rezoning shall be placed on any agenda for a public hearing, until the required community meeting has been held and the director of neighborhood development services determines that the application is ready for final review through the formal public hearing process.

By signing this document, the applicant acknowledges that it is responsible for the following, in connection to the community meeting required for this project:

- 1. Following consultation with the city, the applicant will establish a date, time and location for the community meeting. The applicant is responsible for reserving the location, and for all related costs.
- 2. The applicant will mail, by U.S. mail, first-class, postage pre-paid, a notice of the community meeting to a list of addresses provided by the City. The notice will be mailed at least 14 calendar days prior to the date of the community meeting. The applicant is responsible for the cost of the mailing. At least 7 calendar days prior to the meeting, the applicant will provide the city with an affidavit confirming that the mailing was timely completed.
- 3. The applicant will attend the community meeting and present the details of the proposed application. If the applicant is a business or other legal entity (as opposed to an individual) then the meeting shall be attended by a corporate officer, an LLC member or manager, or another individual who can speak for the entity that is the applicant. Additionally, the meeting shall be attended by any design professional or consultant who has prepared plans or drawings submitted with the application. The applicant shall be prepared to explain all of the details of the proposed development, and to answer questions from citizens.
- 4. Depending on the nature and complexity of the application, the City may designate a planner to attend the community meeting. Regardless of whether a planner attends, the City will provide the applicant with guidelines, procedures, materials and recommended topics for the applicant's use in conducting the community meeting.
- 5. On the date of the meeting, the applicant shall make records of attendance and shall also document that the meeting occurred through photographs, video, or other evidence satisfactory to the City. Records of attendance may include using the mailing list referred to in #1 as a sign-in sheet (requesting attendees to check off their name(s)) and may include a supplemental attendance sheet. The City will provide a format acceptable for use as the supplemental attendance sheet.

| Applicant: Charles Hurt | Justin Shimp | |
|-------------------------|----------------------------|-------|
| By: | | |
| Signature | Print JUSTIN SNIMP | |
| lts: | (Officer, Member, Trustee, | etc.) |

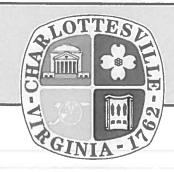


Disclosure of Equitable Ownership

Section 34-8 of the Code of the City of Charlottesville requires that an applicant for a special use permit make complete disclosure of the equitable ownership "real parties in interest") of the real estate to be affected. Following below I have provided the names and addresses of each of the real parties in interest, including, without limitation: each stockholder or a corporation; each of the individual officers and directors of a corporation; each of the individual members of an LLC (limited liability companies, professional limited liability companies): the trustees and beneficiaries of a trust, etc. Where multiple corporations, companies or trusts are involved, identify real parties in interest for each entity listed.

Name (Justin Shimp Address 201 & Main St Swite M

| Name Charles Hurt | Address PO Box 8147, 22906 |
|-------------------------------------|--|
| Name | Address |
| Name | Address |
| Attach additional sheets as needed. | |
| | nes of stockholders does not apply to a corporation whose stock is change and which corporation has more than five hundred (500) |
| Applicant: Justin Shimp | Icharles Murt |
| By: Signature fieles 11 tu | Print Charles um Hert Date 1/22/2018 |
| Signature Va | |



Fee Schedule

Project Name: Hogwaller Farm

| Application Type | Quantity | Fee | Subtotal |
|--|----------|-----------------------------|----------|
| Special Use Permit (Residential) | * | \$ 1,500 | distan |
| Special Use Permit (Mixed Use/Non-Residential) | | \$ 1,800 | |
| Mailing Costs per letter | | \$1 per letter | |
| Newspaper Notice | | Payment Due
Upon Invoice | |
| TOTAL | | | |

| Office Use Only | | | |
|------------------|-----------|--------------|--|
| Amount Received: | Date Paid | Received By: | |
| Amount Received: | Date Paid | Received By: | |
| Amount Received: | Date Paid | Received By: | |
| Amount Received: | Date Paid | Received By: | |



LID Checklist

Project Name: Hogwaller Farm

| LID Measure | LID Checklist Points | Points |
|---|---|--------|
| Compensatory Plantings (see City buffer mitigation manual). 90% of restorable stream buffers restored. | 5 points or 1 point for each 18% of the total acreage | 0 |
| Pervious pavers for parking and driveways with stone reservoir for storage of 0.5 inches of rainfall per impervious drainage area. Surface area must be $>1,000$ ft. ² or $\ge 50\%$ of the total parking and driveway surface area. | 7 points or 1 point for each 7% of parking and driveway surface area. | 0 |
| Shared parking (must have legally binding agreement) that eliminates >30% of on-site parking required. | 5 points or 1 point for each 6% of parking surface eliminated. | Q |
| Impervious Disconnection. Follow design manual specifications to ensure adequate capture of roof runoff (e.g. cisterns, dry wells, rain gardens) | 8 points | 0 |
| Bioretention . Percent of site treated must exceed 80%. Biofilter surface area must be $\geq 5\%$ of impervious drainage area. | 8 points or 1 point for each 10% of site treated. | 0 |
| Rain gardens. All lots, rain garden surface area for each lot ≥ 200 ft. ² . | 8 points or 1 point for each 10% of lots treated. | 0 |
| Designed/constructed swales. Percent of site treated must exceed 80%, achieve non-erosive velocities, and able to convey peak discharge from 10 year storm. | 8 points or 1 point for each 10% of site treated. | 0 |
| Manufactured sand filters, filter vaults (must provide filtering rather than just hydrodynamic). Percent of site treated must exceed 80%. Sizing and volume for water quality treatment based on manufacturer's criteria. | 8 points or 1 point for each 10% of site treated. | 6 |
| Green rooftop to treat ≥ 50% of roof area | 8 points | 0 |
| Other LID practices as approved by NDS Engineer. | TBD, not to exceed 8 points | 0 |
| Off-site contribution to project in City's water quality management plan. This measure to be considered when on site constraints (space, environmentally sensitive areas, hazards) limit application of LID measures. Requires pre-approval by NDS Director. | 5 points | Ò |
| | Total Points | 0 |

| Applicant's S | ignature |
|---------------|----------|
|---------------|----------|

Signature_

Print Justin Shimp

Date 3 15 18



Hogwaller Farm Rezoning & Special Use Permit Narrative March 16. 2018

RE: Rezoning and Special Use Permit Narrative, TMP 61-79 (portion), 61-79.16, 61-79.17, 61-79.18, 61-79.19, and 61-79.201

Shimp Engineering is applying concurrently for a rezoning on TMP 61-79 (portion), 61-79.17, 61-79.18, 61-79.19, and 61-79.201, and a special use permit on TMP 61-79 (portion), 61-79.16, 61-79.17, 61-79.18, 61-79.19, and 61-79.201 to allow for 30 units in two multifamily structures on approximately .94 acres. In accordance with Sec. 34-41 of the Charlottesville Zoning Ordinance, Shimp Engineering is applying to rezone the aforementioned parcels from R-2 (Residential) to HW (Highway Corridor). In accordance with Sec. 34-158, Shimp Engineering is applying for a Special Use Permit to allow for residential units in a HW district. The proposed residential development on this site will be part of an innovative urban farm development comprised of City and County parcels, where the residential structures will be built on City parcels adjacent to a County parcel (TMP 77-20) that is intended to be utilized for agricultural production. It is the intent for the City parcels to also accommodate a greenhouse and a retail shop intended for farm sales, allowed by-right in a HW district. The proposed development does not trigger an FAR greater than 1.0; however, the project proposal includes two affordable units. One unit will be the required off-site affordable housing unit for the proposed multi-family development at 1201 Druid, pending approval of the requested special use permit on that site, and the additional unit will be provided to increase the supported affordable housing stock in Charlottesville.

Project Outline:

Parcels: 61-79 (portion), 61-79.16, 61-79.17, 61-79.18, 61-79.19, and 61-79.201

Current Zoning: HW: 61-79.16; R-2: 61-79 (portion), 61-79.17, 61-79.18, 61-79.19, and 61-79.201

Proposed Zoning: HW on all parcels **Existing Use:** Vacant and Residential

Proposed Use: Residential with affordable units, greenhouse for agricultural production, farm stand for

potential farm sales

Current Conditions:

TMP 61-79.201 has an existing single family dwelling and the remaining parcels are vacant. The parcels have a clearing towards the northwest boundaries fronting on Nassau St. and are lightly wooded towards the rear of the lots. A portion of TMP 61-79.16, 61-79.17, 61-79.18, and 61-79.19 are in the floodplain. Parcels 61-79.201 and 61-79 (portion) are entirely in the floodplain. There are a few steep slopes on the property and there are no critical slopes present on the property.

Proposed Use:

The development proposal for this property consists of two multi-family structures: one three story structure with 18 one-bedroom units and one three story structure with 12 two-bedroom units, for a total of 30 units. This multi-family housing development will be part of an innovative urban farm that will encompass both City and County parcels, where housing, including affordable units, will be provided on the City parcels and the County parcel will be dedicated to agricultural purposes. A greenhouse, allowed by right, in a Highway zoning district will be located on the City parcels. Additionally, a

farm stand of approximately 600 sq ft will be located on the city portion of the development and will house future farm sales. The building will not exceed 4000 sq ft, the maximum allowable square footage for retail use in a highway district.

Affordable Housing Data:

There are currently no supported affordable units on the property. No units are required to be designated as affordable in the proposed development because the FAR does not exceed 1.0. In the current proposal, the GFA of the project is 24,920 sq ft; the GFA of residential uses is 23,040 and the GFA of non-residential uses is 1,880. This development proposal includes the addition of two affordable units on the property. One unit will be the required affordable unit for the proposed development at 1201 Druid and the second affordable unit will be provided to contribute to the City's 2025 Affordable Housing Goal.

Surrounding Uses:

The immediate surrounding is entirely residential. R-2 parcels with single family dwellings are northeast of the development. R-1S parcels with single family dwellings are across Nassau St. from the proposed development. Parcels zoned HW are south of the development. Southwest of the development along Linden Ave there are existing multi-family structures and townhomes.

Consistency with Comprehensive Plan:

The first goal of the Land Use Chapter of the Comprehensive Plan states, "enhance the sense of place throughout Charlottesville." A unique development like Hogwaller Farm will inherently foster a sense of place by tying into the agricultural heritage of the area along Moore's creek as the site of the livestock exchange and by serving as a unique residential model that has not been established in Charlottesville as of yet and will be undeniably Hogwaller. The second goal of the land use chapter is to, "establish a mix of uses within walking distance of residential neighborhoods that will enhance opportunities for small group interaction throughout Charlottesville." The communal spaces within the residential development will facilitate resident interaction as well as allow for interaction between and among farm visitors. Goal 3 of the Housing Chapter is to, "grow the City's housing stock for residents of all income levels." Hogwaller Farm aligns with this goal because the proposed development offers a variety of housing options, in the form of one and two bedroom units in two multi-family structures. These units will be more affordable than the existing predominant housing stock in Belmont, the single family dwelling. The residential units proposed at Hogwaller Farm will directly contribute to achieving the City's goal of "15% supported affordable housing by 2025," by designating two units as affordable.

Compliance with USBC Provisions

The proposed development will be in compliance with all applicable USBC provisions.

Impacts on Public Facilities and Public Infrastructure:

The project will have a minimal environmental footprint, and seeks to mitigate any ill effects. Stormwater runoff will largely be mitigated on the site of the development (city and county parcels) through an undisturbed riparian buffer and proposed tree plantings.



1/23/2018

N/A

C1 OF 4

17.023

Sheet No.

File No.

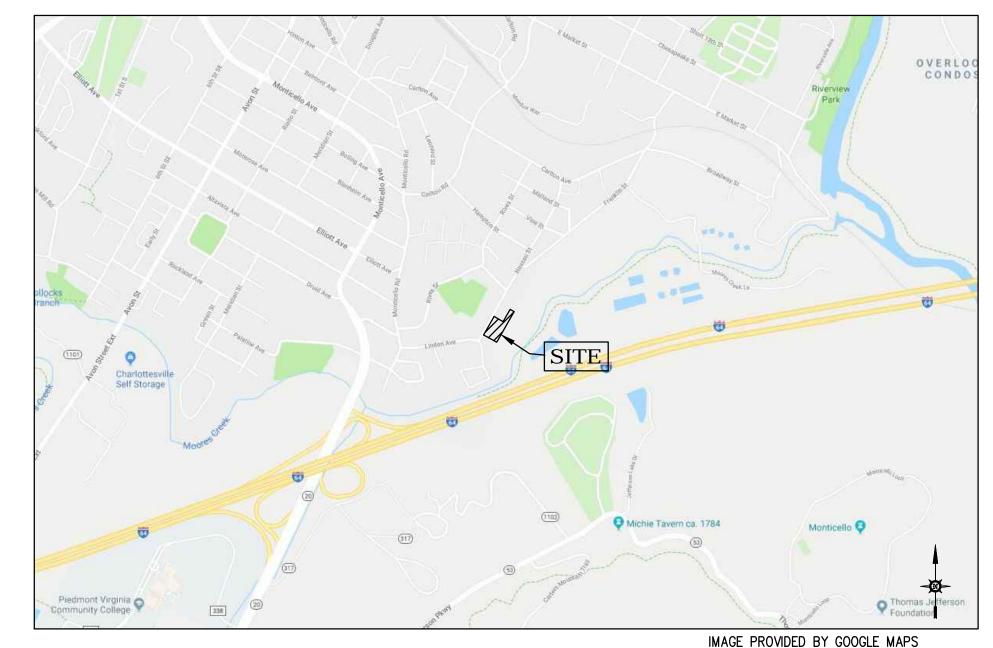
FIRE MARSHAL'S NOTES

Hogwaller Farm TAX MAP 61, PARCELS 79,79.16,79.17,79.18,79.19, 79.201

VICINITY MAP SCALE: 1"=1000"

SITE DEVELOPMENT PLAN FOR

CITY OF CHARLOTTESVILLE, VIRGINIA



SHEET INDEX SHEET CI - COVER SHEET SHEET C2 - CONTEXT PLAN SHEET C3 - EXISTING CONDITIONS SHEET C4 - SITE PLAN

NOTES

1. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926). 2. The location of existing utilities across or along the line of the proposed work are not necessarily

shown on the plans and where shown based on "MISS UTILITY" markings and are only approximately correct. The contractor shall locate all underground lines and structures as necessary. 3. The contractor shall verify the locations of all boundaries, buildings, existing elevations, vegetation and other pertinent site elements. Contractor shall immediately report any discrepancies to the

4. The contractor shall be responsible for notifying "MISS UTILITY" - 1-800-552-7001. 5. Any damage to existing utilities caused by the contractor or its subcontractors shall be the

contractor's sole responsibility to repair. This expense is the contractor's responsibility. 6. All paving, drainage related materials and construction methods shall conform to current specifications and standards of the City of Charlottesville unless otherwise noted.

7. An erosion and sediment control plan is required with this site plan. 8. All slopes and disturbed areas are to be fertilized, seeded and mulched. The maximum allowable slope is 2:1. Where it is reasonably obtainable, lesser slopes of 3:1 or better are to be achieved. 9. Paved, rip—rap or stabilization mat lined ditch may be required when in the opinion of the Engineer

it is deemed necessary in order to stabilize a drainage channel. 10. All traffic control signs shall conform to the 2011 Virginia Supplement to the 2009 Manual on

Uniform Control Devices. 11. Unless otherwise noted all concrete pipe shall be reinforced concrete pipe — Class III. 12. All material inside concrete forms shall be clean and free of all rocks and other loose debris. Sub-base material shall be compacted by mechanical means. Remove all standing water from area

13. Concrete and asphalt shall not be placed unless the air temperature is at least 40 degrees in the shade and rising. Material shall not be placed on frozen subgrade.

15. Existing asphalt pavement shall be saw cut and removed as per VDOT Road and Bridge Specifications 2007. Removal shall be done in such a manner as to not tear, bulge or displace adjacent pavement. Edges shall be clean and vertical. All cuts shall be parallel or perpendicular to the direction of traffic.

14. All existing curbs, curb and gutters and sidewalks to be removed shall be taken out to the nearest

16. The contractor shall exercise care to provide positive drainage to the storm inlets or other acceptable drainage paths in all locations.

17. Contact information for any necessary inspections with City:

E&S inspector, NDS- 970-3182 (for the E&S inspections) Project Inspectors, NDS-970-3182 (for other construction items like sidewalk, pavement patches, road, storm sewer etc)

Water and Sanitary Sewer-Public Works 970-3800 Street cut, Public Works 970-3800

Other public ROW issues—City Engineer 970—3182. 18. Any sidewalk and/or curb damage identified in the site vicinity due to project construction activities

as determined by City inspector shall be repaired at the contractor's expense. 19. A temporary street closure permit is required for closure of sidewalks, parking spaces and roadways and is subject to approval by the City Traffic Engineer.

OWNER/DEVELOPER

HURT, CHARLES WM, TRUSTEE FRANKLIN ST LD TR III & FISHER, SHIRLEY L, TRUSTEE FRANKLIN ST LD TR III; HURT, CHARLES W ETAL TR VA LD TR; HURT, C, ETAL TR-FRANKLIN ST LD TR II PO Box 8147 Charlottesville, VA 22906

ZONING

TMP 61-79; D.B. 1188:252

HW: 61-79.16 R-2: 61-79, 61-79.17, 61-79.18, 61-79.19, 61-79.201

LEGAL REFERENCE TMP 61-79.16, 61-79.17, 61-79.18, 61-79.19; D.B. 2015:4754 TMP 61-79.201; D.B. 713:190

SOURCE OF BOUNDARY & TOPO

Boundary information obtained from plat of record Topography information obtained from City of Charlottesville GIS

BUILDING HEIGHT

Maximum Building Height Allowed in HW: 80' Maximum Proposed Building Height: 35'

BUILDING SETBACKS

Front Primary Street: 5' Min. Side Adjacent to HW: None Required Side Adjacent to R-2 Low Density Residential: 20' Min.

EXISTING USE

Low Density Residential

Greenhouse on Site

PROPOSED USE 12 - 2 Bedroom Residential Units Gross Residential Density: 30 Units/.94 Acres = 32 Units Per Acre Retail: Farm Stand

LAND USE SCHEDULE

| EXISTING | Area % |
|-----------------|----------------------|
| Impervious area | 2,268 SF 4% |
| Open space | 52,557 SF 96% |
| Total= | 54,825 SF (1.26 ac.) |

| OPOSED | Area | <u>%</u> |
|---------------|-----------|------------|
| ildings | 9,560 SF | 17 4% |
| vement | 12,815 SF | 23.3% |
| lewalk | 1,207 SF | 2.3% |
| pervious area | 23,582 SF | 43.0% |
| en Space | 31,243 SF | 57.0% |
| tal= | 54,825 SF | (1.26 ac.) |
| | | |

LAND DISTURBANCE

0.80 acres of total land disturbance is proposed with

CITY PERMITS

1. The contractor shall be responsible for obtaining a street cut permit from the City. 2. A Temporary Street Closure Permit is required for closure of sidewalks, parking spaces and roadways and is subject to approval by the City Traffic Engineer. The contractor contact information will be provided with the final plans.

SIGNS

All signs and pavement markings shall conform with the latest edition of the MUTCD

landscaping, parking or other objects.

1. VSFPC 505.1—The building street number to be plainly visible from the street for

2. VSFPC 506.1 - An approved key box shall be mounted to the side of the front or

3. VSFPC 506.1.2 - An elevator key box will be required if the building has an elevator. 4. VSFPC 507.5.4 - Fire hydrants, fire pump test header, fire department connections or fire suppression system control valves shall remain clear and unobstructed by

2. VSFPC 503.2.1 — Overhead wiring or other obstructions shall be higher than 13 feet 6

3. VSFPC 3312.1 — An approved water supply for fire protection shall be made available as soon as combustible material arrives on the site. Fire hydrants shall be installed and useable prior to the start of any building construction.

4. All pavement shall be capable of supporting fire apparatus weighing 85,000 lbs. 5. Required vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary pr permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

6. Buildings four or more stories in height shall be provided with not less than one standpipe for use during construction. Such standpipes shall be installed when the progress of construction is not more than 40 feet in height above the lowest level of fire department access. Such standpipe shall be provided with fire department hose connections at accessible locations adjacent to usable stairs. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

CONSTRUCTION & DEMOLITION:

1. VSFPC 310.3: 310.5 — Smoking to be allowed in only designated spaces with proper 2. VSFPC 3304.2 — Waste disposal of combustible debris shall be removed from the

building at the end of each workday.

3. IFC 1410.1—Access to the building during demolition and construction shall be

4. VSFPC 3304.6 — Operations involving the use of cutting and welding shall be done in accordance with Chapter 35, of the Virginia Statewide Fire Prevention Code, addressing welding and hotwork operations. 5. VSFPC 3315.1 —Fire extinguishers shall be provided with not less than one approved

portable fire extinguisher at each stairway on all floor levels where combustible materials have accumulated. 6. VSFPC 3310.1 — Required vehicle access for fire fighting shall be provided to all

demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections, if any. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

FLOOD ZONE

Limits of 100-year flood are shown herein in accordance with FEMA Flood Insurance Rate Maps 510033 0288D and 510033 0289D. Effective date of these maps is February 4, 2005.

ELECTRIC / TELEPHONE / CABLE TV

If feasible, all new service lines for electricity, telephone and cable TV are to be installed underground. Care is to be taken to assure their legation does not conflict with the service of the service does not conflict with the service of the service does not conflict with the service of the service does not conflict with the service of the service does not conflict with the service of the service does not conflict with the service of the service does not conflict with the service of the service does not conflict with the service of the service does not conflict with the service of the service does not conflict with the service of the service does not conflict with the service of the service does not conflict with the service of the service does not conflict with the service of the servic

PARKING SCHEDULE

Accessible Parking: 1 Spaces Per 25 Total Req. = 30/25 = 2 Spaces

Required Parking: 1 space per 1-2 bedroom residential unit. = 30 Units X 1 = 30 Spaces Req.

Total Required: 30 Spaces Provided Parking: 38 Spaces Total Provided

Accessible spaces to be provided with later submittal.

Bike parking spaces to be provided with later submittal.

ITE TRIP GENERATION

1 space per 2 residential units = 30 Units X 0.5 = 15 Spaces Req.

| | | | AM | | | PM | | |
|----------------------|-----|---------|----|-----|-------|----|-----|-------|
| Use Description | ITE | Qty | in | out | Total | in | out | Total |
| Multifamily Housing | 220 | 30 | 5 | 13 | 18 | 12 | 9 | 21 |
| Nursery (Garden Cent | 817 | 1000 sf | 4 | 4 | 8 | 4 | 4 | 8 |
| Agricultural | | | 8 | 2 | 10 | 0 | 0 | 0 |
| Total | | | 17 | 19 | 36 | 16 | 13 | 29 |

APPROVALS:

DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES

DATE

1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

CROSSWALK

LEGEND

DESCRIPTION

TOP OF CURB ELEVATION

TOP OF WALL ELEVATION

STORM SEWER

WATER LINE

OVERHEAD ELECTRIC WIRE

UNDERGROUND ELECTRIC

DRAIN INLET (DI)

PLUG

OVERHEAD TELEPHONE LINE

STORM/SANITARY MANHOLE

WATER VALVE & BOX

FIRE HYDRANT

WATER METER

UTILITY POLE

PROPERTY LINE

BUILDING SETBACK

PARKING SETBACK

SANITARY EASEMENT

GRADING EASEMENT

DRAINAGE EASEMENT

ACCESS EASEMENT

STANDARD 6" CURB

COMBINATION 6" CURB & GUTTER

CONCRETE PAVEMENT / SIDEWALK

STORM DRAINAGE EASEMENT

----- UTILITY EASEMENT

----- WATER EASEMENT

FENCE

STREAM

— 12 — INTERVAL CONTOUR

— 00 — INDEX CONTOUR

RIPRAP

GRASS

EC-2 MATTING

EC-3 MATTING

COMPACT PARKING

HANDICAP PARKING

HANDICAP ACCESSIBLE AISLE

TREE LINE

ADJACENT PROPERTY LINE

VACATED PROPERTY LINE

UNDERGROUND TELEPHONE LINE

GAS LINE

BOTTOM OF WALL ELEVATION

SPOT ELEVATION

BENCHMARK

EXIST

----- 6"W -----

—— GAS ——

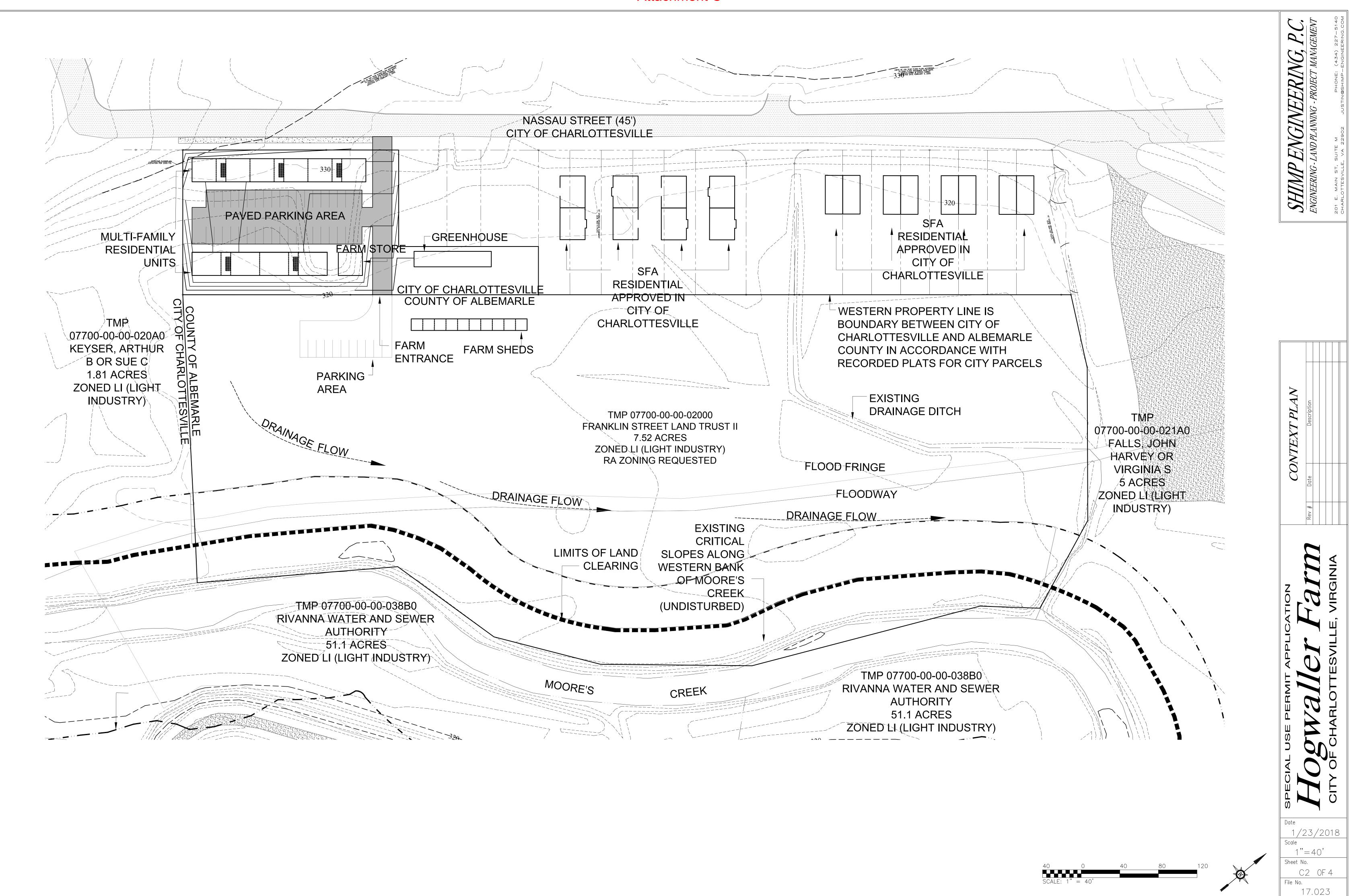
----- 312-----

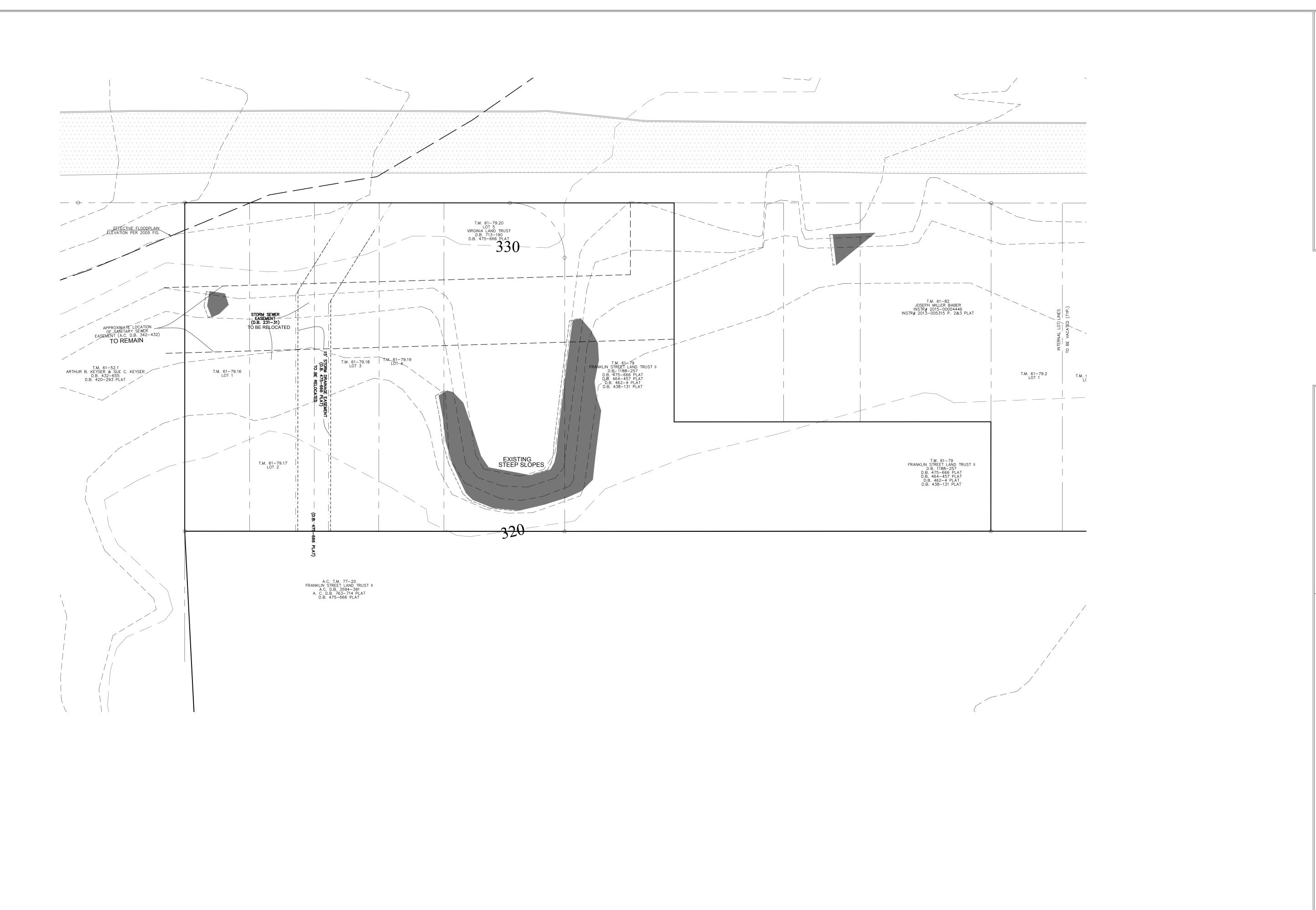
CG-2

CG-6

C

CG-12





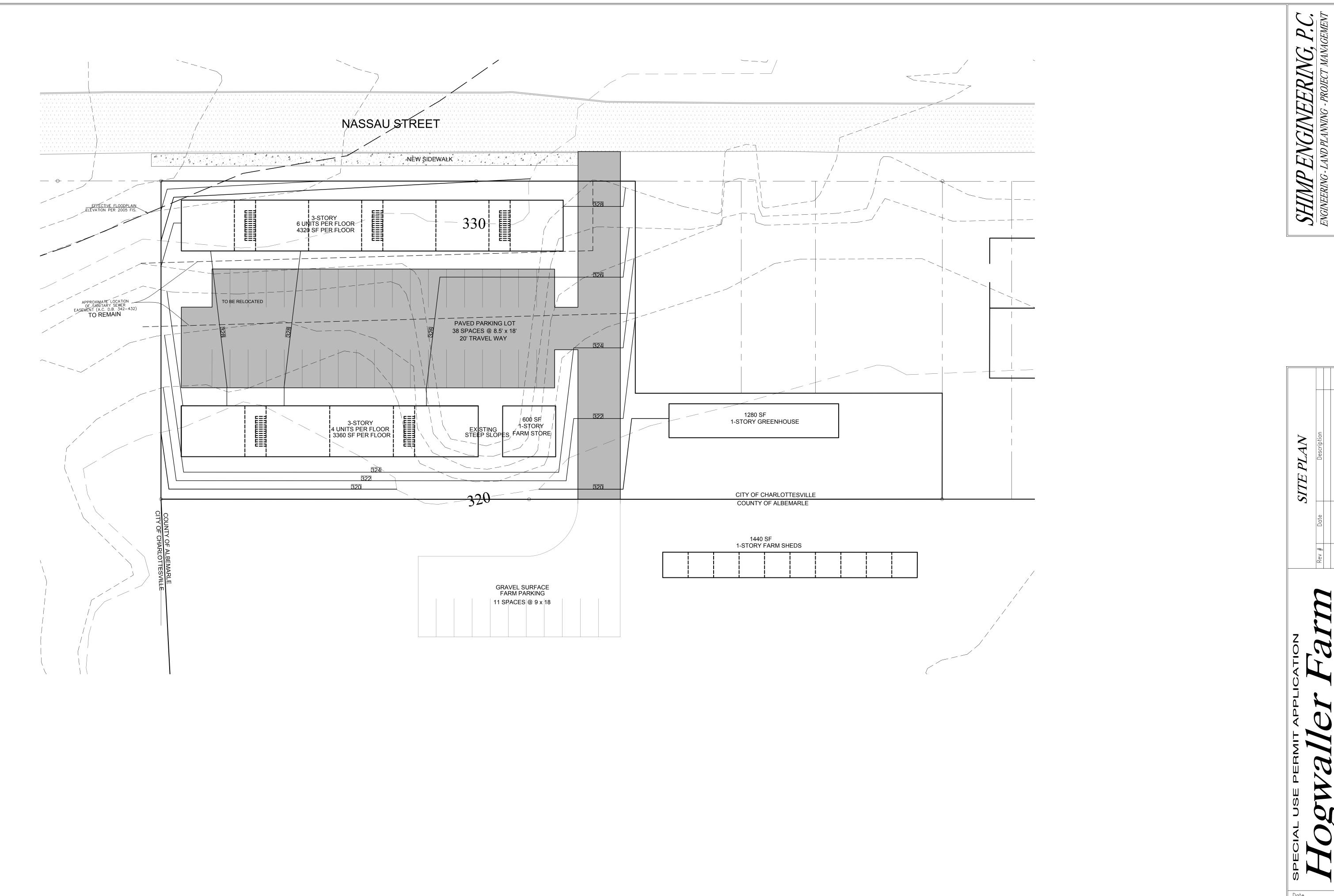


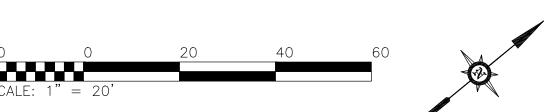
1/23/2018 Scale 1"=20' Sheet No. C3 OF 4
File No.

17.023

P.C.

SHIMP ENGINEERING, PROJECT MANAGEMENT





1/23/2018

Scale

1"=20'

Sheet No.

C4 OF 4

File No.

17.023

January 23, 2018

Brennen Duncan, P.E. Neighborhood Development Services 610 East Market Street Charlottesville, VA 22902

Regarding:

Hogwaller Farm

Right & Left Turn Warrant Analysis

Mr. Duncan,

Please find enclosed a left and right-turn warrant analysis for the proposed Hogwaller Farm off of Nassau Street between Linden Avenue and Franklin Street.

The following items are included with this report:

- ITE Trip Generation Summary
- Warrant Analysis Exhibit
- OTISS Trip Generation Reports

Our analysis shows that neither a left nor right turn lane is warranted for this project.

If you have any questions you may contact me at justin@shimp}engineering.com or by phone at 434-953-6116.

Best Regards,

Justin Shimp

Shimp Engineering, P.C.

Hogwaller Farm is proposed to be a 30 unit development of multifamily housing with a small farm and farm stand for selling goods. According to the City engineering department data, Nassau Street has an AADT of 1,500. The direction of traffic was assumed to be evenly split. When determining PHV trips, K*D was assumed to be 11%, as instructed in Figure 2, the warrant for right turns.

Below is the ITE trip generation summary table that was used to determine the PHV right and left turns. Using the direction factor, the number of cars entering was split between left and right turns. The traffic generated from the site was also added into the peak hour volume of Nassau Street.

Table 1. ITE trip generation summary table

| | | | AM | | | PM | | |
|-------------------------|-----|---------|----|-----|-------|----|-----|-------|
| Use Description | ITE | Qty | in | out | Total | in | out | Total |
| Multifamily Housing | 220 | 30 | 5 | 13 | 18 | 12 | 9 | 21 |
| Nursery (Garden Center) | 817 | 1000 sf | 4 | 4 | 8 | 4 | 4 | 8 |
| Agricultural | | | 8 | 2 | 10 | 0 | 0 | 0 |
| Total | | | 17 | 19 | 36 | 16 | 13 | 29 |

The multifamily housing and garden center information in Table 1 was retrieved from OTISS trip generation services. Figures 3 through 6 at the end of this document display original data from their website. The trips generated from the agricultural use were estimated based on the number of workers on the farm.

Figure 1. Warrant for left turn treatment (2-lane highway)

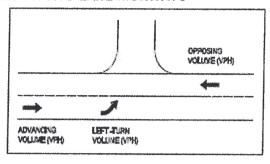
WARRANTS FOR LEFT TURN LANES ON TWO-LANE HIGHWAYS

| | | | | | | | |
|--------------------|----------------------|----------------------|-------------------|----------------------|--|--|--|
| VPH | ADVANCING VOLUME | | | | | | |
| OPPOSING
VOLUME | 5%
LEFT TURNS | 10%
Left Turn | 20%
S LEFT TUR | 30%
VS LEFT TURNS | | | |
| | | 40-MPH DESIGN SPEED* | | | | | |
| 800 | 330 | 240 | 180 | 160 | | | |
| (0) | 410 | 305 | 225 | 200 | | | |
| 400 | 510 | 380 | 275 | 245 | | | |
| 200 | 64D | 41761 | 350 | 305 | | | |
| 100 | 720 | 515 | 390 | 340 | | | |
| | | 50-MPH DESIGN SPEED* | | | | | |
| 800 | 280 | 210 | 185 | 135 | | | |
| 600 | 3150 | 280 | 195 | 170 | | | |
| 400 | 430 | 320 | 240 | 210 | | | |
| 200 | 550 | 400 | 300 | 270 | | | |
| 100 | 615 | 445 | 335 | 295 | | | |
| | 60-MPH DESIGN SPEED* | | | | | | |
| 800 | 230 | 170 | 125 | 115 | | | |
| 600 | 290 | 210 | 160 | 140 | | | |
| 400 | 365 | 270 | 200 | 175 | | | |
| 200 | 450 | 330 | 250 | 215 | | | |
| 100 | 505 | 370 | 275 | 240 | | | |

TABLE 3-1

Source: Adapted from 2011 AASHTO Green Book, Chapter 9, Section 9.7.3, Page 9-132, Table 9-23

* USE DESIGN SPEED IF AVAILABLE, IF NOT USE LEGAL SPEED LIMIT."



Example:

Two-lane highway with 40-MPH operating speed

Opposing Volume (VPH) - 600 Advancing Volume (VPH) - 440 Left-Turn Volume (VPH) - 44 or 10% of Advancing Volume

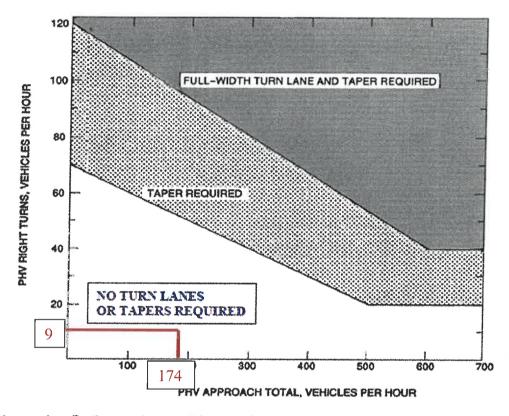
With opposing volume (VPH) of 600 and 10% of advancing volume (VPH) making left turns, and advancing volume (VPH) of 305 or more will warrant a left-turn lane.

When the Average Running Speed on an existing facility is available, the corresponding Design Speed may be obtained from Appendix A, Section A-1.

Nassau Street has a speed limit of 25 mph at the entrance of Hogwaller Farm. The peak left turns into the site occur in the morning, with 9 left turns out of a total of 174 approaching vehicles (the additional turns generated by the site are included in the approach total). These turns make up approximately 5% of the advancing volume. With an opposing volume of 174 vehicles, a left turn lane is not warranted according to Figure 1 above.

Figure 2. Warrant for right turn treatment (2-lane highway)

F-79



Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.

Adjusted right turns = PHV Right Turns - 20
If PHV is not known use formula: PHV = ADT x K x D

K = the percent of AADT occurring in the peak hour

D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria. FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

Figure 2 above shows that no right turn lane or taper is warranted for Hogwaller Farm. The morning is the peak hour volume approach total, with 174 vehicles approaching. Of those, approximately 9 vehicles are estimated to turn right into the site (the same as the left turns because of the assumed 0.5 direction factor).

Figure 3. OTISS trip generator A.M. peak hour multifamily housing

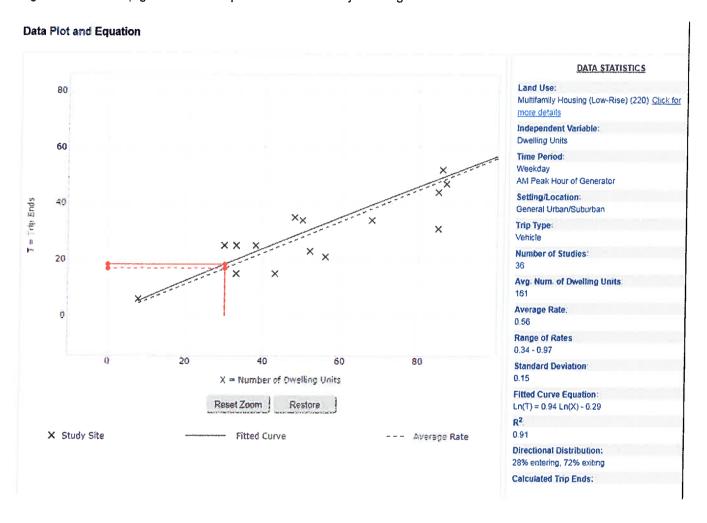


Figure 4. OTISS trip generator P.M. peak hour multifamily housing Data Plot and Equation

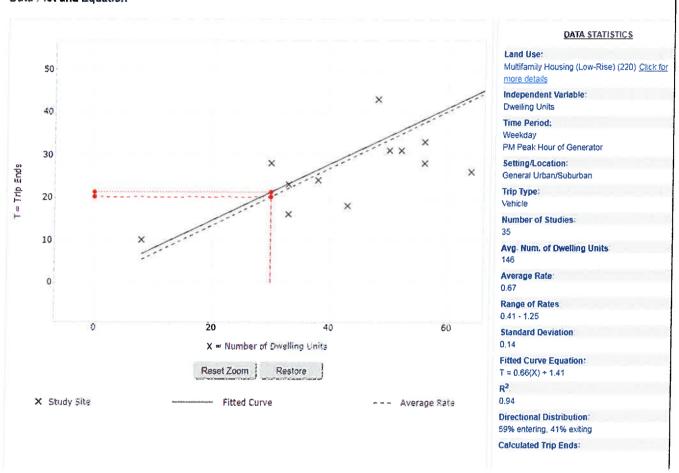


Figure 5. OTISS trip generator A.M. peak hour garden center **Data Plot and Equation**

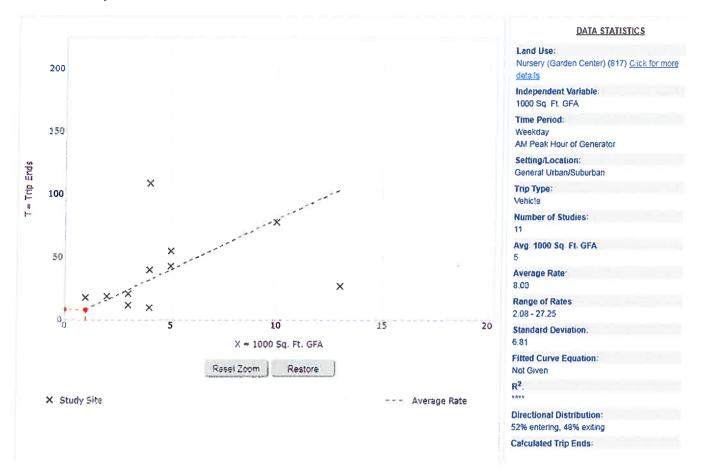
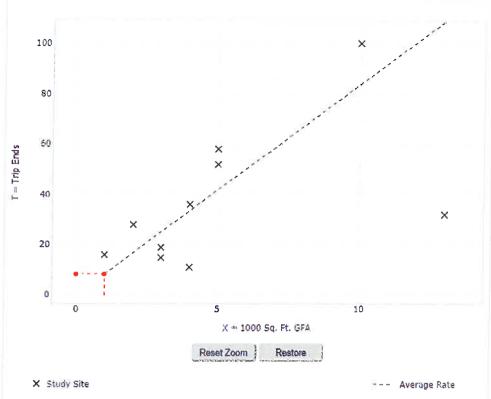


Figure 6. OTISS trip generator P.M. peak hour garden center Data Plot and Equation





From: Rebecca C. Quinn [mailto:rcquinn@earthlink.net]

Sent: Tuesday, April 03, 2018 6:18 AM

To: 'Alfele, Matthew' <alfelem@charlottesville.org> **Cc:** 'Edwards, Tony' <Edwardst@charlottesville.org>

Subject: Hogwaller Farms

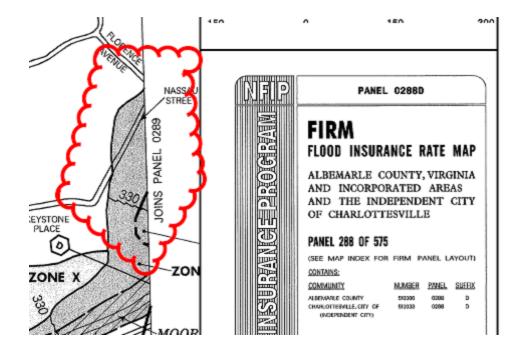
Matt,

Thanks for taking the time to show me the plans for the Hogwaller Farms proposal. Please share my comments with the Planning Commissioners.

The preliminary plans for the Hogwaller Farms development show a portion of the site will be filled. Most, if not all, of the proposal lies within the mapped Special Flood Hazard Area (partial shown below). The Flood Insurance Rate Map shows the Base Flood Elevation at the site is 330 ft above datum. Actual ground contours shown on drawing submitted to NDS show at least part of the site may be above the 330 ft contour. The adjacent panel 0289 shows the floodplain downstream, with the same BFE extending downstream to at least Sewage Road. I understand the applicant will be required to obtain a Conditional Letter of Map Revision from FEMA to demonstrate the impact, if any, of the placement of fill, as well as changing the SFHA boundary.

Also shown below is an excerpt from the Flood Hazard Protection Overlay District, Sec. 34-258(6). Please note the requirement that fill be "the minimum amount necessary to achieve the intended purpose" and, if intended to elevate buildings, must include an analysis of alternative elevation methods. The requirement for an alternative analysis should prompt examination of alternative methods to elevate buildings, including without any fill or limited fill. Please also note the Virginia building code includes requirements for buildings in SFHAs. Both the commercial code and the City's Overlay District rules require lowest floors (very explicitly defined) to be at or above the BFE. Enclosed areas below elevated lowest floors are limited to use only for parking of vehicles, building access, and storage (see specifications in Sec. 34-258(3)). The building code refers to ASCE 24, Flood Resistant Design and Construction, for specific requirements, including design of structural fill to support buildings.

One benefit of avoiding fill to achieve elevation of the lowest floor to or above the minimum required BFE + 1 ft, by columns, would be to allow parking under the buildings. This would reduce the significant impervious area shown on the preliminary plans (thus also reducing the amount of stormwater to be managed, and reducing the stormwater utility fee).



- (ii) Fill shall be the minimum amount necessary to achieve the intended purpose. The application for a permit shall include a statement of the intended purpose of the proposed fill; provided, however, that if the purpose of the fill is to achieve elevation requirements of this division, the permit application shall include a geotechnical engineer's certified analysis of alternative elevation methods;
- (iii) The application for a permit shall include the compaction specifications to be utilized in the placement of the fill, along with the location and dimensions of the proposed fill area(s); the amount, type and source of fill material; and the certification of a geotechnical and/or structural engineer that the quantity of proposed fill is the minimum necessary to achieve the intended purpose of the fill; and
- (iv) The area(s) proposed for fill shall be effectively protected against erosion, by measures described within an erosion and sediment control plan approved pursuant to <u>Chapter 10</u> of the city code. For a development that is not subject to the requirement for an erosion and sediment control plan, the fill area(s) shall be protected by vegetative cover, riprap, gabions, bulkhead or other method(s) deemed necessary by the administrator that the proposed development will be reasonably safe from flooding and does not create any health or safety hazards.

Rebecca Quinn

Charlottesville, VA 22902 Phone: 434-296-1349 Cell: 443-398-5005

City of Charlottesville Department of Neighborhood Development Services Staff Report

CITY COUNCIL AND PLANNING COMMISSION JOINT PUBLIC HEARING

RE: Hydraulic Small Area Plan

Project Planner: Alex Ikefuna, Director/Kimley Horn, Consultant

Date of Staff Report: April 10, 2018

Background

The City of Charlottesville and Albemarle County expressed interest in a joint Small Area Plan to address land use and transportation issues in the Hydraulic Road-Route 29 Intersection Area. Because of the inter-jurisdictional interests, the City, County and the Charlottesville-Albemarle Metropolitan Planning Organization (TJMPO) in partnership with the Virginia Department of Transportation (VDOT), expressed a mutual interest in establishing an agreeable framework for coordinating and providing planning and engineering studies necessary to provide a Transportation and Land Use Development Plan for this geographic area. The main area of study includes the Route 29 & Hydraulic Road Intersection, the Route 250 By-pass & Hydraulic Road Intersection, and the Hydraulic Road & Hillsdale Drive intersection and surrounding areas that directly influence current and future traffic, bicycle and pedestrian travel patterns within this portion of the Route 29 Solutions Program encompassing approximately 600 acres; 300 acres in the City and 300 acres in the County. The area is bounded by Greenbrier Drive/Whitewood Road in the North, US Highway 250 in the South, Meadow Creek in the East and North Berkshire Road in the West.

The Hydraulic –Route 29 Small Area Plan study area is experiencing steady growth, increased development intensity, and continuing pressure to grow in a more dense, mixed use development pattern that is unique to this portion of the County and the City. Therefore, it is important to understand the impact and interaction of new development on US Route 29 and the primary collector streets within the area in order to inform future land use plans, local codes and policy documents that would guide development in this area. The resulting Small Area Plan is intended to guide development in the area as well as inform goals and possible solutions for continued improvements to transportation facilities to support anticipated growth.

The project has two phases. The first phase of the project consists of the development of a Small Area Plan addressing land use, and the second phase focused on preliminary engineering that will address transportation needs for the project area. Phase one report completion schedule is September 29, 2017. The Small Area Plan was presented to the Planning Commission on November 14, 2017. It has been updated.

Standard of Review

All amendments to the Comprehensive Plan shall be recommended, approved and adopted, respectively, in accordance with the requirements set forth within Title 15.2, Chapter 22, Article 3 of the Code of Virginia as amended.

Consistency with the Comprehensive Plan

The Small Area Plan complies with the following goals in the City's 2013 Comprehensive Plan:

Land Use

- Goal 1-Sense of Place: Enhance the sense of place through Charlottesville.
- Goal 2-Mixed Use: Establish a mix of uses within walking distance of residential neighborhoods that will enhance opportunities for small group interaction throughout Charlottesville.
- Goal 4-Regional Cooperation: Facilitate the creation of new opportunities for regional cooperation on land use issues.

Community Facilities

• Goal 11-Parks & Recreation (Trails): Connect the park system to the community through the development of trails and through the effective and appropriate design of park and recreation facilities.

Economic Sustainability

• Goal 3-Partnerships: Build partnerships with private sector groups in order to maximize strategic capital investment in targeted areas in the City.

Environment

Goal 2-Urban Landscape & Habitat Enhancement: Promote practices throughout the City that contribute to robust urban forest.

Housing

- Goal 3-Grow the City's Housing Stock: Grow the City's housing stock for residents of all income levels.
- Goal 5-Suppoort Partnerships: Support projects and public/private partnerships (i.e. private, nonprofits, private developers and governmental agencies) for affordable housing, including workforce and mixed-use and mixed-income developments.
- Goal 8: Sustainability Principles: Ensure that the City's housing portfolio offers a wide range of choices that are integrated and balanced across the City to meet multiple goals including: increased sustainability, walkability, bikeability, and use of public transit, augmented support for families with children, fewer pockets of poverty, sustained local commerce and decreased student vehicle use.

Transportation

• Goal 2-Land Use and Community Design: Improve transportation options and quality of life through land use and community design techniques.

- Goal 3-Arterial Roadway Network: Improve mobility and safety of the arterial roadway network.
- Goal 4-Efficient Mobility: Maintain an efficient transportation system that provides the mobility and access that supports the economic development goals of the City.
- Goal 6-Transit System: Create a transit system that increases local and regional mobility and provides a reliable and efficient alternative for Charlottesville's residents.
- Goal 7: Regional Transportation: Continue to work with appropriate governing bodies to create a robust regional transportation network.

Proposed Action

To guide development of the community and investment of public funds, the Hydraulic-29 Small Area Plan should be recommended to the City Council by the Planning Commission for approval as an amendment to the City's Comprehensive Plan. The approval of the Hydraulic-29 Small Area Plan includes a set of general goals, policies and projects that will implement the city's vision for improved land use and transportation within the City.

The Planning Commission is also requested to designate the portion of the study area in the City (map attached) as an Urban Development Area (UDA) in accordance with the Code of Virginia, section §15.2-223.1. The Small Area Plan supports designation of the area as an Urban Development Area (UDA). The goal of the UDA is to promote a mixed use form of development as a desirable choice for the area, a form of development that is designed to accommodate anticipated community growth in an urban environment. Further, the approach promotes an increase in the overall mixed use density in the UDA. It is believed that such an approach will enhance efficiency in providing community facilities. It will also provide an opportunity to address the multimodal transportation needs of the community, including enabling the creation of livable communities within the UDA that are diverse and vibrant, appealing and functional and promotes a sense of place.

Public Input and Other Comments Received

The Hydraulic Small Area Plan was crafted with the guidance of the twelve member Hydraulic Small Area Advisory Panel over the course of seven months and twelve meetings between March and September of 2017. The process was also informed by valuable public comment received during two public meetings and throughout the planning process via on-line project links through the Route 29 Solutions website. In addition, the TJPDC facilitated a series of neighborhood meetings during the process to target the specific needs and concerns of neighborhoods likely to be most affected by the plan. (Note: A full account of the public engagement process is available at www.route29solutions.org).

Advisory Panel

o 12 member panel representation: City and County administration and elected officials, local business owners, development community

o 12 meetings and work sessions over 7 months

• Public meetings and social media inputs

- o 2 public meetings
- o Open attendance for observation at each Advisory Panel meeting
- Access to project website and link for on-line commentary for review and response by TJPDC and project team

Neighborhood meetings

- o 5 Meetings Facilitated by TJPDC
- Open public meetings targeted to neighborhoods most impacted by the Small Area Plan
- Joint City-Albemarle County Planning Commission Review meeting

Project Vision Statement

A project Vision Statement was developed with the Advisory Panel and public input to guide the planning process. The key elements of that Vision include the following:

- *Strong Sense of Place* (Create great streets and connected public spaces; establish an authentic urban form)
- *Vibrant, Dynamic Economy* (A vibrant mixed-use destination for business; integrate a variety of housing and affordability options)
- Equitable. Environmentally Sustainable Community (Promote housing within the core area; Create a multi-modal development system; Plan for environmentally sustainable stormwater management practices)
- Connected by an Efficient, Multi-Modal Transportation Network, enhanced transit service; safe options for crossing Route 29; (Improved pedestrian and bicycle facilities; better neighborhood connectivity to the core area.)

Advisory Panel Charrette #1 | April 11, 2017

The consultant facilitated a half-day charrette to establish a long-term, sustainable vision for plan. Participants were tasked with clarifying their values and priorities for growth including discussion of land use relationships and transportation impacts on land use decisions and urban form.

Key takeaways from this activity included some guiding principles and components of a project vision statement:

- Improve bicycle and pedestrian facilities; make a more walkable environment
- Create safe and convenient ways to cross US Route 29
- Create a smaller, urban block structure for better connectivity
- Enhance transit opportunities
- Placemaking: create great public spaces
- Provide for more housing options, affordable and connected to the core area destinations
- Create a plan to promote economic viability and a destination for business
- Need for political will and cooperation to create a successful plan

Public Input Meeting #1 | April 26, 2017

The consultant facilitated a public input meeting at Jack Jouett Middle School. Attendees listened to a brief presentation regarding the scope of the study and existing characteristics of the study area. The attendees then engaged in an open discussion regarding challenges and opportunities to be addressed by the plan.

Key takeaways from this event included commentary regarding specific concerns and opportunities:

- *Improve connectivity*
- *Pedestrian more walkable, safe crossings*
- Bicycles enhance trails, bike lanes
- Roads better block structure and connectivity
- Create more public green space
- Improve Transit
- Improve outreach into community to build credibility for the plan
- *Need to reduce overall traffic congestion.*

Public Input Meeting #2/ August 23, 2017

The consultant facilitated a public input meeting at Charlottesville High School in the Martin Luther King Jr. Performing Arts Center. Attendees listened to a brief presentation of the draft land use plan exhibits and the project vision statement. The attendees then engaged in an open discussion regarding their response to the plan.

Key takeaways from this event included commentary regarding specific concerns and opportunities:

- Emphasis on accommodating bicycle and pedestrian crossings at Hydraulic and US Route 29 with a grade-separated option
- Concern regarding impacts to access for commercial property owners
- Support for minimizing traffic impacts to legacy residential areas
- Interest in developing small neighborhood commercial areas to serve residential neighborhoods

Advisory Panel Charrette #2 | August 24, 2017

The consultant facilitated a half-day charrette to review the draft plan documents and work in small groups to mark-up copies of the plans with specific changes or ideas for refinement. Each table of participants presented their ideas to all attendees and their comments captured by the consultant team for reference in continued refinement of the plans.

Key takeaways from this activity included some specific ideas to improve the plans:

- Explore more internal streets to reduce block structure size and make additional connections east and west to Commonwealth Road and Michie Drive.
- Locate local transit hub in the core activity area associated with Zan Road
- Accommodate potential bus rapid transit options along US Route 29 corridor
- General support for Zan Road development with signature public spaces and strong bicycle/

- pedestrian accommodations.
- Continued emphasis on bicycle and pedestrian facilities, including more crossing options at US Route 29.
- Concern regarding loss or reduction of access to existing business

Joint Work Session of the Charlottesville Planning Commission and the Albemarle County Planning Commission | August 24, 2017

The draft Hydraulic Small Area Plan exhibits were presented at a joint work session for the Charlottesville and Albemarle County Planning Commissions.

Key items of input received during this meeting included:

- General support of the plan approach.
- Emphasis on good transit options
- Concern regarding the lack of proposed changes in land use or infrastructure in the legacy residential neighborhoods south of Hydraulic and west of US Route 29.

Neighborhood Meeting Series | April-September 2017

The TJPDC and VDOT staff held open neighborhood meetings with residents of selected neighborhoods within the study area during the months of April through September 2017. The feedback was then provided to the consultant team to incorporate into their plans.

Neighborhood meetings included:

- April 12, 2017 Meadows Neighborhood Meeting at Holiday Inn
- May 30, 2017 Greenbrier Neighborhood Meeting at Greenbrier Elementary
- June 20, 2017 Meadows Neighborhood at Holiday Inn
- August 16, 2017 Hydraulic Area Neighborhoods and Businesses Meeting
- August 28, 2017 Charlottesville Housing Authority and Michie Drive Meeting

Suggested Motions for Amendment of Comprehensive Plan Text and Map

- 1. I move to approve the Hydraulic Small Area Plan as recommended by the Hydraulic Planning Advisory Panel and to append the Hydraulic-29 Small Area Plan, dated April 10, 2018, along with the applicable goals, policies, projects, and maps, as an appendix to the 2013 Comprehensive Plan. I further move to designate the Area and related map as an Urban Development Area (UDA) in accordance with the Code of Virginia, section §15.2-223.1.
- 2. I move to deny the approval of the Hydraulic Small Area Plan and the designation of the area as an Urban Development Area (UDA) in accordance with the Code of Virginia, section §15.2-223.1.

Project Website

http://www.route29solutions.org/panels_meetings/hydraulic_planning_advisory_panel_document_s.asp

Hydraulic Small Area Plan:

http://www.route29solutions.org/documents/hydraulic_small_area_plan_final_report_2018-apr-03.pdf

Attachments

Resolution

Proposed Urban Development Area (UDA) Map

RESOLUTION OF THE CHARLOTTESVILLE PLANNING COMMISSION RECOMMENDING AMENDMENT OF THE CITY'S COMPREHENSIVE PLAN TO INCLUDE THE HYDRAULIC SMALL AREA PLAN

WHEREAS, in joint cooperation with Albemarle County and the Thomas Jefferson Planning District Commission, the City of Charlottesville has developed a proposed Small Area Plan referred to as the 2018 Hydraulic-29 Small Area Plan, which has been developed to serve as an Urban Development Area, as defined in Virginia Code §15.2-2223.1 ("Proposed Small Area Plan"); and

WHEREAS, the Proposed Small Area Plan contains two elements: land use and transportation;

WHEREAS, after notice given as required by law, the City's Planning Commission and City Council on April 10, 2018, jointly conducted a public hearing on the Proposed Small Area Plan;

NOW THEREFORE, BE IT RESOLVED that this Planning Commission hereby recommends to the City Council that it should adopt the 2018 Hydraulic-29 Small Area Plan, designate the territory within the boundaries of said plan as an Urban Development Area, and incorporate it as an amendment to the City's Comprehensive Plan. The 2018 Hydraulic-29 Small Area Plan is hereby certified to the City Council for its consideration in accordance with City Code Section 34-27 (b).

Adopted by the Charlottesville Planning Commission, the 10th day of April 2018.

| Attest: | | | | | |
|--|-------|------|------|-------|------|
| Secretary, Charlottesville Planning Commission | | | | | |
| Attachment: Hydraulic-29 Small Area Plan | | | | | |
| http://www.route29solutions.org/documents/hydraulic_ | small | area | plan | final | repo |
| <u>rt_2018-apr-03.pdf</u> | | | | | |