

CITY OF CHARLOTTESVILLE

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



January 15, 2018

TO: Charlottesville Planning Commission, Neighborhood Associations & News Media

Please Take Notice

A Work Session of the Charlottesville Planning Commission will be held on **Tuesday, January 22, 2019 at 5pm in the NDS Conference Room (610 East Market Street)**

AGENDA

1. Preliminary Discussion – Seminole Square Mixed Use Development
2. Public Comment

cc: City Council
Mike Murphy
Alexander Ikefuna
Planners
Jeff Werner, Camie Mess
Tierra Howard, Lisa Robertson

SEMINOLE SQUARE – SPECIAL USE PERMIT APPLICATION
APPLICANT: COLLINS ENGINEERING
DATE: DECEMBER 26, 2018
PROJECT NARRATIVE FOR WORKSESSION

The Seminole Square Shopping center is an existing commercial retail shopping center along Route 29, north of hydraulic road. Recently, the City constructed the Hillsdale Avenue extension through the shopping center. With the construction of the roadway through the center, the owners have submitted (2) site plan amendments for the redevelopment of the commercial buildings and elements of the site to improve portions of the property in conjunction with the new Hillsdale Drive roadway. The owners would also like to pursue the redevelopment of the former Kroger site to allow residential development and mixed-use development on the property. The addition of residential development within the shopping center would help create a walkable community where residents have access to commercial and retail shopping areas without relying on vehicular transportation. The addition of residential uses in the shopping center would also help revitalize portions of the commercial and retail areas of the shopping center. The current zoning regulations allow up to 43 DUA with a special use permit for residential density, and the owners are requesting a modification on the property for residential density.

Attached is a conceptual development plan, proposed images, and the existing conditions plan of the property. The conceptual development plan and images show the location of the proposed residential development on the property. In addition, residential development may be extended in the future to the current commercial buildings, adding residential over the existing first floor commercial spaces.

The owners would like to have a worksession with the Planning Commission on the proposed project, prior to submitting permit plans and applications. The attached conceptual development plan illustrates a potential development layout for the residential apartments, but the overall plan is still conceptual. The owners would like to work with staff and the Planning Commission prior to the submittal of additional plans and details, to ensure that the application moving forward includes the elements and designs that staff and the Planning Commission would like to be incorporated with the residential development in this area. Additional information, such as traffic impacts, analysis of economic development, intensity of use, scale and massing, impacts on school population, and overall conformity with federal and laws shall be provided with the additional information, after a work session with the Planning Commission and City staff. Specific questions that the applicant would like to discuss with the Planning Commission include:

1. Process for the proposed development - Should the applicant seek a Special Use permit with setback waivers for the proposed project or should the applicant pursue a rezoning for the development.
2. Is the proposed mixed-use development consistent with the small area plan in this location
3. What is the Planning Commission's feeling on minimum and maximum residential density in this location.
4. Would the Planning Commission want to see additional residential added to other portions of the property for future redevelopment, or should that be handled with a separate application when redevelopment is proposed for the remaining portions of the Seminole Square property.
5. Discussion on the walkability design of the development, trailway connections, and pedestrian circulation
6. Affordability discussion

GENERAL NOTES:

OWNER: GIANT SEQUEL INVESTORS, LLC
 200 GARRETT STREET, SUITE K
 CHARLOTTEVILLE, VA 22905
 TELEPHONE: (434) 971-7202

ARCHITECT: HENNINGSEN & KESTNER, INC.
 1108 EAST HIGH STREET
 CHARLOTTEVILLE, VA 22902
 TELEPHONE: (434) 971-7202

ENGINEER: COLLINS ENGINEERING
 200 GARRETT STREET, SUITE K
 CHARLOTTEVILLE, VA 22902
 TELEPHONE: (434) 293-3719

PROPERTY: TMP 41C003100 & TMP 41B015000

LOCATION OF PROJECT: SEMINOLE SQUARE SHOPPING CENTER, CHARLOTTEVILLE, VA 22902

TOTAL ACREAGE OF SITE: SEMINOLE SQUARE SHOPPING CENTER, CHARLOTTEVILLE, VA 22902
 TOTAL ACREAGE: 22.827 ACRES (TMP 41B015000-5.327 ACRES & TMP 41C003100-17.500)

EXISTING ZONING: HW ZONING (HIGHWAY CORRIDOR)

EXISTING USE: COMMERCIAL RETAIL SHOPPING CENTER

PROPOSED USE: COMMERCIAL RETAIL SHOPPING CENTER AND RESIDENTIAL DEVELOPMENT

SPECIAL USE REQUEST: RESIDENTIAL DENSITY UP TO 43 DUA FOR THE PROPERTY

SPECIAL USE PERMIT: A SPECIAL USE PERMIT IS BEING SOUGHT FOR RESIDENTIAL DENSITY UP TO 43 DUA ACROSS THE (2) PARCELS

PROPOSED DENSITY: 22,807 ACRES x 43 DUA = MAX. OF 981 UNITS TO BE ALLOWED WITH THIS SPECIAL USE PERMIT

STORMWATER MANAGEMENT: EXISTING SITE IS PRIMARILY IMPERVIOUS. RAIN GARDENS, UNDERGROUND DETENTION, YARD SWALES, GREEN ROOFS, PERVIOUS PAVERS ARE PROPOSED OPTIONS FOR STORMWATER QUALITY AND DETENTION FOR THE SITE TO PROVIDE WATER QUALITY ON THE SITE AND TO REDUCE THE POST DEVELOPMENT RUNOFF RATES, VOLUMES, AND VELOCITIES FROM THE SITE

SETBACKS: FRONT: PRIMARY STREET (5' MIN AND 30' MAX)
 LINKING STREET (5' MIN AND 20' MAX)
 SIDE: NONE REQUIRED, (ADJACENT TO LOW DENSITY RESIDENTIAL - 20' MIN.)
 REAR: NONE REQUIRED, (ADJACENT TO LOW DENSITY RESIDENTIAL - 20' MIN.)

HEIGHT REGULATIONS: MINIMUM HEIGHT: NONE & MAXIMUM HEIGHT: 80 FEET
 (BUILDING SHALL MEET MAXIMUM HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE EXISTING CITY CODE)

SITE PHASING: PROJECT TO BE DEVELOPED IN MULTIPLE PHASES

AFFORDABLE UNITS: AFFORDABLE DWELLING UNITS SHALL BE PROVIDED AS REQUIRED BY ZONING ORDINANCE SECTION 34-12, AND THESE UNITS SHALL EITHER BE PROVIDED ONSITE OR OFFSITE.

FLOODPLAIN: THERE ARE NO FLOODPLAIN LIMITS WITHIN THE SUBJECT PROPERTY PER FEMA MAP#81003C02890, PANEL #02890 DATED FEBRUARY 4, 2005.

STREAM BUFFER: THE DEVELOPMENT OF THIS PROPERTY DOES NOT IMPACT A STREAM BUFFER, WATERCOURSE, OR FLOODPLAIN ON THE PROPERTY.

SURVEY: BOUNDARY OF THE SITE WAS PROVIDED BY COMMONWEALTH LAND SURVEYING, NOVEMBER 2016.

UTILITIES: THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
 CRITICAL SLOPES: NO CRITICAL SLOPES SHALL BE IMPACTED WITH THE PROPOSED DEVELOPMENT.

AREAS PUBLIC USE: CURRENTLY, THERE IS NO LAND ON THIS PROPERTY THAT IS PROPOSED FOR PUBLIC USE.

CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS.

ANY SIDEWALK AND/OR CURB DAMAGE IDENTIFIED IN THE SITE VICINITY DUE TO PROJECT CONSTRUCTION ACTIVITIES AS DETERMINED BY THE CITY INSPECTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

ALL SIGNING AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.

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.

SITE AND BUILDING CONSTRUCTION SHALL MEET 2008 IRC SECTION 3409 FOR ACCESSIBILITY AND VA USBC 103.3 FOR CHANGE OF OCCUPANCY.

NOTE: THE PROPOSED MIXED USE DEVELOPMENT IS OVER THE MULTIPLE LOTS AS SHOWN BELOW. THE MAXIMUM RESIDENTIAL UNITS ALLOWED IS 43 DUA ACROSS ALL THE PARCELS, FOR A TOTAL OF 981 UNITS

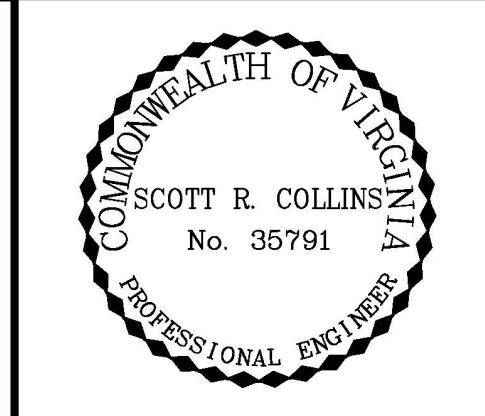
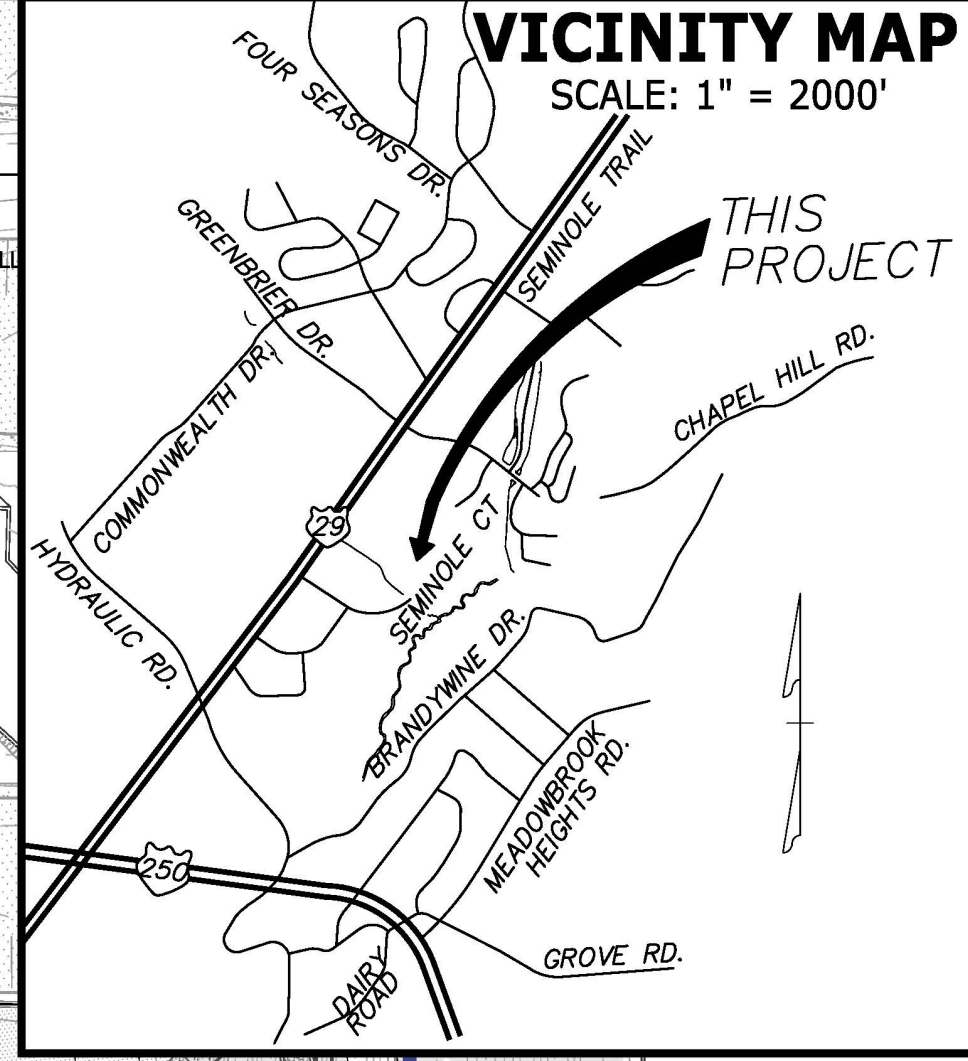
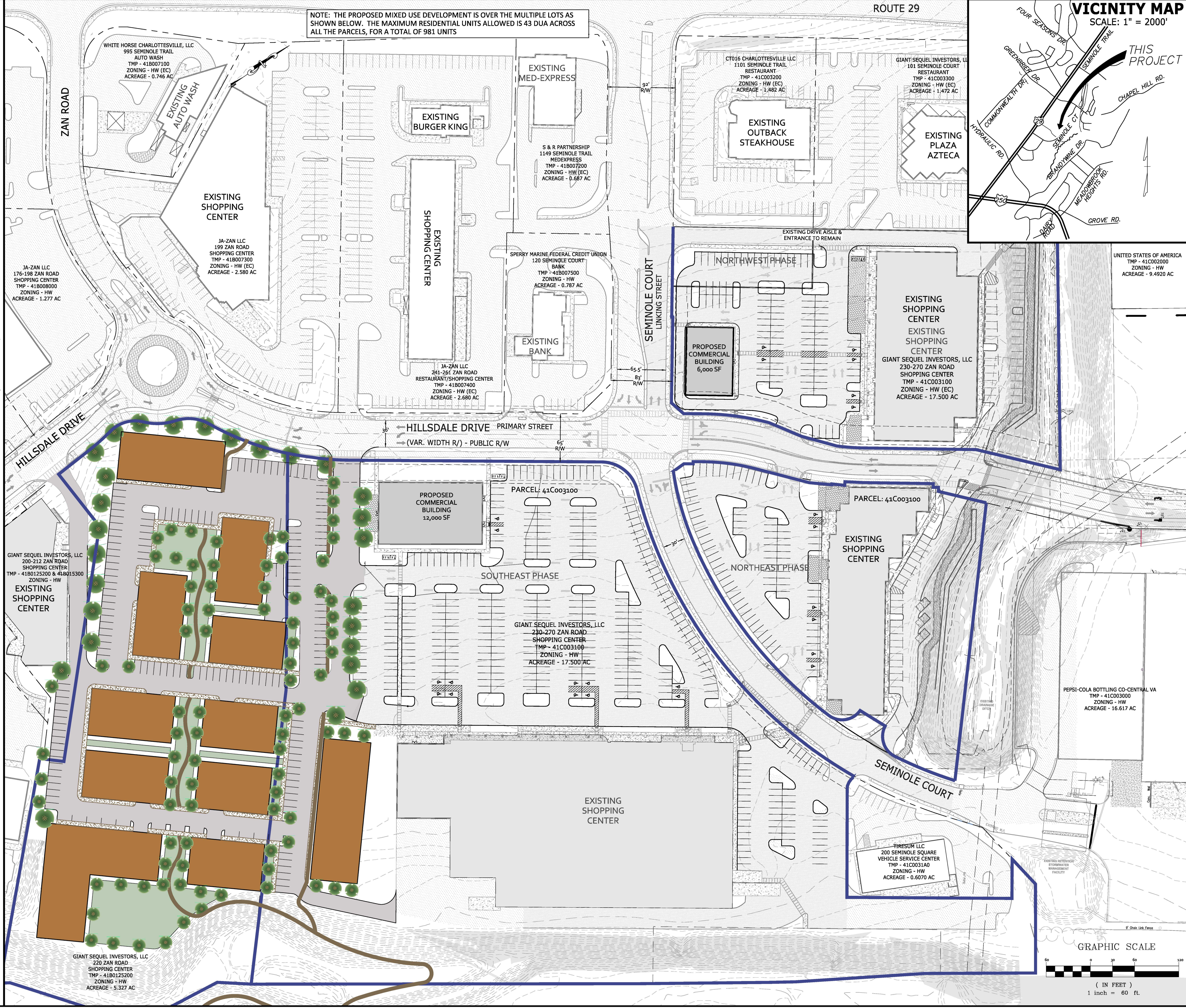
LEGEND

- EXISTING CULVERT
- CULVERT
- DROP INLET & STRUCTURE NO.
- CURB
- CURB & GUTTER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED VEGETATIVE COVER
- PROPOSED BIOFILTER VEGETATION
- EC-3A DITCH
- DEPTH OF EC-3A DITCH
- EC-2 DITCH
- DEPTH OF EC-2 DITCH
- EARTH DITCH
- DRIVEWAY CULVERT
- BENCH MARK
- CLEARING LIMITS
- VDOT STANDARD STOP SIGN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- TBC DENOTES TOP/BACK OF CURB
- T/B DENOTES TOP OF BOX

Sheet Number	Sheet Title
1	SPECIAL USE PERMIT - CONCEPTUAL APPLICATION PLAN
2	EXISTING CONDITIONS & DEMOLITION PLAN
2	TOTAL SHEETS

LEGEND:

- EXISTING/PROPOSED COMMERCIAL BUILDINGS
- PROPOSED RESIDENTIAL BUILDINGS (WITH PARKING UNDERNEATH)
- PROPOSED GREENSPACE
- PROPOSED PARKING / TRAVELWAY AREA
- PROPOSED SIDEWALKS



DATE	REVISION DESCRIPTION
12/26/18	PRE-APPLICATION EXHIBIT FOR PLANNING COMMISSION WORK SESSION

COLLINS ENGINEERING
 200 GARRETT STREET, SUITE K, CHARLOTTEVILLE, VA 22902 - 434.293.3719

SEMINOLE SQUARE SHOPPING CENTER
 SPECIAL USE PERMIT - CONCEPTUAL APPLICATION PLAN

PROJECT: 122074
 SHEET: 1 OF 2

SCALE: 1" = 60'

GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft.



1 MASTER PLAN

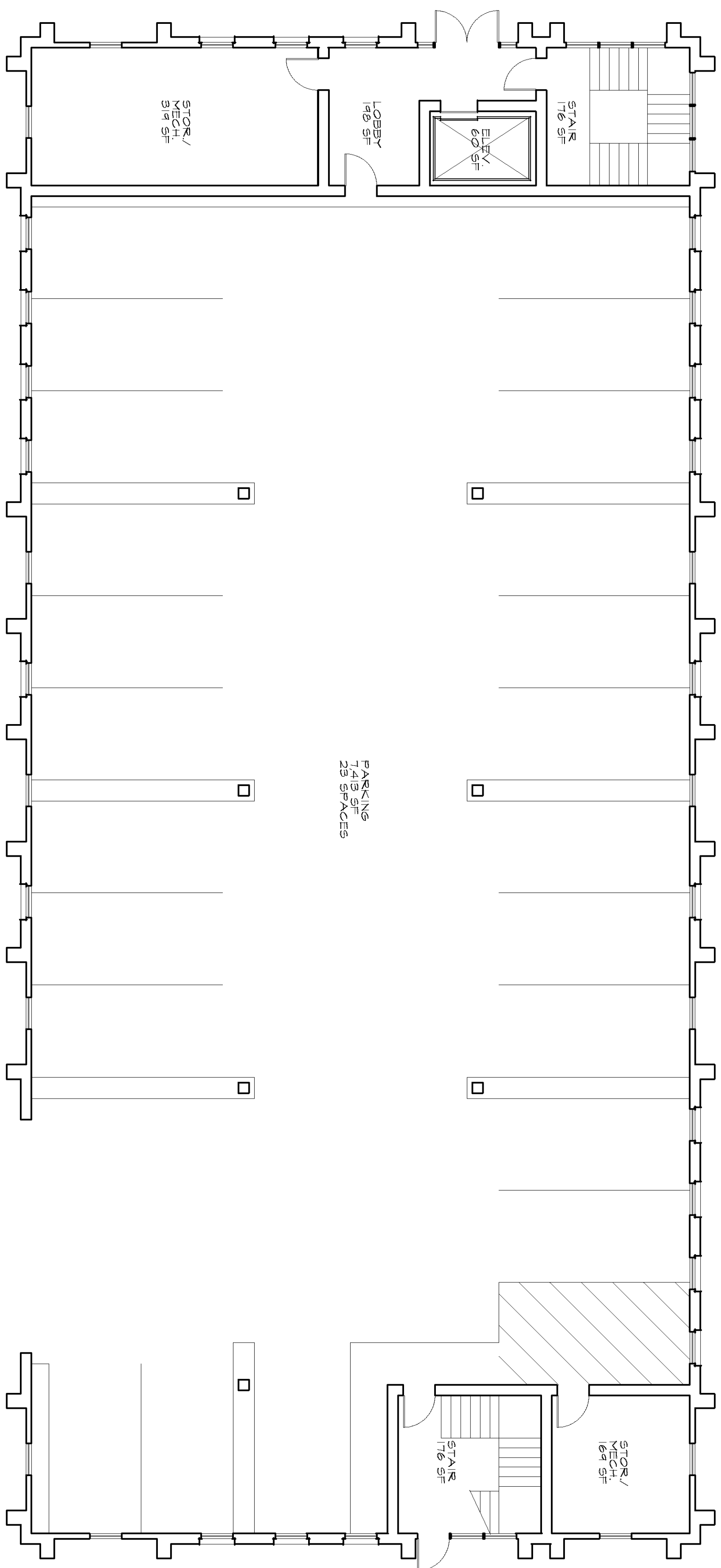
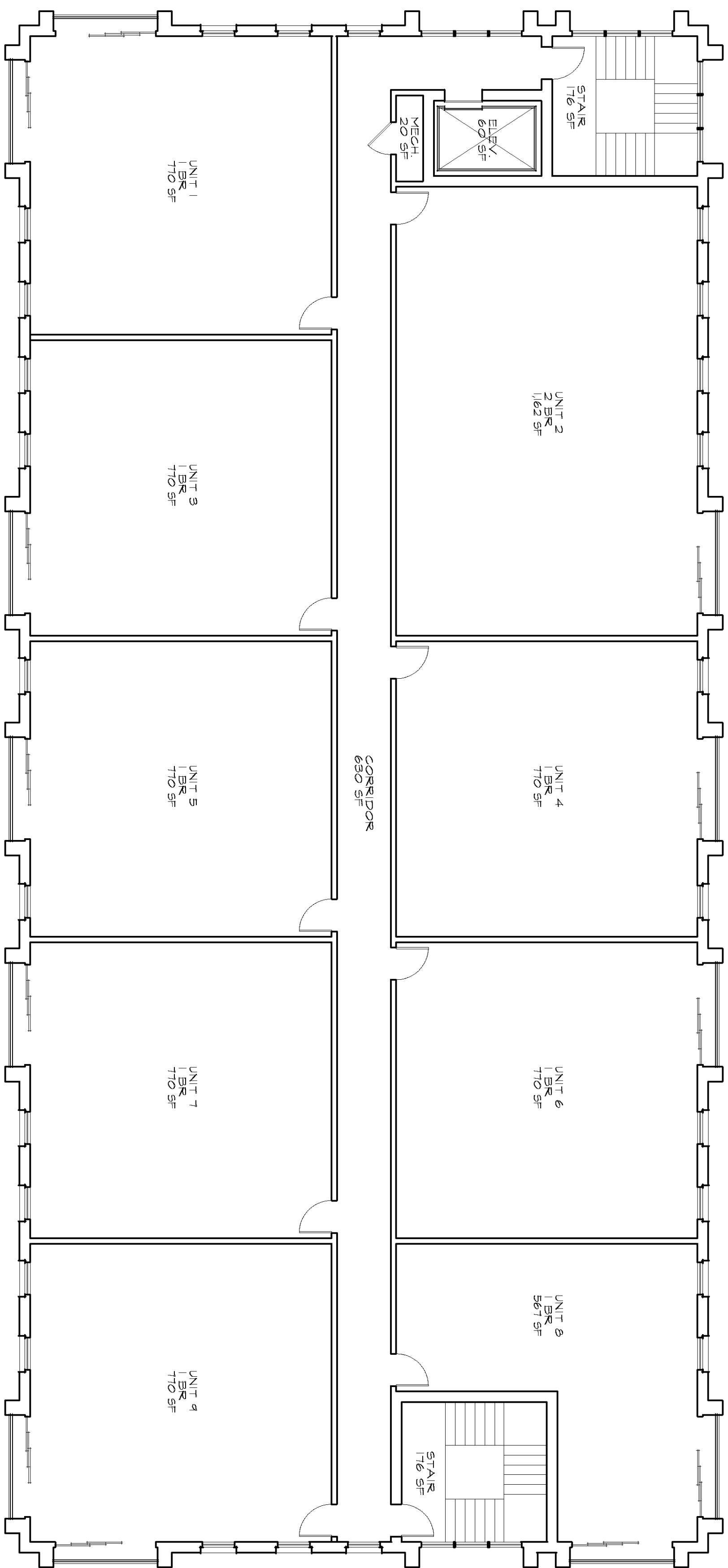
PROPOSED BUILDING INFO.

BLDG.	DIMENS.	SF/FL.	STORIES	5 BR 1,250 SF	2 BR 1,162 SF	LG 1 BR 770 SF	SM 1 BR 567 SF	PARKING	RETAIL SF (IF NO PROGS)
1	142' X 64'	9,088	5	-	4	28	4	25	1,756
2	114' X 64'	7,296	5	-	12	8	4	17	6,020
3	114' X 64'	7,296	5	-	12	8	4	17	6,020
4	114' X 64'	7,296	5	-	12	8	4	17	6,020
5	114' X 64'	7,296	5	-	12	8	4	17	6,020
6	114' X 64'	7,296	5	-	12	8	4	17	6,020
7	114' X 64'	7,296	5	-	12	8	4	17	6,020
8	114' X 64'	7,296	5	-	12	8	4	17	6,020
9	136' X 56' X 64'	15,872	5	12	24	8	-	17	8,025*
10	114' X 64'	7,296	5	-	12	8	4	17	6,020
11 GROUND	212' X 100'	21,200	-	-	-	-	-	-	19,698*
11 UPPER	212' X 64'	13,568	5	-	16	32	-	-	-
SITE PRKNG								174	
TOTAL				12 (4%)	140 (44%)	132 (41%)	36 (11%)	355	
REQUIRED PARKING				24	140	132	36	216 TOTAL FOR RES.	

1" = 40'-0"

MIXED USE NEW CONSTRUCTION
SEMINOLE SQUARE APARTMENTS
220 ZAN RD., CHARLOTTEVILLE, VA 22901

NO.	DATE	DRAWING RELEASE	NO.	DATE	REVISION



NO.	DATE	DRAWING RELEASE

NO.	DATE	REVISION

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SEMINOLE SQUARE APARTMENTS
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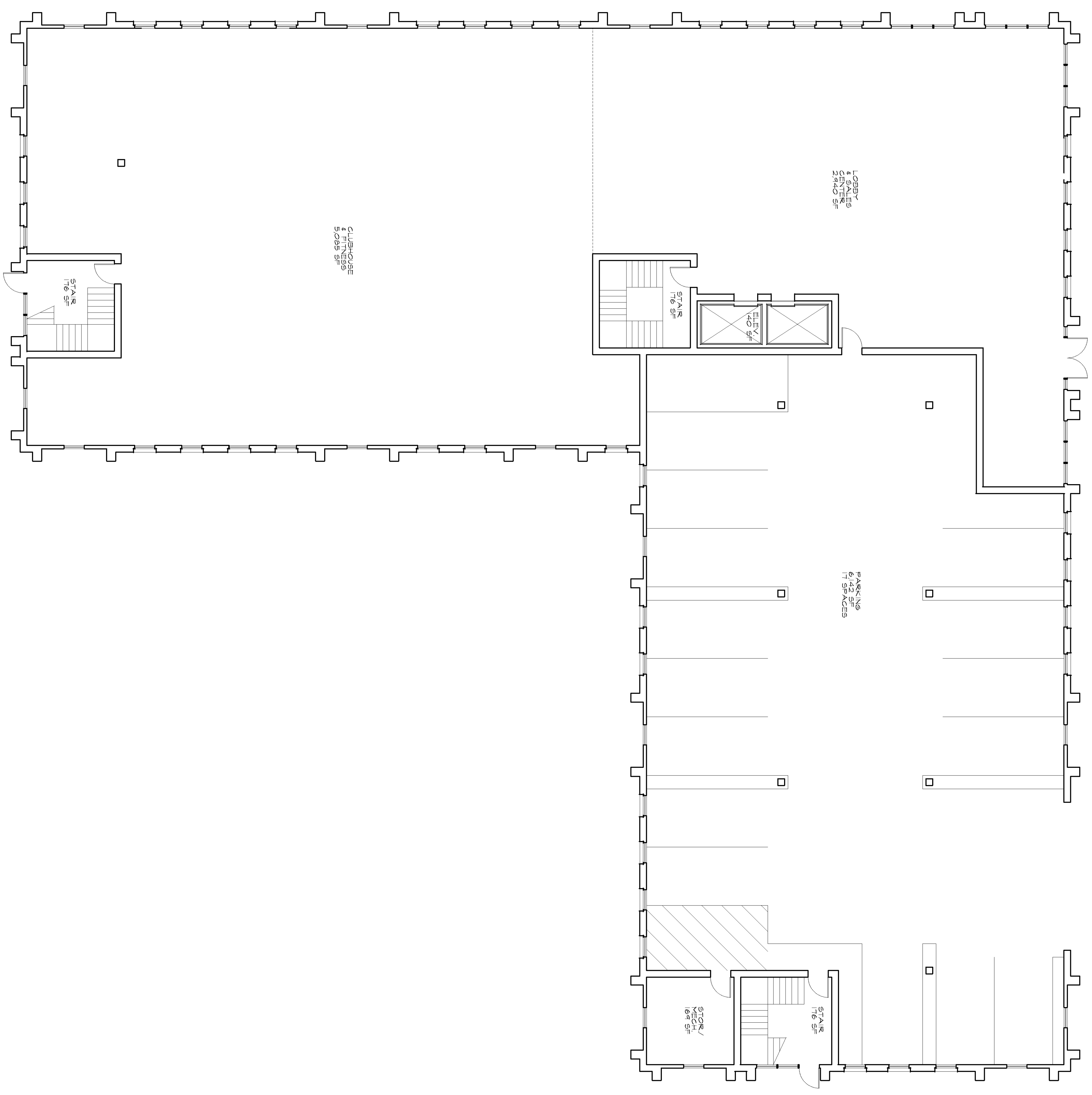
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SCHEMATIC FLOOR PLANS
 BUILDING 1

PROJECT NO. 1808 FILE NO. 1808-A101

A.1.01

1 GROUND FLOOR PLAN
AREA: 15,812 SF GROSS



1/8" = 1'-0"

A.1.03

SCHEMATIC FLOOR PLANS
BUILDING 9

PROJECT NO. 1508 FILE NO. 1508-A101

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1 TYP. UPPER FLOOR PLAN
AREA: 15,812 SF GROSS



1/8" = 1'-0"

A.1.04

SCHEMATIC FLOOR PLANS
BUILDING 9

PROJECT NO. 1808 FILE NO. 1808-A101

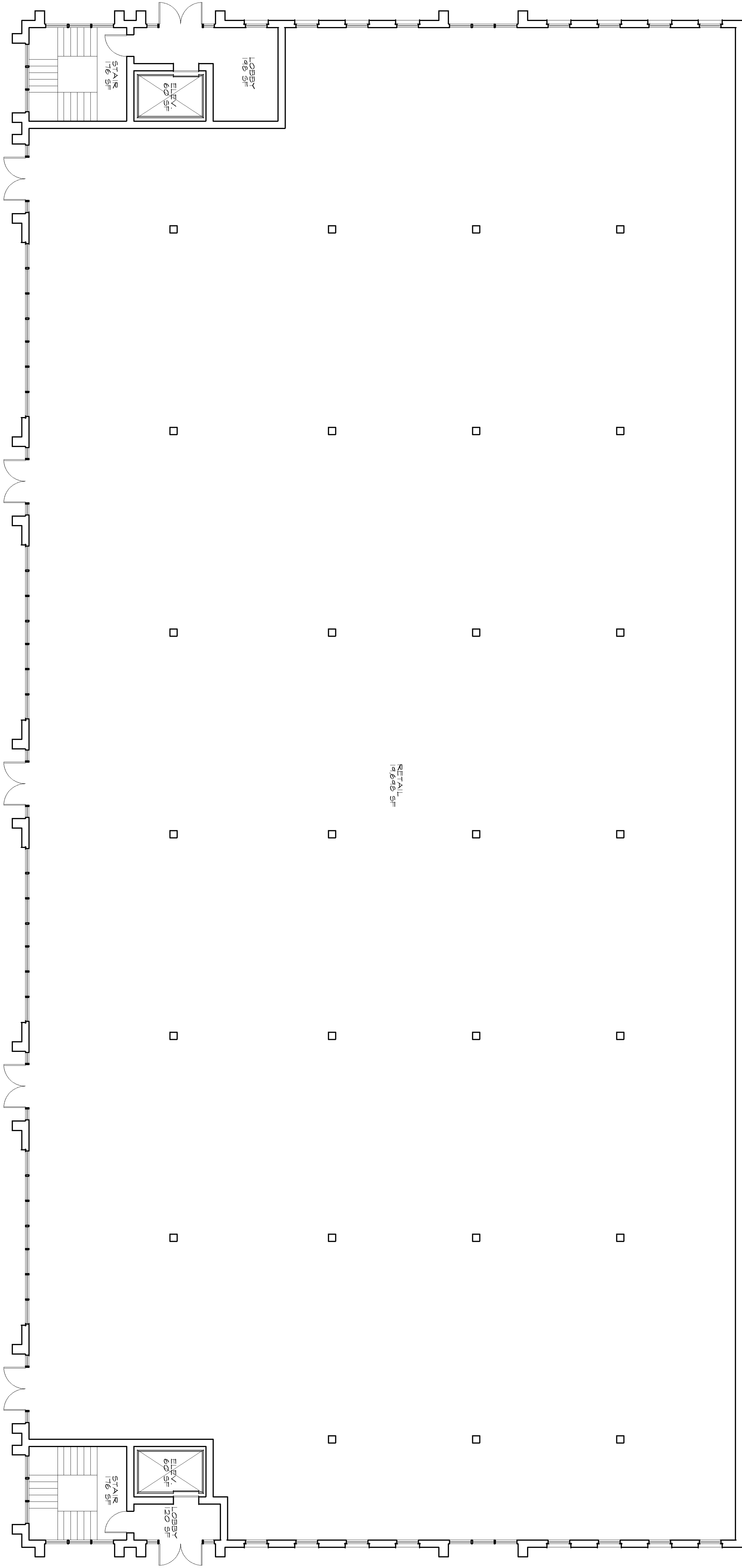
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1 GROUND FLOOR PLAN
AREA: 21,200 SF GROSS

1/8" = 1'-0"

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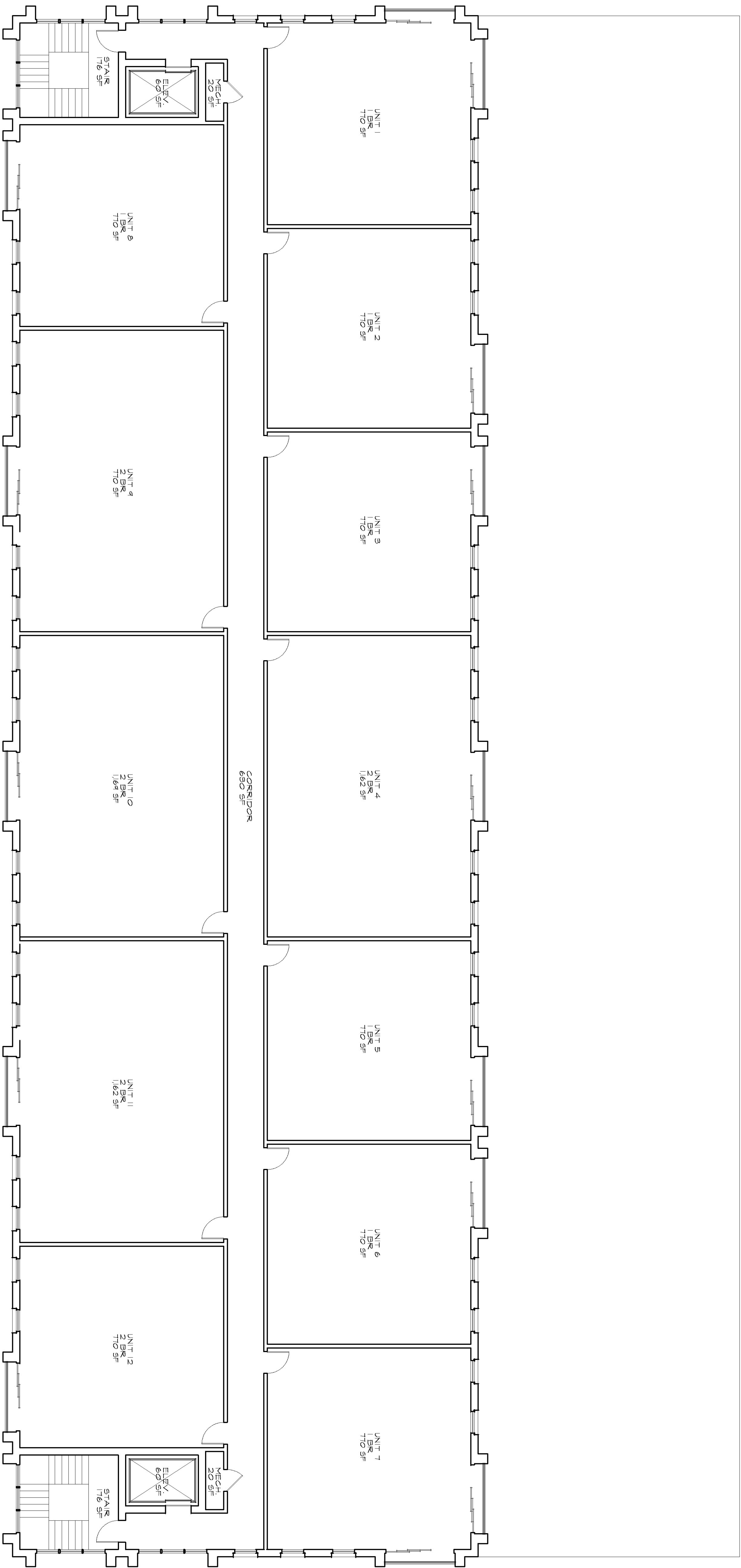
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A.1.05

SCHEMATIC FLOOR PLANS
 BUILDING II
 PROJECT NO. 1808 FILE NO. 1808-A101



1 TYP. UPPER FLOOR PLAN
AREA: 13566 SF GROSS

1/8"=1'-0"

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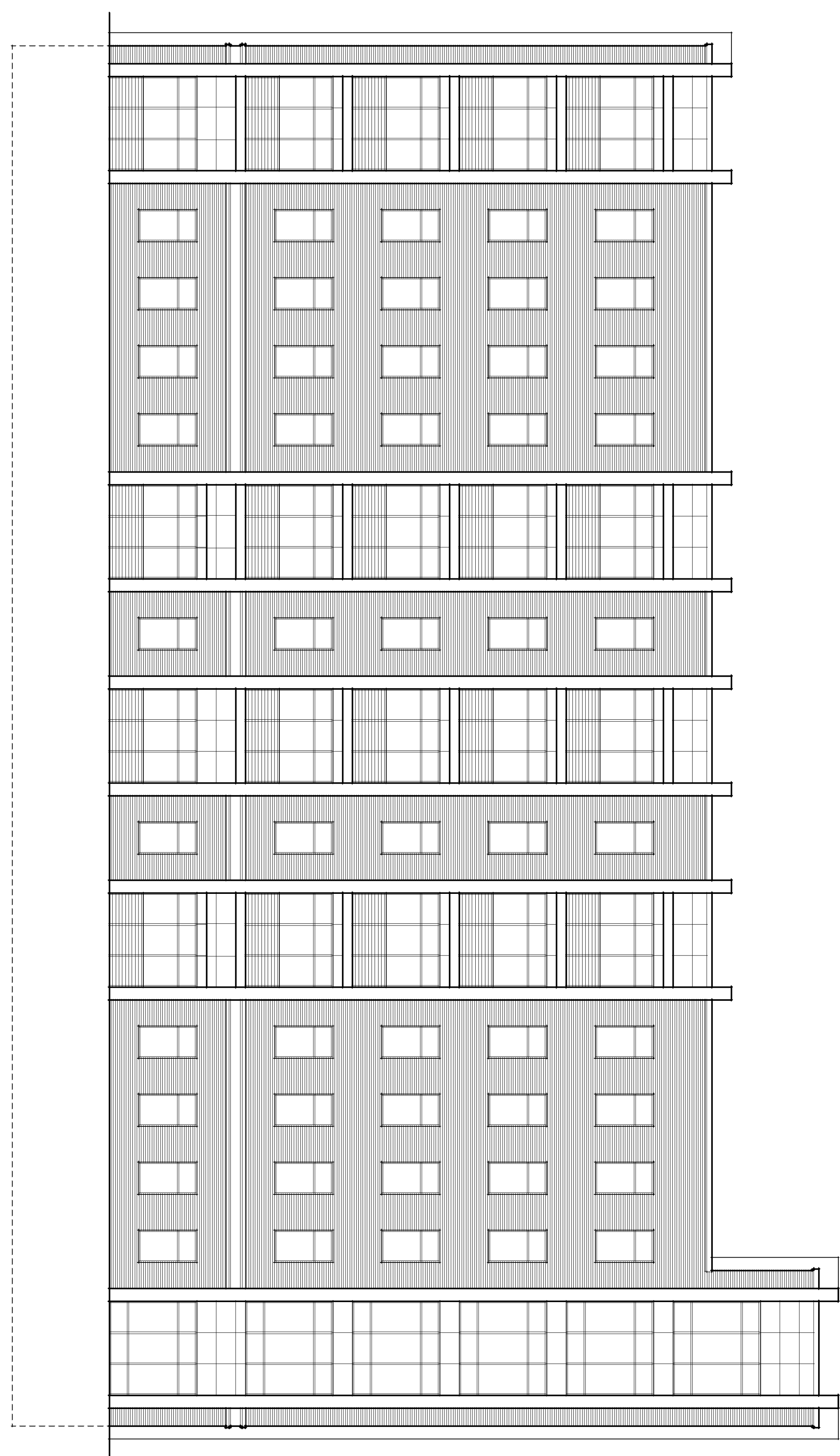
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A.1.06

SCHEMATIC FLOOR PLANS
 BUILDING II

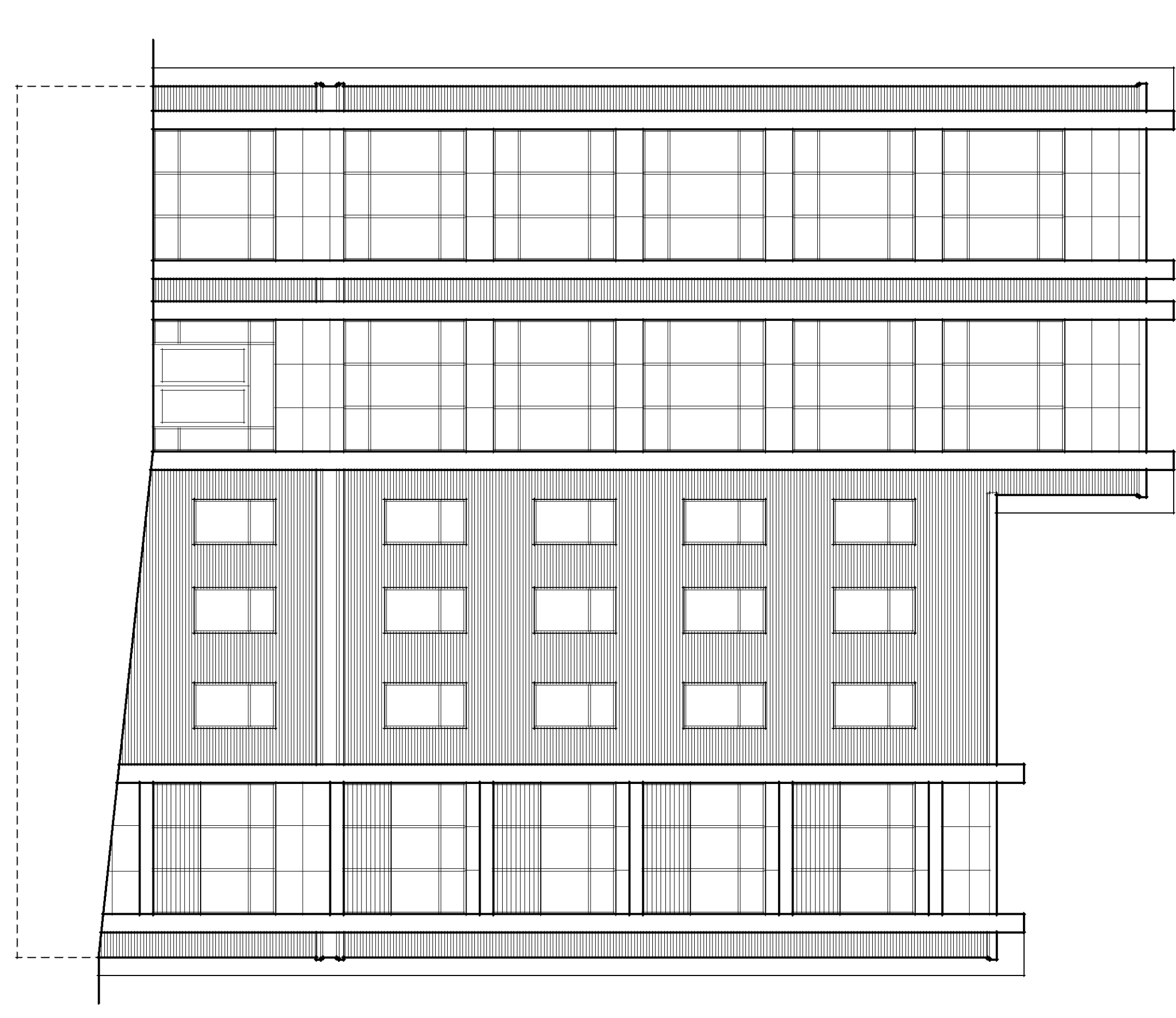
PROJECT NO. 1808 FILE NO. 1808-A10

1 LEFT SIDE ELEVATION



1/8" = 1'-0"

2 FRONT ELEVATION



1/8" = 1'-0"

A.2.01

SCHEMATIC ELEVATIONS
BUILDING 1

PROJECT NO. 1808 FILE NO. 1808-A101

NO.	DATE	DRAWING RELEASE

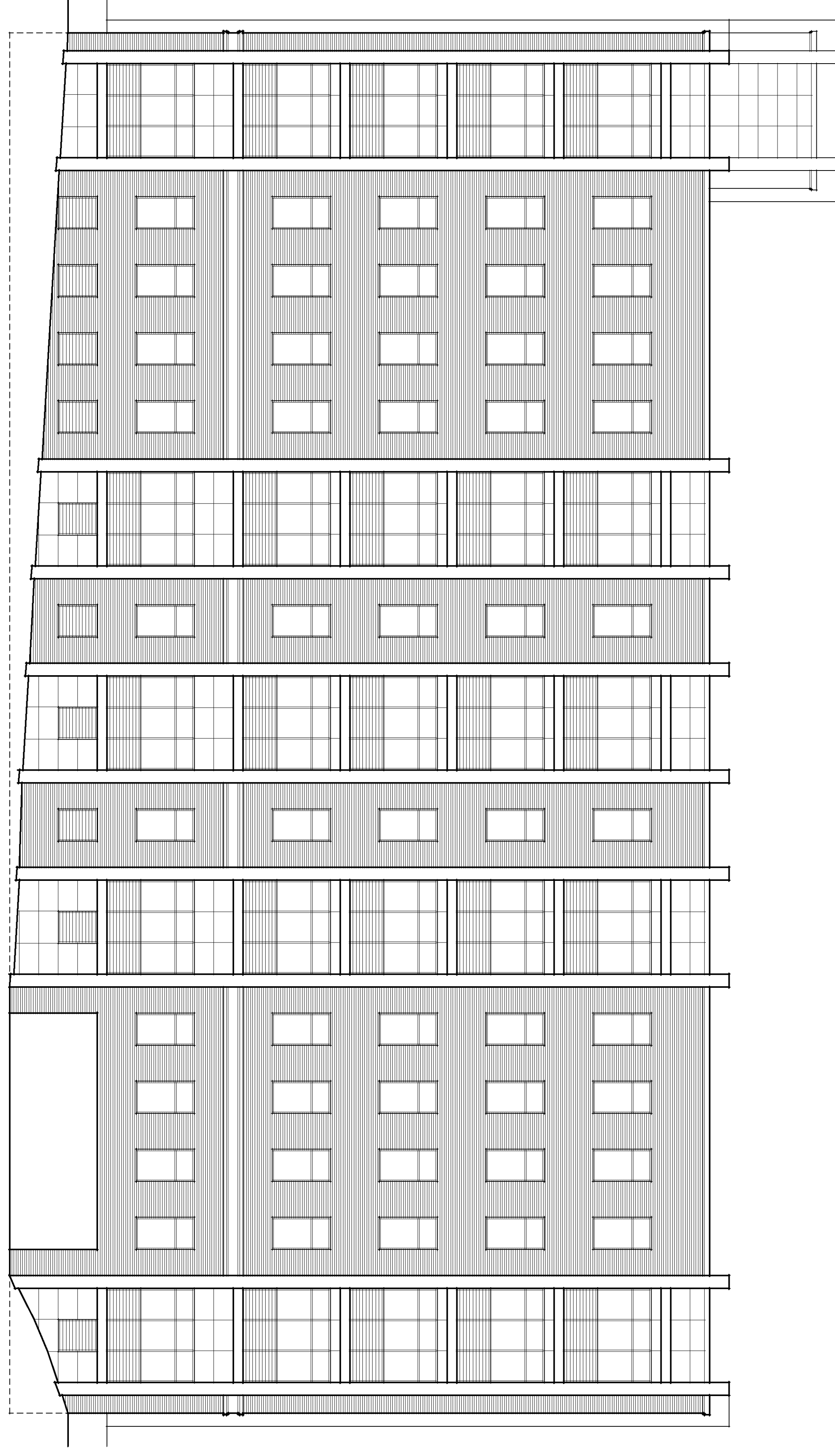
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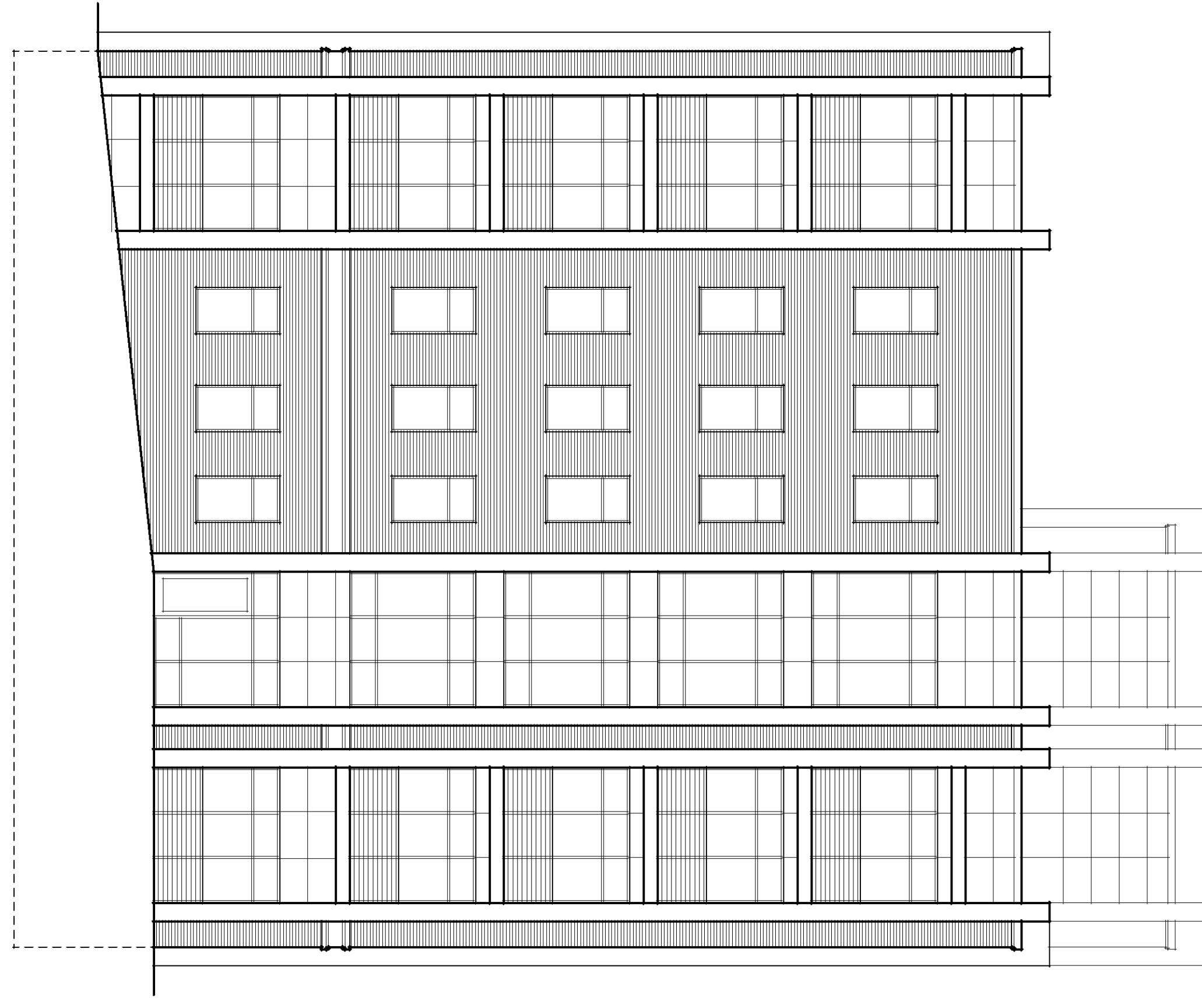
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1 RIGHT SIDE ELEVATION



1/8"=1'-0"

2 REAR ELEVATION



1/8"=1'-0"

A.2.02

SCHEMATIC ELEVATIONS
BUILDING 1

PROJECT NO. 1808 FILE NO. 1808-A101

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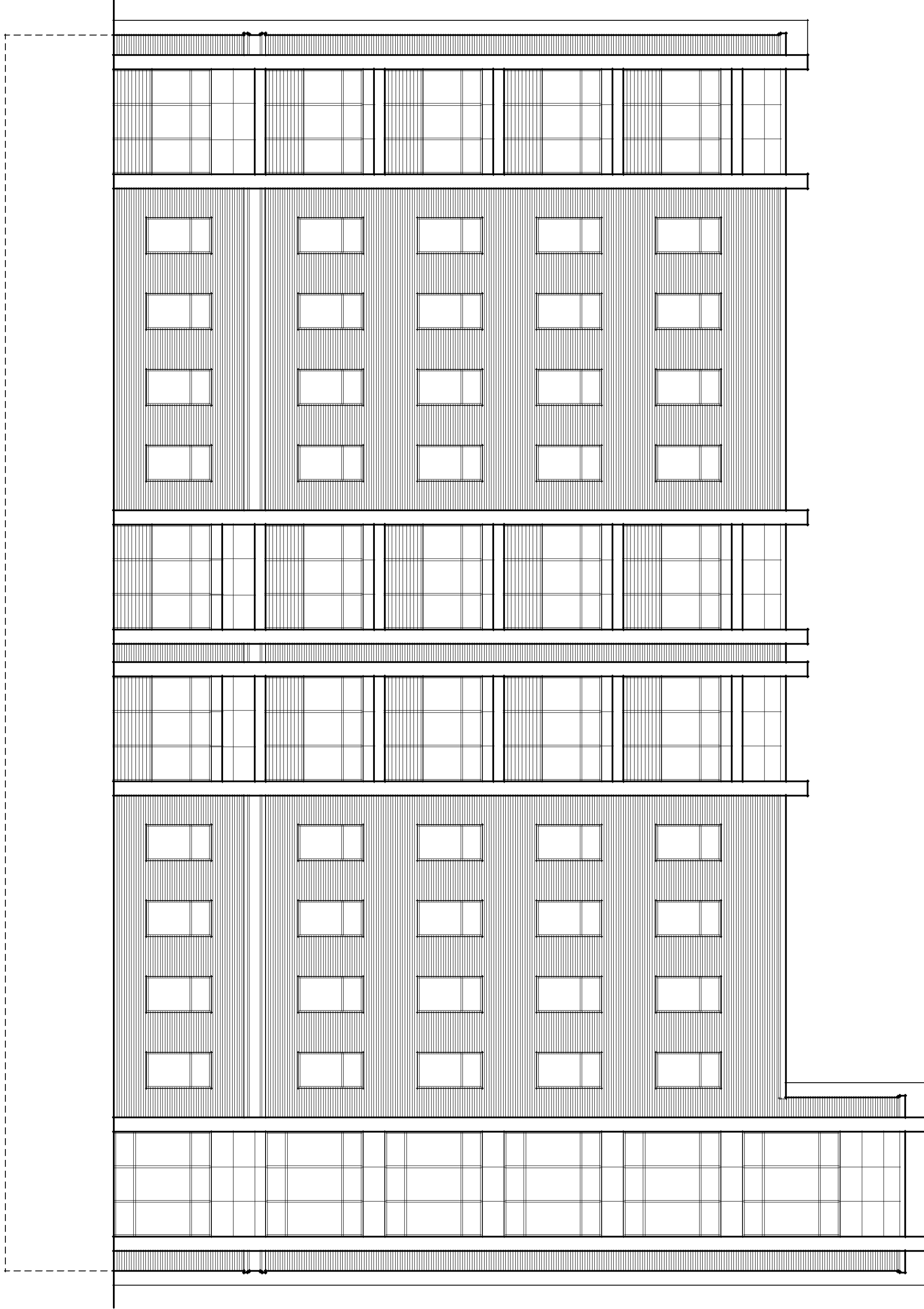
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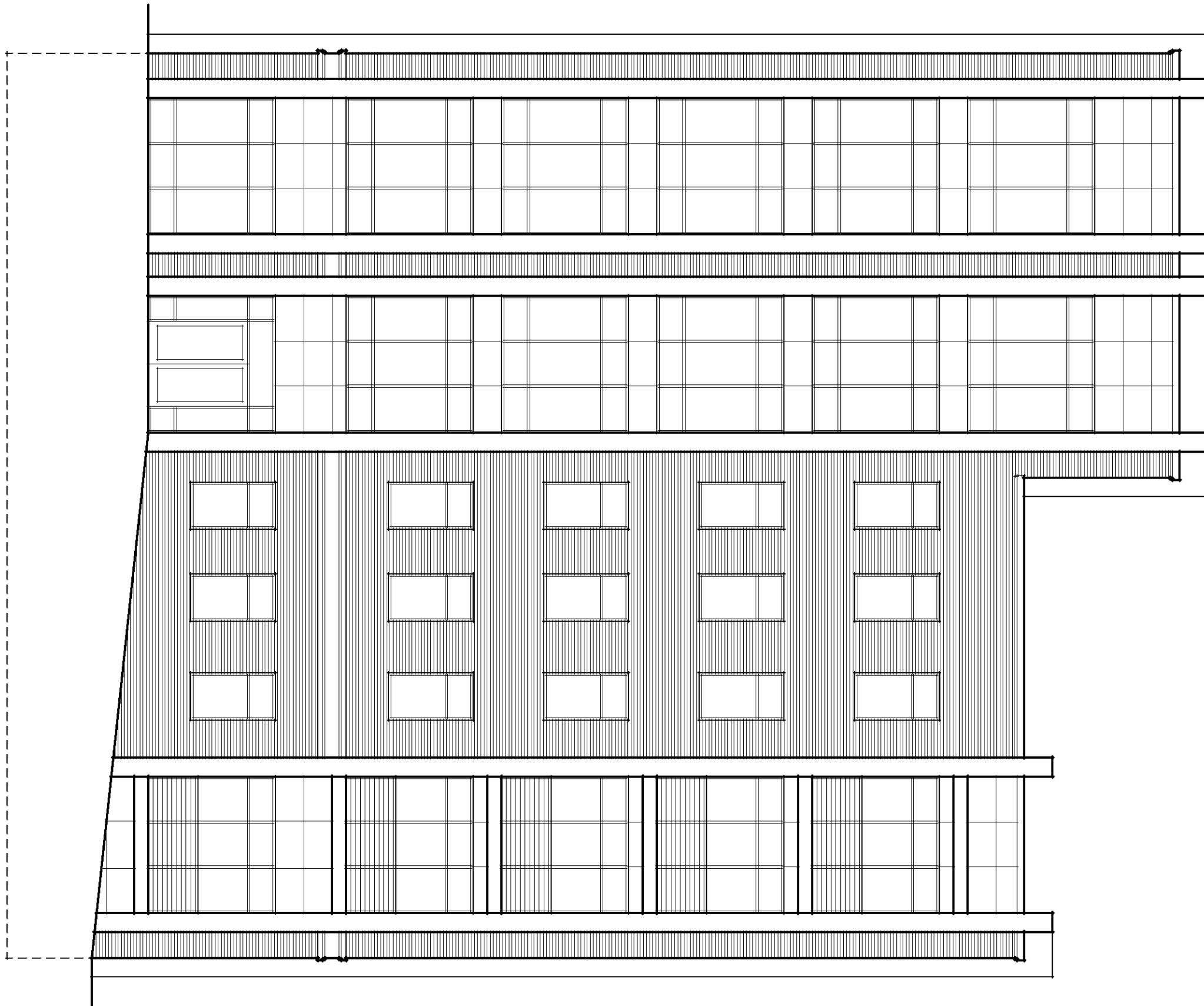
1 LEFT SIDE ELEVATION

1/8" = 1'-0"



2 FRONT ELEVATION

1/8" = 1'-0"



A.2.03

SCHEMATIC ELEVATIONS
BUILDINGS 2, 3, 4, 5, 6, 7, 8,
& 10

PROJECT NO. 1808 FILE NO. 1808-A101

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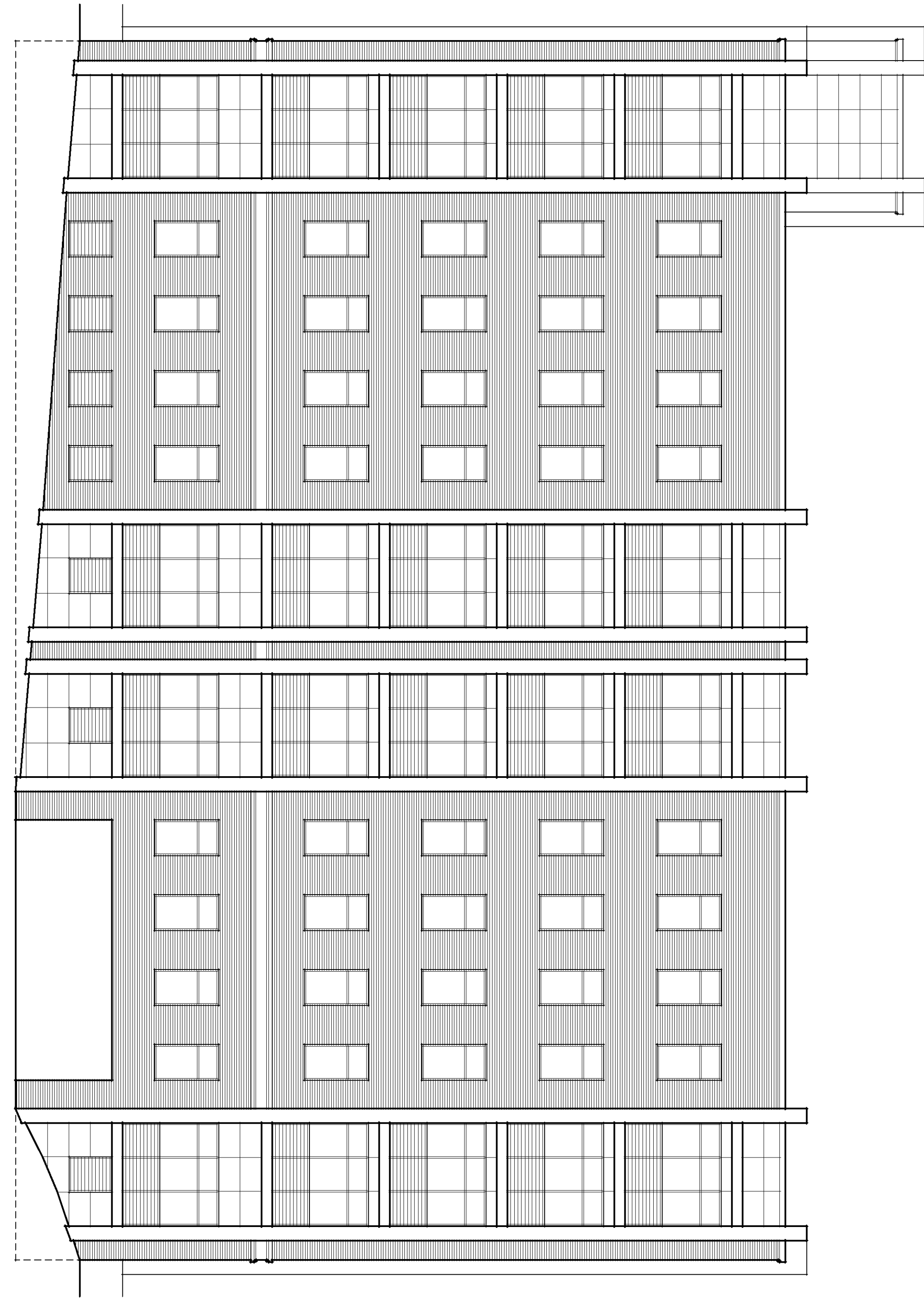
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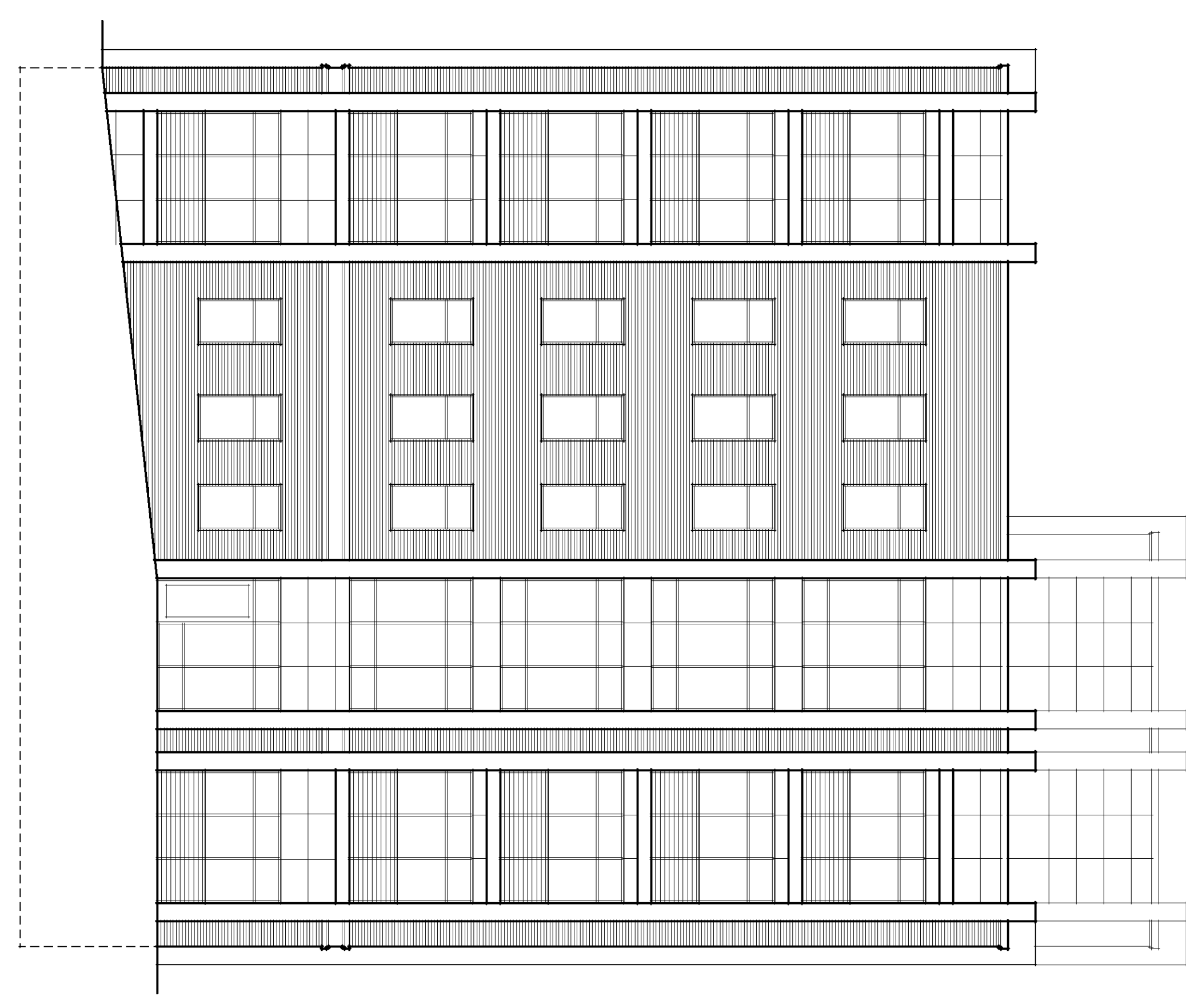
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1 RIGHT SIDE ELEVATION



1/8" = 1'-0"

2 REAR ELEVATION



1/8" = 1'-0"

A.2.04

SCHEMATIC ELEVATIONS
BUILDINGS 2, 3, 4, 5, 6, 7, 8,
& 10
PROJECT NO. 1808 FILE NO. 1808-A101

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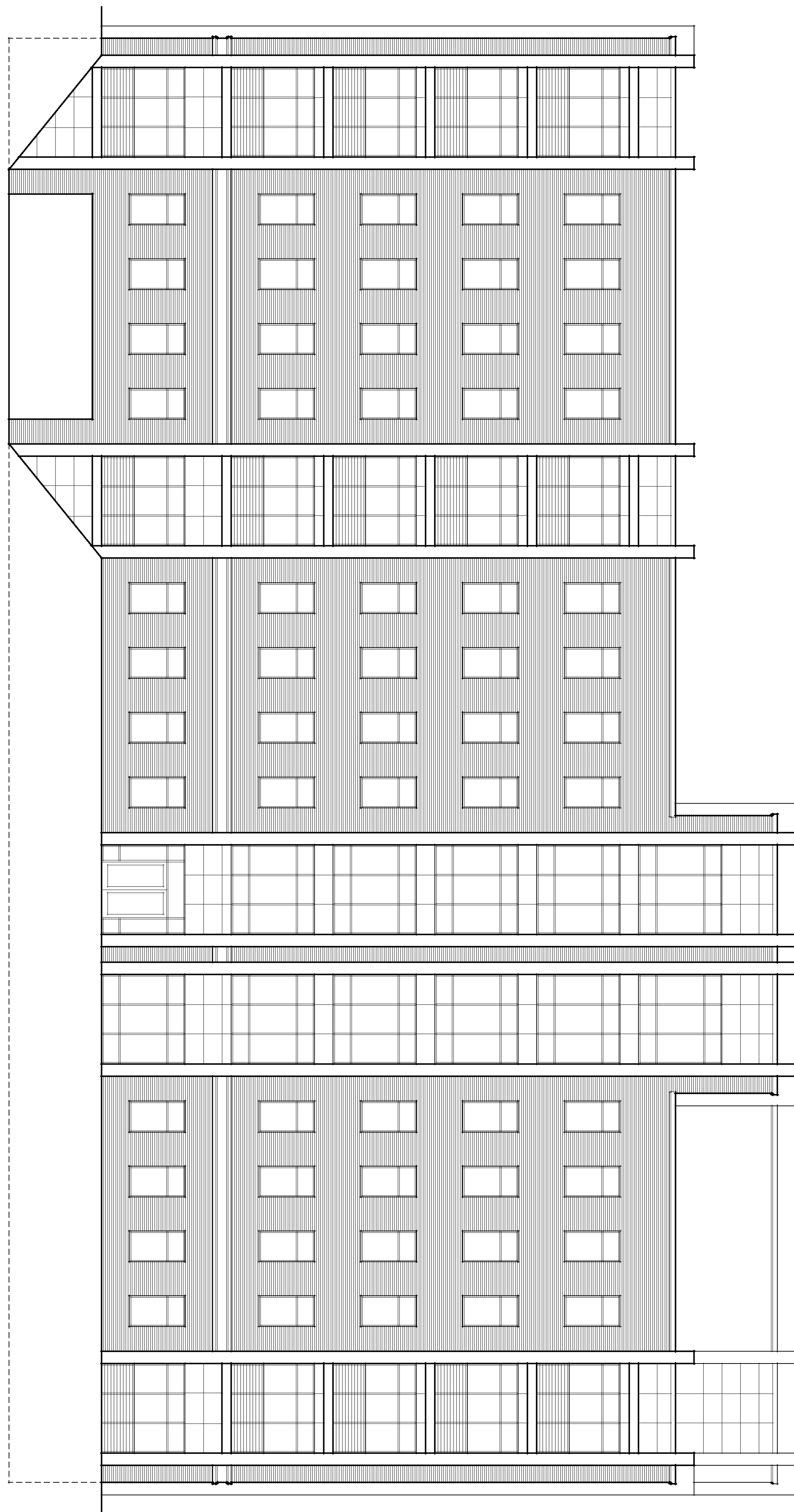
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1 FRONT ELEVATION



1/8" = 1'-0"

A.2.05

SCHEMATIC ELEVATIONS
BUILDING 9

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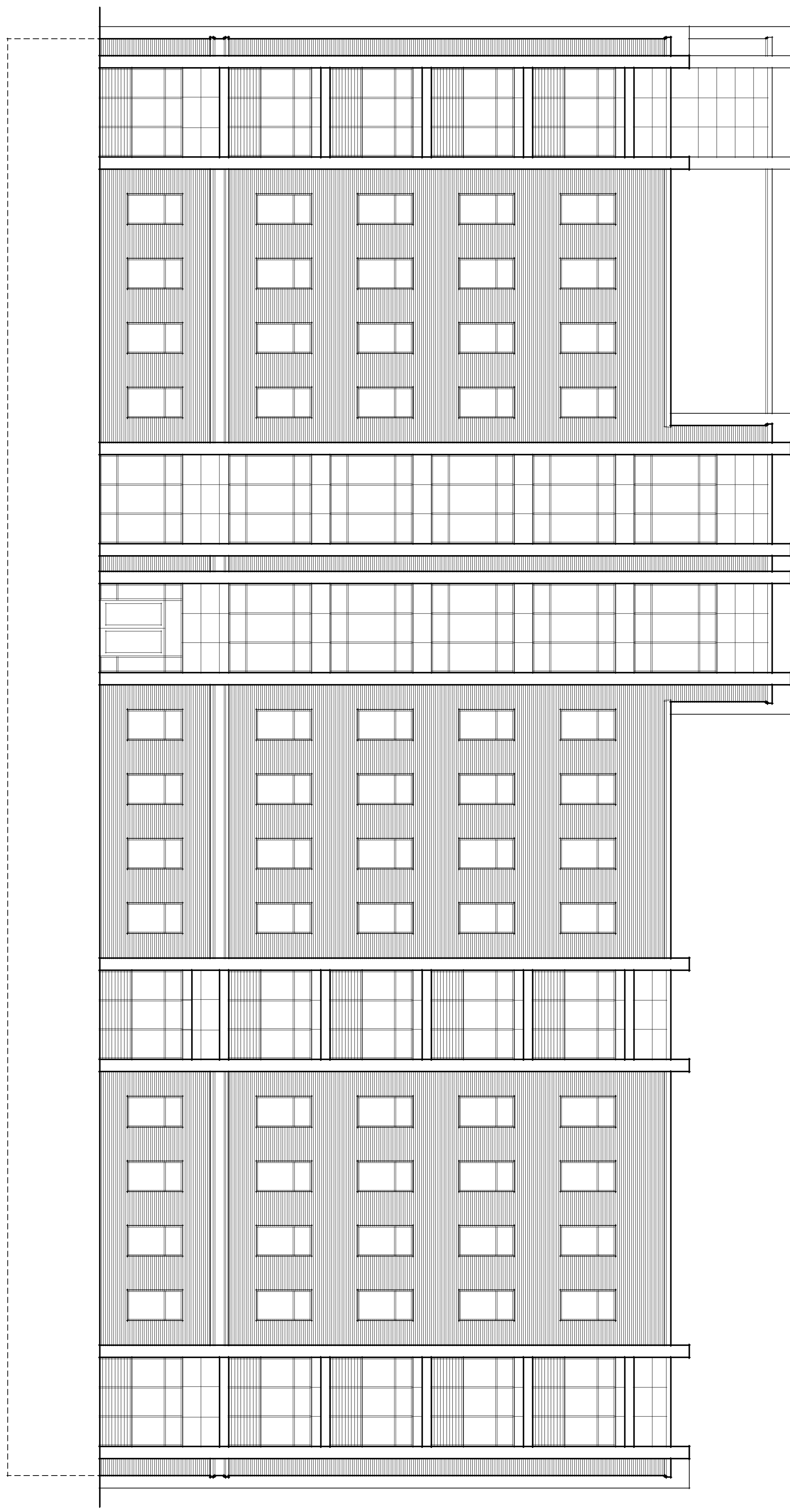
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1 RIGHT SIDE ELEVATION



1/8" = 1'-0"

A.2.06

SCHEMATIC ELEVATIONS
BUILDING 9

PROJECT NO. 1808 FILE NO. 1808-AIG

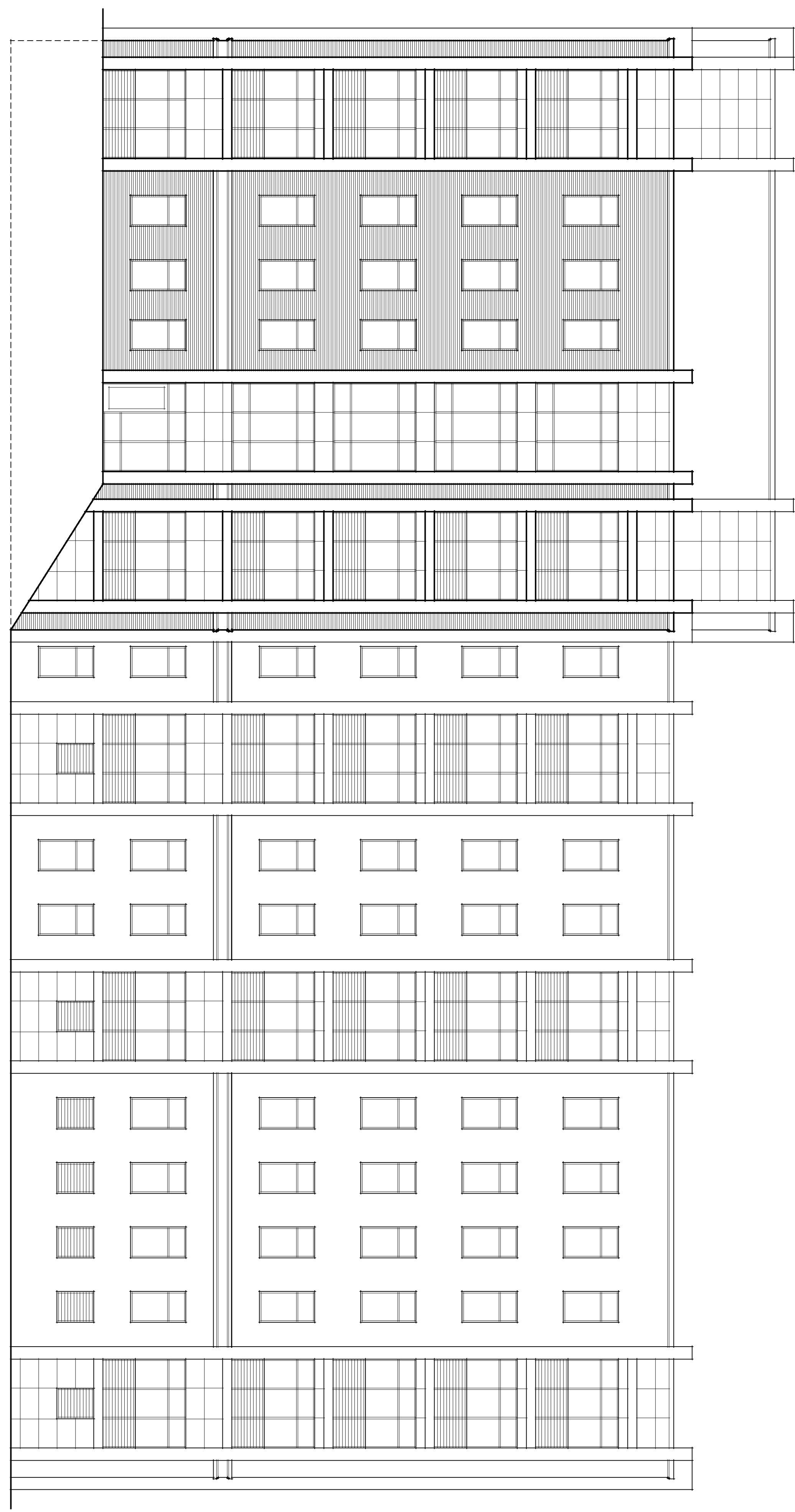
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1 REAR ELEVATION



1/8" = 1'-0"

A.2.07

SCHEMATIC ELEVATIONS
BUILDING 9

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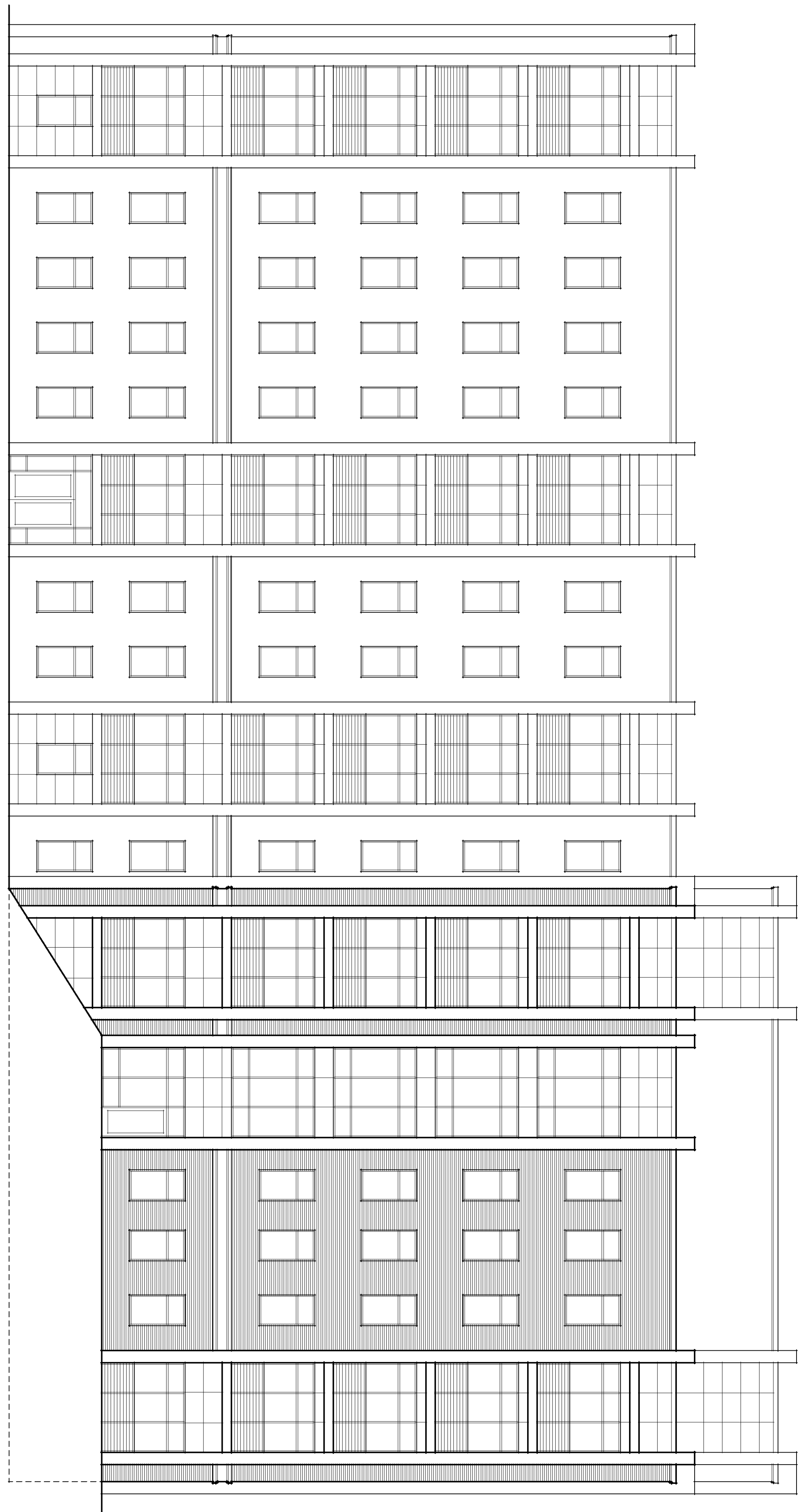
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1 LEFT SIDE ELEVATION



1/8" = 1'-0"

A.2.08

SCHMATIC ELEVATIONS
BUILDING 9

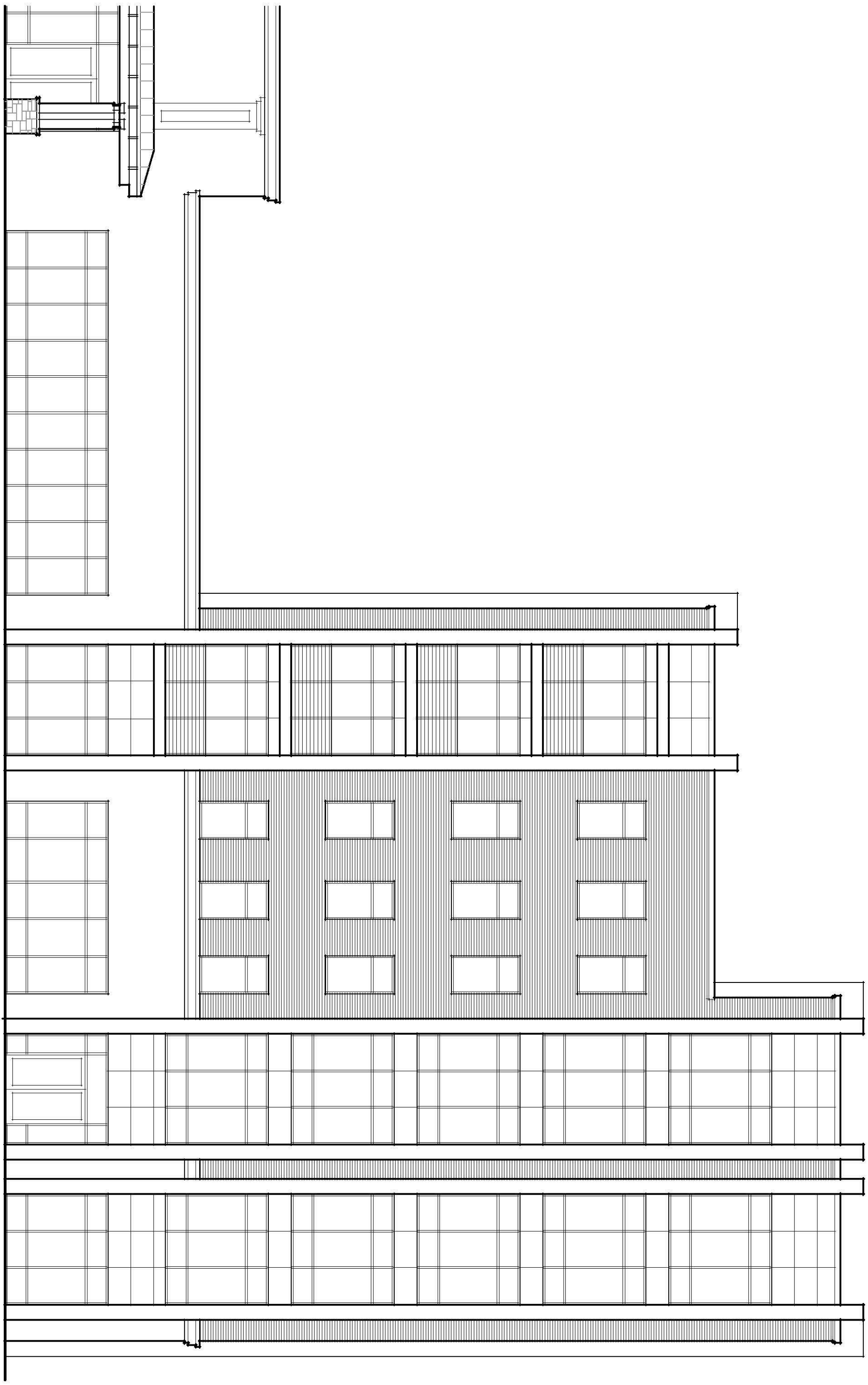
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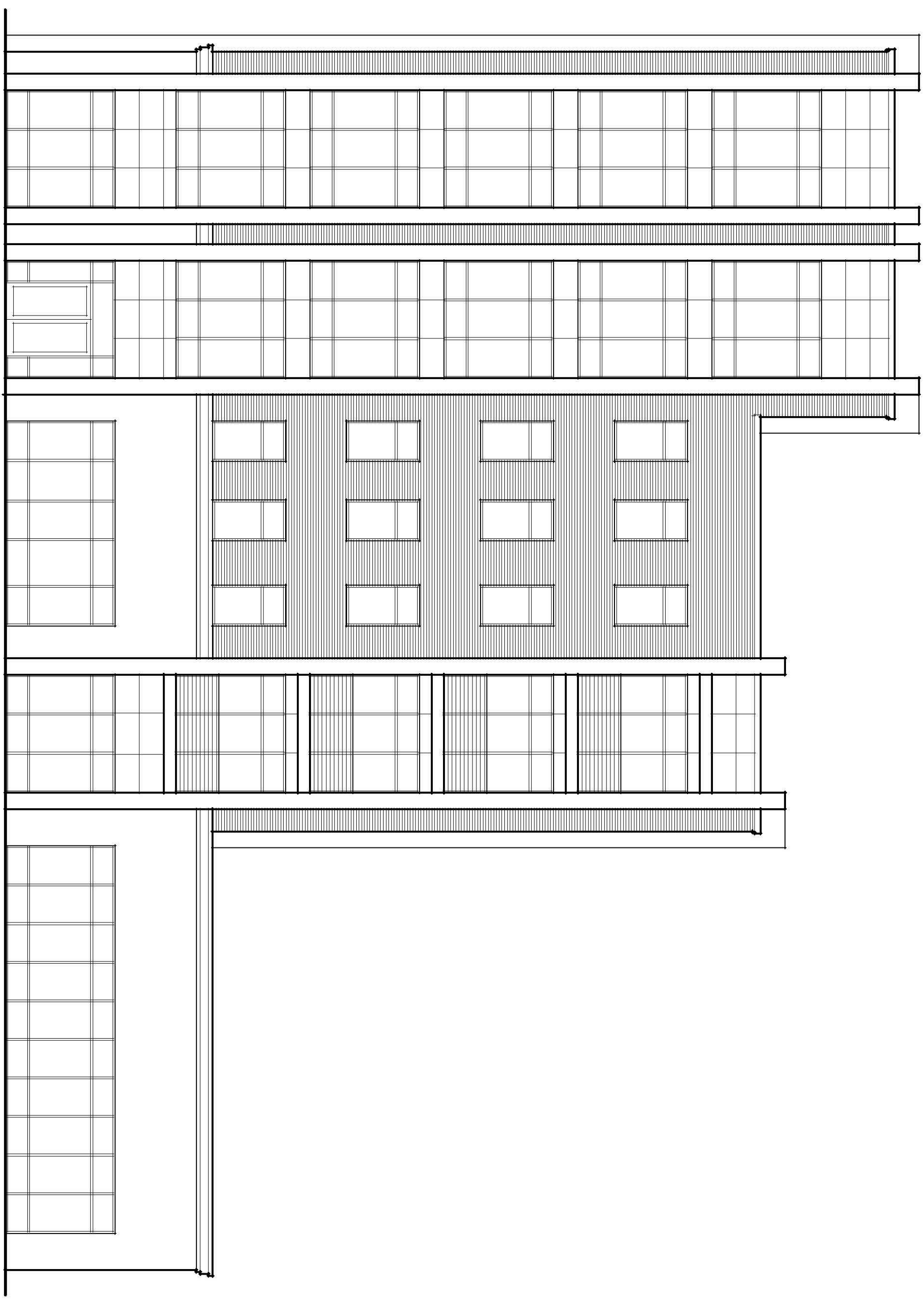
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2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

A.2.09

BUILDING ELEVATIONS
BUILDING II

PROJECT NO. 1808 FILE NO. 1808-A101

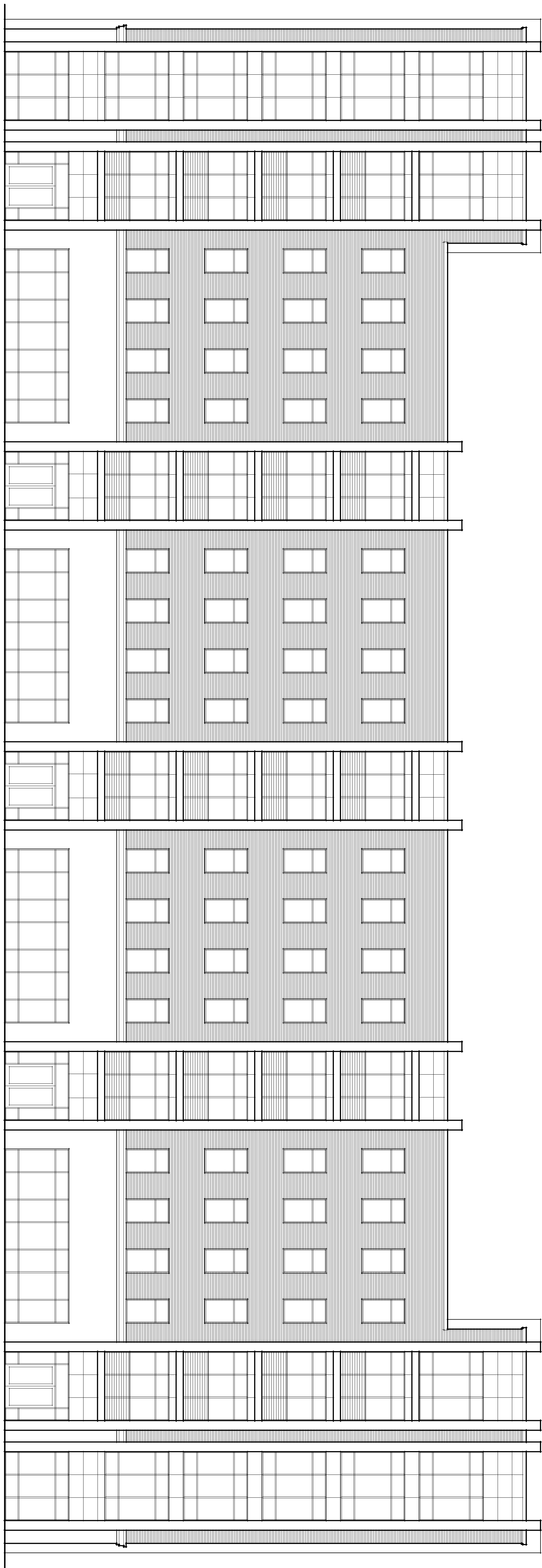
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 ARCHITECTS
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 PHONE (434) 971-7202 | FAX (434) 295-2413 | HENNINGSENKESTNER.COM

SEAL



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

A.2.10

BUILDING ELEVATIONS
BUILDING II

PROJECT NO. 1808 FILE NO. 1808-A101

NO.	DATE	DRAWING RELEASE

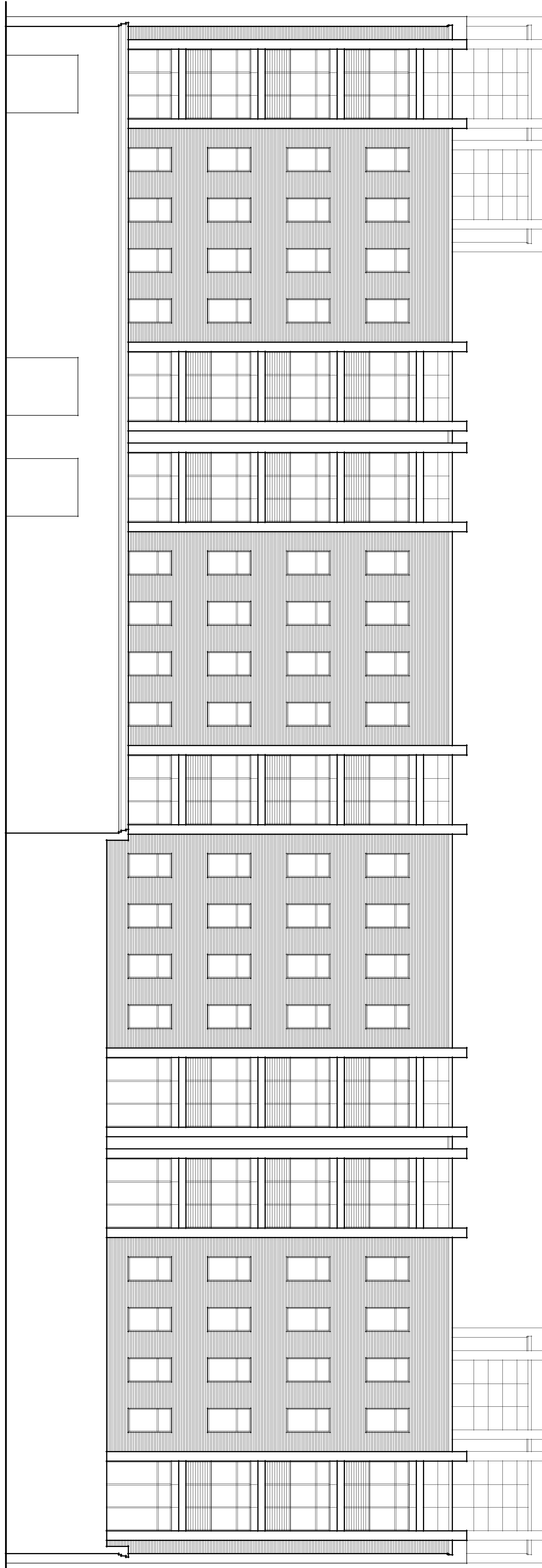
NO.	DATE	REVISION

MIXED USE NEW CONSTRUCTION
SEMINOLE SQUARE APARTMENTS
220 ZAN RD., CHARLOTTESVILLE, VA 22901

SEAL

HK
HENNINGSEN KESTNER
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1108 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902
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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A.2.11

BUILDING ELEVATIONS
BUILDING II

PROJECT NO. 1808 FILE NO. 1808-A101

NO.	DATE	DRAWING RELEASE
NO.	DATE	REVISION

MIXED USE NEW CONSTRUCTION
SEMINOLE SQUARE APARTMENTS
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Seminole Square

