



August 7, 2020

SUBJECT: Preliminary Site Plan Conference for 209 Maury Ave (TMP 170018400, 170018500, 170018600, 170018001, 170018000, and 170018002)

Dear Neighbor:

On October 8, 2019, the City of Charlottesville approved the R-3 zoning designation to approximately 1.6 acres of land at the corner was Maury Avenue and Stadium Road. A by-right site plan for the improvements, proposing an allowable 34 units, has now been submitted to the City.

In preparation of the forthcoming Site Plan Conference, please find included in this packet a copy of the proposed layout plan and a rendering of the layout. Additionally, included as part of the development are the following proffers:

1. The number and location of buildings and structures relative to Maury Avenue and Stadium Road, and points of ingress and egress to the Subject Property, may not be varied from the general or approximate location(s) depicted within the following drawing, titled “209 Maury Avenue Application Plan” by Mitchell Matthews Architects (the “Application Plan”):
2. The majority of the area between Maury Avenue and the façade of the historic Manor House located on the Subject Property, currently having an address of 209 Maury Avenue, shall be maintained as open green space (grass lawn), landscaping with plantings, or a combination thereof, as generally depicted within the Application Plan. Stormwater management practices or treatments may be located within this area only if the appearance of this area is that of a grass yard with trees and shrubbery, as generally depicted within the Application Plan.
3. Prior to seeking a building permit for construction of any new building, structure or addition to the Manor House, the Landowner shall submit and obtain final approval of a site development plan covering the entire area of the Subject Property. The Landowner shall, as part of the final site development plan, include a landscape plan for the entire Subject Property which shall be prepared by a landscape architect. The landscape plan shall provide green space (grass lawn), trees and shrubbery in an amount, and in locations, generally consistent with the Application Plan.
4. The historic Manor House building located on the Subject Property, currently having an address of 209 Maury Avenue, shall, in perpetuity, (but excluding destruction by natural

disasters, fires, or other unforeseen calamities) be maintained in good repair. Nothing herein shall restrict the owner of the Subject Property and/or its assigns from making reasonable and architecturally consistent additions or modification to the historic Manor House building located on the Subject Property.

5. Prior to issuance of a building permit for construction of any new buildings within the Subject Property, the Landowner will demonstrate that it has provided for construction of affordable dwelling units (“ADUs”), by one of the following means:

a. For-rent ADUs will be constructed by Landowner on the Subject Property, as part of the Landowner’s development of the Subject Property. The gross square footage of the affordable units, in the aggregate, shall be at least fifteen percent (15%) of the aggregate habitable floor area of the buildings on the Subject Property. For-rent ADUs shall meet the definition of “affordable dwelling unit” in City Code 34-12(c), and the period of affordability shall be administered in accordance with the provisions of City Code 34-12(g); or

b. For-sale ADUs are under construction by Landowner at a site outside the Subject Property, at a location within the City of Charlottesville. If the Landowner constructs the ADUs, then the for-sale ADUs shall meet the definition of “affordable dwelling unit” in City Code 34-12(c), and the period of affordability shall be administered in accordance with the provisions of City Code 34-12(g). The number of off-site ADUs shall be fifteen percent (15%) of the total number of dwelling units within the Subject Property. At the Landowner’s option, if the Landowner conveys to Habitat for Humanity, by recorded deed, any off-site lot(s) for construction of the off-site ADUs pursuant to this proffer, then if any ADU lot(s) are so conveyed to Habitat then:

1. The ADUs on such off-site location(s) shall be deemed to be “under construction” as of the date of recordation of the deed of conveyance from Landowner to Habitat, containing the required ADU restriction; and
2. The Landowner shall provide the City with a binding commitment from Habitat for Humanity promising that, if any of the initial owners of the ADUs on the off-site location(s) sells or otherwise transfers ownership of the affordable dwelling unit to a person other than the Habitat for Humanity organization or a qualifying heir, within the first twenty (20) years following issuance of a certificate of occupancy for the unit sold or transferred, then Habitat will use any profit-sharing proceeds from the sale or transfer for construction of a replacement affordable dwelling unit within the City of Charlottesville;

Or,

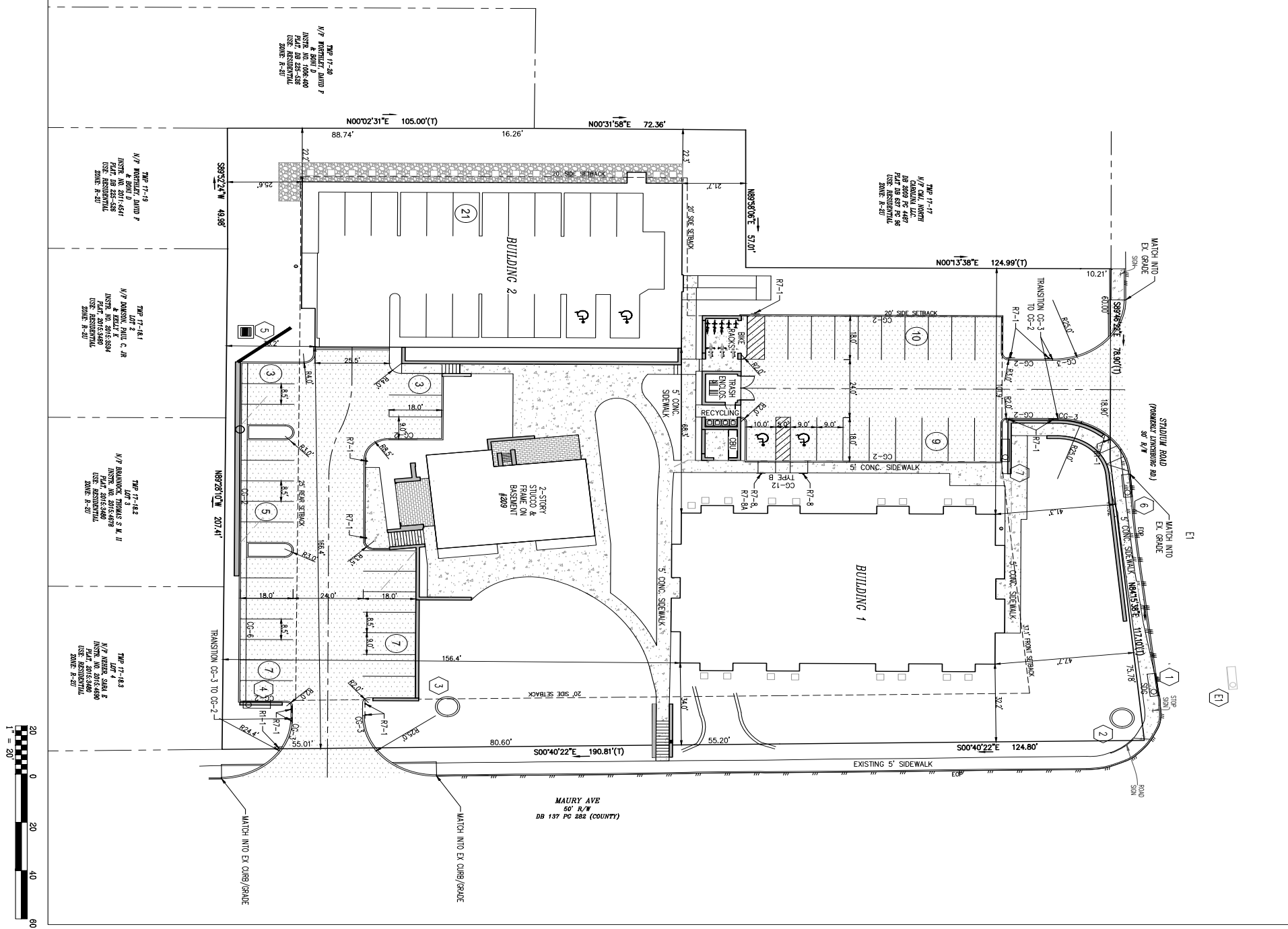
- c. Landowner shall make a cash contribution to the City's affordable housing fund, which contribution shall be calculated as follows: (i) two dollars (\$2.00) per square foot of the habitable residential floor area within the Subject Property.
6. The following land uses, currently generally allowed within the R-3 zoning district, shall be prohibited on the lot(s) within the Subject Property: Bed and Breakfasts (including both "Homestay" and "Bed-and-breakfast"); Health clinic (up to 4,000 SF, GFA); Public health clinic; and Educational Facilities (elementary, high schools, and colleges and universities).

Along with the Site Plan Conference, written feedback on the site plan is welcome via the enclosed postage paid envelope. If comments could be provided within 30 days of this mailing.

If you would like more information, or additional sheets from the site plan, please contact me directly.

Sincerely,

Charif Soubra
Community Engagement Manager
FMC Investments, LLC
csoubra@southern-development.com



TRP 17-28
N/P WORTLEK, DAVID F
DESIGN & CONSTRUCTION
PLAT NO 245-538
USE: RESIDENTIAL
ZONE: R-20

TRP 17-19
N/P WORTLEK, DAVID F
DESIGN & CONSTRUCTION
PLAT NO 245-538
USE: RESIDENTIAL
ZONE: R-20

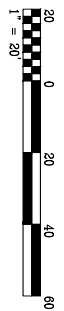
TRP 17-81
N/P JOHNSON, PAUL C, JR
DESIGN & CONSTRUCTION
PLAT NO 205-589
USE: RESIDENTIAL
ZONE: R-20

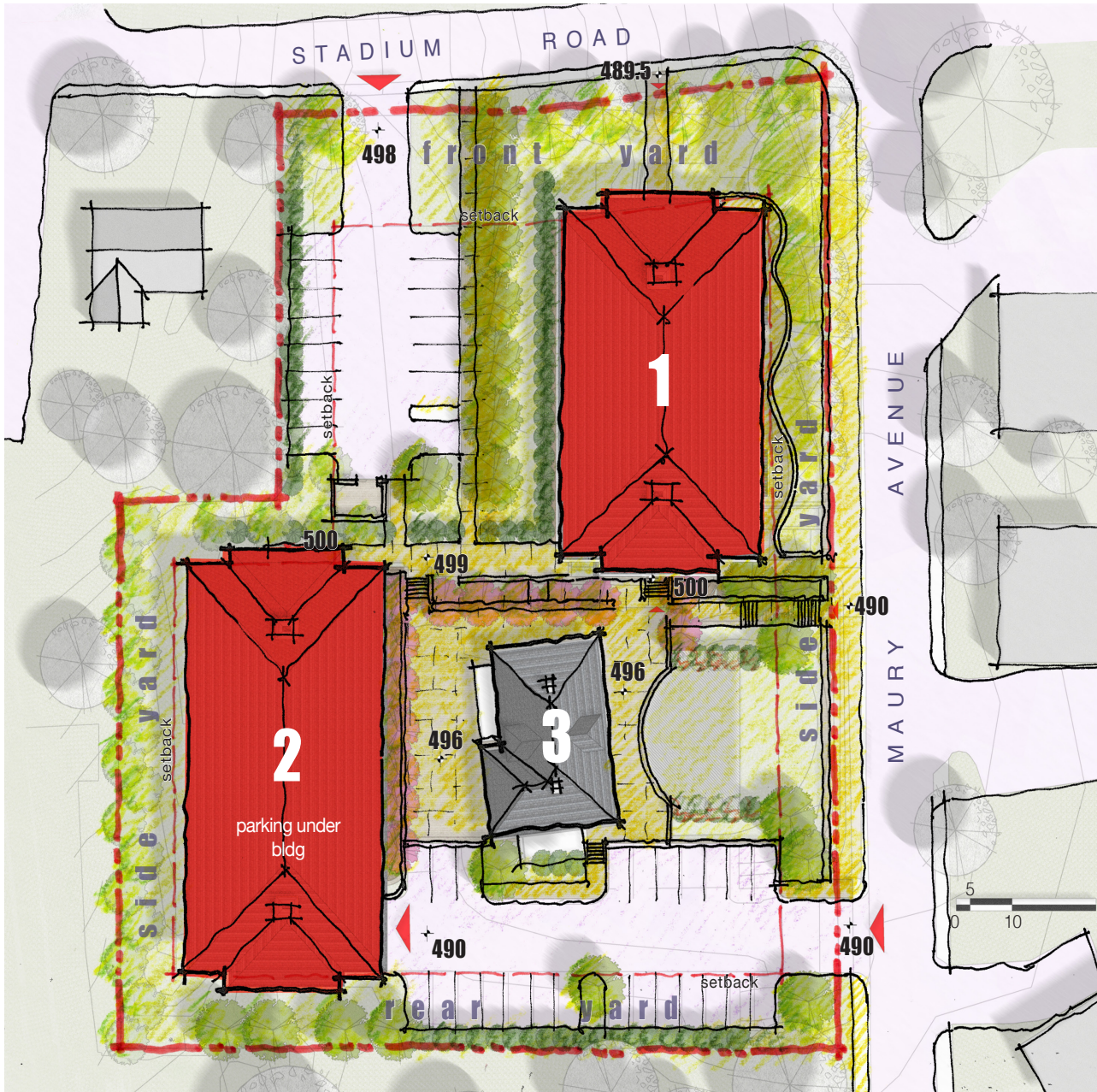
TRP 17-182
N/P BRUNSON, THOMAS S, II
DESIGN & CONSTRUCTION
PLAT 206-580
USE: RESIDENTIAL
ZONE: R-20

TRP 17-183
N/P WEBER, SARA R
DESIGN & CONSTRUCTION
PLAT NO 205-589
USE: RESIDENTIAL
ZONE: R-20

TRP 17-17
N/P GUL, NORAH
DESIGN & CONSTRUCTION
PLAT NO 245-538
USE: RESIDENTIAL
ZONE: R-20

MAURY AVE
60' R/W
DB 137 PG 282 (COUNTY)





SK-115

209 MAURY AVENUE APPLICATION PLAN

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ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE VA 434 979 7550