



**CITY COUNCIL AGENDA**  
**Monday, December 17, 2018**

**3:30 p.m.**

**Closed session as provided by Section 2.2-3712 of the Virginia Code**  
*Second Floor Conference Room (Personnel Matters - Boards & Commissions; Interviews for Clerk of Council/Chief of Staff; Legal Consultation)*

**6:30 p.m.**

**Regular Meeting - CALL TO ORDER**  
*Council Chambers*

**PLEDGE OF ALLEGIANCE**  
**ROLL CALL**  
**ANNOUNCEMENTS**  
**PROCLAMATIONS**

**1. CONSENT AGENDA\* 5-0** (Items removed from consent agenda will be considered at the end of the regular agenda)  
**Galvin/ Bellamy**

- a. Minutes – December 3, 2018 and December 5, 2018 Council Meetings, December 6, 2018 Work Session
- b. **APPROPRIATION:** VDOT Recreational Access Grant – McIntire Park Bicycle and Pedestrian Bridge - \$125,000 (2<sup>nd</sup> of 2 readings)
- c. **APPROPRIATION:** 2018 Edward Byrne Memorial Justice Assistance Grant (JAG) - \$26,044 (2<sup>nd</sup> of 2 readings)
- d. **APPROPRIATION:** 2019 Aid to Localities Funding for Fire Programs - \$150,480 (2<sup>nd</sup> of 2 readings)
- e. **APPROPRIATION:** Year End Appropriation for FY2018 (2<sup>nd</sup> of 2 readings)
- f. **APPROPRIATION:** Certified Local Government (CLG) grant funding for Little High Neighborhood National Register nomination - \$33,714 (1<sup>st</sup> of 2 readings)
- g. **APPROPRIATION:** Reimbursement of Funds for Portland State University ADU Program - \$5,000 (1<sup>st</sup> of 2 readings)
- h. **APPROPRIATION:** Reimbursement of Funds for Public Works Summit - \$400 (1<sup>st</sup> of 1 reading)
- i. **RESOLUTION:** Funding for Kwanzaa Program at Jefferson School African-American Heritage Center - \$4,500 (1<sup>st</sup> of 1 reading)
- j. **RESOLUTION:** Designation of Carlton Views III as Revitalization Area (1<sup>st</sup> of 1 reading) **Pulled for Discussion**

**CITY MANAGER RESPONSE TO COMMUNITY MATTERS (FROM PREVIOUS MEETINGS)**

**COMMUNITY MATTERS**

Public comment is provided for up to 16 speakers at the beginning of the meeting (limit 3 minutes per speaker.) Pre-registration is available for up to 8 spaces, and pre-registered speakers are announced by noon the day of the meeting. The number of speakers is unlimited at the end of the meeting.

- 2. ORDINANCE\*:** Rezone Properties on Carlton Avenue and Franklin Street (Carlton Views) to Planned Unit Development (2<sup>nd</sup> of 2 readings) **Galvin/ Hill 4-1; (Walker-no)**
- 3. REPORT:** Comprehensive Plan Update
- 4. RESOLUTION** Designation of Carlton Views III as Revitalization Area (1<sup>st</sup> of 1 reading) **Hill/Galvin 4-1; (Walker-no)**

**OTHER BUSINESS**  
**MATTERS BY THE PUBLIC**

\*ACTION NEEDED

**APPROPRIATION**

**VDOT Recreational Access Program – McIntire Park Bicycle and Pedestrian Bridge  
\$125,000**

**WHEREAS**, the City of Charlottesville, through Parks and Recreation, has been awarded \$75,000 from the Virginia Department of Transportation to construct a bicycle and pedestrian bridge at McIntire Park; and

**WHEREAS**, the match for this grant will come from the McIntire Park Implementation Fund; and

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that the sum of \$75,000 is hereby appropriated in the following manner:

**Revenue**

\$75,000      Fund: 426                      WBS: P-01005                      G/L Account: 430110

**Expenditures**

\$75,000      Fund: 426                      WBS: P-01005                      G/L Account: 599999

**Transfer from**

\$50,000      Fund: 426                      WBS: P-00207                      G/L Account: 599999

**Transfer to**

\$50,000      Fund: 426                      WBS: P-00270                      G/L Account: 599999

**BE IT FURTHER RESOLVED**, that this appropriation is conditioned upon the receipt of \$75,000 from the Virginia Department of Transportation.

Approved by Council  
December 17, 2018



Brian Wheeler  
Interim Clerk of Council

**APPROPRIATION**

**2018 Edward Byrne Memorial Justice Assistance Grant (JAG)  
\$26,044**

**WHEREAS**, the City of Charlottesville, through the Police Department, has received the U.S. Department of Justice, Office of Justice Programs' Bureau of Justice Assistance 2018 Edward Byrne Memorial Justice Assistance Grant (J.A.G.) in the amount of \$26,044 to be used for approved law enforcement equipment.

**WHEREAS**, the grant award covers the period from period October 1, 2018 through September 30, 2022

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that the sum of \$26,044, received from the U.S. Department of Justice, Office of Justice Programs' Bureau of Justice Assistance, is hereby appropriated in the following manner:

|                       |           |              |                            |
|-----------------------|-----------|--------------|----------------------------|
| <b><u>Revenue</u></b> |           |              |                            |
| \$ 26,044             | Fund: 211 | I/O: 1900320 | G/L: 431110 Federal Grants |

|                           |           |             |                            |
|---------------------------|-----------|-------------|----------------------------|
| <b><u>Expenditure</u></b> |           |             |                            |
| \$ 26,044                 | Fund: 211 | IO: 1900320 | G/L: 520990 Other Supplies |

**BE IT FURTHER RESOLVED**, that this appropriation is conditioned upon the receipt of \$26,044 from the U.S. Department of Justice, Office of Justice Programs' Bureau of Justice Assistance.

**APPROPRIATION**

**Fiscal Year 2019 Fire Programs Aid to Locality Funding (Firefund) Appropriation  
- \$150,480**

**WHEREAS**, the Virginia Department of Fire Programs has awarded a grant to the Fire Department, through the City of Charlottesville, specifically for fire service applications;

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that a total of \$150,480.00 be appropriated in the following manner:

**Revenues - \$150,480**

\$150,480      Fund: 209                      I/O: 1900010                      G/L Account: 430110

**Expenditures - \$150,480**

\$150,480      Fund: 209                      I/O: 1900010                      G/L Account: 599999

**BE IT FURTHER RESOLVED**, that this appropriation is conditioned upon the receipt of \$150,480 from the Virginia Department of Fire Programs.

# FY 2018 Year End Appropriation

**BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that the actions hereinafter set forth are herein authorized with respect to the accounts of the City listed herein, for the fiscal year ended June 30, 2018. The memo to Council dated December 3, 2018 is hereby made part of this appropriation.

## I. General Fund (105).

(a) Departmental Appropriations.

The following amounts shall be permitted to be carried over and expended in the General Fund's respective cost centers or internal orders in the following fiscal year:

1631001000. Citywide Reserve/Unplanned Expenses \$ 1,000,000

Total Section 1 (a). \$ 1,000,000

(b) Additional Transfers and Appropriations

9803030000. Transfer to Retirement Fund \$ 500,000

9803030000. Transfer to Affordable Housing Redevelopment \$ 3,201,082

Total Section 1 (b). \$ 3,701,082.

## II. Capital Projects Fund (426).

- The sum of \$100,000 received from the schools as F.Y.18 gainsharing funds are appropriated to the Schools Lump Sum project account (SH-019, P-00993).

## III. Facilities Repair Fund (107).

- Courthouse Maintenance (P-00099) - \$25,667 - These unspent restricted court fees will be used for future court repair work or records conversion. The amount will be carried over in the Facilities Repair Fund.
- Courthouse Construction (P-00783) - \$31,668 - These unspent restricted court fees will be used for future renovations or construction projects relating to the courts and will be carried over in the Facilities Repair Fund.

## IV. Grants Fund (209).

These funds were received from outside sources and are being appropriated to be spent by the respective grants:

- \$1,439 - these funds will be used for additional qualifying State Fire Grant expenditures (1900010).

## **V. Schools Gainsharing.**

In 1998, the School Board and City Council entered into a gainsharing agreement. This agreement mandates that the first \$100,000 to go to facilities for School Capital Improvement Projects, the next \$100,000 is retained by the Schools in the General Fund and then any amount over \$200,000 will be shared equally (50/50) between the School Board and the City. For the year ending June 30, 2018, the Schools had an operating surplus of \$112,828. According to the formula, \$100,000 will be contributed to the City's School Lump Sum Project Fund and \$12,828 will be retained by the City Schools.

**Exhibit 1**

**Fiscal year End 2018**

|                           |                  |   |
|---------------------------|------------------|---|
| Revenue over Budget       | 1,993,017        |   |
| Expenditures under Budget | <u>2,708,065</u> |   |
| Balance under Budget      | <b>4,701,082</b> | - |

**RECOMMENDED APPROPRIATIONS**

|                                     |           |             |
|-------------------------------------|-----------|-------------|
| Additional Retirement Contribution  | 500,000   |             |
| Citywide Reserve/Unplanned Expenses | 1,000,000 |             |
| Affordable Housing Reserve          | 3,201,082 |             |
|                                     |           | (4,701,082) |

**Surplus Fiscal Year End 2018** \$ -

**Transfer to CIP** **\$** -

Remaining Surplus 0.00

**Summary of Prior Year Results**

|                          | Revenue     | Expenses  | Balance Under Budget |
|--------------------------|-------------|-----------|----------------------|
| Year ended June 30, 2017 | 6,502,691   | 2,438,879 | 8,941,570            |
| Year ended June 30, 2016 | 2,924,529   | 3,071,050 | 5,995,579            |
| Year ended June 30, 2015 | 1,962,858   | 2,353,748 | 4,316,606            |
| Year ended June 30, 2014 | 1,566,171   | 1,419,986 | 2,986,157            |
| Year ended June 30, 2013 | 691,027     | 2,506,046 | 3,197,073            |
| Year ended June 30, 2012 | 891,240     | 2,903,832 | 3,795,072            |
| Year ended June 30, 2011 | 1,155,727   | 4,038,399 | 5,194,126            |
| Year ended June 30, 2010 | (1,215,660) | 4,829,993 | 3,614,333            |

**APPROPRIATION**  
**Appropriation of Public Works Summit Grant - \$400**

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia that \$400 from Endeavor Business Media LLC is to be appropriated in the following manner:

**Revenues - \$400**

Fund: 105                      Cost Center: 2401001000                      G/L Account: 451999

**Expenditures - \$400**

Fund: 105                      Cost Center: 2401001000                      G/L Account: 530100



**RESOLUTION**

**Jefferson School African American Heritage Center Kwanzaa Programming Request  
\$4,500**

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Charlottesville, Virginia that the sum of \$4,500 is hereby paid from currently appropriated funds in the Community Arts and Festivals account in the General Fund to the Jefferson School African American Heritage Center:

\$4,500

Fund: 105

Cost Center: 9753005000

**AN ORDINANCE  
APPROVING A REQUEST TO REZONE FOUR PARCELS OF LAND  
LOCATED AT 1335 AND 1337 CARLTON AVENUE, AND TWO ADJACENT LOTS,  
FROM M-I (WITH A SPECIAL USE PERMIT) TO PLANNED UNIT DEVELOPMENT  
("CARLTON VIEWS PUD")**

**WHEREAS**, Carlton Views I, LLC, Carlton Views II, LLC, ADC IV C'ville, LLC, and Hydro Falls, LLC (collectively, the "Applicant") are the Owners of four parcels of land designated on City Tax Map 56 as Parcels 430, 431, 432, and 433, containing, collectively, approximately 4.855 acres, and the Applicant seeks a rezoning of such property from M-I (subject to a special use permit) to Planned Unit Development subject to proffered development conditions (hereinafter the "Proposed Rezoning"); and

**WHEREAS**, in connection with the Proposed Rezoning, the Landowners submitted: (i) a written PUD Development Plan, dated March 27, 2018, revised April 19, 2018 and September 12, 2018, titled "Carlton Views Development PUD Application Plan" (hereinafter referred to as the "PUD Development Plan"), and (ii) proffered development conditions submitted in writing to the City, dated November 13, 2018; and

**WHEREAS**, the Proposed Rezoning proposes development that is subject to the requirements of City Code §34-12 specifying a minimum number of affordable dwelling units required for a development, and the Applicant's proffered development conditions specify the Applicant's proposal for exceeding the minimum requirements of that section; and

**WHEREAS**, a joint public hearing on the Proposed Rezoning was held before the Planning Commission and City Council on November 13, 2018, following notice to the public and to adjacent property owners as required by law; and

**WHEREAS**, on November 13, 2018, following the joint public hearing, the Planning Commission voted to recommend that City Council should approve the Proposed Rezoning; and

**WHEREAS**, City Council has considered the materials included within the rezoning application, the PUD Development Plan and the proffered development conditions dated November 13, 2018, and Council has also considered the analysis within the Staff Report, comments received from the public, and the Planning Commission's recommendation; and

**WHEREAS**, this Council finds and determines that the public necessity, convenience, general welfare and good zoning practice requires the Proposed Rezoning; that both the existing zoning classification (M-I, subject to a special use permit) and the proposed PUD zoning classification (subject to the PUD Development Plan and the proffered development conditions) are reasonable; and that the Proposed Rezoning is consistent with the Comprehensive Plan; now, therefore,

**BE IT ORDAINED** by the Council of the City of Charlottesville, Virginia that the Zoning District Map Incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, be and hereby is amended and reenacted as follows:

*Section 34-1.Zoning District Map.* Rezoning from M-I to PUD four parcels of land designated on City Tax Map 56 as Parcels 432, 433, 430 (1335 Carlton Avenue), and 131 (1337 Carlton Avenue), (the "Property"), consisting of approximately 4.855 acres, or 211,483 square feet, subject to the following Proffers, which were tendered by the Applicant in accordance with law and are hereby accepted by this City Council:

### Accepted Proffers

1. ***Specific Development***—The Subject Property shall be developed in accordance with the PUD Development Plan.
2. ***Provision of Accessible, Affordable Dwelling Units***--Where the PUD Development Plan indicates residential uses, the portion(s) of the Subject Property that will contain residential dwelling units shall incorporate handicapped-accessible dwelling units and affordable dwelling units, as set forth following below.
  - a. Affordable dwelling units (ADUs), as defined within the City’s Zoning Ordinance, will be provided within the PUD, as follows:
    - i. at all times: at least thirty percent (30%) of the affordable dwelling units required by the City’s Zoning Ordinance (“Required ADUs”) within the PUD shall be occupied by, or reserved for occupancy by, households having income of not more than 60% AMI; and
    - ii. at all times: at least fifteen percent (15%) of the Required ADUs within the PUD shall be occupied by, or reserved for occupancy by, households having income of not more than 40% AMI.
  - b. Handicapped-accessible units will be provided among the Required ADUs, meeting Uniform Federal Accessibility Standards (“UFAS”) standards for accessibility, or Virginia Housing Development Authority (“VHDA”) standards for universal design; specifically: at least fifteen percent (15%) of the Required ADUs within the PUD shall meet UFAS guidelines for accessibility, and at least thirty percent (30%) of the Required ADUs within the PUD shall meet VHDA guidelines for universal design.
  - c. The Landowners shall record within the land records of the Circuit Court for the City of Charlottesville one or more instruments containing covenants or restrictions assuring that the Subject Property will provide the Required ADUs referenced in Paragraph 2(a), above, for a period of not less than twenty (20) years from the date the first Required ADU is occupied by a household of persons meeting the applicable AMI requirements. The Landowners shall notify the City’s zoning administrator promptly of the date on which the first Required ADU is occupied by a household of persons meeting the applicable AMI requirements.
  - d. Administration of the Required ADUs shall be conducted in a manner such that books and records will be kept to document the following:
    - i. section 8 voucher holders will have first priority for occupancy of any available Required ADU within the PUD;
    - ii. each owner of a residential dwelling unit within the PUD shall maintain records documenting the household income of the occupants of the dwelling unit, and (as to units offered for rental at market rates) of the owner’s efforts to obtain funding or financing to facilitate the occupancy of the dwelling unit

as an ADU in accordance with the AMI levels referenced in paragraph 2(a), above; and

- iii. once per year the Landowners shall provide a written report to the zoning administrator, accompanied by evidence that the requirements of paragraphs 2(a)(ii)(1) and (2) have been satisfied.
  - e. Notwithstanding the foregoing: if, on or before December 31, 2019, both of the following conditions (i) and (ii) have been satisfied, then one hundred percent (100%) of the residential dwelling units within the PUD will be affordable dwelling units (“Required ADUs”) subject to the provisions of 2(b) – (d) preceding above:
    - i. federal tax credits have been approved and syndicated, AND
    - ii. permanent financing has been obtained for construction of the project as a one-hundred-percent affordable housing project.
    - iii. Further: if conditions (e)(i) and (e)(ii) are both satisfied on or before December 31, 2019, then thirty percent (30%) of the Required ADUs provided in accordance with this paragraph (e) shall be occupied by, or reserved for occupancy by, households having income of not more than 60% AMI, and fifteen percent (15%) of the Required ADUs shall be occupied by, or reserved for occupancy by, households having income of not more than 30% AMI.
3. ***Development design and features***—in addition to any requirements of the City’s zoning ordinance, subdivision ordinance, water protection ordinance, or other applicable laws or ordinances, the use and development of the Subject Property shall comply with all of the following:
- a. No building or structure within the PUD shall exceed a height of 65 feet. Building elevations demonstrating compliance with this requirement shall be included within the final site plan for the PUD development.
  - b. Each building façade that fronts on Carlton Avenue shall be designed to include a door or other entrance feature. Building elevations depicting how this requirement will be satisfied shall be included within the final site plan for the PUD development.
  - c. Within the PUD, the number of on-site parking spaces shall not exceed the minimum required by the City’s zoning ordinance; however, if additional parking spaces are required as a condition of receiving grant funding, or other financing, to support the provision of the Required ADUs, then upon presentation of documentation of such requirement to the City’s zoning administrator, a landowner may include the additional number of on-site parking spaces necessary for receipt of such funding/ financing.
  - d. All outdoor light fixtures shall be equipped with full-cutoff luminaires, and with devices for redirecting light (e.g., shields, visors, hoods, etc.) to eliminate light glare

- and block direct light spillover onto neighboring properties. Each light fixture shall be recessed to conceal the light source from all viewing positions except those positions permitted to receive illumination. Directional task lighting (e.g., floodlights, spotlights, sign lights, etc.) shall illuminate only the intended task, and no light from any fixture(s) used in such task lighting shall shine directly onto neighboring properties or roadways, nor shall any task lighting have the effect of causing an excessive amount of light to be released skyward.
- e. Upon written request from a public official of the City of Charlottesville, a landowner shall provide a location within the Subject Property at which Charlottesville Area Transit can, without charge, establish a bus stop/ shelter. The City shall bear the cost of providing, installing and maintaining the bus stop/ shelter.
  - f. The Landowners shall retain the existing tree canopy on the east side of the Subject property, adjacent to Franklin Street, within an area designated as open space for the PUD. The final site plan for the PUD development shall depict how this requirement will be satisfied.
4. Site design shall provide pedestrian linkages connecting on-site buildings, buildings on-site open space, and neighborhoods adjacent to the PUD. These pedestrian linkages shall be depicted within the final site plan proposed for the PUD development.

# Attachment A

## Carlton Views Planned Unit Development

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA  
IN RE: PETITION FOR REZONING (City Application No. ZM18-00002)  
STATEMENT OF PROFFERED DEVELOPMENT CONDITIONS

Dated as of November 13, 2018

Subject Property: City of Charlottesville Tax Map 56, Parcels 430, 431, 432, & 433

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

The undersigned individuals are all of the owners of the Subject Property (“Owner(s)”) who have petitioned the Charlottesville City Council to approve the above-referenced rezoning petition (“Proposed Rezoning”), to allow for development of a specific project, identified as the Carlton Views Planned Unit Development (“PUD”) as specifically described within a proposed PUD Development Plan dated September 12, 2018.

In furtherance of the Proposed Rezoning, the Owners hereby proffer for City Council’s consideration several voluntary development conditions, which the Owners agree are reasonable. Each of the Owners agrees that, if the Subject Property is rezoned as requested, the use and development of the Subject Property will be subject to and in accordance with the following conditions:

1. ***Specific Development***--The Subject Property shall be developed in accordance with the PUD Development Plan dated September 12, 2018 (“Development Plan”).
2. ***Provision of Accessible, Affordable Dwelling Units.*** For purposes of these proffers,
  - “60% Affordable Units” shall mean residential dwelling units within the PUD occupied by, or reserved for occupancy by, households having income of not more than sixty-percent (60%) of the area median income (“AMI”) for the area including the City of Charlottesville published annually by the United States Department of Housing and Urban Development (“HUD”), as adjusted for family size.
  - 40% Affordable Units’ shall mean residential dwelling units within the PUD occupied by, or reserved for occupancy by, households having income of not more than forty-percent (40%) of AMI.
  - “UFAS Units” shall mean dwelling unit meeting Uniform Federal Accessibility Standards (“UFAS”) standards for accessibility.
  - “Universal Design Units” shall mean dwelling units meeting Virginia Housing Development Authority (“VHDA”) standards for universal design.

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Except as otherwise described here, during the Income Limit Period (as defined below) where the Development Plan indicates residential uses, the portion(s) of the Subject Property that will contain residential dwelling units shall incorporate handicapped-accessible dwelling units and affordable dwelling units, as set forth following below.

- a. Affordable dwelling units will be provided within the PUD, as follows:
  - i. At least thirty percent (30%) of the residential dwelling units within the PUD shall be 60% Affordable Units (“Required ADUs”) and at least fifteen percent (15%) of the Required ADUs shall be 40% Affordable Units .
  - ii. At least fifteen percent (15%) of the Required ADUs shall be UFAS Units and at least thirty percent (30%) of the Required ADUs will be Universal Design Units.
- b. The Owners shall record within the land records of the Circuit Court for the City of Charlottesville one or more instruments containing covenants or restrictions assuring that the Subject Property will provide the Required ADUs referenced in Paragraph 2(a), above, for a period of not less than twenty (20) years from the date the first Required ADU is occupied by a household of persons meeting the applicable AMI requirements (“Income Limit Period”). The Owners shall notify the City’s zoning administrator promptly of the date on which the first Required ADU is occupied by a household of persons meeting the applicable AMI requirements.
- c. Administration of the Required ADUs shall be conducted in a manner such that books and records will be kept to document the following:
  - i. Section 8 voucher holders will have first priority for occupancy of any available Required ADU within the PUD.
  - ii. Each Owner of a residential dwelling unit within the PUD shall maintain records documenting the household income of the occupants of the dwelling unit, and of the Owner’s efforts to obtain funding or financing to facilitate the occupancy of the dwelling unit as an ADU in accordance with the AMI levels referenced in paragraph 2(a), above.
  - iii. Upon request by the City, the Owners shall provide a written report to the zoning administrator, accompanied by evidence verifying the Owner’s efforts and results in satisfying the requirements of paragraphs 2(a)(i) and (ii).
- d. Notwithstanding the foregoing, if, on or before December 31, 2019, both of the following conditions have been satisfied (“Funding Conditions”), then paragraph 2(a), above shall be replaced with the following:
  - a. Affordable dwelling units will be provided within the PUD, as

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follows:

- i. one hundred percent (100%) of the residential dwellings within the PUD will be 60% Affordable Units (“Maximum ADUs) and at least fifteen percent (15%) of the Maximum ADUs shall be 40% Affordable Units .
- ii. At least fifteen percent (15%) of the Maximum ADUs shall be UFAS Units and at least thirty percent (30%) of the Maximum ADUs will be Universal Design Units.

For purposes of this paragraph, the term “Funding Conditions” shall mean:

- i. an allocation of federal low income housing tax credits and syndication thereof, and
- ii. permanent and construction financing from VHDA.

3. ***Development design and features***—in addition to any requirements of the City’s zoning ordinance, subdivision ordinance, water protection ordinance, or other applicable laws or ordinances, the use and development of the Subject Property shall comply with all of the following:

- a. No building or structure within the PUD shall exceed a height of 65 feet. Building elevations demonstrating compliance with this requirement shall be included within the final site plan for the PUD development.
- b. Each building façade that fronts on Carlton Avenue shall be designed to include a door or other entrance feature. Building elevations depicting how this requirement will be satisfied shall be included within the final site plan for the PUD development.
- c. Within the PUD, the number of on-site parking spaces shall not exceed the minimum required by the City’s zoning ordinance; however, if additional parking spaces are required as a condition of receiving grant funding, or other financing, to support the provision of the Required ADUs or other permitted use outlined in the PUD rezoning application, then upon presentation of documentation of such requirement to the City’s zoning administrator, a landowner may include the additional number of on-site parking spaces necessary for receipt of such funding.
- d. All outdoor light fixtures shall be equipped with full-cutoff luminaires, and with devices for redirecting light (e.g., shields, visors, hoods, etc.) to eliminate light glare and block direct light spillover onto neighboring properties. Each light fixture shall be recessed to conceal the light source from all viewing positions except those positions permitted to receive illumination. Directional task lighting (e.g., floodlights, spotlights, sign lights, etc.) shall illuminate only the intended



## Attachment A

task, and no light from any fixture(s) used in such task lighting shall shine directly onto neighboring properties or roadways, nor shall any task lighting have the effect of causing an excessive amount of light to be released skyward.

- e. Upon written request from a public official of the City of Charlottesville, a landowner shall provide a location within the Subject Property at which Charlottesville Area Transit can, without charge, establish a bus stop/ shelter. The City shall bear the cost of providing, installing and maintaining the bus stop/ shelter.
- f. The Landowners shall retain the existing tree canopy on the east side of the Subject property, adjacent to Franklin Street, within an area designated as open space for the PUD. The final site plan for the PUD development shall depict how this requirement will be satisfied.
- g. Site design shall provide pedestrian linkages connecting on-site buildings, buildings on-site open space, and neighborhoods adjacent to the PUD. These pedestrian linkages shall be depicted within the final site plan proposed for the PUD development.

**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 in accordance with other applicable federal, state or local laws, ordinances, and requirements.

Respectfully submitted this 13<sup>th</sup> day of November, 2018. Each of the undersigned individuals represents and warrants that he or she has been duly authorized to execute this Proffer Statement on behalf of the Landowner and to bind the Landowner hereto.

*[Insert one signature block for **each** Landowner, listing the Landowner's legal name. If Landowner is an LLC, the individual who signs should indicate whether he or she is a "member" or a "managing member".]*

LANDOWNER: \_\_\_\_\_[*type legal name*]

Signed By: \_\_\_\_\_ [*signature of individual*]

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_ [*member, managing member, etc.*]

LANDOWNER: \_\_\_\_\_[*type legal name*]

Signed By: \_\_\_\_\_ [*signature of individual*]

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Print Name: \_\_\_\_\_

Its: \_\_\_\_\_ [*member, managing member, etc.*]

LANDOWNER: \_\_\_\_\_ [*type legal name*]

Signed By: \_\_\_\_\_ [*signature of individual*]

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_ [*member, managing member, etc.*]

LANDOWNER: \_\_\_\_\_ [*type legal name*]

Signed By: \_\_\_\_\_ [*signature of individual*]

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_ [*member, managing member, etc.*]

# CARLTON VIEWS DEVELOPMENT

## PUD Application Plan

City of Charlottesville, Virginia



March 27, 2018

Revision #1: April 19, 2018

Revision #2: September 12, 2018

CARLTON VIEWS PUD APPLICATION

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1. Overall Allowable Density
2. Land Use Matrix
3. Setbacks & Maximum Building Heights

## Purpose and Intent

Carlton Views Development is an existing mixed-use development located adjacent to the CSX railroad at the eastern terminus of Carlton Avenue in downtown Charlottesville, Virginia. The owner/applicants, Fountainhead Properties and its affiliates, ADC IV Charlottesville, Carlton Views I LLC, Carlton Views II LLC and Hydro Falls LLC, are requesting approval for a PUD rezoning of the parcels making up the Carlton Views/PACE Center project. This project, on 4.855 acres at 1335 Carlton Avenue, was initially approved for a Special Use Permit dated May 20, 2013 to allow up to 21 dwelling units an acre on the property, which is currently zoned M-1. The proposed PUD request would increase the allowable density on the property from 21 DUA to a maximum of 154 units (32 DUA) and increase the affordable housing requirements, while keeping similar allowable uses on the property for the M-1 zoning and maintaining the Special Use Permit conditions on the property.

The Carlton Views development is a mixed-use project that has successfully blended the commercial and medical uses of the Blue Ridge Pace Center with affordable and accessible housing for the frail elderly and disabled residents in Charlottesville. With a Housing + Services approach, supportive services for the elderly and disabled are partnered with affordable and accessible housing options located in close proximity to these services. Building on the success of the current 54-unit apartment building that is currently providing accessible and universally designed units for low-income elderly and disabled residents, the developers for the Carlton Views property is seeking to allow additional density on the property through the PUD process to construct more affordable units. The additional density will meet the objectives set by the Charlottesville Housing Policy and Comprehensive plan by growing the affordable housing stock in Charlottesville, providing a minimum of 30% affordability for the residential units for a minimum of 20 years, accommodating the housing needs for low-income seniors and those with disabilities, and increasing density in the areas near employment and transit services.

## Project History

Beginning in 2012, Fountainhead Properties and its affiliates began purchasing and developing parcels along Carlton Avenue at the site of the old H.T. Ferron concrete plant. Fountainhead had plans to develop a mixed-use project incorporating commercial and residential uses centered on the development of a PACE facility on the site.

In November 2012, ADC IV Charlottesville purchased 2.032 acres at 1335 Carlton Avenue (TM 56-43.2) and began the by-right development of the Blue Ridge PACE Center. The project was successfully completed in the summer of 2014 and is now in its third year of operation.

In May 2013, the City of Charlottesville approved a Special Use Permit permitting residential uses in the M-1 zoning district and approved residential density of 21 DUA for the 4.855 acres

## Attachment B

site. This set the stage for the phased development of multifamily buildings on the sites around the PACE Center.

In August 2014, upon completion of the PACE facility and approval of the SUP, Hydro Falls LLC exercised its purchase option on the remaining acreage and began developing the first residential phase of the project at 1337 Carlton Avenue (TM 56-43.3). This fifty-four (54) unit apartment building, known as Carlton Views I, was completed and successfully leased-up in early 2017.

The second residential phase, including a forty-eight unit building, is set to receive final site plan approval from the City and break ground in April 2018. This building, known as Carlton Views II, is expected to be completed in late 2019.

Prior to development of Carlton Views I, Parcel C (TM 56-43) was subdivided into two parcels. Carlton Views I was built on a new 1.262 acre parcel C (TM 56-43.3). The subdivision left a 1.034 acre residual parcel D (the new TM 56-43) remaining and undeveloped.

With this subdivision, Fountainhead Properties or its affiliates own and operate four contiguous properties along Carlton Avenue as follows:

| <u>Tax Map</u> | <u>Parcel</u> | <u>Acres</u> | <u>Project</u>   | <u>Building</u> |
|----------------|---------------|--------------|------------------|-----------------|
| 56-43.1        | A             | 0.627        | Carlton Views II | 48 units        |
| 56-43.2        | B             | 1.925        | PACE             | Commercial      |
| 56-43.3        | C             | 1.262        | Carlton Views I  | 54 units        |
| 56-43          | D             | 1.034        | Undeveloped      | None            |

Figure 1 on sheet 5 shows the boundary line subdivision plats for a layout of the parcels as currently configured.



Existing Blue Ridge Pace Center

### CARLTON VIEWS PUD APPLICATION



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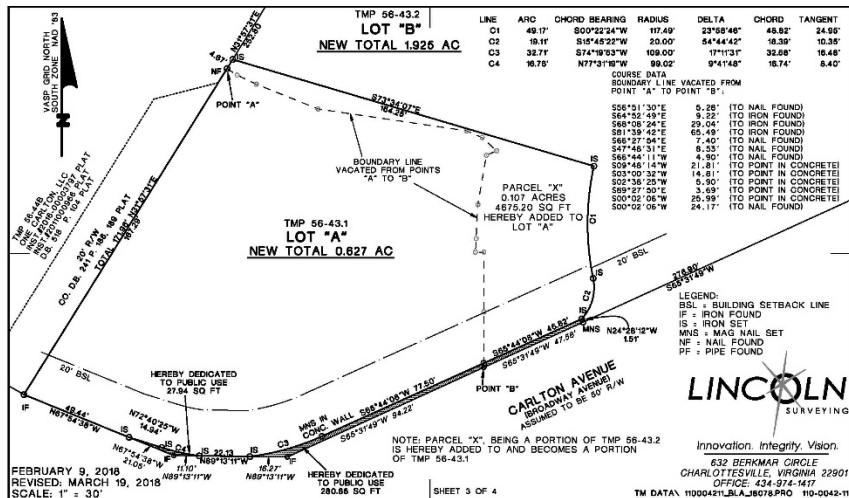
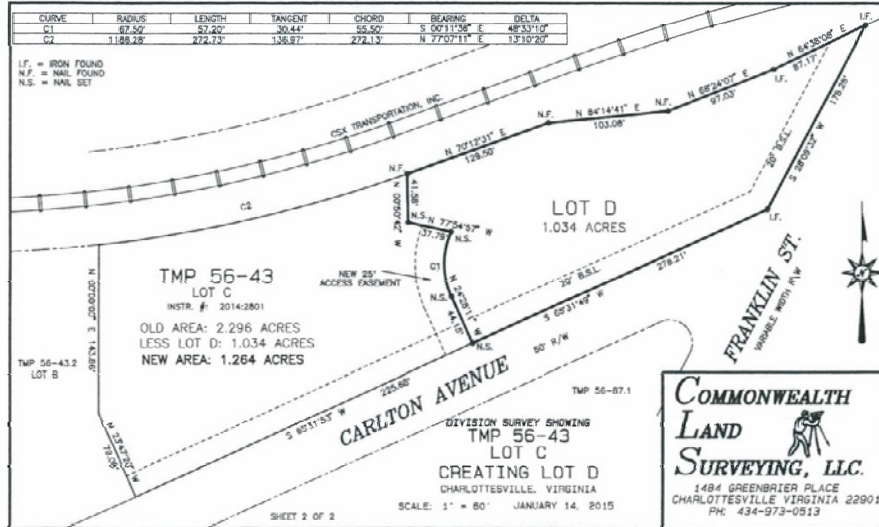
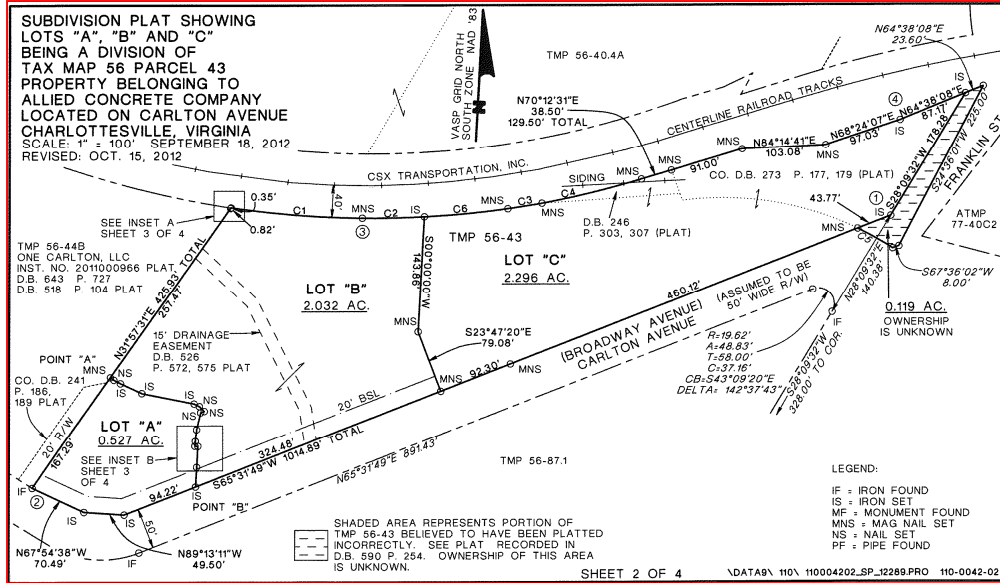


Figure 1: Existing Subdivision Plats  
 CARLTON VIEWS PUD APPLICATION

## Land Use

### Existing Conditions

The existing Carlton Views property consists of four (4) parcels comprising 4.855 acres of land. The project is bordered by the CSX Railroad to the north, commercial properties fronting Carlton Avenue to the west, and residential properties to the south and east. The four (4) properties are currently zoned M-1 (as shown below in Figure 2) and received a Special Use Permit for residential development in 2013. The Blue Ridge Pace Center was constructed in 2013 on Parcel B, and a 54-unit apartment building was completed in 2017 on parcel C. Parcel A and Parcel D are currently vacant, and the buildings and structures previously used by Allied Concrete remain on these parcels. Road improvements along Carlton Avenue, including road widening, sidewalks, planting strips, and street trees are being constructed in conjunction with each phase of the development.

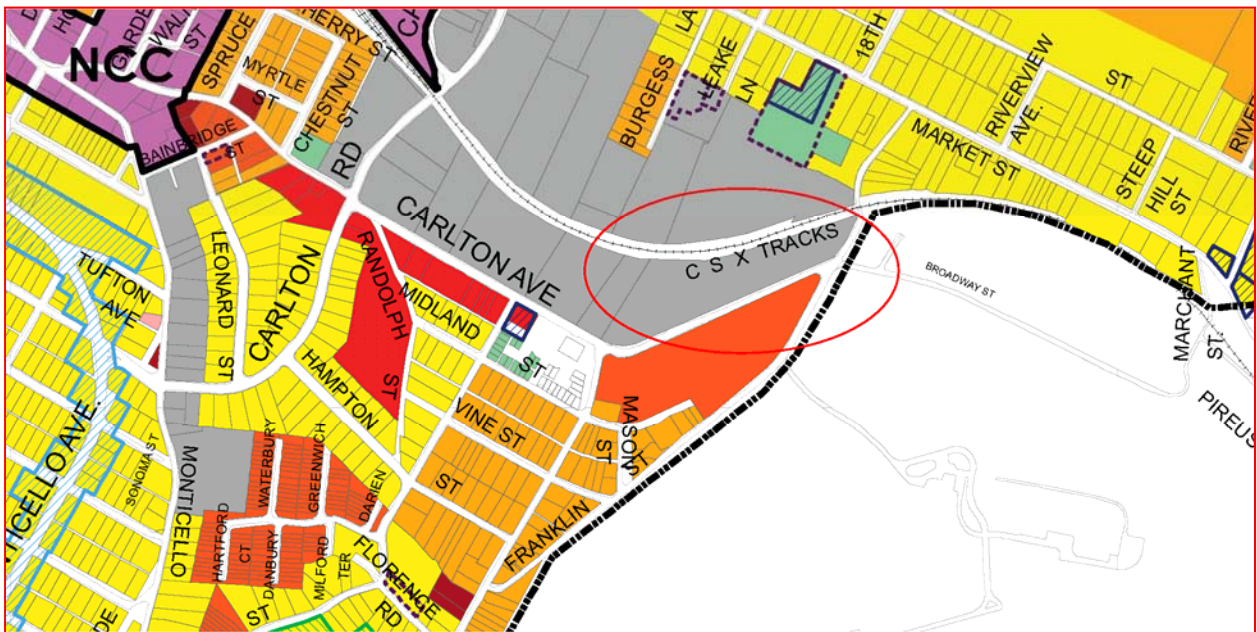


Figure 2: Existing Zoning Map

### Adjacent Properties and Uses

The Carlton Views property is located in the Belmont-Carlton neighborhood, a residential community with some industrial and commercial uses between Carlton Avenue and the Railroad tracks, see Figure 3. Across from this site is a trailer park. The Blue Ridge PACE Center, a joint venture owned by Riverside Health Systems; UVA Medical System); and JABA, Inc. located on Parcel B, is the mixed-use component of the project. The PACE center employs over 50 people in the area.



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Commercial businesses are located to the west of the development, as shown in Figure 3. Storage facilities and an existing junkyard are located to the north of the development, on the other side of the railroad tracks. To the east of the development are existing residential neighborhoods and commercial and industrial properties (along Broadway Street). Figure 6, on page 8, identifies all the properties within 500 feet of the Carlton Views property, identifying the owners and uses of the property.

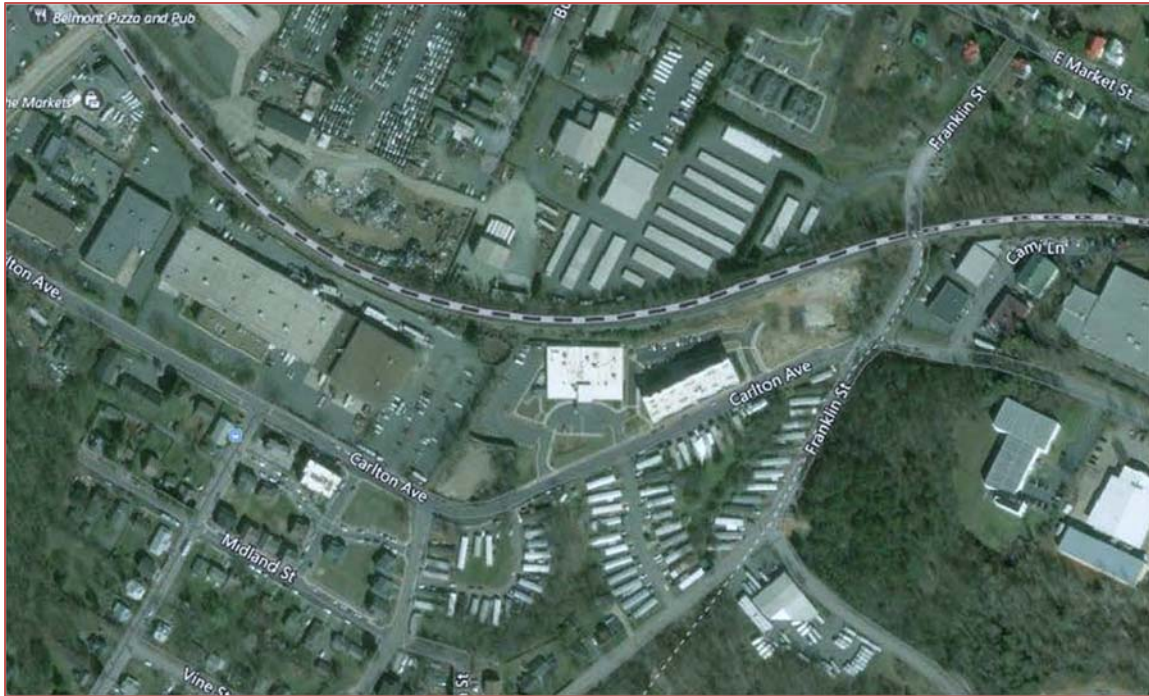


Figure 3: Existing Conditions – Carlton Views Property

### *Comprehensive Plan*

The Comprehensive plan, see Figure 4 on page 8, shows the Carlton Views property as Business and Technology, a continuation of uses and services from the properties to the west and north. The trailer park property is shown as high density residential, acting as a transition from the Business and Technology properties to the low density residential neighborhoods to the south and east of the property. Currently, the City of Charlottesville is working on updating the Comprehensive Plan. Preliminary discussions and mapping for the Carlton Views property illustrate this area as potentially Neighborhood Commercial, adjacent to High Density Residential properties to the south.

The proposed mixed-use development on the Carlton Views properties ties in well with the Comprehensive plan for this area. The commercial aspects of the property allow uses that will work on a neighborhood scale, and the proposed residential uses on the property are consistent with the residential development and density in the adjacent parcels.

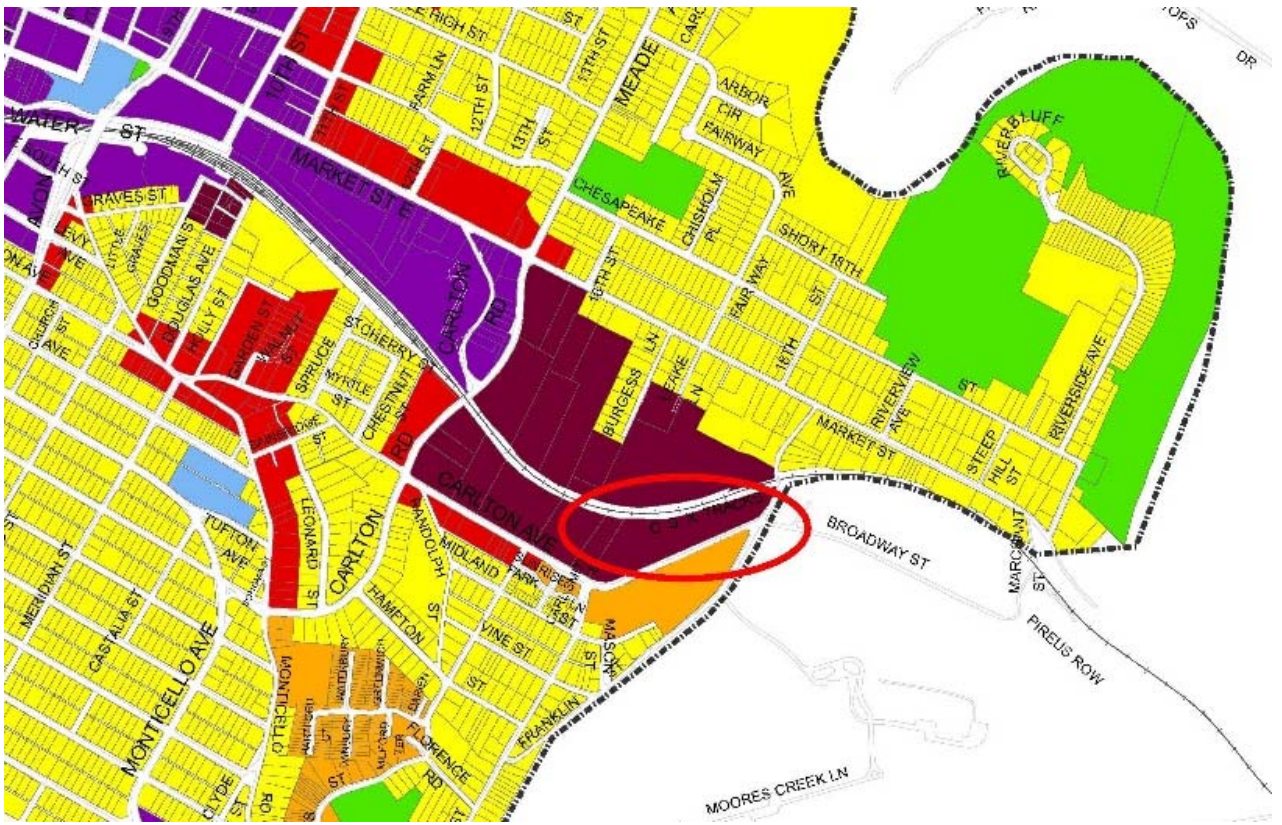


Figure 4: Existing Comprehensive Plan



Existing Carlton Views Apartment Building  
CARLTON VIEWS PUD APPLICATION



## Attachment B



Figure 6: City of Charlottesville GIS map

| Parcel Id: | Tax Parcel #      | Owner:                                | Address  | Zoning         |
|------------|-------------------|---------------------------------------|--|----------------|
| A          | 5600404A0         | Woolen Mills Self Storage, LLC        | 131 Franklin St<br>Charlottesville, VA 22902           | MLTP           |
| B          | 560029200         | Wright Brothers Holdings, LLC         | 1308 E Market St<br>Charlottesville, VA 22902          | M-I            |
| C          | 560028000         | Wright Brothers Holdings, LLC         | 1308 E Market St<br>Charlottesville, VA 22902          | MLTP           |
| D          | 560027000         | Wright Brothers Holdings, LLC         | 1308 E Market St<br>Charlottesville, VA 22902          | M-I            |
| E          | 560044000         | One Carlton, LLC                      | 12704 Crimson Ct, Ste 101<br>Henrico, VA 23233         | M-I            |
| F          | 560044A00         | STC, LLC                              | 1327 Carlton Ave, #A<br>Charlottesville, VA 22902      | M-I            |
| G          | 560086000         | My Properties, LLC                    | 411 2 <sup>nd</sup> St NE<br>Charlottesville, VA 22902 | B-2H           |
| H          | 560085100         | Sunrise Park, LLC                     | 919 W Main St<br>Charlottesville, VA 22903             | PUD            |
| I          | 560085W00         | Sunrise Park, LLC                     | 919 W Main St<br>Charlottesville, VA 22903             | PUD            |
| J          | 560087100         | Bolton, Constance, TR & Shirley W, TR | 1500 Carlton Ave, Box 67<br>Charlottesville, VA 22902  | R-3            |
| K          | 07700-00-00-040B0 | Elemental Ecotech, LLC                | 809 Bolling Ave, Unit C<br>Charlottesville, VA 22902   | Light Industry |

### CARLTON VIEWS PUD APPLICATION

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|    |                   |                                     |  |                |
|----|-------------------|-------------------------------------|--|----------------|
| L  | 07700-00-00-040C2 | Jackrabbit Partners, LLC            | 605 Cami Lane<br>Charlottesville, VA 22902             | Light Industry |
| M  | 07700-00-00-040C5 | 615 Cami Lane, LLC                  | 615 Cami Lane<br>Charlottesville, VA 22902             | Light Industry |
| N  | 560114500         | Morningstar Development, LLC        | 3101 Sugar Hill Lane<br>Crozet, VA 22932               | R-1SC          |
| O  | 560114400         | Franklin St, LLC                    | 1845 James Monroe Pkwy<br>Charlottesville, VA 22902    | R-1SC          |
| P  | 560114300         | Franklin St, LLC                    | 1845 James Monroe Pkwy<br>Charlottesville, VA 22902    | R-1SC          |
| Q  | 560114200         | Franklin St, LLC                    | 1845 James Monroe Pkwy<br>Charlottesville, VA 22902    | R-1SC          |
| R  | 560113000         | Burgess, Lane Properties, LLC       | PO Box 1054<br>Charlottesville, VA 22902               | R-1SC          |
| S  | 560109000         | Jaba Timberlake Place, LLC          | 674 Hillsdale Dr, Ste 9<br>Charlottesville, VA 22901   | PUD            |
| T  | 560114000         | Dominick, Betty Jo                  | 1610 E Market St<br>Charlottesville, VA 22902          | R-1SC          |
| U  | 560114100         | Gelburd, Greg                       | 1612 E Market St<br>Charlottesville, VA 22902          | R-1SC          |
| V  | 56011500          | Sam & Moose, LLC                    | 1001 E Market St, Ste 202<br>Charlottesville, VA 22902 | R-1SC          |
| W  | 560112000         | Goddin, Charles Burr                | 511 Moseley Dr<br>Charlottesville, VA 22902            | R-1SC          |
| X  | 560110000         | Emory, William                      | 1604 E Market St<br>Charlottesville, VA 22902          | R-1SC          |
| Y  | 560111000         | Emory, William                      | 1604 E Market St<br>Charlottesville, VA 22902          | R-1SC          |
| Z  | 560108000         | Syme, Preston Trigg, Etal, Trustees | 1600 E Market St<br>Charlottesville, VA 22902          | R-1SC          |
| AA | 560107000         | Childress, Connor J M & Mariel T    | 1516 E Market St<br>Charlottesville, VA 22902          | R-1SC          |
| BB | 560040400         | Jaba Timberlake Place, LLC          | 674 Hillsdale Dr, Ste 9<br>Charlottesville, VA 22901   | PUD            |
| CC | 560082000         | Lombardo, Jacqueline & Joseph       | 313 Parkway St<br>Charlottesville, VA 22902            | R-2            |
| DD | 560081000         | Redd, Bernice                       | 1408 Midland St<br>Charlottesville, VA 22902           | R-2            |
| EE | 560079000         | Linke, Robin                        | 1412 Midland St<br>Charlottesville, VA 22902           | R-2            |
| FF | 560078000         | Kitelinger, Luke                    | 1410 Rialto St<br>Charlottesville, VA 22902            | R-2            |
| GG | 560078100         | Gibson, E Wayne & Shelby            | 1416 Midland St<br>Charlottesville, VA 22902           | R-2            |
| HH | 560078200         | Pugh, Paul & Joyce                  | 1418 Midland St<br>Charlottesville, VA 22902           | R-2            |
| II | 560088000         | Chung, Jonathan                     | 1500 Midland St  | R-2            |

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|    |           |                                     |   |     |
|----|-----------|-------------------------------------|---|-----|
|    |           |                                     | Charlottesville, VA 22902                         |     |
| JJ | 560088200 | Newman, Lauren                      | 1502 Midland St<br>Charlottesville, VA 22902      | R-2 |
| KK | 560088300 | Beach, Benjamin                     | 1504 Midland St<br>Charlottesville, VA 22902      | R-2 |
| LL | 560098000 | Smith, Gary                         | 1506 Midland St<br>Charlottesville, VA 22902      | R-2 |
| MM | 560101B00 | McDaniel, Donnie                    | 1304 Carlton Ave, #1<br>Charlottesville, VA 22902 | R-2 |
| NN | 560101A00 | Ryan, Edward &<br>Sherry            | 708 Franklin St<br>Charlottesville, VA 22902      | R-2 |
| OO | 560103000 | Hammell, Adam &<br>Weesner, Jillian | 718 Franklin St<br>Charlottesville, VA 22902      | R-2 |
| PP | 56010500  | Local Oak, LLC                      | PO Box 359<br>Keene, VA 22964                     | R-2 |
| QQ | 560106000 | Slezak, David &<br>Martha Loach     | 722 Franklin St<br>Charlottesville, VA 22902      | R-2 |
| RR | 560087000 | White, John Jr                      | 1012 Grove St<br>Charlottesville, VA 22903        | R-2 |
| IA | 560085V00 | Chhetri, Keshar &<br>Parbati        | 509 Nassau St<br>Charlottesville, VA 22902        | PUD |
| IB | 560085U00 | Amaya, Wendy                        | 511 Nassau St<br>Charlottesville, VA 22902        | PUD |
| IC | 560085T00 | Brown, Latoya                       | 513 Nassau St<br>Charlottesville, VA 22902        | PUD |
| ID | 560085S00 | Hammond, Verma<br>Towander          | 515 Nassau St<br>Charlottesville, VA 22902        | PUD |
| IE | 560085R00 | Ince, Alexander                     | 1433 Midland St<br>Charlottesville, VA 22902      | PUD |
| IF | 560085Q00 | Cunningham,<br>Timothy              | 1431 Midland St<br>Charlottesville, VA 22902      | PUD |
| IG | 560085P00 | Southern Property,<br>LLC           | 170 S Pantops Dr<br>Charlottesville, VA 22911     | PUD |
| IH | 560085J00 | Martinez-Fuentes,<br>Jasmin Leticia | 1420 Sunrise Park Ln<br>Charlottesville, VA 22902 | PUD |
| IJ | 560085I00 | Mayo, Rachel                        | 1418 Sunrise Park Ln<br>Charlottesville, VA 22902 | PUD |
| IK | 560085H00 | Martin, Danna<br>Katrice            | 1414 Sunrise Park Ln<br>Charlottesville, VA 22902 | PUD |
| IL | 560085G00 | Briggs, Lisa                        | 1412 Sunrise Park Ln<br>Charlottesville, VA 22902 | PUD |
| IM | 560086B00 | Candelario, Louisa                  | 1406 Sunrise Park Ln<br>Charlottesville, VA 22902 | PUD |
| IN | 560086A00 | Ayite, Kokou & Eya                  | 1404 Sunrise Park Ln<br>Charlottesville, VA 22902 | PUD |
| IO | 560086C00 | Ott, Joshua                         | 506 Rives St<br>Charlottesville, VA 22902         | PUD |

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|    |           |  |   |     |
|----|-----------|--|---|-----|
| IP | 560086D00 | Yang, Steve                            | 508 Rives St<br>Charlottesville, VA 22902     | PUD |
| IQ | 560086F00 | Southern Property,<br>LLC              | 170 S Pantops Dr<br>Charlottesville, VA 22902 | PUD |
| IR | 560086G00 | Martin, John Nelson                    | 514 Rives St<br>Charlottesville, VA 22902     | PUD |
| IS | 560086H00 | Smith, Michael<br>Anthony              | 516 Rives St<br>Charlottesville, VA 22902     | PUD |
| IT | 560085A00 | Almafraji, Mohamad<br>& Sanaa Aldolemi | 1403 Midland St<br>Charlottesville, VA 22902  | PUD |
| IU | 560085B00 | Viglietta, Evan &<br>Sally             | 1405 Midland St<br>Charlottesville, VA 22902  | PUD |
| IV | 560085C00 | Folley, Harold Jr &<br>Clarissa        | 1407 Midland St<br>Charlottesville, VA 22902  | PUD |
| IW | 560085D00 | Allah Mohammad,<br>Haji & Nasima Khuda | 1409 Midland St<br>Charlottesville, VA 22902  | PUD |
| IX | 560085E00 | Anderson, Beverly J                    | 1411 Midland St<br>Charlottesville, VA 22902  | PUD |
| IY | 560085F00 | Guerra, Benjamin &<br>Maria Hernandez  | 1413 Midland St<br>Charlottesville, VA 22902  | PUD |
| IZ | 5600851A0 | Sunrise Park, LLC                      | 919 W Main St<br>Charlottesville, VA 22903    | PUD |

## Public Facilities and Infrastructure

### *Water and Sanitary Sewer*

The Carlton Views development extended sanitary sewer approximately 1,500 linear feet up Franklin Street and Carlton Street to serve the existing Pace Center and Phase I apartment building. This extension of the sanitary sewer also services the adjacent properties to the south and west of the development, extending sanitary sewer services to this area. The sanitary sewer was extended in 2013 and is currently operational and has the capacity for the proposed development and redevelopment of the adjacent properties.

Also in 2013, the developers of the Pace Center worked together with the City of Charlottesville Utilities department to install a 12" waterline under the railroad tracks along Franklin Street. With the installation of this 12" waterline, the overall water pressure was increased within this portion of the neighborhood for overall fire protection. Prior to the installation of the 12" waterline, and existing waterline infrastructure in the neighborhood did not meet the current fire flow requirements. The improvements to the water infrastructure not only provided the necessary fire flows for the neighborhood, it provided adequate fire protection on the property for the Pace Center and the proposed apartment buildings.

### *Pedestrian and Bicycle Improvements*

With the current development of the Carlton Views property, the streetscape along Carlton Avenue has been improved with the development. Pedestrian sidewalks and street trees have been installed along Carlton Avenue with each of the phases of development. Upon completion of the overall development, sidewalks and street trees will extend along Carlton Avenue and Franklin Street, tying into the existing pedestrian improvements within this area. A grass utility strip has also been installed between the sidewalk and the roadway to provide additional buffering for the pedestrians from the roadway.

In addition to the pedestrian improvements, Carlton Avenue has been widened along the frontage of the property. The widening of this section of Carlton Avenue is consistent with the current width of the remaining portions of Carlton Avenue, which accommodates (2) lanes of traffic, on-street parking, and bike lanes. Carlton Avenue has extended the existing shared street bicycle route down Carlton Street to the intersection of Franklin Street. This extension of the shared bicycle route helps connect downtown Charlottesville with the redevelopment projects along Broadway, as well as connecting to more of the residential neighborhoods to the north and south of Carlton Avenue. Shared bike lane pavement markings shall be added to Carlton Avenue.



## Attachment B



Picture of Carlton Avenue Streetscape



Picture of Carlton Avenue Improvements



### ***Transportation Improvements***

Carlton Views has improved the portion of Carlton Avenue from the intersection of Carlton Avenue and Nassau Street east to the intersection of Carlton Avenue and Franklin Street. The road improvements include widening, reconstruction, and overlay of Carlton Avenue along the road frontage of the property. With the widening of the roadway, both vehicular and bicycle traffic can be accommodated on this portion of the roadway, tying into the existing Carlton Avenue streets that also accommodate both vehicular and bicycle traffic. Shared bicycle lane striping shall be incorporated into the Carlton Avenue improvements. In addition, on-street parking has been designed within the streetscape improvements along this portion of the roadway.

A recent traffic study was completed in late 2016 for the proposed redevelopment of the Woolen Mills historic property located in Albemarle County. The traffic impact analysis included traffic studies along Carlton Avenue, including the Carlton Avenue/Franklin Street intersection and the Carlton Avenue/Carlton Road intersection. Both of these intersections currently operate at an acceptable level, and the additional residential units will have minimal impacts on these intersections. With the additional traffic from the Woolen Mills development project, all the main intersections around this portion of the neighborhood, including the Carlton Avenue/Carlton Road intersection and the Carlton Avenue/Franklin Street intersection still operate at the same level of services (between an A and C level of service) during the peak AM and peak PM traffic. Any additional non-residential development on the Carlton Views properties, as allowed within the use matrix, will require additional traffic studies at the site plan level.

Currently, the Carlton Views property is located on the CTS bus route, providing transit opportunities for the commercial services and residential units on the property. The transit system helps reduce the dependence on vehicular cars to access the residential units and commercial services on the property. In addition, Jaunt and other transit systems provide bus access to the Pace Center and the adjacent residential units. These transit facilities will continue to operate in this area, and ADA accessible access routes and sidewalks have been incorporated into the design of the Carlton Views development to provide access from the buildings to the transit stop locations.

### ***Stormwater Management Improvements***

Carlton Views has addressed stormwater run-off with a series of different low impact designs, including rain gardens, bio-filters, water quality swales, and underground storage tanks. These measures will continue to capture and treat the run-off from the development in accordance with city and state stormwater requirements.

### ***Environmental Features and Impacts***

Prior to the current redevelopment, the existing property was a concrete manufacturing and supply plant, as shown in Figure 7 below. Most of the site was impervious area that drained directly to Carlton Avenue, without any water quality or detention measures.

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No streams or wetlands are located on the property, as the site slopes from the railroad tracks down to Carlton Avenue. There is a portion of the site adjacent to Franklin street with steep slopes and existing large specimen trees. This portion of the site will be preserved, maintaining the steep slopes in this area and the wooded buffer between the development and Franklin Street. Additional information on the preservation of this area and the steep slopes can be found on the application plan that is accompanying the PUD narrative.

The redevelopment of this site has also substantially reduced the noise, light pollution, and dust from its former levels under the operation as a concrete plant. With the redevelopment, the property is also a buffer for the surrounding community from the adjacent industrial uses. The new commercial uses of the Blue Ridge PACE Center and the proposed apartment buildings will eliminate that industrial impact to the neighborhood, while upgrading light, noise and other environmental impacts to current standards. Lighting conditions and regulations that were part of the Special Use Permit will be adhered to and proffered with this PUD application.



Figure 7: Previous Use – Concrete manufacturing plant

## Affordable Housing

The residential properties at Carlton Views/PACE will incorporate affordable and accessible housing into the land use plan. Units will be set aside for low income residents earning under sixty-percent (60%) of the area median income (AMI) and extremely low income residents earning under forty percent (40%) of the area median income. In addition, a specified number of affordable units will meet UFAS requirements for accessibility and VHDA requirements for universal design.

Specific use requirements will include:

- a minimum of 30% affordable housing, defined as residents earning under 60% AMI.
- a minimum of 15% of all affordable units set aside for residents earning under 40% AMI.
- a minimum of 15% of all affordable units designed to meet UFAS guidelines for accessibility.
- a minimum of 30% of all affordable units designed to meet VHDA guidelines for universal design.

It is the intent of the developer to provide 100% affordable units on this project, provided that funding is obtained for the affordable development units. The developer shall provide documentation that they actively sought to obtain funding to create affordable units for each dwelling unit, prior to developing the dwelling unit as a market rate unit.

Each of these requirements will remain in place for no less than 20 years from the time an affordable unit is first placed in service. The affordability period shall be codified through an Extended Use Agreement or other deed restriction recorded in the land records at the Circuit Court in Charlottesville. In addition, Section 8 voucher holders will have first priority for any available units that have been designated affordable across the properties. These conditions have also been incorporated in the proffers for the PUD application.

By designing for affordability, accessibility and universal design, Carlton Views/PACE will provide much needed housing opportunity for frail elderly and disabled tenants. Residential buildings shall be comprised primarily of one and two-bedroom units. The number of bedrooms in any residential building shall not exceed three-bedrooms.

In addition, with a majority of the housing available for elderly and disabled tenants, the impacts to the existing schools in the neighborhood should be minimal. And the design of the apartments as primarily one and two-bedroom units will be self-limiting to smaller families in the community

## PUD Objectives

- 1) *To encourage development of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern.*

As a successful mixed-use, mixed-income development, Carlton Views is a vibrant addition to the Carlton/Belmont neighborhood. It provides high quality housing opportunity in a climate in which affordable housing is increasing difficult to preserve and grow.

A strict application of the Zoning Ordinance would not allow for the unit density necessary to develop additional housing on this site and would effectively prohibit the build-out of the project as initially conceived.

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

As an in-fill project on an abandoned site, Carlton Views epitomizes efficient, attractive and sensitive design. Approving a PUD rezoning will ensure the completion of this innovative effort, provide an appropriate level of housing density, and increase affordable housing options in close proximity to community services.

- 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.*

Carlton Views is committed to providing affordable and accessible rental housing set aside for low-income elderly and disabled residents. As such, the majority of the units in the project will be one and two-bedroom units designed to meet UFAS accessibility requirements and/or VHDA universal design standards. There is a very limited supply of this housing type in the City of Charlottesville.

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

Carlton Views is a multifamily development. Its higher level of density and relatively small unit size allows for land use efficiency and the preservation of landscaped and open space. The preponderance of elderly and disabled tenants without automobiles will allow for a cooperative parking arrangement, greatly reducing the number of parking spaces required to serve the residential development.

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

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Carlton Views has been organized and designed around the Blue Ridge PACE Center. The design intent is to provide accessible housing in close proximity to requisite services and to accommodate easy access across the site.

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

The Carlton Views/PACE project enhances the residential character along Carlton Avenue and, though higher in density than much of the neighborhood, serves to anchor the northeastern corner of the Belmont/Carlton neighborhood. It is bound to the north by the CSX railroad, to the east and west by warehouse and manufacturing uses and to the south, across Carlton Avenue, by a large trailer park.

The neighboring property at its southwest corner, across Carlton Avenue, is Sunrise Park, a successful PUD redevelopment incorporating a variety of single and multi-family housing types, including a three-story apartment building. Carlton Views is consistent with this pattern of higher density development.

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

The Carlton Views project is the redevelopment of an old concrete manufacturing plant for which natural topography and other features have been dramatically altered with retaining walls, storage bins and hoppers. While few natural features remain, the site and landscape design will address each buildings relationship to the street at Carlton Avenue and provide pedestrian connectivity to City sidewalks and streets.

- 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.*

The buildings at Carlton Views have all been imagined and developed by the same design team and reflect a coordinated design across parcels and uses. Each building incorporates clean, modern lines with a mix of brick and hardiplank cladding, modern fenestration, storefront doors, and flat rooflines.

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

While the topography along Carlton Avenue presents challenges, the site design links sidewalks across parcels and provides for accessible crossings from each site to the PACE Center.



10) To facilitate access to the development by public transit services or other single-vehicle-alternative services, including public pedestrian systems.

The PACE Center, in coordination with Jaunt, provides transportation to and from the center for its daycare clients. In addition, the buildings at Carlton Views are within a 1/4 mile of an existing bus stop, and the owner/applicants are eager to work with CAT to provide an additional stop centered on the new development. Overall connectivity to City sidewalks and streets has been addressed in each phase of development.

## General Development Plan

### Development Plan

The Carlton Views/PACE Center project is a mixed-use project combining commercial and residential uses. The development plan contemplates a mix of uses more in line with the residential character of the neighborhood and abandons many previously permitted industrial and manufacturing uses on the site.

The development establishes medium-density residential in buildings up to four stories as the dominant land use on three of the four parcels making up the Planned Use Development (PUD). With residential uses dominant across much of the site, many uses currently permitted under the M-I zoning designation will no longer complement the residential character of the site or the surrounding neighborhood. To reflect this change in use, many of the industrial and manufacturing uses previously permitted under the M-1 zoning have been removed in favor of general commercial and retail uses. Table 2 sets forth the allowable residential and non-residential uses on the properties. Below in Table 1, the proposed maximum heights, density, and maximum non-residential square footages are included for each property. Note, the allowable density is calculated cumulatively over all four (4) parcels. Table 3 on page 21 includes the allowable setbacks for each parcel.

| Table 1: Overall Allowable Densities |             |         |                   |                         |   |
|--------------------------------------|-------------|---------|-------------------|-------------------------|---|
| Phase                                | Project     | Acreage | Dominant Land Use | Maximum Non-Residential | Maximum Residential                                   |
| 1                                    | PACE        | 1.932   | Commercial        | 30,000                  | Combined<br>Total Units:<br>154 across<br>(4) parcels |
| 2                                    | Carlton I   | 1.262   | Multi-family      | 7,500                   |   |
| 3                                    | Carlton II  | 0.627   | Multi-family      | 5,000                   |   |
| 4                                    | Carlton III | 1.034   | Multi-family      | 7,500                   |   |
| Total                                |             | 4.855   |                   | 50,000                  | 154 max.  |

## Attachment B

Table 2: Land Use Matrix

| Use Types | Carlton Views PUD |                  |                   |                    |
|-----------|-------------------|------------------|-------------------|--------------------|
|           | PH 1<br>PACE      | PH2<br>Carlton I | PH3<br>Carlton II | PH4<br>Carlton III |

**RESIDENTIAL AND RELATED USES**

|   |  |   |   |   |
|---|--|---|---|---|
| Accessory buildings, structures and uses      | B  | B | B | B |
| Adult assisted living                         |  |   |   |   |
| 1—8 residents                                 | B  | B | B | B |
| Greater than 8 residents                      | B  | B | B | B |
| Adult day care                                | B  | B | B | B |
| Amateur radio antennas, to a height of 75 ft. | B  | B | B | B |
| Dwellings:                                    |  |   |   |   |
| Multifamily                                   | B  | B | B | B |
| Single-family attached                        | B  | B | B | B |
| Single-family detached                        | B  | B | B | B |
| Townhouse                                     | B  | B | B | B |
| Two-family                                    | B  | B | B | B |
| Nursing homes                                 | B  | S | S | S |
| Occupancy, residential                        |  |   |   |   |
| 3 unrelated persons                           | B  | B | B | B |
| 4 unrelated persons                           | B  | B | B | B |
| Residential density (developments)            | FOR DENSITY CALCULATIONS - SEE TABLE 1:<br>OVERALL ALLOWABLE DENSITIES |   |   |   |
| Residential treatment facility                |  |   |   |   |
| 1—8 residents                                 | B  | B | B | B |
| 8+ residents                                  | S  | S | S | S |
| Shelter care facility                         | S  | S | S | S |
| Single room occupancy facility                | S  | S | S | S |

**NON-RESIDENTIAL: GENERAL and  
MISC. COMMERCIAL**

|  |   |   |   |   |
|--|---|---|---|---|
| Access to adjacent multifamily, commercial, industrial or mixed-use development or use | B | B | B | B |
| Accessory buildings, structures and uses   | B | B | B | B |
| Art gallery:   |   |   |   |   |
| GFA 4,000 SF or less   | B | B | B | B |
| GFA up to 10,000 SF  | B | B | B | B |
| Art studio, GFA 4,000 SF or less   | B | B | B | B |

## Attachment B

|   |   |   |   |   |
|---|---|---|---|---|
| Art workshop  | B | B | B | B |
| Auditoriums, theaters   | B |   |   |   |
| Houses of worship   | B |   |   |   |
| Bakery, wholesale   |   |   |   |   |
| GFA 4,000 SF or less  | B |   |   |   |
| GFA up to 10,000 SF   | B |   |   |   |
| Banks/ financial institutions   | B |   |   |   |
| Clinics:  |   |   |   |   |
| Health clinic (no GFA limit)  | B |   |   |   |
| Health clinic (up to 10,000 SF, GFA)                                    | B |   |   |   |
| Health clinic (up to 4,000 SF, GFA)                                     | B |   |   |   |
| Public health clinic  | B |   |   |   |
| Veterinary (without outside pens/runs)                                  | S |   |   |   |
| Clubs, private  | S |   |   |   |
| Communications facilities:  |   |   |   |   |
| Attached facilities utilizing utility poles as the attachment structure | B | B | B | B |
| Attached facilities not visible from any adjacent street or property    | B | B | B | B |
| Attached facilities visible from an adjacent street or property         | B | B | B | B |
| Carrier on wheels (COW)   | P |   |   |   |
| Towers  | B |   |   |   |
| Monopole tower  | B |   |   |   |
| Data center   |   |   |   |   |
| >4,000  | B |   |   |   |
| <4,000  | B |   |   |   |
| Daycare facility  | B |   |   |   |
| Libraries   | B | B | B | B |
| Museums:  |   |   |   |   |
| Up to 4,000 SF, GFA   | B |   |   |   |
| Up to 10,000 SF, GFA  | B |   |   |   |
| Offices:  |   |   |   |   |
| Business and professional   | B | B | B | B |
| Medical   | B | B | B | B |
| Philanthropic institutions/agencies                                     | B | B | B | B |
| Property management   | B | B | B | B |
| Other offices (non- specified)  | B | B | B | B |
| Photography studio  | B | B | B | B |



## Attachment B

|  |   |   |   |   |
|--|---|---|---|---|
| Photographic processing; blueprinting  | B |   |   |   |
| Radio/television broadcast stations  | B |   |   |   |
| Recreational facilities:   |   |   |   |   |
| Indoor: health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc. (on City-owned, City School Board-owned, or other public property) | B | B | B | B |
| GFA 4,000 SF or less   | B | B | B | B |
| GFA up to 10,000 SF  | B |   |   |   |
| GFA more than 10,000 SF  | B |   |   |   |
| Restaurants:   |   |   |   |   |
| Full service   | B |   |   |   |
| Technology-based businesses  | B |   |   |   |
| Transit facility   | B |   |   |   |
| Utility facilities   | S | S | S | S |
| Utility lines  | B | B | B | B |

### NON-RESIDENTIAL USES: RETAIL

|  |   |   |   |   |
|--|---|---|---|---|
| Accessory buildings, structures and uses | B |   |   |   |
| Consumer service businesses:             |   |   |   |   |
| Up to 4,000 SF, GFA                      | B | B | B | B |
| Up to 10,000 SF, GFA                     | B |   |   |   |
| 10,001+ GFA                              | B |   |   |   |
| Farmer's market                          | S |   |   |   |
| Grocery stores:                          |   |   |   |   |
| Convenience                              | B | B | B | B |
| General, up to 10,000 SF, GFA            | B |   |   |   |
| General, 10,001+ SF, GFA                 | B |   |   |   |
| Home improvement center                  | B |   |   |   |
| Pharmacies:                              |   |   |   |   |
| 1—1,700 SF, GFA                          | B |   |   |   |
| 1,701—4,000 SF, GFA                      | B |   |   |   |
| 4,001+ SF, GFA                           | B |   |   |   |
| Other retail stores (non- specified):    |   |   |   |   |
| Up to 4,000 SF, GFA                      | B | B | B | B |
| Up to 20,000 SF GFA                      | B |   |   |   |
| 20,000+ SF, GFA                          |   |   |   |   |

| Table 3 – Setbacks and Maximum Building Heights |             |         |                |                    |                    |                     |
|---|-------------|---------|----------------|--------------------|--------------------|---------------------|
| Phase   | Project     | Acreage | Front Setbacks | Side Yard Setbacks | Rear Yard Setbacks | Maximum Bldg Height |
| 1   | PACE        | 1.932   | 20' min.       | 0                  | 0                  | 45                  |
| 2   | Carlton I   | 1.262   | 20' min.       | 0                  | 0                  | 65                  |
| 3   | Carlton II  | 0.627   | 20' min.       | 0                  | 0                  | 65                  |
| 4   | Carlton III | 1.034   | 20' min.       | 0                  | 0                  | 65                  |
| Total   |             | 4.855   |                |                    |                    |                     |

Note: Building setbacks are based on the allowable M-1 setbacks.

The application plan illustrates the proposed building and parking envelopes for the Carlton II and Carlton III parcels. Development will occur within these proposed envelopes. Structured parking under the building may be allowed within the Carlton III building envelope to achieve additional parking.

**Parking**

The Carlton Views/PACE Center project is designed to meet the parking needs for the commercial and residential uses. A minimum of 161 spaces shall be provided on site and another 31 spaces will be created along the existing street frontage along Carlton Avenue. Additional parking spaces may be created through cooperative agreement(s) with neighboring property owners.

The PUD application is seeking a 35% reduction of the required residential parking. With many of the apartment units provided specifically for frail elderly and disabled residents, the parking spaces required for the overall development is much lower than an average apartment complex. In addition, the property is located on a transit loop with access to public transportation to the city. Other transportation services are also available with the Pace Center, which helps reduce the need and requirement of vehicular transportation. Bicycle parking will be provided with the overall development in accordance with City requirements.

The combination of the type of apartments proposed with the development and the availability of transit reduces the overall parking demands for the development. The proposed 35% reduction is for the overall residential parking on the site. The total residential parking required by the city ordinance is 154 parking spaces, and 103 residential off-street parking spaces are proposed with this development. An additional 31 on-street parking spaces (not included in the parking reduction calculations) are available along Carlton Avenue for overflow parking needs for the development. These on-street parking spaces were constructed with the overall improvements to Carlton

## Attachment B

Avenue. The parking reduction does not include any reduction in parking for the Blue Ridge Pace Center.

### *Open Space*

The proposed Carlton Views project shall incorporate a minimum of 27% open space in the proposed development plan. Currently, there is a minimum of 1.3 acres of open space proposed with the development plan, providing 27% open space over 4.855 acres. The open space areas are shown on the attached application plan. These open spaces include pocket parks, plazas, recreational areas, passive recreational areas, and landscaped areas. In addition, an open space preservation area and buffer area of 0.35 acres is proposed along the eastern property line adjacent to Franklin Street and the northeast property line along the CSX Railroad. These open space areas will protect the critically sensitive slopes on this side of the site, preserve the existing trees on the site, and provide a buffer between the development and the residential neighborhoods to the east and northeast of the property. Much of the additional open space provided through-out the project site shall include landscaped buffers, stormwater management facilities, and other open landscaped areas.



Picture of Greenspace area within existing Carlton Views I Apartments

*Landscaping*

The landscaping in the Carlton Views development shall be concentrated between the proposed development and Carlton Avenue. Attractive trees and shrubs shall be planted to enhance the proposed streetscape. Large shade street trees shall be planted within the limits of the property along Carlton Avenue at a maximum distance of 35' on center. These large street trees shall have an open planting space of 13' x 13' minimum to allow for the trees for fully develop and achieve maximum canopy size. The development plan shall include the required open space and landscaping of the front yards and lots as required per the City of Charlottesville Code of Ordinances, Chapter 34, Article VIII, Division 2 – Landscaping and Screening. In addition, an evergreen landscaping buffer shall be provided between the existing railroad and the proposed parking areas to help screen parking and lighting from the adjacent properties across the railroad tracks.

All proposed landscaping shall be provided using materials permitted in the city code ordinance and the city's list of approved plantings. Landscaping shall be designed to enhance the recreational and aesthetic value of the site and provide a continuous buffer of vegetation along the Carlton Avenue frontage. All landscaping within the public streetscape areas and open space shall be maintained by the Homeowners Association for the development.



Picture of the proposed Streetscape Landscaping



## Attachment B

The existing tree preservation area along Franklin Street shall be protected with tree protection fencing. These trees shall remain undisturbed, along with the existing critical slopes in this area.

### *Architectural Elements*

The architectural standards and guidelines for the Carlton Views development will be consistent with the Pace Center and existing apartment building currently constructed on the property. Each building shall incorporate clean, modern lines with a mix of brick and hardiplank cladding, modern fenestration, storefront doors, and flat rooflines. Windows will be vinyl architectural windows. Shutters, if installed on the houses, will be operable shutters. Wood and metal railings will be used for the porches.



Pictures of the existing Pace Center and Carlton Views Apartments

## Attachment B

### *Signage*

The signage regulations established in the City Zoning Ordinance shall govern all signage within the Carlton Views PUD.

### *Lighting*

The lighting and dark sky regulations established in the City Zoning Ordinance shall govern all lighting within the Carlton Views PUD. In addition, the site lighting shall meet the conditions of the special use permit that are proffered conditions for the PUD.

**RESOLUTION**  
**Revitalization Area Certification for Carlton Views III**

**BE IT RESOLVED** by the City Council of the City of Charlottesville, Virginia that Carlton Views III is located within a Revitalization Area, defined by the Virginia Housing Development Authority as any area that 1) the industrial, commercial or other economic development of such area will benefit the city or county but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; AND 2) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.