

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, February 12, 2013 – 5:30 P.M. CITY COUNCIL CHAMBERS

- I. **PLANNING COMMISSION GATHERING** -- 4:30 P.M. (Held in the NDS Conference Room) Commissioners gather to communicate with staff. (4:30-5:30 P.M.)
- II. **REGULAR MEETING** -- 5:30 P.M.
- A. COMMISSIONERS' REPORTS
 - B. UNIVERSITY REPORT – 15 Minute Presentation
 - C. CHAIR'S REPORT
 - D. DEPARTMENT OF NDS
 - 1. Joint City/County Goals for One Community Project
 - E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA
 - F. CONSENT AGENDA
(Items removed from the consent agenda will be considered at the end of the regular agenda)
 - 1. Minutes - January 8, 2013 – Pre meeting
 - 2. Minutes - January 8, 2013 – Regular meeting
 - 3. Minutes - January 15, 2013 – Joint City County PC Meeting
 - 4. Minutes - January 22, 2013 – Work Session
 - 5. Subdivision – Belmont Cottages (preliminary and final)
 - G. PLANNING AWARDS
 - H. Critical Slope Waiver Requests
 - a. Stonehenge PUD
- III. **JOINT PUBLIC HEARINGS (Beginning at 6:00 P.M.)**
- I. JOINT PUBLIC HEARINGS
 - 1. **ZM-12-04-06 (Stonehenge PUD):** A petition to rezone the property located off of Stonehenge Avenue from R-1S Residential District to Planned Unit Development (PUD). The property is further identified as Tax Map 60 Parcels 81.8, 91, 120, 120A-C, 121, 122.4-7 having road frontage on Stonehenge Avenue and containing approximately 240,887 square feet of land or 5.53 acres. The PUD zoning allows an applicant to present a proposal independent of established zoning categories for consideration by the governing body. This proposal consists of 29 single family detached dwellings with open space and a density of no greater than 5.25 DUA. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Single-Family Residential. **Report prepared by Brian Haluska, Neighborhood Planner.**
 - 2. **SP-12-12-17 – (501 Locust Avenue)** An application for a special use permit to locate a medical laboratory in excess of 4,000 square feet at 501 Locust Avenue. The property is further identified on City Real Property Tax Map 53 Parcel 234 having road frontage on Sycamore Avenue and Locust Avenue. The site is zoned Downtown North and B-1 Business with Entrance Corridor and Historic Conservation District Overlay and is 3.83 acres or

166,835 square feet. The Land Use Plan generally calls for Office. **Report prepared by Brian Haluska, Neighborhood Planner.**

IV. REGULAR MEETING ITEMS (Cont.) – 7:30 P.M.

J. Comprehensive Plan Work Session (move to NDS Conference Room)

K. FUTURE MEETING SCHEDULE

Date and Time	Type	Items
Tuesday February 26, 2013 – 5:00 PM	Work Session	Comprehensive Plan
Tuesday March 5, 2013 – 5:00 PM	Work Session	Comprehensive Plan
Tuesday, March 12, 2013 – 4:30 PM	Pre- Meeting	
Tuesday, March 12, 2013 – 5:30 PM	Regular Meeting	<u>Rezoning</u> – Elliott Avenue PUD <u>Zoning Text</u> – Mobile Food Unit <u>Rezoning</u> – Parcel on Lyman St (R-1 to Downtown Extended), Johnson Village PUD amendment. <u>CDBG Recommendations</u> <u>Critical Slope Waiver</u> Seminole Square Shopping Center Expansion and 1150 Pepsi Place – Plant Expansion

Anticipated Items on Future Agendas

- LID Guideline Review
- Major Subdivision – Maury Avenue, Burnett Commons PUD Phase II
- Zoning Text Amendment - PUD ordinance updates
- Meadowcreek Stream Valley Master Plan – May 2013
- Tonsler Park Master Plan – June 2013

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

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

JOINT MEMORANDUM

To: County of Albemarle and City of Charlottesville Planning Commissions
From: Summer Frederick, Project Manager
Date: January 30, 2013
Re: Joint Planning Commission Meeting – January 15, 2013 – Work session for Livability
Project: Joint Vision, Goals, and Priorities

Joint Visions Statement and Goal Language Draft Document

After a lengthy discussion at the January 15, 2013 Joint Planning Commission meeting, staff has incorporated final suggestions, recommendations, and changes into the attached document. Staff has re-ordered the bulleted items. The new order of the issues is intended to begin with those issues of most broad scope, progressing to issues most narrow or focused in scope.

Action on Visions Statement and Goal Language

No additional action is requested of the Commissions at this time. Staff expects that the Visions and Goals will be reviewed again once they are incorporated into the individual localities' draft comprehensive plans. At that time, outside agencies, internal departments, boards, and the public will have an opportunity to review and react to the drafts. The individual Commissions may decide to make changes to language as a result of this final review process.

Selected Issues for Joint Implementation Discussion

As a reminder, at the end of the January 15 Joint planning Commission meeting, Commissioners chose the following two projects on which to move forward.

1. Create a plan that incorporates a unified vision for land uses adjacent to the Rivanna River that support the river corridor as a destination; and develops a shared vision for parks, trails, and recreational opportunities associated with the river.
2. Create a plan that coordinates building the sidewalk network across City-County boundaries, and creates dedicated bike-pedestrian connections across physical barriers within the community.

These two projects represent the issues the Commissioners agreed, through reaching consensus, to be the most important within the Joint Vision Statements and Goals.

Charlottesville & Albemarle County Joint Vision and Goal Language
January 30, 2013

Economic Development

Charlottesville and Albemarle County recognize the necessity of vibrant regional economic relationships and will work together toward a strong, diversified economy creating stability and opportunities for advancement in our communities.

To do this, the City and County will:

- Continue to coordinate staff efforts to support regional economic development, including collaboration with the University of Virginia.
- Improve opportunities for employment centers which are connected to community amenities, housing, and services in the City and in the County's Development Areas.
- Coordinate with education partners – elementary, middle, high schools, as well as PVCC and CATEC – to provide training for locally based jobs.
- Support a range of businesses in identified target industry areas (bioscience & medical, business & financial, information technology & defense, and agribusiness).
- Encourage cultural industries including local food, art, agritourism, heritage tourism, and entertainment with land use practices and policies that encourage vibrancy and flexibility.
- Improve opportunities for entrance and re-entry into, and advancement within the workforce by encouraging a diversity of training and placement programs designed to help all citizens, regardless of education or income, get jobs in our community.
- Identify opportunities for small businesses and entrepreneurship and develop policies that encourage innovation.

Entrance Corridors

Charlottesville and Albemarle County will enhance the multi-modal experiences along corridors.

To do this, the City and County will:

- Enhance communication among the University of Virginia, City and County Boards and Commissions related to purposed changes within Entrance Corridors and other shared boundaries.
- Emphasize placemaking and examine opportunities to create destinations utilizing multiple means including landscaping and urban area walkability.
- Establish a consistent approach to signage.
- Coordinate to create continuity of guidelines.
- Enhance and improve the scenic and historic character of each corridor, while connecting historic resources – such as Monticello, Ashlawn-Highland, the University of Virginia, and Court Square – within the community.

Environment

Charlottesville and Albemarle County will continue to promote a community of green neighborhoods, healthy waterways, clean air, and sustainable natural resources.

To do this for each aspect of the environment, the City and County will:

- **Air Quality**
 - Encourage multi-modal transportation and focus development and redevelopment in urban areas well-served by multi-modal transportation facilities to reduce emissions of air pollutants and greenhouse gases.
 - Encourage industries to be clean and environmentally responsible.
- **Water Quality**
 - Protect drinking water supplies, and associated watershed protection areas.
 - Improve water quality of all of our waterways.
 - Recognize the connection between land use practices and water quality in decision making.
 - Coordinate actions intended to address and meet all appropriate water quality standards.
- **Stormwater**
 - Improve stormwater infrastructure and reduce stormwater runoff.
 - Encourage low-impact development techniques and practices through land development regulations, education, and incentives.
- **Agriculture**
 - Improve the viability of local agriculture through promoting development concentrated in the city and county development areas while strengthening measures that protect agriculture in the rural areas.
 - Recognize the shared interests between the City and County in promoting a strong local food economy.
- **Vegetation and Biodiversity**
 - Recognize the benefits of biological diversity and encourage the retention and use of native plants.
 - Encourage establishment, maintenance, and replenishment of urban tree canopy in the developed areas, as a means of promoting urban green space, as well as supporting stormwater runoff reduction efforts
- **Energy Efficiency and Conservation**
 - Continue to develop resource and energy conservation strategies and practices applicable to both public and private facilities.
- **Disposal Practices**
 - Promote re-use and recycling.
 - Encourage programs to eliminate roadside litter.

Historic Preservation

Charlottesville and Albemarle County will enhance the historic character of the region by fostering community awareness of our historic and cultural resources and promoting the preservation of designated structures and areas.

To do this, the City and County will:

- Prepare and maintain coordinated information detailing requirements, responsibilities and support programs for eligible, significant and designated resources.
- Collaborate on tourism outreach related to historic resources.
- Prepare, maintain, and make publically available a single map of formally designated City and County historic resources to be made available as a layer on both city and county data systems.
- Encourage designation of historic structures and districts through state and federal programs.
- Encourage local historic designations where appropriate in cooperation with neighborhoods.
- Collaborate with the University of Virginia, Ashlawn-Highland, and Monticello on Historic Preservation matters.

Housing

Charlottesville and Albemarle County will each have a range of housing types that support various incomes, ages, and levels of mobility. These housing types should be connected to community amenities, parks, trails and services in the City and in the County's Development Areas.

To do this, the City and County will:

- Develop joint City-County housing goals, both for market-priced and affordable units.
- Explore the idea of a Regional Housing Authority.
- Encourage mixed income communities.
- Facilitate collaboration and coordination among various housing staff, committees, builders and organizations to ensure an appropriate range of housing choices for all community members.
- Develop policies to encourage housing stock suitable for the elderly and people with disabilities, located in close proximity to community amenities, recreational resources and connected to multi-modal transportation corridors.
- Promote housing located near employment centers in the City and County Development Areas and optimize multi-modal transportation links between Development Areas and major employment centers.
- Increase the range of housing type choices, focusing especially on the creation of additional workforce (60%-120% AMI), affordable housing (25%-60% AMI), and deeply affordable (0%-25% AMI) units in the City and the County.

Land Use

Charlottesville and Albemarle County will support neighborhoods and places that allow residents to live, work, and play near their homes and where attention to the character of new development and redevelopment enhances quality of life.

To do this, the City and County will:

- Encourage development and redevelopment in the City, and County Development Areas where appropriate in order to preserve open space, rural areas, and agricultural areas.
- Promote land use patterns that encourage multi-modal transportation opportunities.
- Coordinate City and County Development Areas land use and infrastructure policies.
- Maintain the distinct character of the Rural Areas.
- As a means of decision coordination, continue to actively participate in the Planning and Coordination Council (PACC), which brings City, County and University leaders together to discuss issues of common concern and interest.
- Establish policies that provide for consideration of development impacts on the neighboring locality and shared community resources.
- Create a unified vision for land uses adjacent to the Rivanna River that supports the river corridor as a destination while ensuring the protection and improvement of the river's water quality.

Parks and Recreation

Charlottesville and Albemarle County will provide a system of high quality public parks, recreation facilities and programming to meet the needs of all residents of the community.

To do this, the City and County will:

- **Share community visions.**
 - Explore shared use facilities as a first option when contemplating new or replacement recreation facilities within either jurisdiction.
 - Explore the possibility of a Regional Park Authority to manage shared resources including, but not limited to Ivy Creek Natural Area and Darden Towe Park.
 - Develop and implementing a shared vision for parks, trails and recreation opportunities associated with the Rivanna River.
 - Work with the Virginia Department of Conservation and Recreation (DCR) to develop a shared vision for recreation opportunities associated with Biscuit Run State Park.
- **Encourage healthy choices among all of our residents.**
 - Create multi-modal connections to and between parks and recreation areas and employment centers.
- **Coordinate shared parks and recreation resources.**
 - Utilize existing Needs Assessment documents to initiate a dialogue on meeting recreation needs.
 - Evaluate existing user fees associated with all parks, facilities and programs to explore reciprocity programs.
 - Coordinate with UVA to identify both active and passive recreation opportunities that may be shared with the larger community.
 - Create a common city/county park, recreation and programming "amenity matrix", and an associated map of amenity locations.
 - Create a regional plan to address need for additional recreational fields.

Transportation

Charlottesville and Albemarle County will promote regional multi-modal and accessible transportation options.

To do this, the City and County will:

- Coordinate transportation planning between Charlottesville, Albemarle County, and the University of Virginia through the Metropolitan Planning Organization by;
 - Storing transportation data in same format.
 - Coordinating collection of transportation data to facilitate sharing of information between Charlottesville, Albemarle County, the University of Virginia, and the Metropolitan Planning Organization.
- Increase and expand transit network efficiency and use.
- Coordinate building the sidewalk network across City-County boundaries.
- Provide community education regarding transportation options.
- Collaborate to strengthen intrastate and interstate rail and air transportation opportunities.
- Coordinate to provide and enhance multi-modal connections between employment centers and areas of high residential density.
- Create dedicated bike-pedestrian connections across physical barriers within community.
 - Rivanna River
 - Route 250 – East and West
 - Interstate 64
 - Railroad network
 - City and VDOT system connection
 - Route 29

**CITY OF CHARLOTTESVILLE
PLANNING COMMISSION PRE MEETING
TUESDAY, January 8, 2012 -- 4:30 P.M.
NDS CONFERENCE ROOM**

Planning Commissioners present

Ms. Genevieve Keller
Ms. Lisa Green
Mr. Kurt Keesecker
Mr. Mike Osteen
Ms. Natasha Sienitsky

Staff Present:

Ms. Missy Creasy, Planning Manager
Mr. Willy Thompson, Neighborhood Planner
Mr. Mike Smith, Neighborhood Planner
Mr. Read Brodhead, Zoning Administrator
Mr. Richard Harris, Deputy City Attorney

The Commission began to gather at 4:30 and was called to order at 5:10pm.

Ms. Keller asked Mr. Brodhead if he had any comments and Commissioners if they had any questions on mobile food units. Commissioners asked if a temporary seating allowance around the food cart had been explored. It was noted that the current units did not want to have seating. Ms. Keller asked for clarification on how music was defined in this code and Mr. Brodhead provided background. It was also noted that the noise ordinance would come into play and music could not be audible outside the unit. Ms. Sienitsky asked about opportunities for pop up tents for food sales. It was noted that these are typically addressed with a special event permit or temporary sales regulations.

The discussion adjourned at 5:25pm.

MINUTES
CITY OF CHARLOTTESVILLE
PLANNING COMMISSION
TUESDAY, January 8, 2013 -- 5:30 P.M.
CITY COUNCIL CHAMBERS

Commissioners Present:

Ms. Genevieve Keller (Chairperson)
Ms. Lisa Green
Ms. Natasha Sienitsky
Mr. Kurt Keesecker
Mr. Michael Osteen
Mr. David Neuman, Ex-officio, UVA Office of the Architect

Not Present:

Mr. John Santoski
Mr. Dan Rosensweig (Vice Chairperson)

Staff Present:

Ms. Missy Creasy, AICP, Planning Manager
Mr. Willy Thompson, AICP, Neighborhood Planner
Mr. Michael Smith, Neighborhood Planner
Mr. Read Brodhead, Zoning Administrator

Also Present

Mr. Richard Harris, Deputy City Attorney

II. REGULAR MEETING

Ms. Keller convened the meeting.

A. COMMISSIONERS' REPORT

- Ms. Sienitsky-Nothing to report
- Ms. Green –The CDBG Task Force will be meeting this evening at 7pm and the MPO will meet January 15th.
- Mr. Osteen-Nothing to report
- Mr. Keesecker- Nothing to report

B. UNIVERSITY REPORT

Mr. Neuman discussed the J term that is in session now at the University. Spring term will resume January 9th. He gave a report on the landscaping project at the intersection of Ivy Rd and Emmet St.

C. CHAIR'S REPORT

Ms. Keller mentioned that TJPDC did not meet, but she attended the PLACE Task Force meeting for the preliminary discussion for the Belmont Bridge repair.

D. DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN

Ms. Creasy reminded everyone that the award ballots are due this evening and that disclosure forms are due to the Clerk of Council by January 15th. She presented a brief overview of future work session topics.

E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

Leslie Middleton of the Rivanna River Basin Commission commended the Planning Commission and staff for bringing information to the public. She was there to recommend a goal for a chapter

in the comprehensive plan and would like part of the RRBC mission added to the comprehensive plan.

F. CONSENT AGENDA

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

1. Minutes - December 11, 2012 – Pre meeting
2. Minutes - December 11, 2012 – Regular meeting
3. Minutes - November 13, 2012 – Regular meeting
4. Minutes – December 4, 2012 – Joint City County PC Meeting

Ms. Sienitsky moved for approval of the Consent Agenda.

All in favor. Consent agenda passed.

Ms. Keller called for recess. She reopened the meeting at 6:00PM.

III. JOINT PUBLIC HEARINGS

G. JOINT PUBLIC HEARINGS

ZT-12-12-15 Mobile Food Units - An ordinance to amend and reordain §34-420, §34-480 and §34-796 Use Matrixes; §34-1200 Definitions and to create and ordain §34-1175 Mobile Food Vehicle of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to provide allowance for mobile food units. **Report prepared by Read Brodhead, Zoning Administrator.**

Mr. Brodhead provided the staff report.

Following the report, Ms Green asked for clarity on whether permits would be issued to the property owner or to the truck owner?

Mr. Brodhead clarified that the permit will stay with the property.

Ms. Green stated that it would be no different than having a home occupation application, since the owner of the property has to sign off on the application. She also wanted to know if trucks would be allowed to park in the parks or near any of the schools. Could a table be set up on site as well?

Mr. Brodhead stated that the first truck that arrives to the space for that day would get the space. He stated that there will not be multiple trucks on a site. If a truck wanted to park in a park they would need permission from the Parks and Recreation department and if they wanted to park near a school there are separate requirements from the schools. The owner of a mobile food truck will not be allowed to setup tables outside of their truck.

Ms. Sienitsky asked if the dimension of a truck is restricted by size or the number of parking spaces it will occupy. Will the truck be allowed to have a sandwich board on the street to advertise?

Mr. Brodhead stated that the truck could take up the spaces allowed on the property and they will only be allowed to have a fixed sign to the vehicle.

Ms. Keller wanted clarity on hours of operation and if the trucks would be permitted in mixed use areas. She also wanted to know if churches or other organization would need a special permit to have these types of trucks at special events and would a traffic study need to be included to make sure the space the truck is occupying is safe.

Mr. Brodhead stated if the property owner allows the truck to be there 24/7 then they can be there. He also stated that special events permits are renewed on an annual basis and would be addressed at time of special permit application.

Ms. Creasy stated that traffic staff has the right to determine if a parking area is unsafe.

Mr. Keesecker feels that there will be a downside and negative impact by having the landowner apply for the permit. He feels that the landowner will have too much control and the mobile unit owner will not have the best opportunities. He asked if vendors have asked for seating.

Mr. Brodhead stated that the mobile unit owners have not asked for any seating.

Ms. Szakos wanted to know what happens if the owner no longer wants the truck on their property since they apply for the permit.

Mr. Brodhead stated that the property owner would have the right to kick the owner of the truck off of the property.

Ms. Smith wanted clarity on whether the owner of the truck would be allowed to stay parked in a location for a month. She also wanted to know if other localities ordinances had been looked at to see how they are dealing with mobile food units and she used Boston as an example.

Mr. Brodhead stated that Health Department regulations will not allow them to be parked in one spot for that length of time. He stated that he only looked at Houston which has a very difficult process.

Ms. Galvin had a concern with trash and the removal of it from the site.

Mr. Brodhead stated that they are required to have at least one trash receptacle.

Ms. Green would like for staff to take a look at the Health Department guidelines and see if these regulations are compatible.

Mr. Brodhead stated that we are always in line with the Health Department. The applicant would need health department approval prior to zoning issuing a permit.

Ms. Keller opened the public hearing and with no one to speak she closed the public hearing.

Discussion

Ms. Sienitsky is happy to see this item before them. She would love to see the ordinance allow for seating. She would like to see the permit be issued by the number of spaces allowed.

Mr. Osteen would like to also encourage seating and he is very appreciative of the work staff has done. He would like to see a different food cart every day on sites and feels this is going in the right direction.

Mr. Keesecker feels all points made this evening are valid. He would like to see things kept simple for the vendor. He feels a draft beer truck would do well. It's the property owner's parking space and if they want food trucks then they should have them if they are able. He feels a simpler and straight forward approach would be better.

Ms. Keller would like the property owner to be involved and she is also concerned about the trash. She would like the trucks to be limited to only selling food.

Ms. Green has a little conflict with the permit going with the truck and not the land. She feels that the owner should have more control. She would like the Health Department and ABC regulations reviewed and she is not inclined to allow seating. She feels seating would take away from the downtown mall.

Mr. Harris feels that more time is needed with all the issues that have been raised this evening.

Mr. Neuman feels that it will create a big trash issue since UVA has had problems with trash. He feels that one trash can isn't enough. There will be a problem with food trucks on the corner and in the Rugby Road area. He has concerns with the management of alcohol being sold from the trucks.

Ms. Smith would like to see some coordination with the Health Department. She would like other localities looked at as to how they deal with food courts.

Ms. Green made a motion to defer.

Mr. Osteen seconded the motion

Ms. Creasy called the question

Sienitsky	Yes
Green	Yes
Osteen	Yes
Keesecker	Yes
Keller	Yes

Motion Passes

IV. REGULAR MEETING ITEMS

H. Preliminary Discussion

1. Elliot Avenue PUD

Willy Thompson gave a brief overview of the project.

Don Franco presented a PowerPoint presentation for the project.

Discussion

The Commissioners had questions concerning alleys, parking and pedestrian amenities. Their main concern about alleys was identifying which streets would be alleys and which would not. There was concern that residents would be most likely to park in the alleyways They wanted to see more pedestrian amenities on the plans and have them on both sides of the street.

The Commission would like to see more character to the houses that will be fronting on Elliott Avenue. They are however satisfied with the affordable housing aspect of the project.

The Commission would like to see neighborhood connectivity in the plans as was done for Burnett Commons Phase II. They like the idea, but feel a few things need some attention. They would like to see specifications for the new street including speed information and would like to see more open space and reduction of alleys. The Tree Commission could look at more planting along the cemetery and more street trees could be added on Elliott Avenue to encourage walking.

I. Comprehensive Plan Work Session

Ms. Creasy gave an outline of future work sessions for the next couple of months. She explained that Amanda Poncy will attend the next scheduled work session on January 22nd to go over the transportation portion of the comprehensive plan.

Environment

Mike Smith reviewed the comments memo. Most commissioners were okay with the draft and goals in the environmental section of the plan.

Ms. Creasy stated that she has provided all of the links associated with the research that has been done and the activities of the Rivanna River Basin Commission in the document to use as background information when the creation of a River plan proceeds.

Ms. Keller stated that she felt comfortable leaving things up to Ms. Creasy, Mike and Leslie in completion of the language.

Ms. Green likes the partnership with the Rivanna Water Basin Commission and feels comfortable with the language as proposed.

Mr. Keesecker noted that everything makes sense. He would like the goals and objectives put into some order.

Ms. Creasy said that the final document will have a matrix showing how goals and objectives relate to one another in the context of the City Council vision.

Transportation

The Commissioners would like for Amanda to take another look the goals and see what can be combined. They are concerned that the transportation appendix doesn't reflect all of the initiatives underway in the community.

Ms. Creasy stated that staff will work to integrate comments prior to the next discussion.

Ms. Green made a motion to adjourn to the second Tuesday in February @ 9:45PM.

CITY OF CHARLOTTESVILLE
JOINT CITY AND COUNTY PLANNING COMMISSION MEETING
TUESDAY, January 15, 2013 -- 5:30 P.M.
401 MCINTIRE ROAD, ROOM 241

Staff and Commissioners

- Joint County/City Planning Commission meeting was called to order at 5:30 p.m. by Calvin Morris, Chair – County and Genevieve Keller, Chair – City in the County Office Building, Room 241, 401 McIntire Road, Charlottesville, VA.
- Other City Commissioners present were Ms. Genevieve Keller (Chairperson), Mr. Kurt Keesecker, Ms. Lisa Green, Mr. Dan Rosensweig, Ms. Natasha Sienitsky, Mr. Michael Osteen, Mr. John Santoski, and Mr. David Neuman (UVA Architect – Ex-officio).
- Other County Commissioners present were Mr. Calvin Morris (Chairperson), Mr. Ed Smith, Mr. Richard Randolph, Mr. Bruce Dotson (Arrived at 5:41 p.m.), Mr. Mac Lafferty, Mr. Tom Loach, Mr. Don Franco, and Ms. Julia Monteith (UVA Architect – Ex-officio).
- City staff members present were Missy Creasy, Planning Manager and Richard Harris, Deputy City Attorney.
- County staff members present were David Benish, Andy Sorrell, Sharon Taylor, and Greg Kamptner
- Thomas Jefferson Planning District Commission staff member present were Summer Frederick, Project Manager for Livability Project.

The Planning Commissions held a work session to set general direction and obtain feedback on the following issues: Joint City County Goals.

Joint Goals Discussion

Summer Fredrick gave a presentation about the work leading to the creation of the joint vision and goals statements. The edited versions of the sections were provided for review with the final language from prior meetings and comments provided to TJPDC staff via email. Ms. Frederick requested that the Commissions come to consensus on final language.

Ms. Frederick reminded the Commissions that because this document will go into the individual Comprehensive Plans, it is possible that each of the localities may receive some public input which might lead to a slight alteration of the language. The Commissions have talked about this possibility from the beginning. Ms. Frederick said that the public will continue to have opportunity to comment in the future. She said that confirmation has been received on how the information will appear in the Comprehensive Plans for the City and the County.

The meeting was opened for discussion and a discussion was held on each section topic by topic:

Economic Development

Commissioners made the following comments or asked the following questions:

- Bullet (# 4) was added at the request of the City PC – previously there was concern that barriers exist that could affect innovation. Some members of the Albemarle PC did not endorse this language and suggested that this bullet be rephrased to be positive.
- Could the 3rd, 5th and 8th bullets be merged?
- Maybe language from bullet # 6 could be used for #4.

- Make # 1 clearer – use different words than “plan for”
- There should be a reference to CATEC and PVCC in #6. Also add words “entrance and re-entry” in front of “workforce training”
- Agreed with John Lowery’s comments (see public comment).

Entrance Corridors

Commissioners made the following comments or asked the following questions:

- Bullets 4& 5 seem similar – could they be merged?
- Can UNESCO World Heritage sites be recognized here?
- 4th bullet – is there different guidance for the RA and DA corridors?(Staff: not currently)
- Bullet 5 gets to the idea of placemaking in corridors
- Bullet # 1 – wording should be different than “promote” and “respect.” This is an important point and the wording should be stronger like “respect and enhance” or “enhance and improve”
- Would consistent signage between localities take away from the individuality of each locality?
- Felt bullet # 2 on signage was important to keep as is.
- Should a bullet be added to address the existing and historic character of corridors?

Environment

Commissioners made the following comments or asked the following questions:

- In bullet # 2 the word “address” doesn’t mean “meet”
- Need to address watershed protection area as a new 3rd bullet under water quality
- In air quality bullet # 1 add wording that says “encourage and attract environmentally clean and environmental responsible industries.”
- Don’t forget water quantity is important too
- In Air quality, Bullet # 2 - What locations does it mean?
- What about financial incentives for LID?
- In agriculture, Bullet # 1 - add a phrase which says that in the county, this would be in Development Areas.

Historic Preservation

Commissioners made the following comments or asked the following questions:

- Bullets # 2 and # 3 seem like they could be combined.
- Bullet # 2 – note that map should be kept current
- Provide more specific language on what “designated” means
- Add Ashlawn to bullet # 6.

Housing

Commissioners made the following comments or asked the following questions:

- Bullet # 4 - strike last several words because they can be in the city and county
- Bullet # 5 - add deeply affordable (0-25% AMI)
- Bullet # 6 - connectivity is better than adjacency

- Bullet # 3 - create new separate bullet for mixed income communities

Land Use

Commissioners made the following comments or asked the following questions:

- Bullet # 6 - more about cross city/county boundaries
- Bullet # 7 - could be stated more positively; also stronger wording needed rather than “relieve pressure” – “preserve” may be too strong - “plan for” is better
- Need to address sustainability – these goals all promote sustainability – they all seem to relate to the sustainability accords – maybe we need more specific thoughts on how we got to this point? - performance measurement system – many of the indicators are from Comp Plans

Parks and Recreation

Commissioners made the following comments or asked the following questions:

- 1st bullet – could a map be created too?
- Move the last bullet in “coordinate shared parks...” to be under “encourage healthy choices...” add wording to state “create a regional plan...”
- 3rd bullet under “coordinate shared parks...” needs more teeth – create vs. creating need to normalize the syntax

Transportation

Commissioners made the following comments or asked the following questions:

- Add a bullet on expanding the multimodal network
- Bullets may need to be ordered differently – maybe more basic ideas to more innovative ones? In bullet # 6 note intra and interstate rail and air transportation

Public Comment – Cal Morris, Chair of the Albemarle County Planning Commission opened the floor for public comment. Comments were received from the following individuals:

1. **Tom Olivier** –said he spoke as an individual and stated that sustainability needed to be better addressed. He referenced ASAP’s population report and noted that information on having a sustainable population should be addressed.
2. **Bill Emory** – said he liked # 3 on the list of possible projects for the Commissions to work on together because it reflects the desire for a unified vision.
3. **Travis Pielta** – from the Southern Environmental Law Center said he liked the environmental section with some suggestions such as how TDM is working to reduce air pollution and that water quality and quantity systems are interconnected.
4. **Leslie Middleton** – from the Rivanna River Basin Commission said she also liked # 3 on the list of possible projects for the Commissions to work on together because it reflects the desire for a unified vision. She said that this item should call out water quality and that adjacent land uses need at least 100 ft buffer from the Rivanna River. Ms. Middleton indicated that the item should also reference water quality and well as quantity
5. **John Lowry** - Charlottesville Economic Development Commission – said that the economic development bullets should be kept separate. He asked for a new bullet on schools working better with economic development to have a better line of communication.

Conclusion/Next Steps

The Commission discussed four proposed joint implementation strategies and were asked to choose two of the four for the next steps with the joint Commissions. It was the consensus of the Commissions that items #3 and #4 as outlined in the joint memorandum be the priority projects for future joint commission work.

3. Create a plan that incorporates a unified vision for land uses adjacent to the Rivanna River that support the river corridor as a destination; and develops a shared vision for parks, trails, and recreational opportunities associated with the river.
4. Create a plan that coordinates building the sidewalk network across City-County boundaries, and creates dedicated bike-pedestrian connections across physical barriers within the community.

**Planning Commission Work session
January 22, 2012
Minutes**

Commissioners Present:

Ms. Genevieve Keller (Chairperson)
Mr. Kurt Keesecker
Mr. Dan Rosensweig
Ms. Lisa Green
Ms. Natasha Sienitsky

Staff Present:

Missy Creasy
Mary Joy Scala
Amanda Poncy
Richard Harris

Ms. Keller convened the Charlottesville Planning Commission meeting at 5:30 pm and turned the meeting over to Ms. Creasy.

Ms. Creasy announced the three main objectives for the evening and how each objective would be discussed.

Transportation

Amanda Poncy who is the person delegated to help rewrite and update the transportation section of the comprehensive plan explain that she had taken the comments given to her by the Planning Commission and used those to help her condense the document and incorporate new initiatives.

Ms. Poncy opened up the discussion for questions and comments.

Discussion

Ms. Green would like Complete Streets to be defined. She feels that we already have them and need to adapt to them since they are already there. Ms. Green feels that goal 1 is the center for all of the other goals. She also feels that there should be more design control related to traffic calming in the appendix. The only example she can think of is Park Street and feels that if everyone knew they had to share the roads that would be the best way to calm traffic. She would like the way we go from one speed to another looked at as well as areas that transition from one lane to two lanes. She just feels that transportation as a whole needs to be defined. She feels Objectives 8.5 and 8.2 could be combined. She wanted to know how a shopkeeper fits into multimodal transportation?

Ms. Sienitsky would like to see different standards for residential streets. She feels that 3.1 should include physical aspects. She would like financial incentives and flexible work hours to be added also. She is having a hard time understanding 7.4 and would like clarification on whether we are trying to create new trails. In 8.5 she would like to know if we are referring to environmentally safe products that we use to build the streets or just to protect the streets from such things as snow and ice.

Mr. Rosensweig feels that creating specifications for different streets could be hard to do and a lot is riding on Obj. 2.5. He feels for Objective 7.6 that the 29 interchange needs to be added back and for Goal 4 find a way to keep the conversation going about BRT's.

Mr. Keesecker asked if there was a cost for applications for standards and design manual review and what criteria are looked at in determining if a new guideline is needed or a street design is appropriate. Could a street specification be used as a guideline for another street? He feels that the site plan might get approved quicker if guidelines were in place that already fit the plan. Maybe there can be a way to harvest solutions like his company does so when same situations come up again there would be something there to relate too. He feels that knowing where things are in the city and their distance would be a nice thing to add to objective 2.1. He wanted to know if every school had a travel plan in the city. He really likes objective 7.4.

Ms. Creasy stated that she does not have the details for standards and design manual review but that information can be obtained from engineering. She knows that there are a lot of things that exist that do not meet today's standards. The language that we have is there to support the long range transportation plan and the appendix references things that are covered in the comprehensive plan.

Ms. Keller asked if we really knew what guideline worked for each development and what are the current road standards impeding? She would like objective 2.8 broaden to include non physical things. She asked if a certain bullet was not specified in the comprehensive plan, would you need council approval to apply for a grant relating to that bullet? It was noted that as long as an item was covered broadly, that would be sufficient. Ms. Keller feels that objective 7.1 and 7.2 could be combined. She would like objective 8.5 to be broaden to include what is being used to clean and clear the streets.

Ms. Poncy stated that adding buffers to the road could require making them wider with the need for more right of way. She noted that a goal should be added to update the pedestrian and bicycle master plan to prepare us in applying for grants since the master plan is 15 years old and that hindered us from a recent grant. The school's travel plans all need to be updated.

Ms. Keller ended this portion of the conversation and moved to Historic Preservation. She turned the meeting over to Ms. Mary Joy Scala.

Historic Preservation

Ms. Scala stated that she did not change much from the last version. She did state that she liked the fact an Urban Design section had been added.

Discussion

Ms. Sienitsky feels that since Thomas Jefferson used the site from Monticello to view the construction on the Rotunda that we should maintain a site line between the two. She also feels that maintaining the site line should be easy to do. It is possible that some revision is needed for Goal 2 to acknowledge that there are some adjacent properties that influence historic properties.

Ms. Keller would like to see the linking of one world heritage site view to another to protect the view. She feels that adding language to urban design 1.2 is not a good idea because there are areas that people do not want preserved. She would like the sentence "continue to protect the world heritage sites" added to the urban design section and would like to see a few more objectives added to the section. She would like to see a policy adopted for promoting design excellence. Ms. Keller noted a few detailed comments for document update.

Mr. Keesecker feels that the view from Monticello to the Rotunda is a good one. He does not know of any other views in America like this one. For objective 8.4 he would like to protect the access routes and add “enhance” to the statement. He feels the routes we have now aren’t that great. In objective 1.6, he would like to strike the word “green” and just add public space. He would also like to incorporate the words “meaningful and appropriate” into the Urban Design section.

Mr. Rosensweig would like to investigate ways to protect sites and the implication in protecting them. He feels that the word “neighborhoods” in the vision statement should be removed and would like to see something more general. In objective 1.2 he would like to add “desirable” to the language. He would like to see entrance corridors called out as places. In objective 1.3 he wanted to know why we have restricted it to the mixed use corridors and is it worth creating another goal.

Ms. Scala stated that we would first need to figure out the height of a building that would affect the view between Monticello and the Rotunda. She stated that we really don’t want language that is unattainable and feel that protecting the view should not be under entrance corridor. In objective 1.2 the statement is really not protecting properties, it’s promoting them. Goals 1, 2 and 3 really break things down and maybe some more language could be added. In the education goal, it is really intended for the entire city and maybe an objective can be added to educate the public about historic preservation.

Ms. Keller turned the discussion over to Ms. Creasy to present the environment update. Ms. Sienitsky left the meeting and will send her comments to Ms. Creasy.

Environment Update

Ms. Creasy stated that Leslie from the Rivanna River Basin Commission sent in some comments and because of those comments, some of the wording in the document has been changed. Goal 4 has additional objectives related to the river. During the last environment chapter work session multiple objectives were added and have been encompassed into the comprehensive plan. Ms. Creasy asked if another work session was needed to discuss the environment or could some of the discussion take place this evening.

Mr. Keesecker feels that it is nice to have urban life and rural life. He would like to find a place to have both. He would like to see the subheading in goal 4 moved to goal 1. Objective 1.2 is easier to define areas by the zoning classifications that we have in place. For objective 2.3, define “what is the system?”.

Ms. Green would like to add clean and healthy air and water to the vision statement.

Ms. Keller would like to see a clean version of the environment chapter once all of the comments are integrated.

Public Comment

Bill Emory, 1604 East Market St, likes the incorporation of urban design into the comprehensive plan. He would like to see the different levels of complete streets defined.

The meeting adjourned at 7:38.

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



**APPLICATION FOR APPROVAL
OF A PRELIMINARY SUBDIVISION**

PLANNING COMMISSION REVIEW

DATE OF PLANNING COMMISSION MEETING: FEBRUARY 12, 2013

Author of Staff Report: Brian Haluska

Date of Staff Report: January 22, 2013

Project Name: Belmont Cottages Planned Unit Development

Applicant: Habitat for Humanity of Greater Charlottesville

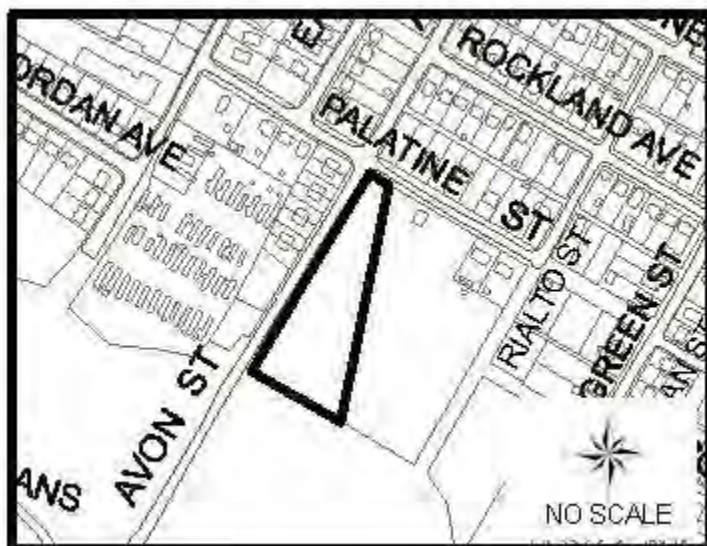
Applicant's Representative: Don Franco, Community Results

Applicable City Code Provisions: 29-1 through 29-261 (Subdivision of Land)
34-800 through 34-828 (Site Plans)

Zoning District: Planned Unit Development

Submission Date: November 1, 2012

Site Map



Legal Standard of Review

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

Further, upon disapproval of a subdivision, the Planning Commission must identify the modifications or corrections that would permit approval of the plat.

Executive Summary

The applicant, Habitat for Humanity of Greater Charlottesville, has submitted a major subdivision for a Planned Unit Development located on Avon Street. The plan contains 15 residential lots, a residual lot dedicated for parking, a residual lot dedicated for common area, and dedicated City right-of-way.

Staff Checklist

- A. Compliance with design standards and improvements (*per Subdivision Ordinance §§29-140 - 29-204*):
 - a. Blocks: This subdivision does not change any block lengths or widths.
 - b. Lots: The proposed lots conform to the approved PUD concept plan. The original approved Planned Unit Development permitted 15 single-family residential units. The plan was subsequently administratively amended to permit 6 of the units to be located in a block of townhomes. The current layout is similar to the amended layout, but no longer uses a townhouse unit.
 - c. Parks, Schools, and other Public Land: The plat does not include dedication of public land.
 - d. Preservation of natural features and amenities: The applicant is replacing trees in accordance with the previously approved PUD concept plan.
 - e. Soil Erosion and Sediment Control: The applicant has submitted an erosion and sediment control plan. The plan is under review, and the applicant will have to comply with any staff comments before final site plan approval.
 - f. Monuments: Monuments will be used in the subdivision as needed.

- B. Compliance with Street Standards for Subdivisions (*per Subdivision Ordinance §§29-61 - 29-80*): The plat does include a new public street to provide road frontage for the 5 units that do not have frontage on Avon Street. City staff has reviewed the proposed road and has determined that it meets the City standards for a public street.

- C. Compliance with Utility Standards for Subdivisions (*per Subdivision Ordinance §§29-81 -29-115*): The utility layout and configurations have been reviewed by staff as a part of the preliminary site plan. Further review of the storm sewer, sanitary sewer and water systems will come during the final site plan stage, and the applicant will comply with staff comments.
- D. Compliance with applicable Zoning District Regulations (*per Zoning Ordinance §34-490-519*): The Planned Unit Development regulations have been addressed as required, and the plat layout conforms to the concept plan approved by the City Council on December 5, 2005.
- E. Compliance with the City's Erosion and Sediment Control Ordinance, City Code, Chapter 10: As noted above, the applicant has submitted an erosion and sediment control plan. The plan is under review, and the applicant will have to comply with any staff comments before site plan approval.

Public Comments Received

No public comments specifically related to the subdivision plat have been received as of this date. Public notice is not required for a plat.

Recommendation

Staff recommends approval of the preliminary subdivision plat.

SUBDIVISION NOTES

1. Source of title: Instrument # 20095583
2. The subject property shown hereon appears to be located in zone "X" and does not fall within flood hazard zone "AE" for a 100 year flood as shown on Flood Insurance Rate Map number 51003C0288D effective date February 4, 2005, except for areas shown hereon which do otherwise appear to fall within zone "AE". This determination has been made by graphic methods.
3. This parcel is zoned PUD.
4. All common areas and open space shall be owned and maintained by the home owners association to be named later.
5. Proposed use is residential.
6. A perimeter field boundary survey was performed by Dominion Engineering. Bearing rotation is based on a boundary survey prepared by SL Key, Inc., Dated 12-22-2004, and field verified by Dominion Engineering.
7. This plat has been prepared without the benefit of a title report and therefore does not necessarily indicate all encumbrances on the property shown hereon and said property may be subject to information disclosed on a title report by a licensed attorney.
8. The temporary grading and construction easement as shown is an unrecorded easement pursuant to an agreement prepared by "Parker, McElwain & Jacobs, P.C.," Charlottesville, VA, Dated 5-17-06. This easement may or may not be in effect.
9. New access easement shall run 0.5' behind the as-built location of curb, edge of pavement or sidewalk respectively. Linework for said easement is shown on this plat in its approximate location, pursuant to the approved engineering design plans.

OWNER'S APPROVAL

The division of the land described is with the free consent of and in accordance with the desires of the undersigned owner, trustees, or proprietors. Any reference to future potential development is to be deemed as theoretical only. All statements affixed to this plat are true and correct to the best of my knowledge.

To wit: The foregoing instrument was acknowledged before me this ____ day of _____ 20____.

My commission expires: _____

Chairman City Planning Commission Date

Secretary City Planning Commission Date



Dominion Engineering

172 South Pantops Drive
Charlottesville, VA 22911
434.979.6121 (p)
434.979.1681 (f)
DominionEng.com



VICINITY MAP
SCALE: 1"=1000'

STATEMENT OF TITLE

The land shown is currently owned by Development Management Three, LLC, as recorded at Inst. #: 20095583 and to the best of my knowledge meets all the requirements regarding the platting of subdivisions.

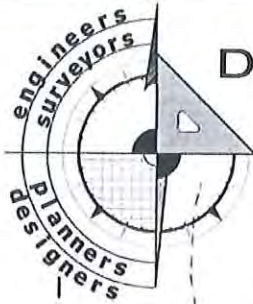
[Signature]

Area Summary:

Existing Parcel 373	1.924 Acre
New Lots	0.824 Acre
New Open Space A	0.762 Acre
New Open Space B	0.224 Acre
New Public ROW	0.114 Acre
Total	1.924 Acre



SUBDIVISION PLAT FOR
TAX MAP 59 PARCEL 373
BELMONT COTTAGES
CITY OF CHARLOTTESVILLE, ALBEMARLE COUNTY, VIRGINIA
FILE: 59-73-S.dwg SHEET 1 OF 8
SCALE: 1"=30' DATE: NOVEMBER 1, 2012
REVISED: JANUARY 2, 2013



Dominion Engineering

172 South Pantops Drive
Charlottesville, VA 22911
434.979.8121 (p)
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Avon Street DominionEng.com
Variable Width R/W

LEGEND

- IF Iron Rod Found
- ⊕ Iron Rod or Nail Set

Leander Avenue (60') - unopened

Moore's Creek

Approximate limits of 100-Year Flood Plain (See Note 2)

Open Space A
33,207 SF
0.762 Acre

Moore's Creek Subdivision
Open Space

Avon Street
Variable Width R/W

Avon Street
Variable Width R/W

Palatine Avenue
60' Public R/W

Lot 1
2,743 SF

Lot 2
1,903 SF

Lot 3
1,417 SF

Lot 4
1,412 SF

Lot 5
1,883 SF

Lot 6
3,103 SF

Lot 7
2,878 SF

Lot 8
2,944 SF

Lot 9
2,892 SF

Lot 10
1,423 SF

Lot 10A
1,408 SF

Lot 11
2,769 SF

Lot 12
2,707 SF

Lot 13
2,646 SF

Lot 14
3,822 SF

31' PUBLIC
RIGHT OF WAY

Open Space B
9,757 SF
0.224 Acre

Approximate limits of 100-Year Flood Plain (See Note 2)

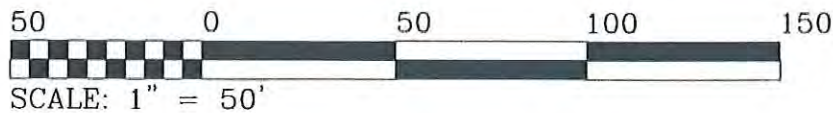
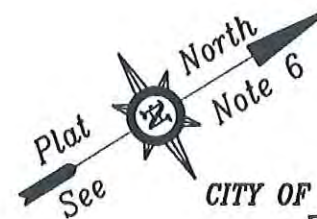
Moore's Creek Subdivision
Lot 1

Moore's Creek Subdivision
Lot 7

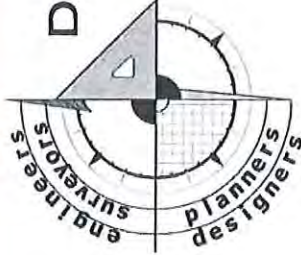
Lot 6

Lot 5

Lot 4



**SUBDIVISION PLAT FOR
TAX MAP 59 PARCEL 373
BELMONT COTTAGES**
CITY OF CHARLOTTESVILLE, ALBEMARLE COUNTY, VIRGINIA
FILE: 59-73-S.dwg SHEET 2 OF 8
SCALE: 1"=50' DATE: NOVEMBER 1, 2012
REVISED: JANUARY 2, 2013

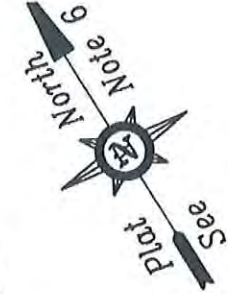
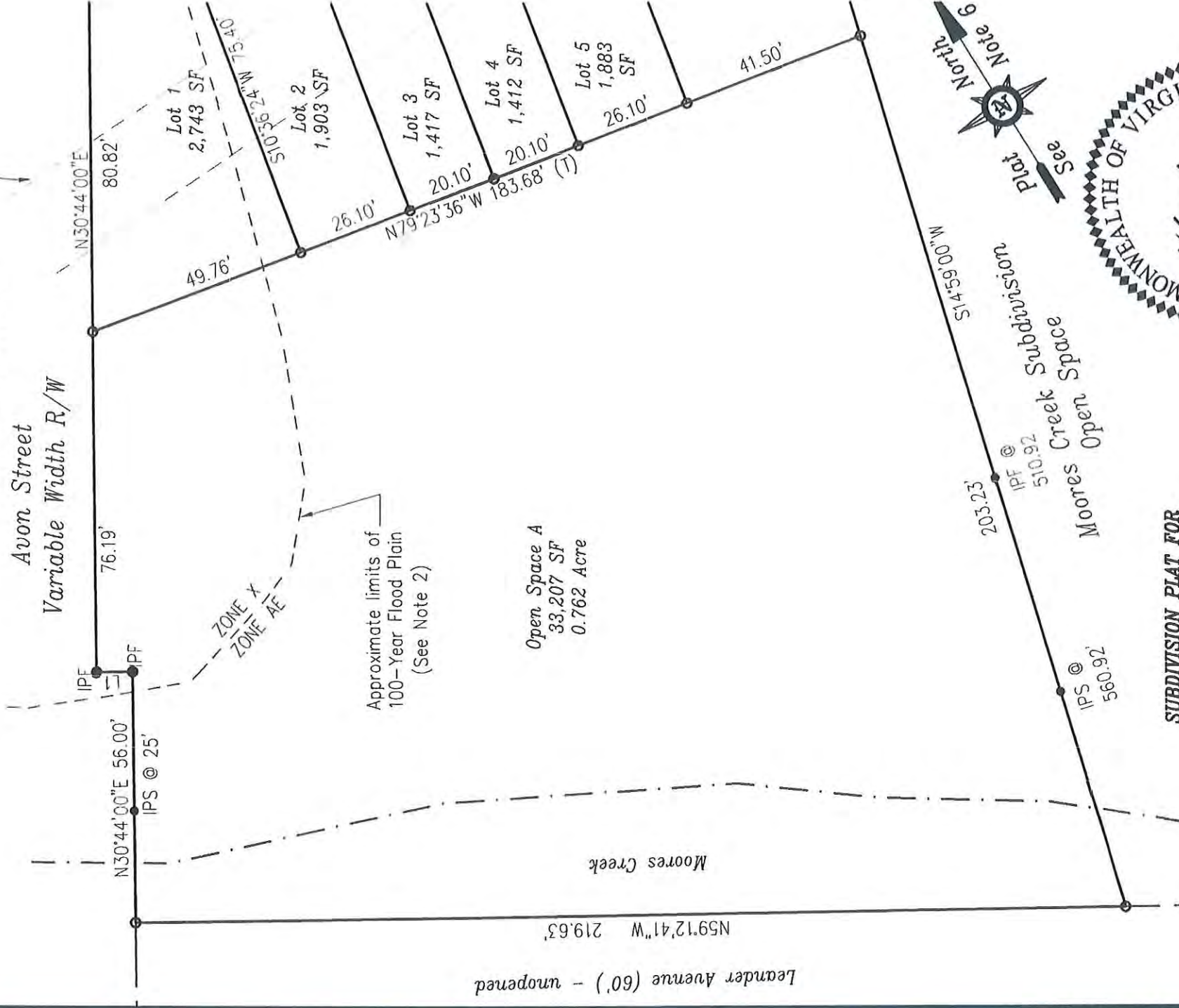


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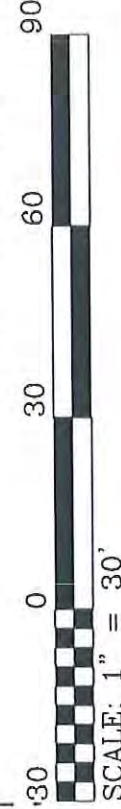
172 South Parkways Drive
 Charlottesville, VA 22911
 434.979.6121 (p)
 434.979.1661 (f)
 DominionEng.com

Course	Bearing	Distance
L1	N 59°16'00" W	8.00'

Existing 20' San. Sewer Esmt
 (Centered on existing san.
 sewer line to be removed.
 Easement on TMP 59-373
 hereby vacated.)



SUBDIVISION PLAT FOR
TAX MAP 59 PARCEL 373
BELMONT COTTAGES
CITY OF CHARLOTTESVILLE, ALBEMARLE COUNTY, VIRGINIA
FILE: 59-73-S.dwg **SHEET 3 OF 8**
SCALE: 1"=30' **DATE: NOVEMBER 1, 2012**
REVISED: JANUARY 2, 2013

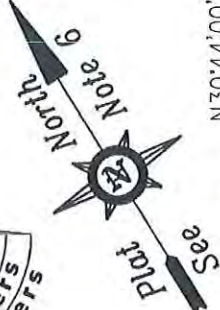
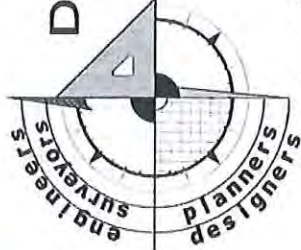


MATCHLINE A

MATCHLINE A

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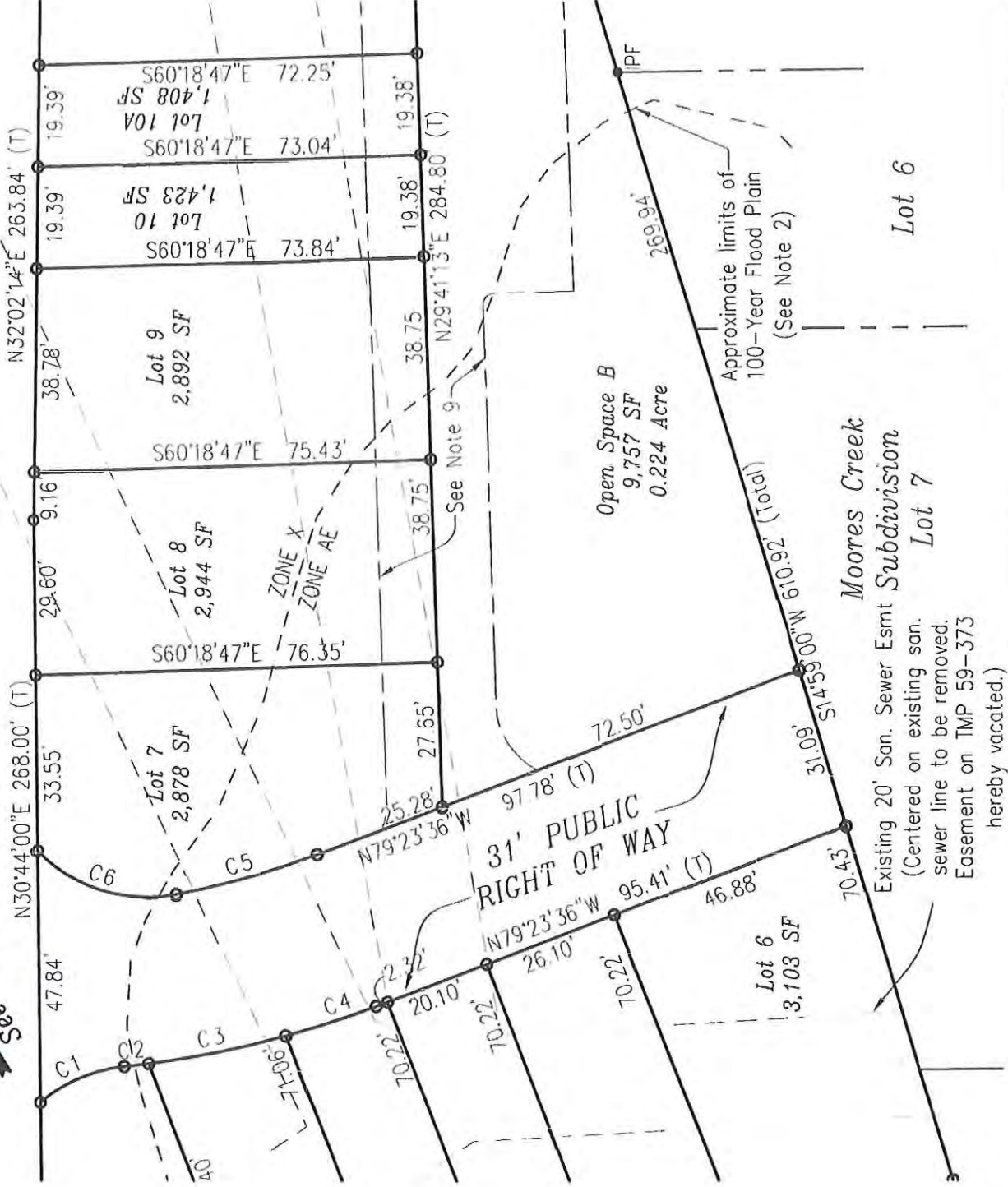
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MATCHLINE A

Existing 20' San. Sewer Esmt
 (Centered on existing san.
 sewer line to be removed.
 Easement on TMP 59-373
 hereby vacated.)

Avon Street
 Variable Width R/W



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	17.64'	29.50'	34°15'54"	9.09'	N81°37'29"W	17.38'
C2	4.73'	188.50'	1°26'16"	2.37'	S65°12'39"E	4.73'
C3	26.48'	188.50'	8°03'00"	13.26'	S69°57'17"E	26.46'
C4	17.81'	188.50'	5°24'49"	8.91'	S76°41'12"E	17.80'
C5	27.68'	157.50'	10°04'15"	13.88'	S74°21'29"E	27.65'
C6	28.91'	29.50'	56°09'19"	15.74'	S41°14'41"E	27.77'

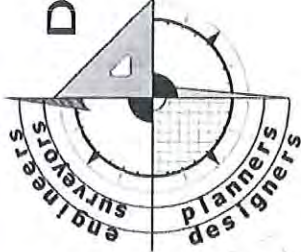
SUBDIVISION PLAT FOR
 TAX MAP 59 PARCEL 373
BELMONT COTTAGES
 CITY OF CHARLOTTESVILLE, ALBEMARLE COUNTY, VIRGINIA
 FILE: 59-73-S.dwg SHEET 4 OF 8
 DATE: NOVEMBER 1, 2012
 REVISED: JANUARY 2, 2013



MATCHLINE B

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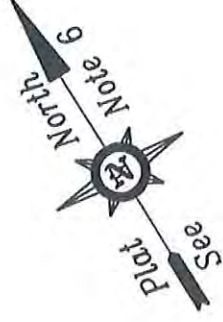
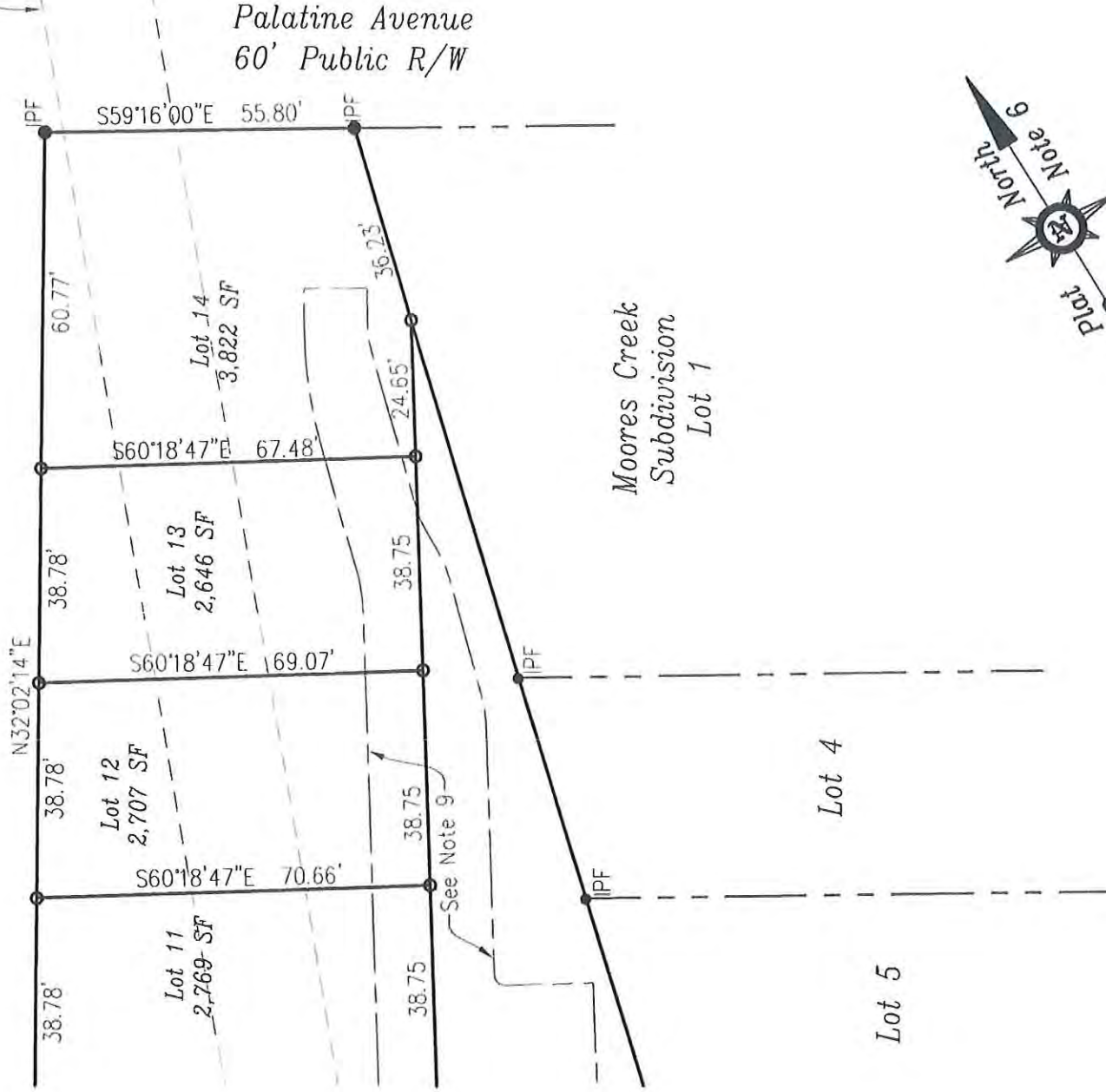
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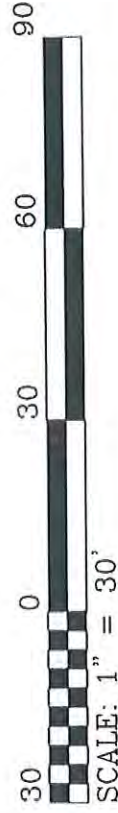
LEGEND
IF Iron Rod Found
 Iron Rod or Nail Set

Existing 20' San. Sewer Esmt
(Centered on existing san.
sewer line to be removed.
Easement on TMP 59-373
hereby vacated.)

Avon Street
Variable Width R/W

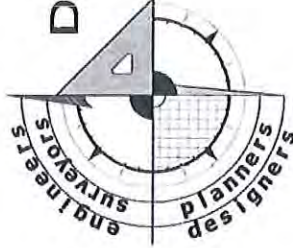


SUBDIVISION PLAT FOR
TAX MAP 59 PARCEL 373
BELMONT COTTAGES
CITY OF CHARLOTTESVILLE, ALBEMARLE COUNTY, VIRGINIA
FILE: 59-73-S.dwg SHEET 5 OF 8
DATE: NOVEMBER 1, 2012
REVISED: JANUARY 2, 2013
SCALE: 1" = 30'



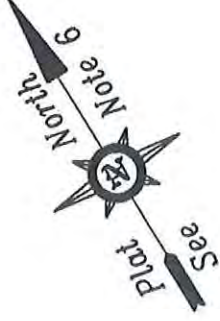
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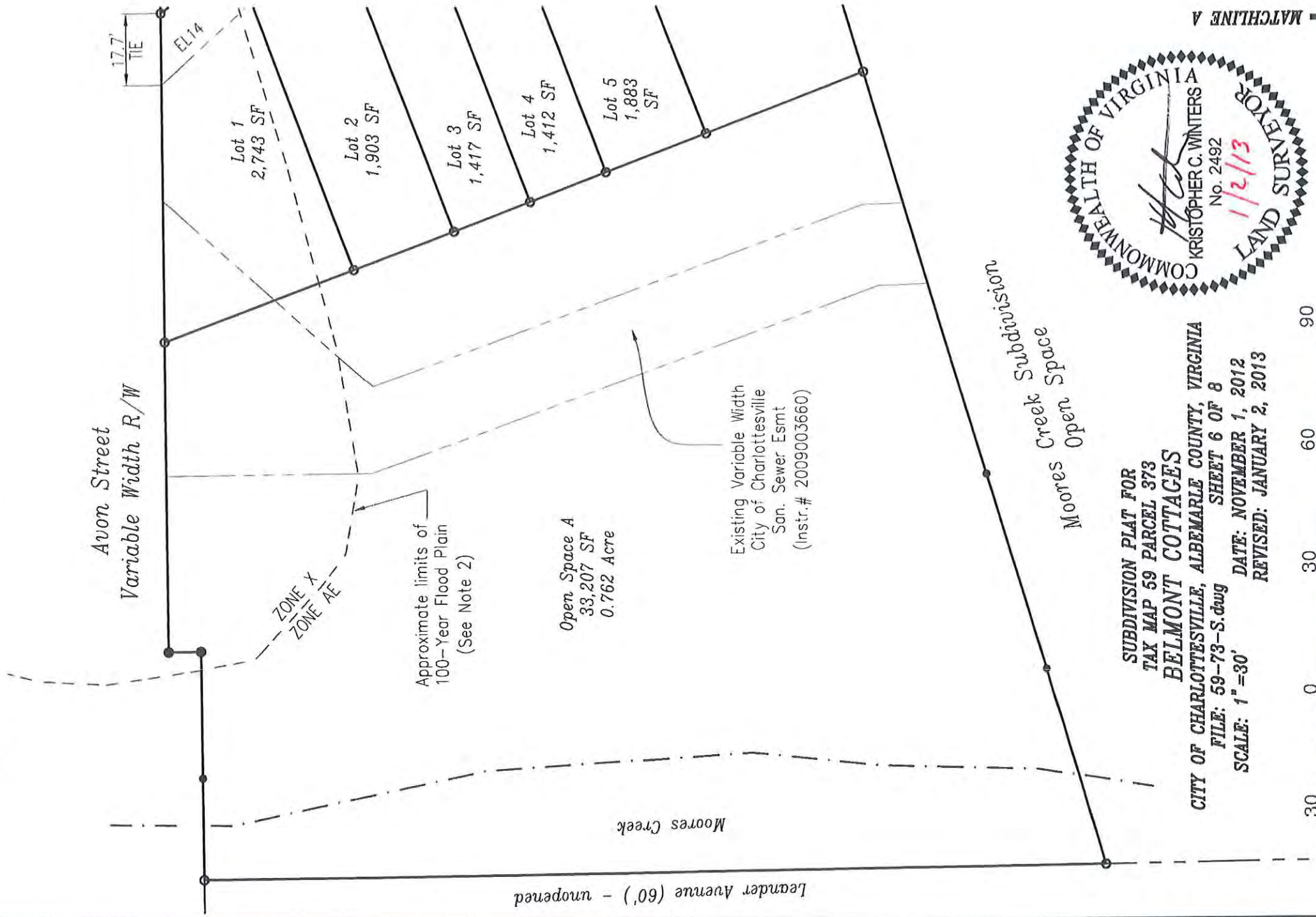


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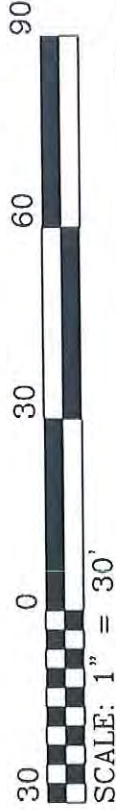


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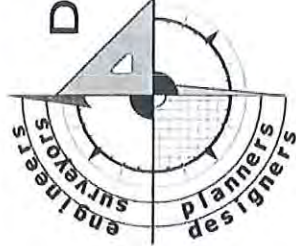


**SUBDIVISION PLAT FOR
TAX MAP 59 PARCEL 373
BELMONT COTTAGES**
CITY OF CHARLOTTESVILLE, ALBEMARLE COUNTY, VIRGINIA
FILE: 59-73-S.dwg
SCALE: 1" = 30'

DATE: NOVEMBER 1, 2012
REVISED: JANUARY 2, 2013

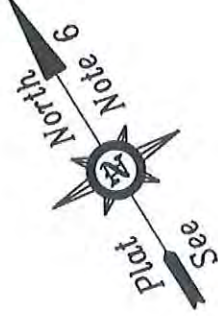


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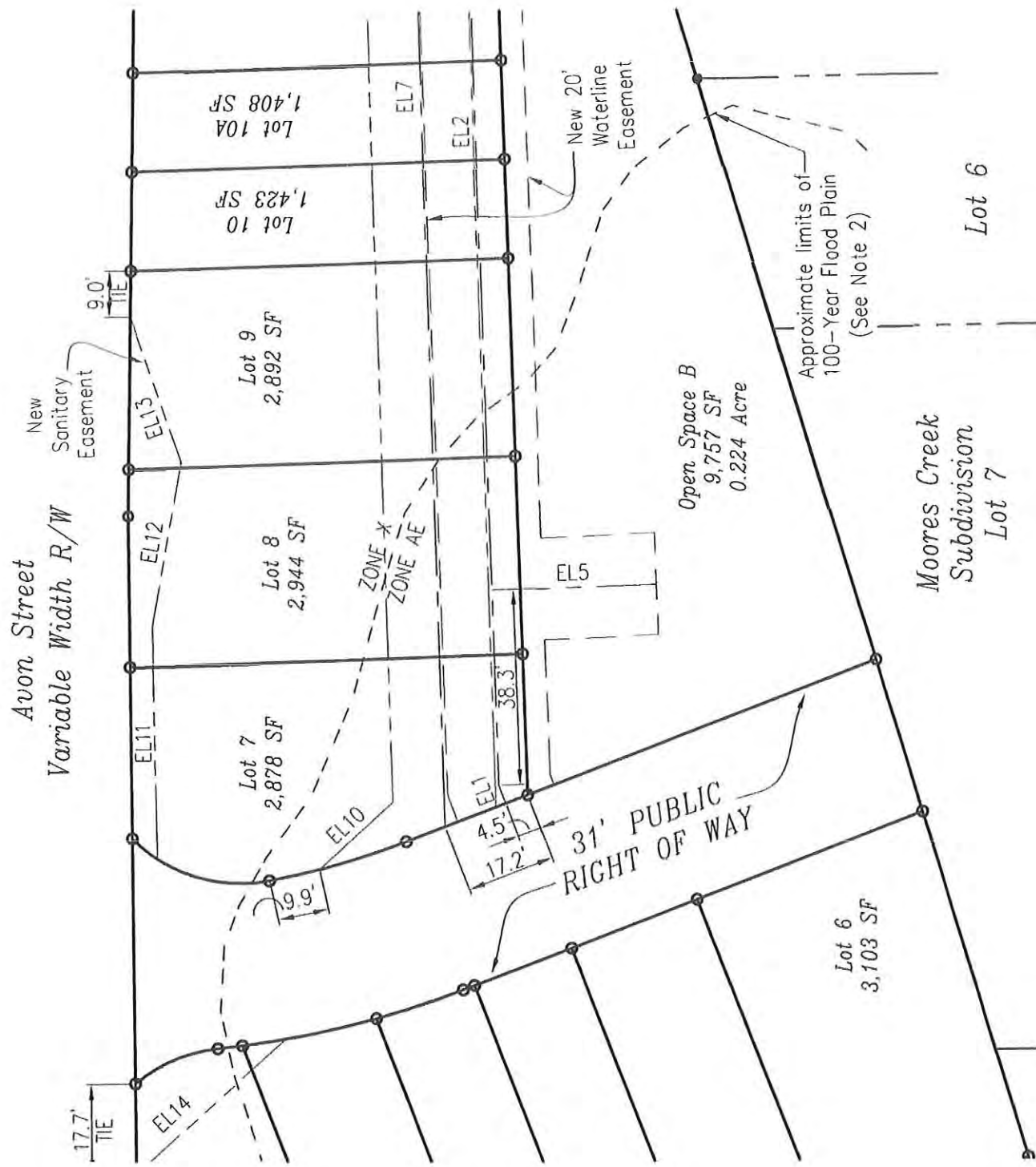
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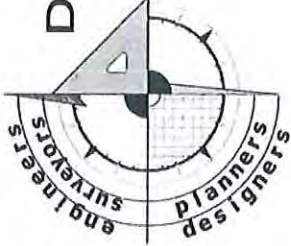
SUBDIVISION PLAT FOR
TAX MAP 59 PARCEL 373
BELMONT COTTAGES
CITY OF CHARLOTTESVILLE, ALBEMARLE COUNTY, VIRGINIA
FILE: 59-73-S.dwg SHEET 7 OF 8
DATE: NOVEMBER 1, 2012
REVISED: JANUARY 2, 2013



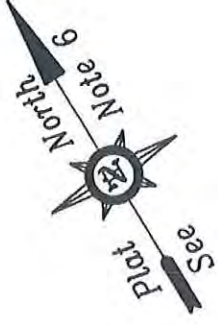
MATCHLINE A

MATCHLINE B

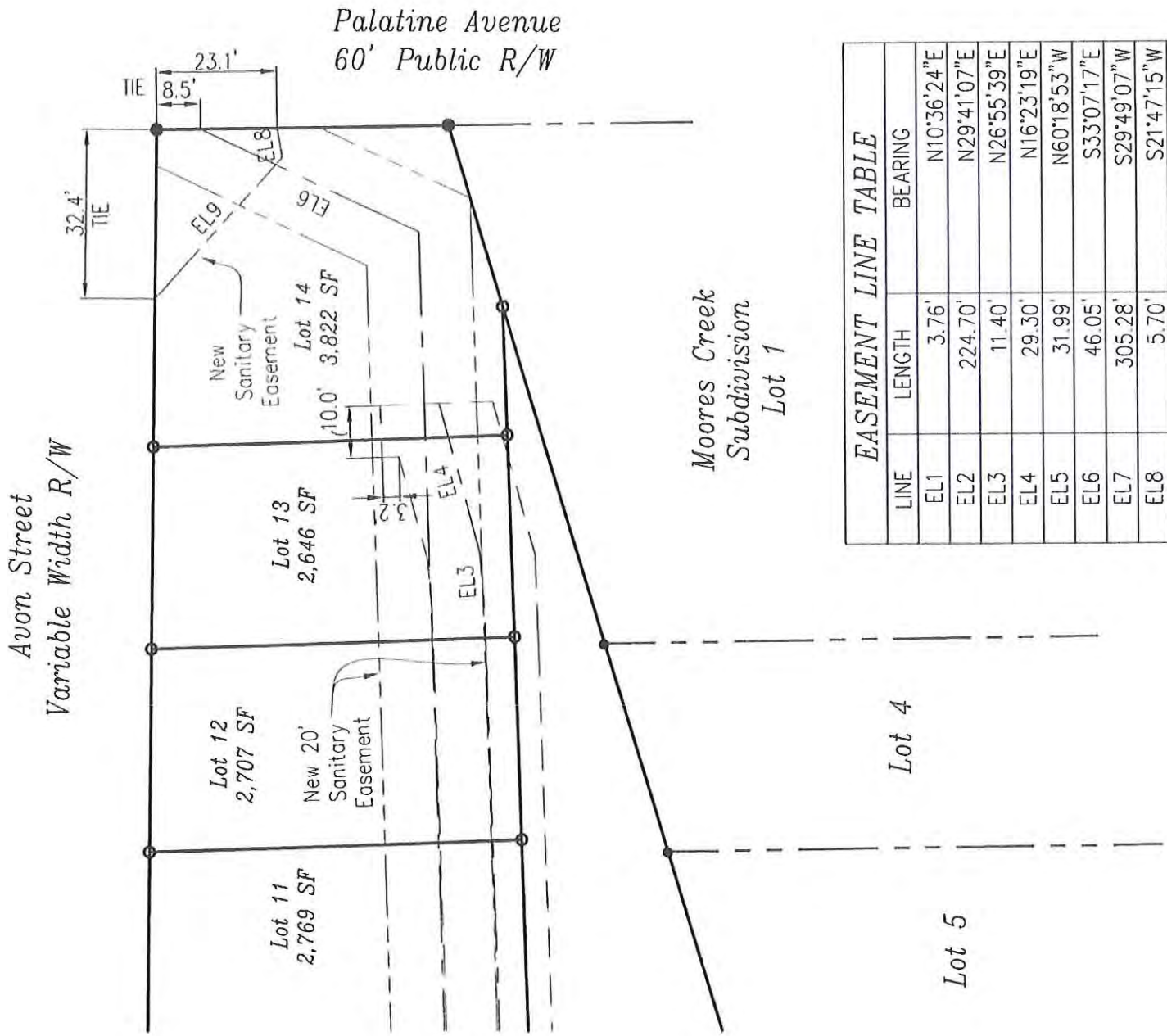
Dominion Engineering



172 South Pantops Drive
 Charlottesville, VA 22911
 434.979.8121 (p)
 434.979.1661 (f)
 DominionEng.com



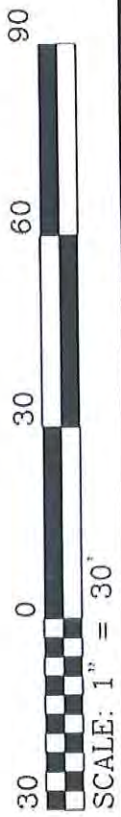
MATCHLINE B



EASEMENT LINE TABLE	
LINE	BEARING
EL1	N10°36'24"E
EL2	N29°41'07"E
EL3	N26°55'39"E
EL4	N16°23'19"E
EL5	N60°18'53"W
EL6	S33°07'17"E
EL7	S29°49'07"W
EL8	S21°47'15"W
EL9	S73°31'20"W
EL10	N79°02'53"E
EL11	N30°19'16"E
EL12	S41°24'37"W
EL13	N11°54'37"E
EL14	N79°02'53"E



SUBDIVISION PLAT FOR
TAX MAP 59 PARCEL 373
BELMONT COTTAGES
 CITY OF CHARLOTTESVILLE, ALBEMARLE COUNTY, VIRGINIA
 FILE: 59-73-S.dwg SHEET 8 OF 8
 DATE: NOVEMBER 1, 2012
 REVISED: JANUARY 2, 2013



L:\Projects\PLAT\CHARL\TM-59\ACAD-59-73-S amended plat.dwg

MATCHLINE B

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



APPLICATION FOR REZONING OF PROPERTY

JOINT PUBLIC HEARING

DATE OF HEARING: February 12, 2013

APPLICATION NUMBER: ZM-12-04-06

Project Planner: Brian Haluska, AICP

Date of Staff Report: August 3, 2012 (Revised January 28, 2013)

Applicant: Simeon Investments

Applicants Representative: Justin Shimp

Current Property Owner: Vulcan Development Company, LLC

Application Information

Property Street Address: No Street Address

Tax Map/Parcel #: Tax Map 60, Parcels 81.8, 91, 120, 120A, 120B, 120C, 121, 122.4, 122.5, 122.6, and 122.7

Total Square Footage/Acreage Site: 5.53 acres

Comprehensive Plan (Land Use Plan) Designation: Single-Family Residential

Current Zoning Classification: R-1S

Tax Status: The City Treasurer's Office indicates all taxes on the subject property have been paid.

Applicant's Request

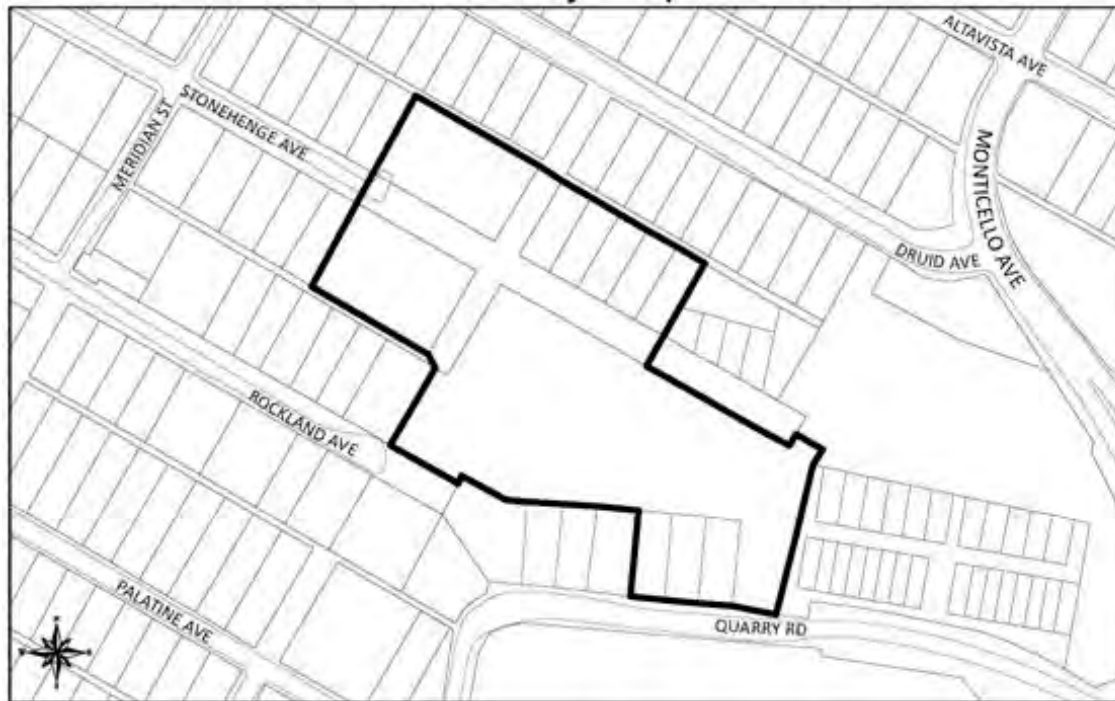
Justin Shimp of Shimp Engineering, agent for Simeon Investments has submitted the following application to rezone 5.53 acres comprised of Tax Map 60, Parcels 81.8, 91, 120, 120A through C, 121, and 122.4 through 122.7 from **R-1S to PUD**. The conceptual plan provided by the applicant shows 29 single-family residential units.

The current zoning and subdivision plat shows 34 single family-lots, although some of the lots lack road frontage or adequate size to be granted building permits. In reality, 29 lots could be developed with the extension of Stonehenge in a by-right scenario.

The applicant has made several modifications to the application following the previous public hearing in October 2012. These include:

- The proposed lots have a different arrangement
- Additional screening has been placed along the northern-most boundary of the property, as well as the eastern edge of the property, adjacent to the Belmont Village townhomes.
- Additional pedestrian connections to Stonehenge and Rockland Avenues.
- The addition of an alley behind lots 11 through 20.

Vicinity Map



Rezoning Standard of Review

The planning commission shall review and study rezonings to determine:

1. Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;
2. Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community;
3. Whether there is a need and justification for the change; and
4. When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification.

Planned Unit Development Standard of Review

In reviewing an application for approval of a planned unit development (PUD) or an application seeking amendment of an approved PUD, in addition to the general considerations applicable to any rezoning the city council and planning commission shall consider whether the application satisfies the following objectives of a PUD district:

1. To encourage developments of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern;
2. To encourage innovative arrangements of buildings and open spaces to provide efficient, attractive, flexible and environmentally sensitive design.
3. To promote a variety of housing types, or, within a development containing only a single housing type, to promote the inclusion of houses of various sizes;
4. To encourage the clustering of single-family dwellings for more efficient use of land and preservation of open space;
5. To provide for developments designed to function as cohesive, unified projects;
6. To ensure that a development will be harmonious with the existing uses and character of adjacent property, and/or consistent with patterns of development noted with respect to such adjacent property;
7. To ensure preservation of cultural features, scenic assets and natural features such as trees, streams and topography;
8. To provide for coordination of architectural styles internally within the development as well as in relation to adjacent properties along the perimeter of the development; and
9. To provide for coordinated linkages among internal buildings and uses, and external connections, at a scale appropriate to the development and adjacent neighborhoods;
10. To facilitate access to the development by public transit services or other single-vehicle-alternative services, including, without limitation, public pedestrian systems.

Analysis

1. Consistency with Comprehensive Plan

There are several goals from the Comprehensive Plan that relate directly to the project:

- “Continue to maintain, improve and grow the city’s housing stock. (pg. 58)”
- “Encourage the use of Planned Unit Development for large sites and Infill SUP for smaller areas as a way to protect the natural environment and allow flexibility and variety in development. (pg. 94)”
- “Regulate the use of land to assure the protection, preservation and wise use of the City’s natural, historic and architecturally significant environment. (pg. 94)”

The first goal is from the Comprehensive Plan chapter on housing, while the other two goals are from the chapter on land use. The project’s consistency with the Comprehensive Plan depends on which of these goals is given higher priority when evaluating the project. The project addresses the goal of the housing chapter by providing

new units. Additionally, the project is a Planned Unit Development, which the Comprehensive Plan specifically encourages.

The development, however, can be seen as not keeping with the original plan for Belmont, and may be viewed as not protecting the City's historic environment.

2. Effect on Surrounding Properties and Public Facilities

The plan of development would result in an increase in usage of public facilities in the surrounding area. Staff believes the increase would be a minor change from the by-right plan, and the public facilities can accommodate the increase.

The proposed plan would slightly increase the density on the site, and would alter the layout of an area that was platted in the original Belmont plat in the late 1800's. The Belmont plat was created using a grid system of streets, while the PUD would respond to the topography of the site rather than adhering to the grid that has been established over time.

Direction	Use	Zoning
North	Single-Family Residential	R-1S
South	Public Park	R-1S / PPPO
East	Multi-Family Residential	HW
West	Single-Family Residential	R-1S

PPPO – Public Park Protection Overlay

3. Proffers

The applicant has not submitted any proffers.

4. Concept Plan Review

The applicant's concept plan shows the lone automobile access to the site from Quarry Road. The applicant shows pedestrian connections to the site from Druid Avenue, via the Castalia Street right of way; as well as from Rockland Avenue and Stonehenge Avenue.

The plan shows five 32 foot wide lots fronting on Quarry Road, and another five 32 foot wide lots fronting on the new road, just past the entrance from Quarry Road. Lots 1-5 and 25-29 are less than 2,000 square feet in size, and have 10 foot front and rear yard setbacks, and 3 foot side yards.

The remaining 19 lots also have at least 10 foot front and rear yards, along with minimum 3 foot side yards. The lots vary in size, but the smallest are roughly 4,000 square feet in size. The frontage width of these lots mimics the typical 48 foot wide Belmont lot, although they lack the typical depth of the standard Belmont neighborhood lot. Lots 11-20 attempt to mimic the Belmont neighborhood with access to the rear of the houses via a new alley.

Staff has identified a pair of issues with the concept plan should the PUD application be approved. The first, the disruption of critical slopes, will be addressed later in this report. The second is the design of the road which must be a 10% slope or less. The slope of the road is a requirement that will be reviewed during the site plan review.

At the October public hearing, the Planning Commission identified a number of issues that they felt needed to be addressed in order to improve the concept plan. A major issue mentioned was the overall connectivity of the development to the surrounding neighborhood, particularly for pedestrians and bicycles. The applicant has responded to this criticism by adding additional pedestrian access from Rockland Avenue and Stonehenge Avenue.

Another criticism was that the development did not fit in with the surrounding neighborhood due to the lack of an option to access properties from the rear. The applicant has included an alley in the update of the plan that would permit 10 more of the 29 lots to be accessed via the front or rear of the property. Lots 6-10 were already dual-frontage lots in the previous plan. With the changes, 13 lots are accessed via the front only, and 16 lots have multiple means of access.

Lastly, at least one commissioner raised concern about the cost of housing in the development. The applicant has not addressed this concern directly, and staff does not factor in housing cost to the review of rezonings.

5. Questions for the Commission to Discuss based on the PUD standards

- **Is there a “need and justification for the change”?**

The justification for the rezoning is to permit a layout that would not be permitted under the conventional regulations. Construction of the existing subdivision layout would require a stream crossing and a large amount of fill on the site to get the extension of Stonehenge Avenue to the maximum permitted road slope of 10%.

The proposed PUD permits the applicant to decrease the amount of fill needed to construct the road, while maintaining the density of the by-right layout.

- **Is the development of “equal or higher quality than otherwise required by the strict application of the zoning district regulations that would otherwise govern”?**

The property as currently platted would permit the development of the property via the extension of Stonehenge. In order to build this extension, the owner would need to cross a waterway and raise the level of the site to the point where the houses located along the extension of Stonehenge would be higher than the houses to the north on Druid Avenue. The proposed PUD would follow the existing topography, and allow the new houses to be built below the level of the houses on Druid, which is in keeping with the pattern of the existing Belmont neighborhood topography as you move south in the neighborhood.

- **Does the development “function as a cohesive, unified project”?**

The PUD proposal does function as a cohesive and unified project. The proposed lots are similar in road frontage width and setbacks, and the proposed lots serve to define the street edge. The open space shown on the concept plan would serve aesthetic and environmental purposes, which is appropriate with the availability of recreational space across Quarry Road.

- **Is the development “harmonious with the existing uses and character of the adjacent property”?**

The proposed development will not be harmonious with the Belmont neighborhood located to the northwest of the site. Belmont has a grid pattern street layout, and the proposed PUD does not continue that pattern. The PUD does use the same style of housing units present in the surrounding Belmont neighborhood.

The proposed development can, however, be considered to be more harmonious with the existing developments to the east of the property. The Belmont Park townhouses and Monticello Overlook condominiums are multi-family residential developments that are bounded by Monticello Avenue. These more recent developments do not follow the grid pattern of the larger Belmont neighborhood, much like the proposed PUD.

6. Critical Slopes

Lots 1-5, 11, 12, 13, 17-20, and 26 all have some portion of the buildable area within critical slopes. The area of critical slopes in Lot 26’s buildable area is not 6,000 square feet in area, and thus not covered by the critical slope ordinance. The other systems of critical slopes are over 6,000 square feet in area, and within 200 feet of the waterway on the property, which is shown on the City’s waterway map.

The applicant’s correspondence requesting a waiver of the critical slope ordinance points out an irony of the application of the critical slope ordinance on this site. Because the lot has already been platted, and lots without an acceptable building site are permitted a single-family residence – the applicant can disturb the bulk of the critical slopes on the site as a matter of right.

The City Council may grant a modification or waiver upon “making a finding that due to unusual size, topography, shape, location, or other unusual physical conditions, or existing development of the property, one or more of these critical slopes provisions would effectively prohibit or unreasonably restrict the use or redevelopment of such property or would result in significant degradation of the site or adjacent properties.” The Planning Commission must first make a recommendation on this matter.

In reviewing the plan, staff finds that the proposed PUD would disturb less area of the critical slopes on the site than the by right plan, and would require the removal of fewer trees. For this reason, staff recommends the Planning Commission and Council grant a

waiver of the critical slope ordinance on the basis that due to existing development of the property, one or more of these critical slope provisions would result in significant degradation of the site or adjacent properties. In this case, the existing development is the previous plat approved for the site in the 1890's that shows an extension of Stonehenge Avenue. The degradation to the site would come from the loss of mature trees, and placing the waterway on the western boundary of the property in a culvert.

Staff proposes the following conditions be placed on the waiver if granted:

1. Any trees shown on the final landscape plan as "to be removed" will be replaced at a ratio of new 2 plantings for every 1 tree removed in the open space areas of the PUD. These trees will not count towards any street tree requirements on the site plan.
2. Any trees shown as "to be preserved" on the final landscape plan that subsequently are removed will be replaced at a ratio of 3 new plantings for every 1 tree removed. These trees will not count towards any street tree requirements on the site plan.
3. Detailed site engineering plans will be required along with the site plan to show how the applicant plans to achieve increased slope stability on the undisturbed areas of critical slopes.

Public Comments Received

Staff has received a fair amount of correspondence from the public regarding this application. Many of the early comments from the public were opposed to the application. As more information regarding the tradeoffs between the by-right proposal as the alternative to the PUD has been communicated, public comments have been mixed regarding which alternative commenters support.

At the prior public hearing, the Commission heard from several opponents to the project, as well as some supporters. Opponents to the project were not opposed to the application in concept, but felt that some additions could make the project better, such as further connections to the neighborhood along with buffering along the edges of the project. They also expressed concern about the lack of public outreach by the applicant, and the precedent set by the applicant removing trees on the property prior to the consideration of the rezoning application.

Staff Recommendation

When considering the proposal, it is necessary to compare the existing platted lots and streets with the PUD proposal. The existing plat permits an extension of Stonehenge Avenue to serve 23 lots, and 3 lots on Quarry Road. The applicant could obtain subdivision approval of an additional lot on Quarry through vacation of right-of-way, and could also construct two houses on an extension of Rockland Avenue. The extension of Stonehenge would require crossing a waterway shown on the City's waterway map, as well as placing a large amount of fill in the Stonehenge right-of-way to get the road slope to 10%. This additional fill would require site grading that would place the floor elevation of the proposed lots above that of houses on Druid, obscuring the southern view of the existing properties. The construction of Stonehenge would require the removal of almost all trees on the site.

The existing plat would be in keeping with the rest of the Belmont neighborhood by constructing the streets along the originally planned grid pattern that is a defining characteristic of the Belmont neighborhood.

The proposed PUD responds to the existing topography of the site, avoids the stream crossing, preserves 79 trees on the site, and guarantees 15% open space by virtue of being rezoned to PUD. The plan, however, is more in line with modern development techniques than the type of development in the rest of Belmont.

In differentiating between the two layouts, the impact on the environment is a large factor. The proposal uses a road layout that follows the topography of the site, while the Belmont plat did not take topography into account when it was drawn up over 100 years ago. Additionally, the 15% open space requirement of the PUD, along with the greater certainty of the required site plan submission that would follow the approval of PUD means the City would have more certainty regarding the future use of the land.

It should be noted that the difference between the proposal and the grid layout would be cause for concern if the property were not adjacent to existing newer construction, and accessed solely via Quarry Road. It is important to maintain the character of the Belmont neighborhood, but staff feels that the PUD proposal as drawn would not detract from the neighborhood because of the buffers near adjacent properties, and the fact that the new road would not connect to Stonehenge or Druid.

Staff recommends that the application be approved.

Attachments

- Rezoning Application
- Concept Plan and Narrative Dated January 20, 2013
- Letter from the applicant's agent detailing the justification for a critical slope waiver

Suggested Motions for the Rezoning Request

- I move to recommend approval of this application to rezone property from R-1S to PUD on the basis that the proposal would serve the interests of the general public welfare and good zoning practice.
- I move to recommend denial of this application to rezone property from R-1S to PUD on the basis that the proposal would not serve the interests of the general public welfare and good zoning practice.

Suggested Motions for the Critical Slope Waiver Request

- I move to recommend the City Council grant a waiver of the critical slope ordinance on the basis that due to existing development of the property, one or more of these

critical slope provisions would result in significant degradation of the site or adjacent properties, with the following conditions:

- Any trees shown on the final landscape plan as to be removed will be replaced at a ratio of new 2 plantings for every 1 tree removed in the open space areas of the PUD. These trees will not count towards any street tree requirements on the site plan.
 - Any trees shown as to be preserved on the final landscape plan that subsequently are removed will be replaced at a ratio of 3 new plantings for every 1 tree removed.
 - Detailed site engineering plans will be required along with the site plan to show how the applicant plans to achieve increased slope stability on the undisturbed areas of critical slopes.
-
- I move to recommend the City Council deny this request for a waiver of the critical slope ordinance, on the basis that the proposed waiver shall be detrimental to the public health, safety or welfare, detrimental to the orderly development of the area, or adjacent properties, or contrary to sound engineering practices.



STONEHENGE AVENUE EXTENDED

Zoning Map Amendment
January 20, 2013



201 EAST MAIN STREET SUITE M
CHARLOTTESVILLE, VA 22902

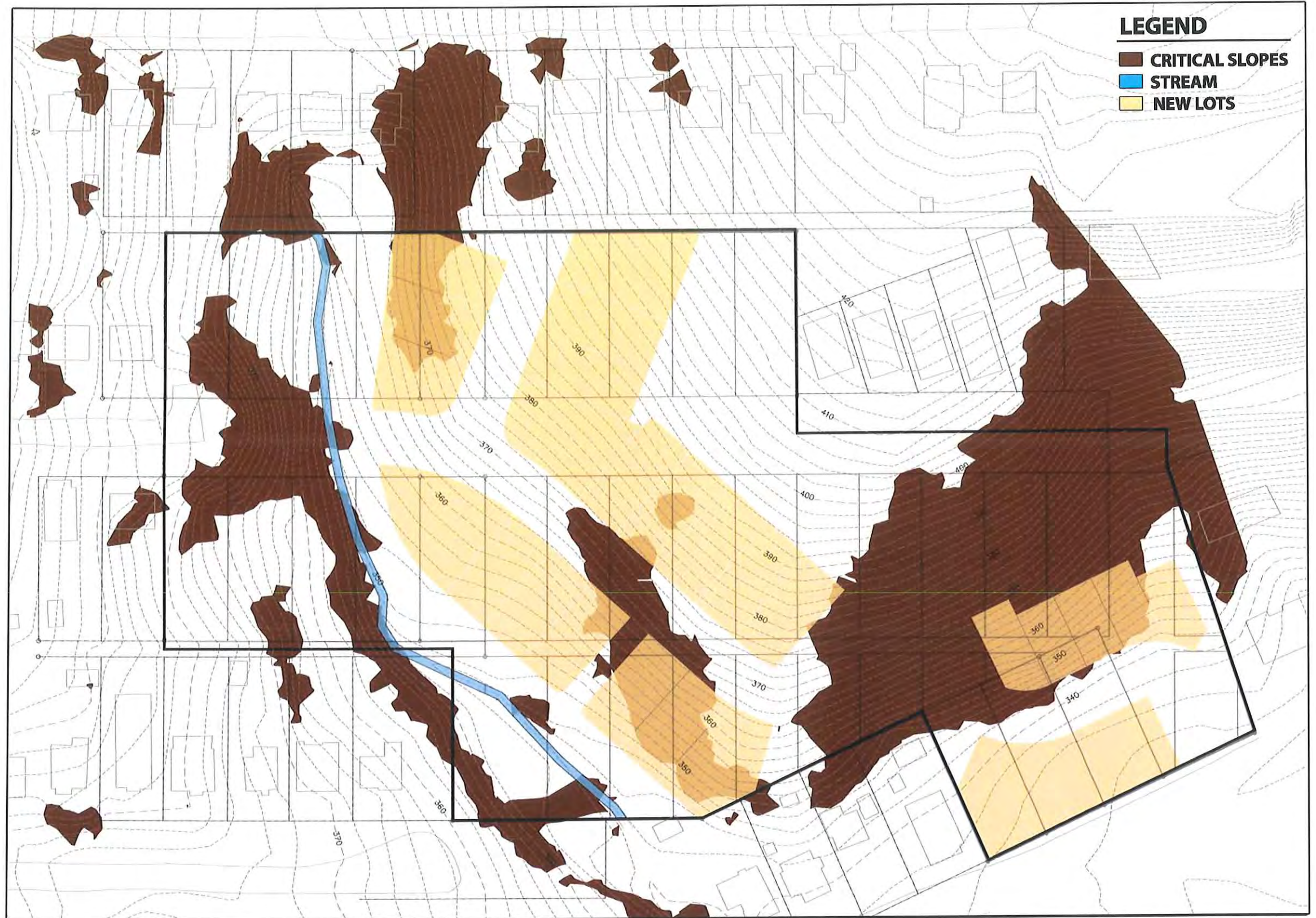
CONTEXT & HISTORY



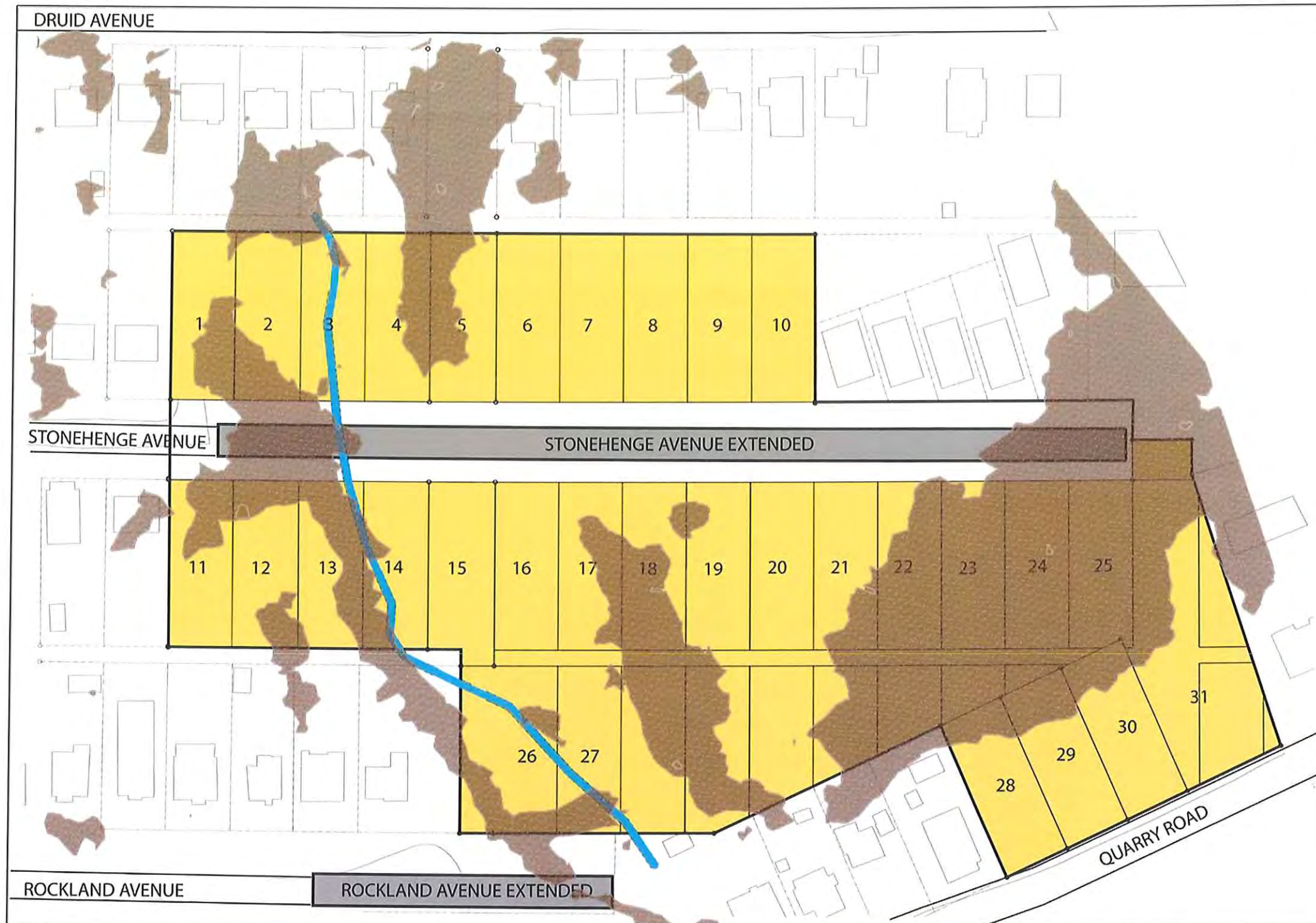
1 Existing Site at Rockland Avenue



2 Stand of mature trees at the existing terminus of Stonehenge Avenue



The Stonehenge PUD project is not about an increase in density or developing new tracts of land. It is about re-aligning an existing platted street and lots to be more compliant with current regulations and to limit the environmental impacts of the development. The project consists entirely of recorded lots and streets that have not yet been constructed. These lots were platted in the 1950s or earlier, are exempt from the critical slope ordinances, and can be constructed as they sit today. A by-right clearing and grading plan was prepared and approved for clearing and mass grading of the site. As the final road plans were developed, we observed that to construct roads to current standards significant disturbance of the site and the stream to cross into the site was required. Moreover, the residents' need of more convenient connection had not been well satisfied in the by-right plan. Based on these two points of consideration, we began to explore other options for development, which emphasizing context sensitive design and community connection, and ultimately submitted a PUD application as we believed it to be the appropriate way to develop the site.



BY-RIGHT PLAN

The existing plat permits an extension of Stonehenge Avenue to serve 25 lots, 4 lots on Quarry Road and 2 lots on Rockland Avenue, for a total of 31 lots.

The extension of Stonehenge would require crossing a waterway shown on the City's waterway map, as well as placing a large amount of fill in the Stonehenge right-of-way to get the road slope to 10%. This additional fill would require site grading that would place the floor elevation of the proposed lots above that of houses on Druid, thus obscuring the southern view of the existing properties. The construction of Stonehenge would require the removal of all trees on the site.

Note that the By-Right Plan is 31 lots, but the PUD is 29 lots.

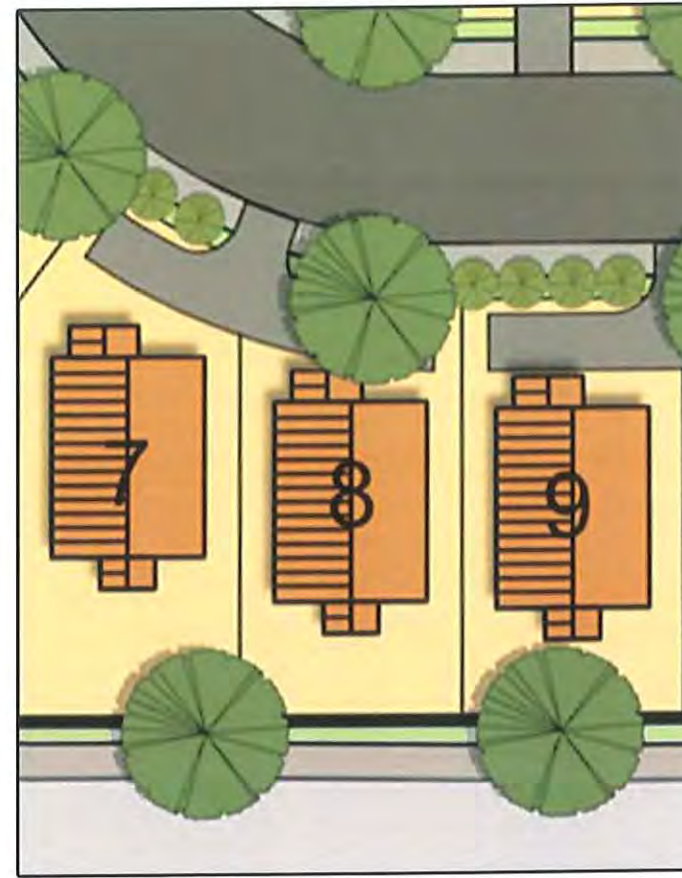
PROPOSED PUD APPLICATION

The PUD proposal meets the desired design standards of section 34-490 as follows:

- ① PUD plan follows existing topography, allowing new improvements to be built below the level of the existing residences on Druid Avenue and conforming to existing terrain. The flexibility to the PUD allows for development of greater quality than the By-Right option. This development provides 49.3% open space.
- ② PUD plan allows flexibility to preserve natural resources and features as open space. Efficient road design responds to the existing topography and preserves environmentally-sensitive areas.
- ③ The PUD provides transition from high-density in adjacent townhomes and condominiums with a mix of compact urban 32' lots and traditional 40' wide lots in the heart of the development.
- ④ Clustering in a PUD promotes open space and retaining existing landscape and green space. The proposed plan has significantly more acreage of open space than the proposed lots.
- ⑤ The PUD designs a walkable neighborhood through strengthening external connections and creating more public open space.
- ⑥ These units transition from high-density condominiums and townhomes to single-family homes.
- ⑦ The PUD allows for preservation of 79 trees, which accounts for 51% of the total trees on the site. Moreover, the PUD has no disturbance at the stream, while 300 feet section of the stream is disturbed in the By-Right Plan.
- ⑧ Planned covenants of architectural guidelines ensure architectural consistency for future improvements.



⑨ / ⑩ The PUD provides external connections, where appropriate, based on site topography. It creates a north-south pedestrian connection between Druid Avenue and Quarry Road to connect portions of Belmont to Quarry Park and the greenway trails. It also provides an environmentally sensitive pedestrian connection from Stonehenge Avenue and Rockland Avenue.

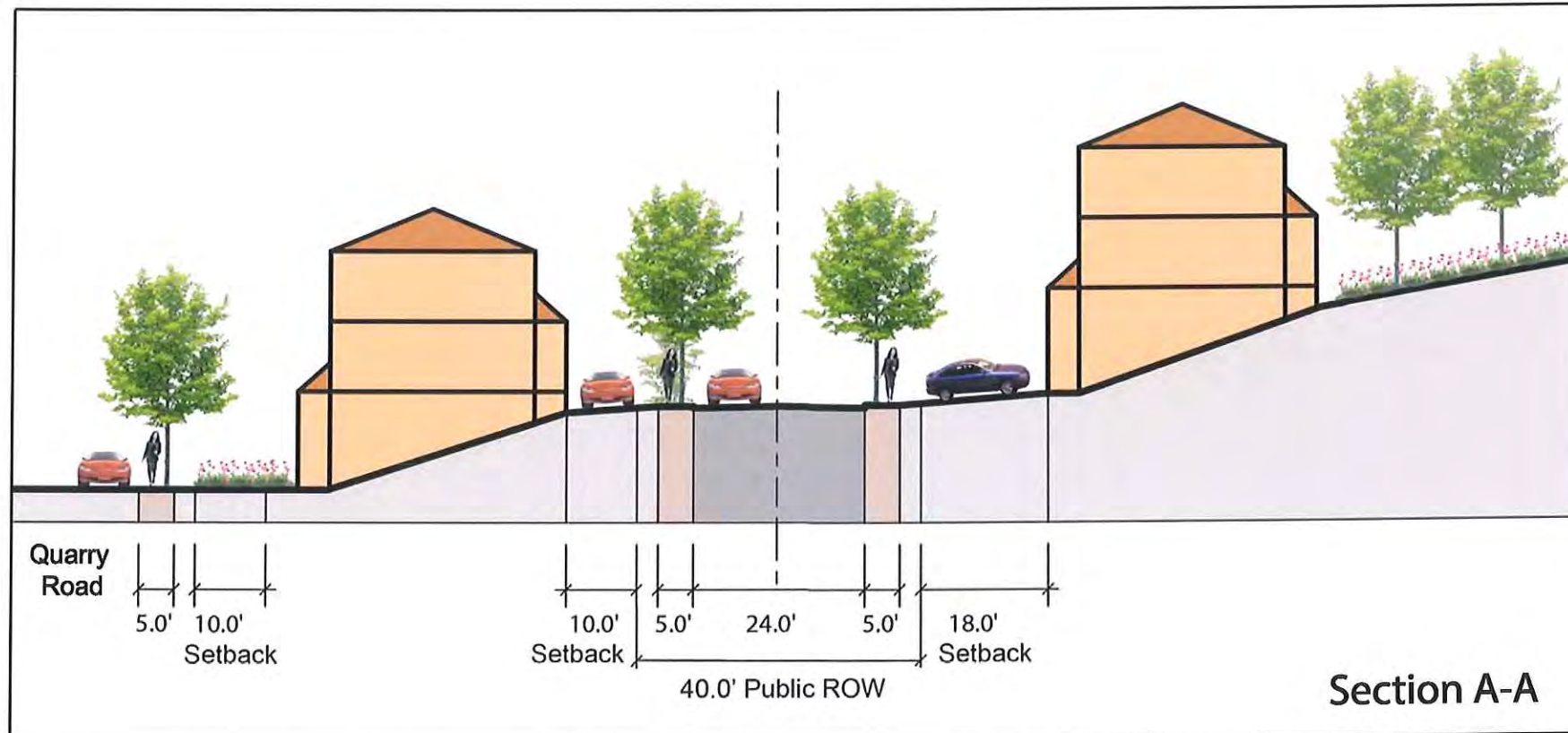


PUD DESIGN STANDARDS

The PUD proposal shall conform to the following additional design standards:

- 1** Four large shade trees with interspersed evergreen screening shall be located along Quarry Road. Units that front on Quarry Road shall have pedestrian access and architectural frontage on Quarry Road.
- 2** Lots 6-10 are allowed to park on Quarry Road, but no vehicular access for driveway shall be provided to them from Quarry Road.
- 3** A 3-foot fence with screening shrubs shall be provided between the new ROW and Lots 6-10.
- 4** A landscaped Open Space Lot shall be provided at the entrance to Quarry Road.
- 5** A double row of staggered evergreen screening shall be provided adjacent to Lot 5.
- 6** Trees should not be removed from the Open Space Areas other than for road and utility grading. Any trees that are removed from the Open Space areas shall be replaced at a ratio of two new trees for each tree removed.
- 7** Typical Building Setbacks for Lots 1-10:

Front	10'
Rear	10'
Side	3'
- 8** Parking Requirements:
 Minimum 2 spaces per unit;
 On street spaces may be counted for 1 space per unit on Lots 6-10;
 Garage may be counted as required parking.

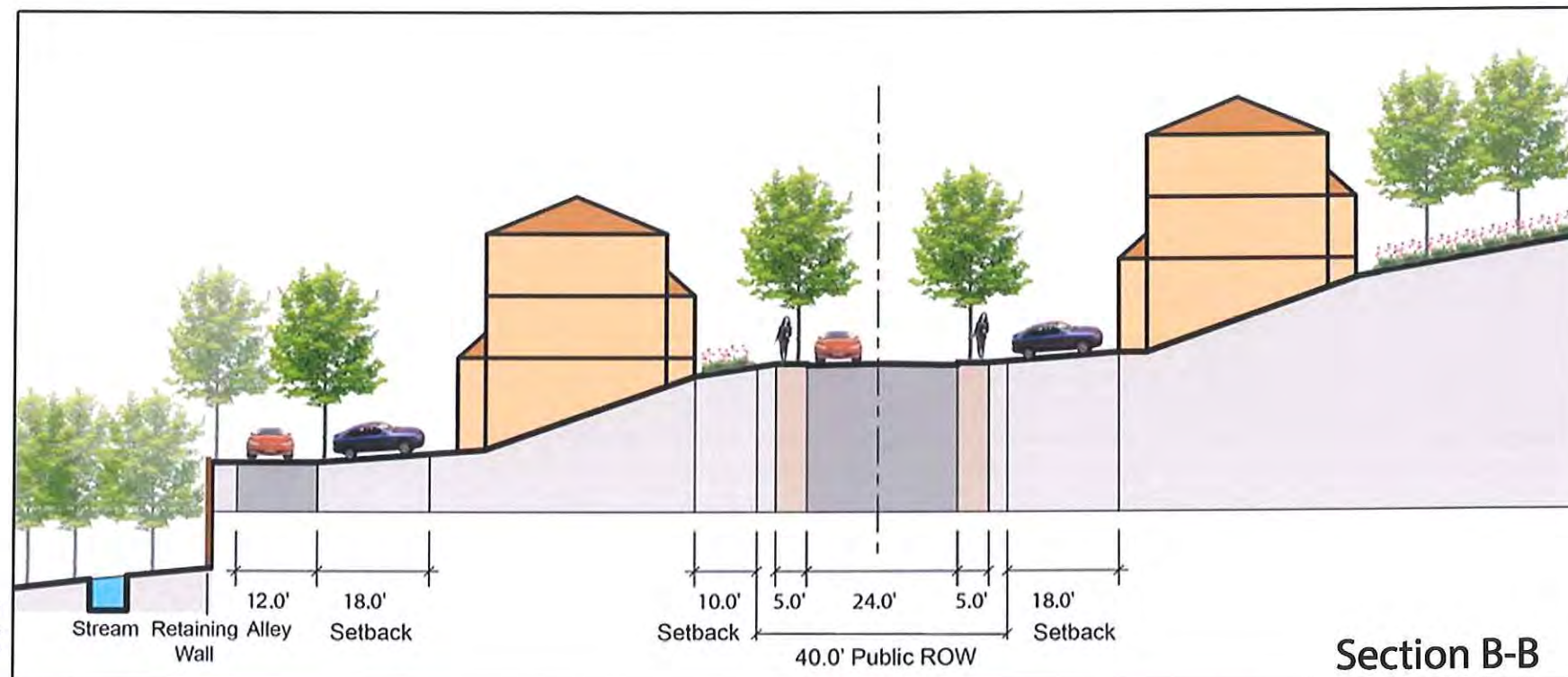


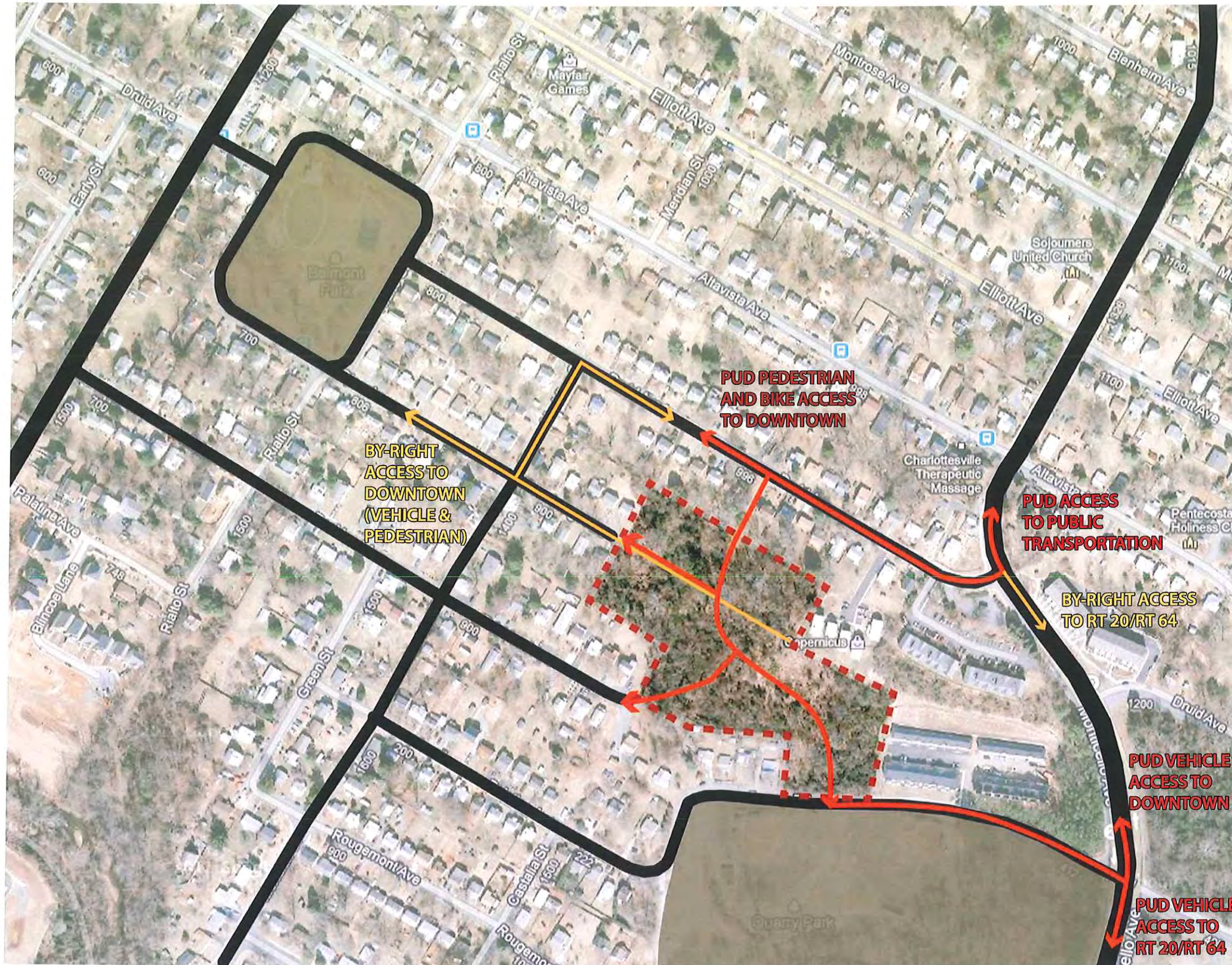


PUD DESIGN STANDARDS

The PUD proposal shall conform to the following additional design standards:

- 1** A double row of staggered evergreen screening shall be provided adjacent to Lots 11 and 21 where existing vegetation cannot be maintained.
- 2** Trees should not be removed from the Open Space Areas other than for road and utility grading. Any trees that are removed from the Open Space areas shall be replaced at a ratio of two new trees for each tree removed.
- 3** Alley way design specification:
18' private easement
12' pavement for alley way
- 4** Sidewalks should be on both sides of the new ROW. The maximum degree of sidewalk slope is 10%.
- 5** Two Predestrian trails provide for the lots on the east of the stream access to Stonehenge Avenue and Rockland Avenue. Stairs are added where appropriate to accommodate the slope.
- 6** Typical Building Setbacks for Lots 11-20:
Front 10'
Rear 18'
Side 3'
- 7** Typical Building Setbacks for Lots 21-29:
Front 18'
Rear 10'
Side 3'
- 8** Parking Requirements:
Minimum of 2 spaces per unit;
Garage may be counted as required parking.



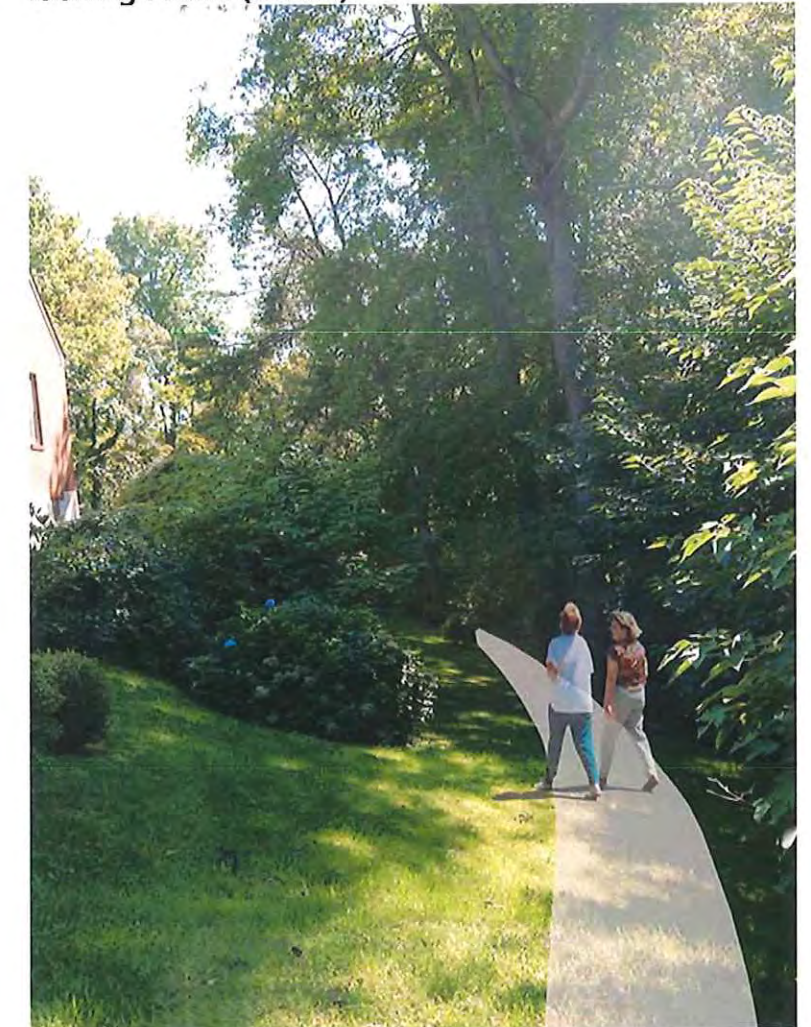


CONNECTIVITY

Automobile access to the development from Quarry Road does not disrupt current traffic patterns on Stonehenge Avenue, Druid Avenue, or around Belmont Park. The PUD layout allows for greater pedestrian and bike permeability to the Belmont neighborhood, and pushes vehicles out onto Monticello Road, which is an established thoroughfare.

The By-Right plan sends all vehicles and pedestrians together out Stonehenge Avenue towards Belmont Park.

Pedestrian connection to the site from Druid Avenue, looking south. (below)

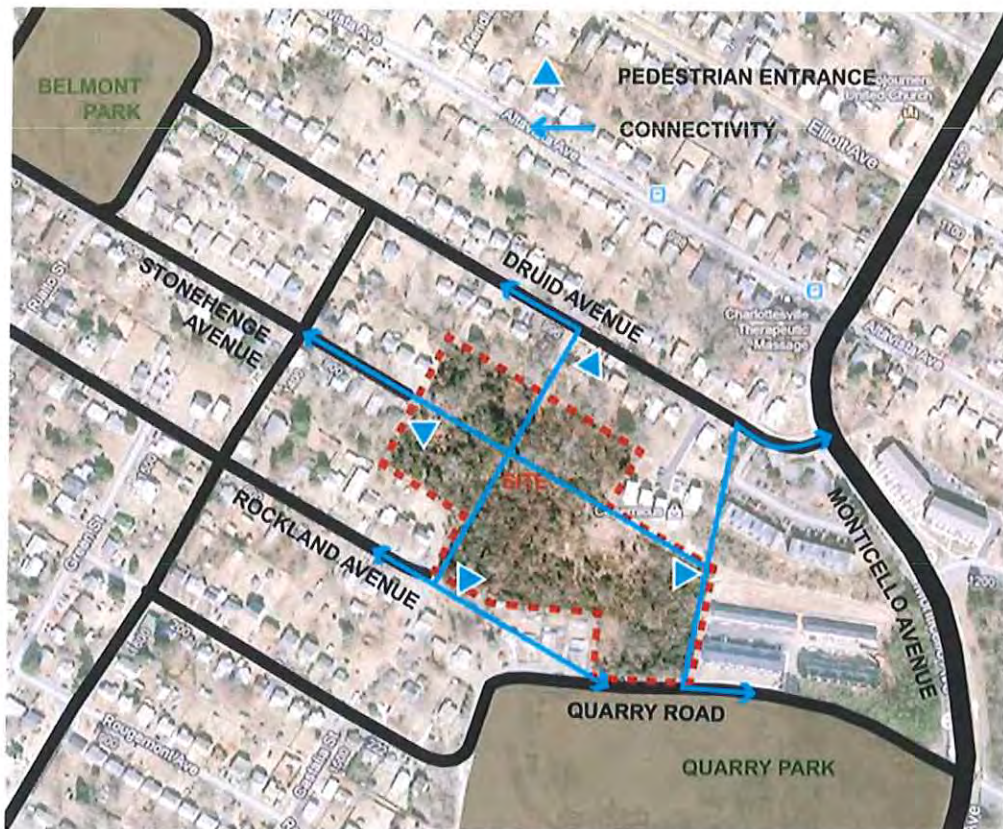




Existing Connectivity



Proposed Connectivity of By-Right Plan



Proposed Connectivity of Belmont Plat



Proposed Connectivity of PUD Plan

CONNECTIVITY COMPARISON

To create a sustainable community, the connection between houses and city amenities should be strengthened while minimizing the disturbance of natural resources.

As is seen in the Existing Connectivity Figure, the main city amenities near the site include three bus stops and two public parks. However, since the road networks are incomplete, it is inconvenient for residents to walk to and from these destinations.

The By-Right Plan does nothing to improve the connectivity of this area. The original Belmont Plat greatly improves the connectivity of this area, but it completely disregards environmental factors and can no longer be built due to certain right of ways being previously closed. The PUD plan is both sensitive to environmental factors and provides through connections between Druid, Stonehenge, Rockland and Quarry Road.



PROJECT MANAGEMENT
CIVIL ENGINEERING
LAND PLANNING

August 3rd, 2012

Mr. Brian Haluska
City of Charlottesville
Neighborhood Development Services

(Delivered by E-mail)

Regarding: Stonehenge Avenue PUD, Critical Slopes Waiver

Dear Mr. Haluska,

Please consider this letter as a request for waiver of section 34-1120 of the City Code for the Stonehenge Avenue PUD project. This request is most unusual in that we request this waiver on the grounds of preserving critical slopes, not disturbing them. Approving this waiver is in keeping with the provisions of the critical slopes ordinances of the City of Charlottesville.

Background:

The Stonehenge PUD project is not about an increase in density or developing new tracts of land, it is about re-aligning an existing platted street and lots to be more compliant with current regulations and to limit the environmental impacts of the development. The project consists entirely of recorded lots and streets that until this time have not been constructed. These lots were platted in the 1950's and are exempt from the critical slope ordinances and can be constructed as they sit today. A by-right clearing and grading plan was prepared and approved for clearing and mass grading of the site. As the final road plans were developed we observed that significant disturbance of the site and the stream crossing the site was required to construct roads to current standards. While this disturbance is permitted, we began to explore other options for development and ultimately submitted a request for a PUD zoning for this project.

Discussion:

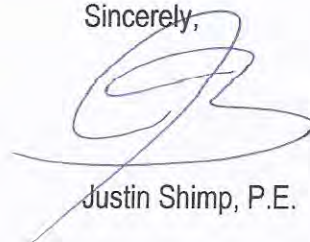
The critical slopes waiver is not required for the by-right development, but it is for the PUD development. As a result, the waiver requested with the PUD ordinance is not a request to *disturb* critical slopes, but rather a request to *preserve* them. The by-right plan requires a minimum disturbance of 1.59 acres of critical slopes; the PUD plan proposes a disturbance of 0.96 acres. Approval of the waiver and of the PUD rezoning would result in a net reduction of 0.63 acres of critical slope disturbance. While there is some merit simply in disturbing less area during development, the critical slopes themselves do not necessarily represent an environmental or aesthetic enhancement. However, the PUD layout, which requires the critical slopes waiver, most certainly does.

Section 1120(b)(1) – "Purpose and intent" describes the factors that make the disturbance of critical slopes relevant to discussions on zoning and planning decisions. *Every one* of the six factors given are enhanced with the PUD layout:

- a. *Erosion affecting the structural integrity of those features.*
A smaller area of critical slopes will be disturbed if the waiver and PUD are approved, leaving fewer chances for erosion of the slopes.
- b. *Stormwater and erosion-related impacts on adjacent properties.*
If the waiver and PUD are approved, open space areas and buffers to adjoining properties will be provided in many areas, reducing the chances of erosion impacts on adjoining properties.
- c. *Stormwater and erosion-related impacts to environmentally sensitive areas such as streams and wetlands.*
The by-right plan calls for fill to be placed on approximately 290' of stream bed, and the filling and disturbance of areas adjacent to stream. This disturbance has been approved by the U.S. Army Corp of Engineers and will occur if the PUD and waiver are not approved. The entire stream bed is to remain wooded and undisturbed in the PUD plan.
- d. *Increased stormwater velocity due to loss of vegetation.*
The approval of the waiver and PUD plan will decrease the loss in vegetation on the site; specifically, vegetation will be preserved in areas of critical slopes and areas adjacent to the stream.
- e. *Decreased groundwater recharge due to changes in site hydrology.*
The approval of the waiver and PUD plan will allow grading to be done in greater accord with the natural terrain, reducing the amount of disturbance, preserving additional trees and allowing for the low areas adjacent to the stream to remain in place. These design features will improve the overall hydrologic performance of the site.
- f. *Loss of natural or topographic features that contribute substantially to the natural beauty and visual quality of the community such as loss of tree canopy, forested areas and wildlife habitat.*
First, it should be noted that the project is not land that was formally designated as open space or owned by the City and then sold for development. These are lots that were platted at the same time as every home built in the neighborhood and kept under private ownership since that time. To create new lots there will always be a need to clear land and remove trees for construction. The PUD plan and associated critical slopes waiver allow for the development of the lots to take place with *less impact* to the natural and topographic features of this site.

We find that the factors to be considered for both the waiver and PUD are in overwhelming support of our request. This decision is not a matter of *if*, it is a matter of *how*. The PUD layout promotes the intent of the PUD ordinance and approval of the critical slope waiver will promote the intent of the critical slopes ordinance. We look forward to the discussion and consideration of this matter by the planning commission. If you have any questions please feel free to contact me via email at Justin@shimp-engineering.com or by telephone at 434-953-6116.

Sincerely,



Justin Shimp, P.E.

ZONING MAP AMENDMENT FOR STONEHENGE AVENUE EXT.

TAX MAP 60, PARCELS 81.8, 90, 120, 120A-C, 121, & 122.4-7 CITY OF CHARLOTTESVILLE, VIRGINIA

RECEIVED

JAN 22 2013

NEIGHBORHOOD DEVELOPMENT SERVICES

SHEET INDEX

SHEET C1 - COVER SHEET
SHEET C2 - EXISTING CONDITIONS
SHEET C3 - BY-RIGHT PLAN
SHEET C4 - PUD APPLICATION PLAN
SHEET C5 - NEIGHBORHOOD CROSS SECTION

OWNER / DEVELOPER

Owner
Vulcan Development Company, LLC
PO Box 7532
Charlottesville, VA 22906

Developer
Simeon Investments
195 Riverbend Dr.
Charlottesville, VA 22911

ZONING

Current: R-1S, Single Family Residential
Proposed: PUD

LEGAL REFERENCE

T.M. 60-120, 120A, 120B & 120.C-
D.B. 906-503, 506 PLAT & RESOLUTIONS CLOSING STREETS BOOK 2-23

T.M. 60-81.8, 91, 121, 122.4 & 122.7-
D.B. 999-616 AND ALBE.D.B. 96-72 THRU 75 PLAT

T.M. 60-122.5 & 122.6-
D.B. 983-562 AND ALBE.D.B. 96-72 THRU 75 PLAT

LAND USE TABLE

All computations based upon area within PUD boundary shown on sheets C2 & C4

Existing Use: 31 Detached Single Family Residential Units
Residential Density: 31 Units/6.43 Acres = 4.82 Units Per Acre

Existing (by-right) Area	%
Lots	236,550 SF 84.5%
Road ROW	43,532 SF 15.5%
Total	280,083 SF (6.43 ac.)

Proposed Use: 29 Detached Single Family Residential Units
Residential Density: 29 Units/6.27 Acres = 4.63 Units Per Acre

PROPOSED	Area	%
Lots	92,424 SF	33.9%
Road ROW	45,897 SF	16.8%
Open space	134,741 SF	49.3%
Total	273,063 SF (6.27 ac.)	

SITE NOTES

- Stormwater Management Shown is conceptual. Final design shall be shown with construction plans.
- This site does not contain any historic landmarks as registered on the Virginia or Federal registry.
- Existing vegetation on this parcel is mixed evergreen and deciduous trees. Existing vegetation will be protected and remain in areas without disturbance.
- A wetland delineation has been performed. There are no wetlands onsite.
- 2' contour interval topography is shown from Charlottesville GIS data.

NARRATIVE

The narrative below addresses the required PUD ordinance objectives applicable to this development (Sec 34-490):

- PUD plan follows existing topography, allowing new improvements to be built below the level of the existing residences on Druid Avenue and conforming to existing terrain. The flexibility to the PUD allows for development of greater quality than the By-Right option. This development provides 49.7% open space.
- PUD plan allows flexibility to preserve natural resources and features as open space. Efficient road design responds to the existing topography and preserves environmentally-sensitive areas.
- The PUD provides transition from high-density in adjacent townhomes and condominiums with a mix of compact urban 32' lots and traditional 40' wide lots in the heart of the development.
- Clustering in a PUD promotes open space and retaining existing landscape and green space. The proposed plan has significantly more acreage of open space than the proposed lots.
- The PUD designs a walkable neighborhood through strengthening external connection and creating more public open space.
- These units transform from high-density condominiums and townhomes to single-family homes.
- The PUD allows for preservation of 79 trees, which accounts for 51% of the total trees on the site. Moreover, the PUD has no disturbance of the stream, while 300 feet section of the stream is disturbed in the By-Right Plan.
- Planned covenants of architectural guidelines ensure architectural consistency for future improvements.
- The PUD provides external connections, where appropriate, based on site topography. It creates a north-south pedestrian connection between Druid Avenue and Quarry Road to connect portions of Belmont to Quarry Park and the greenway trails. It also provides an environmentally sensitive pedestrian connection from Stonehenge Avenue and Rockland Avenue.

Please Refer to Attached PUD design narrative for details on the conformity of this project with the goals of the PUD zoning ordinance.

ADJACENT PARCELS WITHIN 500' OF SITE

TAX MAP & PARCEL #	ADDRESS	OWNER NAME	ZONING
590300000	818 ALTAVISTA AVE	COLLINS, ELWOOD L & LUCILLE G	R-1S
590301000	817 DRUID AVE	KNIGHT, EDWARD M & SYLVIA H	R-1S
590302000	815 DRUID AVE	TRODDEN, RICHARD & NORA	R-1S
590303000	813 DRUID AVE	ROBERTSON, GOODWIN B	R-1S
590313100	808 DRUID AVE	WHITE, LAVENDER J JR & MARY T	R-1S
590314000	DRUID AVE	CORDANO, PHILIP M & INGRID M	R-1S
590315000	814 DRUID AVE	TEMPLETON, STEPHEN & HANNAH BESSELL	R-1S
590316000	816 DRUID AVE	GARRISON, NETTIE W	R-1S
590317000	817 STONEHENGE AVE	NEULAND, DONALD J & EVA L	R-1S
590318000	815 STONEHENGE AVE	SHIFFLETT, ROGER LEE & CAROLYN S	R-1S
590319000	813 STONEHENGE AVE	MORRIS, JOSEPH E & VIVA B	R-1S
590320000	811 STONEHENGE AVE	SCLATER, BETTY E & BETTY J HERRING	R-1S
590330000	812 STONEHENGE AVE	LIVELY, LOUISE M	R-1S
590332000	816 STONEHENGE AVE	DE BAUN, CHRISTIAN C & ROCHELLE R PULL	R-1S
590333000	818 STONEHENGE AVE	WALKER, WILLIAM E SR & DAISY A	R-1S
590334000	819 ROCKLAND AVE	GAYLORD, DONALD A	R-1S
590335000	817 ROCKLAND AVE	GENTRY, WALTER D & BETTY M	R-1S
590336000	ROCKLAND AVE	ROSELIUS, MARILYN JOAN	R-1S
590337000	813 ROCKLAND AVE	BINGLER, ROBERT F & PATRICIA G	R-1S
590348000	1500 GREEN ST	DUDLEY, PEARL M	R-1S
590348100	1502 GREEN ST	GENTRY, DAVID R & LYNETTE B NARCISO	R-1S
590349000	1504 GREEN ST	BRANCH, NORMAN W	R-1S
600066000	900 ALTAVISTA AVE	NAPPI, ANTHONY L, III	R-1S
600067000	902 ALTAVISTA AVE	GARRISON, CATHERINE E	R-1S
600068000	904 ALTAVISTA AVE	GARRISON REAL ESTATE, LLC	R-1S
600070000	908 ALTAVISTA AVE	GARRISON REAL ESTATE, LLC	R-1S
600071000	910 ALTAVISTA AVE	MARSHALL, HARRY S & PATSY	R-1S
600072000	912 ALTAVISTA AVE	PIPPIN, SUSAN G	R-1S
600073000	914 ALTAVISTA AVE	RUSHING, DEBORAH S	R-1S
600074000	916 ALTAVISTA AVE	FABIO, CRAIG A	R-1S
600075000	918 ALTAVISTA AVE	SACRE, THOMAS M, SR, LIFE ESTATE	R-1S
600076000	901 DRUID AVE	EPPARD, RAYMOND R & ETHEL D	R-1S
600076100	903 DRUID AVE	MAYO, BOBBY GENE & SHELBY G, LIFE ESTATE	R-1S
600076200	905 DRUID AVE	EPPARD, RAYMOND R & ETHEL D	R-1S
600076300	907 DRUID AVE	EASTON, FRED J & LOUISE K	R-1S
600076400	909 DRUID AVE	BREEDEN, ARNOLD R	R-1S
600076500	911 DRUID AVE	BLEAKLEY, JAMES F & MEGAN S	R-1S
600076600	913 DRUID AVE	GERMERSHAUSEN, BARBARA ANNE	R-1S
600076700	915 DRUID AVE	LANG, CARY L	R-1S
600076800	917 DRUID AVE	BEDDOW, WILLIAM & OLLIE, LIFE ESTATES	R-1S
600076900	919 DRUID AVE	LYNCH, MARTHA J	R-1S
600077000	900 DRUID AVE	HERRING, FLOYD L & SIDNEY B	R-1S
600078000	902 DRUID AVE	DEANE, BRENDA	R-1S
600079000	DRUID AVE	EVERETT, C E & BETTY H	R-1S
600080000	DRUID AVE	EVERETT, CLAUDE E & BETTY H	R-1S
600081000	908 DRUID AVE	MASSEY, MICHAEL & PATRICIA ANDERSON	R-1S
600081100	910 DRUID AVE	ULLRICH, WILLIAM & KRISTIN LINK	R-1S
600081200	912 DRUID AVE	PURICELLI, VIVIAN S	R-1S
600081300	914 DRUID AVE	DIX, MARTHA G	R-1S
600081400	916 DRUID AVE	VANDEVER, THOMAS J	R-1S
600081500	918 DRUID AVE	MILLER, STEVEN M & SHERYL H	R-1S
600081600	909 STONEHENGE AVE	AUST, NANCY I	R-1S
600081700	911 STONEHENGE AVE	AUST, NANCY I	R-1S
600082000	907 STONEHENGE AVE	WALSH, KATHLEEN A	R-1S
600083000	905 STONEHENGE AVE	MIDTHUM, BILLIE ANN	R-1S
600084000	903 STONEHENGE AVE	OLIVA, DONALD E & TAMMI J	R-1S
600085000	901 STONEHENGE AVE	LAHENDRO, JOSEPH D	R-1S
600086000	900 STONEHENGE AVE	WIDMER, DANIEL J & CANDACE B	R-1S
600087000	904 STONEHENGE AVE	ELLIOTT-GRAHAM, DELORES & MURRIEL	R-1S
600088000	906 STONEHENGE AVE	COUSAR, LAUREN M	R-1S
600089000	908 STONEHENGE AVE	DATTA, NICOLA C I	R-1S
600090000	910 STONEHENGE AVE	BECK, JAMES E & CHRISTINE P	R-1S
600095000	919 ROCKLAND AVE	HONAKER, RACHEL K, TRUSTEE	R-1S
600096000	917 ROCKLAND AVE	KOVARIK, BRENDA BURGESS	R-1S
600097000	915 ROCKLAND AVE	GENTRY, WALTER D & BETTY M	R-1S
600098000	913 ROCKLAND AVE	DOWELL, DORIS J	R-1S
600099000	911 ROCKLAND AVE	WARD, THOMAS G, JR & MAREN E	R-1S
600100000	909 ROCKLAND AVE	GARRISON, CATHERINE E	R-1S
600101000	905 ROCKLAND AVE	FOX, WILLIAM E JR & LINDA M	R-1S
600103000	1408 MERIDIAN ST	WOODSON, EMMA JANE	R-1S
600104000	1410 MERIDIAN ST	DUTOI, BRIAN CHARLES	R-1S
600105000	900 ROCKLAND AVE	SELLERS, ERIC W & JILL R	R-1S

TAX MAP & PARCEL #	ADDRESS	OWNER NAME	ZONING
600107000	906 ROCKLAND AVE	LUGAR, MICHAEL D, JANICE G & KARA M	R-1S
600108000	908 ROCKLAND AVE	MATHENY, CAROLYN V	R-1S
600109000	914 ROCKLAND AVE	GENTRY, WALTER D & BETTY M	R-1S
600110000	916 ROCKLAND AVE	GENTRY, WALTER D & BETTY M	R-1S
600111000	918 ROCKLAND AVE	GIBSON, ANNIE M	R-1S
600112000	1000 ROCKLAND AVE	POWELL, LARRY W	R-1S
600114000	423 QUARRY RD	RESULTS REAL ESTATE, INC	R-1S
600115000	421 QUARRY RD	CRAWFORD, WAYNE C & PATRICIA ANN	R-1S
600116000	419 QUARRY RD	CRAWFORD, PATRICIA ANN	R-1S
600117000	417 QUARRY RD	WOOD PROPERTY INVESTMENTS, LLC	R-1S
600118000	415 QUARRY RD	FLAVIN, PHILLIP L	R-1S
600122000	1000 DRUID AVE	BUTTNER, ERNEST E & PAULINE E	R-1S
600122100	1002 DRUID AVE	LILLY, LINDA K	R-1S
600122200	1004 DRUID AVE	SPEER, KIMBERLY L	R-1S
600122300	1006 DRUID AVE	HENNIGAR, MICHAEL H & KATRINA V	R-1S
600123000	1008 DRUID AVE	ZIEGLER, MARLA M	R-1S
600124000	1010 DRUID AVE	AUTEN, WILLIAM W & HOLLY H	R-1S
600124100	1012-A DRUID AVE	STEELE, MARIE C	PUD
600124200	1012-B DRUID AVE	PASTORE, EDWARD & ELIZABETH BRILLIANT	PUD
600124300	1012-C DRUID AVE	TOBIAS, AVROM & PEGGY	PUD
600124400	1012-D DRUID AVE	BROOM, CHRISTOPHER & CANDACE BURTON	PUD
600124500	1012-E DRUID AVE	ROBINSON, GERARD F & ANNE J HALE	PUD
600124A00	DRUID AVE	BELMONT RESIDENCES HOMEOWNERS ASSOC, INC	PUD
600125000	1014 DRUID AVE	FLETCHER, KRISTEN M	R-1S
600125A00	1016 DRUID AVE	THOMAS, ANDREW & KATHLEEN MUELLER	R-1S
600127000	1019 DRUID AVE	HARRIS, LANDON & SUZANNE	R-1S-EC
600127100	1015 DRUID AVE	GAFFNEY, NORA ALI	R-1S
600127200	1017 DRUID AVE	TAYLOR, RALPH E SR & ELSIE	R-1S
600128000	1013 DRUID AVE	WOOD, LYNWOOD DALE & CANDACE M	R-1S
600129000	1009 DRUID AVE	MEYER, KRISTIN K	R-1S
600129100	1005 DRUID AVE	CRUIKSHANK, JOHN & BARBARA	R-1S
600129200	1003 DRUID AVE	WOOD, WILLARD COLES JR & EDITH M	R-1S
600129300	1011 DRUID AVE	HENAO, IVAN D & JEANNETTE R HALPIN	R-1S
600129400	1007 DRUID AVE	KING, JOHN H	R-1S
600130000	1001 DRUID AVE	MATHIS, CASSANDRA MARIE	R-1S
600131000	1000 ALTAVISTA AVE	MEGAHAN, SCOTT & CAROLINE	R-1S
600131A00	1002 ALTAVISTA AVE	HUGHES, DAVID L & JEANNETTE A	R-1S
600132000	1006 ALTAVISTA AVE	PATRAS, JAMES	R-1S
600132100	1004 ALTAVISTA AVE	H P RENTAL PROPERTIES LP	R-1S
600133000	1008 ALTAVISTA AVE	CTM, LLC	R-1S
600134000	1016 ALTAVISTA AVE	NORTON, CHARLES W, III & JESSICA J	R-1S-EC
600134100	1012 ALTAVISTA AVE	GARRISON REAL ESTATE, LLC	R-1S
600134200	1010 ALTAVISTA AVE	AYERS, ASHLEY L	R-1S
600134300	1014 ALTAVISTA AVE	NORTON, CHARLES W, III & JESSICA J	R-1S-EC
600232000	1100 ALTAVISTA AVE	SPRADLIN, BONNIE & LAWRENCE MARSHALL, JR	R-1S-EC
600233000	1104 ALTAVISTA AVE	BLAKELY, VIRGIE M, LIFE ESTATE	R-1S
600252100	1600-12 MONTICELLO AVE	ONE SIX HUNDRED, LLC	HW-EC
600252200	QUARRY RD	BELMONT VILLAGE OWNERS ASSOCIATION, INC	HW
6002522A0	373 QUARRY RD	HEIDBRINK, KELLI D	HW
6002522AA	321 QUARRY RD	JORGENSEN, EARL V & CINDY M	HW
6002522B0	371 QUARRY RD	LEE, KENYA C	HW
6002522C0	369 QUARRY RD	CLARKSON, JAMES & KRISTEN KANIPE	HW
6002522D0	367 QUARRY RD	SHIN, KYUNGMIN	HW
6002522E0	365 QUARRY RD	SELER, NAN W	HW
6002522F0	363 QUARRY RD	CHEW, ERIC M & SUSAN M	HW
6002522G0	345 QUARRY RD	CALLAN, ANDREW T, III	HW
6002522H0	343 QUARRY RD	SELINGER HOMES, INC	HW
6002522I0	341 QUARRY RD	SELINGER HOMES, INC	HW
6002522J0	339 QUARRY RD	JORGENSEN, EARL V & CINDY M	HW
6002522K0	337 QUARRY RD	VAUGHAN, PHILIP R	HW
6002522L0	361 QUARRY RD	BYRD, SUSAN LOWRY	HW
6002522M0	359 QUARRY RD	MCDONALD, PAUL A & CARMEN E	HW
6002522N0	357 QUARRY RD	TRESSLER, MARIA L	HW
6002522O0	355 QUARRY RD	SPILLER, WARREN L	HW
6002522P0	353 QUARRY RD	FAULK, CORDEL L	HW
6002522Q0	351 QUARRY RD	MARICICH, YURI A & BRIDGET	HW
6002522R0	349 QUARRY RD	JORDAN, WILLIAM R	HW
6002522S0	347 QUARRY RD	ORRELL, GEORGE N & SHARON J	HW
6002522T0	335 QUARRY RD	GLASS, BONNIE K	HW
6002522U0	333 QUARRY RD	SELINGER HOMES, INC	HW
6002522V0	331 QUARRY RD	MACGAW, SCOTT M & ELIZABETH G	HW
6002522W0	329 QUARRY RD	SELINGER HOMES, INC	HW

VICINITY MAP SCALE: 1"=1,000'

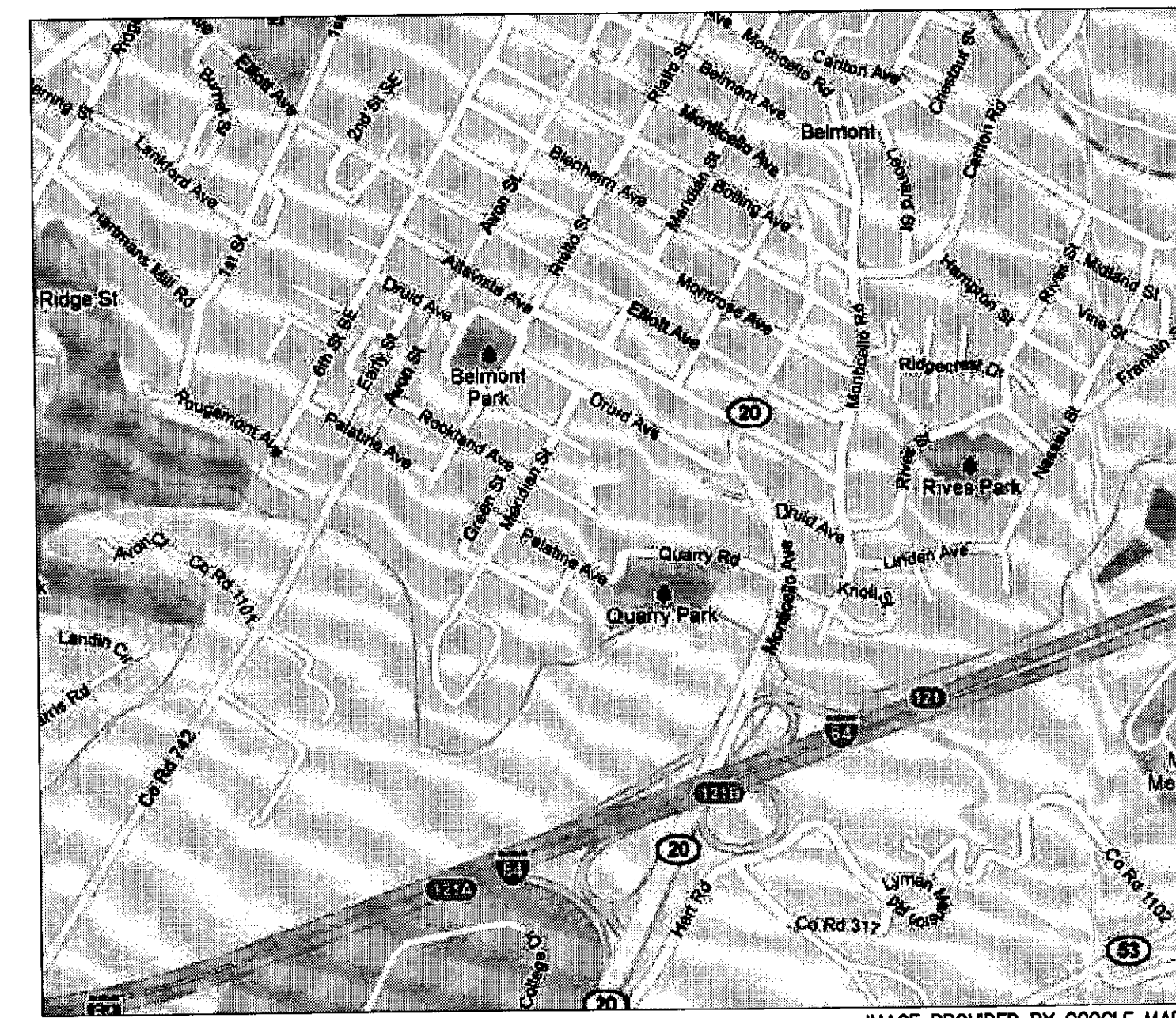


IMAGE PROVIDED BY GOOGLE MAPS

ADJACENT PARCELS WITHIN 500' OF SITE

TAX MAP & PARCEL #	ADDRESS	OWNER NAME	ZONING
6002522X0	327 QUARRY RD	RUDMAN, FRANCES	HW
6002522Y0	325 QUARRY RD	REHM, REBECCA A	HW
6002522Z0	323 QUARRY RD	KUPPALLI, MANU & SMITHA S GOWDA	HW
600255000	420 QUARRY RD	CITY OF CHARLOTTESVILLE	R-1S-EC
600256000	307 PALATINE AVE	DUBENDORFER, DAVID & CARRIE OERTEL	R-1S
600256100	PALATINE AVE	DUBENDORFER, DAVID & CARRIE OERTEL	R-1S
600257000	303 PALATINE AVE	KELLEY, JAMES A, JR	R-1S
600259000	221 PALATINE AVE	WILLIAMS, ARLIE E & EVELYN C	R-1S
600260000	219 PALATINE AVE	ROWLAND, RICKY C	R-1S
600261000	215 PALATINE AVE	SELF, KEVIN E & SARAH J	R-1S
600262000	213 PALATINE AVE	FITZGERALD, JUNIOR H & BETTY JOE	R-1S
600263000	211 PALATINE AVE	WORKMAN, NORMAN LEE	R-1S
600264000	209 PALATINE AVE	CARWILE, M NEAL & ANITA D	R-1S
600265000	207 PALATINE AVE	FITZGERALD, JUNIOR & BETTY	R-1S
600266000	205 PALATINE AVE	BAKER, AARON E & CHRISTIN	R-1S
600267000	203 PALATINE AVE	GROVE, SUSANNAH L	R-1S
600267100	201 PALATINE AVE	KLINGER, JILL E	R-1S
600273000	212 PALATINE AVE	DICKERSON HOMES AND DEVELOPMENT, LLC	R-1S
600274000	214 PALATINE AVE	COLLIER, DANIEL & MARIE, ETAL	R-1S
600275000	216 PALATINE AVE	BABER, SHIRLEY L	R-1S
600276000	218 PALATINE AVE	GRIFFITH, STEPHANIE N	R-1S
600277000	220 PALATINE AVE	GRAY, KRISTEN A & LYNDON LARSON	R-1S
600278000	222 PALATINE AVE	TED REALTY, LLC	R-1S
600279000	304 PALATINE AVE	GRIFFITHS, JILLIAN	R-1S
600279100	302 PALATINE AVE	LORGAN, CHRISTOPHER R & LAUREL T	R-1S
600279A00	306 PALATINE AVE	MCHUGH, STEVEN F	R-1S
600280000	308 PALATINE AVE	NOWELL, WILLIAM & EFFIE	R-1S
600281000	310 PALATINE AVE	HIGGINS, ELIZABETH	R-1S

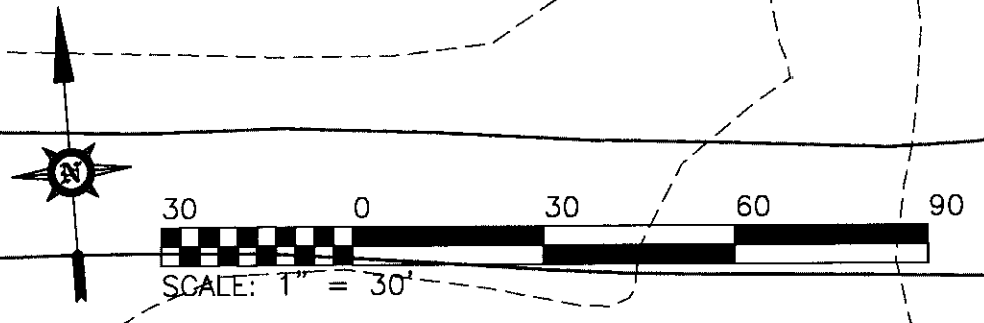
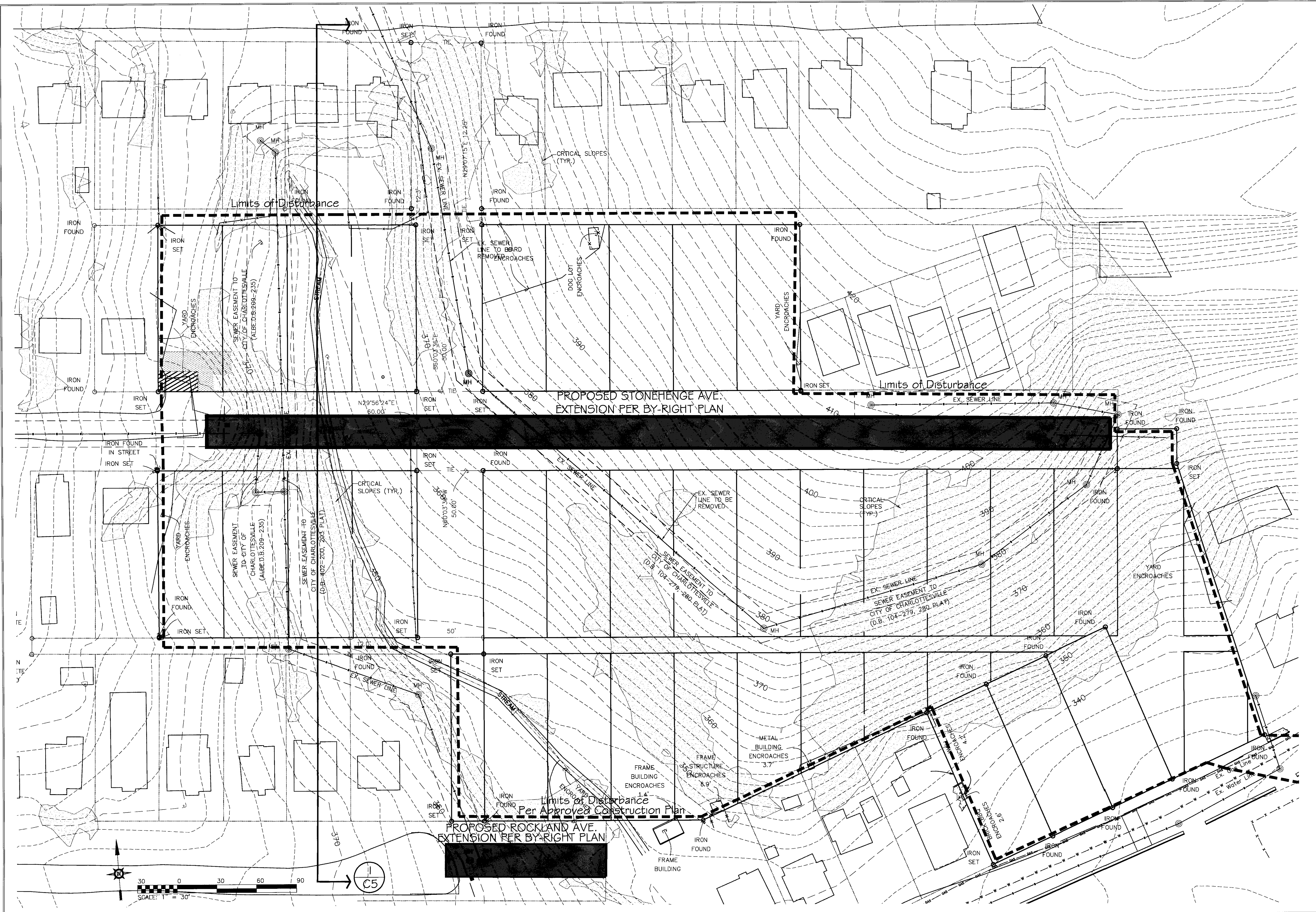
PROPOSED ZONING/SETBACKS

Setbacks: Lots 1-10 front 10', rear 10', side 3'
Lots 11-20 front



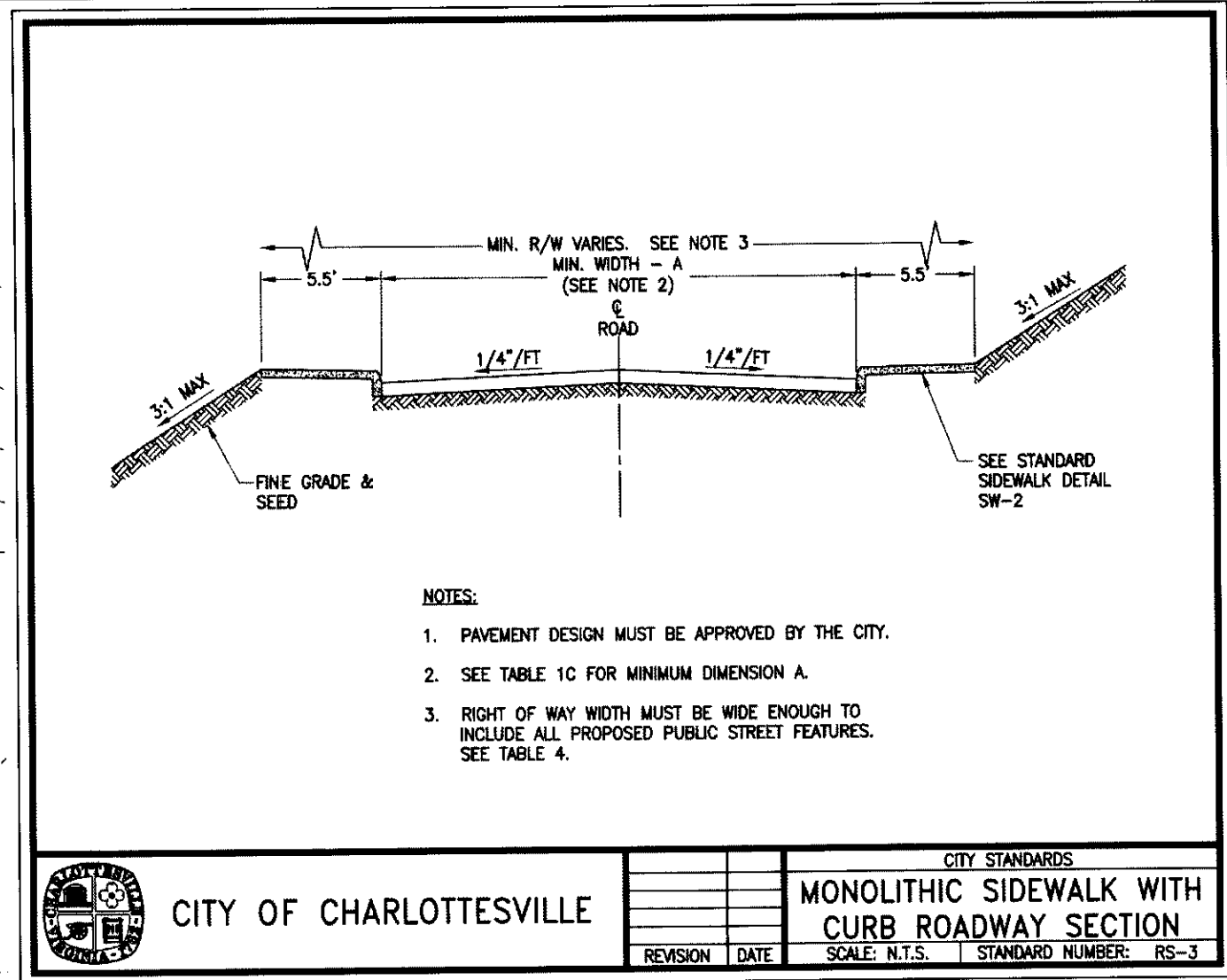
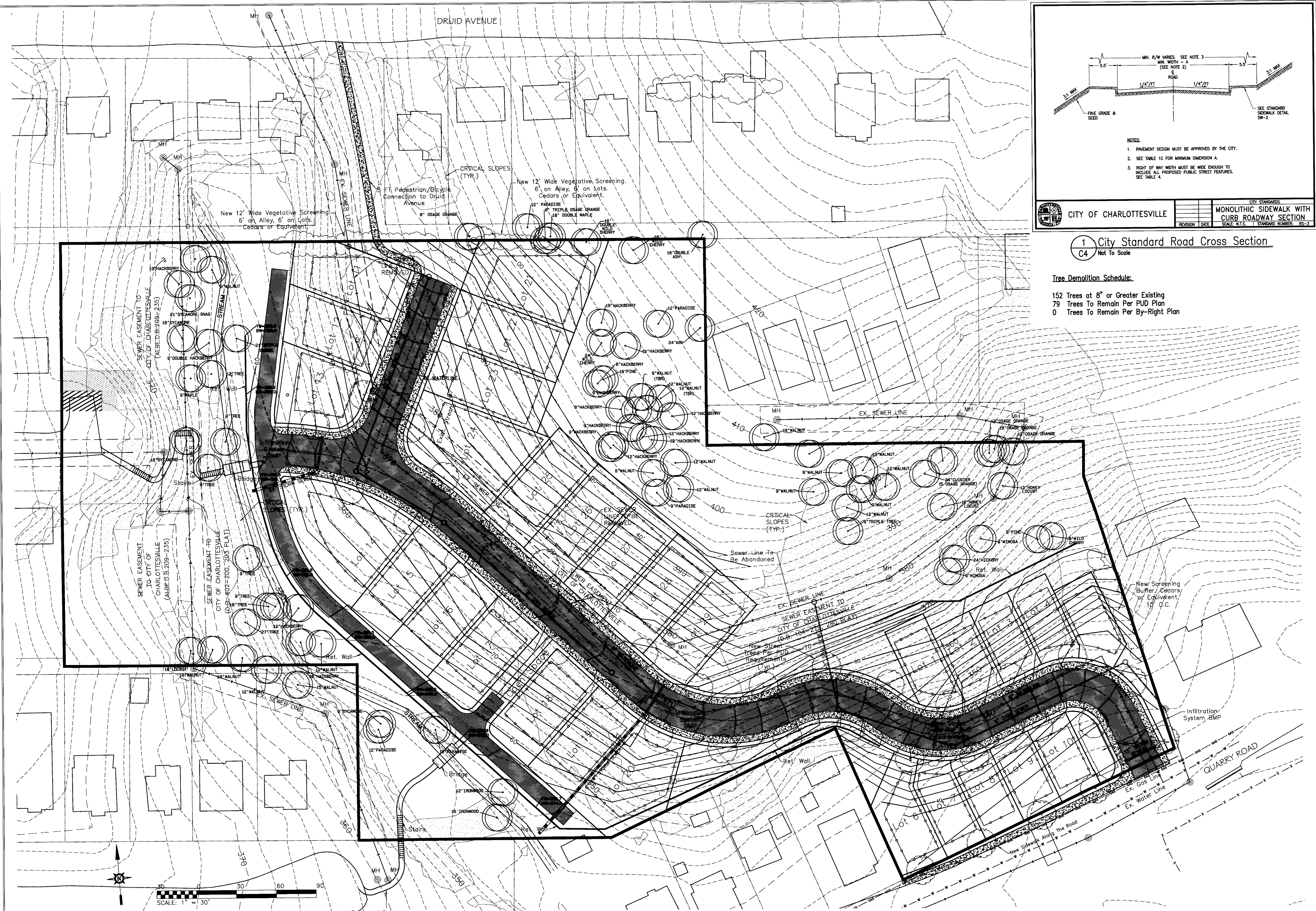
EXISTING CONDITIONS

Rev #	Date	Description
1	07/23/12	City Comments
2	08/02/12	City Comments
3	09/20/12	PC Comments
4	01/21/13	PC Comments



BY-RIGHT DEVELOPMENT

Rev #	Date	Description
1	07/24/12	City Comments
2	08/07/12	City Comments
3	09/20/12	PC Comments
4	07/27/13	PC Comments

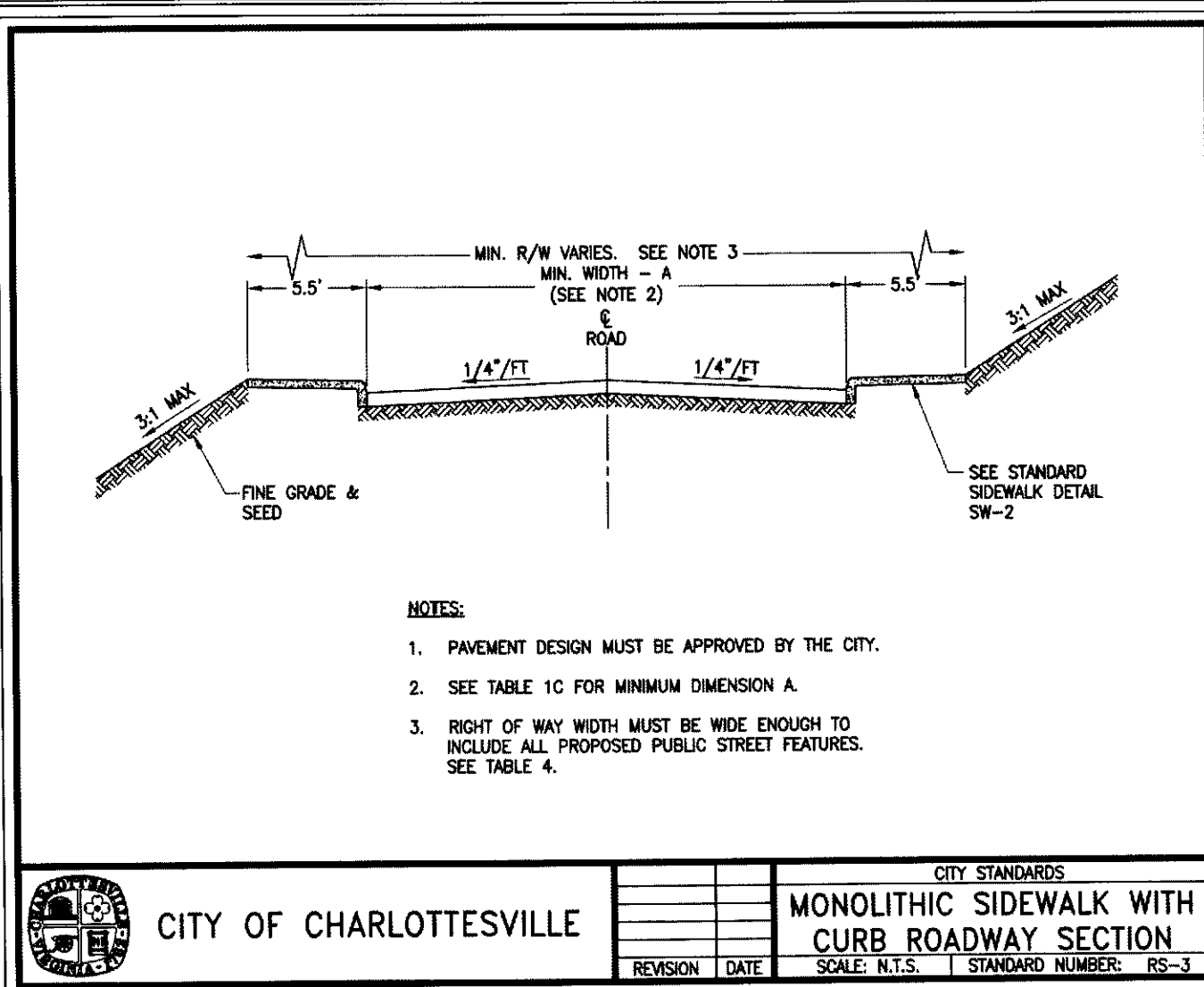


1 City Standard Road Cross Section
C4 Not To Scale

Tree Demolition Schedule:
152 Trees at 8" or Greater Existing
79 Trees To Remain Per PUD Plan
0 Trees To Remain Per By-Right Plan

APPLICATION PLAN

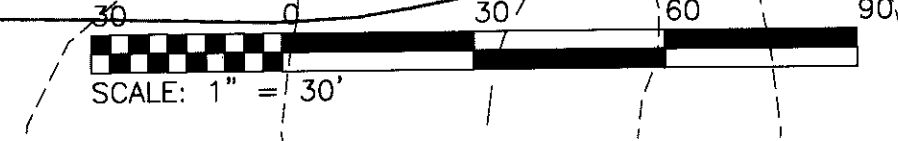
Rev. #	Date	Description
1.	07/24/12	City Comments
2.	08/02/12	City Comments
3.	08/21/12	PC COMMENTS
4.	07/27/13	PC COMMENTS



CITY OF CHARLOTTEVILLE		CITY STANDARDS	
REVISION	DATE	MONOLITHIC SIDEWALK WITH CURB ROADWAY SECTION	
		SCALE: N.T.S.	STANDARD NUMBER: RS-3

1 City Standard Road Cross Section
 C4 Not To Scale

Tree Demolition Schedule:
 152 Trees at 8" or Greater Existing
 79 Trees To Remain Per PUD Plan
 0 Trees To Remain Per By-Right Plan

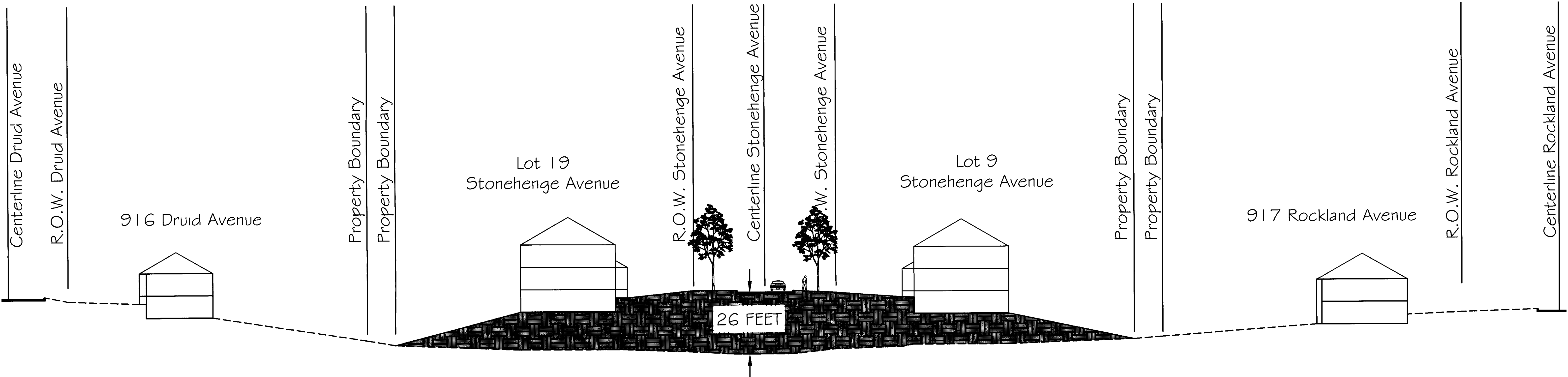


APPLICATION PLAN

Rev #	Date	Description
1	07/24/12	City Comments
2	08/20/12	PC Comments
3	09/20/12	PC Comments
4	07/21/13	PC Comments

**ZONING MAP AMENDMENT FOR
 STONEHENGE AVE EXT.
 CITY OF CHARLOTTEVILLE, VIRGINIA**

Date	12/10/2012
Scale	1" = 30'
Sheet No.	C4 OF 5
File No.	11.007



1
C5 BY-RIGHT PLAN NEIGHBORHOOD CROSS SECTION
SCALE: 1"=20' HORIZ, 1"=20' VERT.

NEIGHBORHOOD
CROSS SECTION

Rev #	Date	Description
1	07/09/12	City Comments
2	08/06/12	City Comments
3	08/20/12	PC Comments
4	01/21/13	PC Comments

ZONING MAP AMENDMENT FOR
STONEHENGE AVE EXT.
CITY OF CHARLOTTEVILLE, VIRGINIA

Date
12/10/2012
Scale
1" = 20'
Sheet No.
C5 OF 5
File No.
11.007

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



APPLICATION FOR A SPECIAL USE PERMIT

**PLANNING COMMISSION AND CITY COUNCIL JOINT
PUBLIC HEARING**

DATE OF HEARING: February 12, 2013
APPLICATION NUMBER: SP-12-12-17

Project Planner: Brian Haluska, AICP
Date of Staff Report: January 22, 2013

Applicant: Octagon Partners, Managing Member of 459 Locust Charlottesville Owner, LLC
Current Property Owner: 459 Locust Charlottesville Owner, LLC

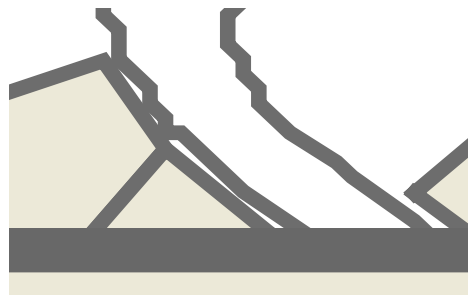
Application Information

Property Street Addresses: 501 Locust Avenue
Tax Map/Parcel #: Tax Map 53, Parcel 234
Total Square Footage/Acreage Site: 3.83 acres
Comprehensive Plan (Land Use Plan) Designation: Office
Current Zoning Classification: DN (Downtown North), B-1 Business
Tax Status: The City Treasurer's office indicates that there are no delinquent taxes owed on the subject properties at the time of the writing of this staff report.

Applicant's Request

The owner of the former Martha Jefferson Hospital property has applied for a special use permit to permit a medical laboratory on property located at 501 Locust Avenue, property also known as The Cardwell Center wing of the Martha Jefferson Hospital complex.

Vicinity Map



Standard of Review

The Planning Commission must make an advisory recommendation to the City Council concerning approval or disapproval of a special permit or special use permit for the proposed development based upon review of the site plan for the proposed development and upon the criteria set forth. The applicant is proposing no changes to the current site, and therefore is not required to submit a site plan per sections 34-158 and 34-802 of the zoning ordinance.

Section 34-157 of the City Code sets the general standards of issuance for a special use permit.

In considering an application for a special use permit, the city council shall consider the following factors:

- (1) Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood;
- (2) Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan;
- (3) Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations;
- (4) Whether the proposed use or development will have any potentially adverse impacts on the surrounding neighborhood, or the community in general; and if so, whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts. Potential adverse impacts to be considered include, but are not necessarily limited to, the following:
 - a. Traffic or parking congestion;
 - b. Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment;
 - c. Displacement of existing residents or businesses;
 - d. Discouragement of economic development activities that may provide desirable employment or enlarge the tax base;
 - e. Undue density of population or intensity of use in relation to the community facilities existing or available;
 - f. Reduction in the availability of affordable housing in the neighborhood;
 - g. Impact on school population and facilities;
 - h. Destruction of or encroachment upon conservation or historic districts;
 - i. Conformity with federal, state and local laws, as demonstrated and certified by the applicant; and,
 - j. Massing and scale of project.

- (5) Whether the proposed use or development will be in harmony with the purposes of the specific zoning district in which it will be placed;
- (6) Whether the proposed use or development will meet applicable general and specific standards set forth within the zoning ordinance, subdivision regulations, or other city ordinances or regulations; and
- (7) When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be applicable, for recommendations as to whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

Any resolution adopted by city council to grant a special use permit shall set forth any reasonable conditions which apply to the approval.

Project Review / Analysis

1. Background

The Martha Jefferson Hospital property has four wings: the Patterson wing, the Rucker wing, the North wing, and the Cardwell Center. The Patterson and North wings are being renovated for the headquarters of the CFA Institute. The Cardwell Center is the northern most building on the site, and has 69,000 square feet of interior space. The Cardwell Center is accessed via a circular drive off of Locust Avenue. The owners of the Cardwell Center are requesting a special use permit to locate a medical laboratory in the building.

The Martha Jefferson Hospital property is dual zoned, with both Downtown North and B-1 Business zoning. The line between the zones bisects the Cardwell Center. Medical laboratories in excess of 4,000 square feet in size are permitted by special use permit in the Downtown North zone. Medical laboratories are permitted by special use permit in the B-1 zone.

A medical laboratory is defined in the City Code as “a building or part thereof devoted to bacteriological, biological, x-ray, pathological and similar analytical or diagnostic services to medical doctors or dentists including incidental pharmaceuticals, and the production, fitting and/or sale of optical or prosthetic appliances.”

The company proposing to locate in the Cardwell Center would take up 30,000 square feet of the building.

2. Proposed Use of the Property

The property is currently being renovated for use as an office building. No new buildings will be built or developed as a part of this application.

3. Impact on the Neighborhood

a. Traffic or parking congestion

- Traffic congestion: The applicant calculates the average trips per day that can be attributed to the company locating in the Cardwell Center as 45 trips per day. City staff finds that the roads adjacent to the site can accommodate the traffic generated by this use.
- Parking: The use requires 60 parking spaces, which will be provided on site in the existing parking deck adjacent to the Cardwell Center.

b. Noise, light, dust, odor fumes, vibrations, and other factors which adversely affect the natural environment, including quality of life of the surrounding community.

The company operating the medical laboratory does not vent their fume hoods to the outside. Additionally, the company contracts with a medical waste disposal company, and does not have any outside containers for medical waste.

c. Displacement of existing residents or businesses.

This use will not displace any existing residents or businesses.

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

This use does not discourage economic development activities.

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

This use will not increase the density of population in the area or intensify the use of community facilities.

f. Reduction in the availability of affordable housing which will meet the current and future needs of the city.

This use will not reduce the availability of affordable housing.

g. Impact on school population and facilities.

This use will not impact the school facilities or population.

h. Destruction of or encroachment upon conservation or historic districts.

The property is in an Architectural Conservation District. The proposed project would not result in the demolition of any structures.

i. Conformity with federal, state and local laws.

The proposal complies with all federal, state, and local laws to the best of the applicant's knowledge.

j. Massing and scale.

No new buildings will be built or developed as a part of this application.

4. Zoning History

In 1949 the property was zoned A-1 Residential. In 1958 the property was zoned R-2 Residential and B Office-Shop. In 1976 and 1991, the property was zoned M-1 Industrial. The property was zoned Downtown North and B-1 Business in 2003.

Direction	Use	Zoning
North	Residential	R1-S
South	Office	DN
East	Office and Commercial	HS/B-1
West	Residential	R-1S

5. Reasonableness/Appropriateness of Current Zoning

The current zoning is reasonable and appropriate.

6. Consistency with Comprehensive Plan

The proposed use of the property is consistent with the Comprehensive Plan designation for the property.

Public Comments Received

At the time of the drafting of this report, staff had not received any comments regarding the application. Several members of the public have requested information on the application but not provided comment at this time.

Staff Recommendation

When considering this application, the primary concern is the indirect impacts of the medical laboratory use on adjacent properties. The low-density residential properties to the north of the hospital campus stand to be impacted by any business that locates in the Cardwell Center. Staff finds that the proposed medical laboratory use can be accommodated in the existing Cardwell Center. The impacts of traffic and parking can be managed on the existing site, and the medical laboratory would not have any undue impacts related to noise, odors or the disposal of medical waste.

Staff recommends the application be approved.

Suggested Motions

1. I move to recommend approval of this application for a special use permit for the operation of a medical laboratory in the Downtown North and B-1 zone for 501 Locust Avenue.

OR,

2. I move to recommend denial of this application for a special use permit for the operation of a medical laboratory in the Downtown North and B-1 zone for 501 Locust Avenue.



SPECIAL USE PERMIT APPLICATION

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
Post Office Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3182 Fax (434) 970-3359

For Non-Residential and Mixed Use projects, please include \$1,500 application fee. For Residential projects, please include \$1,800 application fee; checks payable to the City of Charlottesville. All petitioners must pay \$1.00 per required mail notice to property owners, plus the cost of the required newspaper notice. Petitioners will receive an invoice for these notices and approval is not final until the invoice has been paid.

I (we) the undersigned property owner(s), contract purchaser(s) or owner's agent(s) do hereby petition the Charlottesville City Council for a special permit to use the property located at: 501 Locust Avenue (address), zoned: DN, for: Medical Laboratory.

A. **Property Information** – Please note on the back of this form any applicable deed restrictions.

1. 165/210 feet of frontage on Locust / Sycamore Avenue (name of street)
2. Approximate property dimensions: 315 feet by 200 feet.
3. Property size: 3.83 acres (square feet or acres)
4. Present Owner: 459 Locust Charlottesville Owner, LLC (Name) as evidenced by deed recorded in Deed Book Number 201003480 Page 2011002260, with the Clerk of the Circuit Court.
5. Mailing Address of Present Owner: 126 Garrett Street, Suite G, Chville, Va 22902
6. City Real Property Tax Map Number 53 Parcel(s) 234, _____; Lot(s): _____, _____, _____

B. **Adjacent Property Owners' Addresses** (Use the back of this form if necessary.)

	<u>Property Owner Name</u>	<u>Mailing Address</u>	<u>City Tax Map and Parcel #</u>
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____

C. **Applicant Information** – Please note that if the applicant is not the owner, proof of status as contract purchaser or owner's agent must be furnished. (Office Use: Proof Furnished _____)

Applicant's Name 459 Locust Charlottesville Owner, LLC
Mailing Address 126 Garrett Street, Suite G, Chville, Va 22902
Applicant's Phone Number(s): (434) 760-1549 Work (SAME) Home _____
Applicant's Signature [Signature] COO, Octagon Partners, Managing Member of
459 Locust Charlottesville Owner, LLC

D. **Attachments Submitted by the Applicant**

1. A required site plan was previously submitted on _____ (Date) with the required fee, for a pre-application review conference on _____ (Date). This site plan was prepared by:
Name: _____
Address: _____
Phone: _____
2. Other attachments as required by Section 34-158 of the City Code (Office Use: Submitted _____).
3. The correct application fee (see above).

For Office Use Only

I certify that the sign(s) as required by Section 34-44 of the City Code as amended has been posted on the following date: _____

Signature: _____ (Zoning Administrator)

Amt. Paid 1500.00 Date Paid 12/18/12 Cash/Check # 1555 Received by [Signature]



OCTAGON PARTNERS
126 GARRETT STREET
CHARLOTTESVILLE, VA 22902

December 18, 2012

Brian Haluska, Neighborhood Planner
City of Charlottesville
610 E Market Street
Charlottesville, VA 22902

Brian,

I am requesting a Special Use Permit for 501 Locust Avenue, the building known as the Cardwell Center in the former Martha Jefferson Hospital. This request is to allow a medical Lab within this existing building. The property is currently zoned Mixed Use in the Downtown North neighborhood.

The proposed tenant is Hemoshear, LLC. Hemoshear is a biotech testing lab that does simulated drug interaction testing on the human body. They are currently located at 1115 5th Street SW in the City of Charlottesville. Hemoshear has outgrown this space and is looking for a new space in a location closer to downtown where their expanding operation can be accommodated.

The former Cardwell Center included the hospital's extensive pathology lab, several diagnostic suites using state of the art cancer detection and treatment devices, and patient treatment rooms. The Cardwell Center contains 69,000 square feet. Hemoshear will occupy a maximum of 30,000 sq. ft. and with develop no more than 12,000 sq. ft. of lab space. I have provided a review of Section 34-157 as it relates to this tenant and I do not find any adverse impacts would result from locating Hemoshear in the former hospital building.

FOLLOWING IS A REVIEW OF SECTION 34-157

1. The proposed use is in harmony with the existing uses and patterns of development in the neighborhood. The former hospital supported similar activities (office and laboratory). The property already contains sufficient parking and access to streets on three sides.
2. The use will conform to the City's Comprehensive Plan. The adaptive reuse of the hospital for medical lab and support space is in keeping with the existing character of the building and neighborhood.
3. The proposed use and the building it is contained in will comply with all applicable building code regulations.
4. The following aspects of this development will not create adverse impacts on the surrounding neighborhood.

- A. The use requires 60 parking spaces (28,000/500). Parking for Hemoshear will be provided within the existing parking structure attached to the Cardwell Center. Average vehicle trips per day for this property is 45 (1.5X30,000 sq. ft.).
 - B. Hemoshear does not add any adverse noise, light, dust odors, fumes, vibration, or other factors which would adversely affect the natural environment. They operate as an office with laboratory functions. Their medical devices are ventless and self contained. The user will not discharge exhaust from the building. The user generates a moderate amount of medical waste which is comprised of materials that have come into contact with human cells. The user contracts with Stericycle, a medical waste management company to perform proper removal of any generated biohazardous waste. All waste is property stored in biohazard red bags and in boxes that are removed from the building directly by Stericycle staff only. The office and lab use mixture is in harmony with the previous hospital use.
 - C. No existing residents will be displaced. The Cardwell Center is vacant.
 - D. Hemoshear will not discourage economic development activities.
 - E. Hemoshear will not cause undue density of population or intensity of use in relation to the community facilities, existing or available.
 - F. Hemoshear locating to the former Martha Jefferson Hospital will not cause a reduction in the availability of affordable housing as they will be occupying existing vacant office space. The Cardwell Center was examined for residential development. However, the building does not lay out well for residential due to an expansive floor plate. The adjoining Rucker building is slated for development into apartments as it lays out better for residential. These apartments are where any applicable affordable housing guidelines or requirements will be met.
 - G. Hemoshear will not impact school population or facilities
 - H. Hemoshear will not cause destruction of or encroachment upon conservation or historic districts. The entire hospital building is located within the Locust Grove Historic District and the hospital is listed on the National Register of Historic Places. As such, any alterations to the entire former hospital complex will be reviewed and approved by the Virginia Department of Historic Resources, the National Park Service. Additionally, the building is located in a City of Charlottesville entrance corridor. This will require alterations to the entire hospital complex to be reviewed by the Board of Architectural Review. Currently, the only plans for the Cardwell Center are to eliminate the large automobile drive-under overhang facing Locust Avenue. This alteration will be submitted for BAR in the near future.
 - I. The user will conform to federal, state, and local laws.
 - J. Massing and scale – no changes are planned for the building’s exterior.
- 5. The use is in harmony with the purposes of the specific zoning district in which it will be placed. This use is permitted by special use permit in the Downtown North neighborhood. Because the building formerly housed laboratory and offices, the user will be in harmony with the zoning district.
 - 6. This review process indicates the use will meet applicable and specific standards set forth in the zoning ordinance.
 - 7. It is understood that this property is within a design control district and alterations to the building or the site will be subject to review by the ARB or ERB.

FOLLOWING IS A REVIEW OF SECTION 34-158

- 1. An existing site plan was submitted with this application.

2. The owner of 459 Locust Charlottesville Owner, LLC is 459 Locust Charlottesville, LLC.
3. N/A The building and site for this user are existing. The opportunity to implement LID methods does not exist.
4. N/A – No change to the building or site is proposed.
5. N/A – this request does not include residential uses.
6. In discussion the application with the Neighborhood Planners, no additional supporting data or exhibits were identified or requested.

The former Martha Jefferson Hospital moved to its new location in Albemarle County in August of 2011. Octagon Partners has been working to find viable tenants for the vacant property which will fulfill the City's goals for a vibrant and diverse economy. Currently CFA is working on rehabilitation to allow for the repurposing of the South Building and Patterson Building. Finding viable users for the remaining Cardwell and Rucker building yield the property's mixed use potential. The Hemoshear use is in harmony with the building as it previously housed lab and office space and will make an excellent complement to the neighborhood and other new users at the former hospital.



Sean Dougherty, Project Manager
Octagon Partners
126 Garrett Street, Suite G
Charlottesville, VA 22902

CITY OF CHARLOTTESVILLE NEIGHBORHOOD DEVELOPMENT SERVICES



MEMORANDUM

To: Charlottesville Planning Commission and City Council
From: Missy Creasy, Planning Manager
Date: January 30, 2013
Re: February 12, 2013 Work Session materials

Following the regular commission meeting, the Commission plans to move to the NDS conference room to review elements of the Comprehensive Plan. It is anticipated that the Land use, Community Values, Community Characteristics and Glossary Elements will be discussed at this meeting. Topic areas may vary based on the outcome of the February 5th work session and the start time of the work session portion of the meeting.

Land Use

The need for/context of this discussion will need to be set following the February 5, 2013 work session.

Community Values, Community Characteristics and Glossary

These plan elements are located at this link: <http://www.charlottesville.org/index.aspx?page=3366>

Communities Values is an update of the 2007 element providing a brief history of recent Comprehensive plans and community goals which have influenced the document. Updating the City Council Vision was the major change from the current plan.

Community Characteristics outline demographics which are important to our community. A small staff team worked from August 2012 – December 2012 to update all elements to the most recent data. This was a huge undertaking due to the variation in data sources since the elimination of the Census long form.

The Glossary update was a team effort. Each staff person involved in the Comp plan process reviewed the glossary in the context of the chapter they were working with. All updates were generated at a “virtual meeting” and combined into a single document by a single editor.

Other Updates:

Transportation and Urban Design and Historic Preservation

These chapters are in the process up being updated based on the comments made at the January 22, 2013 work session.

Environment Chapter

The chapter has been updated based on comments made at the January 22, 2013 work session. These drafts have been forwarded to RRBC and SELC for additional review.

Attachments:

Work session Schedule

Work Session Schedule (updated 1/23/13)

January 15, 2013 – Joint City County Planning Commission Meeting (5:30-7:30 County Office Building)

January 22, 2013 - Work Session (5-7PM NDS Conference Room City Hall)
Complete Transportation Chapter review and Urban Design and Historic Preservation

January 31, 2013 – Community Outreach meeting – (4-7PM Water Street Center)
(February 6th weather date)

February 5, 2013 – Work Session (5-8PM NDS Conference Room City Hall)
Review Economic Sustainability, Housing, and Land Use Chapters - Will reserve additional time for City Council to provide comments on Land Use.

February 12, 2013 – Regular Planning Commission meeting
Continue Land Use discussion, Review Community Values, Community Characteristics and Glossary.

February 26, 2013 – Work Session (5-7PM NDS Conference Room City Hall)
Complete any pending discussions, Review Introduction, Implementation and Community Facilities Chapter

March 5, 12 & 26, 2013 – Complete any pending discussions

The above schedule will be revised as needed based on the pace of chapter review. Commissioners will need to review the draft chapters noted for each session located here <http://www.charlottesville.org/index.aspx?page=3366> and staff will provide chapter update memos in advance of work sessions.