

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, March 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

C. CHAIR'S REPORT

D. DEPARTMENT OF NDS

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

F. CONSENT AGENDA

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

1. Minutes - January 8, 2013 – Regular meeting
2. February 5, 2013 – Work Session
3. Minutes - February 12, 2013 – Pre meeting

III. **JOINT PUBLIC HEARINGS (Beginning at 6:00 P.M.)**

I. JOINT PUBLIC HEARINGS

1. **Community Development Block Grant (CDBG) and HOME Funding—1st Year Action Plan, 13-14:** The Planning Commission and City Council are considering projects to be undertaken in the 1st Year Action Plan of the multi-year Consolidated Plan utilizing CDBG & HOME funds for the City of Charlottesville. In Fiscal Year 13-14 it is expected that the City of Charlottesville will receive \$390,441 for Housing and Community Development needs and \$66,000 in HOME funds for affordable housing from HUD. CDBG funds will be used in the City to conduct housing rehabilitation, assist low and moderate income homebuyers, construct pedestrian improvements to the Fifeville Neighborhood and fund Economic Development activities, as well as to fund several programs that benefit low and moderate income citizens and the homeless population. HOME funds will be used to support the housing needs of low and moderate income citizens. **Report prepared by Melissa Thackston, Grants Coordinator.**
2. **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.**
3. **ZM-13-01-01 (Lyman Street):** A petition to rezone the property located on Lyman Street from R-1 Single Family Residential District and Planned Unit Development (PUD) to Downtown Extended (DE). The property is further identified as Tax Map 58 Parcels 289.2 and 358E having road frontage on Lyman Street and containing approximately 8,613 square feet of land or 0.2 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Industrial. **Report prepared by Brian Haluska, Neighborhood Planner.**
4. **ZM-13-01-02 (Johnson Village PUD amendment):** A petition to amend the allowable uses for one block of the Johnson Village PUD. The property is further identified as Tax Map 22B Parcels 177 through 182 having road frontage on Cleveland Avenue and containing approximately 34,725 square feet of land or 0.8 acres. The PUD zoning allows an applicant to present a proposal

independent of established zoning categories for consideration by the governing body. The current uses allowed in this block include multifamily and commercial. The change would allow townhome units to be included as an allowable use on these parcels. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Two Family Residential. **Report prepared by Willy Thompson, Neighborhood Planner.**

5. **ZM-12-12-16 (Elliott Avenue PUD):** A petition to rezone the property located off Elliott Avenue from R-3Multifamily Residential District to Planned Unit Development (PUD). The property is further identified as Tax Map 29 Parcels 266 and 272.1 having road frontage on Elliott Avenue and containing approximately 156,816 square feet of land or 3.6 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 up to 50 dwelling units in a variety of housing types, including single-family detached, single-family attached, townhouses, cottages and a group home with a density of no greater than 13.8 DUA as well as a non-residential use. Proffers include affordable housing, funding for and/or improvements to the Oakwood Cemetery property. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Public- Semi Public. **Report prepared by Willy Thompson, Neighborhood Planner.**

IV. ADJOURN

V. PLANNING COMMISSION WORKSESSION– 9PM.

1. Comprehensive Plan Work Session (in the NDS Conference Room)

K. FUTURE MEETING SCHEDULE

Date and Time	Type	Items
Tuesday March 26, 2013 – 5:00 PM	Work Session	Comprehensive Plan
Tuesday, April 9, 2013 – 4:30 PM	Pre- Meeting	
Tuesday, April 9, 2013 – 5:30 PM	Regular Meeting	<u>Critical Slope Waiver</u> Seminole Square Shopping Center Expansion and 1150 Pepsi Place – Plant Expansion <u>Special Use Permit</u> – Family Dayhome – 600 McIntire, 1335 Carlton Avenue <u>Comprehensive Plan</u> <u>Subdivision</u> – Rugby Road <u>Minutes</u> - February 12, 2013 – Regular meeting <u>Minutes</u> - February 26, 2013 – Work Session Zoning Text Amendments – Sidewalk Waiver fee, Accessory Dwelling Unit Reference

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.

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 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 Mr. Brodhead's report, Ms. Green asked for clarity since provisional permits usually go with the land. How will the permit go with the truck? She asked what type of permit will there be for a land owner?

Mr. Brodhead clarified that staff has not developed a permit for the land owner. For the current provisional use permit process, the applicant applies and the land owner signs permission for the activity, so it will be no different than that. Staff feels that many of these trucks would setup on vacant parking lots since there are many lots on West Main Street.

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 the trucks would be allowed to park in the city parks or near any of the schools. She wanted clarity on allowances for setting up tables near the trucks.

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 wants 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 is separate legislation for this. 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 will 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 the hours of operation and if the trucks be permitted in mix 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 issued on an annual basis and would be reviewed at the time of application.

Ms. Creasy stated that staff has the right to determine if a parking space is unsafe for the use.

Mr. Keesecker wanted to know what staff thought would be the downside/negative impact of 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 any opportunities. He asked if mobile food unit folks have asked for seating.

Mr. Brodhead stated that staff felt that the owners of the mobile food units would be the ones going out and seeking areas to park their trucks, so they would be the ones applying for the permit. They were looking for opportunities for the mobile food units and not really looking at the property owners. There might be some opportunity in the future for the property owners to apply for the permit we are just not there yet.

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

Planning Commission Work session
February 5, 2012
Minutes

Commissioners Present:

Ms. Genevieve Keller (Chairperson)
Mr. Kurt Keesecker
Mr. Dan Rosensweig
Mr. Michael Osteen
Ms. Natasha Sienitsky

City Council Present

Mayor Huja
Ms. Kristin Szakos
Mr. Dave Norris
Ms. Kathy Galvin

Staff Present:

Missy Creasy
Brian Haluska
Kathy McHugh
Richard Harris
Hollie Lee
Chris Engel

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 item would be discussed. She also reviewed the future meeting schedule.

Economic Sustainability

Ms. Lee, who is updating the Economic Sustainability section of the Comprehensive Plan, stated that she took the comments from the Planning Commission and the public and incorporated them into the chapter. Goal 5 from the 2007 Plan was removed at first because most of the objectives have been met, but it was reinserted due to comments presented. She then opened the discussion for questions and comments.

Discussion

Ms. Szakos felt that Goal 5 encompasses “heritage” and if “organizations and meeting” were added that would encourage tourism. The wording in the title of Goal 6 is very confusing and should be rewritten. She would like to see some form of retraining for mature workers reflected in the document.

Mr. Engle stated that in Goal 5, historic attraction is leverage from a tourism perspective. He stated that Objectives 2.3 and 2.7 are from the existing plan and should remain to highlight ongoing relationships with UVA.

Ms. Keller feels that heritage and culture tourism should be used to clarify the meaning of the goal. She would like to see “heritage base” taken out and “traditional foods, winery and bed and breakfasts” added to 5.2. She doesn’t really like the wording in 2.5 and suggested adding the word “strategy” to it. She would like some wording added to Goal 6 that would protect the City’s long term investment in downtown.

Mr. Rosensweig feels that music should be added and that we should be focusing on food, music and hospitality. He feels that financial literacy counseling should be for all ages.

Ms. Sienitsky wanted the statement made in 5.2 concerning heritage based hospitality clarified. She would like to see the old 53 road used as a walkable park way to Monticello. She would like to see some form of educational training added to this section of the plan as well as clarification on 2.3 and 2.7.

Mr. Keesecker would like to see some form of car access or potential pedestrian bridge link to Monticello and feels that it plays a big part in Economic Sustainability. He feels that Objective 3.6 should mention PVCC.

Mr. Norris would like to see the path that Mr. Jefferson took from Monticello recreated. He feels that the Target Industry study missed out on how to train low income residents to climb the economic ladder.

Mr. Osteen likes seeing the chapter more organized. He feels that Goal 1 is great, but sub goal 1.1 is really the first statement restated. Sub goals 1.5 and 1.6 are excellent and should be located higher in the list.

Ms. Lee stated that items can be flipped around and 1.5 and 1.6 will be moved higher on the listing. She stated that training for low income families is actually discussed in 1.3.

Ms. Galvin would like to see 4.7 kept and the addition of 6.7. She wanted to know if the City’s zoning ordinance was impeding on businesses that we want to see come to the area.

Housing

Ms. McHugh, who is providing the update and rewrite of the housing section, gave an overview of how she undertook the review. She stated that staff started with 3 questions and took the answers and responses to help update this section.

Discussion

Mr. Norris feels that public housing should be called out more specifically and mention the Resident’s Bill of Rights.

Ms. Keller would like to see a goal and strategy put in place for public housing. Sub section 3.2 needs to be broadened to mention “no expansion or creation of concentrations of poverty.” She would like to see 1.3c deleted or the wording changed.

Ms. Szakos said that Section 3.2 could talk about public housing and there should be some sort of partnership with CRHA.

Mr. Huja feels that public housing needs to be mentioned.

Ms. Creasy asked if public housing could become a separate goal?

Ms. Sienitsky would like Goal 1 “subdivision ordinance” looked into more carefully. Let 1.2A apply to both single family and multi-family too. She asked if we are trying to have onsite affordable housing as part of larger developments- is that really our goal?

Mr. Keesecker noted that Objective 2.3B references promoting self reliance and 3.2 notes a decrease in student vehicle use. He questioned whether students should be referenced.

Land Use

Mr. Haluska provided an overview of the updates made to the Land Use Chapter since the last work session and opened the floor to questions.

Discussion

Ms. Keller feels that a new goal 5 is needed that deals with small area plans.

Mr. Rosensweig feels that there are two new economic activities and lumping them into one category is confusing.

Ms. Galvin stated most localities have a process in place for review of land use issues that is consistent for all areas of the locality.

Ms. Creasy stated there will be a narrative that gives an overall description and concerns noted about land use for the small areas indicated in the plan. She provided details on the Fry’s Spring example to note that some projects are ordinance based while others may involve more study.

Ms. Szakos feels that the document needs to be accessible to the greater community. It should be written in a way that a layperson can understand.

Mr. Keesecker would like to see some process in place for small area planning.

Wrap Up

Ms. Keller stated that we really don’t have a process in place yet and things should be more specific. There should be new goals between 2 and 3 and things should be done on all levels, not

just neighborhood specific. She likes the way it is written and would not like to see that lost. She suggested that maybe we need to start with a blank land use map and come up with some ideas and match it up with zoning and land use map.

Mr. Haluska wanted to discuss a piece of property located behind the Riverside development which is privately owned, zoned for low density and can't be built on due to lack of road frontage. He also mentioned a parcel that is near the Linen Building, currently zoned business and technology, with community interest in a land use designation of neighborhood commercial.

The Planning Commission agreed to keeping keep the land use designation for the property on Riverside the way it is shown and change the designation on the parcel near the Linen Building to Neighborhood Commercial.

Public Comment

Bill Emory, 1604 East Market St, would like to refer back to the Standards and Design guidelines. He feels that urban design is made for people and not for automobiles and there should be a process in place.

Victoria Dunham, Chesapeake Street, really enjoyed the telescope presentation from Mr. Keesecker. She feels that neighborhoods have character and people generally enjoy living in them.

Adjourned at 7:49

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

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January 25, 2013

**TO: Charlottesville Planning Commission, Neighborhood Associations &
News Media**

Please Take Notice

A Work Session of the Charlottesville Planning Commission will be held on **Tuesday February 5, 2013 at 5:00 p.m. in the NDS Conference Room in City Hall (610 East Market Street).**

AGENDA

1. Comprehensive Plan Review
 - a. Economic Sustainability
 - b. Housing
 - c. Land Use
2. Public Comment – 15 minutes

cc: City Council
Maurice Jones
Aubrey Watts
Jim Tolbert
Neighborhood Planners
Melissa Thackston, Kathy McHugh
Mary Joy Scala
Craig Brown, Rich Harris

**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**



MEMORANDUM

To: Charlottesville Planning Commission and City Council
From: Missy Creasy, Planning Manager
Date: January 25, 2013
Re: February 5, 2013 Work Session - Comprehensive Plan Review (Including Land Use)

The Commission will focus on the Economic Sustainability, Housing and Land Use Chapters of the Comprehensive Plan at the February 5, 2013 work session. The work session has been extended to allow City Council members the opportunity to comment on the Draft Land Use materials.

Economic Sustainability and Housing

The updated chapters are located at this link: <http://www.charlottesville.org/index.aspx?page=3366>
Memos explaining how the last round of comments were integrated are attached.

Land Use

In addition to the Commission providing comments on the Land Use Chapter at this meeting, this is an opportunity for City Council members to provide comments on the Chapter in advance of the public hearing. The update memo is attached and the chapter materials are available at this link for review:
<http://www.charlottesville.org/index.aspx?page=3366>

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
Economic Sustainability Memo (dated 12/13/12)
Housing Memo (dated 11/12/12)
Land Use Memo (dated 12/12/12)

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.

City of Charlottesville

Office of Economic Development



Memo

To: Missy Creasy
From: The Office of Economic Development
Date: 12-13-12
Re: 2013 Comp Plan Update – Economic Sustainability Chapter

Numerous revisions/additions have been made to the Economic Sustainability chapter of the Comprehensive Plan based on public input and comments from Planning Commissioners. To this date, comments from the following Planning Commissioners have been received:

- Kurt Keesecker – received 10/15/12
- Michael Osteen – received 11/05/12
- Dan Rosensweig – received 11/05/12
- Natasha Sienitsky – received 11/20/12
- Genevieve Keller – received 12/04/12

Below, you will find a summary of how these comments have been integrated into the draft plan. Overall, many of the comments received were suggestions for rewording various goals and objectives. These comments have been incorporated as appropriate throughout the document.

In regards to workforce development, several comments were made about the importance of programs/efforts that support residents of all skill levels. In response to this, we have made sure to include objectives that not only focus on training and development in target industries (such as Biosciences and Medical Devices, Information Technology and Defense & Security, Business and Financial Services, and Health Services), but also programs that assist entry level/lowered skilled residents obtain career ladder employment.

Similarly, we received a few comments from Planning Commissioners about the importance of fostering an environment that supports the start-up, growth, and development of businesses in a wide variety of industries. In the 2007 Comp Plan, there were several objectives focusing on technology businesses, including one about developing a technology incubator and one about attracting technology savvy firms to Charlottesville. Since 2007, we have made progress on these objectives, and although support for businesses in this industry is still important to the City because of the significant impact they have on the local economy, we have included new objectives that expand our business development efforts to other areas (e.g., arts and culture industry; small, woman-minority-owned businesses, Section 3 businesses, etc.).

In the original draft of the Comp Plan update, we recommended removing Goal V, which focuses on tourism and expanding the economic impact that visitors have on the City because most of the objectives had been substantially completed since the 2007 Comp Plan. Due to this, and the fact that any new tourism related objectives could be placed under Goal III (business retention) and Goal IV (capital investment), we suggested removing the goal altogether. All of the Planning Commissioners commented on this suggestion, with one person disagreeing with the recommendation. As a result of these comments, we have added Goal V back into the chapter. The objectives focus specifically on enhancing the arts and culture industry, heritage tourism, and supporting the development of infrastructure related to tourism (e.g., hotels, conference centers/meeting spaces, etc.).

Some of the Planning Commissioners also made more specific comments individually that we attempted to incorporate into the draft. Please see table below for a brief overview.

PC	Goal or Objective	Comment(s)	Revisions/Additions
N. Sienitsky	Goal I: Be an effective partner in creating a well-prepared and successful workforce.	<ul style="list-style-type: none"> Prepare students for 21st century jobs, with a special focus on our target industries. 	<p><i>Added objective under Goal I to address the issue of adequately preparing students for careers in emerging industries.</i></p> <p>1.5: Provide support for educational programs that will prepare City students for 21st century jobs in our area’s target industries.</p>
K. Keesecker	Goal III: Generate, recruit, and retain successful businesses.	<ul style="list-style-type: none"> How does the Farmer’s Market fit in? What about Albemarle County farms production impact on Cville? Can the schools buy from local farmers? Artisan food entrepreneur programs? 	<p><i>Added 2 new objectives under Goal VI, which focuses on downtown as the economic hub.</i></p> <p>6.4: Complete feasibility study on developing a Market District in the City Market’s current site and finalize long term solution to the location of the Market.</p> <p>6.5: Leverage the growing demand for locally sourced products by encouraging business creation and expansion downtown, and more specifically, at the City Market.</p>
G. Keller	Goal III: Generate, recruit, and retain successful businesses.	<ul style="list-style-type: none"> Continue and increase heritage tourism based on and linked with the city’s and county’s historic sites and heritage-based hospitality, goods, beverages, and other products. 	<p><i>Added new objective under Goal V, which relates specifically to tourism.</i></p> <p>5.2: Enhance heritage tourism efforts in partnership with Albemarle County, with a focus on heritage-based hospitality, foods, wines, and other artisan-type products.</p>

<p>M. Osteen</p> <p>D. Rosensweig</p>	<p>Goal IV: Build partnerships with private sector groups in order to maximize capital investment to the City.</p>	<ul style="list-style-type: none"> • Work to ensure ordinances and regulations balance need to promote development opportunity and competing interest. • Add new objective – Align zoning ordinance to facilitate economic activity in new areas of commercial opportunity identified in the updated future land use map. 	<p><i>Added 2 new objectives under Goal IV.</i></p> <p>4.5: Align zoning ordinances to facilitate economic activity in new areas of commercial opportunity identified in the updated future land use map.</p> <p>4.6: Work to ensure that newly aligned City ordinances and regulations balance the need to promote development opportunities and competing interests.</p>
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Please see the attached document, *Economic Sustainability: Goals & Objectives (2007 Comp Plan Goals & Objectives and 2013 Updates)*, for details regarding ALL changes to this chapter.

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

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



Memorandum

To: File

From: Kathy McHugh & Melissa Thackston

Date: November 12, 2012

The following information reflects comments received from the public/staff/Commissions since the 10/05/12 draft was posted on-line for comment. The format is based on guidance provided by Missy Creasy as of November 9, 2012.

Comments Received

Comments have been received from the following sources (showing name, group, event, date as applicable) with detailed comments attached:

10/15/12 – received comments from Planning Commissioner Kurt Keesecker

10/24/2012 – received comments from Planning Commissioner Dan Rosensweig

10/30/12 – Ebony Walden sends out revised draft wording for the vision statement.

10/31/12 – Meet with HAC subcommittee on Affordable Housing Policy Review, Formulation & Best Practices to discuss changes as proposed by Dan Rosensweig.

11/2/12 – Comments from Southern Environmental Law Center are distributed, but none are specific to the housing chapter.

11/5/12 – Comments received from Planning Commissioner Mike Osteen.

Summary of how comments have been integrated into the Draft *(summary of what was added to the draft in response to comments receive).*

On 11/5/12, made the following changes to the draft housing chapter:

1. Updated draft with revised vision statement per Ebony with my comments.
2. Incorporated HAC subcommittee comments to modify goal #1 and call out maintain, improve and grow from goal #1 into separate objectives.
3. On 11/2/12, reviewed and incorporated comments from Dan Rosensweig to maximum extent feasible. Given the magnitude of the proposed changes, we documented what was done in two separate documents (one based off Dan's new version of the housing chapter and the other based on actual changes made to the draft housing chapter that was sent out to the Planning Commission on 10/5/12).
4. Reviewed and incorporated comments from Kurt Keesecker by adding a new strategy at 2.1e.
5. Reviewed and incorporated comments from Mike Osteen. Note that many of his comments seek to consolidate existing wording about affordability, which totally goes against the HAC's efforts to integrate the word affordable and supporting concepts throughout the document. Staff does not believe that this preferred change is consistent with HAC directives and it would require a substantial rewrite. Accordingly, these comments are noted, but no changes will be made. We have, however, added a new strategy 3.2h about green sustainable principles that was not specifically called out elsewhere.
6. Sent Brian Haluska an e-mail to follow up on comments from Dan Rosensweig. There are two primary issues: 1) Dan Rosensweig wanted a review of the subdivision ordinance and standards and design manual to eliminate barriers to non-traditional and green site design per his comment 3.2 and 2) Missy Creasy had previously raised a question about the new wording proposed by Dan Rosensweig as it pertains to consideration of affordability and affordable housing when proposed in rezoning and special use applications.

Topics which need additional discussion

Comment: NONE at this time

Discussion:

Potential questions/comments for consideration:

Staff Recommendation:



**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**

MEMO

To: Missy Creasy, Planning Manager
From: Brian Haluska, Neighborhood Planner
Date: December 12, 2012
Re: Comprehensive Plan Update-Land Use Chapter

The following represents the Land Use Chapter of Comprehensive Plan comments and responses which warrant additional discussion (reference the chapter draft to review comments in context of the draft):

GOAL ONE: Promote a walkable mix of uses desired by the community.

The first goal of the chapter was reworded to emphasize pedestrian accessibility of the land uses in the City.

1.1: Revise the zoning ordinance so that zoning classifications are based on intensity of use (as defined by density, height and maximum size of allowable use) as well as the type of use.

Similar to the original draft action. Reworded for clarity.

1.2: Enable small neighborhood scale businesses to provide services within walking distance of residential areas without compromising quality of life.

This action item has been modified to stress the desire for pedestrian oriented development, as well as to make the statement a broader action item, as opposed to a specific task.

1.3: Respect and protect residential areas when considering changes to land use regulations and policies. Encourage pedestrian centered development that enhances existing neighborhood.

Removed the word "Always" from the beginning of the action item. Added the additional statement regarding pedestrian oriented development.

1.4: Encourage the establishment of community-centered uses such as grocery and drug stores centered on the City's employment centers.

Formerly Action Item 3.2. The item was reworded in an effort to make it broader.

GOAL TWO. Create, preserve and enhance the protection, preservation and wise use of the City's natural, historic and architecturally significant environment.

Replaced the words "Regulate the use of land to assure" with "Create, preserve and enhance" as urged by the Commission, with the goal of making the chapter more positive and less focused on regulation.

2.1: Protect natural resources and sensitive environmental areas, including designated flood plain areas and rivers. Encourage the use of the Planned Unit Development ordinance for large sites and the infill Special Use Permit for smaller sites as a way to preserve the natural environment and allow flexibility and variety in development.

Original item 2.1 has been edited to remove language related to enforcement of existing ordinances, and instead focus on the intent of the item. Original item 3.3 regarding PUDs and the infill SUP was merged with the revised item 2.1.

2.2: Revise the Future Land Use Map so that it represents a vision for the City's future. Pay special attention to residential neighborhood protection and affordable housing.

Removed a statement regarding cooperation with Albemarle County and the University of Virginia. The statement is now reflected in item 4.1.

2.3: Update the zoning ordinance as needed so that it complements the City's design guidelines and is sensitive to the history of the community. Provide for the protection of valuable historic resources.

Merged the original item 2.3 with item 4.2.

GOAL THREE. Promote land use that maintains and enhances the City's role as a regional economic center, without sacrificing the quality of life and environment.

Replaced the term "market place" with "Economic center".

3.1: Review and revise the light industrial zoning regulations to reflect contemporary uses. New regulations should increase buffering adjacent to low-density residential neighborhoods, while permitting uses that are compatible with established surrounding land uses.

Added language in the first sentence to further clarify the intent of the action item.

GOAL FOUR. Facilitate the creation of new opportunities throughout the Charlottesville region. **New goal aimed at addressing regional goals beyond the City borders.**

4.1: Coordinate with Albemarle County and the University of Virginia on region wide land use issues and goals.

New action item that was originally under item 2.2.

4.2: Work with regional partners to draft and implement a plan that better utilizes the Rivanna River as an environmental, recreational and economic amenity.

New action item aimed at addressing the City's desire for more structured plans concerning the Rivanna River.

Future Land Use Map

Comment: Several properties in the 1500 block of East Market Street are zoned and used as low-density residential. The original draft of the Land Use Map showed these properties as "Business and Technology".

The properties in question have been designated as low-density residential in the latest draft of the Future Land Use Map.

CITY OF CHARLOTTESVILLE
PLANNING COMMISSION PRE MEETING
TUESDAY, February 12, 2012 -- 4:30 P.M.
NDS CONFERENCE ROOM

Planning Commissioners present

Ms. Genevieve Keller
Mr. Dan Rosensweig
Ms. Lisa Green
Mr. Kurt Keesecker
Mr. Mike Osteen
Mr. John Santoski

Staff Present:

Ms. Missy Creasy, Planning Manager
Mr. Brian Haluska, Neighborhood Planner
Mr. Richard Harris, Deputy City Attorney

The Commission began to gather at 4:30 and was called to order at 5:03pm.

Ms. Keller reviewed the agenda. It was noted that minutes for work sessions where review of comp plan chapters has taken place, the draft under consideration will be attached to the approved minutes. There were some concerns about the January 8, 2013 regular meeting minutes so those minutes will be deferred for further review.

Ms. Green asked if there was a way to assure that features noted on the Stonehenge concept plan would occur in the field. Mr. Haluska reviewed the PUD process noting there is some flexibility with the concept plan that would be memorialized once it reaches the site plan phase. Ms. Keller asked commissioners to provide any areas of concern they feel need further discussion on this application. Items include: housing mix, critical slopes and road slopes, alley location, public street life consideration, accessibility of open space and the PUD evaluation criteria. Mr. Santoski asked about public input received and Mr. Keesecker asked about how maintenance of the pedestrian ways would be addressed. It was noted that the applicant stated they have reviewed the buffering with adjacent properties and he outlined how maintenance is typically addressed in similar situations.

The discussion adjourned at 5:25pm.

City of Charlottesville

MEMO



TO: Planning Commission
FROM: Melissa Thackston, Grants Coordinator
DATE: March 12, 2013
SUBJECT: Public hearing for proposed FY 2013-2014 CDBG and HOME Budget Allocations for the Annual Plan of the Consolidated Plan

As part of the CDBG public participation process, the Planning Commission must provide recommendations to City Council on all CDBG and HOME funding recommendations.

Attached you will find the two proposed allocations for FY 13-14 CDBG and HOME programs. These recommendations are based on CDBG Task Force recommendations in light of further evidence of FY 13-14 budget realities.

Also attached you will find copies of meeting minutes where these recommendations were made.

Other attachments include a memo of explanation and a list of all the projects the CDBG Task Force reviewed as a result of the Request for Proposal (RFP) process.

Following the public hearing, staff is asking for a recommendation to City Council concerning the CDBG and HOME budget allocations. This will include the approval of funds to be reprogrammed.

If you have any questions or concerns, please contact me at 970-3093 or thackston@charlottesville.org.

Cc: City Council
Maurice Jones, City Manager
Jim Tolbert, Director of NDS
Kathy McHugh, Housing Development Specialist
CDBG Task Force

City of Charlottesville

MEMO



TO: Planning Commission
FROM: Melissa Thackston, Grants Coordinator
DATE: March 12, 2013
SUBJECT: Proposed FY 2013-2014 CDBG and HOME Budget Allocations

CDBG and HOME Project Recommendations for FY 2013-2014:

The CDBG and HOME programs have an estimated \$586,690.79 and \$85,925 respectively for the 2013-2014 program year. The CDBG total reflects the \$390,441 Entitlement Grant, \$14,249.79 in Reprogramming, and \$182,000 in previous years' entitlement available after program income has been applied. The HOME total consists of an estimated \$69,425, which is the City's portion of the Consortium's appropriation, in addition to \$16,500 for the City's 25% required match and \$0 in program income. Minutes from the CDBG Task Force meetings are attached which outline the recommendations made. It is important to note that all projects went through an extensive review as a result of an RFP process.

CDBG Housing Programs – The CDBG Task Force has recommended housing programs which are consistent with those from prior years. The main areas of focus are based on Council's priority for new affordable housing units, homeowner and rental rehabilitation, homeownership, and code compliance.

Estimated benefits include at least 10 small homeowner rehabs.

Priority Neighborhood – The Fifeville CDBG Task Force has previously recommended several projects to improve the streetscape and pedestrian safety along the Cherry Avenue Corridor. Recommended projects including adding a landscaped island near the IRC, installing Pedestrian Crossing signs, installing LED crosswalk at 7 ½ St. SW, adding a new crosswalk to 6 ½ St., and 'bump outs' at 6th St. SW, 6 ½ St. SW, and 7 ½ St. SW as the budget allows.

Economic Development – Council set aside FY13-14 CDBG funding for Economic Development Activities. Staff in partnership with the Office of Economic Development and the Strategic Action Team reviewed proposals for funding.

Funds are proposed to be used to provide technical assistance, micro-enterprise loans, and starting capital to at least 25 qualified Charlottesville businesses.

Social Programs – The CDBG Task Force has recommended several social programs, which are

similar to those funded in prior years. Programs were evaluated based on Council's priority for workforce development. Programs were also evaluated based on the number of beneficiaries served and the capacity of the agency. Funding will enable the organizations to provide increased levels of service to the community.

Estimated benefits include 35 (including recently released offenders) adults and 30 young adults who will receive job training and workforce development skills, 5 individuals will be aided as they save money towards a house or education expense, and 20 individuals will receive care and education to address important health concerns such as hypertension and depression.

Administration and Planning: To pay for the costs of staff working with CDBG projects, citizen participation, and other costs directly related to CDBG funds, \$78,000.79 is budgeted.

HOME Funds: HOME Funds for FY 2013-2014 will be used to provide downpayment assistance to at least 4 families and at least 3 small homeowner rehabs.

Program Income/Reprogramming: For FY 2013-2014, the City has \$182,000 in previous CDBG EN that has been made available through the application of received Program Income (PI) to be circulated back into the CDBG budget. The City has \$0 in HOME PI to be circulated back into the HOME budget. There are also completed CDBG projects that have remaining funds to be reprogrammed amounting to \$14,249.79. These are outlined in the attached materials.

Attachments: Proposed FY 13-14 CDBG and HOME budgets
CDBG Task Force Minutes
Funds to be reprogrammed
FY 13-14 RFPs reviewed

CC: City Council
Maurice Jones, City Manager
Jim Tolbert, Director of NDS
Kathy McHugh, Housing Development Specialist
CDBG Task Force

**2013-2014 CDBG BUDGET ALLOCATIONS
RECOMMENDED BY CDBG TASK FORCE: 02/06/2013
RECOMMENDED BY PLANNING COMMISSION:
RECOMMENDED BY CITY COUNCIL:**

I.	HOUSING IN ALL CDBG ELIGIBLE NEIGHBORHOODS		
	A. AHIP- Small Homeowner Rehabs	\$37,500	
	B. Building Goodness- Build Day	\$12,000	
	HOUSING PROGRAMS TOTAL:	\$49,500	
II.	PRIORITY NEIGHBORHOOD		
	A. Fifeville- Cherry Ave. Corridor Improvements	\$200,000	
III.	ECONOMIC DEVELOPMENT		
	A. Better Business Challenge	\$20,000	
	B. Community Investment Collaborative	\$60,000	
	C. Seedplanters	\$25,000	
	D. Office of Economic Development Small Business Development	\$25,000	
	E. Childcare Center Business Development	\$20,000	
	F. Phase II funding or future project to be identified	\$50,000	
	ECONOMIC DEVELOPMENT TOTAL:	\$200,000*	
IV.	SOCIAL PROGRAMS		
	A. CALM - IDA Match	\$ 8,450	
	B. Common Ground Healing Arts	\$ 3,900	
	C. Community Attention- Youth Internships	\$ 5,000	
	D. C4K- Teen Camps and Workshops	\$18,750	
	E. OAR- Reentry Program	\$10,000	
	F. DSS- VIEW Career Training	\$12,400	
	SOCIAL PROGRAMS TOTAL:	\$58,500	(15% EN)
V.	ADMINISTRATION AND PLANNING:		
	A. Admin and Planning	\$78,000.79	(20% EN)
	GRAND TOTAL:	\$586,690.79	
	NEW ENTITLEMENT AMOUNT:	\$390,441	
	EN AVAILABLE AFTER PI APPLIED:	\$182,000	
	REPROGRAMMING:	\$14,249.79	

* Funding includes program income/reprogrammed funds

2012-2013 HOME BUDGET ALLOCATIONS

A.	A Habitat, Belmont Cottages	\$40,000
B.	PHA, Down Payment 60-80% AMI	\$16,000
C.	AHIP, Small Homeowner Rehabs	\$26,500
D.	Administration and Planning – funds from the Planning District	\$ 3,425
	TOTAL:	\$85,925
	ENTITLEMENT AMOUNT:	\$69,425
	PROGRAM INCOME:	\$0
	LOCAL MATCH:	\$16,500*

* HOME Admin and Planning Funds not matched locally

APPROPRIATION
AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK GRANT ACCOUNT
Reprogramming of Funds for FY 13-14

WHEREAS, Council has previously approved the appropriation of certain sums of federal grant receipts to specific accounts in the Community Development Block Grant (CDBG) funds; and

WHEREAS, it now appears that these funds have not been spent and need to be reprogrammed, and therefore,

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that appropriations made to the following expenditure accounts in the CDBG fund are hereby reduced or increased by the respective amounts shown, and the balance accumulated in the Fund as a result of these adjustments is hereby reappropriated to the respective accounts shown as follows:

Program Year	Account Code	Purpose	Proposed Revised Reduction	Proposed Revised Addition	Proposed Revised Appropriation
09-10	P-00001-04-64	JABA Handicap Access	\$10,053.19		\$0
10-11	P-00001-04-77	ARC Mold and Drain	\$101.00		\$0
10-11	P-00001-04-78	CALM- IDA Match	\$4,089.29		\$0
11-12	P-00001-02-52	C4K- Teen Tech	\$6.31		\$0
13-14	P-00001-04-01	Applied to new program		\$14,249.79	\$14,249.79
		TOTALS:	\$14,249.79	\$14,249.79	\$14,249.79

CDBG Task Force Minutes
January 8, 2012
7:00
Basement Conference Room

Members Present:

Sarah Lawson

Mary Katherine Barnes

Jennifer McKeever (7:30)

Staff:

Melissa Thackston

Members had some general questions about CDBG/HOME funds and the applications for funding. On the staff summary, leveraging relates to the amount of non-CDBG/HOME funds in a project. There are no requirements that a project must leverage funds, but it is helpful for members in making funding decisions to understand how a project will be funded. The CDBG Task Force will only be making recommendations on the housing/infrastructure/facilities and social budgets. Because of differing regulations on eligible projects between CDBG and HOME funds, only roughly \$48,000 of the h/i/f budget can be used on infrastructure or facility project, though the whole amount available can be used only on housing projects if the TF desires. For agencies with more than one application, it is possible to give the agency \$X and then have the agency and staff work to determine how to split that money across the projects. Or the TF can award money to each specific project submitted by the agency.

Based on members present and those who emailed feedback on the applications, the following were 'yes' on everyone's budgets: AHIP, BGiA, and Habitat.

The JABA application was a 'no' on everyone's budget. Though all agreed it is a great project, member felt there was too little funding available and too many concerns regarding the CDBG regulations.

The rest of the applications were 'maybes' with some having more initial support than others. Comments for the remaining applications are below:

CECP: Members noted that they have some money still available to them through other local fund. There was a question about whether the budget submitted is for 6 or 5 units. A more detailed discussion about the merits of the program will be held at the next meeting.

PHA, Network Center: Members were unsure about the current usage and long-term maintenance of the center. Some thought it was a bit overambitious and that anecdotally it is underutilized. There was a discussion about whether funds should be invested in order to attract more usage and programs or if the center should show more usage and programs in order to justify the investment in funds. Some members were concerned that attractive community spaces don't automatically equate to people meeting in them.

PHA, Downpayment Assistance: Members agree that they like downpayment assistance and that it helps some people get over the hump and into homeownership. There is some concern about finding qualified homebuyers and concerns about how quickly funds can be spent.

MACAA: Members expressed concerns about long term future of the Hope House. Some members suggested it may be better to have them reapply next year once program funding is more secure.

Members will further discuss those applications on the 'maybe' list and will finalize funding amounts at the next meeting, Friday, January 25 at 9:30 am.

CDBG Task Force Minutes
January 25, 2012
9:30
NDS Conference Room

Members Present:

Sarah Lawson
Mary Katherine Barnes
Mary Alex
Marnie Allen

Staff:

Melissa Thackston

Other:

Sarah Malpass

Members discussed and made final recommendations for the Housing and Facility projects.

MACAA:

Members expressed concern over the transition of leadership and the funding for the program and homeless families. Members had concerns that the repairs asked for are more cosmetic and not vital to the operations of the program. Members suggested that it would be better to reconsider such an application next year when long-term funding is clearer and new leadership is established. Members decided not to fund this project.

CECP:

Members like energy efficiency but were concerned that there other more pressing needs that should be funded given limited funding.

PHA, DP assist:

Members expressed concern that folks more in the 60-80% range are not using these funds. Members would support funding if it could be restricted to that higher range.

PHA, Center:

Members discussed whether a renovated facility will attract more programs and use or if the need should be more clearly shown first to justify the spending of funds. Members were concerned about the timing of the project and whether other funds have been secured. Members were also concerned that the amount of regulations triggered, may not justify the small amount of total budget the funds would represent. Members decided not to fund this project this fiscal year, but would consider it again in future year's when more details are known.

There was a brief discussion about the difference between BGiA and AHIP. Being so similar, some members would like to see more collaboration or perhaps a joint application that shows who will do what part and how they will strategize to make the best use of limited funds.

A budget was offered as a starting point. Members discussed the proposed budget. Marnie Allen made a motion to approve the following budget, Mary Katherine Barnes seconded, and the motion was approved 4-0.

Budget:

AHIP	\$64,000
BGiA	\$12,000
Habitat	\$40,000
PHA, DP	\$16,000

CDBG Task Force Minutes
January 30, 2012
2:00
NDS Conference Room

Members Present:

Sarah Lawson
Mary Katherine Barnes
Jennifer McKeever
Marnie Allen
Kathy Johnson Harris
Mary Alex

Staff:

Melissa Thackston

Other:

Sarah Malpass

Members discussed the applications for Social funding.

Abundant Life:

Some members really like the program and the idea of IDAs. Some wondered about whether participants have to be a particular faith to participate; members familiar with the program stated it is open to everyone. Some members were concerned that there are already other governmental sources for IDA programs and did not like spending limited resources on a redundant program. Members did agree that they like that this IDA is open to people not normally covered by other IDAs. Members would like to see more collaboration among IDA providers in the area. Members agreed they would like to see this program receive some level of funds.

Common Ground:

Members liked that this program is innovative, different, and something that hasn't been seen before. Members had a discussion about which aspect is more important i.e. depression/anxiety vs. hypertension. Members liked that they asked for a reasonable amount. Some members also wondered if since the program is already run like a for-profit, if they could raise the charge of paying members to offset those of lower incomes if not funded. Members agreed they would like to see this program receive some level of funds.

Computers4Kids:

Some members noted that the agency has other funding options and that not funding the program would not result in the agency being unable to continue to provide the same level of service. Members wanted to know the following: what the curriculum for the camps will be? Who writes the curriculum and what is their background? What specifically will be done to ensure the students are learning things that will help prepare them for jobs/college? How is C4K working with the schools to help overlap learning objectives or tie what C4K is teaching to what they are/will be learning in school? Most

members agreed they would like to see this program receive some level of funding, others would like to see the response to the questions above first before deciding.

CYFS:

Members can see the need for quality childcare, but felt that this program is not as compelling in as much need as others competing for limited funding. Members thought it would be better for the application to have already identified providers who were engaged and willing to participate to ensure there would be enough beneficiaries to justify the project. Members did not support funding this project.

Literacy Volunteers:

Some members were concerned the program was too weighted towards ESL and not towards helping illiterate adults. Members were also concerned that the program might be redundant with ESL classes available through the Adult Learning Center. Members noted that the application was to expand computer lab hours and not to support the work on the one on one volunteers and perhaps the centers hours could be rearranged to provide more evening and/or weekend time. Members did not support funding this project.

MACAA:

Members expressed concerns over the leadership transition taking place at MACAA. Members felt the program was ok, but concerned that the funds were largely going towards salary and travel expenses whereas other applications for workforce development had all or most of the funds going towards directly training of benefiting the clients. Members did not like the idea of using funds to create a new position without a clear long-term viability of that position. Members did not support funding this project.

OAR:

Some members had concerns about the long-term funding and sustainability of this program. Some members were not sure if this is the best use of funds. Other members feel that this is a hard to serve population and a much needed service in the community. Some pointed out that they have a proven track record and are incredibly collaborative. Members also liked that they are able to demonstrate real outcomes and viable full time employment for clients. Members agreed they would like to see this program receive some level of funding.

PHAR:

Some members expressed disappointment not to see more intern graduates getting involved in the community. Some members said they have experienced the agency being very exclusive with who they let participate and get involved. There was concern expressed that the association appears to be cliquish and only concerned with the needs of

a few personalities or political agendas as opposed to the whole of the population they represent. Members specifically wanted to know: how many past interns who are now serving on community boards, commissions, task forces, etc? How many past interns (recent past is ok) are now employed as a result of participating in the program? Can they detail the selection process for interns? How many apply vs are accepted? What are reasons that prevent people from being selected as interns? Most members did not support funding the agency, but they would wait until they receive responses to the questions above before deciding for certain.

VIEW:

Members liked this program and agreed it should receive some level of funding.

CAYIP:

Members like this program especially given that it is an underserved age group in the community. Some members wondered why the City cannot fully fund these programs through general budget. Members agreed to fund this project at some level.

CDBG Task Force Minutes
February 6, 2013
2:00
NDS Conference Room

Members Present:

Mary Alex
Mary Katherine Barnes
Jennifer McKeever
Marnie Allen
Kathy Johnson Harris

Staff:

Melissa Thackston

Answers to previously raised questions were passed out.

Sarah Lawson had sent a proposed budget in her absence and this was used as a starting point for discussion. Members present went around the room and said their top three applications to see if there was any general consensus.

Concerns about specific applications were discussed.

PHAR:

Some members did not find PHAR's response adequately addressed their concerns and still did not want to fund. Some members felt that there are much stronger needs presented in other applications than what they are proposing to do. Other members would like to see greater community involvement and pointed out some long standing vacancies on community boards and groups including the CDBG TF where PHAR intern grads could have applied. Some members were still concerned that the group has become too exclusive. Members voted 4-1 (McKeever against) to a motion not to fund.

CALM:

There was some concern about the amount of money that was requested by CALM. Members agreed that they liked the program, but would only feel comfortable funding at a lesser amount and capping 15% of funding for admin expenses.

C4K:

Members liked that this program serves adolescences which is a hard to serve and often overlooked group. Some members expressed that they would support the application this year, but would not fund the program again.

Edits were made to the proposed budget. Mary Katherine made a motion to approve the following budget, Mary Alex seconded, and the motion was approved 5-0.

Approved Budget:

CALM:	\$8,450
Common Ground:	\$3900
Community Atten:	\$5,000
C4K:	\$18,750
OAR:	\$10,000
VIEW:	\$12,400

Members also decided that if the estimated budget is different from actual funding awards, all programs will receive even cuts or increases based on the percentage difference.

CDBG RFP SUBMISSIONS - FY 2013-14

Organization, (Program Title)	Applicant	Program Description
AHIP	Jen Jacobs	Emergency and Small Reparis
Building Goodness in April	Meaghan Sparkman	Homeowner Rehabs
CECP	Linda Rayner	Weatherization
Habitat for Humanity	Dan Rosensweig	Downpayment Assistance
JABA	Chris Murray	Water and Sewer for PACE
MACAA	Nancy Kidd	Hope House Improvements
PHA	Karen Reifenberger	Downpayment Assistance
PHA	Karen Reifenberger	Neigh. Network Center at Friendship Court

Organization, (Program Title)	Applicant	Program Description
CALM	Rydell Payne	IDA Accounts
Common Ground Healing Arts	Kate Zuckerman	Wellness Groups
Community Attention	Rory Carpenter	Youth Internship Program in health care
C4K	Michaela Tighe	Extended Hours Program and workshops
CYFS	Jacqueline Bryant	Child Care Business Development Improvement
Literacy Volunteers	Ellen Osborne	Extended Hours Program
MACAA	Karen Shepherd	Back to Work Program
OAR	Pat Smith	Reentry Program
PHAR	Emily Dreyfus	Intern Program
Social Services	Kelly Logan	VIEW workforce development
Housing Programs	Public Facilities and Improvements	

Funding Requested
\$100,000
\$20,000
\$20,000
\$80,000
\$401,593
\$35,000
\$40,000
\$65,000
\$596,593

Funding Requested
\$46,000
\$3,900
\$35,000
\$32,000
\$20,000
\$40,000
\$20,000
\$17,000
\$213,900
Social

**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**



MEMORANDUM

To: Charlottesville Planning Commission
From: Read Brodhead, Zoning Administrator
Meeting Date: January 8, 2013 (Updated for March 12, 2013)
Re: ZT-12-12-15 (Zoning Text Amendment Request)
Mobile Food Units

Revised information in **Bold** text:

Background:

On January 8, 2013, a request from staff for a zoning text amendment was presented to the Planning Commission to allow Mobile Food Units within the City. It was determined that further research and discussion was required prior to approving Mobile Food Units as an appropriate use.

Mobile food units are popping up in localities all over the county, creating a platform to introduce unique culinary opportunities to consumers and allowing for the creation of small businesses. Their popularity has caused many localities to scramble to create rules and regulations to govern such uses. Larger Cities such as Los Angeles, Austin, Portland and Boston have become known for their eclectic assortment of food trucks. The City of Charlottesville does not currently have ordinances to properly regulate food trucks and allow this type of use within the City.

Discussion:

The proposed Mobile Food Unit ordinance will allow mobile vending in all mixed-use, commercial and industrially zoned properties within the City. Over the last year staff has received phone calls from over 15 perspective food vehicle owners interested in operating a food truck within the City. Currently, there are at least 6 mobile food vehicles operating primarily in the City, Albemarle County and within the grounds of UVA.

The intention of the mobile food unit ordinance is to establish regulations to allow food trucks to park on private properties all across the City. Under-utilized parking lots near downtown can be transformed into small food hubs with the simple addition of one single food truck. A mobile food vendor who has satisfied all the Health Department food safety guidelines and has a proper business license will be permitted to vend from up to ten (10) different properties within the City with one provisional use permit. More than one provisional use permit can be applied for by a food vehicle operator.

The proposed regulations seek to treat these food operators as a temporary addition to the

landscape as opposed to a permanent brick and mortar restaurant. No customer seating will be permitted. Amplified music and off premises signage are also forbidden. Food vendors that were invited to review and discuss the proposed ordinance were very supportive of these regulations. They want their customers to purchase food and move on instead of lingering around. By passing a short, yet precise ordinance, staff will not be overwhelmed with regulations which would be difficult to enforce.

Updates Since the January 8, 2013 Planning Commission Meeting:

The Planning Commission and City Council had many comments about the draft ordinance presented on January 8, 2013 and asked Staff to conduct additional research on other localities before the continued dialogue on March 12, 2013. Staff researched the ordinances of Austin, Portland, Boston, Boulder, Arlington and Washington D.C.

It was originally proposed to allow mobile food vendors to operate within certain non-residential institutions located within Residential Zoning districts, i.e. churches or schools. However after further review and research of other localities regulations, staff proposes that these institutions apply for a temporary use permit for special events and mobile food units would be permitted in conjunction with the temporary use permit.

The idea of regulating the size of mobile food units seemed restrictive to potential vendors. As a result, no size restrictions are proposed in this ordinance. Additionally, several Commissioners were concerned that by requiring in the definition that a mobile food unit be “motorized”, it would prohibit bicycles or other forms of transportation from being utilized by vendors. The word “motorized” has been removed from the definition.

There are two different government agencies that will handle the review of any mobile food unit: the Virginia Department of Health and the City of Charlottesville. It is very important to create a smooth administrative process for applicants and the best way to do so is by understanding the regulations required for obtaining a Valid Health Permit from the State. The proposed definition has been modified to mirror the definition that the Virginia Department of Health uses for mobile food units. Additionally increased regulations have been added to the ordinance to help further enforce the codes of other divisions in the City including: the requirement for trash receptacles and responsibility for removing refuse associated with the vendor has been expanded, the requirement for a business license from the Commissioner of Revenue prior to issuing a provisional use permit, and prohibiting any waste liquids to be discharged from the mobile food unit, potentially entering the City storm water system.

Several commissioners expressed the desire to allow vendors to provide seating for their patrons. Every locality researched specifically prohibited the allowance to provide seating for patrons. No other localities that were researched allow seating in conjunction with mobile food units.

A mass mailing was sent to every restaurant establishment in the City of Charlottesville to inform the owners of this proposed ordinance and the public hearing to be held on March

12th. Staff was contacted by 2 restaurant owners out of more than 250 owners who were contacted. One concern expressed was that these food trucks would take business away from Downtown mall restaurants that have more overhead and struggle during the winter months.

Standard of Review:

As outlined in Section 34-42 of the Zoning Ordinance, the Planning Commission shall review and study each proposed amendment to determine:

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

Staff Analysis:

Conformity to Comprehensive Plan

These proposed changes are in conformity with the Comprehensive Plan, Chapter Five, Land Use and Urban Design, Goal IV: Revise the zoning ordinance and zoning map to provide consistent and up to date zoning code for the City.

Intent of the Zoning Ordinance and General Welfare of the Community

This change will permit mobile food vendors to operate in zoning districts that permit restaurants as a by-right use.

Need and Justification for Ordinance Change

The City of Charlottesville cannot accommodate mobile food trucks on private property as a permitted use unless this code change is approved. Food trucks add diversity to the culinary community and also create small business opportunities. The impact of this use is no greater than other uses already permitted in the proposed zoning districts.

Effect on Property, Public Services and Facilities

These changes do not affect the zoning district classification of property within the City.

Staff Recommendations:

The Planning Commission should recommend to City Council:

- (1) the amendment of Zoning Ordinance Sections 34-420 would create an ordinance to permit mobile food units on private property within this City of Charlottesville; and
- (2) the amendment of Zoning ordinance Sections 34-480; 796 and 34-1200 would dictate which zoning districts would permit this use and how this use is defined in the Zoning Ordinance.

Suggested Motion:

1. I move to recommend approval of this zoning text amendment request as proposed to amend and reordain Sections 34-480, 34-796, 34-1175, and 34-1200 of the Code of the City of Charlottesville, 1990, as amended (Zoning Ordinance) relating to permitting mobile food units with a provisional use permit on private property.

Alternative Motion:

2. I move to recommend denial of this zoning text amendment request to amend and reordain Sections 34-480, 34-796, 34-1175, and 34-1200 of the Code of the City of Charlottesville, 1990, as amended (Zoning Ordinance) relating to permitting mobile food units with a provisional use permit on private property.

34-1200: Mobile Food Unit means a readily movable wheeled vehicle or a towed vehicle designed and equipped for the preparation, service and/or sale of food.

34-1175: Mobile Food Unit:

A Mobile food unit located on private property authorized by a provisional use permit shall be subject to the following regulations:

- (1) No mobile food unit may be operated on private property without the property owner or his designee having first been issued a provisional use permit pursuant to this section.
- (2) A provisional use permit allows the permittee to operate at up to ten (10) different properties. An applicant may apply for more than one (1) provisional use permit.
- (3) Applicants for a provisional use permit authorizing a Mobile Food Unit to operate on private property must provide evidence of:
 - a) A City business license (or a statement from the Commissioner of Revenue that no City business license is required)
 - b) A Valid Health Permit from the Virginia Health Department stating that the Mobile Food Unit meets all applicable standards. A valid health permit must be maintained for the duration of the provisional use permit
 - c) Permission from the owner(s) of the private properties to operate thereupon
 - d) A sketch must be provided and approved by the Zoning Administrator for each property, illustrating the access to the site and all parking areas and routes of ingress and egress, placement of the mobile food unit, tent, garbage receptacles and any other feature associated with the mobile food unit including information indicating the distance from property lines.
- (4) A Mobile Food Unit provisional use permit is valid for one year from the date of issuance.
- (5) No more than four (4) mobile food units may operate from the same parcel at the same time. Use of the parcel must at all times be in accordance with all other City regulations.
- (6) A Mobile Food Unit Operator Shall Not:
 - a. Provide seating for more than twelve (12) patrons to consume food purchased from the mobile food unit.
 - b. Setup more than one (1) covered 10x10 table to provide condiments to patrons
 - c. Sell anything other than food and non-alcoholic beverages and items incidental to the product and its consumption.

- d. Play any music that is audible outside of the vehicle.
 - e. Place or utilize any signage that is not permanently affixed to the mobile food unit.
 - f. Fail to provide receptacles and properly dispose of all trash, refuse, compost and garbage that is generated by the use.
 - g. Cause any liquid wastes used in the operation to be discharged from the mobile food unit
 - h. Locate a mobile food unit within 100 feet of an adjacent single family or two-family residentially zoned property.
 - i. Make sales within 30 feet of an established restaurant during the restaurant’s operating hours. (determined by measuring from the edge of mobile food unit to the foundation of the restaurant)
- (7) A provisional use permit may be revoked by the zoning administrator at any time, due to the failure of the property owner or operator of the provisional use permit to observe all requirements of this chapter. Notice of revocation shall be made in writing to the provisional use permit holder. Any person aggrieved by such notice may appeal the revocation to the board of zoning appeals

Use Types	ZONING DISTRICTS													
	D	DE	DN	WMN	WMS	CH	HS	NCC	HW	WSD	URB	SS	CD	CC
<u>Mobile Food Units</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

Use Types	ZONING DISTRICTS					
	B-1	B-2	B-3	M-I	ES	IC
<u>Mobile Food Units</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



APPLICATION FOR REZONING OF PROPERTY

PLANNING COMMISSION AND CITY COUNCIL
JOINT PUBLIC HEARING

DATE OF HEARING: March 12, 2013
APPLICATION NUMBER: ZM-13-01-01

Project Planner: Brian Haluska, AICP
Date of Staff Report: February 25, 2013
Applicant: BKKW, LLC
Current Property Owner: BKKW, LLC

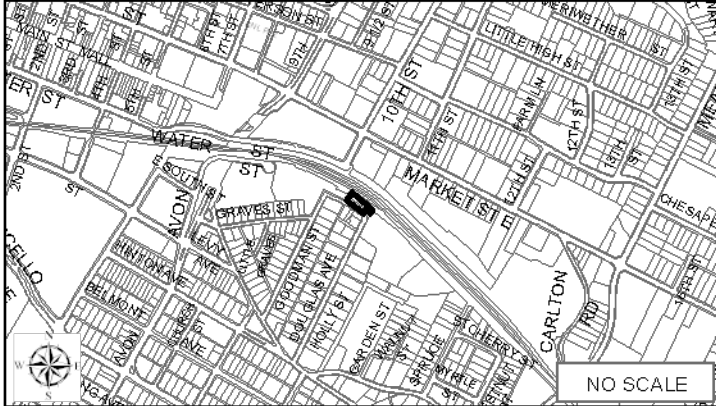
Application Information

Property Street Address: Lyman Street
Tax Map/Parcel #: Tax Map 58, Parcels 289.2 and 358E
Total Square Footage/Acreage Site: 8,612.76 square feet
Comprehensive Plan (Land Use Plan) Designation: None
Current Zoning Classification: Planned Unit Development (Parcel 289.2) and R-1 (Parcel 358E)
Proposed Zoning Classification: Downtown Extended (DE)
Tax Status: The City Treasurer's office indicates that there are no delinquencies in tax payment for the lot as of February 28, 2013.

Applicant's Request

The applicant is seeking approval to rezone property located on Lyman Street from Planned Unit Development and R-1 to Downtown Extended. The total land involved is 8,612.76 square feet or approximately 0.2 acres. The subject parcel has approximately 150 feet of frontage on Lyman Street, and 40 feet of frontage on Douglas Avenue.

Vicinity Map



Standard of Review

The Planning Commission must make an advisory recommendation to the City Council. Council may amend the zoning district classification of this property upon finding that the proposed amendment would serve the interests of “*public necessity, convenience, general welfare, or good zoning practice.*” To advise Council as to whether those interests would be served, the Planning Commission should inquire as follows: **(1)** The initial inquiry should be whether the *existing* zoning of the property is reasonable; **(2)** the Commission should then evaluate whether the *proposed* zoning classification is reasonable. One factor relevant to the reasonableness of a particular zoning district classification is whether that classification is consistent with the City’s Comprehensive Plan designation for the property. Other relevant factors include: the existing use and character of the subject property and adjacent properties; suitability of the property for various uses; zoning classification(s) of adjacent properties; the intent and purposes of the proposed zoning district classification; trends of growth and change (including, without limitation, recent patterns of development of other circumstances which may have changed since the current zoning classification was originally enacted).

Project Review/Analysis

1. Background

The applicant has requested a rezoning of the subject property to provide a consistent set of regulations under which the property could be developed in the future. Currently, one parcel is zoned for low-density residential, while the front parcel is governed by the regulations of the Belmont Lofts Planned Unit Development. By rezoning both properties to the same zoning designation, the future development of the property will be based on a consistent set of zoning regulations.

Parcel 289.2 was rezoned to Planned Unit Development as a part of the Belmont Lofts project. Parcel 358E is a portion of abandoned railroad right-of-way as well as a portion of the abandoned Lyman Street right-of-way. Lyman Street was relocated as a part of the Belmont Lofts project.

2. Proposed Use of the Property

The applicant does not offer a specific use for the property. The applicants have indicated that potential uses of the property may be office, residential, or a mixed-use building.

3. Zoning History

The properties were zoned C (Industrial) in 1949, and re-zoned to M-2 (Industrial) in 1958. Parcel 358E was most likely unzoned in 1976 when the City unzoned all railroad right-of-way. Parcel 289.2 was zoned M-1 (Industrial) with a Planned Unit Development Overlay in 1991. Parcel 358E was zoned R-1 in 2012 with the adoption of the City Code Ordinance that addresses unzoned property in the City.

4. Character and Use of Adjacent Properties

The property is located on Lyman Street between Douglas Avenue and Goodman Street. The properties to the south and east are part of the original Belmont Lofts Planned Unit Development. To the north of the property are railroad tracks and the City Walk development. To the west of the property sits National Optronics.

Direction	Use	Zoning
North	Railroad, Multi-Family Residential	DE
South	Multi-Family Residential	PUD
East	Multi-Family Residential	PUD
West	Industrial	DE

5. Reasonableness/Appropriateness of Current Zoning

The current zoning of parcel 358E is R-1. The zoning is not reasonable or appropriate for the site. The property is bordered on two sides by one of the most intense zoning districts in the City, and by multi-family residential on the other two sides.

The current zoning of parcel 289.2 is Planned Unit Development. The current zoning is appropriate in the sense that Parcel 289.2 was part of a larger parcel that was previously zoned to PUD by City Council. The PUD zoning, however, constrains the use of the property to the original PUD concept plan, which does not show any development on the parcel.

6. Consistency with Comprehensive Plan

The Comprehensive Plan has no recommendation for this area of land. The properties were not designated with a future land use on the map adopted in 2001.

The Belmont Neighborhood Plan from 2006 has several statements that relate directly to the project. The first is a concern about the traffic situation at the intersection of Lyman Street and Douglas Avenue. The concern in 2006 was that the Belmont Lofts development had created a challenging traffic situation at the intersection. Staff has heard at least one member of the public mention this issue when inquiring about this application, although their concern was about traffic exiting the Belmont Lofts site without stopping first. The rezoning alone will not address this issue, but future development of this site would most likely require some review of the traffic conditions and resolution of this matter.

Another concern expressed frequently throughout the neighborhood plan is the impact of new development on parking. The City's parking standards are often mentioned as being too low for developments, and the resulting overflow parking impacts adjacent properties. Douglas Avenue and Goodman Street are often mentioned as streets where public parking is difficult to obtain. The future development of this property will contribute to the high demand for on-street parking in the neighborhood.

Public Comments Received

No public comments have been received on this item specifically.

Several members of the public have asked about a proposed park that was mentioned during the review of the Planned Unit Development that became the Belmont Lofts. Based on staff research, a park was proposed as a part of the PUD when it was originally proposed. The parcel of land where the park was to be located, however, was subdivided into a separate parcel from the other parcels in the PUD and retained by the City because of concerns from the contract purchaser about the amount of remediation necessary. Since City regulations prohibit a rezoning on a parcel where the applicant does not either own or have a contract to purchase the subject parcel, the parcel could not be rezoned with the rest of the Belmont Lofts PUD.

Staff Recommendation

Staff recommends that for discussion purposes, the two parcels be debated individually at first, as each parcel has a different existing zoning. Staff recognizes the unique situation that this application presents to the Planning Commission and City Council. The Comprehensive Plan, generally the primary guide for the overarching development of the City, does not lend any specific guidance on this application.

Staff finds a clear reason to rezone Parcel 358E to Downtown Extended on the grounds that the current zoning of R-1 is not reasonable. The parcel is too small to permit development under the R-1 zoning guidelines, and the surrounding properties are all zoned for a higher intensity of uses.

This leaves the question of Parcel 289.2. The proposal is that this parcel of roughly 3,000 square feet be removed from the Belmont Lofts PUD. Based on the documentation available regarding the Lofts project, Parcel 289.2 was at most considered a portion of the PUD's open space. Removing the parcel from the PUD would not cause the Belmont Lofts project to become a non-conforming use due to a reduction of the available open space. In terms of the parcel's potential as open space – the parcel could possibly serve two functions. It could be landscaped to provide a visual barrier between existing development and the railroad tracks. This could also be accomplished by a building on the property. The property could also be used for recreational purposes, although its proximity to Lyman Street and small size makes this unlikely.

Several items in the standard of review support a rezoning of Parcel 289.2. First, the “existing use and character of adjacent properties”. The properties that surround the parcel are primarily used for higher intensity uses such as industrial development and high density residential development. Additionally, the “trends of growth and change” along the railroad tracks in the City have recently been towards the development of higher intensity uses along the tracks, including residential development. The rezoning to Downtown Extended of Parcel 289.2 would enable the property to be developed much like the surrounding properties, and in keeping with the larger trend of growth and change in the City.

Staff recommends that the application be approved.

Attachments

- Application
- Applicant's Narrative

Suggested Motions

1. I move to recommend the approval of this application to rezone property from R-1 and PUD to Downtown Extended, on the basis that the proposal would serve the interests of the general public welfare and good zoning practice.
2. I move to recommend denial of this application to rezone property from R-1 and PUD to Downtown Extended.



REZONING PETITION

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

For a PUD please include \$2,000 application fee. For any other type of project, please include \$1,500 application fee. 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 to amend the City Zoning District Map for the property described below from P-1 / PUD (Current Zoning Classification) to down town extended (Proposed Zoning Classification).

Reasons for Seeking This Change a portion of property had been unzoned & under new City ordinance was classified as P-1 by default. Rezoning would unify dual zoned property and be consistent with existing zoning of adjacent property to the west. DE is only logical zoning for this property.

Information on Property Applied for Rezoning - Please note any applicable deed restrictions

- 147 feet of frontage on Lyman Street (name of street)
- Approximate property dimensions: 50 feet by 186 feet.
- Property size: 8 612.76 (square feet or acres) DB 515 P 630
- Present Owner: bkkw, llc (Name) as evidenced by deed recorded in Deed Book Number DB 1072 P 878 Page _____, with the Clerk of the Circuit Court.
- Mailing Address of Present Owner: 112 4th STREET NW, CHARLOTTESVILLE, VA 22902
- City Real Property Tax Map Number 58.289.2, Parcel(s) X, _____; Lot(s): _____, _____, _____
58.358E 86

A. PETITIONER INFORMATION

Petitioner Name (Print or Type) bkkw, llc
 Petitioner Mailing Address: 112 4th st nw. charlottesville, virginia 22902
 Work Phone: 434-971-7160 Fax 434-971-7166
 Home Phone: _____ Email bwardell@brw-architects.com
 Does Petitioner currently own the property where the rezoning is requested? YES
 If no, please explain _____

B. ADJACENT PROPERTY OWNERS ADDRESSES (use additional paper if necessary)

Property Owner Name	Mailing Address	City Tax Map and Parcel #
<u>Belmont Left Company Assoc.</u>	_____	<u>TMP 58-358</u>
<u>DAB Investments, Inc.</u>	_____	<u>TMP 58-289.1</u>
<u>Goodman Street Properties, LLC</u>	_____	<u>TMP 58-336</u>
<u>John Stephen Huff</u>	_____	<u>TMP 58-358A</u>
<u>SEE ATTACHED LISTS</u>	_____	<u>TMP 58-358B</u>
		<u>TMP 58-358C</u>

C. ATTACHMENTS TO BE SUBMITTED BY THE PETITIONER

- A sketch plan filed with this petition showing property lines of the property to be rezoned, adjoining property, buildings, land uses, zoning classifications and streets.
- Other attachments as required by Section 34-41 or Section 34-516 of the City Code (office use: Submitted _____)
- A rezoning petition filing fee of \$2,000 for a PUD, OR \$1,500 for all others, made payable to the City of Charlottesville; (Signature also denotes commitment to pay the invoice for the required mail and newspaper notices).

Bwardell
 Signature of Petitioner(s)

For Office Use Only (Sign Posting)
 I certify that the sign(s) as required by Section 31-44 of the City Code as amended has been posted on the following date: _____
 Signature _____
 Date Paid: _____ Amt. Paid: _____ Cash/Check #: _____ Recorded by: _____

ADJACENT PROPERTY OWNERS

BELMONT LOFT COMPANY OWNER'S ASSOCIATION TMP 58-358

200 DOGLAS AVENUE
2C
CHARLOTTESVILLE, VIRGINIA
22902

DAB INVESTMENTS, INC TMP 58-289.1

ATTN: DAVID A BEACH
PO BOX 1507
CHARLOTTESVILLE, VIRGINIA
22902

GOODMAN STREET PROPERTIES TMP 58-336

224 14TH STREET NW
CHARLOTTESVILLE, VIRGINIA
22903

JOHN STEPHEN HUFF TMP 58-358A

804 LYMAN STREET
CHARLOTTESVILLE, VIRGINIA
22902

MARK GILBEAU TMP 58-358B

808 LYMAN STREET
CHARLOTTESVILLE, VIRGINIA
22902

ALAN V & LOUISE M O'NEAL TMP 58-358C

201 DOUGLAS AVENUE
CHARLOTTESVILLE, VIRGINIA
22902

Parcels B5 and X Rezoning and Boundary Line Adjustment



Table of Contents

Zoning Determination Request

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page 2 Introduction

page 3 Statement/Conclusions

Supporting Exhibits

A Survey of parcels (Tom Lincoln - July 22, 2009)

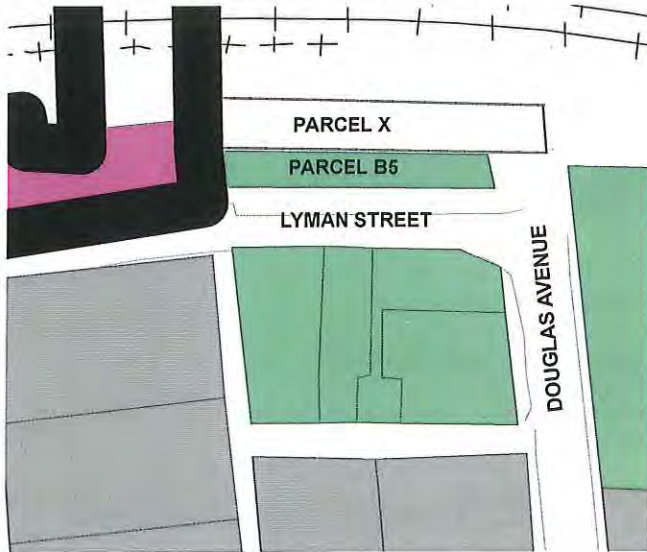
B Deed for parcel B5

brwarchitects
112 Fourth Street NE
Charlottesville, Virginia 22902
434.971.7160

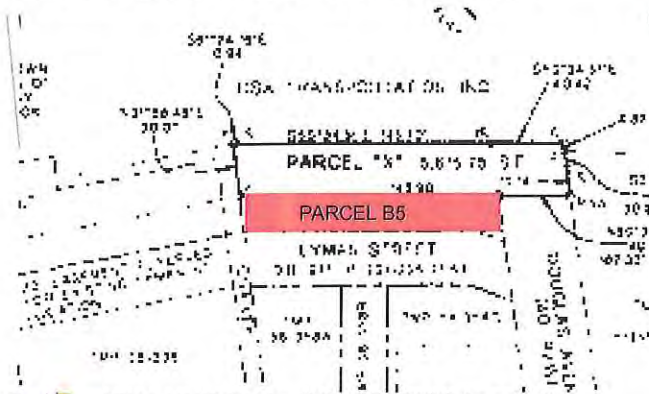
INTRODUCTION

Located on the northern edge of Belmont, parcels B5 and X are adjacent to the intersection of Douglas Avenue and Lyman Street and the CSX rail lines. These parcels are adjacent to existing DE, PUD, and M1 zones. Both parcels are very small and do not have the same zoning designation. As stand alone parcels, they are non-conforming for they do not meet minimum lot sizes for new development. Parcel B5 is PUD and Parcel X has been designated R1 by default (see City Zoning Ordinance 34-13)

In 2012, the parcels were consolidated under one ownership (BKKW, LLC) in preparation for boundary line adjustment (to combine two lots into one lot) and rezoning (to achieve same zoning on both lots.) The resultant single owner lot with one zoning designation will create a new buildable infill lot.



Detail: CHARLOTTESVILLE 2009 ZONING MAP



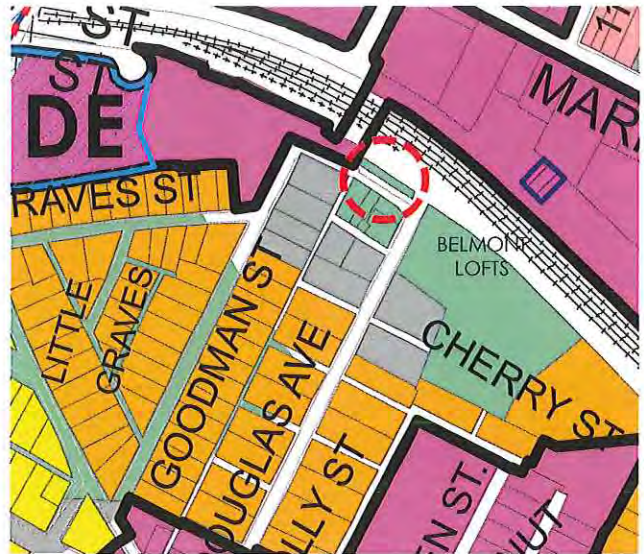
Survey: TOM LINCOLN - JULY 22, 2009 (partial)

SITE INFORMATION

Site Area:	
Parcel B5 site area	2,993 sqft
Parcel X site area	5,516 sqft
Total for both	8,509 sqft

Current Zoning Map designations:
 Parcel B5 - PUD (Belmont Lofts)
 Parcel X - not on Zoning Map(s) = R1 default

Relevant Dates:
 2001 - PUD for Belmont Lofts established for Parcel B5
 2003 - DE zoning extended at north edge of Belmont
 2006 - Parcel B5 purchased by BKKW, LLC
 2010 - Parcel X purchased by brw architects
 2012 - City process for Unzoned parcels (34-13)
 2012 - Parcel X transferred to BKKW, LLC for single ownership of both lots.



Context: CHARLOTTESVILLE 2009 ZONING MAP N



Legend: CHARLOTTESVILLE 2009 ZONING MAP

Introduction
 Parcels B5 and X
 Rezoning / Boundary Line Adjust
 December 10, 2012



EXISTING ZONING MAP



ZONING MAP with proposed rezoning/boundary adjustment

Rezoning for Parcel B5 and X to 'DE'

Following the clear boundaries, timeline, and intent associated with the 2003 revisions to the City of Charlottesville Zoning Map, one may logically conclude both Parcel B5 and Parcel X should be zoned 'DE - Downtown Extended'

1. At the time the City of Charlottesville established the DE zoning district in 2003, all land on the north side of Lyman Street and adjacent properties that were zoned M1, were changed to DE.
2. Based on their location in terms of both their relationship to Lyman Street and the 'transfer' of the 'DE' zone across the CSX tracks, Parcels B5 and X form a logical extension of the 'DE' zoning north of Lyman Street on the southern edge of the CSX right-of-way.
3. If Parcels B5 and X are designated 'DE', the resultant Zoning Map will have clear and uninterrupted boundaries (no 'orphaned parcels') for DE, PUD, R2 and M-1 zones in this portion of the Belmont Neighborhood.
4. A designation of 'DE' at Parcels B5 and X supports a variety of by-right uses that are in keeping with the adjacent existing mix of uses (primarily residential and commercial uses along Lyman Street and Douglas Avenue.)

CONCLUSION

We ask for clarification of process and applicable fees for:

- a) rezoning unzoned parcel X from 'R1' to 'DE'
- b) rezoning B5 'PUD' parcel to 'DE' concurrent with the adjacent parcel X rezoning
- c) advice on the timing of when the parcels should be combined into one lot per boundary line adjustment process already begun (but not recorded)

Conclusion
 Parcels B5 and X
 Rezoning / Boundary Line Adjust
 December 10, 2012

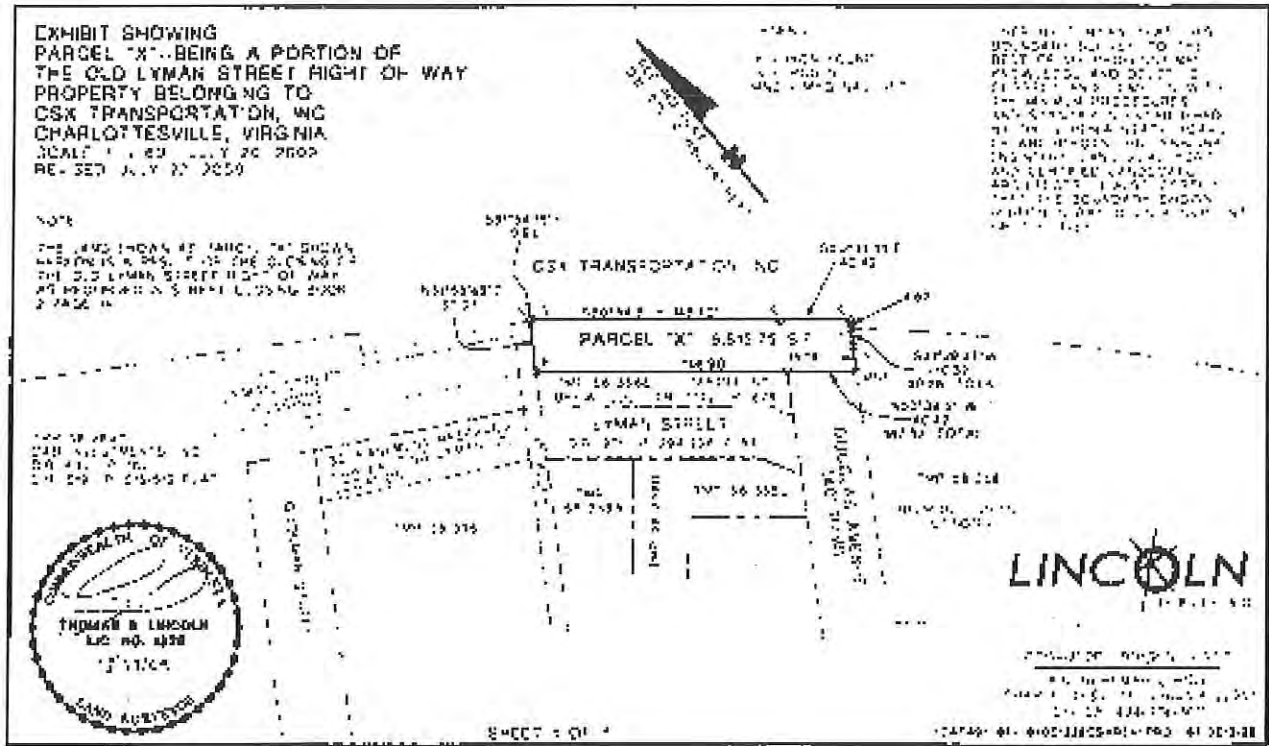


Exhibit A
Survey of Parcel B5 and Parcel X
Parcels B5 and X
Rezoning / Boundary Line Adjust
December 10, 2012

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



APPLICATION FOR REZONING OF PROPERTY

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

DATE OF HEARING: March 12, 2013

APPLICATION NUMBER: ZM 13-01-02

Project Planner: Willy Thompson, AICP

Applicant: Riverbend Management, INC.

Applicants Representative: Scott Collins

Application Information

Property Street Address: Cleveland Avenue

Tax Map/Parcel #: 22B, Parcels 177 through 182

Total Acreage Site: .08

Comprehensive Plan (Land Use Plan) Designation: Two-family Residential

Current Zoning Classification: PUD

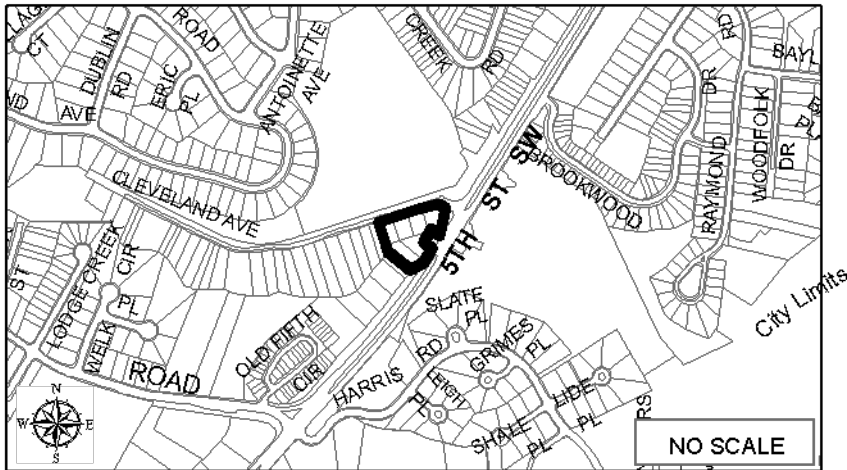
Property Taxes: Paid

Applicant's Request:

The applicant is requesting to amend the allowable uses in one block of the Johnson Village PUD. The property is further identified as Tax Map 22B Parcels 177 through 182 having road frontage on Cleveland Avenue and containing approximately 34,725 square feet of land or 0.8 acres. The PUD zoning allows an applicant to present a proposal independent of established zoning categories for consideration by the governing body. The current uses allowed in this block include multifamily and commercial. The change would allow townhome units to be included as an allowable use for these parcels. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Two Family Residential.

The attached Johnson Village- Block C2 Rezoning Amendment Plan is conceptual, and if the rezoning is approved, the details of this plan are not binding. Future development on Block C2 will require site plan and ERB approval.

Vicinity Map



Standard of Review: The Planning Commission must make an advisory recommendation to the City Council. Council may amend the zoning district classification of this property upon finding that the proposed amendment would serve the interests of “*public necessity, convenience, general welfare, or good zoning practice.*” To advise Council as to whether those interests would be served, the Planning Commission should inquire as follows: (1) The initial inquiry should be whether the *existing* zoning of the property is reasonable; (2) the Commission should then evaluate whether the *proposed* zoning classification is reasonable. One factor relevant to the reasonableness of a particular zoning district classification is whether that classification is consistent with the City’s Comprehensive Plan designation for the property. Other relevant factors include: the existing use and character of the subject property and adjacent properties; suitability of the property for various uses; zoning classification(s) of adjacent properties; the intent and purposes of the proposed zoning district classification; trends of growth and change (including, without limitation, recent patterns of development of other circumstances which may have changed since the current zoning classification was originally enacted).

Project Review:

Overall Analysis:

1. **Proposed Use of the Property.**

The proposed amendment would allow townhouse units in the C2 Block of the Johnson Village PUD (please view on attachment). This block currently allows for up to 18 multifamily dwelling units and 8,000 square feet of commercial use.

2. **Zoning History**

In 1949 and 1958, the property was part of Albemarle County. The 1976 and 1991 maps indicate that the property was zoned R-2 Residential. The property was rezoned to PUD in 2003.

3. Character and Use of Adjacent Properties

Direction	Use	Zoning
North	Johnson Village Phase III (Townhouses)	PUD
South	Vacant, Willoughby Neighborhood	MR, PUD
East	Vacant	PUD
West	Single-Family Residential, Johnson Village Phase III (Townhouses)	R-2, PUD

4. Reasonableness/Appropriateness of Current Zoning

The current zoning is reasonable and appropriate. The current zoning would allow for a density of 22.5 multifamily dwelling units per acre.

5. Reasonableness/Appropriateness of Proposed Zoning

The proposed zoning is reasonable and appropriate for this area. The proposed amendment would allow 12 townhouse units resulting in a density of 15 dwelling units per acre.

6. Consistency with Comprehensive Plan

The Comprehensive Plan designation for this area is Two-Family Residential. The proposed townhouse development would be consistent with the Plan's medium-density residential designation for this area.

7. Access, Circulation, and Traffic:

Block C2 has street frontage on 5th Street SW and Cleveland Avenue. The site would be accessed from Cleveland Avenue with parking along Cleveland and a private drive access into the property.

8. Planned Unit Standards:

The proposed amendment includes creation of a pocket park at the corner of Cleveland Avenue and 5th Street SW. The front yard setbacks for the townhouses would be 5 feet, and the side yards for end units would be 5 feet. All development on Block C2 shall conform to the requirements and standards set forth in the approved Johnson Village PUD. These requirements and standard will remain unchanged.

9. Process

If the rezoning is approved, and before any site development, the applicant will be required to submit for review a preliminary site plan that is in substantial conformance with the approved PUD. This property will also require an approval from the Entrance Corridor Review Board.

10. Board of Architectural Review

No BAR review is required.

Proffers

The applicant has not submitted proffers. All development on Block C2 shall conform to the requirements and standards set forth in the approved Johnson Village PUD.

Public Comments Received:

No comments have been received.

Staff Recommendation:

The proposed PUD amendment is consistent with the Johnson Village PUD and its intended use for Block C2. The PUD intends for Block C2 to become a commercial and/ or urban development. The proposed amendment adds townhouses to the allowable uses under the PUD code of development, which would be compatible with the surrounding land uses.

Staff recommends approval of the rezoning as submitted.

Attachments

Application materials.

Suggested Motions:

1. “I move to recommend the approval of this application to amend the Johnson Village PUD to allow up to 12 townhouses in Block C2, on the basis that the proposal would serve the interests of the general public welfare and good zoning practice.”
2. “I move to recommend denial of this application to amend the Johnson Village PUD to allow up to 12 townhouse in Block C2.”
3. Alternate motion.

December 19, 2012

Mr. Willy Thompson, Neighborhood Planner
City of Charlottesville
PO Box 911
Charlottesville, VA 22903

RE: Johnson Village PUD, Statement of Justification for the Urban Development on Block C2

Dear Mr. Thompson:

Please allow this letter to serve as our justification for creating an urban development on the C2 block of the Johnson Village PUD development. The approved PUD narrative for the Johnson Village project talks about these (5) existing parcels being developed as a commercial / urban development area, completing the streetscape of Cleveland Avenue. While the narrative goes on to talk about how the parcels could be used for commercial development, it gives the option for Urban development and does not require that these parcels be developed for commercial uses. If they were to be developed as a commercial use, the narrative talks about the commercial use should provide services for the proposed development and Fifth Street corridor. However, in today's market, a small commercial parcel isolated from other commercial uses is hard to survive without existing within a larger commercial/retail area that attracts many customers each day.

The code of Development within the Approved Johnson Village PUD lists the maximum development allowed in this C2 block. The maximum amount of commercial allowed is 8,000 SF and the maximum amount of multi-family units is 18 units. No minimum amount of commercial or residential development in this block is listed. Therefore, based on this chart, there is the option of developing the parcel with 0-18 multi-family units and 0 – 8,000 SF of commercial/retail. The Code of development also allows the amount of multi-family units to increase, if the parking requirement is reduced below 1.5 spaces per unit. At this time, the applicant is not seeking an increase in the density on this block.

The narrative of the Johnson Village PUD also describes the potential of this area to serve as an access point for public transportation along with a connection to the pedestrian and bicycle trail system of the city. There is room between the entrance roadway and the proposed units 73-76 to create a pocket park and entryway into the development. This pocket park could incorporate benches, a pergola, and/or a plaza area that would serve an amenity to the neighborhood, access point for the public transit, and a connection to the pedestrian and bicycle trails. This amenity would be added to the design plans and incorporated in the BAR review of the project.

Please let us know if you would like to meet and discuss this justification in further detail or see any conceptual designs of the proposed pocket park. Thank you for your assistance.

Sincerely,

Scott Collins, PE

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



APPLICATION FOR REZONING OF PROPERTY

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

DATE OF HEARING: March 12, 2013

APPLICATION NUMBER: ZM 12-12-16

Project Planner: Willy Thompson, AICP

Applicant: Southern Development and Habitat for Humanity of Greater Charlottesville

Applicants Representative: Don Franco

Application Information

Property Street Address: 111 Elliot Avenue

Tax Map/Parcel #: 29-266, 272.1

Total Acreage Site: 3.6

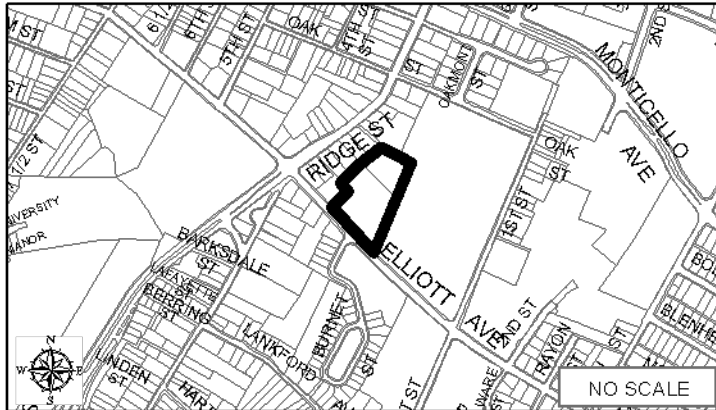
Comprehensive Plan (Land Use Plan) Designation: Public- Semi Public

Current Zoning Classification: R-3 Multifamily Residential

Applicant's Request:

The applicant is requesting to rezone property located on Elliott Avenue from R-3 to Planned Unit Development (PUD) with proffers. The property is further identified as Tax Map 29 Parcels 266 and 272.1 having road frontage on Elliott Avenue and containing approximately 156,816 square feet of land or 3.6 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 up to 50 dwelling units in a variety of housing types, including single-family detached, single-family attached, townhouses, cottages and a group home with a density of no greater than 13.8 DUA as well as a non-residential use. Proffers include affordable housing, funding for and/or improvements to the Oakwood Cemetery property.

Vicinity Map



Standard of Review: The Planning Commission must make an advisory recommendation to the City Council. Council may amend the zoning district classification of this property upon finding that the proposed amendment would serve the interests of “*public necessity, convenience, general welfare, or good zoning practice.*” To advise Council as to whether those interests would be served, the Planning Commission should inquire as follows: **(1)** The initial inquiry should be whether the *existing* zoning of the property is reasonable; **(2)** the Commission should then evaluate whether the *proposed* zoning classification is reasonable. One factor relevant to the reasonableness of a particular zoning district classification is whether that classification is consistent with the City’s Comprehensive Plan designation for the property. Other relevant factors include: the existing use and character of the subject property and adjacent properties; suitability of the property for various uses; zoning classification(s) of adjacent properties; the intent and purposes of the proposed zoning district classification; trends of growth and change (including, without limitation, recent patterns of development of other circumstances which may have changed since the current zoning classification was originally enacted).

Project Review:

Overall Analysis:

1. Proposed Use of the Property.

The proposed use shall be a predominantly residential use development with the possibility of a commercial use in the proposed flex building along Elliott Avenue. The planned unit development shall have a maximum of 50 dwelling units of which at least 18 units shall be affordable.

2. Zoning History

In 1949 the property was zoned A1 Residential. It was shown as R-3 Multiple Dwelling on the 1958 map. The 1976 map indicates that the property was zoned R-3 Multiple-Dwelling. The property was zoned R3 Multiple-Family in 1991 and 2003.

3. Character and Use of Adjacent Properties

Direction	Use	Zoning
North	Single-Family Residential; Oakwood Cemetery	R-2H,R-3
South	Burnet Commons Phase 1 and 2	PUD
East	Oakwood Cemetery	R-3
West	Single-Family Residential	R2-H

4. Reasonableness/Appropriateness of Current Zoning

The current zoning is reasonable and appropriate as this area is currently surrounded by low to medium-density residential uses. The current zoning would allow for approximately 7.26 single-family dwelling units per acre.

5. Reasonableness/Appropriateness of Proposed Zoning

The proposed zoning is reasonable and appropriate for this area. The proposed PUD zoning would increase the by-right density to 13.8 dwelling units per acre, an increase still compatible with the surrounding land uses. Burnett Commons, Phase 2, has a density of 9.1 units per acre.

6. Consistency with Comprehensive Plan

The Comprehensive Plan designation for this area is Public- Semipublic. The property is currently owned by the City and was historically used by the City as dumping area for various waste materials. The property also adjoins Oakwood Cemetery.

In October 2011, the City solicited proposals for the purchase and development of this property. In May 2007, the City awarded the applicant with a contract to pursue the rezoning and development of the site. The City requested that a number of design and programmatic ideas be part of the development proposal, which the applicant has addressed within the submitted PUD plan.

7. Potential Uses of the Property

An approved PUD shall allow for those uses shown on an approved PUD development plan. The proposed PUD shall provide a variety of housing types, including single-family detached, single-family attached, townhomes, and cottages. Not less than 18 dwelling units shall be affordable, and one of the proposed uses for the flex building is a proposal to house up to eight Region Ten clients, providing them an opportunity for reintegration into a neighborhood setting.

8. Access, Circulation, and Traffic:

The proposed PUD has street frontage on Elliot Avenue and along the proposed public street network. There is an extensive pedestrian network proposed in the PUD. The development proposes 5'-6' sidewalks on the internal streets of the development. All roads shown on the Transportation Plan are intended to be accepted into the public road system and shall be designed in accordance with the City Standards and Design Manual.

9. Planned Unit Standards:

The PUD proposes 0.6-acre of open space, which is approximately 16 percent of the project area. City Code requires that at least 15 percent of the gross land area be in open space. According to the Code, open space must be useable for recreational purposes, or provide visual, aesthetic or environmental amenities. The applicant is proposing a 24,000 square foot communal green and a perimeter buffer of hedgerow and trees.

10. Process

If the rezoning is approved, and before any site development, the applicant will be required to submit for review a preliminary site plan that is in substantial conformance with the approved PUD.

11. Board of Architectural Review

No BAR review is required.

12. Impact Mitigation

The applicant has submitted proffers in an effort to offset and mitigate certain impacts anticipated as a result of the proposed development.

Proffer #1 regarding affordable housing satisfies the PUD ordinance’s objective to promote a variety of housing types, and it satisfies the Comprehensive Plan goal to promote an assortment of affordable housing initiatives.

Proffer #2 helps ensure the preservation of trees in the adjacent Oakwood Cemetery. This proffer works toward satisfying the PUD objective to preserve cultural features, scenic assets and natural features such as trees.

Proffer #3 requires the applicant to upgrade Oak Lane to public street standards and provide additional street parking.

Proffers

The applicant has submitted the following proffers:

1. Not less than eighteen (18) affordable housing units, targeted to families earning between twenty-five percent (25%) and sixty percent (60%) of Area Median Income (AMI), will be constructed and sold via Habitat For Humanity of Greater Charlottesville’s Partner Family Program.
2. Provide \$5,000.00 to be used as tree maintenance and replacement fund for the adjacent Oakwood Cemetery.
3. Improve the existing road adjacent to the shared property line between 111 Elliott and the Cemetery, including the addition of a parking lane and resurfacing through the length of the property.

Public Comments Received:

One public comment has been received. The comment pertained to job creation and the hope that the development of this property would afford job opportunities for lower income City residents.

Staff Recommendation:

The proposed rezoning adequately meets the objectives desired in a planned unit development. The proposed PUD provides an innovative arrangement of residential buildings and open spaces that include a mix of housing types. The proposed uses would be compatible and harmonious with surrounding land uses, and the PUD provides coordinated linkages to internal buildings as well as external destinations.

Staff recommends approval of the rezoning and proffers as submitted.

Attachments

Application materials.

Suggested Motions:

1. "I move to recommend the approval of this application to rezone the subject properties from R-3 to PUD, with the following proffers:
 - a. Not less than eighteen (18) affordable housing units, targeted to families earning between twenty-five percent (25%) and sixty percent (60%) of Area Median Income (AMI), will be constructed and sold via Habitat For Humanity of Greater Charlottesville's Partner Family Program.
 - b. Provide \$5,000.00 to be used as tree maintenance and replacement fund for the adjacent Oakwood Cemetery.
 - c. Improve the existing road adjacent to the shared property line between 111 Elliott and the Cemetery, including the addition of a parking lane and resurfacing through the length of the property.
2. "I move to recommend denial of this application to rezone the subject properties from R-3 to PUD."
3. Alternate motion.

111 Elliott PUD

December 21, 2012

Rev. January 30, 2013

Rev. February 3, 2013

Rev. February 28, 2013

Owner:

City of Charlottesville
605 East Main Street
Charlottesville, VA 22902

Applicant:

Southern Development
170 South Pantops Drive
Charlottesville, VA 22911

Habitat For Humanity of Greater Charlottesville
919 West Main Street
Charlottesville, VA 22903

Prepared by:

Community Results
471 Panorama Road
Earlsville, VA 22936

Rezoning Application Requirements and Organization

Prior to the formal submission of this application, pre-application conferences were held with the neighborhood development services on September 3, 2011, October 10, 2011, and November 27, 2011 to review sketch plans and gather comments and recommendations. This rezoning application is designed to address the requirements of Sections 34-41, 34-45, and 34-515 thru 34-517 of the City Code and is organized as follows:

Context Plan	Location and Acreage of Required Open Space
Narrative Statement	Ownership of Common Areas
Background	Transportation
General Description of Proposal	Transportation Plan
Affordable Dwelling Units	Typical Street Sections
Ridge Street Neighborhood	Dimensional Standards
PUD Objectives	Purpose and Intent
Existing Public Utilities and Infrastructure	Lot Standards
Significant Natural, Environmental and	Front, Side and Rear Setback Regulations
Cultural Features	Exceptions
Sensitive Areas	Other
Critical Slopes	Signage
PUD Development	Phasing
Land Use	Appendix 1 - Rezoning Petition
Development Blocks	Appendix 2 - Written Statement of Proffers
Land Use Plan	Appendix 3 - Survey Plat
Block Plan	Appendix 4 - Existing Public Utilities and
Development Standards	Infrastructure Plan
Land Uses Permitted/Prohibited by Block	Appendix 5 - Inventory of Adjacent Parcels
Permitted Density by Block	Appendix 6 -- PUD Use Matrix
Parking Standards	
Landscape Plan	
Landscaping	

Context Plan



ELLIOTT AVE_CONTEXT PLAN
N 0' 10' 20' 40' 80'

Narrative Statement

Background

In October of 2011, the City of Charlottesville solicited proposals for the purchase and development of two City owned parcels known as 111 Elliott Avenue. This process culminated on May 7th, 2012, when City Council approved the terms of a contract with the development team of Southern Development and Habitat for Humanity of Greater Charlottesville for the purpose of creating a mixed income development.

The partnership was chosen after an RFP process through which the City solicited design and programmatic ideas for the site. In our submission to the RFP committee and Council, concept plans were presented based on our programmatic needs and given the following core design components:

- ◊ FRONT PORCH CULTURE adjacencies that facilitate informal daily interaction between neighbors;
- ◊ GREEN SPACE meaningful, programmed "green streets" and/or ribbons of common space/parkland;
- ◊ MULTI-MODAL SPACE vibrant, lively traditional streets or utilitarian cores;
- ◊ DIVERSE HOUSING PRODUCT mixed income housing and a diversity of price point, style and architecture that is thoroughly integrated throughout the site;
- ◊ VIABILITY AND ATTRACTIVENESS beautiful, energy efficient, fee simple homes that can be financed, that will sell in a challenging housing market and that will be sources of pride for Habitat Partner Families

- ◊ RESPONSIVENESS TO COMMUNITY NEED inclusion of an eight bedroom group home adjacent to Region Ten's Blue Ridge Clubhouse;
- ◊ CONNECTIVITY improving physical relationships through beautifully designed, new pedestrian links while enhancing existing pedestrian connections to nearby commercial areas, Tonsler Park, other neighborhoods and downtown;
- ◊ EXPANDABILITY ability to work with adjacent land owners to incorporate a potential phase II stretching to Oak Street;
- ◊ DENSITY achievement of significant density on a human scale accomplishing affordability and sustainability without compromising livability; and
- ◊ RESPECT FOR HISTORIC RESOURCES enhancing the Oakwood Cemetery.

General Description of Proposal

The neighborhood will feature 46-49 units in a variety of housing types, architectural styles, and a large range of affordability. The layout reflects a sensitivity to the surrounding properties. The buildings facing Oakwood Cemetery and backing to the Ridge Street lots will be primarily single family detached units. The higher density townhomes will be cluster towards the center of the project and along Elliott Avenue, where greater massing will benefit the streetscape.

The townhouse layout at the center of the project is unique in that the units will legally front on a City street, but their “front door” will be off of a communal green. By utilizing a small lot design, green spaces which would typically have been private yards are consolidated into a large central green for use by the whole community.

Affordable Dwelling Units

The general make up of the community will be 25-29 market rate homes, 20 Habitat Partner Family, owner-occupied homes and, likely, one Region Ten unit. The affordable units will be sold to residents earning between 25%-60% of area median income and, as part of our agreement with the City, Habitat has pledged to partner with at least five families coming out of the City’s Public Housing.

The Region Ten home will house up to eight of their clients and provide an opportunity for reintegration of the residents into a neighborhood setting.

Consistent with Sections 34-12 and 34-45 of the City Code, 111 Elliott will be providing at least 15% Affordable housing units and as such, any site plan submitted for review in conjunction therewith shall be acted upon by the director of neighborhood development services or planning commission within twenty-one (21) days after the date such plan was officially submitted.

Ridge Street Neighborhood

The Ridge Street Neighborhood Plan provides reminders for how residents want their neighborhood to evolve and is designed to provide guidance to the Planning Commission and City Council as they consider Land Use and policy changes that will impact the Ridge Street Neighborhood.

These recommendations and concerns were used to help form the core values and project goals for 111 Elliott. Among the more influential are:

Centers – Parks included in housing developments have the potential to function as neighborhood parks.

111 Elliott includes a large community green which will serve not only as open space, but as an area for community interaction.

Centers – There is a perception that there are more rentals than single-family houses.

111 Elliott is intended to be primarily a homeowner-occupied community, affordable to local residents of a broad income range. Twenty Habitat homes will be sold to local Partner Families earning between 25-60 % of the area median income. With the exception of the Region 10 home, it is anticipated that the balance will be built and sold by Southern Development to market rate purchasers.

Connectivity – Improve neighborhood walkability.

111 Elliott builds on the existing pedestrian network within the neighborhood by adding additional mid-block connections and providing an enhanced pedestrian experience within the project.

Connectivity – Enforce speeds and increase signage within the neighborhood.

Speeding within neighborhoods is not only an enforcement issue, but a design issue. 111 Elliott will utilize features (e.g., narrow neighborhood streets,

on-street parking, horizontal alignment shifts, elevated crosswalks and landscaping) designed to provide drivers with visual clues leading to lower speeds.

Housing – Ensure that new housing is consistent with the local character. Housing affordability is a big concern in the neighborhood. Create a system for protecting against property tax increases, specifically for the elderly and young families. Grow partnerships for affordability.

111 Elliott will be a mixed income community with a minimum of 20 units being sold through the Habitat for Humanity's Partner Family program. Additionally, Habitat is working with the Charlottesville Redevelopment and Housing Authority (CRHA) and has designated at least twenty-five percent (25%) of the affordable housing units for CRHA public housing residents or participants in the CRHA Housing Choice voucher program.

Housing – Preserve and maintain short and long-term subsidized housing (redevelop it and increase the mix). Promote creative financing for ownership.

Habitat's financing model is based on owners having skin in the game. Partner Families earn upwards of 500 hours of sweat equity building their neighbors' and their own homes. In return, Habitat provides a zero-interest first mortgage indexed to their ability to pay. Habitat homes are sold at their appraised value with the difference between that price and the cost to build coming back to families incrementally over

time as equity in the form of a forgivable final mortgage. This provides incentive for homeowners to stay in their homes long term.

Housing – Affordable housing needs to be reconceived with more homeownership; accountable landlords; appropriately scaled developments with a variety of styles and scales, and in keeping with neighborhood; preserving existing resources; improved partnerships.

This development is intended to be a majority owner-occupied, with at least five housing types scaled to fit into their context, at price points serving a wide spectrum of the Charlottesville community.

Housing – Affordable housing is clustered in the neighborhood. Reverse the tendency to concentrate affordable housing in lower income neighborhoods.

This neighborhood will be developed in blocks with the intention of mixing housing affordability on blocks. Habitat homes will be built to at least equal standards of the neighboring market rate homes, creating value for graduates of the Habitat homeowner education program, promoting social mixing and eliminating stigma through design.

Housing – Development from outside the City is a concern. There should be an effort to expand existing housing in existing neighborhoods by in-filling at a finer grain. Subdivision within neighborhood could keep development local. Increase incentives to change developer dynamics.

Both Habitat for Humanity of Greater Charlottesville and Southern Development are locally operated, employing more than forty people and utilizing

thousands of local volunteers and subcontractors annually.

Housing – New Construction has the potential to diversify style and form.

Creating a front porch culture is the primary design driver for the project. Both the site layout and the buildings are designed to promote the kind of daily, low-stakes interactions that make communities function on a high level.

Housing – Promote homeownership.

With the exception of the Region X group home, this neighborhood is intended to be 100% owner-occupied homes.

Environment – Preserve trees and expand tree placement by starting and expanding programs in these areas.

As part of its contract with the City, the team of Habitat and Southern Development will contribute \$5,000 toward a tree maintenance and replacement fund for the Oakwood Cemetery. Additionally, the team will work with the Tree Commission on the street trees to be planted along Elliott Avenue.

Environment – Investigate and incorporate ways of developing more greenly.

Habitat builds to EarthCraft standards at a minimum and has built five LEED homes and 21 homes to the new, more stringent Energy Star 3.0 standards. Southern Development also builds homes to a standard equivalent to EarthCraft.

PUD Objectives

Conventional zoning districts tend to produce traditional development patterns. Such developments can typically be characterized by a single land use, homogeneity of building type, and privatization of green space. Two of the unintended consequences of traditional development includes the lack of ownership opportunities at higher densities and the lack of income diversity of the residents.

111 Elliott has been designed with close attention to the PUD objectives enumerated in Sec. 34-490 of the Zoning Ordinance:

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

111 Elliott will be developed under the land use plan and revised guidelines presented in this application. The resulting community will include a mixture of housing types and incomes, two characteristics of healthier, more sustainable communities.

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

111 Elliott is designed with an emphasis on relegating service areas and promoting usable, common spaces and pedestrian interconnections. This is best demonstrated in the central portion of the project. The arrangement of buildings and open spaces provide a more attractive, community-oriented design by fronting the units towards the communal green. The alley-like, internal streets will be designed

with green features that reduce pervious areas and provide near source stormwater management.

111 Elliott embraces the philosophy of communal greens and shared open space. The central green not only serves as an aesthetic and environmental amenity, but is the central gathering spot and amenity for the community and is located in Block B. An “eyes on the park” philosophy helps to vest the residents on 111 Elliott in the open space, creating a sense of ownership, and ensuring the quality of the space.

(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.

111 Elliott is a PUD designed to accommodate a wide mix of housing types and incomes. 111 Elliott will include single family detached and single family attached homes, townhouse units, cottages and a group home. Additionally, levels of affordability are mixed across the site in an effort to remove social barriers and promote an overall sense of community.

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

The 111 Elliott development plan provides for reduced front, rear and side yards, allowing for smaller lots and a more efficient use of the land. The remaining open space is concentrated in the communal green to promote a more attractive development and a better pedestrian orientation.

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

The communal green and community space provide the basic framework for community interaction and the core upon which the sense of community will form.

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

The project is bordered on its eastern edge by the Oakwood Cemetery. Low density residential borders the western and northern edges of the property, with the potential for additional infill development between 111 Elliott and Oak Street. Along the southern boundary, Elliott Avenue separates the project from Region Ten’s Blue Ridge Clubhouse and Burnet Commons.

The location of the internal open space allows the unit typology and massing to work harmoniously within the overall fabric of the neighborhood. Generally, the 111 Elliott land use plan provides for higher density towards the center and on southern portion, along Elliott Avenue, of the site. Single family detached and single family attached units are used to transition from open and low density residential to the east, north and west.

The internal road and pedestrian networks have also been designed to accommodate the redevelopment

of adjacent properties. The alignment of Street E has been designed to allow for a future, entrance only connection from Ridge Street.

This lays the groundwork for future development, by others, to the north to complete extension of these alternative routes through to Oak Street. As mid-block alternatives, the nature of these links will be inviting, bike and pedestrian-oriented.

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

For several decades, the City has used the tract as a waste area, disposing of organic material as well as inert construction waste and excess fill from City projects.

Geotechnical reports indicated that roughly twenty feet of unconsolidated waste material has been dumped on the site. Environmental soil and water testing has not identified any hazardous waste or contamination. The remediation plan calls for disturbance of the entire site and excavation of roughly 75,000 cubic yards. Where possible, the excavated material will be sorted and clean, compactable fill material will be stockpiled for reuse onsite. All other material will be removed to a permitted fill site. An Erosion and Sediment Control Plan has been approved for the site and remediation work is scheduled to begin prior to and separate from this rezoning application.

(8) To provide for coordination of architectural styles internally within the development as well as in relation to adjacent properties along the perimeter of the development.

The accompanying land use plan and development standards for the building types and massing within 111 Elliott were developed after consideration of the architectural styles of the adjacent parcels.

Additionally, a homeowners association will be established to own and maintain the internal open spaces and to coordinate the internal architectural standards. In general, it is conceived that each unit will have a substantial front porch.

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

Internally, the enhanced green links buildings and uses and provides a community gathering space as well as a pleasing promenade. Externally, Habitat and Southern Development worked with the adjacent neighbors to create a basic pattern of development that can extend to and connect with Oak Street to the north.

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

As a small infill parcel, 111 Elliott provides internal enhancements to the pedestrian experience. Additionally, there is a bus shelter on Elliott Avenue immediately in the front of the site.

Site Inventory and Existing Public Utilities and Infrastructure

111 Elliott will be served by public roads and utilities. These items are located on or immediately adjacent to the property and will be extended through the property, as required, to provide future access by adjacent parcels. This infrastructure has capacity to accommodate the proposed development.

A Site Inventory and Existing Public Utilities and Infrastructure Plan (Appendix 4) and an inventory of all adjacent parcels within a five hundred-foot radius of the perimeter of the PUD (Appendix 5) are appended.

Significant Natural, Environmental and Cultural Features

Because of the scale and scope of the past land use, the entire site will likely be disturbed to excavate and remove the estimated 75,000 cubic yards of unconsolidated waste material.

Sensitive Areas

There is no land within a floodway or floodway fringe or wetlands within 111 Elliott.

Critical Slopes

There are no regulated critical slopes on this site.

PUD Development

Land Use

The Land Use Plan is the governing concept plan that depicts the following important features:

- (i) Proposed land uses and their general locations;
- (ii) Proposed densities of residential development; and
- (iii) Location and acreage of required open space.

The plan is illustrative in nature and graphically depicts how standards set forth in the PUD Development Plan might be applied, but not necessarily how the project will develop. The textual descriptions and development standards provided in support of the Land Use Plan shall govern the specifics for development of 111 Elliott.

The plan depicts several different building types including single family detached (SFD), single family attached (SFA), townhouse (TH), cottage (C), a flex space (F) and Community Structure (CB).

Development Blocks

111 Elliott is foremost a residential project. Some additional small scale, non-residential uses are allowed on site. These uses are generally limited to the area immediately adjacent to Elliott Avenue and mostly to provide for future reuse of structures. The intensity of these uses is limited by maximum square footage per block. All industrial uses, including those currently allowed by right, have been extinguished.

In order to regulate land use within 111 Elliott, the project is divided into three distinct blocks (i.e., Blocks "A", "B" and "C"). The following section is intended to describe the development and relative location of important land uses by providing a summary of the most important features, land uses, and other improvements to be included within each block:

Block A - serves as the gateway into the community. Larger buildings and higher density is permitted to help frame Elliott Avenue. The principle use in the block will be TH residential, however, limited non-residential uses are allowed within the flex building.

Block B - is a residential block. The block contains the project's principle common open spaces, which is bordered by townhouse units to the east. A small community structure may be constructed within the open spaces. Single family detached units serves as a transition area between the center of 111 Elliott and Oakwood Cemetery.

Block C - is a residential block, primarily occupied by single family detached units, and serves as a transition area between the center of 111 Elliott and the rear of the adjacent lots fronting on Ridge Street.

Land Use Plan



ELLIOTT AVE LAND PLAN
N 0' 10' 20' 40' 80'

Proposed Utilities and Grading Plan



Block Plan



Development Standards

Land Uses Permitted/Prohibited by Block

The tables presented in Appendix 7 establish the uses that are permitted or prohibited by block. The nomenclature used is identical to that of the City Code, where:

- A = Ancillary Use
- DVA = dwelling units per acre
- GFA = gross floor area
- MFD = multifamily development
- P = provisional use permit
- S = special use permit
- T = temporary use permit

Please note that where a column is left blank or contains “-”, then the use is prohibited within the block. Under certain circumstances, a separate permit will need to be filed and a separate legislative action will need to be taken by the City of Charlottesville to permit that use.

Permitted Density by Block

The acreages, dominant land use, maximum residential number of units and maximum non-residential square footage in the individual blocks are established in the Permitted Densities by Block Table. The purpose of the block is to regulate given uses, the density/intensity of uses, and the built form for those uses in a logical fashion. Thus, these blocks are the planning tools that serve as the foundation for the PUD Development Plan.

It is recognized that, as the development proceeds through the site plan(s), individual architectural and engineering decisions will modify the precise geometry of the internal road network and may potentially impact the size of the individual blocks. Thus, the PUD Development Plan permits the exact boundaries of the blocks to be altered at the site plan or subdivision stage and the acreage of each block to be adjusted accordingly. However, the dominant land use type and the non-residential maximum square footage and maximum number of residential units, as well as their total numbers, are set and shall not be adjusted.

The Permitted Densities by Block Table establishes the potential mix of commercial, residential, office and civic space uses and the maximum density for residential uses (in dwelling units) and development intensity for non-residential uses (in gross leasable area (GLA)). At full build-out, the development shall not exceed the maximum levels established at the bottom of the table.

The Table of Permitted Densities by Block shall be interpreted as to allow the Owner to adjust the residential unit type and density to meet market and design conditions within the context of the PUD Development Plan and the permitted land uses as described within tables presented in Appendix 7.

Finally, site plans and subdivision plats may be submitted and approved for an individual block, so long as all requirements of the PUD Development Plan and the applicable portions of the City Code are met and legal means of access is provided to all parcels.

Permitted Densities by Block				
Block	Acreage	Dominant Land Use Type Within Block	Maximum # of Residential Units	Maximum Non-Residential (sf)
A	0.7	TH	11	10,000
B	1.8	SFD/TH	29	3000
C	1.1	SFD	13	
Totals	3.6		50	13,000

Parking Standards

One (1) parking space shall be provided for each SFD, SFA and TH unit. A minimum of sixteen (16) additional spaces shall be provided along Oakwood Lane.

The following table presents a parking analysis based on the conceptual layout depicted in the Land Use Plan. Based on the Conceptual Plan, a total of 47 parking spaces are required. A total of 109 spaces are provided. 50 within basement loaded garages, 32 on the internal streets and another 18 spaces are available for public use at the Oakwood Cemetery.

Concept Plan Parking					
Block	# of Residential Units	Garage Spaces	Internal Onstreet Parking	Total Parking Provided	Total Parking Required for Concept Plan
A	9	6	6	12	9
B	27	53	0	53	27
C	11	0	26	26	11
Subtotal	47	59	32	91	47
Oakwood Lane	0	0	18	18	16
Totals	47	59	50	109	63

Landscape Plan



Landscaping

Required landscape materials planted within public areas, such as common areas, buffer areas, amenity areas, and right of ways, shall be provided using materials consistent with those required by Article VIII, sections 34-861 and Charlottesville's Tree Packet (prepared January 18th, 2007).

Landscaping shall be in general conformance with the PUD Development Plan. Landscaping within the ROW is not specifically approved with this rezoning. Plantings within the ROW, if any, will be reviewed as part as part of the site plan process.

A perimeter buffer shall be installed to provide a visual separation between 111 Elliott and the adjacent parcels within the City block. Because of the similarity of uses and intensity, the buffer may be provided as a hedgerow or line of trees. The purpose of this buffer is to create a visual separation, not to completely screen the PUD from the adjacent low-density residential units.

Street trees shall be installed as a means of harmonizing the street frontage along the perimeter of a PUD with the street frontage of adjacent properties. Street trees shall be provided along all streets. They shall be a minimum of two (2) inch caliper (measured six (6) inches above ground level) at the time of installation. Trees shall be installed at an average of fifty (50) foot on center or less.

Street tree spacing may vary, due to site distance requirements or utility easements or because there is a need to highlight a special feature, such as a plaza or an important architectural feature, or to permit an important vista. Where conflicts exist between street trees and utilities, utility easements or site distance requirements and where it can be demonstrated that no other economically or

physically viable alternative exists, street trees may be placed on the residential lots as close to the street as possible.

Location and Acreage of Required Open Space

111 Elliott shall provide an extensive green space and amenity system that creates recreational opportunities and enhances the sense of place. The project shall develop in general accord with the features described in this section and as depicted generally on the Open Space Plan. The acreage for these areas identified in the table may be modified as long as the total area created within 111 Elliott is not less than 23,522 square feet (15% of the gross acreage of the site).

Required Open Space				
Block	Acreage	Land In Lots	Land In ROW	Land In open Space
A	0.7	0.2	0.3	0.2
B	1.8	1.0	0.4	0.2
C	1.1	0.4	0.5	0.2
Totals	3.6	1.6	1.2	0.6

Ownership of Common Areas

A property owners' association shall be established to own and maintain common areas within the PUD (including all required

open space remaining in private ownership). The following requirements shall apply:

(a) The property owners' association shall be established and constituted in accordance with the Virginia Property Owners' Association Act, prior to the final approval, recordation and lease or sale of any lot within the PUD;

(b) The membership of the property owners' association, and the obligations of such association with respect to the common areas, shall be set forth within a declaration, suitable for recording in the land records of the Circuit Court for the City of Charlottesville, meeting the requirements of the Virginia Property Owners' Association Act. The declaration shall detail how the association shall be organized, governed and administered; specific provisions for the establishment, maintenance and operational responsibilities of common areas and the improvements established therein; and the method of assessing individual property owners for their share of costs associated with the common areas.

(c) All common areas and required open space within a PUD shall be preserved for their intended purpose as expressed in the approved development plan. All deeds conveying any interest(s) in property located within the PUD shall contain covenants and restrictions sufficient to ensure that such areas are so preserved. Deed covenants and restrictions shall run with the land and be for the benefit of present as well as future property owners and shall contain a prohibition against partition.

Transportation

The Transportation Plan shows the general location of internal road improvements and the general location of street-side pedestrian facilities. The roads are low volume streets and provide a shared surface for motor vehicles and bicycles.

Street C and the Lane provide the start of the mid block connection between Elliott and Oak Street. The lane shall be improved between Elliott and Street E. Streets C and E will be constructed as generally shown, if the necessary off-site easements and right-of-way dedications are acquired. If these easement are not acquired, a temporary right of way will be provided as shown on below.



A minimum of three traffic calming measures (e.g. narrow neighborhood streets, on-street parking, horizontal alignment shifts, elevated crosswalks and landscaping) will be installed along Street C.

All roads shown are intended to be part of the public road system and will be designed in accordance with the Standards and Design Manual. Alternative materials and traffic calming elements, if any, are subject to City approval and must be approved as part of the final site plan process.

It is the owners' desire to construct the public sidewalks in general accord with the Transportation Plan; however, no specific waiver of sidewalk requirements has been granted with this rezoning. Waivers and variances, if any, shall be reviewed as part of the site plan process.

The Transportation Plan also shows additional pedestrian features (e.g., crosswalks, green space paths). They are shown to demonstrate an intent to provide access across or through an area.

The final number and location of these features may vary, at the owner's discretion, with the development of 111 Elliott.

Proffer #3

A proffer to improve the existing road adjacent to the shared property line between 111 Elliott and the Cemetery, including the addition of a parking lane and resurfacing through the length of the property. Should the City choose not to accept this proffer, the Alt Road Option demonstrates how the transportation network may be amended to keep all improvements onsite.



Transportation Plan



Typical Street Sections

Four street sections may be used within 111 Elliott. All streets are anticipated to be low volume roads. Adjacent buildings, shown at their minimum setbacks, are regulated per the Dimensional Standards section of the Land Plan.

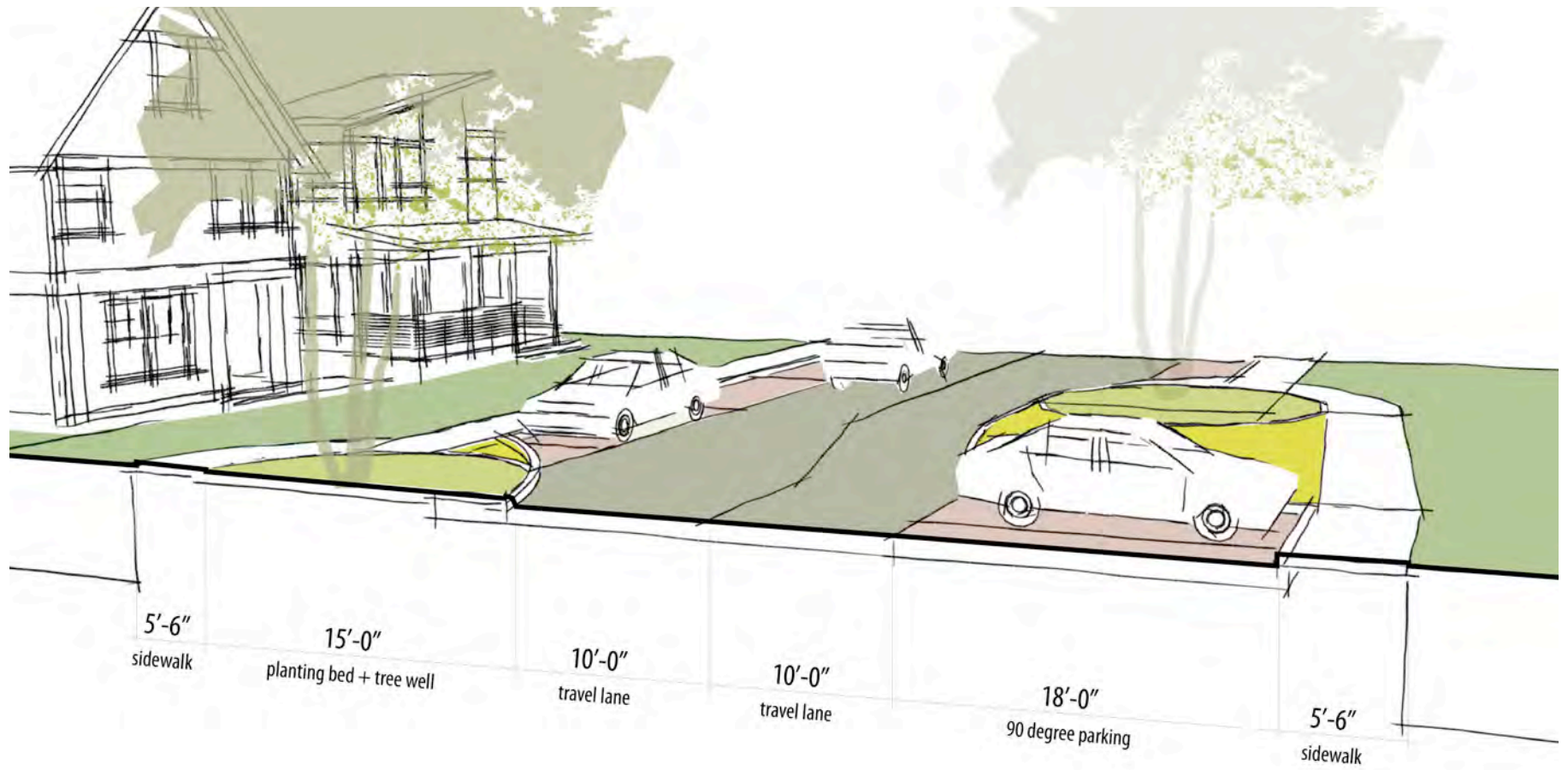
The typical sections generally represents the features described in the following sections. They may be adjusted at final design, at the discretion of the owner and as allowed for within the Standards and Design Manual, for additional elements (e.g., traffic calming measures, landscape islands, crosswalks), alternative materials (e.g., pervious concrete, pavers) and dimensionally:

Streets A, D and E shall provide for two directional travel.

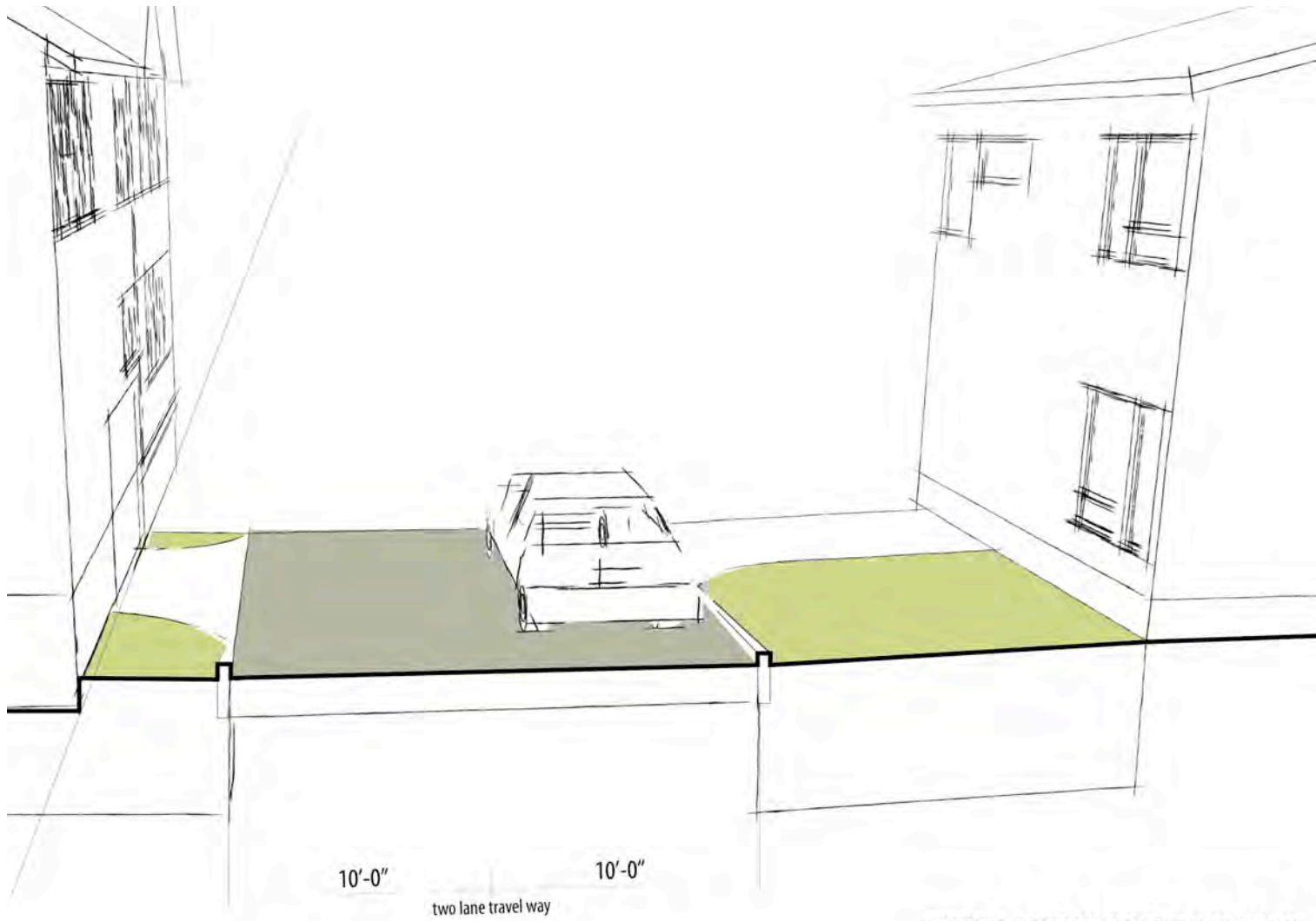
Streets B and C shall provide for two directional travel, onstreet parking, and pedestrian facilities.

The Lane is an upgrade to the existing road serving Oakwood Cemetery. It will provide for one way travel and include onstreet parking and pedestrian facilities on one side of the road. No road improvements shall occur on the eastern side of the existing road.

Alleys shall provide for two directional travel. Onstreet parking and pedestrian facilities are not required. Alleys will be privately maintained.



TYPICAL SECTION STREETS **B** AND **C**



TYPICAL SECTION STREETS **A D AND E**



TYPICAL LANE SECTION



TYPICAL ALLEY SECTION

Dimensional Standards

Purpose and Intent

A project's built form is important because it determines the character of the street. Establishing the proper dimensions for how a group of buildings will sit back from, above, and along the length of the street, as well as incorporating the appropriate architectural and landscape elements into the design of a group of buildings is the key component in determining whether a user intuitively understands and is encouraged to use the street as a public realm. Judging whether a "sense of place" has successfully been achieved is ultimately determined by whether or not the street's design and built form have been successfully integrated. This section's standards work to achieve this integration.

To manage these standards, the Owner shall establish an Architecture Review Board (ARB) prior to the issuance of the first building permit in order to review the PUD Development Plan's architectural, landscaping, buffer, and grading standards set forth herein. The ARB shall review all individual submissions for their conformance with the PUD Development Plan and the covenants and restrictions prior to any submission to the City for a building permit. Future enforcement of the zoning regulations in this Plan shall be the responsibility of the City of Charlottesville and not the ARB.

The dimensional standards of the R-3 zoning district shall apply except as modified in the following sections. These standards shall apply to all residential and non-residential uses.

Lot Standards

There is no minimum lot area in 111 Elliott; however, all lots must extend a minimum of five (5) feet beyond the outside wall of the principle structure. For attached units, the common walls may be on the property line.

Front, Side and Rear Yards Setback Regulations

The front, side and rear yard setbacks shall be five (5) feet.

The side yard setback provisions shall not apply to structures built to a common wall.

Exceptions

Porches, decks, balconies, bay windows, chimneys, eaves and like architectural features project into any required yard; provided that no such feature shall be located any closer than three (3) feet to any lot line. For attached housing, these features may extend to the lot line.

Porch stairs, footers, concrete slabs and like structural elements may project into any required yard; provided that no such feature shall be located any closer than six (6) inches to any lot line. For attached housing, these features may extend to the lot line.

Awnings, balconies, canopies, cantilevered portions of upper levels of buildings, and other structural projections may overhang a sidewalk if these projections: (1) do not interfere with the street trees' expected canopy at maturity; and (2) do not impede safe and

convenient pedestrian or vehicle movement as determined by the City Engineer.

Signage (freestanding, portable or projecting), mailboxes, newspaper boxes, benches, planters, and other street hardscape features shall have no required setbacks internal to the development and are permitted within the right-of-way as long as City standards are met, where applicable, or within private access easements.

Other

No residential structures shall encroach into any utility, drainage or other easement.

Signage

Street signage within the neighborhood will conform to the Standards and Design Manual. Any neighborhood signage shall be coordinated through homeowners association and may be placed in landscaped areas.

Phasing

111 Elliott may be developed in up to three (3) phases. The phases, which relate to the blocks or “land bays,” are expected to develop starting with Block A and ending with Block C. Each phase may be submitted and approved individually; however, a single preliminary plat will be submitted for the entire project.

Development, from start of construction through build out, is expected to occur over a three year period, depending on market conditions. Independent of the market conditions, the commitment to the proposed housing for the Habitat Partner Families will ensure that the affordable housing components of the project will be provided within the first couple of years.

Finally, phasing shall be accomplished such that the cumulative minimum parking and open space requirements are achieved at all stages of development. If required, temporary parking may be established on future phases to meet the parking requirement of an approved phase.

Appendix 1 – Rezoning Petition



REZONING PETITION

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

For a PUD please include \$2,000 application fee. For any other type of project, please include \$1,500 application fee. 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 to amend the City Zoning District Map for the property described below from R-3 (Current Zoning Classification) to PUD (Proposed Zoning Classification).

Reasons for Seeking This Change: TO UTILIZE THE FLEXIBILITY OF THE PUD TO PROVIDE A WALKABLE URBAN NEIGHBORHOOD.

Information on Property Applied for Rezoning - Please note any applicable deed restrictions

1. 740 feet of frontage on ELLIOTT DRIVE (name of street)
2. Approximate property dimensions: 500' feet by 325' feet.
3. Property size: 3.6 Acres (square feet or acres)
4. Present Owner: CITY OF CHARLOTTESVILLE (Name) as evidenced by deed recorded in Deed Book Number 118 p 191 & Page 198 p 61, with the Clerk of the Circuit Court.
5. Mailing Address of Present Owner: PO BOX 911, CHARLOTTESVILLE, VA 22902
6. City Real Property Tax Map Number 29, Parcel(s) 206, 211; Lot(s): _____

A. PETITIONER INFORMATION

Petitioner Name (Print or Type) Don Franco Community Results
 Petitioner Mailing Address: 411 Panorama Rd, Parksville, VA 22936
 Work Phone: 434-974-9269 Fax _____
 Home Phone: 434-249-9691 Email don@community-results.com
 Does Petitioner currently own the property where the rezoning is requested? NO
 If no, please explain UNDER CONTRACT W/ CITY BY SOUTHERN DEVELOPMENT & HERITAGE FOR MANAGEMENT OF GREATER CIVILIC

B. ADJACENT PROPERTY OWNERS ADDRESSES (use additional paper if necessary)

Property Owner Name	Mailing Address	City Tax Map and Parcel #

C. ATTACHMENTS TO BE SUBMITTED BY THE PETITIONER

1. A sketch plan filed with this petition showing property lines of the property to be rezoned, adjoining property, buildings, land uses, zoning classifications and streets.
2. Other attachments as required by Section 34-41 or Section 34-516 of the City Code (office use: Submitted _____)
3. A rezoning petition filing fee of \$2,000 for a PUD, OR \$1,500 for all others, made payable to the City of Charlottesville; (Signature also denotes commitment to pay the invoice for the required mail and newspaper notices).

[Signature]
 Signature of Petitioner(s)

For Office Use Only (Sign Posting)

I certify that the sign(s) as required by Section 31-44 of the City Code as amended has been posted on the following date: _____
 Signature _____
 Date Paid: _____ Amt. Paid: _____ Cash/Check #: _____ Recorded by: _____

Appendix 2 – Written Statement of Proffers

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA IN RE: PETITION FOR REZONING
(City Application No. _____) STATEMENT OF PRELIMINARY PROFFER CONDITIONS
For the 111 Elliott PUD

Dated as of January 30, 2013

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

The undersigned individual is the owner of land subject to the above-referenced rezoning petition ("Subject Property"). The Owner/Applicant seeks to amend the current zoning of the property subject to certain voluntary development conditions set forth below. In connection with this rezoning application, the Owner/Applicant seeks approval of a PUD as set forth within a PUD Development Plan dated December 21, 2012.

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

1. Not less than eighteen (18) affordable housing units, targeted to families earning between twenty-five percent (25%) and sixty percent (60%) of Area Median Income (AMI), will be constructed and sold via Habitat For Humanity of Greater Charlottesville's Partner Family Program.
2. Provide \$5,000.00 to be used as a tree maintenance and replacement fund for the adjacent Oakwood Cemetery.
3. Improve the existing road adjacent to the shared property line between 111 Elliott and the Cemetery, including the addition of a parking lane and resurfacing through the length of the property.

WHEREFORE, the undersigned Owner(s) stipulate and agree that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated, and requests that the Subject Property be rezoned as requested, in accordance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this 30th day of January, 2013.

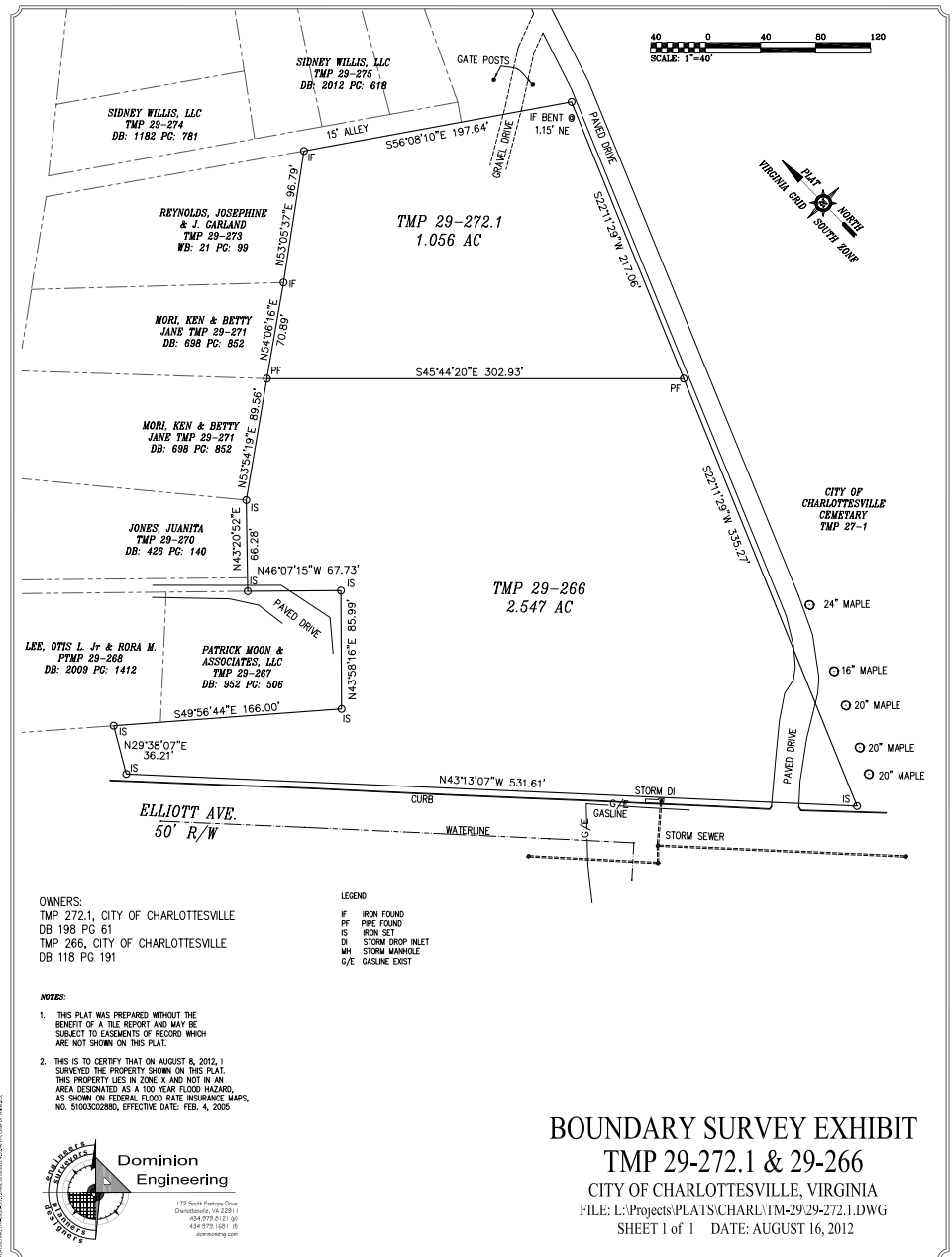
By: _____ Applicant

Print Name: Don Franco

Applicant's Address: 471 Panorama Road, Earlysville, VA 22936

Appendix 3 – Survey Plat

As part of the due diligence process, a survey plat was prepared. The survey plat describes and depicts the acreage to be included in within the PUD development site. The two parcels, City of Charlottesville Tax Map Parcels 29- 266 and 272.1, are currently owned by the City of Charlottesville and currently zoned R-3. The property is under contract with Southern Development and Habitat for Humanity of Greater Charlottesville.



Appendix 4 – Site Inventory and Existing Public Utilities and Infrastructure Plan

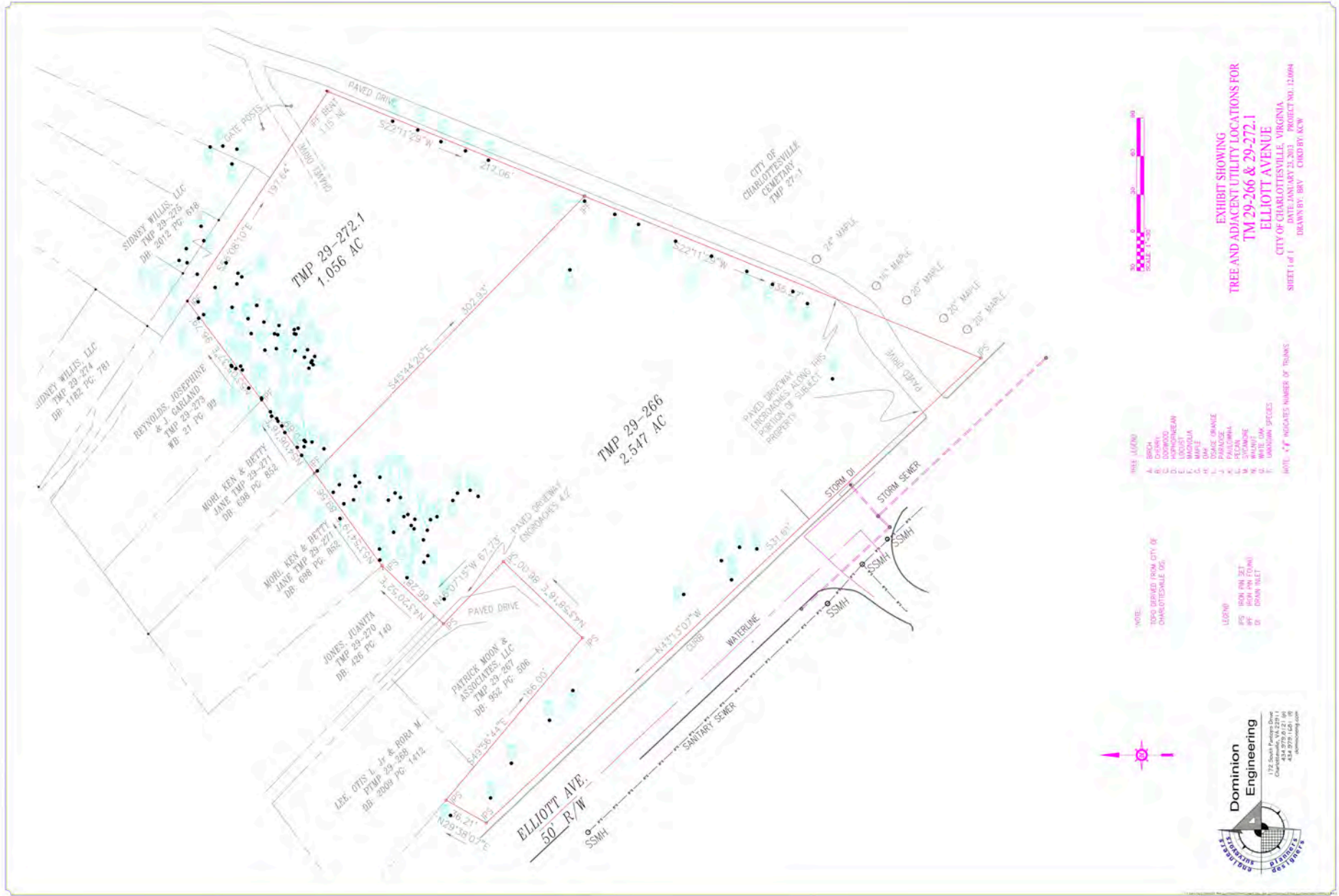


EXHIBIT SHOWING
 TREE AND ADJACENT UTILITY LOCATIONS FOR
 TM 29-266 & 29-272.1
 ELLIOTT AVENUE
 CITY OF CHARLOTTESVILLE, VIRGINIA
 DATE: JANUARY 23, 2013. PROJECT NO. 12.0044
 SHEET 1 of 1
 DRAWN BY: BRY. CHECKED BY: KCV

- NOTE: * FT. INDICATES NUMBER OF TRUNKS
- TREE LEGEND
- A. BIRCH
 - B. CHERRY
 - C. DOGWOOD
 - D. SWEET GUM
 - E. LINDSEY
 - F. MADONIA
 - G. OAK
 - H. OAK
 - I. OAK
 - J. OAK
 - K. OAK
 - L. OAK
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NOTE:
 TOPS DERIVED FROM CITY OF
 CHARLOTTESVILLE GIS.



LEGEND

- PS. IRON PIN SET
- WF. IRON PIN FOUND
- D. DRAIN TIE

Dominion Engineering

172 South Parkway Drive
 Charlottesville, VA 22902
 434.970.6211
 434.970.1400 FAX
 dominioneng.com

Appendix 5 – Inventory of Adjacent Parcels

Parcel Number	Address	Zoning
270001000	1ST ST S	R-3
290156000	5TH ST SW	R-1S
290157000	CHERRY AVE	PUD
290150000	CHERRY AVE	PUD
290266000	ELLIOTT AVE	R-3
290266200	ELLIOTT AVE	PUD
290266C00	ELLIOTT AVE	PUD
290266100	ELLIOTT AVE	PUD
290278100	OAK ST	R-3H
290151000	RIDGE ST	PUD
290147000	RIDGE ST	PUD
290272100	RIDGE ST	R-3
250068000	RIDGE ST	PUD
270091A00	100 BURNET ST	MLTP
270091350	101 BURNET ST	PUD
270091340	103 BURNET ST	PUD
290265000	104 ELLIOTT AVE	R-2H
270091330	105 BURNET ST	PUD
270091000	105 LANKFORD AVE	MLTP
270091320	107 BURNET ST	PUD

Parcel Number	Address	Zoning
270091310	109 BURNET ST	PUD
270091301	111 BURNET ST	PUD
270091290	113 BURNET ST	PUD
270091280	115 BURNET ST	PUD
270091270	117 BURNET ST	PUD
270091260	119 BURNET ST	PUD
270091250	121 BURNET ST	PUD
270091240	123 BURNET ST	PUD
270091400	160 BURNET ST	PUD
270091300	162 BURNET ST	PUD
270091200	164 BURNET ST	PUD
270091100	166 BURNET ST	PUD
270091370	180 BURNET ST	PUD
250069000	211 LANKFORD AVE	PUD
290137100	306 OAK ST A&B	R-3
290139000	398 OAK ST	R-3
290140000	400 OAK ST	R-3
290234000	500 CHERRY AVE	MR
290278000	500 RIDGE ST	R-2H
290137000	501 RIDGE ST	R-2H

Parcel Number	Address	Zoning
290138000	505 RIDGE ST	R-2H
290277000	506 RIDGE ST	R-2H
290141000	507 RIDGE ST	R-2H
290276000	508 RIDGE ST	R-2H
290275000	510 RIDGE ST	R-2H
290142000	511 RIDGE ST	R-2H
290274000	512 RIDGE ST	R-2H
290143000	515 RIDGE ST	R-2H
290273000	516 RIDGE ST	R-2H
290144000	517 RIDGE ST	R-2H
290272000	518 RIDGE ST	R-2H
290145000	521 RIDGE ST	PUD
290271000	522 RIDGE ST	R-2H
290146000	523 RIDGE ST	PUD
290270000	524 RIDGE ST	R-2H
290269000	526 RIDGE ST	R-2H
290267000	528 RIDGE ST	R-2H
290149000	529 RIDGE ST	PUD
290268000	530 RIDGE ST	R-2H
290264000	608 RIDGE ST	R-2H

Parcel Number	Address	Zoning
290263000	610 RIDGE ST	R-2H
290262000	612 RIDGE ST	PUD
290261000	620 RIDGE ST	R-2H
290258000	621 RIDGE ST	R-2H
290260000	624 RIDGE ST	R-2H
290259000	625 RIDGE ST	R-2H
250064000	632 RIDGE ST	PUD
250065000	702 RIDGE ST	PUD
290152000	OAK ST	R-3
280158000	213 OAK ST	R-1S
280177000	217 OAK ST	R-1S
290135000	409 RIDGE ST	R-2H
280156000	410 RIDGE ST	R-2H
280157000	412 RIDGE ST	R-2H
290136000	413 RIDGE ST	R-2H

Appendix 6 – PUD Use matrix

The uses and residential densities allowed within the PUD are those identified within the following tables.

The nomenclature used is identical to that of the City Code, where:

A = Ancillary Use

DUA = dwelling units per acre

GFA = gross floor area

MFD = multifamily development

P = provisional use permit

S = special use permit

T = temporary use permit

Please note that where a column is left blank or contains “-”, then the use is prohibited within the block. Under certain circumstances, a separate permit will need to be filed and a separate legislative action will need to be taken by the City of Charlottesville to permit that use.

RESIDENTIAL AND RELATED USES				
Use Types	R3	Block		
		A	B	C
Accessory apartment, internal	B	B	B	B
Accessory apartment, external	P	P	P	P
Accessory buildings, structures and uses	B	B	B	B
Adult assisted living				
1—8 residents	B	B	B	B
Greater than 8 residents	S	S		
Adult day care	S	S	S	S
Amateur radio antennas, to a height of 75 ft.	B	B	B	B
Bed-and-breakfast:				
Homestay	B	B	B	B
B & B	B	B	B	B
Inn	S			
Boarding: fraternity and sorority house	S			
Boarding house (rooming house)	S			
Convent/monastery	S			
Criminal justice facility				
Dwellings:				
Multifamily	B	B	B	B

RESIDENTIAL AND RELATED USES (cont.)				
Use Types	R3	Block		
		A	B	C
Single-family attached	B	B	B	B
Single-family detached	B	B	B	B
Townhouse	B	B	B	B
Two-family	B	B	B	B
Family day home				
1—5 children	B	B	B	B
6—12 children	B	B	B	B
Home occupation	P	P	P	P
Manufactured home park				
Night watchman's dwelling unit, accessory to industrial use				
Nursing homes	S			
Occupancy, residential				
3 unrelated persons	B	B	B	B
4 unrelated persons	B	B	B	B
Residential density (developments)				
1—21 DUA	B	B	B	B
22—43 DUA	S			
44—64 DUA	S			
65—87 DUA	S			
88—200 DUA				

RESIDENTIAL AND RELATED USES (cont.)				
Use Types	R3	Block		
		A	B	C
Residential treatment facility				
1—8 residents	B	B	B	B
8+ residents	S	S	S	S
Shelter care facility	S	S	S	S
Single room occupancy facility	S	S		
Temporary family health care structure	T	T	T	T

NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL				
Use Types	R3	Block		
		A	B	C
Access to adjacent multifamily, commercial, industrial or mixed-use development or use	B	B	B	B
Accessory buildings, structures and uses	B	B	B	B
Amusement center				
Amusement enterprises (circuses, carnivals, etc.)				
Amusement park (putt-putt golf; skateboard parks, etc.)				
Animal boarding/grooming/kennels:				
With outside runs or pens				
Without outside runs or pens				
Animal shelter				
Art gallery:				
GFA 4,000 SF or less		B		
GFA up to 10,000 SF		S		
Art studio, GFA 4,000 SF or less		B		
Art workshop		B		
Assembly (indoor)				
Arena, stadium (enclosed)				
Auditoriums, theaters				
Houses of worship	B	B	B	B

NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL				
Use Types	R3	Block		
		A	B	C
Assembly (outdoor)				
Amphitheater				
Stadium (open)				
Temporary (outdoor church services, etc.)	T	T	T	T
Assembly plant, handcraft				
Assembly plant				
Automobile uses:				
Gas station				
Parts and equipment sales				
Rental/leasing				
Repair/servicing business				
Sales				
Tire sales and recapping				
Bakery, wholesale		S		
GFA 4,000 SF or less				
GFA up to 10,000 SF				
Banks/ financial institutions				
Bowling alleys				
Car wash				
Catering business		S		
Cemetery	S			

NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL				
Use Types	R3	Block		
		A	B	C
Clinics:				
Health clinic (no GFA limit)				
Health clinic (up to 10,000 SF, GFA)		S		
Health clinic (up to 4,000 SF, GFA)	B	B	B	B
Public health clinic	B	B	B	B
Veterinary (with outside pens/runs)				
Veterinary (without outside pens/runs)				
Clubs, private	S	S	B	S
Communications facilities and towers:				
Antennae or microcells mounted on existing towers established prior to 02/20/01	B	B	B	B
Attached facilities utilizing utility poles or other electric transmission facilities as the attachment structure	B	B	B	B
Attached facilities not visible from any adjacent street or property	B	B	B	B
Attached facilities visible from an adjacent street or property				

NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL				
Use Types	R3	Block		
		A	B	C
Alternative tower support structures				
Monopole tower support structures				
Guyed tower support structures				
Lattice tower support structures				
Self-supporting tower support structures				
Contractor or tradesman's shop, general				
Crematorium (independent of funeral home)				
Data center				
Daycare facility	B	B	B	B
Dry cleaning establishments				
Educational facilities (non-residential)				
Elementary	B	B		
High schools	B	B		
Colleges and universities	B	B		
Artistic up to 4,000 SF, GFA				
Artistic up to 10,000 SF, GFA				

NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL				
Use Types	R3	Block		
		A	B	C
Vocational, up to 4,000 SF, GFA				
Vocational, up to 10,000 SF, GFA				
Electronic gaming café				
Funeral home (without crematory)				
GFA 4,000 SF or less	S	S	S	S
GFA up to 10,000 SF	S	S		
Funeral homes (with crematory)				
GFA 4,000 SF or less	S			
GFA up to 10,000 SF	S			
Golf course				
Golf driving range				
Helipad				
Hospital				
Hotels/motels:				
Up to 100 guest rooms				
100+ guest rooms				
Laundromats	A	A	A	A
Libraries	B	B	B	B
Manufactured home sales				

NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL				
Use Types	R3	Block		
		A	B	C
Microbrewery				
Movie theaters, cineplexes				
Municipal/governmental offices, buildings, courts	S	S	S	S
Museums:				
Up to 4,000 SF, GFA				
Up to 10,000 SF, GFA				
Offices:				
Business and professional		S		
Medical		S		
Philanthropic institutions/agencies		S		
Property management	A	A	A	A
Other offices (non-specified)		S		
Outdoor storage, accessory				
Parking:				
Parking garage	A/S			
Surface parking lot	A	A	A	A
Surface parking lot (more than 20 spaces)	A	A	A	A
Temporary parking facilities				

NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL				
Use Types	R3	Block		
		A	B	C
Photography studio		B		
Photographic processing; blueprinting				
Radio/television broadcast stations				
Recreational facilities:				
Indoor: health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc. (on City-owned, City School Board-owned, or other public property)	B	B	B	B
Indoor: health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc. (on private property)				
GFA 4,000 SF or less	A	A	A	A
GFA up to 10,000 SF		S		
GFA more than 10,000 SF				
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (city owned), and related concession stands	B	B	B	B

NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL				
Use Types	R3	Block		
		A	B	C
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (private)	S	B	B	B
Restaurants:				
Dance hall/all night				
Drive-through windows				
Fast food				
Full service				
Taxi stand				
Towing service, automobile				
Technology-based businesses				
Transit facility				
Utility facilities	S	S	S	S
Utility lines	B	B	B	B

NON-RESIDENTIAL USES: RETAIL				
Use Types	R3	Block		
		A	B	C
Accessory buildings, structures and uses				
Consumer service businesses:				
Up to 4,000 SF, GFA	A	B	B	B
Up to 10,000 SF, GFA		S		
10,001+ GFA				
Farmer's market		B	B	B
Greenhouses/nurseries				
Grocery stores:				
Convenience				
General, up to 10,000 SF, GFA		S		
General, 10,001+ SF, GFA				
Home improvement center				
Pharmacies:				
1—1,700 SF, GFA				
1,701—4,000 SF, GFA				
4,001+ SF, GFA				
Shopping centers				
Shopping malls				
Temporary sales, outdoor (flea markets, craft fairs, promotional sales, etc.)				

NON-RESIDENTIAL USES: RETAIL				
Use Types	R3	Block		
		A	B	C
Other retail stores (non-specified):				
Up to 4,000 SF, GFA		S		
Up to 20,000 SF GFA				
20,000+ SF, GFA				


NON-RESIDENTIAL: INDUSTRIAL				
Use Types	R3	Block		
		A	B	C
Accessory buildings, structures and uses				
Assembly, industrial				
Beverage or food processing, packaging and bottling plants				
Brewery and bottling facility				
Compounding of cosmetics, toiletries, drugs and pharmaceutical products				
Construction storage yard				
Contractor or tradesman shop (HAZMAT)				
Frozen food lockers				
Greenhouse/nursery (wholesale)				
Industrial equipment: service and repair				
Janitorial service company				
Kennels				
Laboratory, medical				
Laboratory, pharmaceutical				
Landscape service company				
Laundries				
Manufactured home sales				

NON-RESIDENTIAL: INDUSTRIAL				
Use Types	R3	Block		
		A	B	C
Manufacturing, light				
Medical laboratories				
Moving companies				
Pharmaceutical laboratories				
Printing/publishing facility				
Open storage yard				
Outdoor storage, accessory to industrial use				
Research and testing laboratories				
Self-storage companies				
Warehouses				
Welding or machine shop				
Wholesale establishments				

CHARLOTTESVILLE
parks & recreation

MEMORANDUM

TO: City Council
Jim Tolbert, Director, Neighborhood Development Services

FROM: Brian Daly, Director 

DATE: February 27, 2013

SUBJECT: Elliot Avenue PUD Comments

Parks and Recreation Staff have reviewed the PUD for 111 Elliott Avenue, adjacent to Oakwood Cemetery. Staff reviewed the application from the perspective of ongoing access to the cemetery by staff and the general public. Following the staff review of the PUD application, Parks and Recreation offers the following comments:

- The proffer of \$5,000 toward a tree maintenance and replacement fund for Oakwood Cemetery is greatly appreciated. These funds will assist with both preventive and reactive tree maintenance as well as support new plantings when necessary.
- Staff supports the improvements to the cemetery access road on the west side of Oakwood Cemetery (described as the "lane" in the PUD application), widening the roadway to allow for one-directional travel from south to north. Staff also supports the addition of the "lane" from Elliott Avenue to Oak Street into the public road system of the City.
- Staff requests that the applicant and Council be aware that City staff may require use of the "lane" for maintenance purposes in Oakwood Cemetery, internments within the Cemetery or other activities required for general upkeep of the property. It is possible that during an interment, the road would not be available for general public use.
- Additionally, Parks and Recreation staff makes no commitment of maintenance responsibility for any portion of the "lane".

Thank you for the opportunity to comment on this PUD Application.

cc: Doug Ehman, Manager, Parks Division
Chris Gensic, Parks and Trails Planner, Parks Division



JOHNSON VILLAGE - BLOCK C2

REZONING AMENDMENT PLAN

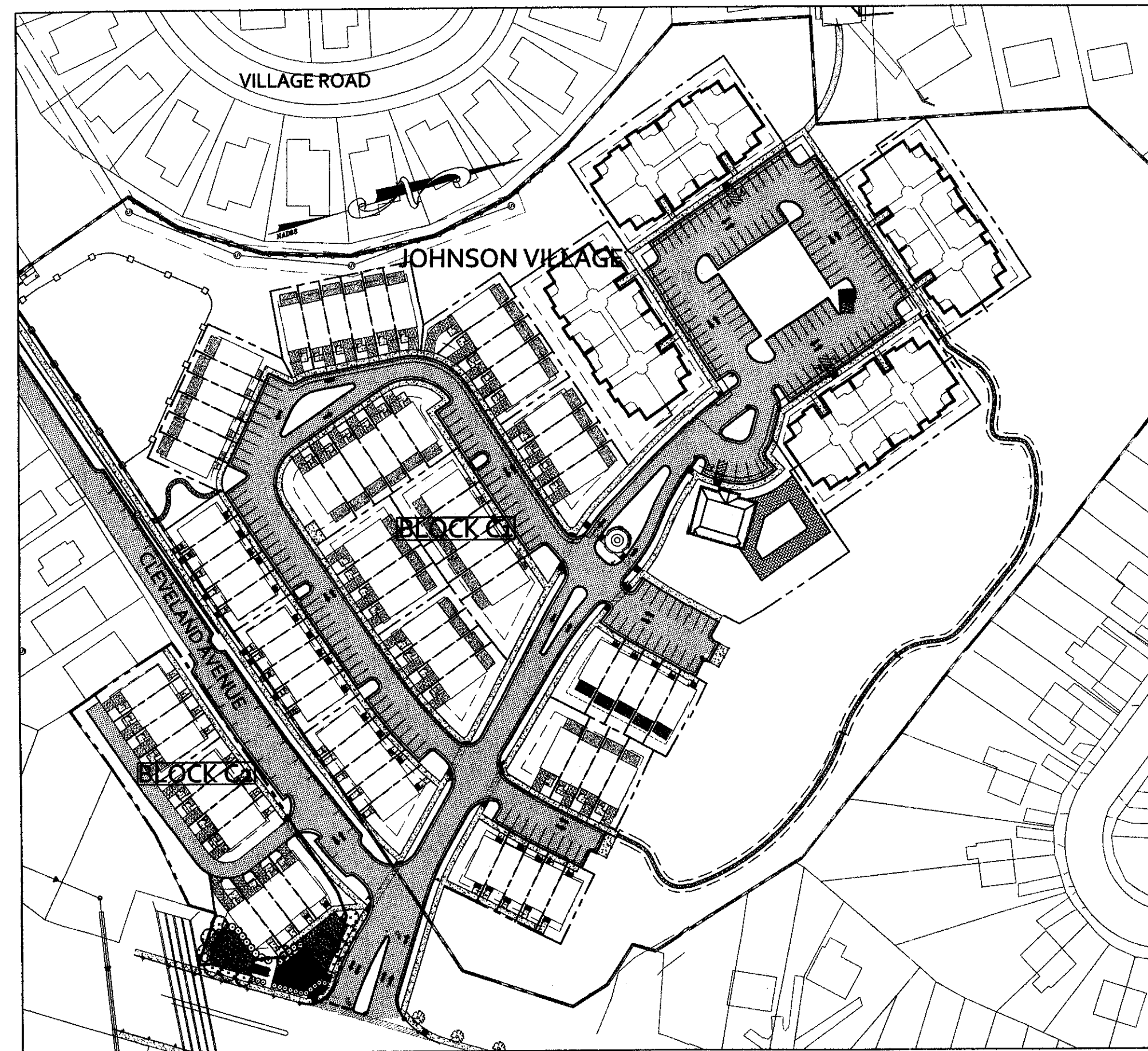
CITY OF CHARLOTTESVILLE, VIRGINIA

PROJECT DATA:

- THE OWNER/CLIENT OF THIS PROPERTY IS:
NEW VISIONS PROPERTIES, LLC
P.O. BOX 1467
CHARLOTTESVILLE, VA 22902
- THESE PLANS HAVE BEEN PREPARED BY:
COLLINS ENGINEERING, LLC
200 GARRETT STREET, SUITE K
CHARLOTTESVILLE, VA 22902
TELEPHONE: (434) 293-3719 FACSIMILE: (434) 293-2813
- SOURCE OF SURVEY & BOUNDARY INFORMATION: ROUDABUSH, GALE & ASSOCIATES.
TOPOGRAPHY: JENNINGS STEVENSON PC, 2007. FIELD VERIFIED BY COLLINS ENGINEERING APRIL, 2010.
- ZONING: 'PJU' PLANNED UNIT DEVELOPMENT WITH ENTRANCE CORRIDOR OVERLAY.
ORIGINAL PROFFERS APPLY TO THE DEVELOPMENT OF THIS BLOCK.
- THIS PROJECT FALLS WITHIN AN ENTRANCE CORRIDOR.
- TAX MAP AND PARCEL NUMBER: TMP 22B-177, 22B-178, 22B-179, 22B-180, 22B-181, AND 22B-182.
- USGS DATUM: NAD 83 (1994)
- LOCATION/ADDRESS OF PROJECT: 5TH STREET SW AND CLEVELAND AVENUE, CHARLOTTESVILLE VA 22903
- BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT OF 55 FEET PER APPROVED CODE OF DEVELOPMENT; 45 FEET FOR TOWNHOUSES
- PROPOSED USE: 12 TOTAL TOWNHOUSE UNITS
- GROSS DENSITY: 10 UNITS PER ACRE
- RESIDENTIAL UNIT INFORMATION: TOWNHOUSE UNITS ARE FOR SALE ON FEE SIMPLE LOTS.
- TOTAL ACREAGE OF SITE: 2 ACRES
- TOTAL LAND DISTURBED: 0.8 ACRES
- RECREATIONAL AREA: THIS PROJECT INCLUDES A POCKET PARK AT THE INTERSECTION OF CLEVELAND AVENUE AND 5TH STREET AND ADDITIONAL OPEN SPACE ALONG 5TH STREET.
- SITE PHASING: (1) PHASE FOR BLOCK C2
- CRITICAL SLOPES: THERE ARE NO CRITICAL SLOPES OR CRITICAL SLOPE IMPACTS ON THIS BLOCK OF THE JOHNSON VILLAGE DEVELOPMENT. THE OTHER CRITICAL SLOPES ON THE REMAINING PROPERTY AS SHOWN ON THIS PLAN WERE APPROVED BY THE PLANNING COMMISSION ON MARCH 8, 2011.
- PARKING REQUIREMENTS:
REQUIRED PARKING:
12 TOWNHOUSE UNITS = 12 REQUIRED SPACES
TOTAL REQUIRED SPACES = 12 REQUIRED SPACES
PROPOSED PARKING:
12 DRIVEWAY PARKING SPACES
12 GARAGE PARKING SPACES
TOTAL PARKING PROVIDED: 24 SPACES
- PUBLIC UTILITIES: THE SITE WILL BE SERVED BY EXISTING PUBLIC WATER AND SEWER. WATER AND SEWER CAPACITY INFORMATION HAS BEEN REQUESTED & A WATER MODEL SUBMITTED TO THE CITY WAS DEEMED ACCEPTABLE. WATER AND WASTE WATER MAIN PROFILES ARE PROVIDED IN THIS PLAN SET.
- STORMWATER MANAGEMENT AND STORM DRAINAGE: EXISTING AND PROPOSED RUN-OFF FROM THE SITE WILL BE COLLECTED, DETAINED, AND TREATED WITHIN THE PROPOSED STORMWATER MANAGEMENT DETENTION POND LOCATED IN THE SOUTHWEST PORTION OF THE PROPERTY JUST NORTH OF CLEVELAND STREET.
- STREAM BUFFER: THE DEVELOPMENT OF THIS PROPERTY DOES NOT IMPACT A STREAM BUFFER. FLOODPLAINS RUN ALONG THE NORTHERN EDGE OF THE SITE PER FEMA MAP 5103C02280, PANEL 288 DATED FEBRUARY 4, 2005. NO IMPACT TO FLOODPLAINS.
- AREAS DEDICATED FOR PUBLIC USE: A MINIMUM OF 15% OPEN SPACE IS MAINTAINED THROUGH ALL PHASES OF THE PUD DEVELOPMENT. THERE ARE NO AREAS DEDICATED TO PUBLIC USE IN THIS PHASE OF THE PROJECT.
- SUBJECT PARCEL LOT COVERAGE AND PROPOSED USES:
EXISTING: IMPERVIOUS AREA TOTAL: 0.0 AC. (<16%)
PROPOSED (AND FUTURE) ON- & OFF-SITE:
BUILDINGS: 0.23 AC. (10,200 SF)
DRIVEWAY/TRAVELWAY: 0.14 AC. (6,200 SF)
SIDEWALKS: 0.04 AC. (1,800 SF)
IMPERVIOUS AREA TOTAL: 0.41 AC. (18,200 SF)
OPEN SPACE: 0.79 AC. (34,412 SF)
- SIGNAGE: SITE SIGNAGE SHALL BE SUBMITTED UNDER A SEPARATE APPLICATION.
- STREET CLOSURE: A TEMPORARY STREET CLOSURE PERMIT IS REQUIRED FOR CLOSURE OF SIDEWALKS, PARKING SPACES AND ROADWAYS AND IS SUBJECT TO APPROVAL BY THE CITY TRAFFIC ENGINEER. PARTIAL STREET CLOSURES WILL BE NEEDED FOR THE CREATION OF THE SITE ENTRANCE AT 5TH STREET AND IMPROVEMENTS TO CLEVELAND AVENUE.
- INGRESS AND EGRESS: ACCESS TO THIS PROPERTY SHALL BE PROVIDED VIA THE PROPOSED ENTRANCE AT THE CONVERGENCE OF CLEVELAND AVENUE, A PUBLIC ROAD. THE ENTRANCE SHALL BE A DIVIDED MEDIAN ENTRANCE AS SHOWN.
- BUILDING/LOT SETBACKS:
TOWNHOUSE/SINGLE FAMILY ATTACHED
FRONT - PORCH 5' MINIMUM (STEPS MAY ENCR OACH TO OFT), HOUSE 10' MINIMUM, GARAGE 20';
SIDE - END UNIT 5' (OTHER THAN COMMON WALL), CORNER UNIT 10';
REAR - HOUSE 15', GARAGE 0 FT (WHEN PARKING IS REAR LOADED FROM ALLEY);
MAX. BLDG. HEIGHT - STACKED 45', NOT STACKED 35'
- LIGHTING REQUIREMENTS:
ALL LUMENS, AS PROPOSED, SHALL NOT SPILL OVER ONTO ADJACENT DEVELOPMENTS. PLEASE SEE THE LIGHTING PLAN AND DETAILS SHEETS FOR ADDITIONAL INFORMATION.
- SITE TRIP GENERATION AND LAND USE ITE CODE. BASED ON THE ITE TRIP GENERATION MANUAL, 8TH EDITION. SEE SITE PLAN NOTES & DETAILS SHEET 10 FOR ADDITIONAL INFORMATION.
RESD. TOWNHOUSE (ITE LUC 230)
ADT: 12 UNITS x 5.81 ADT/UNIT = 70 ADT (35 ENTER/ 35 EXIT)
AM PEAK: 12 UNITS x 0.44 VPH/UNIT = 6 VPH (1 ENTER/ 5 EXIT)
PM PEAK: 12 UNITS x 0.52 VPH/UNIT = 6 VPH (4 ENTER/ 2 EXIT)

- RIGHT TURN LANE ANALYSIS: WITH LESS THAN 100 VEHICLES ENTERING THE SITE PER HOUR DURING PEAK VOLUMES, A RIGHT TURN LANE ON 5TH ST IS NOT WARRANTED.
- WATER/SEWER FLOW CALCULATIONS
12 THREE BEDROOM UNITS X 100 GPD = 1,200 GPD
TOTAL FLOW = 1,200 GPD
- FIRE FLOW TESTING RESULTS:
GPM: 1350 STATIC: 104 PSI RESIDUAL: 100 PSI

BMP DATA FOR THIS PROJECT:	
BMP OWNERSHIP INFORMATION:	CHERRY HILLS, INC P.O. BOX 1467 CHARLOTTESVILLE, VA 22902
TYPE OF BMP TO BE INSTALLED:	TYPE III RETENTION BASIN (WET POND)
GEOGRAPHIC LOCATION (HYDROLOGIC UNIT CODE):	NORTH OF CLEVELAND AVENUE - 800' WEST OF THE INTERSECTION OF CLEVELAND & 5TH STREET
WATERBODY THE BMP IS ULTIMATELY DISCHARGING INTO:	MOORE'S CREEK
# OF ACRES TREATED BY BMPs:	8.82 ACRES
DESCRIPTION OF REQUIRED MAINTENANCE:	THE MAINTENANCE PROGRAM FOR THE RETENTION BASIN SHALL INCLUDE CLEANING OF THE RISER STRUCTURE AND TRASH RACK ON AN ANNUALLY BASIS, OR AS NECESSARY, ENSURING HEALTHY, VEGETATIVE GROWTH OF THE PLANTINGS WITHIN THE AQUATIC BENCH, AND REMOVAL OF THE SEDIMENT ON AN ANNUAL BASIS IN THE FOREBAY.
OWNER'S SIGNATURE AGREEING TO MAINTAIN FACILITY:	



SHEET LAYOUT
SCALE: 1" = 100'

CURRENT OWNER
NEW VISIONS PROPERTIES, LLC
P.O. BOX 1467
CHARLOTTESVILLE, VA 22902

ENGINEER
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K
CHARLOTTESVILLE, VA 22902
434.293.3719

NOTES:

- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.
- FIRE HYDRANT SPACING SHALL BE NO MORE THAN 300 FEET BEGINNING AT THE ENTRANCE OFF 5TH STREET.
- IF THE FLOOR LEVEL OF THE HIGHEST STORY IS MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF THE FIRE DEPARTMENT VEHICLE ACCESS, THEN A CLASS 1 STANDPIPE SYSTEM MUST BE INSTALLED IN ADDITION TO THE SPRINKLER SYSTEM.
- IFC 505-THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS. IFC 506.1-AN APPROVED KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE. THE CHARLOTTESVILLE FIRE DEPARTMENT CARRIES THE KNOX BOX MASTER KEY. A KNOX BOX KEY BOX CAN BE ORDERED BY GOING ONLINE TO WWW.KNOXBOX.COM. THE KNOX BOX ALLOWS ENTRY TO THE BUILDING WITHOUT DAMAGING THE LOCK AND DOOR SYSTEM.
- FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES SHALL REMAIN CLEAR AND UNOBSTRUCTED BY LANDSCAPING, PARKING OR OTHER OBJECTS. THE FIRE MARSHAL'S OFFICE NO LONGER ALLOWS ANY TYPE OF LANDSCAPING TO BE PLACED IN FRONT OF AND WITHIN 5 FEET OF FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT CONNECTIONS OR FIRE SUPPRESSION SYSTEM CONTROL VALVES.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 75,000 LBS.
- IFC 1404.1-SMOKING TO BE ALLOWED IN ONLY DESIGNATED SPACES WITH PROPER RECEPTACLES.
- IFC 1404.2-WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
- IFC 1410.1-ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.
- IFC 1404.6-CUTTING AND WELDING. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 26, OF THE INTERNATIONAL FIRE CODE, ADDRESSING WELDING AND HOTWORK OPERATIONS.
- IFC 1414.1-FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
- REQUIRED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
- OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13 FEET 6 INCHES.
- ALL SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE IX, SECTION 34-1020 CITY CODE.

LEGEND

ROADS

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

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADING PLAN
6	STORM AND SANITARY SEWER PROFILES
7	STORMWATER MANAGEMENT PLAN

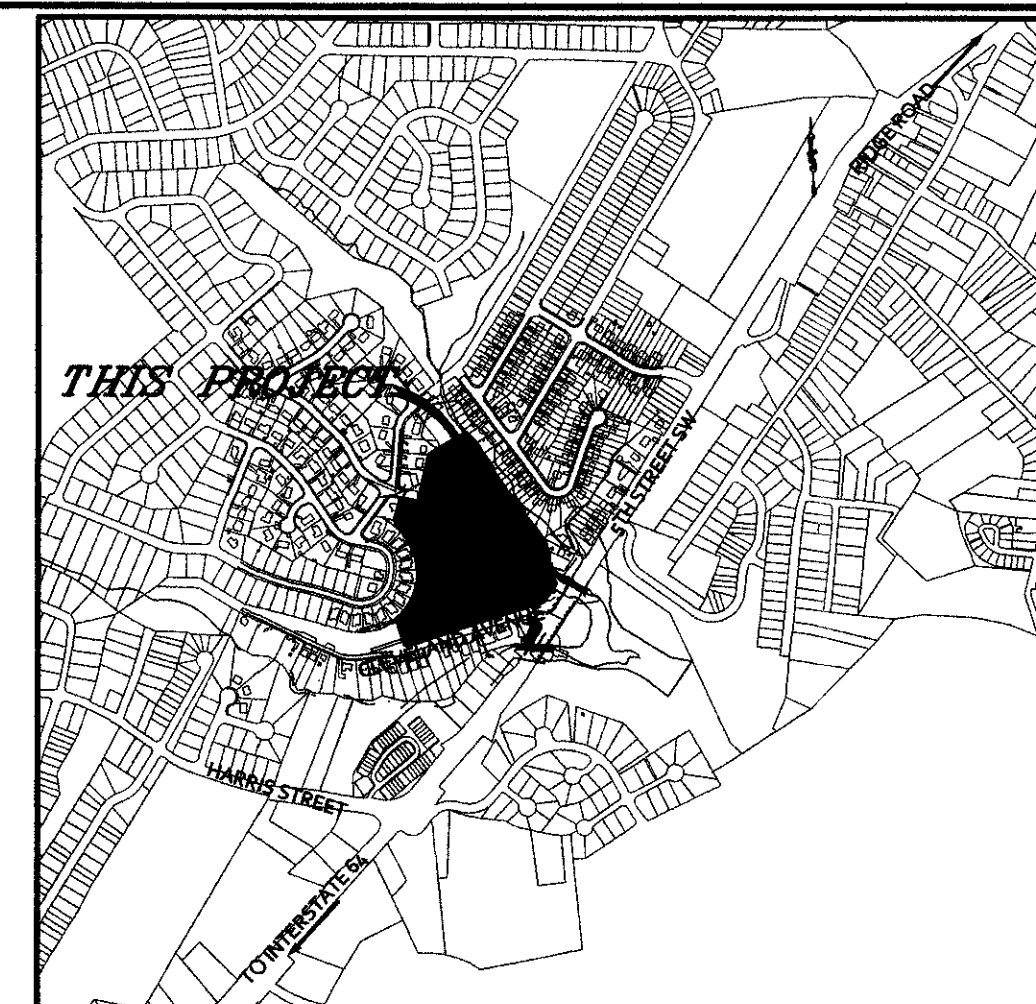
TOTAL SHEETS: 7

CHANGES WITH REZONING AMENDMENT:

- 12 TOWNHOME UNITS ADDED WITH ALLEY ACCESS
- GRADING, STORM, WATER LATERALS, AND SANITARY UPGRADES TO SERVE PROPOSED UNITS.
- TWO PARKING SPACES ADDED ON SOUTH SIDE OF CLEVELAND AVENUE.

SIGNATURE PANEL

DIRECTOR, NEIGHBORHOOD DEVELOPMENT



VICINITY MAP
SCALE: 1" = 1000'

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NEIGHBORHOOD DEVELOPMENT SERVICES

REVISIONS

REVISION DESCRIPTION

INITIAL SUBMITTAL

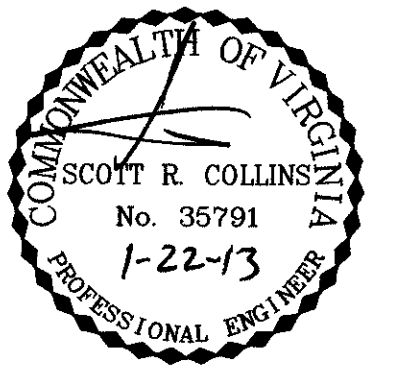
DATE

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JOHNSON VILLAGE - BLOCK C2 REZONING AMENDMENT
TITLE SHEET

PROJECT SHEET
JOB NO. 102045
SCALE N/A
SHEET NO. 1

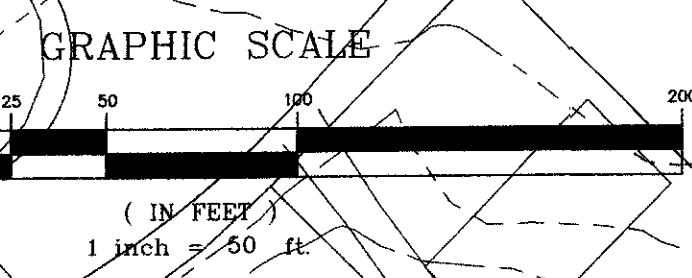


NOTE: TREES SHOWN ARE LOCATED WITHIN TEN FEET OF THE LIMITS OF DISTURBANCE.

TREES TO BE REMOVED DURING PHASE 1 OF THE PROJECT.
SURVEYED TREES TO BE REMOVED DURING PHASE 2 OF THE PROJECT.



APPROX. LOCATION OF ABANDONED CONC. UTILITY VAULT. CONTRACTOR SHALL REMOVE METAL BOLTS, VERIFY IT IS NO LONGER ACTIVE & FILL VAULT W/ GRAVEL OR FLOWABLE FILL PRIOR TO FILLING THIS AREA. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO COMMENCING WORK IN THIS LOCATION SO THAT VERIFICATION & PROPER SUPERVISION IS ENSURED.



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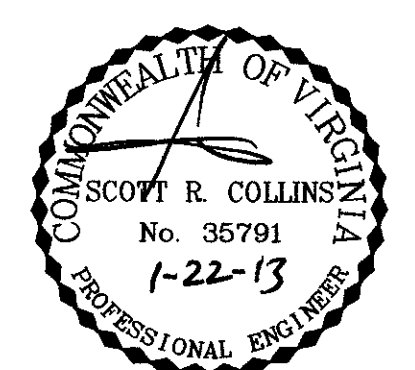
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JOHNSON VILLAGE REZONING AMENDMENT
EXISTING CONDITIONS

PROJECT: 102045
SCALE: 1"=50'
SHEET NO. 2

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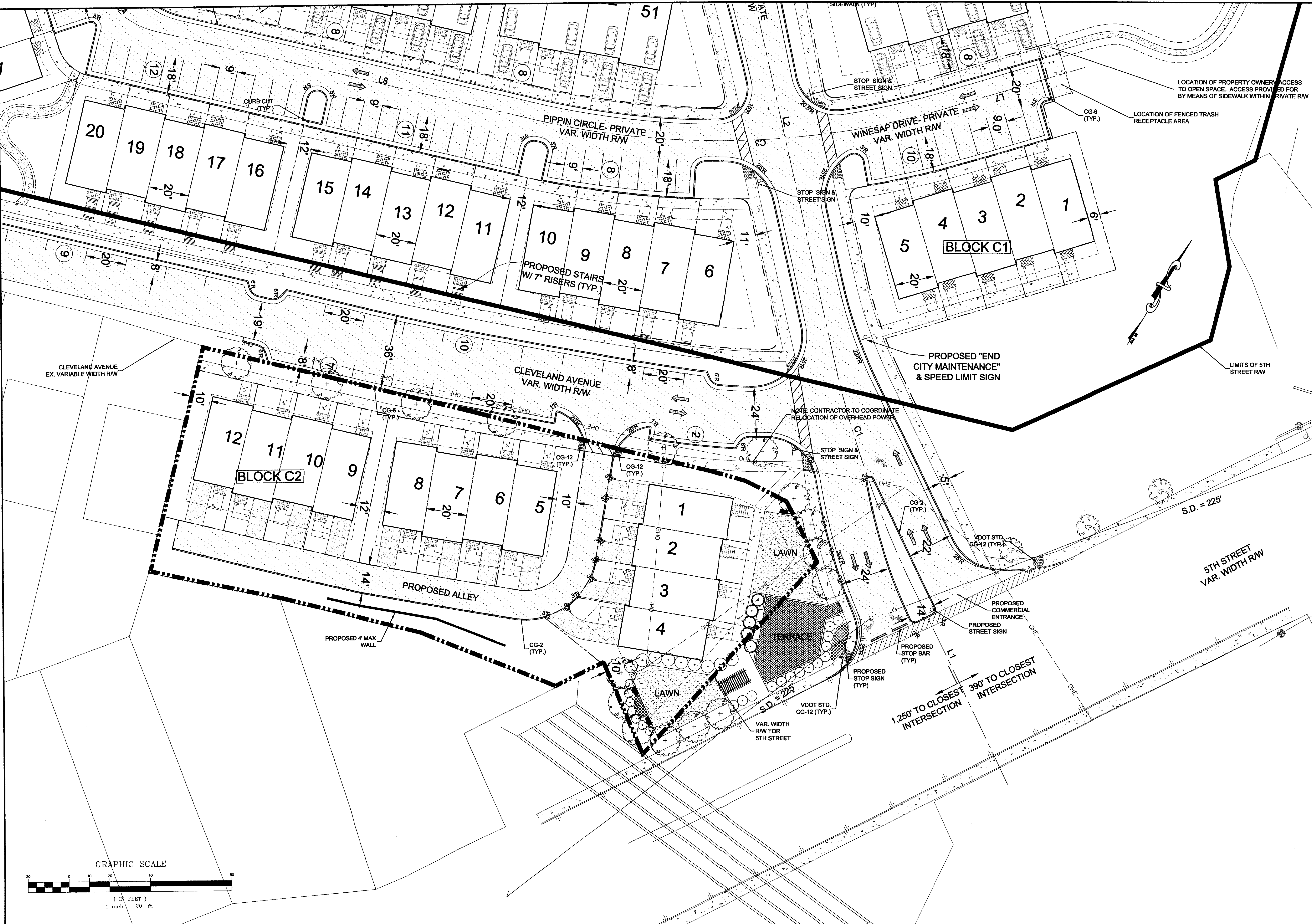
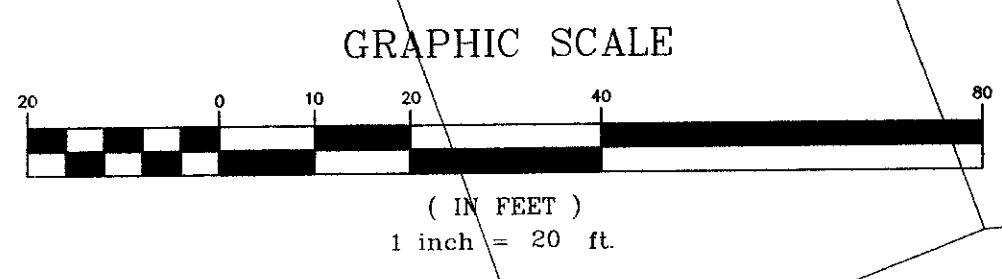
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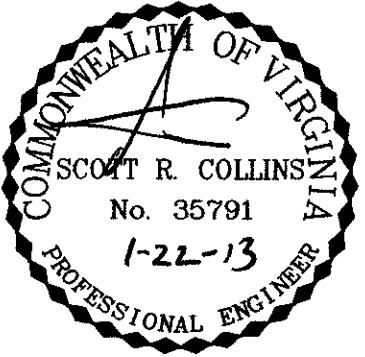
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JOHNSON VILLAGE - BLOCK C2 REZONING AMENDMENT
 SITE PLAN

PROJECT: JOHNSON VILLAGE - BLOCK C2 REZONING AMENDMENT
 JOB NO.: 102045
 SCALE: 1"=20'
 SHEET NO.: 3



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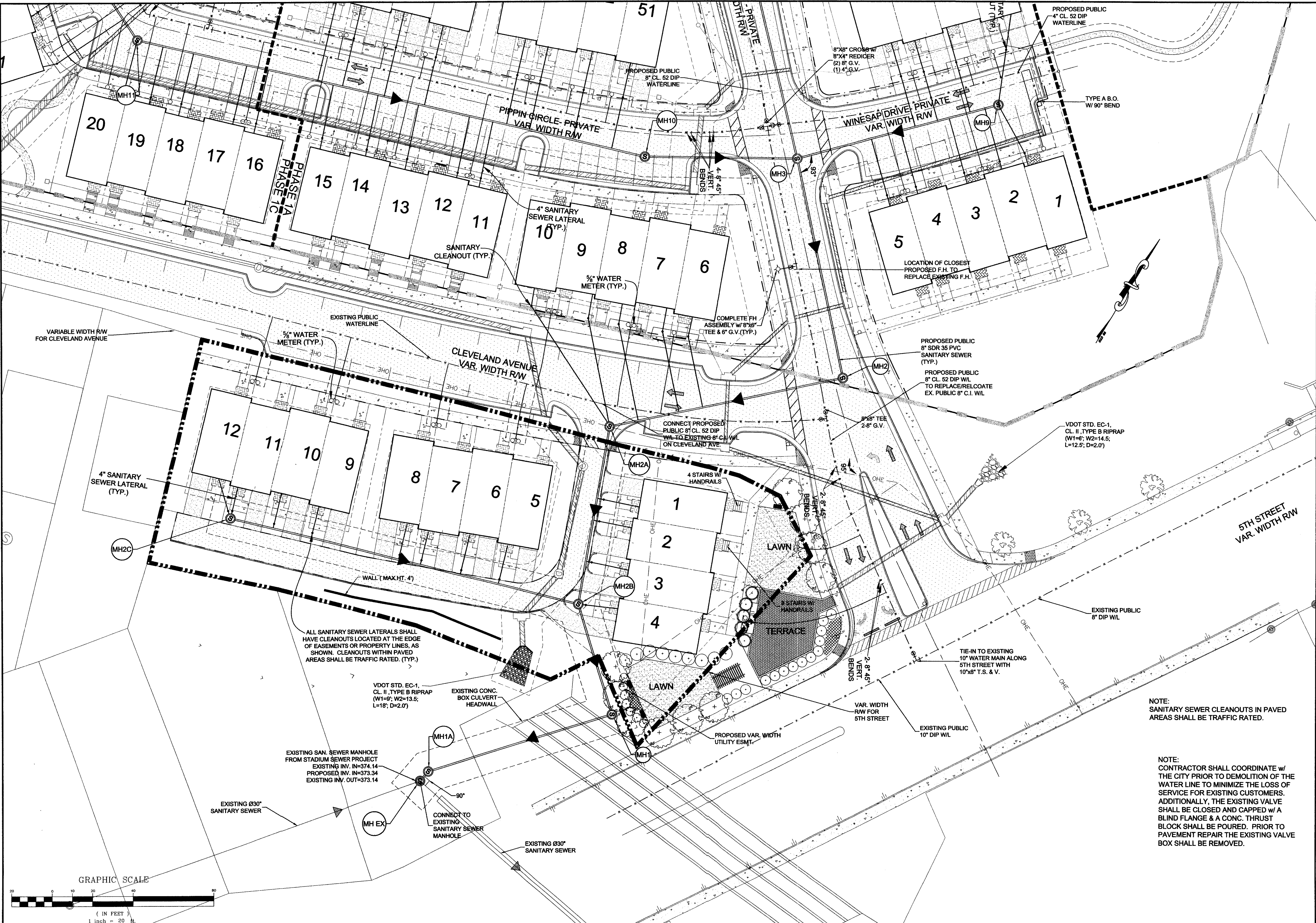
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JOHNSON VILLAGE - BLOCK C2 REZONING AMENDMENT

UTILITY PLAN

PROJECT
JOB NO. 102045
SCALE
1" = 30'
SHEET NO.
4



ALL SANITARY SEWER LATERALS SHALL HAVE CLEANOUTS LOCATED AT THE EDGE OF EASEMENTS OR PROPERTY LINES, AS SHOWN. CLEANOUTS WITHIN PAVED AREAS SHALL BE TRAFFIC RATED. (TYP.)

VDOT STD. EC-1, CL. II, TYPE B RIPRAP (W1=9; W2=13.5; L=18; D=2.0)

EXISTING CONC. BOX CULVERT HEADWALL

EXISTING SAN. SEWER MANHOLE FROM STADIUM SEWER PROJECT
EXISTING INV. IN=374.14
PROPOSED INV. IN=373.34
EXISTING INV. OUT=373.14

EXISTING Ø30" SANITARY SEWER

CONNECT TO EXISTING SANITARY SEWER MANHOLE

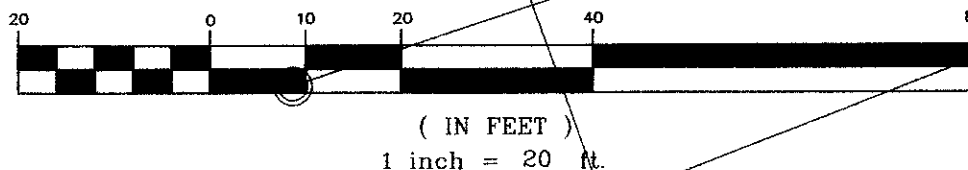
EXISTING Ø30" SANITARY SEWER

EXISTING PUBLIC 10" DIP WL

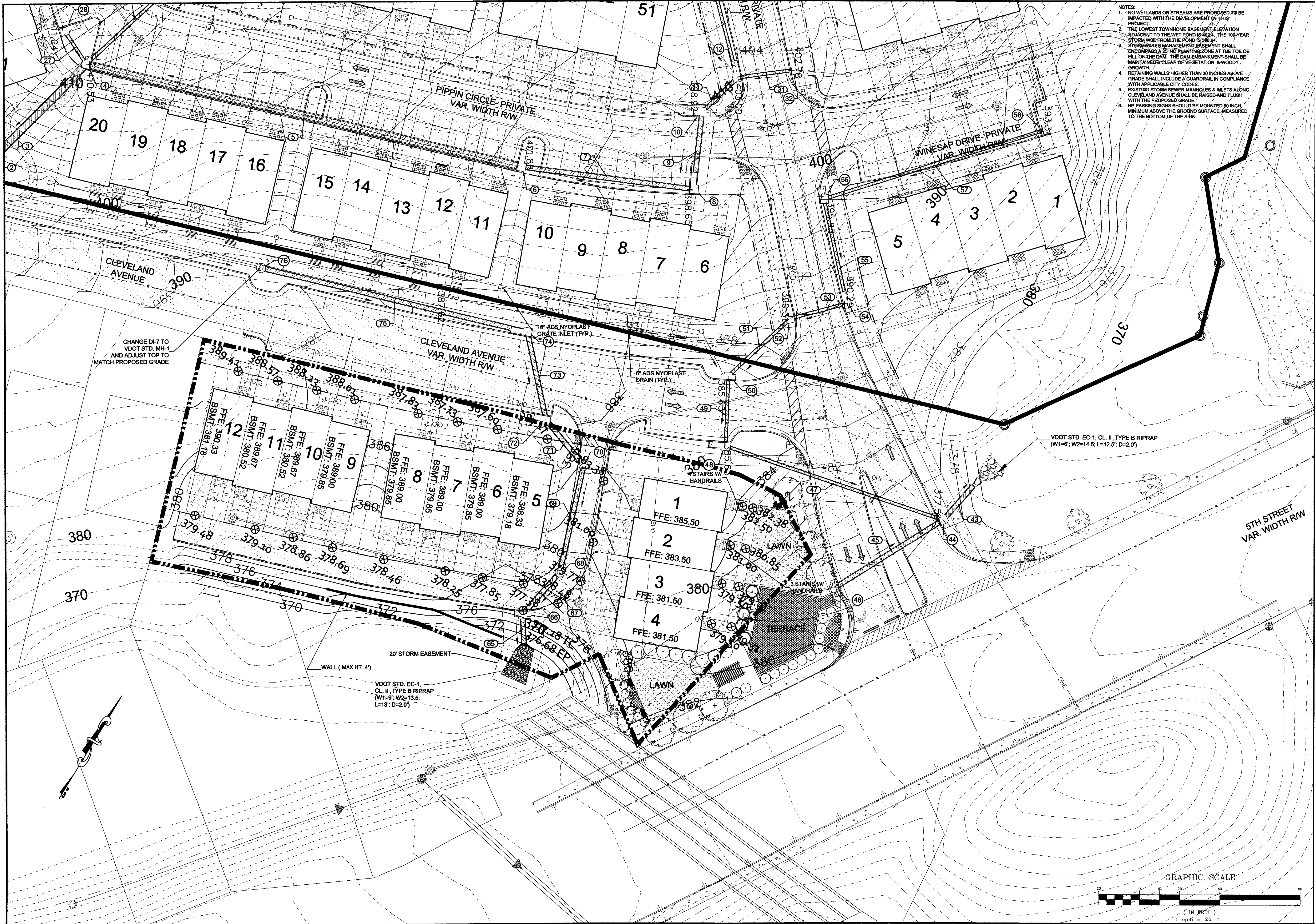
NOTE: SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC RATED.

NOTE: CONTRACTOR SHALL COORDINATE W/ THE CITY PRIOR TO DEMOLITION OF THE WATER LINE TO MINIMIZE THE LOSS OF SERVICE FOR EXISTING CUSTOMERS. ADDITIONALLY, THE EXISTING VALVE SHALL BE CLOSED AND CAPPED W/ A BLIND FLANGE & A CONC. THRUST BLOCK SHALL BE POURED. PRIOR TO PAVEMENT REPAIR THE EXISTING VALVE BOX SHALL BE REMOVED.

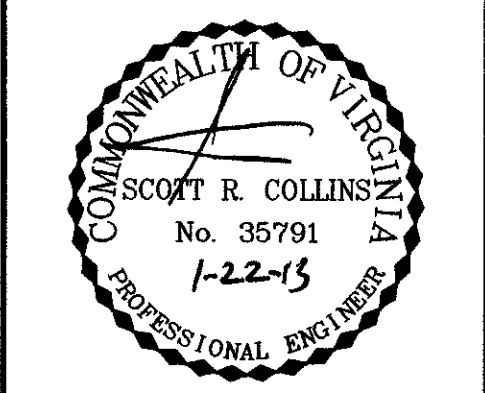
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



- NOTES:
1. NO WETLANDS OR STREAMS ARE PROPOSED TO BE IMPACTED WITH THE DEVELOPMENT OF THIS PROJECT.
 2. THE LOWEST TOWNHOME BASEMENT ELEVATION ADJACENT TO THE WET POND IS 402.4. THE 100-YEAR STORM RISE FROM THE POND IS 246.84.
 3. STORMWATER MANAGEMENT EASEMENT SHALL ENCOMPASS A 25' NO PLANTING ZONE AT THE TOE OF FILL OF THE DAM. THE DAM EMBANKMENT SHALL BE MAINTAINED & CLEAR OF VEGETATION & WOODY GROWTH.
 4. RETAINING WALLS HIGHER THAN 30 INCHES ABOVE GRADE SHALL INCLUDE A GUARDRAIL IN COMPLIANCE WITH APPLICABLE CITY CODES.
 5. EXISTING STORM SEWER MANHOLES & INLETS ALONG CLEVELAND AVENUE SHALL BE RAISED AND FLUSH WITH THE PROPOSED GRADE.
 6. HP PARKING SIGNS SHOULD BE MOUNTED 80 INCH MINIMUM ABOVE THE GROUND SURFACE, MEASURED TO THE BOTTOM OF THE SIGN.



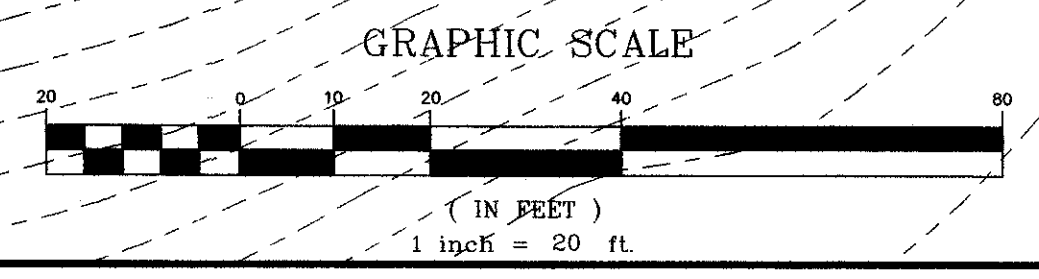
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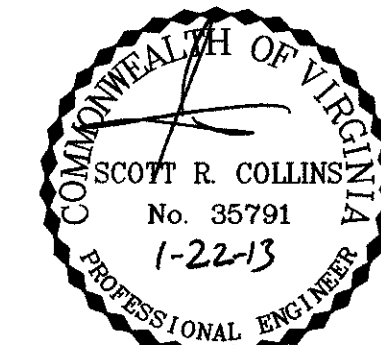
JOHNSON VILLAGE - BLOCK C2 REZONING AMENDMENT
 GRADING AND DRAINAGE PLAN

PROJECT: 102045
 SHEET: 5

SCALE: 1"=20'
 SHEET NO. 5



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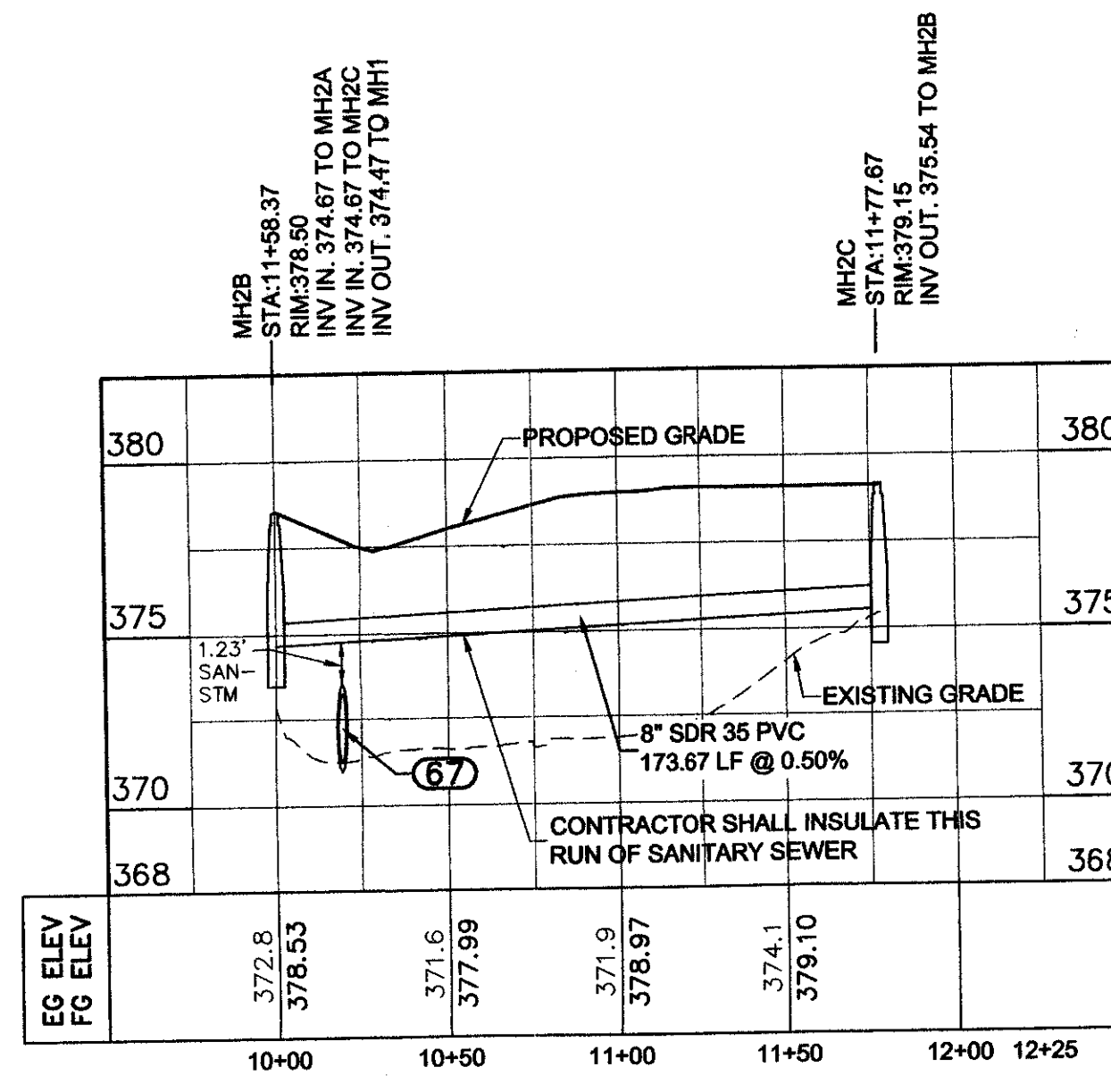
DATE	REVISION DESCRIPTION
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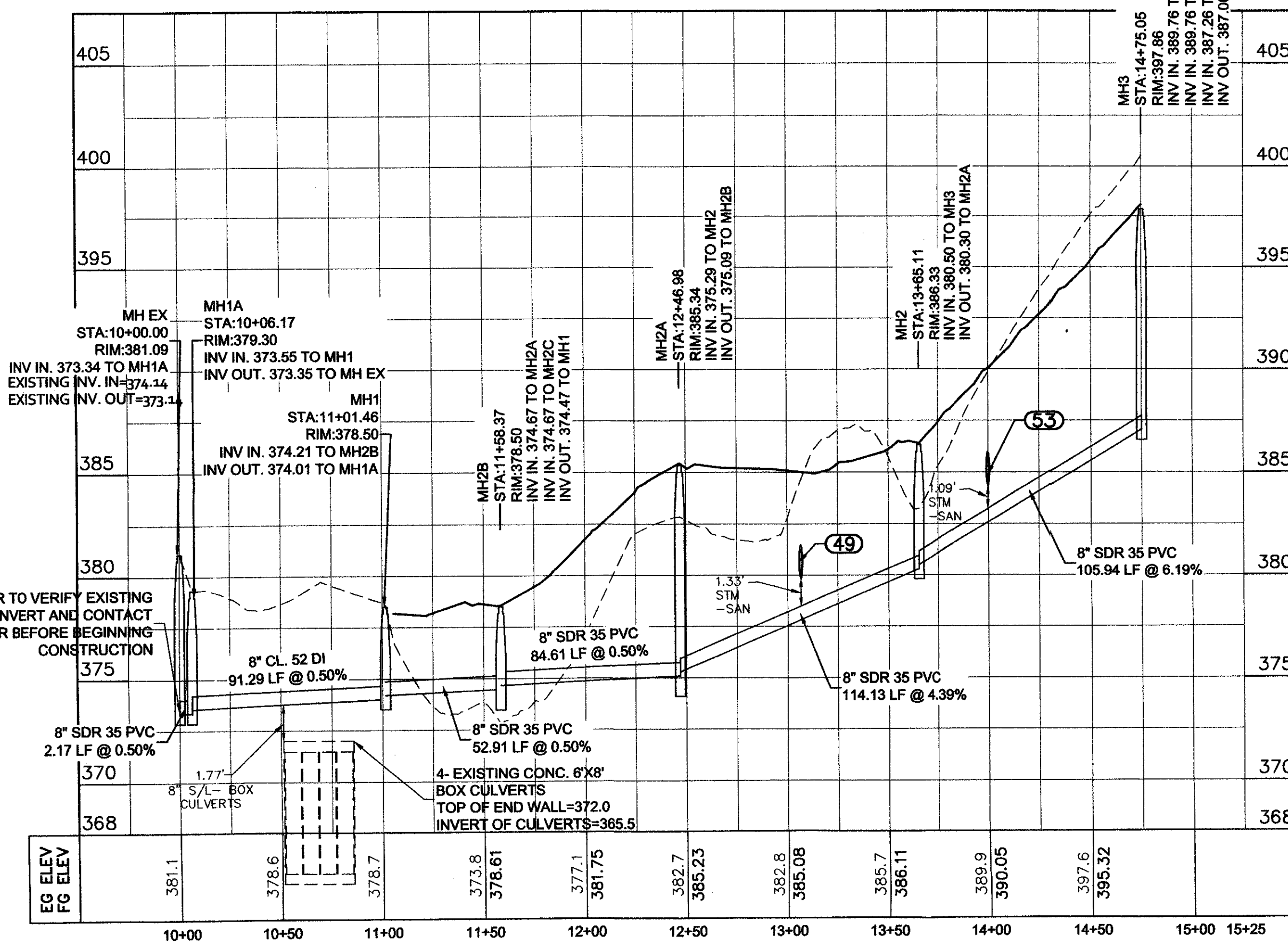


JOHNSON VILLAGE - BLOCK C2 REZONING AMENDMENT
STORM AND SANITARY PROFILES

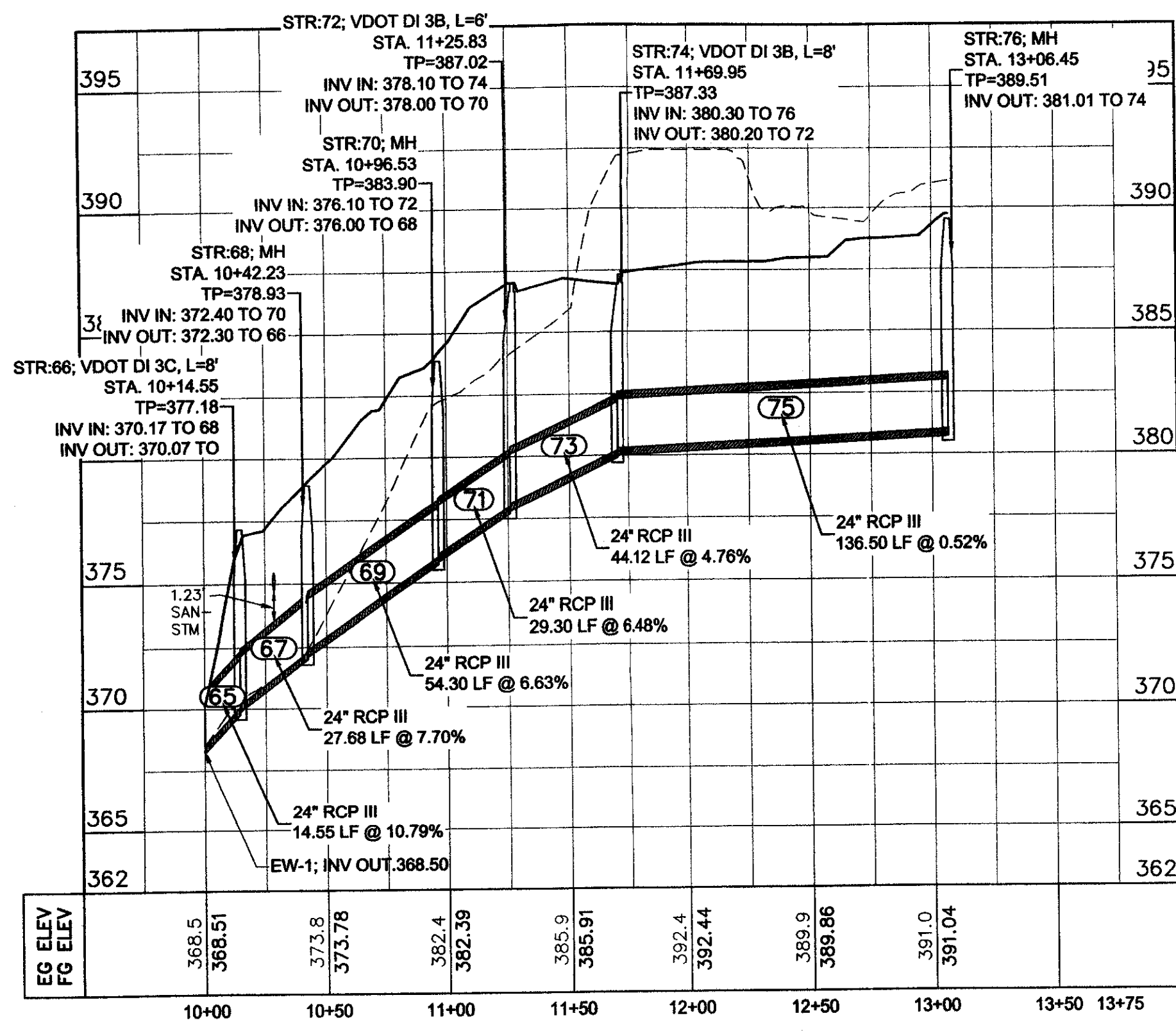
PROJECT: 102045
 SHEET: 6
 SCALE: V: 1"=50', H: 1"=50'
 JOB NO. 102045
 SHEET NO. 6



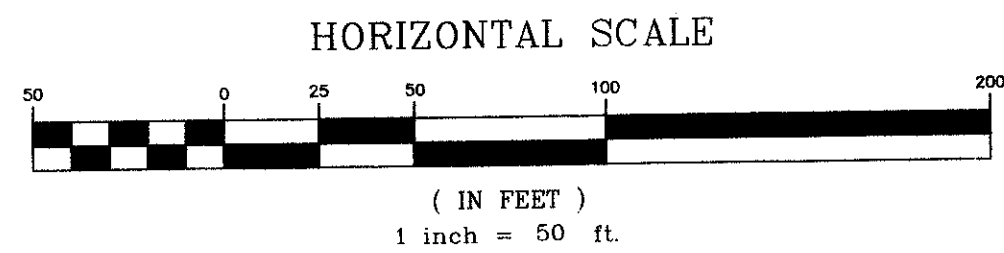
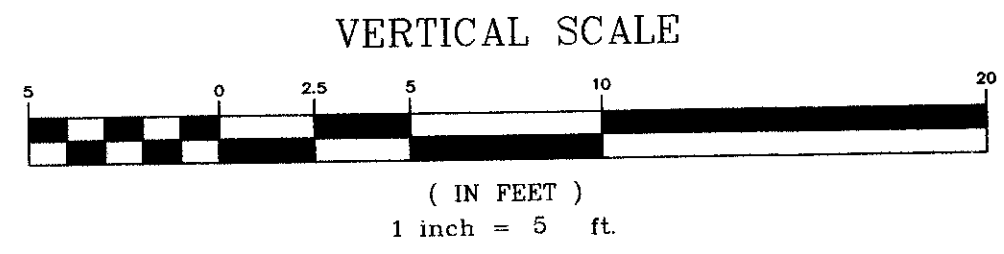
MH2C - MH2B



MH3 - MHEX



76 - OUT



STORMWATER DETENTION PLAN (2 YEAR)

	Pre-Development D.A.		Post-Development D.A.		Remarks
	(ac)	Flow (cfs)	(ac)	Flow (cfs)	
Drainage Area #1 (1A for Pre-Dev.)	0.76	0.98	8.82	-	Pre-Dev ≥ Post-Dev
Drainage Area #1 (1B for Pre-Dev.)	2.77	2.22	-	2.53	3.20 > 2.53
Drainage Area #2 (2A for Post-Dev.)	-	-	5.82	4.72	Pre-Dev ≥ Post-Dev
Drainage Area #2 (2B for Post-Dev.)	14.05	12.78	1.62	4.45	-
Drainage Area #2 (2C for Post-Dev.)	-	-	0.96	3.95	-

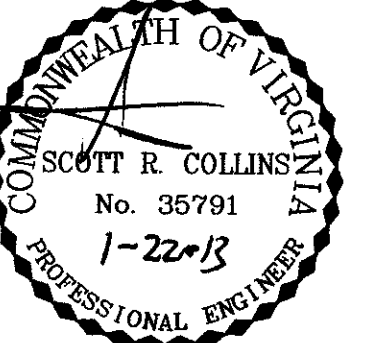
Summary of Drainage Areas			
Pre-Development Drainage (ac.)		Post-Development Drainage (ac.)	
D.A. #1A	0.76	D.A. #1	8.82
D.A. #1B	2.77	D.A. #2A	5.82
		D.A. #2B	1.62
D.A. #2	14.05	D.A. #2C	0.96

NOTE:

1. ALL LAND CLEARING, CONSTRUCTION, LAND DEVELOPMENT, AND DRAINAGE IMPROVEMENTS SHALL BE DONE ACCORDING TO THE APPROVED PLAN.
2. A SWPPP APPLICATION AND REPORT SHALL BE PREPARED AND SUBMITTED TO DCR PRIOR TO PLAN APPROVAL AND LAND DISTURBANCE ACTIVITIES.
3. PRIOR TO THE RETENTION BASIN'S CONSTRUCTION, THE CONTRACTOR SHALL HAVE A SUBSURFACE ANALYSIS AND PERMEABILITY TEST CONDUCTED AND ALL ENGINEERING RECOMMENDATIONS FROM THE TESTING SHALL BE ADHERED TO. COLLINS ENGINEERING SHALL BE NOTIFIED OF THE ANALYSIS UPON ITS COMPLETION, AND PRIOR TO THE BASIN'S CONSTRUCTION.

STORMWATER DETENTION PLAN (10 YEAR)

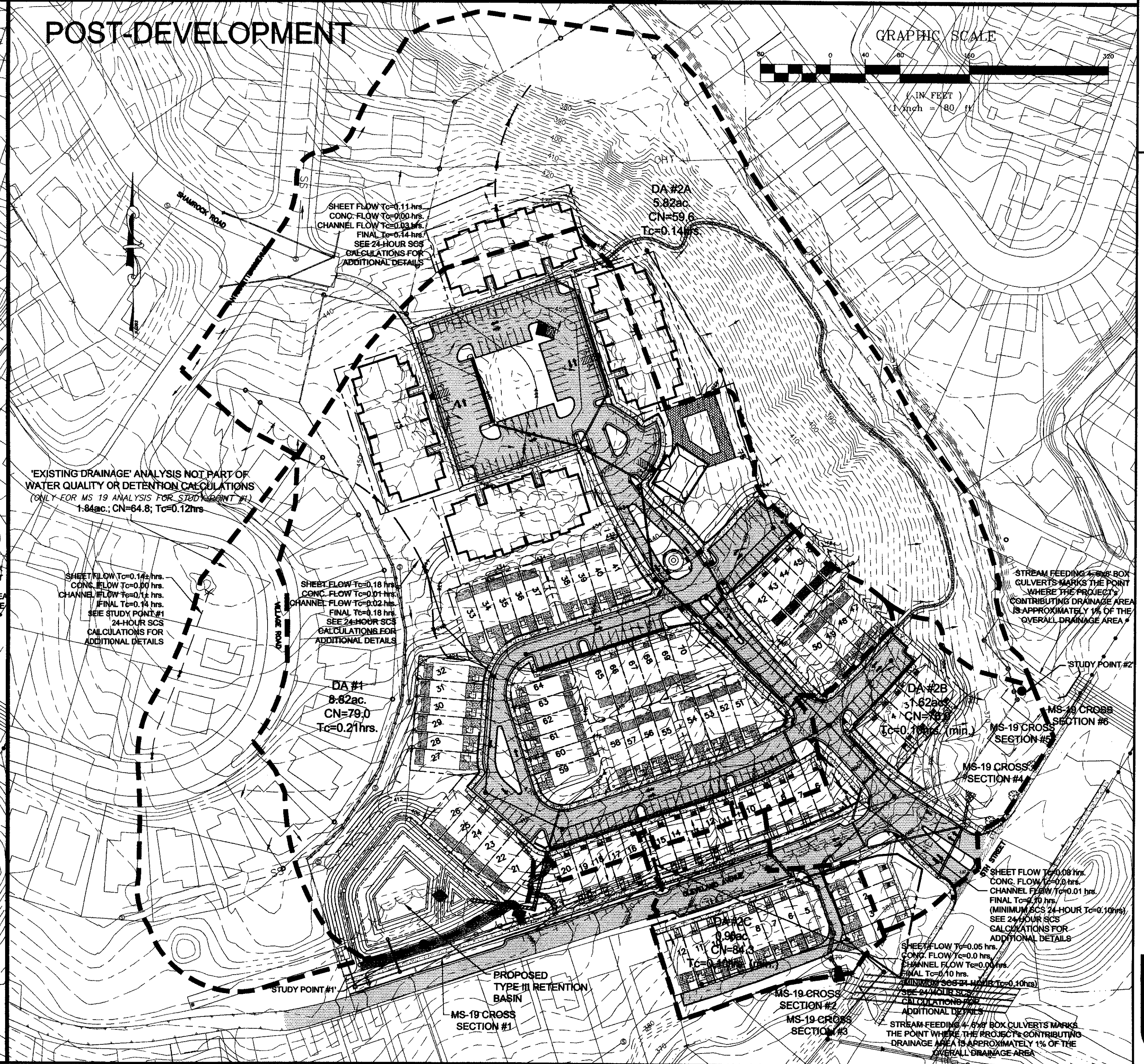
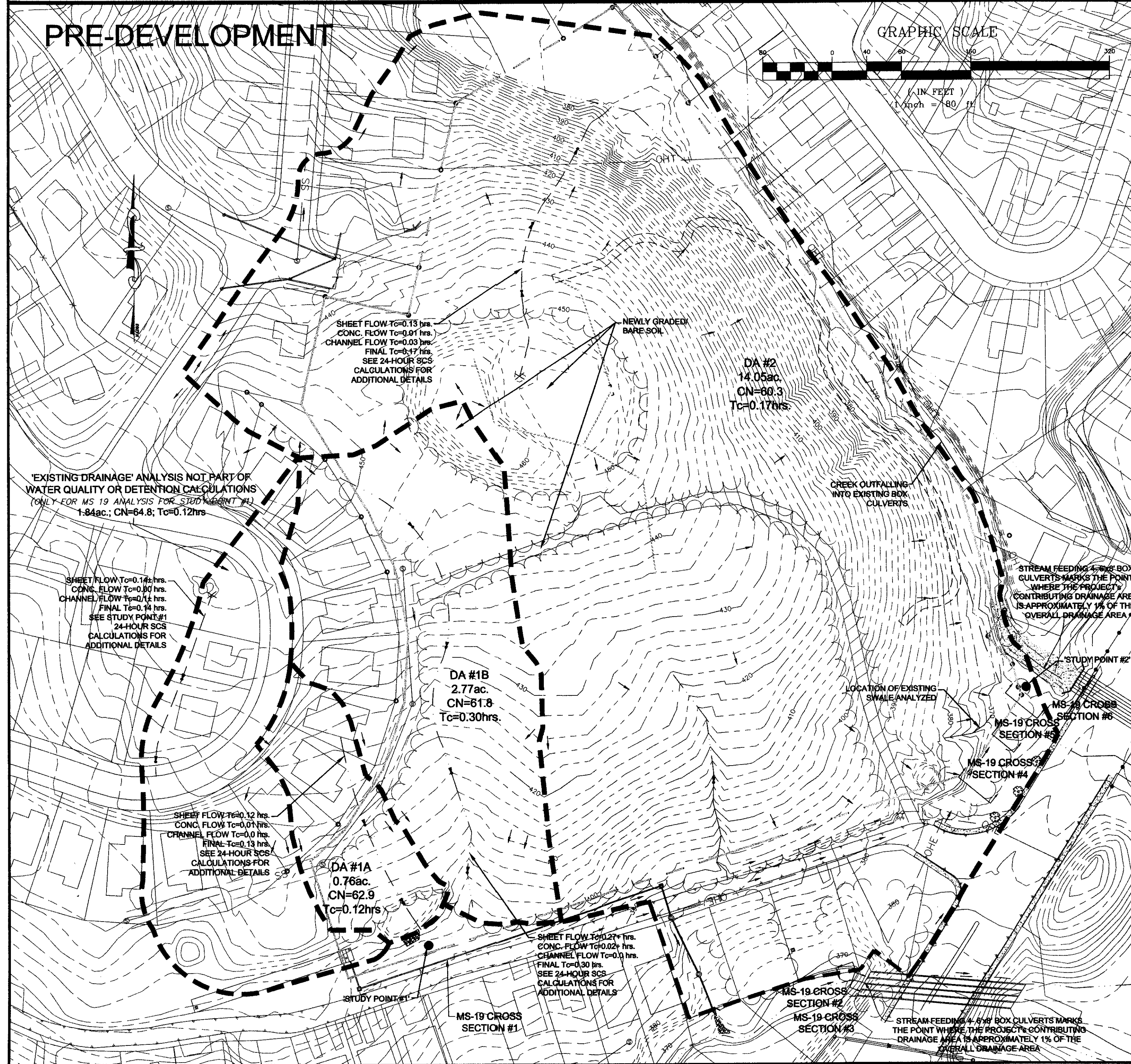
	Pre-Development		Post-Development		Remarks
	Drainage Area (ac)	Flow (cfs)	Drainage Area (ac)	Flow (cfs)	
Drainage Area #1 (1A for Pre-Dev.)	0.76	2.08	8.82	5.49	Pre-Dev > Post-Dev
Drainage Area #1 (1B for Pre-Dev.)	2.77	4.89	-	-	6.97 > 5.49
Drainage Area #2 (2A for Post-Dev.)	-	-	5.82	12.62	Pre-Dev > Post-Dev
Drainage Area #2 (2B for Post-Dev.)	14.05	29.64	1.62	7.83	-
Drainage Area #2 (2C for Post-Dev.)	-	-	0.96	5.77	-



REVISIONS

REVISION DESCRIPTION
INITIAL SUBMITTAL

DATE
1/22/13



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JOHNSON VILLAGE - BLOCK C2 ZONING AMENDMENT
STORMWATER MANAGEMENT PLAN

JOB NO. 102045
SCALE AS SHOWN
SHEET NO. 7

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