

Final Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, June 9, 2015 – 5:30 P.M. CITY COUNCIL CHAMBERS

1. **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 – May 12, 2015 – Pre-Meeting
2. Minutes – May 12, 2015 – Regular Meeting
3. Minutes – May 26, 2015 – Work Session
4. Preliminary Site Plan – Sycamore House Hotel

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

G. JOINT PUBLIC HEARINGS

1. **SP14-00007 – 201 Garrett Street** - Russell E. Nixon of Nixon Land Surveying, LLC, has submitted a special use permit for a mixed-use development at 201 Garrett Street. The request is for residential density in excess of 43 dwelling units per acre, up to 171 dwelling units per acre. The site plan proposes 233 new multi-family residential units, 49,580 square feet of new commercial space, and 142 on-site parking spaces. The property is further identified on City Real Property Tax Map 28 Parcel 113. The site is zoned Downtown Extended Corridor with Parking Modified Zone Overlay. The property is approximately 1.366 acres.
2. **ZM15-00002 - Lochlyn Hill PUD Amendment** – Milestone Partners, acting as agent for Meadowcreek Development, LLC has submitted a PUD amendment for a development located on Penn Park Lane. The original PUD was approved September 4, 2012. Changes to the approved proposal include a revised concept plan. The property is further identified on City Real Property Tax Map 48A Parcel 39 having frontage on Penn Park Lane. The site is zoned PUD and the total project area is approximately 22.47 acres.
3. **CP15-00001: (Comprehensive Plan Amendment)** - The Planning Commission and City Council will jointly conduct a public hearing on a proposed amendment to the 2013 Comprehensive Plan to include the contents of the Bicycle and Pedestrian Master Plan (dated November 26, 2013) as supplemental provisions of the plan. The Master Plan Update focuses on integrating the on-street and off-street networks identified in past planning efforts to create safe, comfortable transportation corridors that appeal to a wide range of users of all abilities. It provides the recommended network improvements for Charlottesville's on-street bicycle and pedestrian corridors, as well as a phasing plan for implementation. The Master Plan, including attached maps, may be viewed at <http://www.charlottesville.org/Modules/ShowDocument.aspx?documentid=33244>. City Council has referred the Master Plan to the Planning Commission, for the Commission's review as a proposed Comprehensive Plan Amendment. Following the joint public hearing the Planning Commission may recommend to City Council that it should approve the Master Plan as

presented, make recommendations for changes to the Master Plan and recommend approval of the Master Plan with the recommended changes, or disapprove the proposed Master Plan as a Comprehensive Plan amendment.

IV. REGULAR MEETING – (continued)

H. FUTURE MEETING SCHEDULE

Date and Time	Type	Items
Tuesday June 23, 2015 – 6PM	Joint Work session	River Corridor Bicycle and Pedestrian Linkages
Tuesday, July 14, 2015 – 4:30 PM	Pre- Meeting	
Tuesday, July 14, 2015 – 5:30 PM	Regular Meeting	Transient Lodging 550 East Water Street Longwood Drive PUD Amendment 1725 JPA Site Plan

Anticipated Items on Future Agendas

- Naylor Street Major Subdivision
- Spot Blight – 1810 Yorktown Drive
- Zoning Text Amendment - PUD ordinance updates

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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
PLANNING COMMISSION REGULAR MEETING
Tuesday, May12, 2015

I. PLANNING COMMISSION PRE-MEETING (Beginning at 4:30 p.m.)

Location: NDS Conference Room, Charlottesville City Hall, 2nd Floor

Members Present: Commissioners Lisa Green, Kurt Keesecker, Taneaia Dowell, and John Santoski; UVA representative Bill Palmer

Call to Order: the meeting was called to order by Vice-Chair Keesecker at 5:00 p.m.

Vice-Chair Keesecker noted that due to the amount of items, the pre-meeting should focus only on procedural questions.

Commissioner Dowell asked what would happen to the definition of bed and breakfast in the code if the proposed transient lodging amendment was approved.

Planner Matt Alfele said the definition would remain unchanged.

Principal Planner Brian Haluska said that the Entrance Corridor review of the 1725 JPA Special Use Permit should be moved up to be considered immediately after the Special Use Permit. Design Planner Mary Joy Scala described the review process for the Commission.

Vice-Chair Keesecker said that almost all of the items on the agenda required votes this evening, because the Commission was getting close to the 100 day limit.

Chief Deputy City Attorney Lisa Robertson described the transient lodging options. She explained that she felt that Option B's geographic proximity rules are legal.

Vice-Chair Keesecker asked what language requires an owner to be present in a transient lodging facility.

Commissioners Santoski and Green asked how long could an owner be absent from the property before it would be a violation.

Commissioner Green asked how the ordinance would be enforced.

City Attorney Robertson stated that it would be enforced on complaint.

Commissioner Dowell asked if the City could ban transient lodging facilities.

City Attorney Robertson stated that if the current ordinance is maintained, then such facilities would be banned in effect.

Commissioner Dowell asked if the transient lodging facilities ordinance would override Homeowner's Association regulations.

Staff replied that it would not.

City Attorney Robertson mentioned that staff would like to edit some of the language used in Option B prior to approval, because it was copied from another locality that used different terms.

Commissioner Green asked if transient lodging would be an accessory use in Option B?

City Attorney Robertson said that it would.

Adjournment: At 5:27 p.m. the Chair adjourned the meeting in order to reconvene in City Council Chambers at 5:30 to continue with the Commission's regular monthly agenda.

II. ADMINISTRATIVE AGENDA (Beginning at 5:30 p.m.)

Location: City Council Chambers, Charlottesville City Hall, 2nd Floor

Members Present: Vice-Chair Kurt Keesecker; Commissioners Taneaia Dowell, Lisa Green, and John Santoski; UVA representative Bill Palmer

Call to Order: the meeting was called to order by Vice-Chair Keesecker at 5:30 p.m.

A. Commissioner's Reports:

Commissioner Dowell reported she has completed her certification training through Virginia Tech and it was very informative.

Commissioner Keller arriving later

Commissioner Keesecker reported on the BAR meeting he attended where they discussed the 1000 W Main project where the certificate of appropriateness was granted. The second project was the Market Plaza project received its certificate of appropriateness with some request for additional detail to come back

Commissioner Santoski - No Report

Commissioner Green reported C-Tech did meet last Wednesday and she was unable to attend. The next meeting is the first Wednesday in July.

B. University Report—Bill Palmer reported that Mr. Keesecker was not able to attend May 6th meeting, combining the strategic and academic planning as one. Ivy corridor for the board of visitors. General university items, May 7th, resilient forum consisted a number short presentation from faculty of university

D. NDS Department Report: given by Brian Haluska, Senior Planner reported the two work session May 26th work session, telecommunication ordinance, and the bicycle and pedestrian master plan to bring back for a public hearing before it goes to City Council for an amendment to the Comprehensive Plan. There is a June work session with the County Planning Commission and topics of discussions are the River Corridor, as well other topics of mutual interests

including an overlap on Bike and Ped planning. He said to Block our 6 pm -8pm for this meeting instead of 5pm -7pm. The opening for the Director of NDS is now closed and they do have applicants in which they are working though.

E. Public Comment (Items Not Scheduled for a Public Hearing on the Regular Agenda)

Tom Bowe – 1211 Augusta Street, said that he was concerned about the imminent development on the lots 1143 – 1147 on Rose Hill Drive which is on the corner of Amherst and Rose Hill. The specific concern of the neighborhood is the by right of the corner to have a driveway on Amherst which is a primary entrance into their neighborhood. There is not a proposal before the city for development. He said demolition has begun on one of the dwellings that is on part of that lot. Their concern is that the by-right has been transferred to the other three; they are concerned about the potential volume that would empty on to Amherst. They worry that the developer will find a way to get around code and build a 15 – 20 story building laying it horizontally on its side instead of vertically. He also thinks the zoning intended for several residential houses to be built, not a large dwelling like an apartment building or something like that. He is concerned about it obviously, and there are half a dozen bus stops along that corridor within the neighborhood. The neighborhood is concerned that it would become a tributary to Rose Hill Drive if there is a driveway on Amherst serving a very large dwelling that has been proposed. They want to make the Commission aware of this and to monitor it.

Alex Hancock – Eton Road, said he would like to make public something that has been going on his street for decades. Eton Road is a dead end street that is considered by the City now (Not when he purchased the property) as subject to critical slopes and stream buffers, which creates issues for development within the code. The issues that are there for the residents are not only parking, but there is a failing retaining wall. There is no E&S or storm water pick up at the end of the street road. Basically the roads ends in a city owned 15 foot easement that spills out on to his neighbor's and his property. He said he came before the city in 2010 with a PUD design that would handle those problems himself, because he asked the city for drainage help when he first brought the property in 2003 or 2004. He said the city has basically stone-walled him since he purchased the property. He said every time he comes before the Planning Commission or City Council, the folks who are up here or the folks in the planning department, seem to bring up all these issues that have nothing to do with the legal turn around code that needs to be met with this street. The retaining wall has failed and there is no turn around for EMS vehicles. He has consistently sent the city messages that his trash doesn't get picked up, his street doesn't get plowed. He said the issue has gotten better over the years but still hasn't changed. There are no fire hydrants within the city code limits, and part of his frustration is from something the city recently just did in approving \$70,000 to re-align a sidewalk for one neighbor. The side walk hasn't failed or created any problems. He said maybe this is a way to create an ADA ramp but it doesn't make sense why the city is going to spend \$70,000 on infrastructure money on something that is already there and facilitates need and yet when residents ask for help, the city turns a blind eye, because he believes they think one owner is going to build all of the infrastructure that the city has lack to build or follow the deeds when they took over this property or started to look at what they can do or what was going with a specific property.

Jean Hiatt, 1534 Rugby Ave, said that the City has a lovely brick office building at the corner of Rose Hill and Amherst that can be seen as a gateway building into one of the entrances into the Kelly town Neighborhood. It is beautifully built, probably architect-designed, and is now 60 years old and can be considered as a historic structure but it is not an individually designated property. It has been used as a realtors' office for many years. Unfortunately for the neighborhood and Charlottesville, the current owner, Woodard Properties has successfully requested a demolition permit for this building. According to the City Comprehensive Plan of 2013, Charlottesville will seek to preserve its historic resources through education and collaboration to maintain the character of our neighborhoods core historic fabric. This contributes to the character and quality of neighborhoods and to the aesthetic value of the entire community. A better scenario for this building at 1143 on Rose Hill Drive would have been if the developers looked into adaptive reuse and built a large addition on this structure. This way they could have reaped economic benefits and still preserved an important neighborhood building. The comprehensive plan also cites a goal of supporting creative reuse of existing buildings. As the City looks now to update our Codes and faces increased development pressure, please be vigilant about considering zoning changes where other important historic buildings can be adequately protected. Kelly town Neighborhood of course is disheartened by this demolition plan. They would ask that the Commission monitor new development on this property closely. They will be concerned about adequate buffer protection, set back and protection from light pollution and noise emanating from the new structure. She added that the Historic Preservation and Urban Design chapter of our comprehensive plan (8.3) states that there be an effort to ensure that new development complements the City's character and respects those qualities that distinguish the City built environment.

Bill Emory 1604 E. Market St, said the city has a trinity of what could be called planning document, three main ones: the comprehensive plan, chapter 34 of the zoning code, and the standards and design manual. He said the standard and design manual is truly the holy ghost of the trinity and is a little bit hard to describe. He said it is 129 pages, and with the entire appendixes it was 892 pages. He asked if there is a process for amending, revoking and re-ordaining this manual. He asked how do items get put in there, how do they get removed, and how are they are judged for alignment with the Council vision. He said it seems like a very mysterious book and he wish the Commission would work in conjunction with Ms. Robertson to put together a short one, on what it is and how it is and how it gets changed so that the quality of our built fabric above and below the ground the City will improve because right now it seems that time and time again we hear that it is a how to manual, and when developers come through with thoughtful ideas it said "you can't do that it's not in the standard and design manual". He said who has that power.

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

1. Minutes - February 24, 2015 – Work Session
2. Minutes – March 10, 2015 – Pre-Meeting
3. Minutes – March 10, 2015 – Regular Meeting

Motion by: Commissioner Green

Seconded: Commissioner Santoski

VOTE: 4-0

“Aye”: Commissioners Dowell, Green, Keesecker, Santoski

“Nay”: None

Abstentions: None

Disqualifications: None

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

G. JOINT PUBLIC HEARINGS

1. ZT15-00003 – Affordable Dwelling Unit Definition Change

An ordinance to amend and reordain §34-12 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to amend the definition of an affordable dwelling unit. This is a proposed zoning text amendment to modify the definition of what constitutes an affordable dwelling unit, relative to the length of the commitment and qualifying household income level. Staff recommends approval of the proposed text amendment.

Kathy McHugh, – "affordable dwelling units" mean dwelling units affordable to households with incomes at not more than eighty percent (80%) of the area median income, and which are committed to remain affordable for a specific period of not more than 30 years.

No Members of the Public Spoke in the Public Hearing

Commissioner Green said there is a huge problem with affordable dwelling units in Montgomery Maryland, where units are removed from the inventory of affordable units after the time frame for maintaining those units expires.

City Attorney Lisa Robertson said there is an easier way to adopt this and it's much easier to try to amend the language.

Commissioner Genevieve Keller arrived at 6:25pm

Commissioner Santoski move to recommend approval of ZT 15-00003 based on a finding that the amendment is required by the public necessity, convenience, general welfare or good zoning practice, seconded by Commissioner Keesecker.

VOTE: 5-0

“Aye”: Commissioners Dowell, Green, Keesecker, Keller, Santoski

“Nay”: None

Abstentions: None

Disqualifications: None

2. ZM-14-12-14 – William Taylor Plaza PUD Amendment

Southern Development acting as agent for Cherry Avenue Investments, LLC has submitted a PUD amendment for a development located on the northwest corner of Ridge Street and Cherry

Avenue. The original PUD was approved November 2, 2009. Changes to the approved proposal include a revised proffer statement, parking configuration, parking lot screening, and Arboretum requirements. A revised proffer statement and development plan reflecting these changes has also been submitted. The property is further identified on City Real Property Tax Map 29 Parcels 157, 150, 149, 147, 146, 145, and 151 having frontage on Ridge Street and Cherry Avenue. The site is zoned PUD and the total project area is 125,321.5 square feet or approximately 2.90 acres.

The applicant, in amending the 2009 PUD development plan and proffer statement had an opportunity to address concerns from staff and Planning Commission not covered in the original PUD. A use matrix, phasing plan, and building envelopes are all details staff would have liked included in PUD applications. By including these elements the neighborhood and community at large would have a better understanding of the development future for this important site.

Matt Alfele, City Planner stated Southern Development wants to move in a direction that would embrace a lot of the changes that have been suggested. The existing zoning requires 90 percent of the parking on the site to be in a structure, but the company wants that lowered to 60 percent.

Charlie Armstrong, Southern Development's vice president, said the design changes the Commission will see in the Proposed PUD are:

- 40% max surface parking
- Parking not visible from streets
- Arboretum is 25% of the site
- Inappropriate commercial and residential uses proffered out
- 25 and 50 rear setbacks to adjacent residential properties
- Construction phasing plan has been proffered
- \$420,000 annual city tax revenue

Mayor Huja asked about landscaping.

Charlie Armstrong said yes there is landscaping as shown in the picture.

Councilor Smith asked is the same developer doing both phasing and is there a single owner of the property who would own the Arboretum.

Mr. Armstrong said the same developer would probably not do both phasing because there are two different developers. He said the common areas have shared use.

Open the Public Hearing

Stan Sweeny – said he owns 29-155 partially 29-156, and that he abuts all of the property across the square. He said he has not seen anything regarding the screening for the arboretum. The arboretum is a public space and he doesn't want anybody to cross his property. This is a historical district designate in 2009. He does not feel the hotel concept is in keeping with the historical nature of the Fifeville/Tonsler community.

Jean Hiatt 1534 Rugby Avenue commended the Planning Commission for the thoughtful and thorough list of requirements that were made for the 2009 PUD project on the corner of Ridge and Cherry and request that the commission keep the same requirements. If this project cannot be built now, maybe another project will come along later. She is concerned about the project on Ridge Street which she assumes are going to be row houses of some sort but she hopes they will enhance the historical character of Ridge street and whatever is built on the cherry avenue portion does not under-mind the historic district.

Susan Lanterman, 406 Ridge Street, back in 2000, she has seen the evolution of William Taylor Plaza go from residential to mixed use to a hotel. People find it difficult to live in the city where they work because the City has grown to unaffordable. She said the City does not need another hotel within the W. Main, Cherry and McIntire area.

Antoinette Rodes 406 Oak Street – interchange of Ridge and Cherry is not appropriate to build on especially not a hotel. She said she would like to see this matter resolved properly. She would like to see an archaeology survey commenced pronto which means we would like to see everyone doing the right thing finally. She said the property is not suitable for development because of its topography and because it is a probable location of a cemetery dating back to the 19th century.

It's a steep-sided, wooded ravine bisected by a creek, and in 1883, heirs of Allan Woodson Hawkins reserved a graveyard on a deed on the land described in the deed overlaps a large part of what Southern Development wants to build on.

Alex Hancock said his thoughts are that the developer has gone through a process and has already achieved a certain resolution that the Planning Commission has accepted at some point. He said although the applicant may be asking for changes, he is confused how the planning commission encouraged them to do one thing and then the next month, or next year, you all present new information. Reminds him of regularly of challenges he has been through on his own project.

Closing of the Public Hearing

After in-depth discussion of this PUD by the Planning Commission and City Council it appeared members were still not supportive of this amendment.

Commissioner Green moved to recommend denial of this application to amend the concept plan for the William Taylor Plaza Planned Unit Development with amended proffers, on the basis that the proposal would not serve the interests of the general public welfare and good zoning practice, seconded by Commissioner Santoski.

VOTE: 5-0

“Aye”: Commissioners Dowell, Green, Keesecker, Keller, Santoski

“Nay”: None

Abstentions: None

Disqualifications: None

3. ZM-15-02-02 – Longwood Drive PUD Amendment

Richard Spurzem of Neighborhood Properties Inc. has submitted a PUD amendment to add (5) attached residential units to the existing Longwood PUD development. The additional units will be located on the southwest corner of Harris Road and Longwood Drive. The original PUD was approved July 20, 2009. Additions to the approved proposal include expansion of the existing PUD by 0.20 acre constructing (5) attached residential units, additional parking, and adding 2,000 square feet of open space. The property is further identified on City Real Property Tax Map 21A Parcel 104, having frontage on Harris Road and Longwood Drive. The site is zoned R-2 and the total project area is 8,712 square feet or approximately 0.02 acres.

Mike Myers, Project Engineer, stated the PUD Amendment proposal is for the construction of 5 new townhome units with associated parking at the intersection of Harris and Longwood. He said Mr. Spurzem had always wanted to include these lots in the PUD, but it had only been recently that he was able to purchase this property. The ultimate goal of the development is to “bookend” Longwood Drive with new townhomes and upgrades the existing duplexes in the middle. The developer is also providing 15% of the units as affordable, and has promised contribution of an additional \$10,000 to the Charlottesville affordable dwelling fund (in addition to \$50,000 already provided with the original PUD approval).

Mr. Richard Spurzem gave an additional overview of the project. He wanted to amend the July 2009 rezoning to accommodate five additional townhomes that would face Harris Road. He said these units would be priced at around \$230,000, which would be considered affordable to a family that makes 80 percent of the area’s median income. He feels that this is a product that the city needs and it’s a product that the city wants.

There was much discussion between Council and the Planning Commission regarding the garages under the townhouses.

Open the Public Hearing

Jeremy Sen, 101 E Longwood Drive, he is concerned with the distance between the townhomes. There is not a guarantee by way of a proffer that there is any reasonable distance between units and that by default and that the developer will go back to the city rigs that just require 10 feet between roads of townhomes. He is not opposed to new development, but would like to see it done responsibly. He also had concerns about the grade of the parcel in question, and how it slopes downward to our townhome. He is afraid of additional stormwater runoff will create pooling of water potential and lead to floor damage.

Lisa Pisani 101 D Longwood Drive, Her concerns are the distance too close to her home and potential drainage issues. Also she has concerns about the opportunity for crime and would like to keep it nice and quiet and peaceful the way it is.

Susan Hennigan - 101 Longwood Drive, Lot 116, her concerns is the scope of the proposed development and why there isn’t a consideration to build three or four which seems more practical. She said she cannot park her car where she lives. The parking is a problem and there are no extra spaces for these extra people. She is disappointed that she is losing her 25 foot

setback, and she has a security concern. She said she is not opposed to building on the property but hopes that something else will be considered.

David Hennigan, – the five units are too much to build on this property. It is going to hurt our quality of life. We believed we had a 25 foot rear yard behind our townhouse. The way this was originally laid out there was a very large space in the middle so the two new buildings are going to have a wonderful setback, but they have squeezed it right up to the back of our unit. He said there is no reason why the 3 units unit cannot be shifted over 15 feet more as originally plan which would give us our 25 foot rear yard that we thought we would always have. They are asking for a lot when they are asking for a PUD to make up their own zoning practically. Another concern is because this is a PUD they can administratively file to change the plan; and he would like them to agree to in terms of the setback to be in a proffer because otherwise we will have to worry about this until the day they start pouring concrete. He said they were already concerned with rain runoff, you are aware of this so these properties do not come up short.

Frank Baliff, Southern Development said he built phase I of Longwood and sold the units to some great people, many of whom the Commission heard from tonight. It definitely served a price point that is very difficult to serve in the city. He said it serves a need and it is increasing difficult to find a project we can build and price points that this project can hit. It can serve a market that really has a need right now.

Closed the Public Hearing

Commissioner Keller her major concern is about the Harris Road experience. Our comprehensive plan is full of references to livability and place-making and one of our primary goals if to activate the street level and particularly on a street so close to an elementary school. She is concerned that there might not the living space on the first floor level because she doesn't think garages support that goal. She would not support a PUD that extended to and turned the corners onto Harris because Harris Street has its own character and feels it is inappropriate.

Commissioner Santoski regardless to what, he has concerns about the garage under the duplexes. There is so much of the original PUD is not built out. His has continued problem asking for an amendment without fulfilling the original PUD requests.

Commissioner Dowell spoke for the people and she agrees with them.

Commissioner Green she has the same question has the original proffers been full-filled.

Commissioner Santoski move to recommend denial of this application to amend the concept plan for the Longwood Drive Planned Unit Development with amended proffers, on the basis that the proposal would not serve the interests of the general public welfare and good zoning practice, seconded by Commissioner Green.

VOTE: 5-0

“Aye”: Commissioners Dowell, Green, Keesecker, Keller, Santoski

“Nay”: None

Abstentions: None
Disqualifications: None

4. SP15-00001 - 1725 JPA Apartments

Richard Spurzem of Neighborhood Properties Inc. has submitted a Special Use Permit application to increase density from 1 – 21 Dwelling Units per Acre to 44 – 64 Dwelling Units per Acre, reduce the side yard setbacks to 5’, and increases the building height from 45’ to 50’. The property is further identified on City Real Property Tax Map 160016000 with road frontage on Jefferson Park Avenue and Montebello Circle. The site is zoned R-3 with Entrance Corridor Overlay and is approximately 0.385 acres or 16,770 square feet. The Land Use Plan calls for High Density Residential.

Open Public Hearing

Rebecca Quinn – questioned about a car over top an apartment, sound and vibration. She didn’t think it looked good at all. Encouraged bike usage.

Close the Public Hearing.

The Commission appreciated the changes to the project, and the applicant’s response to the concerns identified at the previous meeting.

Commissioner Green move to recommend approval of this application for a Special Use Permit in the Re-zone at 1725 Jefferson Park Avenue to permit residential development up to (64) Dwelling Units per Acre and adjustment of side setbacks to a minimum of (5) feet with the following listed conditions recommended by staff in the staff report, seconded by Commissioner Santoski.

VOTE: 5-0

“Aye”: Commissioners Dowell, Green, Keesecker, Keller, Santoski

“Nay”: None

Abstentions: None

Disqualifications: None

5. Entrance Corridor Review Board

SP15-00001: 1725 Jefferson Park Avenue

Mary Joy Scala, Design Planner presented the entrance corridor review for the SUP. The Board is charged with identifying any impacts the SUP will have on the entrance corridor and forwarding those impacts to the City Council for consideration along with the SUP.

Commissioner Santoski moved that Commission not forward an impacts to the Council. The motion by Seconded by Commissioner Green.

VOTE: 5-0

“Aye”: Commissioners Dowell, Green, Keesecker, Keller, Santoski

“Nay”: None

Abstentions: None

Disqualifications: None

5. ZT14-00011 – Transient Lodging Facility

Transient Lodging (TL), such as the accommodations offered through website clearinghouses model of travel/ temporary lodging is creating more options for travelers and new revenue opportunities for individuals and small businesses, but could be disruptive to some traditional neighborhoods. Many localities are underprepared for such a rapid growth in the number of TL within their communities. Other locations have enacted regulations only to find they are insufficient or unaffordable. As of the date of this report, three (3) of the most popular TL websites; Stay Charlottesville, airbnb, and HomeAway listed a combined two hundred and five (205) available units in the Charlottesville area. The last report prepared for the Planning Commission (dated December 9, 2014) listed a combined three hundred eighteen (318) available units. This highlights how fluid TL are and how they can fluctuate dramatically over rapidly, and an ordinance, or modifications to existing ordinances, is needed to balance the needs of the community and foster economic innovation. The City of Charlottesville is not alone in facing this changing landscape as other cities grapple with keeping their regulations relevant.

Matt Alfele, City Planner stated transient lodging facilities such as accommodations offered through websites like Airbnb are popping up all over the country. This model of temporary lodging is creating more opportunities for travelers and new revenue opportunities for individuals, but can be disruptive to traditional neighborhoods. Mr. Alfele said there are as many 318 housing units in the city currently being used as transient lodging facilities. The zoning code currently allows for “homestay” homes to be run as bed and breakfasts, but that requires the property owner to live on the premises when guests are there.

Mr. Alfele had presented the commission with two different approaches. One would expand the homestay category, and the other would define a new “transient lodging facility” that would allow the practice to become legal throughout the city without homeowners needing to be on site.

In both cases, property owners would need to get a provisional-use permit from the city. They also would need a business license and pay taxes to the city.

The city has been studying the issue since July, but commissioners said they want to get the ordinance right.

Commissioners Keller, Santoski and Green all recommended Proposal A with some revisions.

Commissioner Green stated that she would like to have a work session to discuss this.

Commissioner Dowell didn’t feel that proposal A or proposal B is really going to get the City to where it needs to be. Commissioner Dowell is the proprietor of a bed and breakfast.

Commissioner Dowell asked Councilors if they would extend the time allowed for further study. Councilors agreed to hold the joint work session May 21st at 6pm in the basement conference room to further discuss how Charlottesville's zoning code might be amended to regulate the growing practice of homeowners renting out their space to tourists and other visitors.

Todd Divers, Commissioner of Revenue said we are clearly missing out on a lot of revenue and would appreciate a clarification to the Code.

Opening the Public Hearing

Pete Caramanis, representing the VA short term lodging Corporation – preserved people's rights to do what they do. We proposed revised form which is B. He said his organization is not opposed to the work session. Glad to hear why some stuff was removed.

Travis Wilburn of Stay Charlottesville, talked to the hotel lodging group. They have not seen the issues that have been mentioned. There have only been five complaints in the City.

Rebecca Quinn – Supports a work session. She raised two concerns: unless it's a condition of a business license, property insurance and safety, to find a way to provide evidence of insurance. Also, staff should do an initial inspection.

Joyce Kaswandik of Guest Houses, ditto on the insurance on the current homestay. we are not getting where we want to go. The ordinance really is not addressing what was going to happen in the future. Responsible party, insurance, registration, notify neighbors, noise ordinance. She can't imagine anyone is going to get a license if there isn't a way for the city to enforce it. 100% of people use this is a supplemental income, not as a job.

Charlotte Drummond – option B is a good thing. UVa college weekend.com she got a business license. She vacates her home. Her neighbors look out for her and she looks out for them. She can stay in her home.

Kip White, 1012 Locust Avenue said he was in favor of option B and a lot of these people renting out and leaving the house. It would be very difficult. Police will enforce noise ordinance. Recommend option B.

Scott Wylie nurse, small unit of ten live in the city. Option B is the only option 812 Rose Hill Drive

Wendy Roberman – Option B interests her. She housed a family coming from Boston, 5 people in three bedrooms. She got a license and increased their insurance. The use is just temporary extra money to travel now and then.

Alex Hancock – Said that the report mentioned only five complaints on residences around the city, but he said he sent the city a notice of 6-9 properties violated the homestay ordinance in his neighborhood. He understand what is going on, option A is the only way to test the market. The

city needs to take this in serious consideration. We do have current enforcement to take care the neighborhoods.

David Myers – a special condominium people showing up suddenly where you live, damaged, the neighbors are suffering the consequences. B does not reflect this at all. Require the owners to be there.

Evie James, 1600 Dice Street in the Fifeville community, rented out her home, graduation and reunion allowing people to come in and live in Charlottesville. She supports transient lodging use for home owners. In plan A mention resides (does it count for a sabbatical) supplemental income.

Susan Lanterman – getting approval what is the different between a transient lodging facility and a Bed and breakfast. Look at the rules requiring for Bed and Breakfast.

Closed the public hearing

Motioned by Commissioner Green and Seconded by Commissioner Santoski, to schedule a Work Session for the 21st of May at 6:00 pm. to continue this discussion and in the city hall basement conference room.

VOTE: 5-0

“Aye”: Commissioners Dowell, Green, Keesecker, Keller, Santoski

“Nay”: None

Abstentions: None

Disqualifications: None

6. ZT15-00001 – Flood Plain Ordinance Amendment

This is a proposal for an amendment to Chapter 34 of the City Code (Zoning), Article II (Overlay Districts), Division 1(Flood Hazard Protection Overlay District), Sections 34-240 through 34-258, by repealing the existing regulations in their entirety, and re-enacting floodplain regulations consistent with current requirements of the Federal Emergency Management Agency (FEMA) and FEMA’s model floodplain ordinance. The updated regulations, if adopted, would apply to all properties within flood hazard areas identified within FEMA’s Flood Insurance Rate Maps (FIRMs) for the geographic area within the City of Charlottesville. A copy of the proposed updated floodplain regulations is available for public inspection.

Open Public Hearing

Alex Hancock – confused by this adoption. This is all new to him. He is frustrated and would like more information.

Ben Butler, 1329 Rio Drive – due to his evaluation, his business insurance would be costly. He is asking the planning commission to take a second look at this.

Rebecca Quinn – FEMA put her through the ringer and she is shocked by some of things in the model. She thanked staff for responding to most of her issues. Reference to the maps to be

adopted. The moved it from DCR and put this in the definition. Text was added regarding activities that are exempted. The last one is definition of substantial improvement to defined terms, shocked and FEMA and DCR did not find any instructions to the definitions, like higher standards, it is a very her recommendation there is not great reason for you to required that building to be brought into definition to the basic minimum.

Close the Public Hearing.

Commissioner Green move to recommend to City Council the approval of ZT15-00001, subject to the following:

1. The City Attorney's Office shall prepare a proposed final ordinance, consistent with DCCR's model Ordinance provisions, and including those portions of Ms. Rebecca Quinn's May 11 2015 suggested edits as are consistent with the Model Ordinance and approved by the City Attorney's Office
2. The City Engineer shall transmit the proposed final ordinance to DCR for any additional wording changes necessary for the state to find the City in compliance with federal requirements; and then
3. The proposed final ordinance, with any DCR requested revisions, shall be transmitted to City Council for adoption

Seconded by Commissioner Dowell.

VOTE: 5-0

"Aye": Commissioners Dowell, Green, Keesecker, Keller, Santoski

"Nay": None

Abstentions: None

Disqualifications: None

7. ZT15-00002 – Development Application Procedures

An ordinance to amend and reordain §34-8, §34-41, §34-42, §34-158, §34-160, §34-515, §34-804 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, and §29-59 of the Subdivision Ordinance of the Code of the City of Charlottesville, 1990, as amended to amend the procedure for reviewing applications for rezoning, special use permits, and site plans.

Staff has a concern with the mandatory public meeting and the clarity of proposals being presented at those meetings. The proposed code changes, and the discussion surrounding these changes, acknowledge a need for more time between the submission of applications and the review by the Planning Commission to permit staff to work with applicants to refine their proposals, as well as bring better quality submission materials to the Commission. If the mandatory public meeting is held at some point during this process, then it is likely that the public will be seeing a different version of the proposal than the one that the Commission and Council may ultimately vote on. Staff is concerned that this would lead to more confusion surrounding development proposals. Staff recommends that the draft ordinance be modified to make the public meeting a voluntary provision that may be required by the Director of NDS during the review of a rezoning or special use permit application.

Finally, staff recommends that the modification to Section 34-8 be approved with the corresponding deletion of the language from 34-41(c). Staff finds this to be an amendment that serves to place a current regulation in a more appropriate location in the code.

Opening of the Public Hearing

Neil Williamson of the Free Enterprise Forum – said he is not convinced of that the City has the ability to require a public meeting for by-right applications. He said that development applications raise challenging issues and it is a joined responsibility between the developer and the staff. He said it is critical that staff be in the meeting, and that represents additional staff time. He said he would prefer staff coordinate the meeting. Mentioned the irony of this item being considered at 11:00 and the doors to City Hall are locked.

Justin Shimp of Shimp Engineering – said that sometimes people just show up and complain. This might be more confusion or not follow quite a strict procedure. He said that most neighboring localities require these meetings already.

Closing of the Public Hearing

Commissioner Green move to recommend to City Council that it should amend Sections 34-8,34-41, 34-42,34-158, 34-160, 34-515, 34-804 of the zoning ordinance, and section 29-59 of the subdivision ordinance, to amend the procedures for application submission, review, and referral to the Planning Commission, as presented in the draft ordinance provided by staff, because I find that this amendment is required by the public necessity, convenience, general welfare, or good zoning practice, seconded by Commissioner Santoski,

VOTE: 3-2

“Aye”: Commissioners Dowell, Green, Santoski

“Nay”: Keesecker, Keller

Abstentions: None

Disqualifications: None

8. ZT15-00006 – Sidewalk Waiver Provisions

An ordinance to amend and reordain the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to provide the option of contributing to a sidewalk fund rather than dedicating land and constructing sidewalks for residential lots on existing streets.

No Members of the Public Spoke in the Public Hearing

Commissioner Santoski move to recommend to City Council that it should amend Section 34-1124 of the zoning ordinance, to provide persons constructing a dwelling on a previously vacant lot the option of contributing to a sidewalk fund rather than dedicating land and constructing sidewalks, as presented in the draft ordinance provided by staff, because I find that this amendment is required by the public necessity, convenience, general welfare or good zoning practice, Seconded by Commissioner Dowell

VOTE: 5-0

“Aye”: Commissioners Dowell, Green, Keesecker, Keller, Santoski

“Nay”: None

Abstentions: None

Disqualifications: None

IV. REGULAR MEETING – (continued)

Commissioner Green left at 11:58 pm.

I. Preliminary Discussions

5. ZM15-00002 - Lochlyn Hill PUD Amendment

The applicant has previously appeared before the Planning Commission seeking approval of the design for block 2B. The Commission indicated, however, that the design was not in conformance with the approved concept plan for the planned unit development. The applicant has elected to seek an amendment to that concept plan so that the engineered design for the block will comply.

LJ Lopez, Meadow Creek Development, said this is clarifying language referring to block 2B and further clarifying this so there is no confusion going forward.

Is the change to the project in keeping with the standard and objectives of the Planned Unit Development ordinance?

Commissioner Keesecker said the PUD ordinance question is are we getting the best out of our PUD ordinance. He said we are constantly focusing on the sizes of the houses and for us who are not living in that house particularly, we shouldn't care the size of someone's house is but to know what it is like in the public places where he can go on the streets. The PUD is not about designing these houses for whatever size they are but about shaping public space the meaningful to the people who live in the neighborhood or the rest of us who want to visit. He said the whole discussion about use and size is just a vehicle to get to good public spaces and that is what PUDs should be about.

6. SP15-00002 - 550 East Water Street SUP

Justin Shimp - Reason for Special Use Permit

The applicant is requesting a special use permit for additional building height. The maximum by-right height in the Water Street Corridor is 70 feet. The applicant has requested a building height of 101 feet, which is the maximum allowed under a special use permit.

Massing and Scale – The proposed project would entail the construction of a three-story building along the entire front of the property, and a nine story tower at the west edge of the property. Surrounding buildings range in height from 1 to 5 stories.

Façade treatment – the project will be reviewed by the BAR, and will alter a portion of the pedestrian realm along the south side of Water Street. The current proposal for office space offers little permeability along the street as designed.

Adjournment: 1:00 a.m.

MINUTES
PLANNING COMMISSION WORK SESSION
Tuesday, May 26, 2015
5:00 – 7:00 p.m.

I. PLANNING COMMISSION WORK SESSION

Location: NDS Conference Room, Charlottesville City Hall, 2nd Floor

Members Present: Commissioners Dan Rosensweig, Tanea Dowell (1 hour), Kurt Keesecker, Genevieve Keller, and Jody Lahendro; UVA representative Bill Palmer

Call to Order: by Chairman Dan Rosensweig at 5:00 p.m.

Telecommunications Ordinance

Brian Haluska provided an overview of the full agenda and turned the time to Lisa Robertson for discussion of the proposed changes to the telecommunications ordinance. She provided background on the 2009 FCC declaratory timeframes for rulings on applications and the 2014 FCC orders providing additional information on “eligible facilities” and more specifics on timeframes for application review. She highlighted that the potential request notes that the height minimum is a concern with some of the new technologies and that consideration of allowing the structures to be lower if shielded from view is part of the request for consideration.

Genevieve Keller asked if future microcells would be permitted as a matter of right on a building once the first microcell is approved? Ms. Robertson noted that a detailed look at the federal regulations specific to the situation would need to take place to determine.

Kurt Keesecker asked if a visible microcell on a building means screened microcells on that same building would be by-right.

Ms. Robertson noted that if the new antenna would substantially change the first antenna, then no. There’s a certain list of circumstances where you cannot deny a co-location application.

Mr. Keesecker noted concern with certain locations being overwhelmed by microcells and pointed to the Monticello hotel roof as an example.

Ms. Robertson suggested maybe proceeding down the line of more rules on concealment, and less on what an antenna is defined as – the types of structures are continuously changing. Maybe the path is to review rules about concealment of antennas in historic districts.

Ms. Keller noted that her understanding is that health effects cannot be discussed. Does that provision have a sunset clause?

Ms. Robertson noted that this is not her area of expertise but she has not read anything that would indicate that there would be a change to this regulation.

Jody Lahendro noted that he would hope that changes would allow for smaller systems but he did not find that to be the case with the Rotunda renovation which went from 10 antennas to 50 and some were placed to block out other signals.

Ms. Robertson noted that each situation would need to be reviewed in light of the “eligible facilities” allowances.

Ms. Keller asked if a locality is required to provide a location for a new provider if no one will collocate.

Ms. Robertson noted that the federal law is set to provide incentives for collocation. New facilities require more regulation.

Dan Rosensweig asked what information is needed from the Commission. Ms. Robertson noted that guidance on the request to lower the 40 foot minimum for placing structures (if concealed). Mr. Haluska provided background on potential sites with interest in this regulation proposal.

Mr. Rosensweig asked if that lower height consideration could be placed for only certain districts. That is allowable.

Ms. Robertson will provide background information on the 2014 FCC order as well as additional information. She asked if the commission was interested in reviewing a discussion draft which would allow for a concealed structure at a lower height. Discussion continued about the placement of one structure opening the door to all others by-right.

Missy Creasy asked if there was a definition of “concealed” and it was determined that more information would be gathered to provide clarity.

Mr. Keesecker, Mr. Rosensweig, Mr. Lahendro and Ms. Dowell were okay with reviewing a draft. Ms. Keller was not interested at this time.

Ms. Robertson will work with staff to provide a discussion draft that deals with the height, concealment, and local authority in areas where not required by federal law. There are a few updates she noted would be important regardless of whether any of the provisions in the proposal were of interest.

Mr. Keesecker asked that consideration be given to having lower height by SUP and Mr. Rosensweig wanted restrictions by district considered. Ms. Robertson noted that allowance by SUP for the first facility is okay but she will need to review whether a collocation opportunity is then required.

Bike and Pedestrian Master Plan

Amanda Poncy provided an overview of the Bike and Pedestrian Master Plan document, citizen engagement process and the timeline to approval for the project.

Ms. Keller noted that additional information, including visuals, noting how this plan addresses the elderly and disabled populations would be helpful.

Mr. Rosensweig asked if there is mention of the County and how the City's plan intersects with the County. It was noted that maps provide for those connections and can be enhanced.

Mr. Lahendro asked if consideration of a County connection was made as part of the prioritization process. Staff noted that a meeting is scheduled to discuss coordination of projects along the borders.

Mr. Keesecker noted that the plan can call out those locations and acknowledge that discussions are happening. Staff highlighted that the Long Range Transportation Plan takes this relationship into account and provides guidance for regional transportation considerations. Mr. Keesecker provided information on his map overlays noting that the results of the plan support maps that he has made in the past. He noted a future measure of success of the plan could include a metric of the amount of time it takes to get from one place to another.

Ms. Keller suggested adding a paragraph explaining the relationship between biking and walking and connections to transit.

The meeting ended at 7pm.

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT

**APPLICATION FOR APPROVAL OF
PRELIMINARY SITE PLAN**

PLANNING COMMISSION REGULAR MEETING
DATE OF PLANNING COMMISSION MEETING: JUNE 9, 2015

Author of Staff Report: Brian Haluska

Date of Staff Report: May 28, 2015

Project Name: Sycamore House Hotel

Applicant: Carr City Centers

Applicant's Representative: Ashley Davies, Williams-Mullen

Applicable City Code Provisions: 34-800 - 34-827 (Site Plans), 34-867 (Landscape Plans)

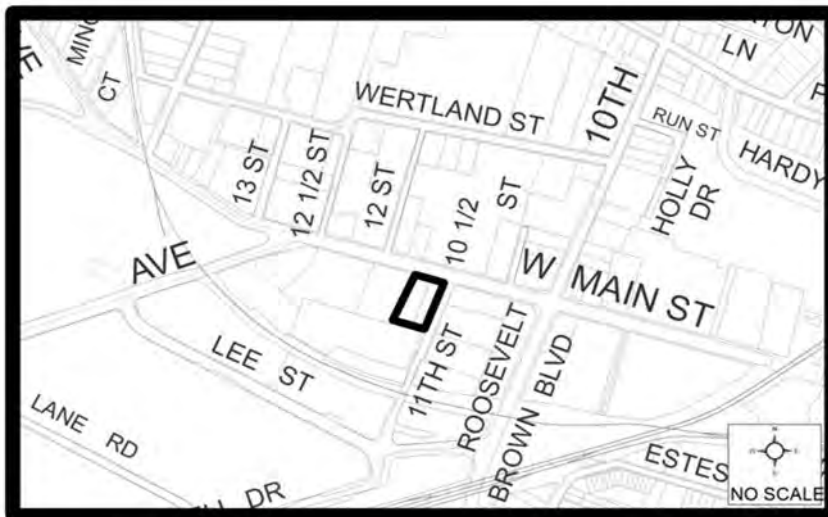
Zoning District: WMS – West Main South with Architectural Design Control District Overlay
and Parking Modified Zone Overlay

Date of Preliminary Site Plan Submission: October 21, 2014

Date of Site Plan Review Conference: November 12, 2014

Reason for Planning Commission Review: In conjunction with a Special Use Permit

Site Map



Legal Standard of Review

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

Executive Summary

Ashley Davies of Williams-Mullen, acting as agent for Carr City Centers, has submitted a site plan for a hotel at 1106 West Main Street. The property is further identified on City Real Property Tax Map 10, Parcels 64 and 65 having frontage on West Main Street and 11th Street SW.

The site plan proposes the construction of a 101 foot tall building that would contain 150 hotel rooms, a ground floor restaurant, and an 87 space parking deck. The site is zoned (WMS) West Main South Corridor and is approximately 0.485 acres.

Site Plan Compliance

The preliminary site plan is currently under review, and the applicant will be required to comply with staff comments. There have been two rounds of review by City reviewers. Site plans are reviewed for compliance with city codes and standards. An overview of site plan requirements and the location of those items on the site are outlined below.

The Board of Architectural Review approved (6-0) the new building as submitted, with the exception of a change in glass to 70% clear at the street level (except in the tower facing 11th Street), and all podium glass on the 2nd, 3rd and 4th floors shall be 70% clear (except in the tower); with signage and lighting proposals submitted to the BAR later.

The signage and lighting must return to the BAR before it is finally approved. That has not occurred yet.

Site Plan Requirements

A. Compliance with applicable zoning district regulations

West Main South - (per Zoning Ordinance §34-636 -- §34-642)

The project received a special use permit from City Council on January 5, 2015 that permits up to 101 feet in building height. The project complies with all regulations in the West Main South zoning district.

B. Compliance with the City's Erosion and Sediment Control ordinance, City Code, Chapter 10:

The applicant's erosion and sediment control plan is currently under review, and the applicant will be required to comply with staff comments.

C. Compliance with General Standard for site plans (Sections 34-800 through 34-827)

Section 34-827 Preliminary site plan contents

1. General site plan information, including but not limited to project, property, zoning, site and traffic information: **Found on sheet CA-001.**
2. Existing conditions and adjacent property information: **Found on Sheet CV-100.**
3. Demolition Plan: **Found on sheet CD-101.**
4. Proposed use, building, improvements, site plan layout and offsite improvements: **Found on sheet CS-101**
5. Written schedules or data as necessary to demonstrate that the site can accommodate the proposed use: **Found on sheets CA-001 and CS-101.**
6. Phase lines: **The project is proposed to be a single phase.**
7. Proposed conceptual layout for water and sanitary sewer facilities and storm drain facilities including:

Drainage Plan: **Found on sheet CG-202**

Utility Plan: **Found on sheet CU-101**

8. Landscape plan: **Found on sheet CH-101**
9. For proposed signs: **The signs for this development will be submitted to the zoning administrator under separate application.**

D. Additional information to be shown on the preliminary site plan as deemed necessary by the director or Commission in order to provide sufficient information for the director or Commission to adequately review the preliminary site plan.

No additional information has been required.

E. Compliance with Additional Standards for Specific Uses (*Site Plan Ordinance §§34-930 – 34-934*)

- Section 94-932 Dumpsters: **The building does not have a dumpster. The trash receptacles will be housed within the building.**

Public Comments Received

A site plan conference was held on November 12, 2014. The most frequent concerns raised by members of the public and adjacent property owners are the impact of the garage entrance on the pedestrian connection between West Main Street and the University of Virginia medical complex.

Recommendation

Staff recommends approval of the preliminary site plan for Sycamore House Hotel.

PRELIMINARY SITE PLAN FOR SYCAMORE HOUSE HOTEL

CITY OF CHARLOTTESVILLE APPROVAL	
DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES	DATE

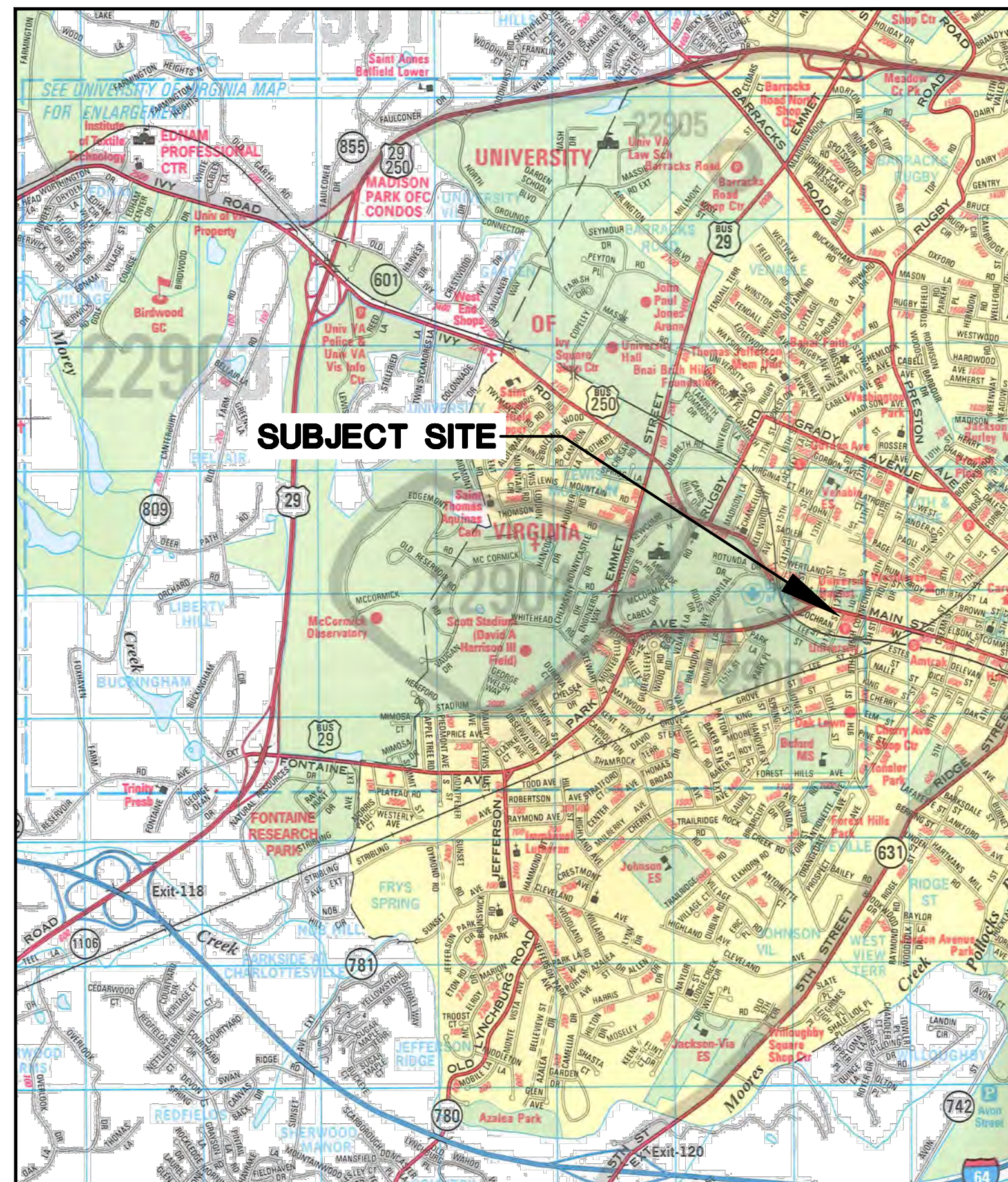
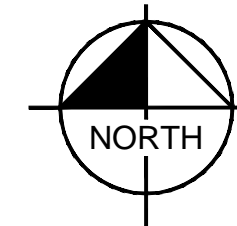
1106 W. MAIN STREET
CHARLOTTESVILLE, VA 22903

PROJECT CONTACT LIST

<p>OWNER</p> <p>SYCAMORE HOUSE INC. 1108 W. MAIN STREET CHARLOTTESVILLE, VA 22903</p> <p>APPLICANT/DEVELOPER</p> <p>CARR CITY CENTERS 1455 PENNSYLVANIA AVE NW, SUITE 800 WASHINGTON, DC 20004 PHONE: 703-628-4675 CONTACT: MICHAEL WILSON</p> <p>CIVIL ENGINEER</p> <p>Kimley»Horn</p> <p>KIMLEY-HORN AND ASSOCIATES, INC. 1700 WILLOW LAWN DRIVE, SUITE 200 RICHMOND, VA 23230 TEL: 804-673-3882 CONTACT: RYAN PERKINS, P.E. EMAIL: RYAN.PERKINS@KIMLEY-HORN.COM</p> <p>ARCHITECT</p> <p>BGM ARCHITECTS 1825 K STREET NW, SUITE 300 WASHINGTON, DC 20006 CONTACT: BAHRAM KAMALI PHONE: 202-449-6272 EMAIL: BAHRAM.KAMALI@BGM.COM</p> <p>SURVEYOR</p> <p>JENNINGSTEPHENSON, P. C.</p> <p>JENNINGSTEPHENSON, P. C. 10160 STAPLES MILL ROAD, SUITE 103 GLEN ALLEN, VA 23060 TEL: 804-545-6235 FAX: 804-545-6259 CONTACT: MIKE JENNINGS, LS EMAIL: MJENNINGS@JSPC-VA.COM</p> <p>ZONING CONSULTANT</p> <p>COOPER PLANNING 304 7TH STREET CHARLOTTESVILLE, VA 22903 TEL: 434-409-9127 CONTACT: ASHLEY COOPER, AICP EMAIL: ACOOPER@COOPER-PLANNING.COM</p>	<p>NEIGHBORHOOD DEVELOPMENT SERVICES</p> <p>CITY OF CHARLOTTESVILLE NEIGHBORHOOD DEVELOPMENT SERVICES 610 EAST MARKET STREET CHARLOTTESVILLE, VA 22902 TEL: 434-970-3182 FAX: 434-970-3359 CONTACT: BRIAN HALUSKA</p> <p>STORMWATER</p> <p>CITY OF CHARLOTTESVILLE NEIGHBORHOOD DEVELOPMENT SERVICES 610 EAST MARKET STREET CHARLOTTESVILLE, VA 22902 TEL: 434-970-3188 CONTACT: HUGH BLAKE EMAIL: BLAKEH@CHARLOTTESVILLE.ORG</p> <p>WATER AND WASTEWATER</p> <p>CITY OF CHARLOTTESVILLE DEPT. OF PUBLIC WORKS PUBLIC UTILITIES DIVISION 305 4TH STREET, N.W. CHARLOTTESVILLE, VA 22903 TEL: 434-970-3908 CONTACT: TRIP STAKEM, III, PE EMAIL: STAKEME@CHARLOTTESVILLE.ORG</p> <p>GAS</p> <p>CITY OF CHARLOTTESVILLE GAS DEPARTMENT OF PUBLIC WORKS PUBLIC UTILITIES DIVISION / GAS 305 4TH STREET, NW CHARLOTTESVILLE, VA 22903 PHIL GARBER TEL: 434-970-3811 GARBER@CHARLOTTESVILLE.ORG</p> <p>ELECTRIC</p> <p>DOMINION VIRGINIA POWER 1719 HYDRAULIC ROAD CHARLOTTESVILLE, VA 22901 MICHAEL CAMPBELL TEL: 434-972-6801 MICHAEL_CAMPBELL@DOM.COM</p> <p>TELEPHONE</p> <p>EMBARQ MAILSTOP: VACHRH0204 417-419 WEST MAIN ST. CHARLOTTESVILLE, VA 22903 ROBERT G. FRASIER TEL.: 434-971-2439 ROBERT.FRASIER@EMBARQ.COM</p>
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VICINITY MAP

APPROX. SCALE: 1" = 2000'
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CIVIL SHEET INDEX

Sheet Number	Sheet Title
CA-001	COVER SHEET
CA-002	GENERAL NOTES
CV-100	EXISTING CONDITIONS
CD-101	DEMOLITION PLAN
CE-101	PHASE I E&S CONTROL PLAN
CE-102	PHASE IA E&S CONTROL PLAN
CE-501	E&S CONTROL DETAILS
CS-101	SITE PLAN
CS-501	SITE DETAILS
CG-101	PHASE II E&S CONTROL AND GRADING PLAN
CG-201	STORMWATER MANAGEMENT PLAN
CG-202	DRAINAGE AREA MAP
CG-501	DRAINAGE AND SWM DETAILS
CU-101	UTILITY PLAN
CU-501	UTILITY DETAILS
CH-101	HARDSCAPE PLAN
CH-102	HARDSCAPE DETAILS
CT-101	MOT PLAN
CT-102	MOT PLAN
CT-500	MOT DETAILS
CPD-101	PARKING DECK- GROUND & 2ND FLOOR
CPD-102	PARKING DECK - 3RD & 4TH FLOOR

PROJECT DATA

ZONING INFORMATION

PROJECT: SYCAMORE HOUSE HOTEL
LOCATION: SOUTH WEST CORNER OF W. MAIN STREET AND 11TH STREET SW
PROPOSED USE: HOTEL
ZONING: WMSH-WEST MAIN SOUTH MIXED USE WITH A HISTORIC OVERLAY
PARKING MODIFIED ZONE OVERLAY

	CODE MAX.	S.U.P. PROPOSED MAX.
BUILDING HEIGHT:	70 FT	101 FT

	CODE MIN.	CODE MAX.	S.U.P. PROP. MAX.
FRONT SETBACK (W.MAIN ST):	15 FT	20 FT	15 FT
SIDE SETBACK (11TH ST SW):	10 FT	20 FT	6 FT

	REQUIRED PARKING*	MODIFIED REQUIRED**	PROVIDED PARKING
HOTEL:	150	75	75
RESTAURANT SPACE:	16	8	15
TOTAL:	166	83	87
ADA SPACES:	6	4	5

*PER CODE, 1 SPACE PER HOTEL ROOM AND 1 SPACE PER 250 SQ FT OF RESTAURANT SEATING
**PARKING MODIFICATION-1/2 OF TOTAL REQUIREMENT

PROPERTY INFORMATION

ADDRESS	PARCEL ID #	AREA (SF)	AREA (AC)	EXISTING USE
PARCEL 1: 1106 W. MAIN STREET	100064000	10,411	0.239	RETAIL
PARCEL 2: 1102 W. MAIN STREET	100065000	9,540	0.219	PARKING

SITE INFORMATION

TOPOGRAPHY SOURCE: FIELD SURVEY BY JENNINGSTEPHENSON, P.C. DATED MAY 8, 2014
DATUM: NAD 83 (HORIZONTAL), NAVD 88 (VERTICAL)

	TOTAL AREA (SF)	TOTAL AREA (AC)	IMPERV. AREA (SF)	IMPERV. AREA (AC)	IMPERV. COVERAGE	OPEN SPACE AREA (SF)	OPEN SPACE AREA (AC)	OPEN SPACE COVERAGE
EXISTING TOTAL:	19,994	0.459	19,820	0.455	99%	174	0.004	1%
PROPOSED TOTAL:	19,994	0.459	19,828	0.455	99%	166	0.004	1%

UTILITY INFORMATION

PEAK WATER DEMAND: 175 GPM PER AWWA M22 (REFER TO DESIGN REPORT FOR DETAILS)

SEWER DEMAND:

USE	DESIGN UNITS	FLOW (GPD/UNIT)	AVERAGE DAILY FLOW (GPD)	DURATION (HRS)	AVG FLOW (GPM)	PEAK FLOW (ADF*PF) (GPM)
HOTEL (ROOMS)	150	130	19500	24	13.54	40.63
RESTAURANT (SEATS)	120	30	3600	16	3.75	11.25
TOTAL			23100		17.29	51.88

FIRE FLOW TEST DATE: 1/4/2013
FIRE FLOW TEST HYDRANTS: #02015 (RESIDUAL)
#02020 (FLOW @ 750 GPM)
STATIC PRESSURE (PSI): 60
RESIDUAL PRESSURE (PSI): 56
**AVAILABLE FLOW, Qa (GPM): 2,601 (@ 20 PSI)
**AVAILABLE FLOW PER AWWA M17 WHERE Qa = Q * (hr^{0.54}/ht^{0.54})
Q = TESTED FLOW (GPM)
hr = PRESSURE DROP TO MIN. RESIDUAL PRESSURE (PSI)
ht = PRESSURE DROP DURING TEST (PSI)

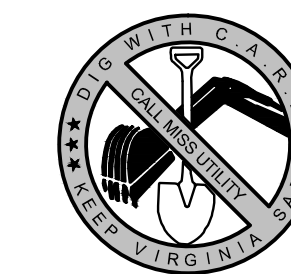
NOTE: FLOW INFORMATION PROVIDED FOR REFERENCE ONLY

PREPARED BY:

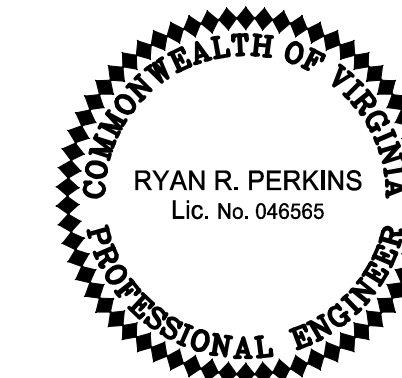
Kimley»Horn

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SITE PLAN REVIEW STATUS

SUBMIT DATE	INITIALS	REMARKS
10/20/2014	RRP	1ST SUBMITTAL TO CITY OF CHARLOTTESVILLE
01/21/2015	RRP	2ND SUBMITTAL TO CITY OF CHARLOTTESVILLE
03/27/2015	RRP	3RD SUBMITTAL TO CITY OF CHARLOTTESVILLE

PLAN REVISIONS

REVISION NO.	DATE	REMARKS

KHA PROJECT NUMBER	SHEET NUMBER	TOTAL SHEETS
113196000	CA-001	22

Trip Generation

Sycamore House Trip Generation

Peak Hour of Adjacent Street	Size	Unit	Daily Rate	AM Rate	PM Rate	Weekday ADT	AM Peak Hour		PM Peak Hour	
Land Use							Enter	Exit	Enter	Exit
Hotel (LUC 310)	150	Rooms	8.17	0.53	0.60	1,226	47	33	80	46

LUC = Land Use Code
ADT = Average Daily Trips
Source: ITE Trip Generation Manual, 9th Edition

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CONSTRUCTION STANDARDS

- 1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THESE DRAWINGS, PROJECT SPECIFICATIONS, WITH ALL CURRENT APPLICABLE CODES, AND, UNLESS OTHERWISE SPECIFIED, WITH THE LATEST REVISIONS OF THE FOLLOWING REFERENCE DOCUMENTS:
A. CITY OF CHARLOTTESVILLE, CITY STANDARDS AND DESIGN MANUAL
B. VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD & BRIDGE SPECIFICATIONS
C. VDOT ROAD AND BRIDGE STANDARDS
D. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
E. VIRGINIA WORK AREA PROTECTION MANUAL
F. VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH)
G. VIRGINIA DEPARTMENT OF HEALTH (VDH) SPECIFICATIONS
...
13. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

CITY CONSTRUCTION AND DEMOLITION NOTES

- 1. SMOKING TO BE ALLOWED IN ONLY DESIGNATED SPACES WITH PROPER RECEPTABLES.
2. WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
3. ACCESS TO THE BUILDING DURING DEMOLITION AND CONSTRUCTION SHALL BE MAINTAINED.
4. 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.
...
12. 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.

CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE STATE (INCLUDING VDOT) AND LOCAL CONSTRUCTION STANDARDS AS IDENTIFIED IN THESE PLANS. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS AND LICENSES AND MAINTAIN COPIES OF THEM ON-SITE AT ALL TIMES DURING CONSTRUCTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION.
...
16. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM.

DEMOLITION / LAND DISTURBANCE NOTES

- 1. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:
A. ENSURING THAT COPIES OF ALL APPLICABLE PERMITS AND APPROVALS ARE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
B. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL AND/OR TREE PROTECTION MEASURES PRIOR TO SITE DISTURBANCE.
...
16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

UTILITY NOTES

- 1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES OR UTILITIES BY OTHERS AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD.
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION.
...
14. THE RIM ELEVATIONS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.

MINIMUM STANDARDS (4VAC50-30-40)

- AN EROSION AND SEDIMENT CONTROL PROGRAM ADOPTED BY A DISTRICT OR LOCALITY MUST BE CONSISTENT WITH THE FOLLOWING CRITERIA, TECHNIQUES AND METHODS:
1. PERMANENT OF TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE.
2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES.
...
K. ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE.

Table with columns: No., REVISIONS, DATE, BY.

Kimley-Horn logo and contact information: 1700 WILLOW LAWN DR., SUITE 200, RICHMOND, VA 23230. PHONE: 804-673-8882. WWW.KIMLEY-HORN.COM

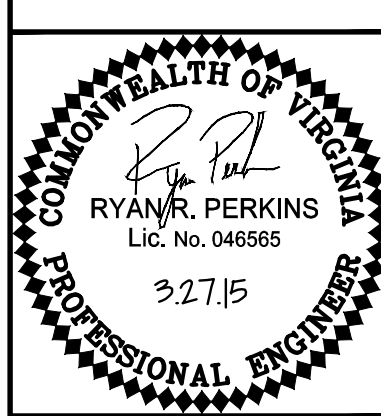
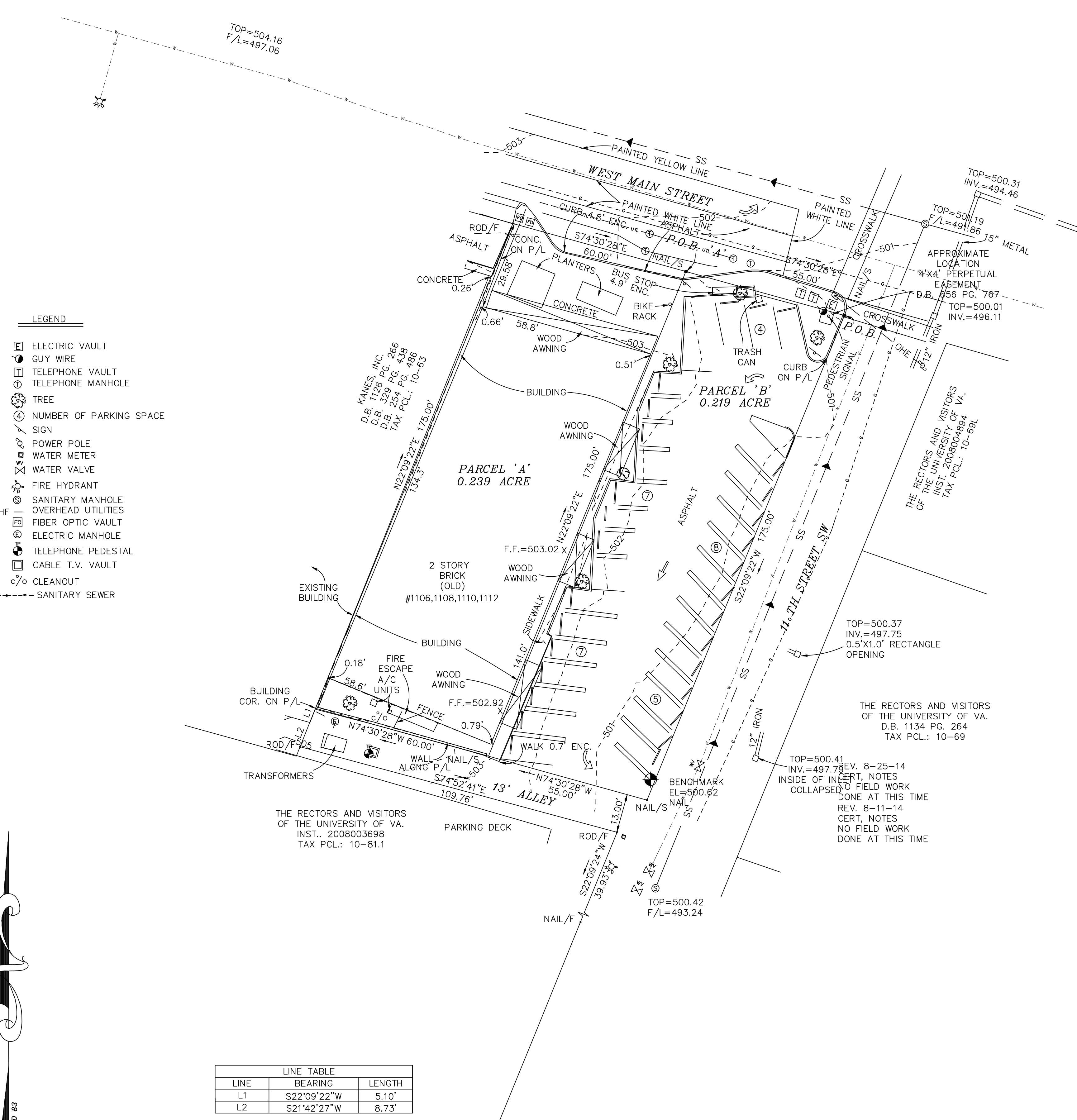


Table with columns: KHA PROJECT, DATE, SCALE, AS SHOWN, DESIGNED BY, DRAWN BY, CHECKED BY.

SYCAMORE HOUSE HOTEL PREPARED FOR CARR CITY CENTERS CITY OF CHARLOTTESVILLE

GENERAL NOTES

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- LEGEND**
- ELECTRIC VAULT
 - GUY WIRE
 - TELEPHONE VAULT
 - TELEPHONE MANHOLE
 - TREE
 - NUMBER OF PARKING SPACE
 - SIGN
 - POWER POLE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY MANHOLE
 - OVERHEAD UTILITIES
 - FIBER OPTIC VAULT
 - ELECTRIC MANHOLE
 - TELEPHONE PEDESTAL
 - CABLE T.V. VAULT
 - CLEANOUT
 - SANITARY SEWER

LINE TABLE		
LINE	BEARING	LENGTH
L1	S22°09'22"W	5.10'
L2	S21°42'27"W	8.73'

- NOTES:**
- OWNER: SYCAMORE HOUSE, INC.
D.B. 408 PG. 221
TAX PCL.: 10-64 & 10-65
 - DURING THE PROCESS OF OUR PHYSICAL IMPROVEMENT SURVEY NO INDICATIONS OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THE PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
 - THIS PROPERTY LIES IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON COMMUNITY PANEL NUMBER 51003C0286D DATED 2-4-2005.
 - HORIZONTAL DATUM - NAD 83
VERTICAL DATUM - NAVD 88 - CITY BENCHMARK
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE TITLE COMMITMENT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 14-001381 DATED 8-4-14, AND ADDRESSES THOSE ITEMS LISTED UNDER SCHEDULE B SECTION II AS FOLLOWS:
 - NOT ADDRESSED
 - NOT ADDRESSED
 - NOT ADDRESSED
 - NOT ADDRESSED
 - NOT ADDRESSED
 - COVENANTS PERTAIN BUT CANNOT BE PLOTTED
 - SHOWN
 - THERE ARE NO ENCROACHMENTS EXCEPT AS FOLLOWS: CURB 4.8' WALK 0.7', BUS STOP 4.9'
 - THERE ARE 31 REGULAR PARKING SPACES.
 - ALL OBSERVED UTILITIES ARE SHOWN.

LEGAL DESCRIPTION

PARCEL 'A'
BEGINNING AT A POINT, MARKED P.O.B., SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF 11 TH STREET SW AND THE SOUTH LINE OF WEST MAIN STREET; THENCE ALONG THE SAID SOUTH LINE OF WEST MAIN STREET N 74°30'28" W, 55.00' TO THE TRUE POINT AND PLACE OF BEGINNING MARKED P.O.B. 'A'; THENCE LEAVING THE SAID SOUTH LINE OF WEST MAIN STREET S 22°09'22" W, 175.00' TO A POINT ON THE NORTH LINE OF AN ALLEY; THENCE ALONG THE SAID NORTH LINE OF AN ALLEY N 74°30'28" W, 60.00' TO A POINT; THENCE LEAVING THE SAID NORTH LINE OF AN ALLEY N 22°09'22" E, 175.00' TO A POINT ON THE SOUTH LINE OF WEST MAIN STREET; THENCE ALONG THE SAID SOUTH LINE OF WEST MAIN STREET S 74°30'28" E, 60.00' TO THE TRUE POINT AND PLACE OF BEGINNING CONTAINING 0.239 ACRE.

PARCEL 'B'
BEGINNING AT A POINT, MARKED P.O.B., SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF 11 TH STREET SW AND THE SOUTH LINE OF WEST MAIN STREET; THENCE ALONG THE SAID WEST LINE OF 11 TH STREET SW S 22°09'22" W, 175.00' TO A POINT ON THE NORTH LINE OF AN ALLEY; THENCE LEAVING THE SAID WEST LINE OF 11 TH STREET SW ALONG THE SAID NORTH LINE OF AN ALLEY N 74°30'28" W, 55.00' TO A POINT; THENCE LEAVING THE SAID NORTH LINE OF AN ALLEY N 22°09'22" E, 175.00' TO A POINT ON THE SOUTH LINE OF WEST MAIN STREET; THENCE ALONG THE SAID SOUTH LINE OF WEST MAIN STREET S 74°30'28" E, 55.00' TO THE POINT AND PLACE OF BEGINNING CONTAINING 0.219 ACRE.
THE PROPERTY DESCRIBED HEREON IS THE SAME AS DESCRIBED IN EXHIBIT A OF THE TITLE COMMITMENT.

PROVIDED FOR REFERENCE ONLY
FRANCHISE UTILITY INFORMATION SHOWN
FOR INFORMATIONAL PURPOSES AND
PLOTTED FROM READILY AVAILABLE
UTILITY MAPS

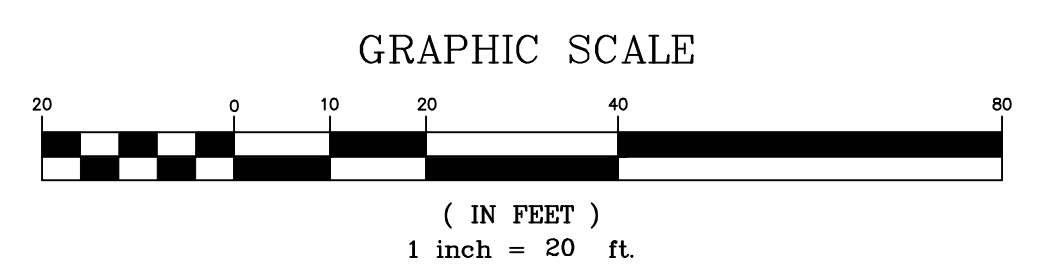
**ALTA/ACSM LAND TITLE SURVEY
ON TWO PARCELS OF LAND LYING
ON THE SOUTHWEST CORNER OF
WEST MAIN STREET AND
11 TH STREET SW**

CITY OF CHARLOTTESVILLE, VIRGINIA

DATE: MAY 8, 2014 SCALE: 1" = 20'

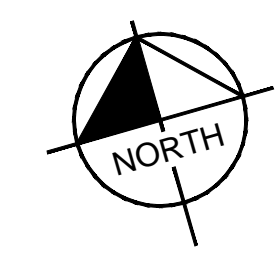
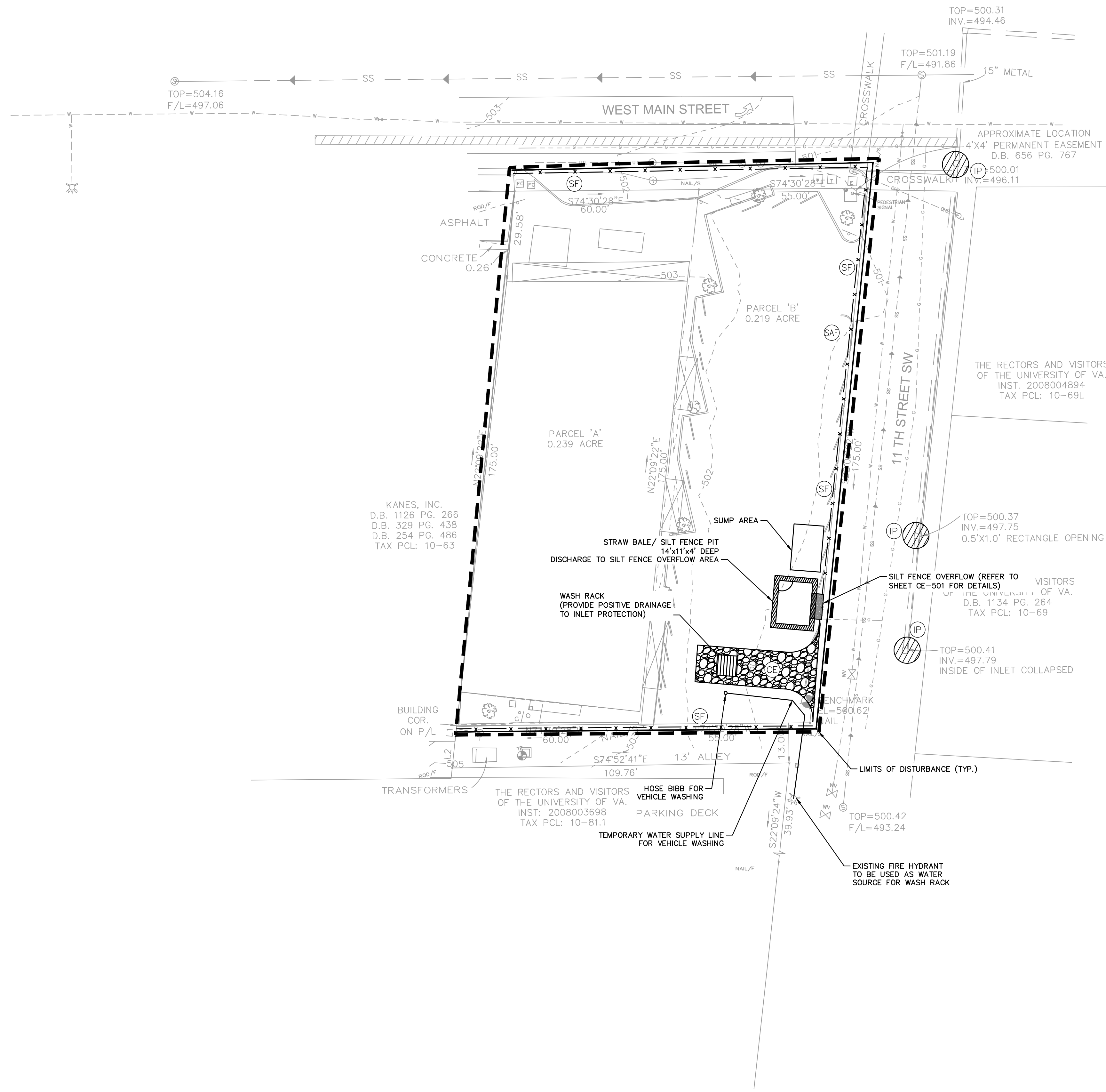
JENNINGSTEPHENSON P.C. J.N. 14-536
10160 STAPLES MILL ROAD
SUITE 103
GLEN ALLEN, VA 23060
PHONE - 804-545-6235
FAX - 804-545-6259

LAND SURVEYORS & PLANNERS



<p>SYCAMORE HOUSE HOTEL PREPARED FOR CARR CITY CENTERS</p>	<p>EXISTING CONDITIONS PLAN</p>
<p>KHA PROJECT 113196000 DATE 3/27/15 SCALE AS SHOWN DESIGNED BY RRP DRAWN BY KHA CHECKED BY RRP</p>	<p>VIRGINIA CITY OF CHARLOTTESVILLE</p>
<p>Kimley»Horn 1700 WILLOW LAWN DR., SUITE 200, RICHMOND, VA 23230 PHONE: 804-673-3882 WWW.KIMLEY-HORN.COM</p>	
<p>SHEET NUMBER CV-100</p>	<p>REVISIONS No. DATE BY</p>

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EROSION CONTROL LEGEND & QUANTITIES			
APPROX. QTY.	REF.	VE	ESCH. STD. AND SPEC.
420 LF	3.01	SAF	SAFETY FENCE
380 LF	3.05	SF	SILT FENCE
3 EA	3.07	IP	STORM DRAIN INLET PROTECTION
1 EA	3.26	DS	DEWATERING STRUCTURE
0.50 AC (ON-SITE AND OFF-SITE)			LIMITS OF DISTURBANCE

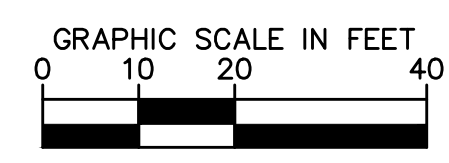
- PROBABLE CONSTRUCTION SEQUENCE**
- COORDINATE REMOVAL OR RELOCATION OF UTILITY LINES WITH DOMINION VIRGINIA POWER AND OTHER UTILITY PROVIDERS. DISCONNECT ALL EXISTING UTILITIES SERVING EXISTING STRUCTURE TO BE DEMOLISHED. COORDINATE RELOCATION OF ANY EXISTING UTILITIES TO REMAIN IN USE LOCATED WITHIN CONSTRUCTION LIMITS.
 - DEMOLISH EXISTING STRUCTURE. PERFORM DEMOLITION OPERATIONS ONLY AND DO NOT PROCEED WITH ANY LAND DISTURBANCE.
 - STAKEOUT AND INSTALL PERIMETER EROSION CONTROLS INCLUDING SILT FENCE, DEWATERING STRUCTURE, AND INLET PROTECTION.
 - CONTINUE DEMOLITION OPERATIONS FOR REMAINDER OF CONSTRUCTION LIMITS.
 - ONCE ALL PERIMETER EROSION CONTROLS ARE IN PLACE AND DEMOLITION IS COMPLETE, CONTRACTOR MAY MOVE TO PHASE IA SEQUENCE OF CONSTRUCTION (REFER TO SHEET CE-102 FOR MORE INFORMATION.)

KANES, INC.
D.B. 1126 PG. 266
D.B. 329 PG. 438
D.B. 254 PG. 486
TAX PCL: 10-63

THE RECTORS AND VISITORS
OF THE UNIVERSITY OF VA.
INST: 2008003698
TAX PCL: 10-81.1

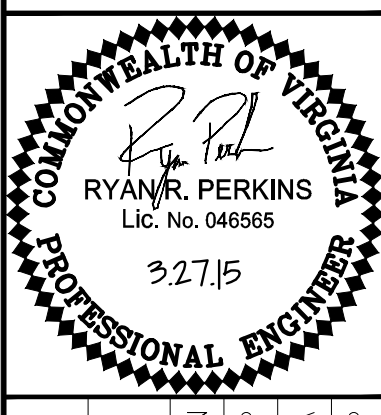
THE RECTORS AND VISITORS
OF THE UNIVERSITY OF VA.
INST. 2008004894
TAX PCL: 10-69L

THE RECTORS AND VISITORS
OF THE UNIVERSITY OF VA.
D.B. 1134 PG. 264
TAX PCL: 10-69



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Kimley»Horn
1700 WILLOW LAWN DR, SUITE 200, RICHMOND, VA 23230
PHONE: 804-673-3882
WWW.KIMLEY-HORN.COM



KHA PROJECT	113196000
DATE	3/27/15
SCALE	AS SHOWN
DESIGNED BY	RRP
DRAWN BY	KHA
CHECKED BY	RRP

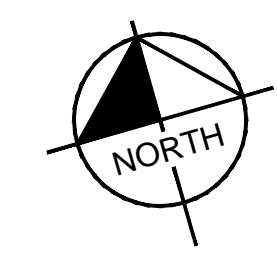
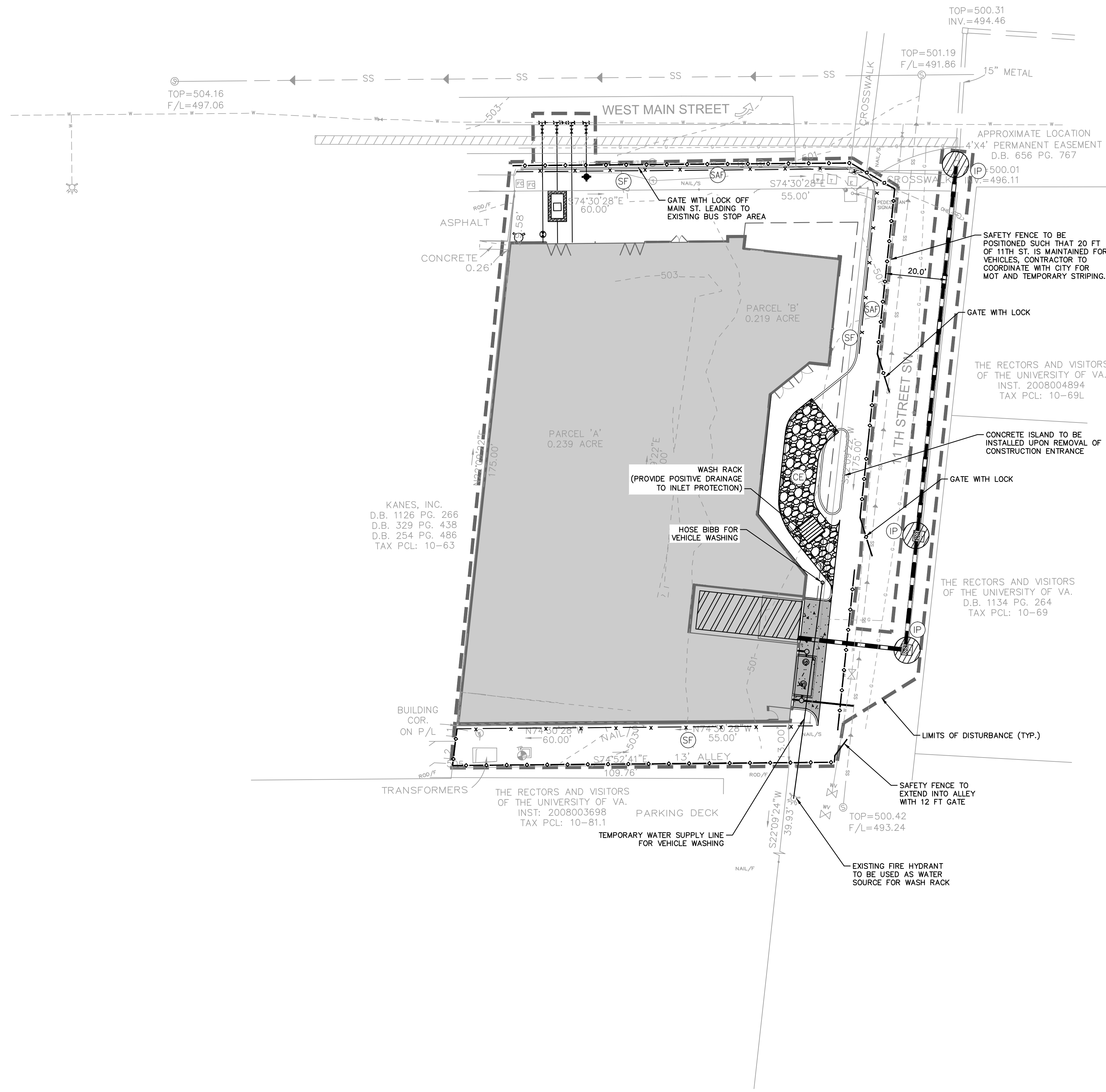
SYCAMORE HOUSE HOTEL
PREPARED FOR
CARR CITY CENTERS

CITY OF CHARLOTTESVILLE VIRGINIA

**PHASE I E&S
CONTROL PLAN**

SHEET NUMBER
CE-101

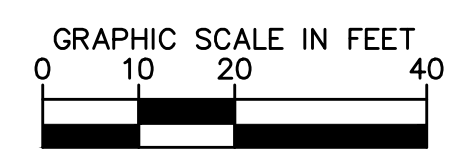
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EROSION CONTROL LEGEND & QUANTITIES		
APPROX. QTY.	REF.	VESCH. STD. AND SPEC.
420 LF	3.01	(SAF) SAFETY FENCE
380 LF	3.05	(SF) SILT FENCE
3 EA	3.07	(IP) STORM DRAIN INLET PROTECTION
0.62 AC (ON-SITE AND OFF-SITE)		LIMITS OF DISTURBANCE

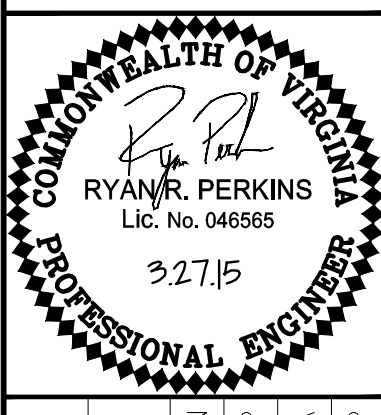
- PROBABLE CONSTRUCTION SEQUENCE**
- PRIOR TO BEGINNING PHASE IA CONSTRUCTION OPERATIONS, CONTRACTOR SHALL INSPECT, MAINTAIN, AND/OR REPAIR ALL EXISTING EROSION CONTROLS. CONSTRUCTION ENTRANCE AND SILT AND SAFETY FENCE SHOULD BE ADJUSTED AS NECESSARY IN PREPARATION FOR THE BUILDING PAD.
 - COMPLETE ROUGH GRADING OPERATIONS. PREPARE BUILDING PAD AND POUR BUILDING FOUNDATIONS. START UTILITY AND STORM DRAIN INSTALLATIONS WITH INLET PROTECTION WHERE APPLICABLE.
 - REFER TO CG-101 FOR CONTINUATION OF EROSION CONTROL SEQUENCE AND FINAL PHASE OF CONSTRUCTION.

KANES, INC.
D.B. 1126 PG. 266
D.B. 329 PG. 438
D.B. 254 PG. 486
TAX PCL: 10-63



NO.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 804-673-3882
WWW.KIMLEY-HORN.COM



KHA PROJECT	113196000
DATE	3/27/15
SCALE	AS SHOWN
DESIGNED BY	RRF
DRAWN BY	KHA
CHECKED BY	RRF

SYCAMORE HOUSE HOTEL
PREPARED FOR
CARR CITY CENTERS

CITY OF CHARLOTTESVILLE VIRGINIA

PHASE IA E&S
CONTROL PLAN

EROSION AND SEDIMENT CONTROL NARRATIVE

SECTION 1 - PROJECT DESCRIPTION

THE SYCAMORE HOUSE HOTEL IS A PROPOSED HOTEL DEVELOPMENT LOCATED AT THE SOUTHWEST CORNER OF WEST MAIN STREET AND 11TH STREET SW. THE PROJECT CONSISTS OF A HOTEL WITH 150 ROOMS, A RESTAURANT LOCATED ON THE STREET LEVEL OF THE WEST MAIN STREET FRONTAGE, AND AN INTEGRAL PARKING STRUCTURE. THE SITE IS WITHIN CLOSE PROXIMITY TO THE UNIVERSITY OF VIRGINIA (UVA) MEDICAL CENTER AND WITHIN WALKING DISTANCE TO THE UVA GROUNDS. THE NEWLY CONSTRUCTED BATTLE BUILDING AND ASSOCIATED UVA PARKING DECK ARE WITHIN THE SAME BLOCK. THE PROJECT AREA CONSISTS OF TWO PARCELS TO BE CONSOLIDATED INTO A 0.459± ACRE PARCEL AND WILL CONTAIN A SINGLE TEN-STORY BUILDING WITH AN INTEGRAL PARKING STRUCTURE. SITE WORK WILL INCLUDE DEMOLITION, GRADING, UTILITY INSTALLATIONS, MINOR CONCRETE WORK, MINOR PAVING, AND LANDSCAPING.

VEHICULAR ACCESS TO THE PARKING DECK WILL BE PROVIDED AT ONE LOCATION ALONG 11TH STREET, AND THERE WILL ALSO BE A SEPARATE LOADING/SERVICE ENTRANCE ALONG 11TH STREET. SIDEWALK AND STREETSCAPING WILL BE ADDED ALONG THE 11TH STREET FRONTAGE SINCE NONE EXISTS TODAY. CONSTRUCTION IS ANTICIPATED TO BEGIN IN OCTOBER 2015 AND LAST APPROXIMATELY 16 MONTHS.

SECTION 2 - EXISTING CONDITIONS

CURRENTLY, THE SITE CONSISTS OF A TWO-STORY BRICK RETAIL AND OFFICE BUILDING AND ADJACENT SURFACE PARKING LOT. ELEVATIONS RANGE FROM APPROXIMATELY 505 FEET NEAR THE SOUTHWEST CORNER OF THE SITE TO 501 FEET AT THE W. MAIN STREET AND 11TH STREET INTERSECTION. THE SITE IS RELATIVELY FLAT WITH NO STEEP SLOPES OR MAJOR GRADE CHANGES. EXISTING ON-SITE VEGETATION IS LIMITED AND CONSISTS MAINLY OF PLANTER BEDS, SHRUBS, AND FEW TREES. MUCH OF THE SITE CONSISTS OF IMPERVIOUS COVER DUE TO EXISTING BUILDINGS, PARKING AREAS, AND DRIVEWAYS. ALL EXISTING INFRASTRUCTURE ON-SITE WILL BE DEMOLISHED AND REMOVED TO ACCOMMODATE THE PROPOSED DEVELOPMENT.

THE SITE HAS CURRENTLY DRAINS VIA SHEET FLOW ONTO W. MAIN STREET AND 11TH STREET. THE DRAINAGE FROM THESE STREETS AND THE SITE MAKES IT WAY TO THREE INLETS ALONG 11TH STREET (LABELED EX1, 1, AND 2 ON SHEET CG-101). THE RUNOFF DRAINS THROUGH THE STORM SEWER SYSTEM UNDERNEATH W. MAIN STREET TO STRUCTURE O-1, THE ULTIMATE OUTFALL FOR THE SITE, BASED ON SITE RECONNAISSANCE, INLET STRUCTURES 1 AND 2 ARE NON-STANDARD AND HAVE FALLEN INTO DISREPAIR AND WILL BE REPLACED (ALONG WITH THE CONNECTING STORM PIPE) AS PART OF THE OVERALL DEVELOPMENT.

THE SUBJECT SITE IS BORDERED BY A LARGE PARKING GARAGE TO THE SOUTH, 11TH STREET TO THE EAST, W. MAIN STREET TO THE NORTH, AND AN EXISTING ONE-STORY RETAIL BUILDING TO THE WEST. APPROPRIATE PERIMETER CONTROLS AS SHOWN THE EROSION CONTROL PLAN SHEET(S) WILL PROVIDE SUFFICIENT EROSION AND SEDIMENTATION PROTECTION FROM THESE ADJACENT AREAS. MINIMAL OFF-SITE LAND DISTURBANCE WITHIN THE RIGHT-OF-WAY AREAS ALONG THE SITE FRONTAGE IS REQUIRED FOR REMOVAL OF ENTRANCE APRONS, REPLACEMENT OF CURBING AND SIDEWALK, DRAINAGE PIPE INSTALLATION, UTILITY CONNECTIONS, AND PAVEMENT RESURFACING. NO OTHER OFF-SITE LAND DISTURBANCE IS NECESSARY OR PROPOSED TO COMPLETE THIS PROJECT.

SECTION 3 - EROSION AND SEDIMENT CONTROL NARRATIVE

DESCRIBED BELOW ARE THE MAJOR ACTIVITIES FROM START OF CONSTRUCTION THROUGH PERMANENT STABILIZATION. THEY ARE PRESENTED IN THE ORDER THEY ARE EXPECTED TO BEGIN, BUT EACH ACTIVITY WILL NOT NECESSARILY BE COMPLETED BEFORE THE NEXT BEGINS. ALSO, THESE ACTIVITIES COULD OCCUR IN A DIFFERENT ORDER IF NECESSARY TO MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL.

PHASE I

- COORDINATE REMOVAL OR RELOCATION OF UTILITY LINES WITH DOMINION VIRGINIA POWER AND OTHER UTILITY PROVIDERS. DISCONNECT ALL EXISTING UTILITIES SERVING EXISTING STRUCTURE TO BE DEMOLISHED. COORDINATE RELOCATION OF ANY EXISTING UTILITIES TO REMAIN IN USE LOCATED WITHIN CONSTRUCTION LIMITS.
- DEMOLISH EXISTING STRUCTURE. PERFORM DEMOLITION OPERATIONS ONLY AND DO NOT PROCEED WITH ANY LAND DISTURBANCE.
- STAKEOUT AND INSTALL PERIMETER EROSION CONTROLS INCLUDING SILT FENCE, DEWATERING STRUCTURE, AND INLET PROTECTION.
- CONTINUE DEMOLITION OPERATIONS FOR REMAINDER OF CONSTRUCTION LIMITS.
- ONCE ALL PERIMETER EROSION CONTROLS ARE IN PLACE AND DEMOLITION IS COMPLETE, CONTRACTOR MAY MOVE TO PHASE IA SEQUENCE OF CONSTRUCTION (REFER TO SHEET CE-102 FOR MORE INFORMATION.)

PHASE IA

- PRIOR TO BEGINNING PHASE IA CONSTRUCTION OPERATIONS, CONTRACTOR SHALL INSPECT, MAINTAIN, AND/OR REPAIR ALL EXISTING EROSION CONTROLS. CONSTRUCTION ENTRANCE AND SILT AND SAFETY FENCE SHOULD BE ADJUSTED AS NECESSARY IN PREPARATION FOR THE BUILDING PAD.
- COMPLETE ROUGH GRADING OPERATIONS. PREPARE BUILDING PAD AND FOUR BUILDING FOUNDATIONS. START UTILITY AND STORM DRAIN INSTALLATIONS WITH INLET PROTECTION WHERE APPLICABLE. REFER TO CG-101 FOR CONTINUATION OF EROSION CONTROL SEQUENCE AND FINAL PHASE OF CONSTRUCTION.

PHASE II

- PRIOR TO BEGINNING PHASE II CONSTRUCTION OPERATIONS, CONTRACTOR SHALL INSPECT, MAINTAIN, AND/OR REPAIR ALL EXISTING EROSION CONTROLS.
- COMPLETE FINE GRADING AND SIDEWALK CONSTRUCTION OR REPLACEMENT. INSTALL SITE HARDSCAPING AND LANDSCAPING. PLACE PAVEMENT MARKINGS AND INSTALL SIGNAGE.
- REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. DO NOT REMOVE EROSION CONTROL MEASURES UNTIL THE ENTIRE SITE HAS BEEN PERMANENTLY STABILIZED AND ADEQUATE VEGETATION HAS BEEN ESTABLISHED. REMOVAL OF ANY EROSION AND SEDIMENT CONTROL MEASURE SHALL NOT OCCUR UNTIL AUTHORIZED BY THE CITY'S E&S INSPECTOR.

EROSION AND SEDIMENT CONTROL MEASURES

THE EROSION CONTROL MEASURES DESCRIBED BELOW AND AS SHOWN ON THE EROSION CONTROL PLAN SHEET(S) OF THE SITE PLAN WILL BE USED FOR THIS PROJECT:

- 3.01 SAFETY FENCE** - A PROTECTIVE BARRIER INSTALLED TO PREVENT ACCESS TO AN EROSION CONTROL MEASURE. THE PURPOSE OF THIS PRACTICE IS TO PROHIBIT THE UNDESIRABLE USE OF AN EROSION CONTROL MEASURE.
- 3.05 SILT FENCE** - A TEMPORARY SEDIMENT BARRIER CONSISTING OF A SYNTHETIC FILTER FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS AND ENTRENCHED WILL BE PROVIDED AROUND MOST OF THE SITE PERIMETER. THE PURPOSE OF THIS PRACTICE IS TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS DURING CONSTRUCTION IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- 3.26 DEWATERING STRUCTURE** - TEMPORARY SETTLING AND FILTERING DEVICE FOR WATER WHICH IS DISCHARGED FROM DEWATERING ACTIVITIES. THE FILTERING DEVICE MUST BE INSPECTED FREQUENTLY AND REPAIRED OR REPLACED ONCE THE SEDIMENT BUILD-UP PREVENTS THE STRUCTURE FROM FUNCTIONING AS DESIGNED. CLEAN OUT ELEVATION SHOULD BE AT 1/3 STORAGE VOLUME OF THE PIT AND CLEARLY MARKED IN THE FIELD. THE WET STORAGE PIT MAY BE DEWATERED ONLY AFTER A MINIMUM OF 6 HOURS OF SEDIMENT SETTLING HAS OCCURRED. ONCE THE WET STORAGE BECOMES FILLED TO ONE HALF OF THE EXCAVATED DEPTH, ACCUMULATED SETTLEMENT SHALL BE REMOVED AND PROPERLY DISPOSED OF. THIS DEPTH SHALL BE CLEARLY MARKED IN THE FIELD.
- 3.31 TEMPORARY SEEDING** - THE ESTABLISHMENT OF A TEMPORARY VEGETATIVE COVER ON DISTURBED AREAS BY SEEDING WITH APPROPRIATE RAPIDLY GROWING ANNUAL PLANTS WILL BE PROVIDED ON ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE WITHIN 30 DAYS. THE PURPOSE OF THIS PRACTICE IS TO PROVIDE PROTECTION TO BARE SOILS EXPOSED DURING CONSTRUCTION UNTIL PERMANENT VEGETATION OR OTHER EROSION CONTROL MEASURES CAN BE ESTABLISHED.
- 3.32 PERMANENT SEEDING** - THE ESTABLISHMENT OF PERENNIAL VEGETATIVE COVER ON DISTURBED AREAS BY PLANTING SEED WILL BE PROVIDED AS SHOWN ON THE LANDSCAPING PLAN. THE PURPOSE OF THIS PRACTICE IS TO REDUCE EROSION AND DECREASE SEDIMENT YIELD FROM DISTURBED AREAS AND TO PERMANENTLY STABILIZE DISTURBED AREAS IN A MANNER THAT IS ECONOMICALLY ADAPTABLE TO SITE CONDITIONS, AND ALLOWS SELECTION OF THE MOST APPROPRIATE PLANT MATERIALS.

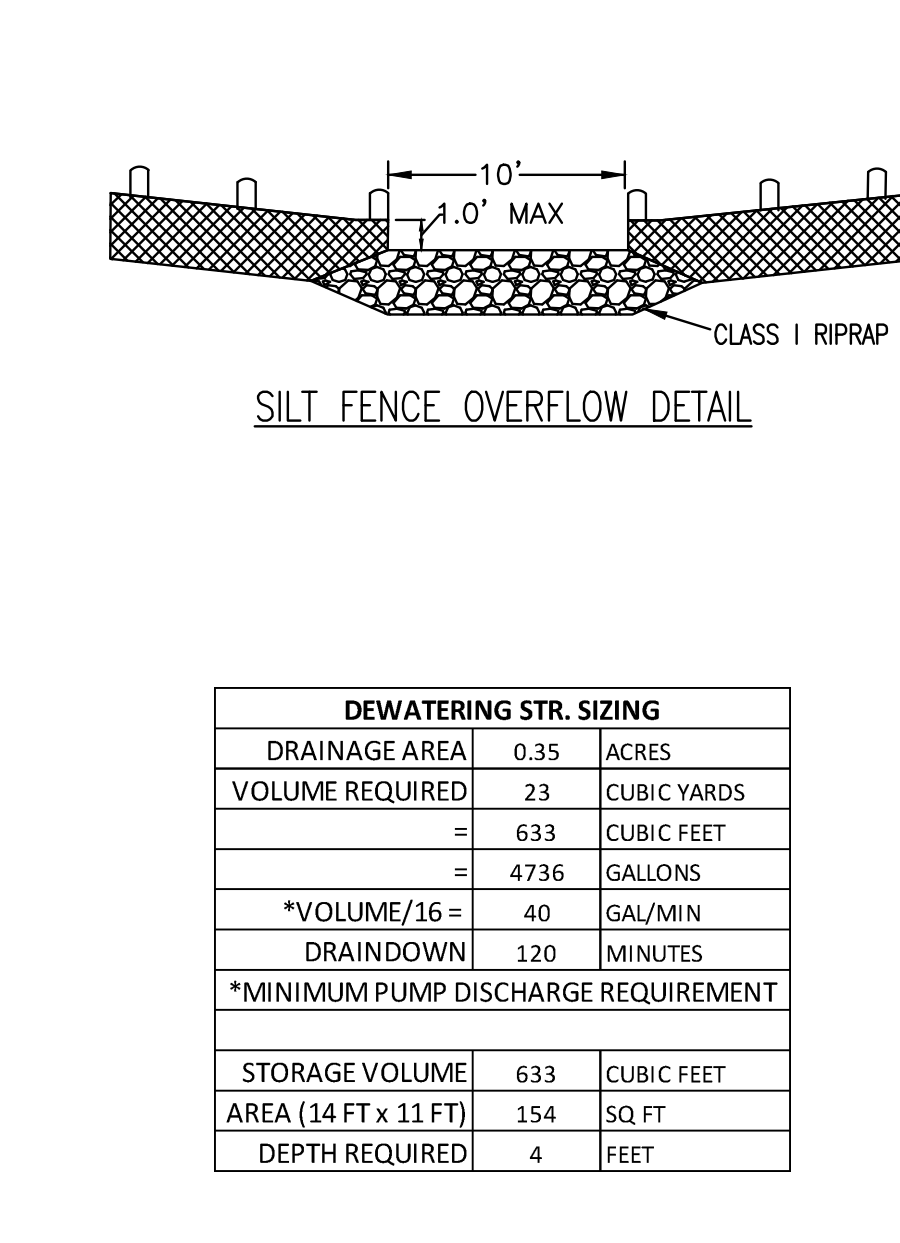
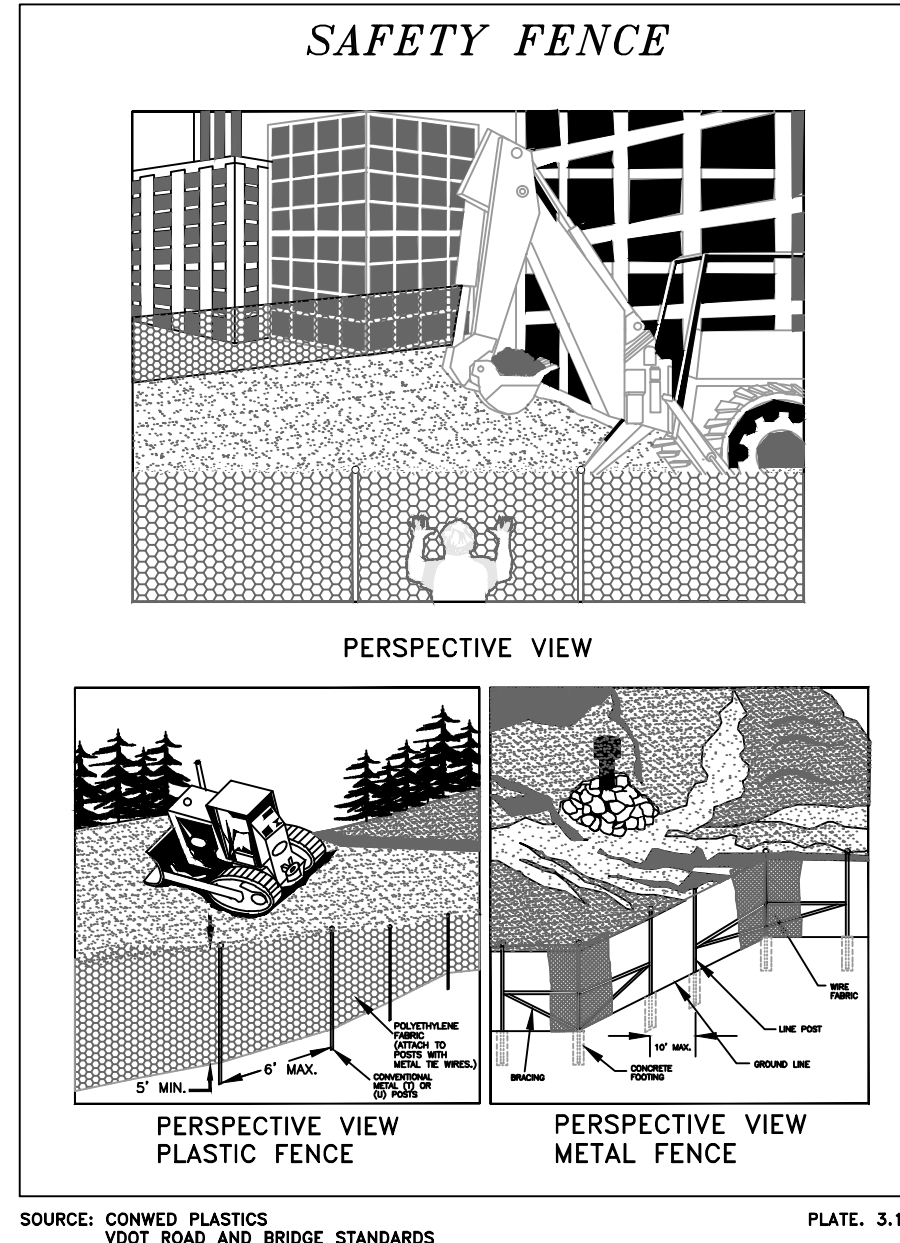
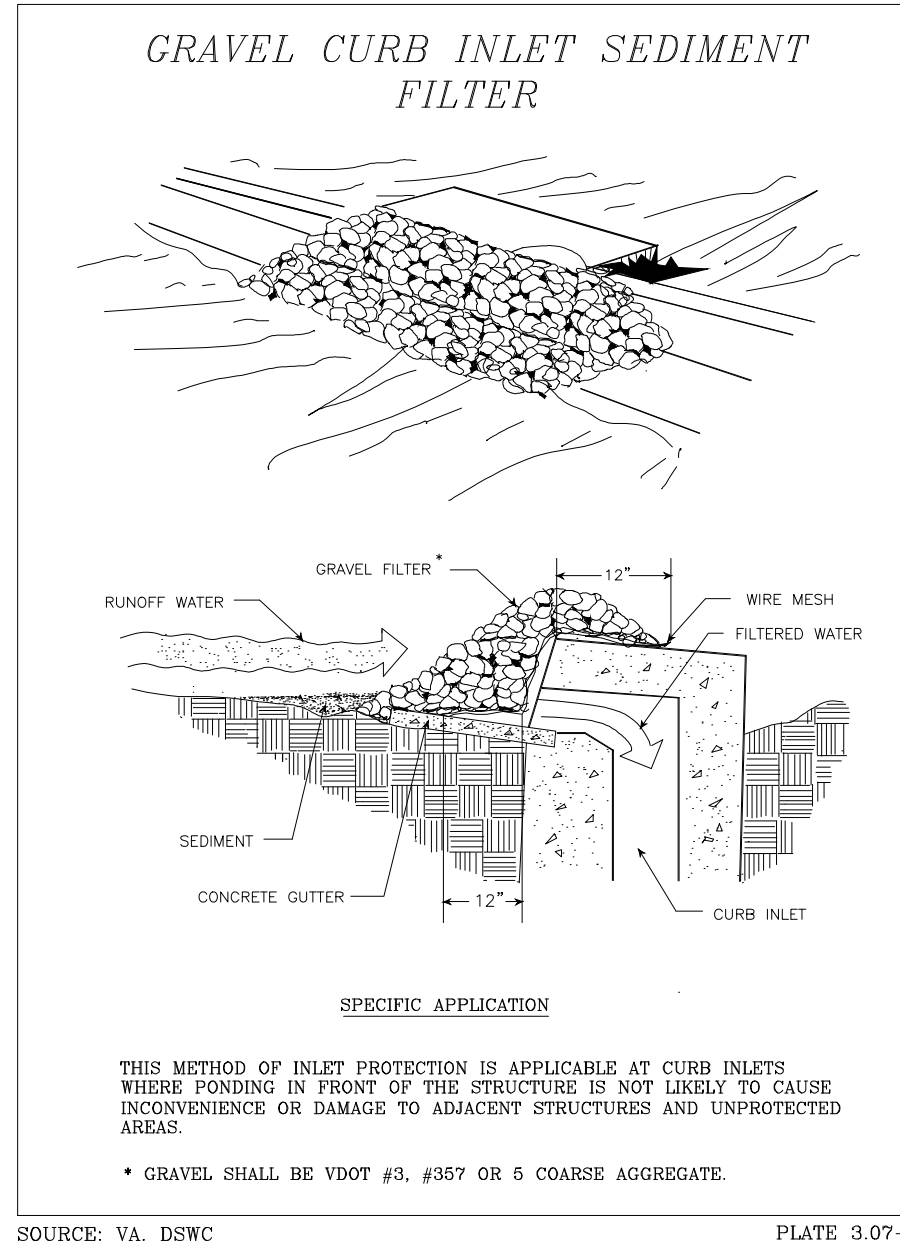
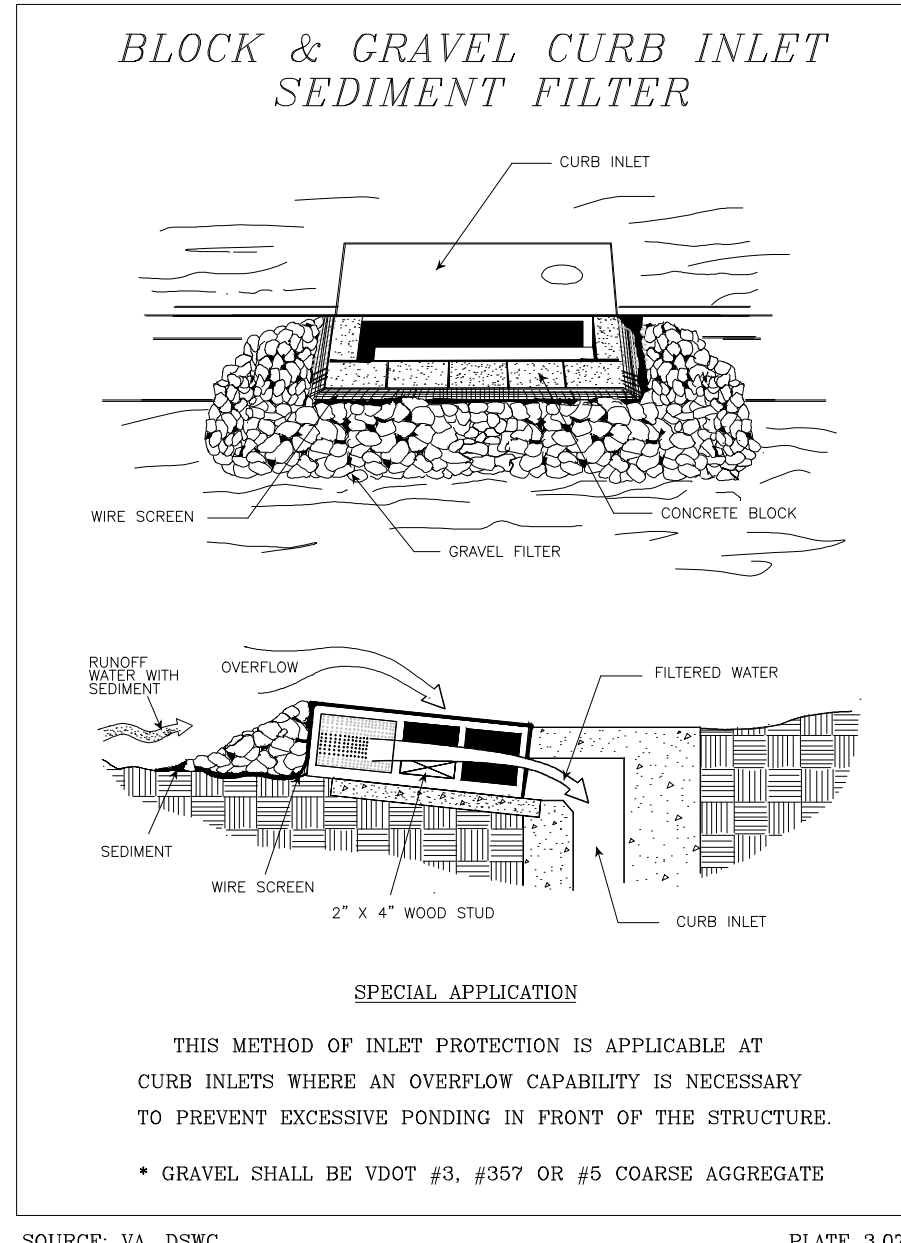
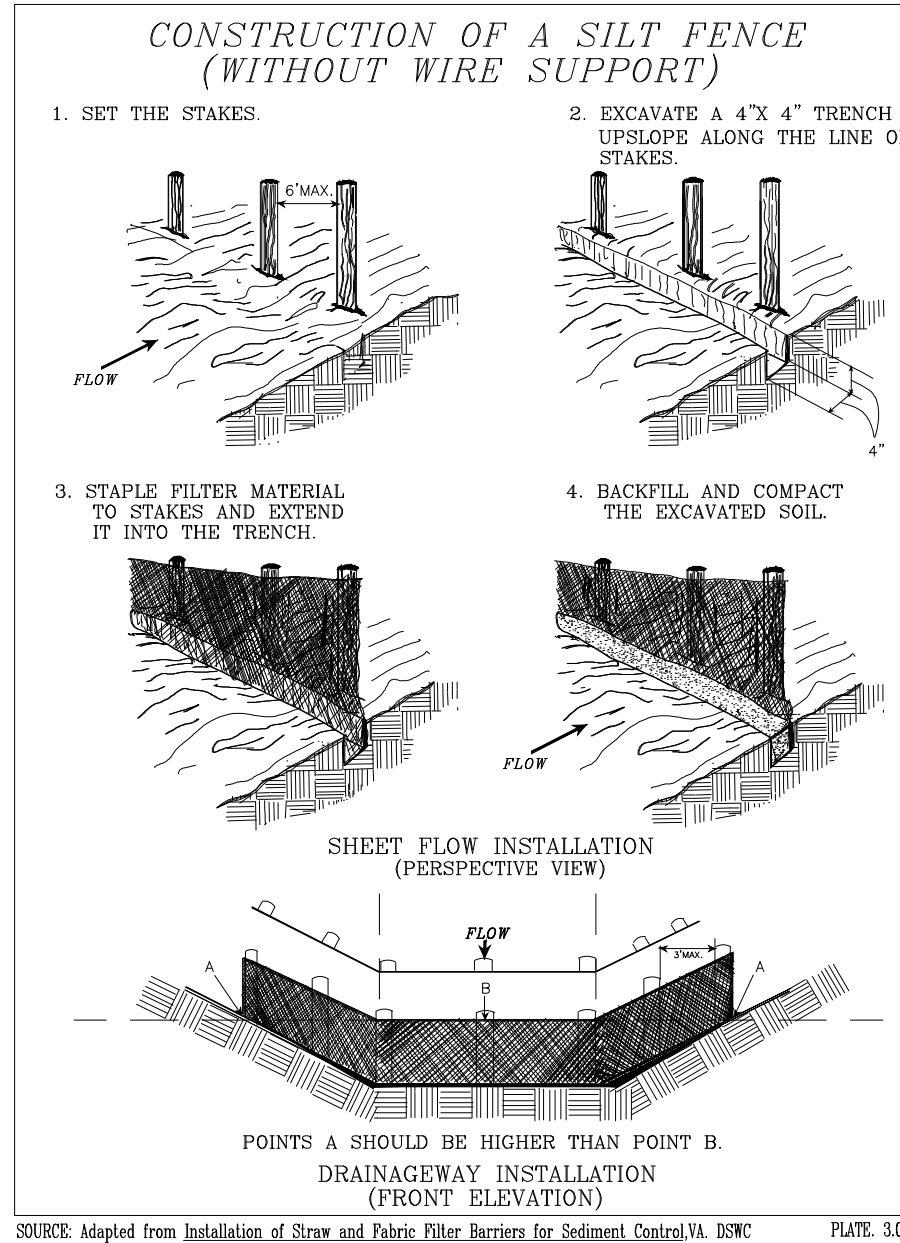
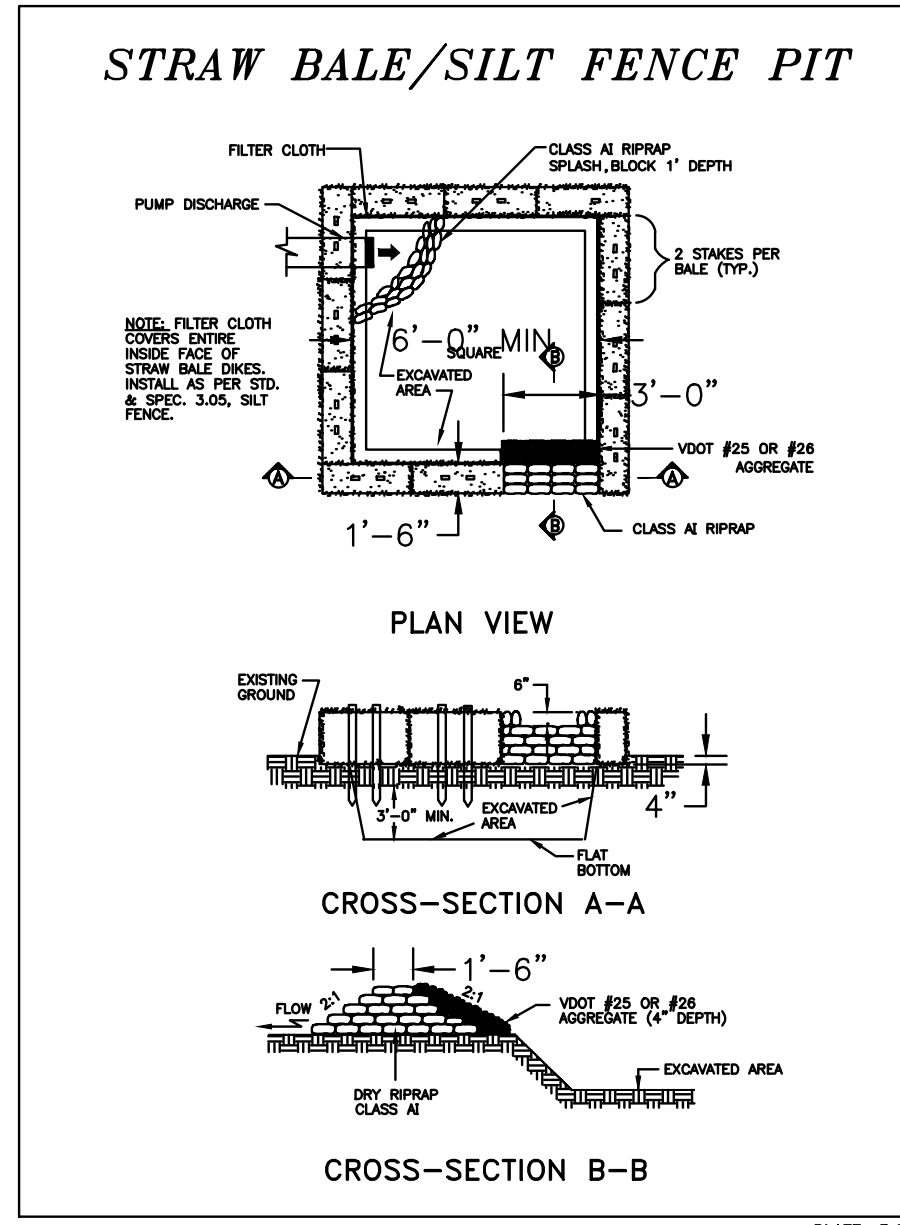
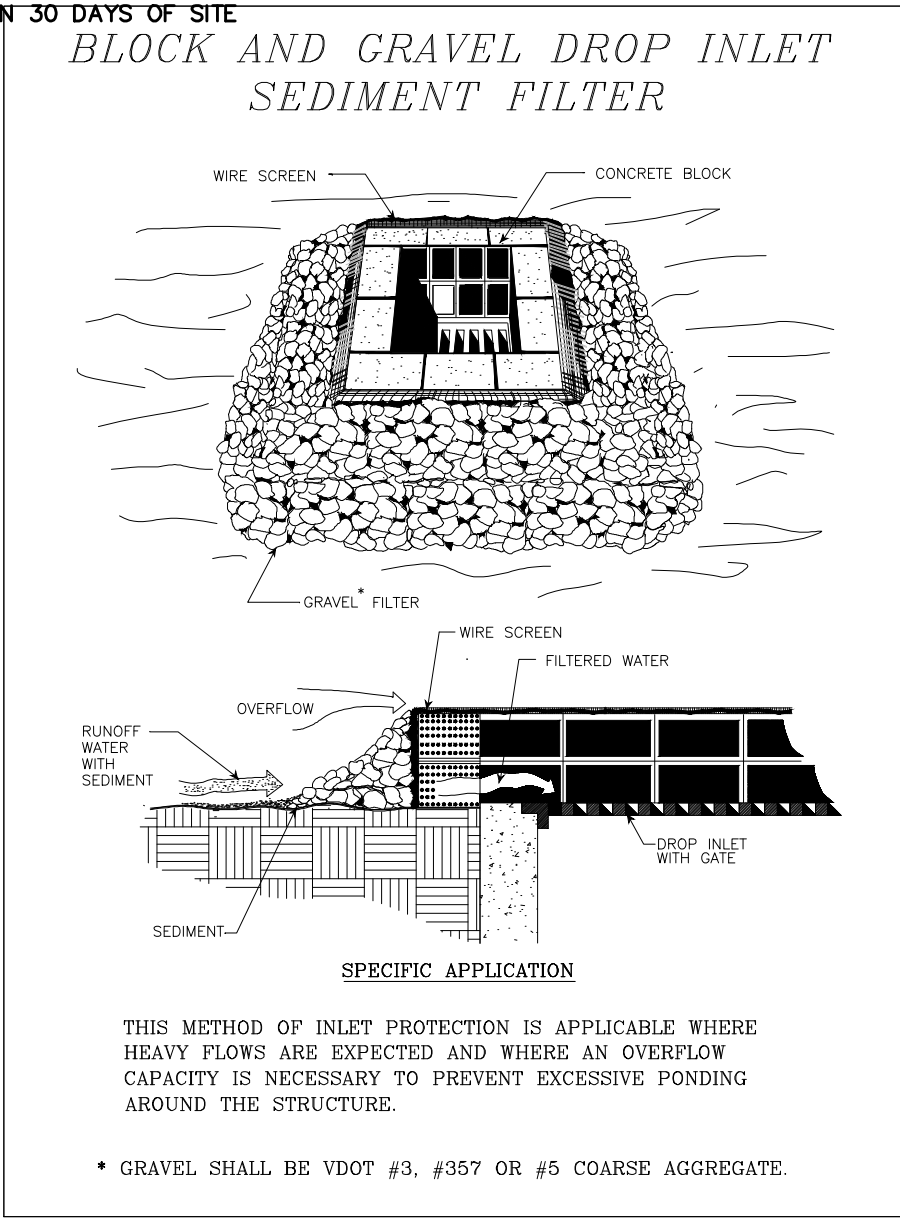
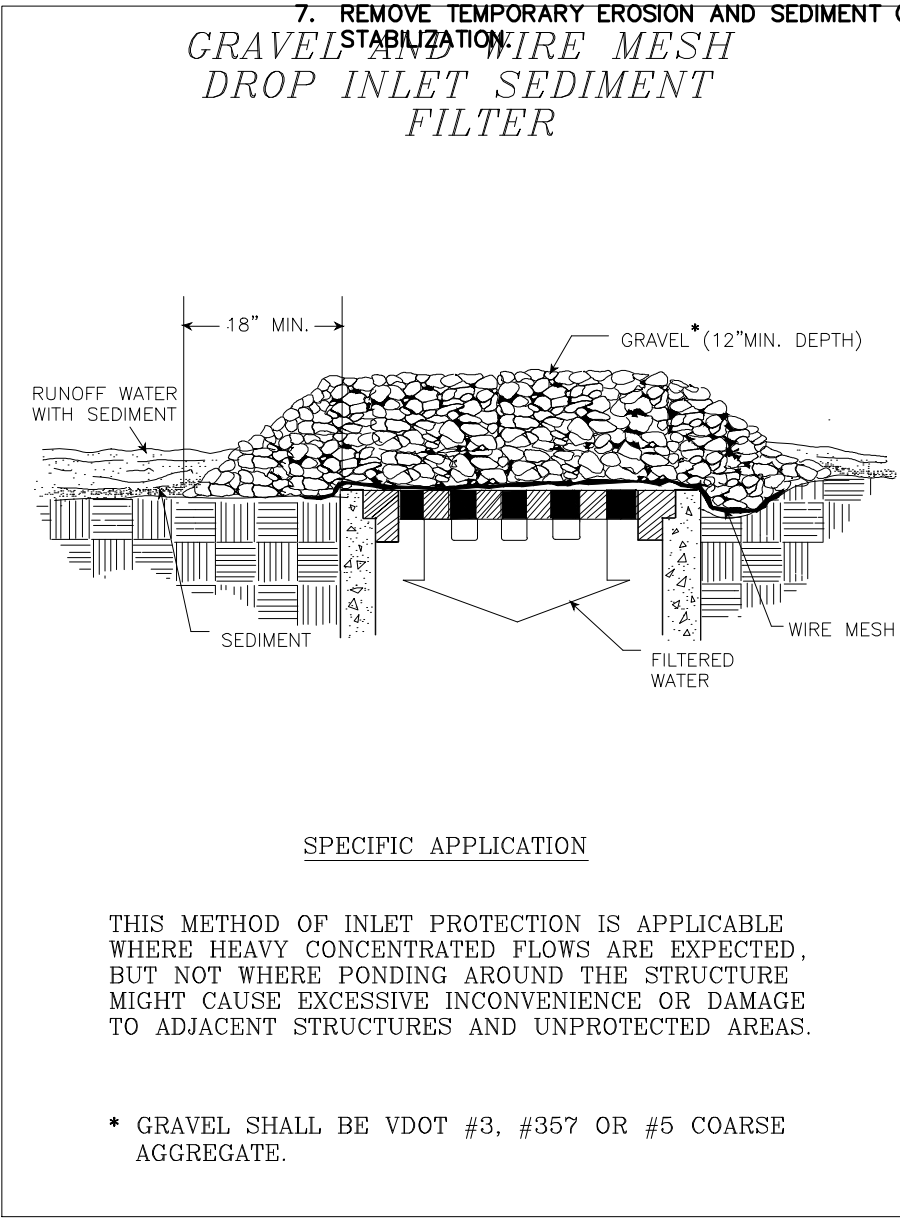
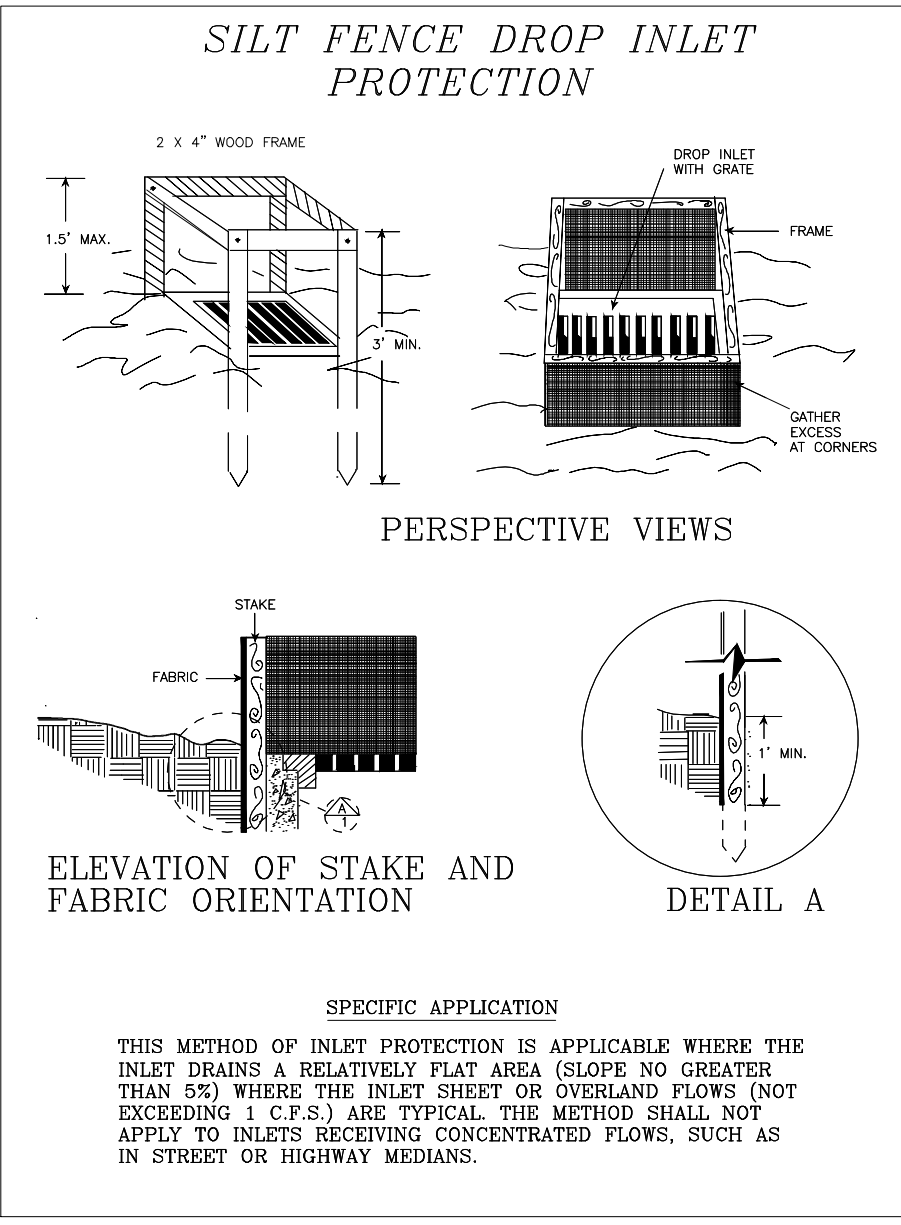
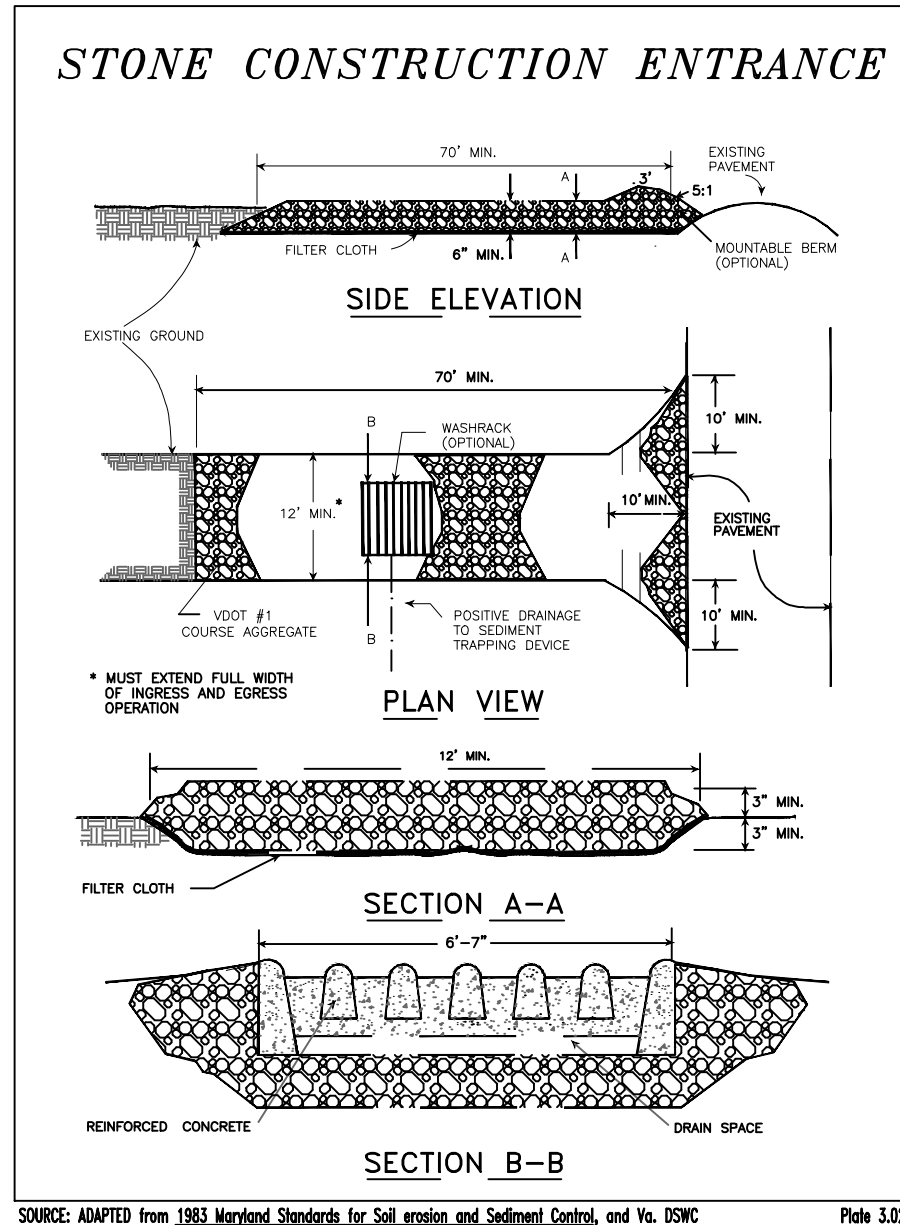
MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAINFALL, OR WEEKLY, WHICHEVER IS MOST FREQUENT, AND SHALL BE CLEANED AND REPAIRED TO PROVIDE WORKING EROSION CONTROL MEASURES IN ACCORDANCE WITH THE VESCH. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL FINAL CERTIFICATE OF OCCUPANCY IS OBTAINED BY THE OWNER. PRIOR TO LAND DISTURBANCE, THE CONTRACTOR MUST PROVIDE AN EMERGENCY CONTACT NAME AND PHONE NUMBER TO THE CITY AND OWNER. THE FOLLOWING IS A GENERAL LIST OF EROSION CONTROL MAINTENANCE AND REMOVAL MEASURES TO BE EMPLOYED ON SITE:

- EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION AND BUILD-UP OR CLOGGING WITH SEDIMENT. CORRECTIVE ACTION WILL BE TAKEN IMMEDIATELY.
- EROSION AND SEDIMENT CONTROL MEASURES WHICH HAVE FAILED AND ARE BEYOND REPAIR SHALL BE REMOVED AND REPLACED BY CONTRACTOR.
- ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEED AS NECESSARY.
- WEEKLY EROSION AND SEDIMENT CONTROL MONITORING REPORTS MUST BE SUBMITTED TO THE OWNER BY THE RESPONSIBLE LAND DISTURBER.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL INSPECTION AND APPROVAL BY THE CITY OF CHARLOTTESVILLE.
- STOCK PILES OF SOIL AND OTHER ERODIBLE MATERIALS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION FOR STOCKPILES ON SITE AS WELL AS FOR MATERIALS TRANSPORTED FROM THE PROJECT SITE.

SECTION 4 - DRAINAGE NARRATIVE

REFER TO DRAINAGE PLAN SHEETS CG-101 THRU CG-501 FOR NOTES AND DETAILS REGARDING STORMWATER MANAGEMENT.



DEWATERING STR. SIZING	
DRAINAGE AREA	0.35 ACRES
VOLUME REQUIRED	23 CUBIC YARDS
	= 633 CUBIC FEET
	= 4736 GALLONS
*VOLUME/16 =	40 GAL/MIN
DRAINDOWN	120 MINUTES
*MINIMUM PUMP DISCHARGE REQUIREMENT	
STORAGE VOLUME	633 CUBIC FEET
AREA (14 FT x 11 FT)	154 SQ FT
DEPTH REQUIRED	4 FEET

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WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
RYAN R. PERKINS
Lic. No. 046565
3.27.15
PROFESSIONAL ENGINEER

KHA PROJECT 113196000
DATE 3/27/15
SCALE AS SHOWN
DESIGNED BY RRP
DRAWN BY KHA
CHECKED BY RRP

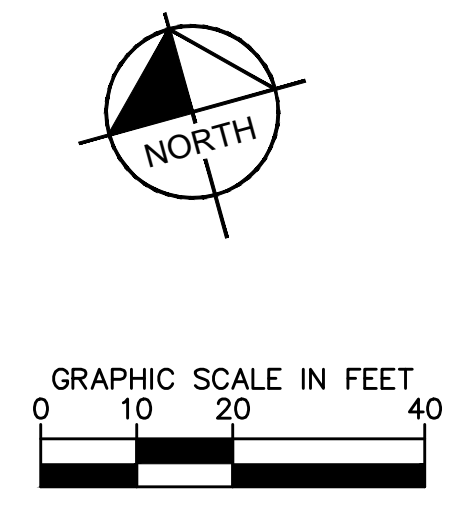
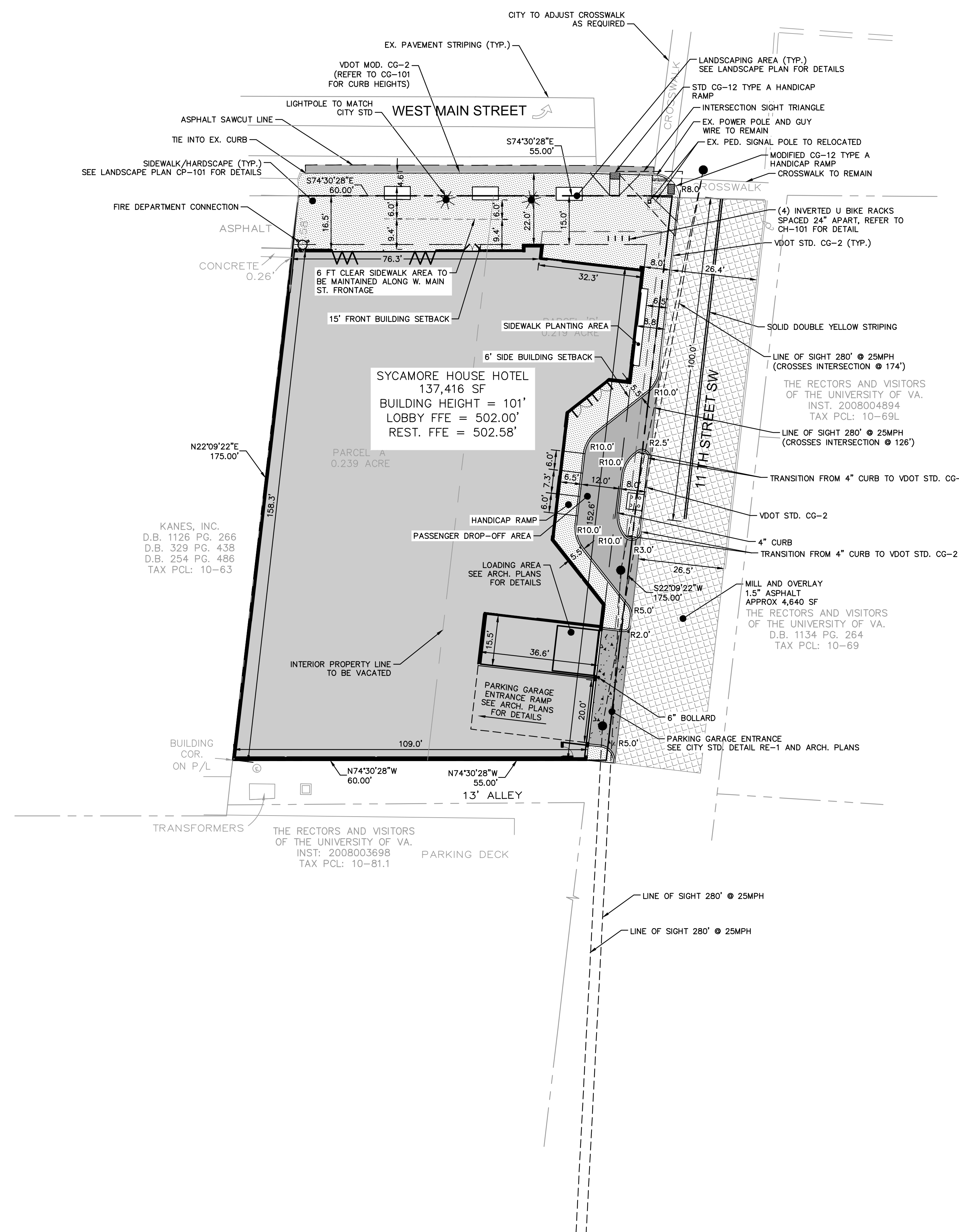
SYCAMORE HOUSE HOTEL
PREPARED FOR
CARR CITY CENTERS

E&S CONTROL DETAILS

CITY OF CHARLOTTESVILLE

SHEET NUMBER
CE-501

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PAVING LEGEND	
	HEAVY DUTY PAVEMENT (REFER TO CITY STD. DETAIL P 1.0)
	1.5" MILL AND OVERLAY
	HEAVY DUTY CONCRETE (REFER TO CITY STD RE-1)
	SIDEWALK (4")

- SITE PLAN NOTES**
- ALL DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO THE UTILITY SHEET (CU-101) FOR LOCATIONS OF FULL DEPTH PAVEMENT REPLACEMENT DUE TO INSTALLATION OF UTILITY LINES.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - SEE SHEETS CP-101 AND CP-102 FOR ADDITIONAL SIDEWALK/HARDSCAPE DETAILS.
 - EXISTING PEDESTRIAN PUSH BUTTON POLE TO BE RELOCATED AS SHOWN. 11TH STREET BUTTON TO BE ON SOUTHERN SIDE OF POLE AND W. MAIN ST. BUTTON TO BE ON WESTERN SIDE OF POLE. SIGNAGE OVER EACH BUTTON TO BE ADJUSTED AS REQUIRED.

ZONING INFORMATION

PROJECT: SYCAMORE HOUSE HOTEL
 LOCATION: SOUTH WEST CORNER OF W. MAIN STREET AND 11TH STREET SW
 PROPOSED USE: HOTEL
 ZONING: WMSH-WEST MAIN SOUTH MIXED USE WITH A HISTORIC OVERLAY
 PARKING MODIFIED ZONE OVERLAY

	CODE MAX.	S.U.P. PROPOSED MAX.
BUILDING HEIGHT:	70 FT	101 FT

	CODE MIN.	CODE MAX.	S.U.P. PROP. MAX.
FRONT SETBACK (W. MAIN ST):	15 FT	20 FT	15 FT
SIDE SETBACK (11TH ST SW):	10 FT	20 FT	6 FT

	REQUIRED PARKING*	MODIFIED REQUIRED**	PROVIDED PARKING
HOTEL:	150	75	75
RESTAURANT SPACE:	16	8	15
TOTAL:	166	83	87
ADA SPACES:	6	4	5

*PER CODE, 1 SPACE PER HOTEL ROOM AND 1 SPACE PER 250 SQ FT OF RESTAURANT SEATING
 ** PARKING MODIFICATION-1/2 OF TOTAL REQUIREMENT

PROPERTY INFORMATION

ADDRESS	PARCEL ID #	AREA (SF)	AREA (AC)	EXISTING USE
PARCEL 1: 1106 W. MAIN STREET	100064000	10,411	0.239	RETAIL
PARCEL 2: 1102 W. MAIN STREET	100065000	9,540	0.219	PARKING

SITE INFORMATION

TOPOGRAPHY SOURCE: FIELD SURVEY BY JENNINGSTEPHENSON, P.C. DATED MAY 8, 2014
 DATUM: NAD 83 (HORIZONTAL), NAVD 88 (VERTICAL)

	TOTAL AREA (SF)	TOTAL AREA (AC)	IMPERV. AREA (SF)	IMPERV. AREA (AC)	IMPERV. COVERAGE	OPEN SPACE AREA (SF)	OPEN SPACE AREA (AC)	OPEN SPACE COVERAGE
EXISTING TOTAL:	19,994	0.459	19,820	0.455	99%	174	0.004	1%
PROPOSED TOTAL:	19,994	0.459	19,828	0.455	99%	166	0.004	1%

PROJECT DATA

NO.	REVISIONS	DATE	BY

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 1700 WILLOW LAWN DR., SUITE 200, RICHMOND, VA 23230
 PHONE: 804-673-8882
 WWW.KIMLEY-HORN.COM

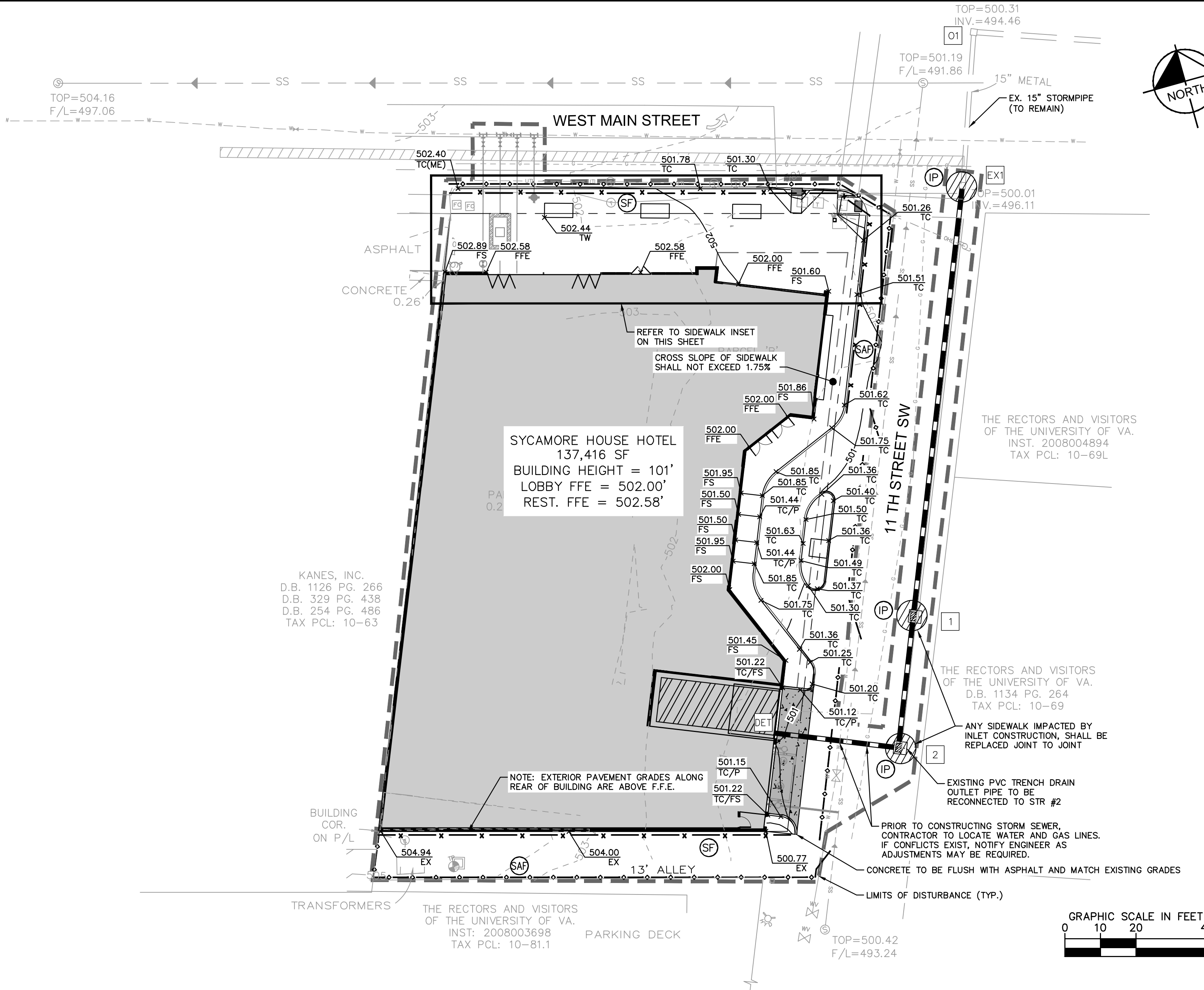
COMMONWEALTH OF VIRGINIA
 RYAN R. PERKINS
 Lic. No. 046565
 3.27.15
 PROFESSIONAL ENGINEER

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
113196000	3/27/15	AS SHOWN	RRP	KHA	RRP

SYCAMORE HOUSE HOTEL
 PREPARED FOR
 CARR CITY CENTERS
 VIRGINIA
 CITY OF CHARLOTTESVILLE

SITE PLAN

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GRADING LEGEND

PROPOSED CONTOUR	— 100 —
TOP OF CURB ELEVATION	TC
BOTTOM OF CURB ELEVATION	BC
FINISHED SURFACE ELEV.	FS
HIGH POINT ELEVATION	HP
PAVEMENT ELEVATION	P
MATCH EXISTING ELEVATION	ME
EXISTING ELEVATION	EX
STORMWATER STRUCTURE #	1

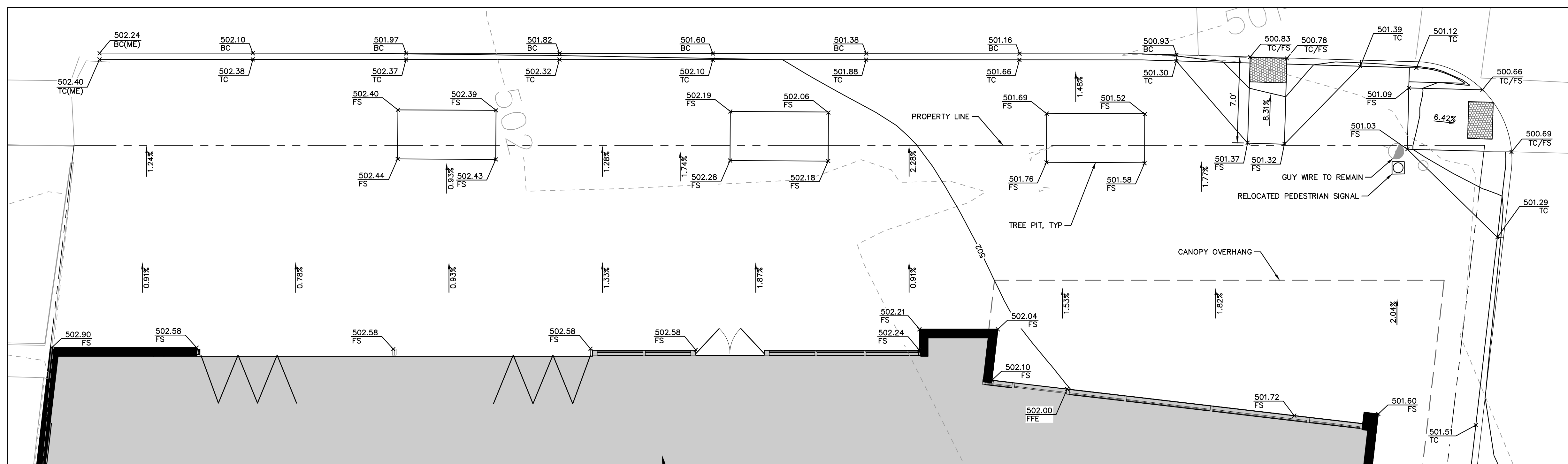
- ### GRADING NOTES
- ALL WORK IN THE RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALKS, STREET PAVING, UTILITIES AND STORM INFRASTRUCTURE WILL REQUIRE INSPECTION AND APPROVAL BY THE CITY.
 - ALL ROOF DRAINS WILL BE DIRECTED TO DRAIN INTO THE UNDERGROUND DETENTION SYSTEM. FOR MORE INFORMATION REFER TO SHEET CG-501.
 - PROPOSED SIDEWALK/ADA ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM 2.0% CROSS SLOPE AND 5.0% LONGITUDINAL SLOPE.

EROSION CONTROL LEGEND & QUANTITIES

APPROX. QTY.	REF.	VESCH. STD. AND SPEC.
420 LF	3.01	(SAF) SAFETY FENCE
380 LF	3.05	(SF) SILT FENCE
3 EA	3.07	(IP) STORM DRAIN INLET PROTECTION
0.62 AC (ON-SITE AND OFF-SITE)		LIMITS OF DISTURBANCE

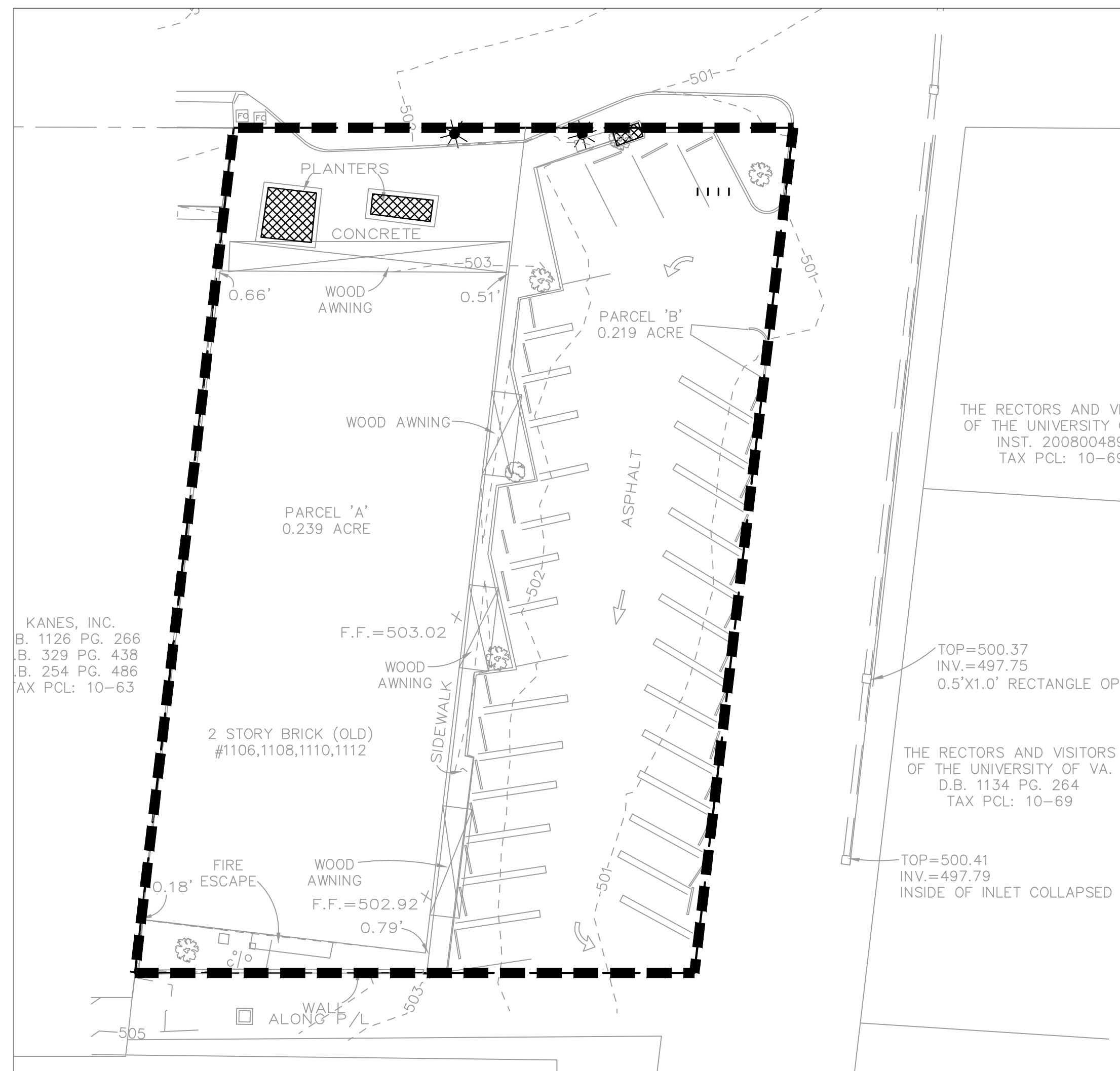
- ### PROBABLE CONSTRUCTION SEQUENCE
- PRIOR TO BEGINNING PHASE II CONSTRUCTION OPERATIONS, CONTRACTOR SHALL INSPECT, MAINTAIN, AND/OR REPAIR ALL EXISTING EROSION CONTROLS.
 - COMPLETE FINE GRADING AND SIDEWALK CONSTRUCTION OR REPLACEMENT. INSTALL SITE HARDSCAPING AND LANDSCAPING. PLACE PAVEMENT MARKINGS AND INSTALL SIGNAGE.
 - REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. DO NOT REMOVE EROSION CONTROL MEASURES UNTIL THE ENTIRE SITE HAS BEEN PERMANENTLY STABILIZED AND ADEQUATE VEGETATION HAS BEEN ESTABLISHED. REMOVAL OF ANY EROSION AND SEDIMENT CONTROL MEASURE SHALL NOT OCCUR UNTIL AUTHORIZED BY THE CITY'S E&S INSPECTOR.

STORM STRUCTURES	STORM PIPES
O-1 EX. GRATE INLET TOP = 500.31; INV = 494.46; H = 5.85'	DET - 2 38 LF - 15 in CLASS III RCP @ 0.50% INV (IN) = 497.10; INV (OUT) = 496.91
EX-1 EX. GRATE INLET (TO REMAIN) TOP = 500.01; INV = 496.11; H = 3.90'	2 - 1 38 LF - 15 in CLASS III RCP @ 0.50% INV (IN) = 496.91; INV (OUT) = 496.72
1 VDOT STD DI-2A TOP = 500.87; INV = 496.72; H = 4.15'	1 - EX-1 122 LF - 15 in CLASS III RCP @ 0.50% INV (IN) = 496.72; INV (OUT) = 496.11
2 VDOT STD DI-2A TOP = 500.91; INV = 496.91; H = 4.00'	EX-1 - 0-1 38 LF - 15 in CLASS III RCP @ 4.34% INV (IN) = 496.11; INV (OUT) = 494.46
DET DETENTION OUTLET TOP = 501.25; INV = 497.10; H = 4.15'	

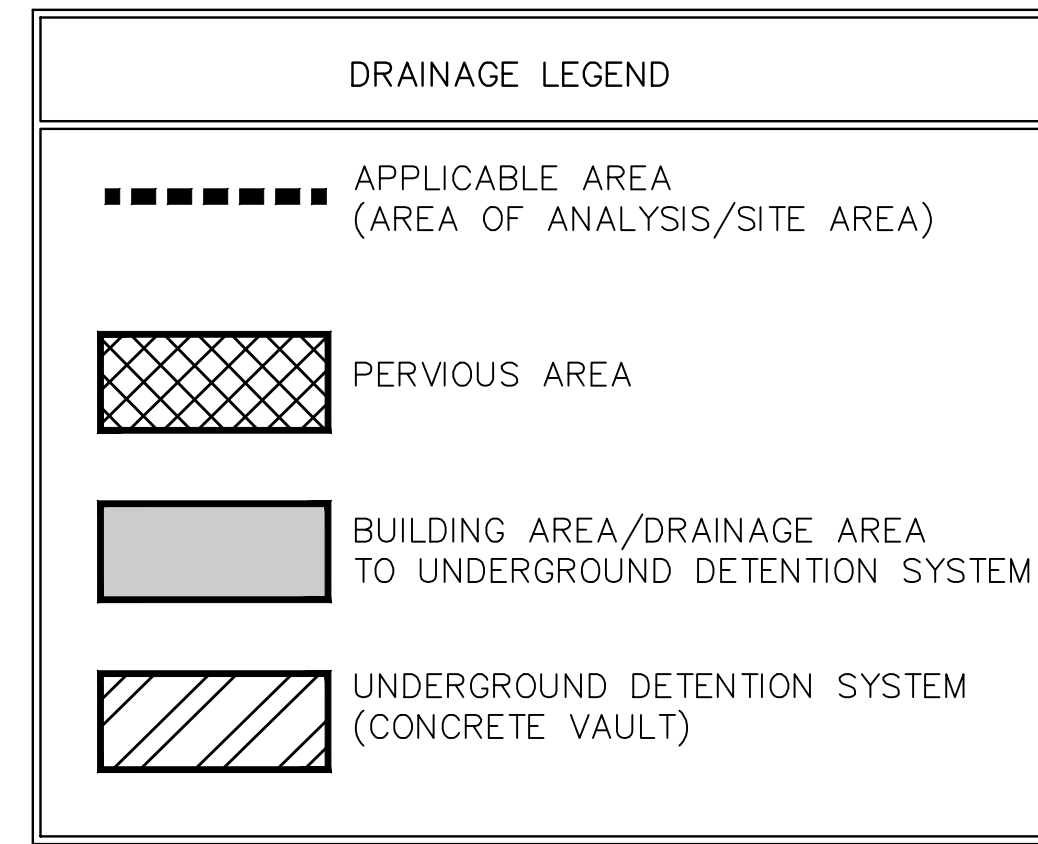


SIDEWALK INSET
SCALE: 1"=5'

<p>1700 WILLOW LAWN DR., SUITE 200, RICHMOND, VA 23230 PHONE: 804-673-3882 WWW.KIMLEY-HORN.COM</p>	REVISIONS No. _____ DATE _____ BY _____
KHA PROJECT 113196000 DATE 3/27/15 SCALE AS SHOWN DESIGNED BY RRP DRAWN BY KHA CHECKED BY RRP	VIRGINIA CITY OF CHARLOTTESVILLE
SYCAMORE HOUSE HOTEL PREPARED FOR CARR CITY CENTERS	
PHASE II E&S CONTROL AND GRADING PLAN	
SHEET NUMBER CG-101	



PRE-DEVELOPMENT

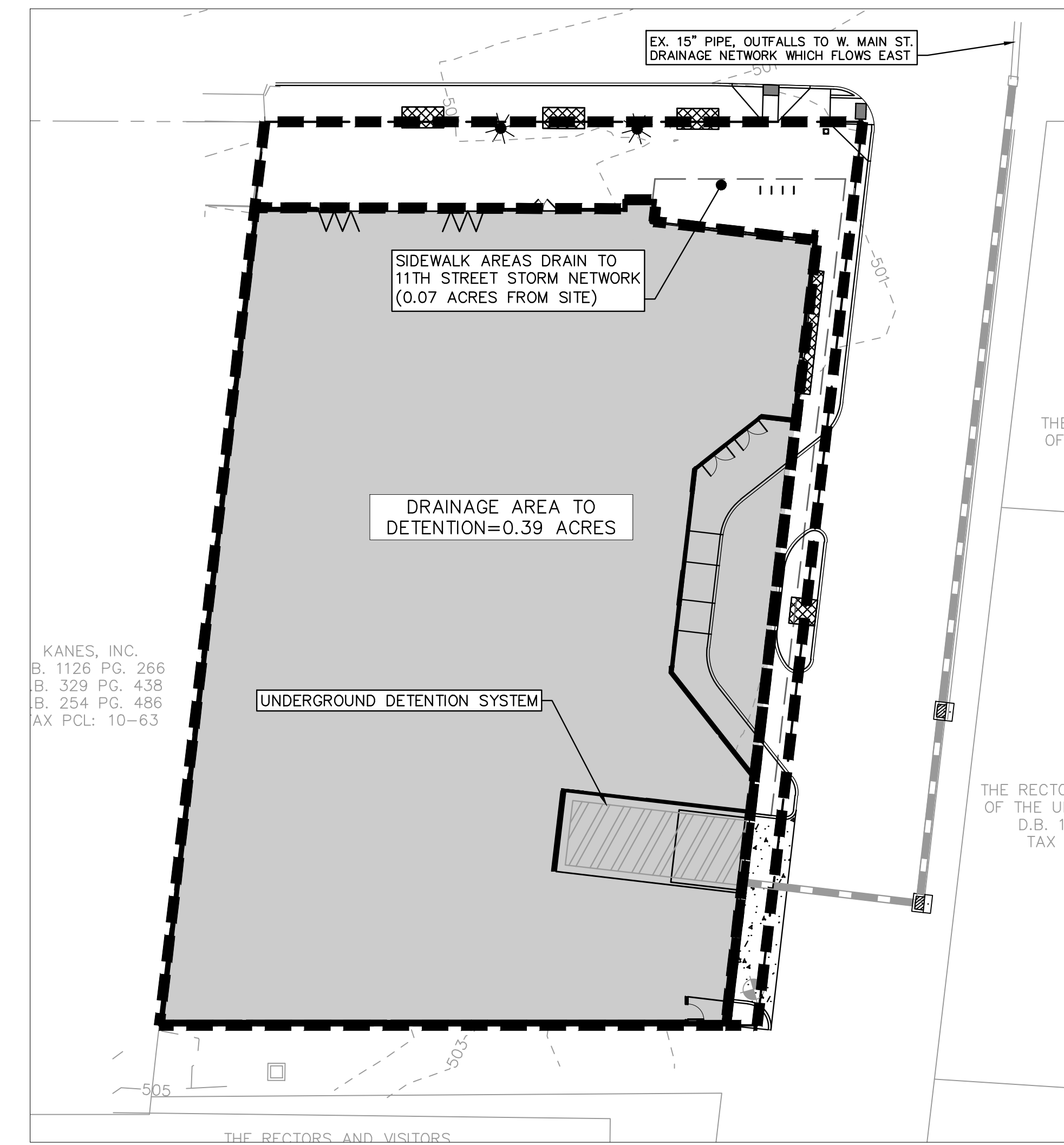


APPLICABLE AREA DRAINAGE SUMMARY

DRAINAGE AREA LABEL	OUTFALL	TOTAL AREA (AC.)	IMPERVIOUS AREA (AC.)	MANAGED TURF AREA (AC.)	FOREST/ OPEN SPACE AREA (AC.)	C	CN	TIME OF CONC. Tc (min)	TREATMENT VOLUME Tv (cu ft)
PRE	1	0.459	0.455	0.004	0.000	0.94	97.8	5.0	1,572
POST	1	0.459	0.455	0.004	0.000	0.94	97.8	5.0	1,573

STORMWATER MANAGEMENT ASSUMPTIONS/NOTES:

1. THE SITE IS CONSIDERED A RE-DEVELOPMENT SITE UNDER THE CURRENT STORMWATER REGULATIONS.
2. THE APPLICABLE AREA (AREA OF ANALYSIS) FOR THIS PROJECT WAS ASSUMED TO BE THE SITE AREA SINCE THE ENTIRETY OF THE SITE DRAINS TO THE EXISTING PIPE NETWORK IN 11TH ST. WHICH ULTIMATELY OUTFALLS TO A MAIN LINE ACROSS W. MAIN STREET.
3. GENERAL DRAINAGE PATTERN: THE SITE CURRENTLY SHEETFLOWS ACROSS 11TH STREET INTO A 12" STORM DRAIN THAT RUNS PARALLEL WITH 11TH STREET TOWARDS W. MAIN STREET. THE 12" PIPE TRANSITIONS TO A 15" PIPE PRIOR TO CROSSING UNDER W. MAIN STREET. EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED POST CONSTRUCTION.
4. THE EXISTING STORM SYSTEM ALONG 11TH HAS NOT BEEN ANALYZED FOR PRE-DEVELOPMENT CONDITIONS AS THE PROJECT IS PROPOSING TO UPSIZE THE LINES TO 15" RCP STORM PIPES. IN ADDITION TO THE ADDED CAPACITY THE SYSTEM HAS BEEN DESIGNED FLATTER TO CREATE ADDITIONAL DEPTH FOR TYING IN THE PROPOSED UNDERGROUND DETENTION SYSTEM.
5. THE STORM DRAIN WAS ANALYZED UNDER POST-DEVELOPMENT CONDITIONS TO ENSURE ADEQUACY OF THE PROPOSED NETWORK ALONG 11TH STREET DURING A 10-YEAR STORM EVENT. REFER TO SHEET CE-104 FOR STORM DRAIN DESIGN CALCULATIONS.



POST-DEVELOPMENT

STORMWATER QUANTITY SUMMARY

Pre-Development				
Runoff Curve Number (CN)	98			
Drainage Area	0.46 acres			
Impervious Area	0.455 acres	Storm Event	Runoff Volume V	Peak Flow q (cfs)
Managed Turf	0.004 acres	1-year	4,941	2.12
Forest/Open Space	0.000 acres	10-year		3.88
Time of Concentration (Tc)	5.0 min			

Post-Development (Prior to Routing)				
Runoff Curve Number (CN)	1 yr 98*			
Runoff Curve Number (CN)	10 yr 98*			
Drainage Area	0.46 acres	Storm Event	Runoff Volume V	Peak Flow q (cfs)
Impervious Area	0.455 acres	1-year	4,941	2.12
Managed Turf	0.004 acres	10-year		3.88
Forest/Open Space	0.000 acres			
Time of Concentration (Tc)	5.0 min			

* No adjustment has been made as no runoff reducing practices are proposed

Channel Protection Compliance				
Energy Balance Equation, 1-year Storm				
Improvement Factor	0.9			
Q _{post}	<	I.F. x Q _{pre} x RV _{pre} /RV _{post}		
2.12	<	1.91		
		FAIL	**DETENTION REQ'D	675.6 cf Storage estimate

Flood Protection Compliance				
10-year storm				
Q _{post}	<	Q _{pre}		
3.88	<	3.88		

Post-Development Summary (Routed flows)				
Storm Event		Peak Flow q (cfs)		
1-year		1.91	< Required 1.91 cfs	
10-year		3.79	< Required 3.88 cfs	

MODELING PERFORMED USING HYDRAFLOW SOFTWARE, REFER TO THE DRAINAGE NARRATIVE PROVIDED UNDER SEPARATE COVER FOR COMPLETE DETAILS

STORMWATER MANAGEMENT NARRATIVE

STORMWATER QUANTITY

TO ADDRESS STORMWATER QUANTITY REQUIREMENTS FOR THE PROPOSED SITE THE ENERGY BALANCE METHOD WAS CHOSEN AS TO AVOID THE EXTENSIVE ANALYSIS REQUIRED TO REACH THE 1% THRESHOLD WHEN OUTFALLING TO A MAN-MADE SYSTEM (EXISTING PIPE NETWORK). THE ENERGY BALANCE EQUATION WAS APPLIED TO THE ENTIRE SITE AREA, WHICH EQUATES TO 0.45 ACRES, REQUIRING A 10% IMPROVEMENT FACTOR.

IN ORDER TO MEET THE ENERGY BALANCE REQUIREMENTS FOR THE 1-YEAR STORM UNDERGROUND DETENTION HAS BEEN PROPOSED BENEATH THE LOADING ZONE OF THE HOTEL. A 750 CUBIC FOOT CONCRETE VAULT WITH A WEIR WALL HAS BEEN PROPOSED TO CONTROL FLOWS TO THE REQUIRED FLOW RATES. A HYDRAFLOW MODEL WAS USED TO DESIGN THE DETENTION SYSTEM. THE MODEL INCLUDED 2 DRAINAGE AREAS; THE BUILDING AREA WHICH LEADS TO THE DETENTION SYSTEM AND "BYPASS" AREA WHICH IS AREA THAT CANNOT BE CONVEYED TO THE VAULT (I.E. THE SIDEWALK ALONG BOTH FRONTAGES).

AS A RESULT OF INCREASING THE PERVIOUSNESS OF THE SITE 10-YEAR FLOWS ARE KEPT BELOW PRE-DEVELOPMENT LEVELS WITHOUT THE NEED FOR DETENTION, MEETING THE INTENT OF THE STORMWATER CODE. IT SHOULD BE NOTED THAT THE UNDERGROUND DETENTION SYSTEM WAS DESIGNED TO HANDLE A 10-YEAR STORM EVENT AND WILL PROVIDE SOME ADDITIONAL RELIEF TO THE PUBLIC SYSTEM IN 11TH STREET.

STORMWATER QUALITY

PER RE-DEVELOPMENT REQUIREMENTS ON DISTURBED AREAS LESS THAN AN ACRE THE PROPOSED SITE REQUIRES A LOAD REDUCTION OF 10% WHICH EQUATES TO 0.10 LBS/YR FOR THE SUBJECT SITE.

DUE TO THE LACK OF GREENSPACE ON THE SITE BIOTENTION OR OTHER LOW IMPACT DEVELOPMENT PRACTICES ARE NOT FEASIBLE. ALSO, DUE TO THE LACK OF DEPTH IN THE 11TH STREET STORM NETWORK MECHANICAL FILTRATION UNITS ARE ALSO NOT FEASIBLE. AS A RESULT OF THIS HARDSHIP AND RELATIVELY SMALL REMOVAL REQUIREMENT, THE DEVELOPER PROPOSES TO PURCHASE 0.10 POUNDS OF NONPOINT PHOSPHOROUS CREDITS FROM CHESAPEAKE BAY NUTRIENT LAND TRUST, LLC - WILDWOOD FACILITY LOCATED IN APPAMATTOX COUNTY.

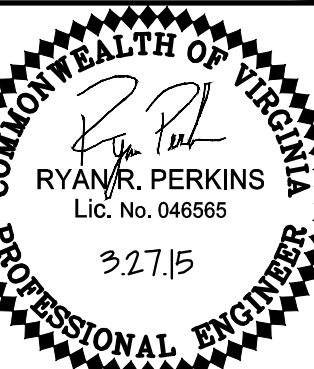
STORMWATER QUALITY SUMMARY:

Pre-Development Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land	0	0	0.00	0	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be moved/managed	0	0	0.00	0	0.00
Impervious Cover (acres)	0	0	0.45	0	0.45
				Total	0.46
Post-Development Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land	0	0	0.00	0	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be moved/managed	0	0	0.00	0	0.00
Impervious Cover (acres)	0	0	0.46	0	0.46
				Total	0.46
Area Check	Okay	Okay	Okay	Okay	Okay

Maximum % Reduction Required Below Pre-Development Load	10%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.10
TP Load Reduction Required for New Impervious Area (lb/yr)	0.00
Total Load Reduction Required (lb/yr)	0.10

Kimley»Horn

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PHONE: 804-673-5882
WWW.KIMLEY-HORN.COM



KHA PROJECT 113196000
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SCALE AS SHOWN
DESIGNED BY RRP
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SYCAMORE HOUSE HOTEL
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CARR CITY CENTERS

**STORMWATER
MANAGEMENT PLAN**

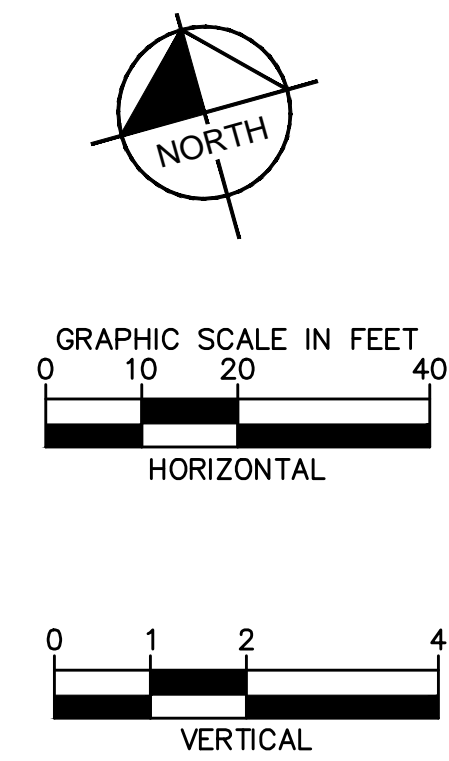
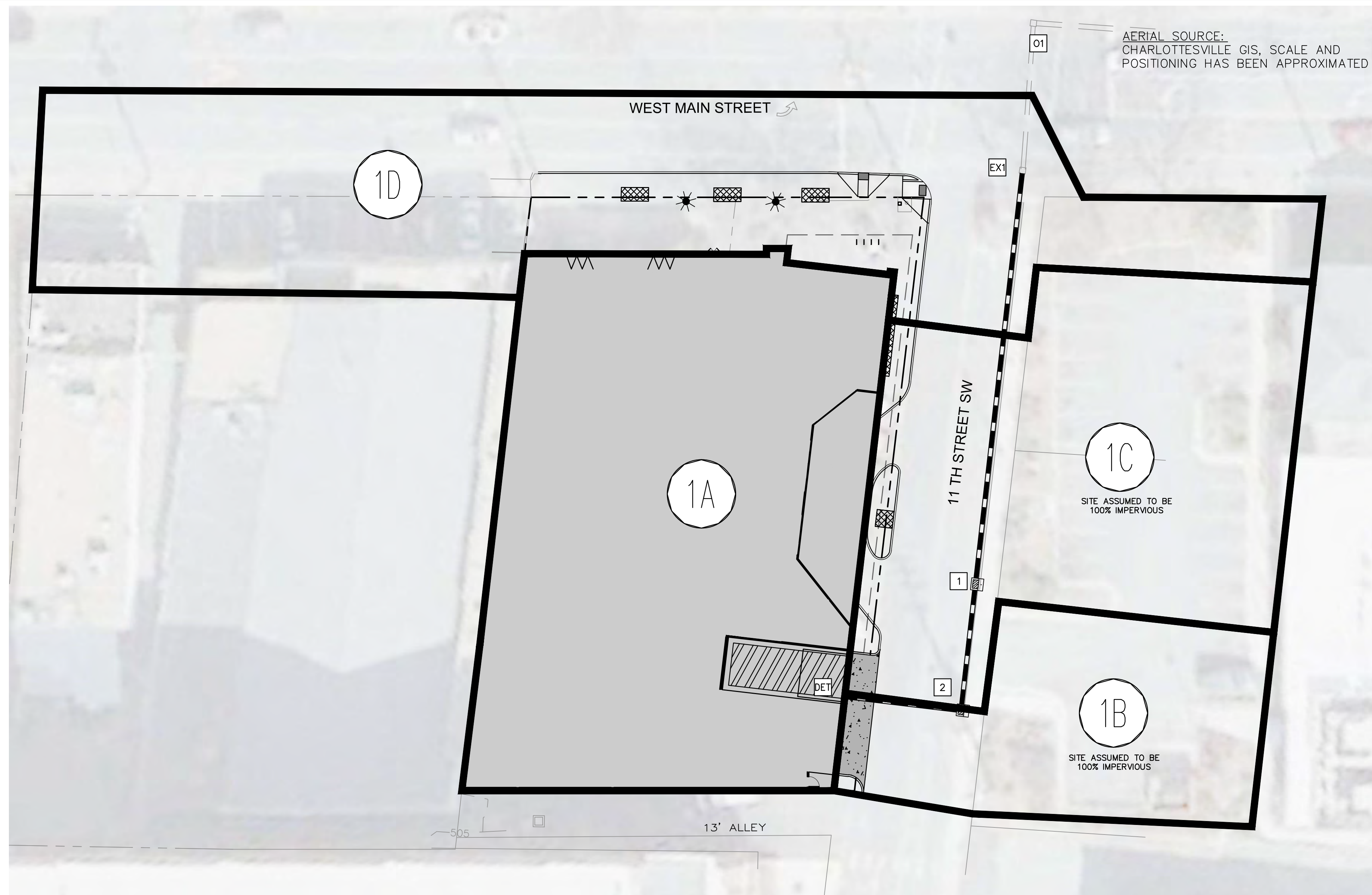
SHEET NUMBER
CG-201

REVISIONS
No. BY DATE

CITY OF CHARLOTTESVILLE
VIRGINIA

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DRAINAGE LEGEND	
	POST-DEV. DRAINAGE BOUNDARIES
	PERVIOUS AREA
	BUILDING AREA/DRAINAGE AREA TO UNDERGROUND DETENTION SYSTEM
	UNDERGROUND DETENTION SYSTEM (CONCRETE VAULT)

POST-DEVELOPMENT DRAINAGE MAP

DRAINAGE AREA SUMMARY

DRAINAGE AREA LABEL	INLET	TOTAL AREA (AC.)	IMPERVIOUS AREA (AC.)	MANAGED TURF AREA (AC.)	FOREST/ OPEN SPACE AREA (AC.)	C	CN	TIME OF CONC. Tc (min)	TREATMENT VOLUME Tv (cu ft)	OVERLAND FLOW TIME (SEELYE)				SHALLOW CONCENTRATED FLOW TIME (TR-55)				
										$T_{oef} = 0.225L^{0.42}S^{-0.19}C^{-1.0}$				$V = 16.1345S^{0.3} \text{ (UNPAVED)}, V = 20.3282S^{0.3} \text{ (PAVED)}$				
										L (ft)	C	S (ft/ft)	T_{of} (min)	PAVED / UNPAVED	S (ft/ft)	V (ft/s)	L (ft)	T_{scf} (min)
1A	DET	0.386	0.386	0.000	0.000	0.95	98.0	5.0	1,330	50	0.90	0.020	2.72	P	0.000	0.00	0	0.00
1B	2	0.140	0.140	0.000	0.000	0.95	98.0	5.0	483	100	0.90	0.020	3.64	P	0.000	0.00	0	0.00
1C	1	0.292	0.292	0.000	0.000	0.95	98.0	5.0	1,008	100	0.90	0.020	3.64	P	0.000	0.00	0	0.00
1D	EX-1	0.425	0.421	0.004	0.000	0.94	97.8	5.7	1,456	200	0.90	0.020	4.87	P	0.010	2.03	100	0.82
Post Total		1.243	1.239	0.004	0.000	0.95	97.9	5.7	4,276									

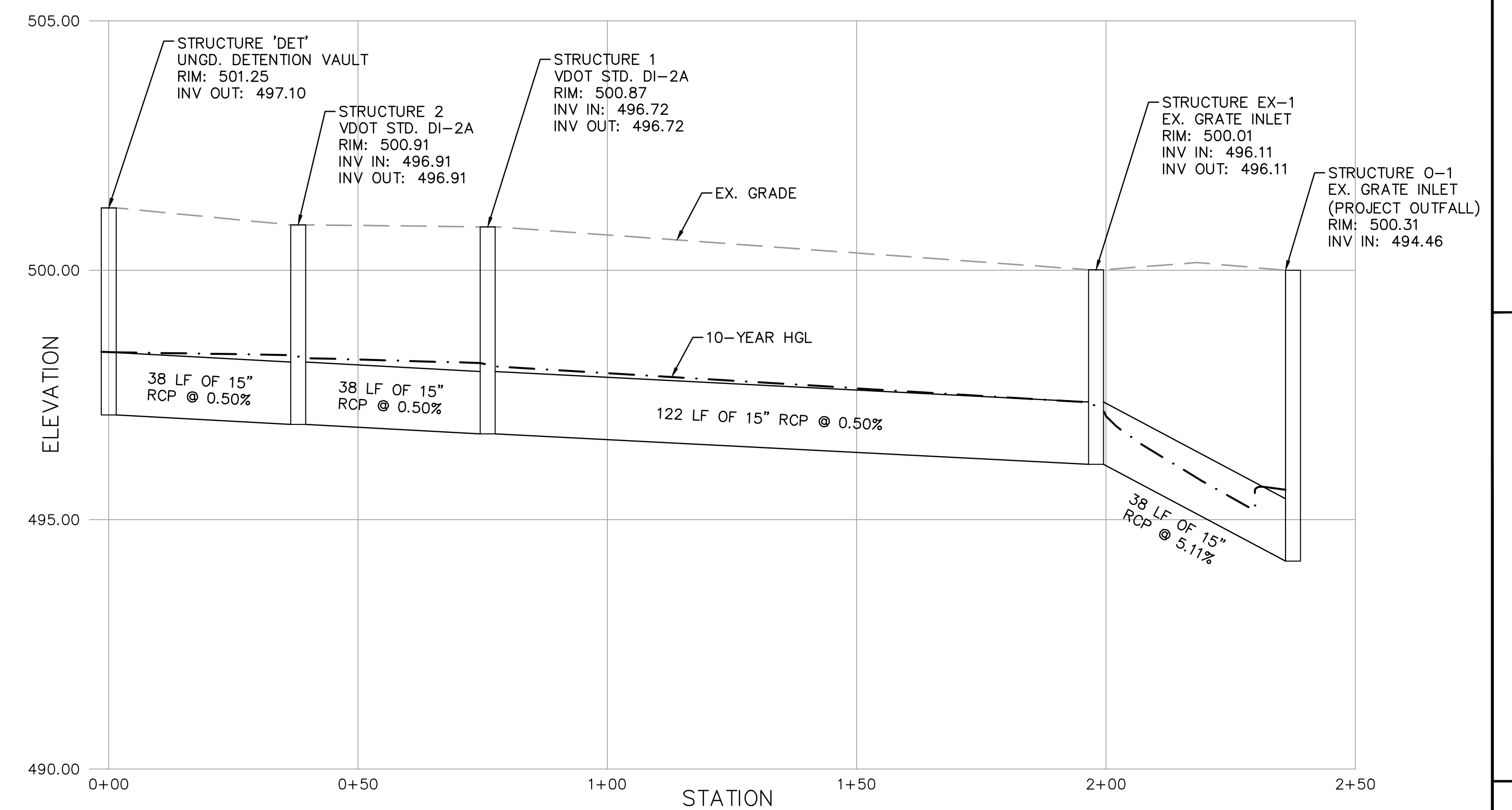
STORM DRAIN DESIGN CALCULATIONS (10 YEAR)

From Structure	To Structure	Inlet Area (acres)	Inlet Runoff Coef.	Accumulated CA (acres)	Inlet Tc (min)	Rainfall Intensity (in/h)	Inlet Flow (ft ³ /s)	Accumulated Flow (ft ³ /s)	Upstream Invert (ft)	Downstream Invert (ft)	Length (ft)	Slope (%)	Diameter (in)	Capacity (ft ³ /s)	Flow / Capacity (%)	Velocity (ft/s)	Flow Time (min)	Accumulated Flow Time (min)
DET	2	0.39	0.95	0.37	5.00	6.65	2.46	2.46	497.10	496.91	38	0.500	15	4.57	53.8	2.00	0.01	5.04
2	1	0.14	0.90	0.49	5.00	6.55	0.84	3.25	496.91	496.72	38	0.500	15	4.57	71.2	2.65	0.00	5.36
1	EX-1	0.29	0.90	0.78	5.00	6.47	1.76	4.93	496.72	496.11	122	0.500	15	4.57	107.9	4.02	0.01	5.60
EX-1	O-1	0.43	0.90	1.14	5.00	6.32	2.56	7.25	496.11	494.46	38	5.105	15	14.60	49.7	11.88	0.00	6.10

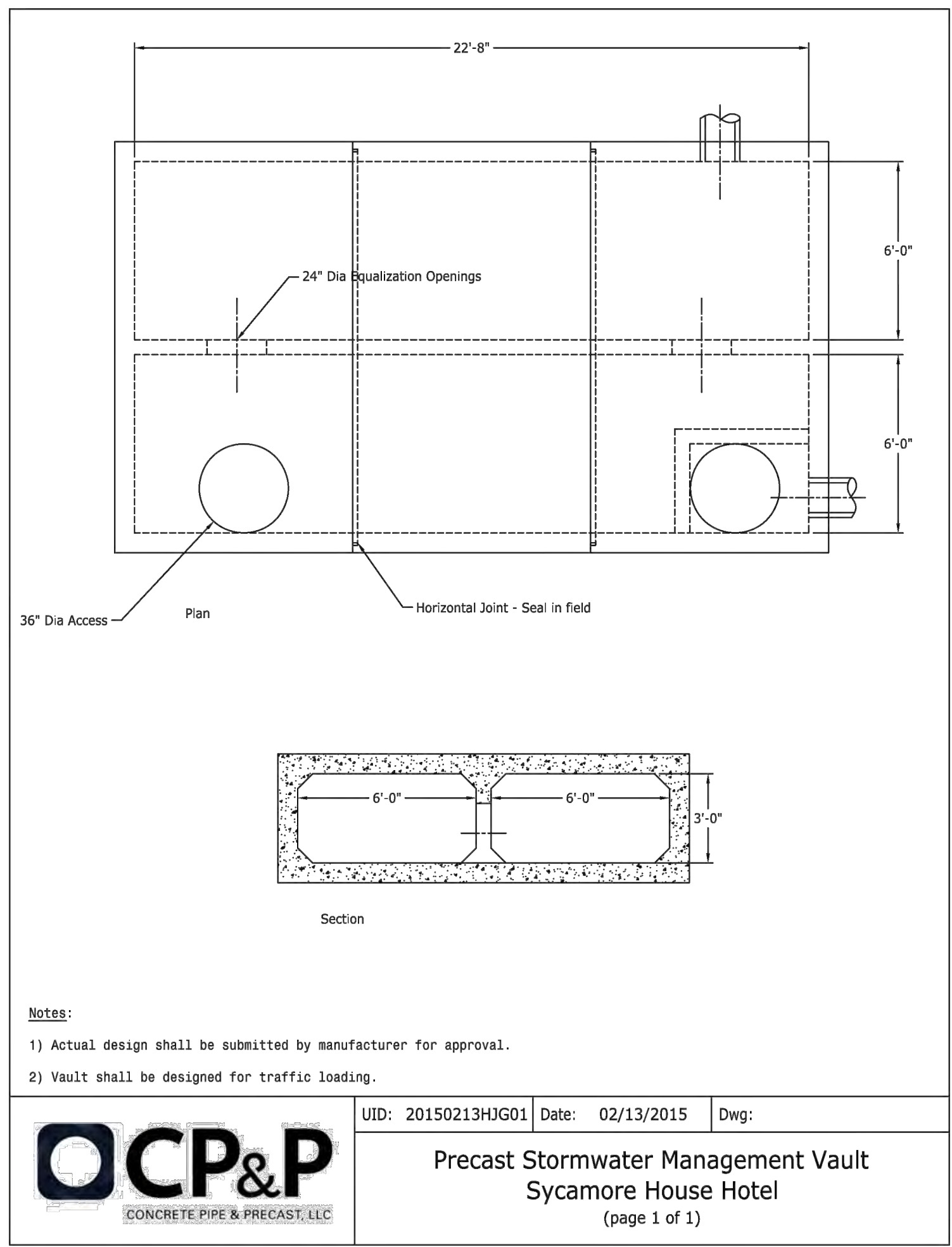
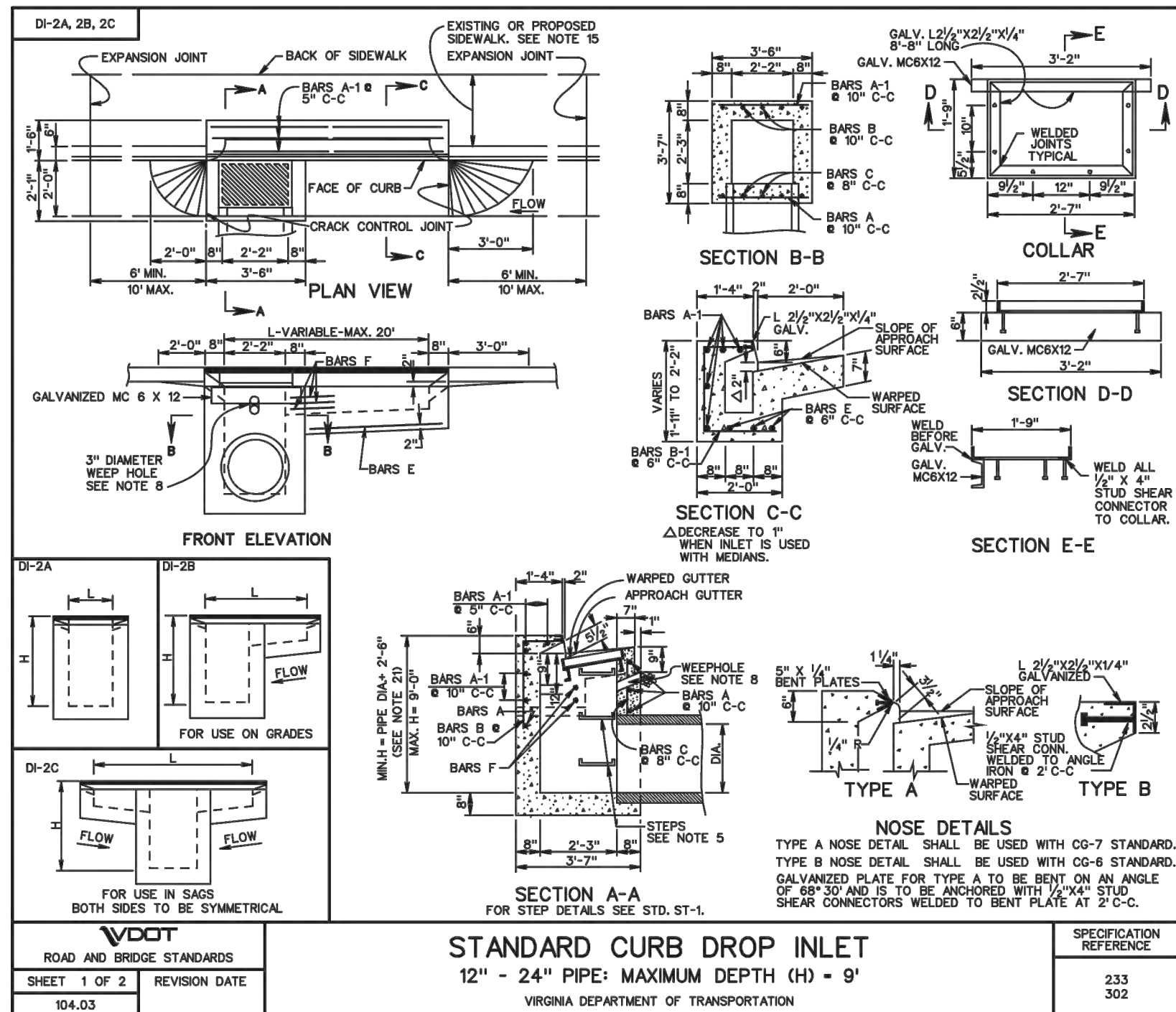
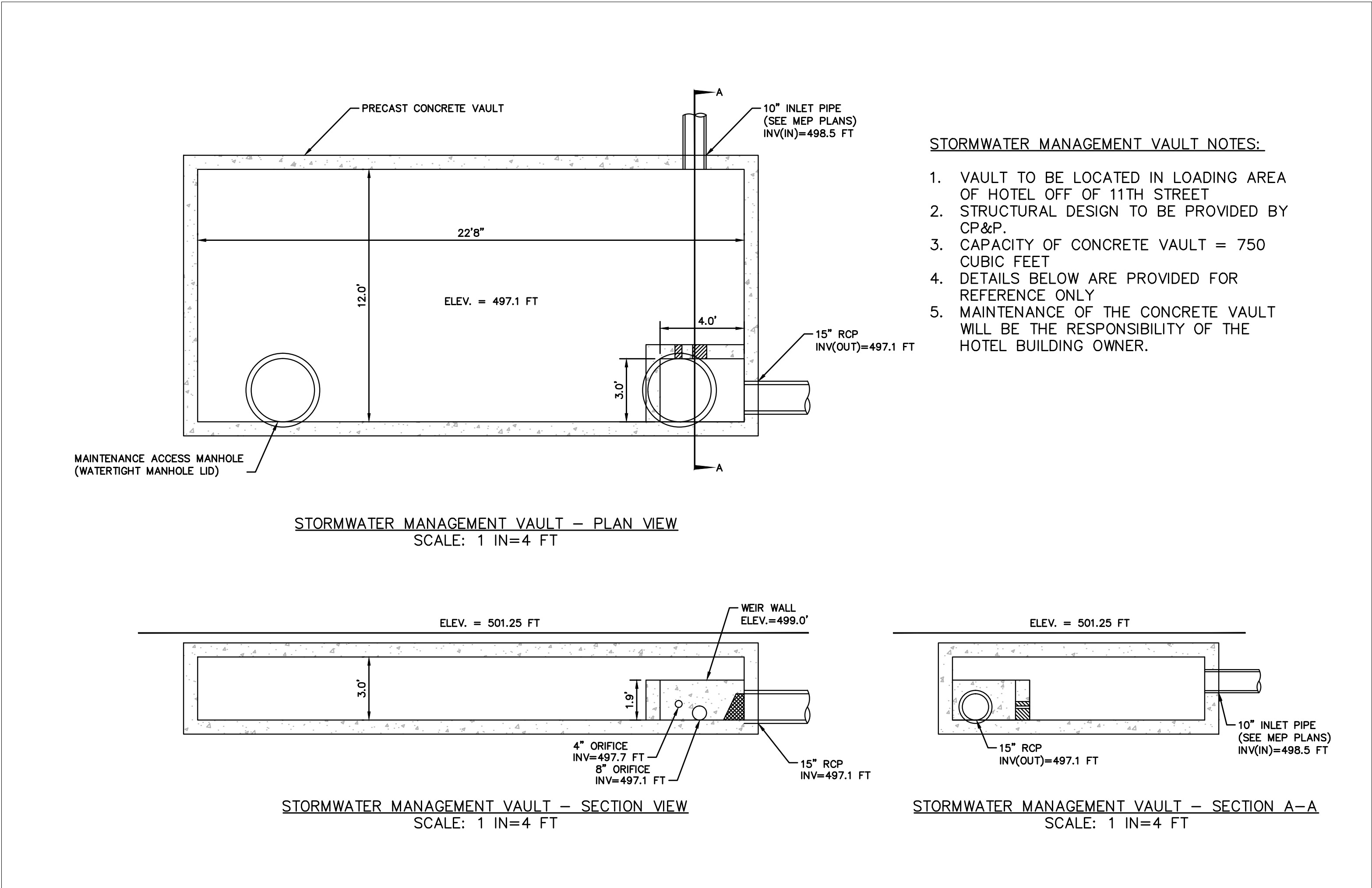
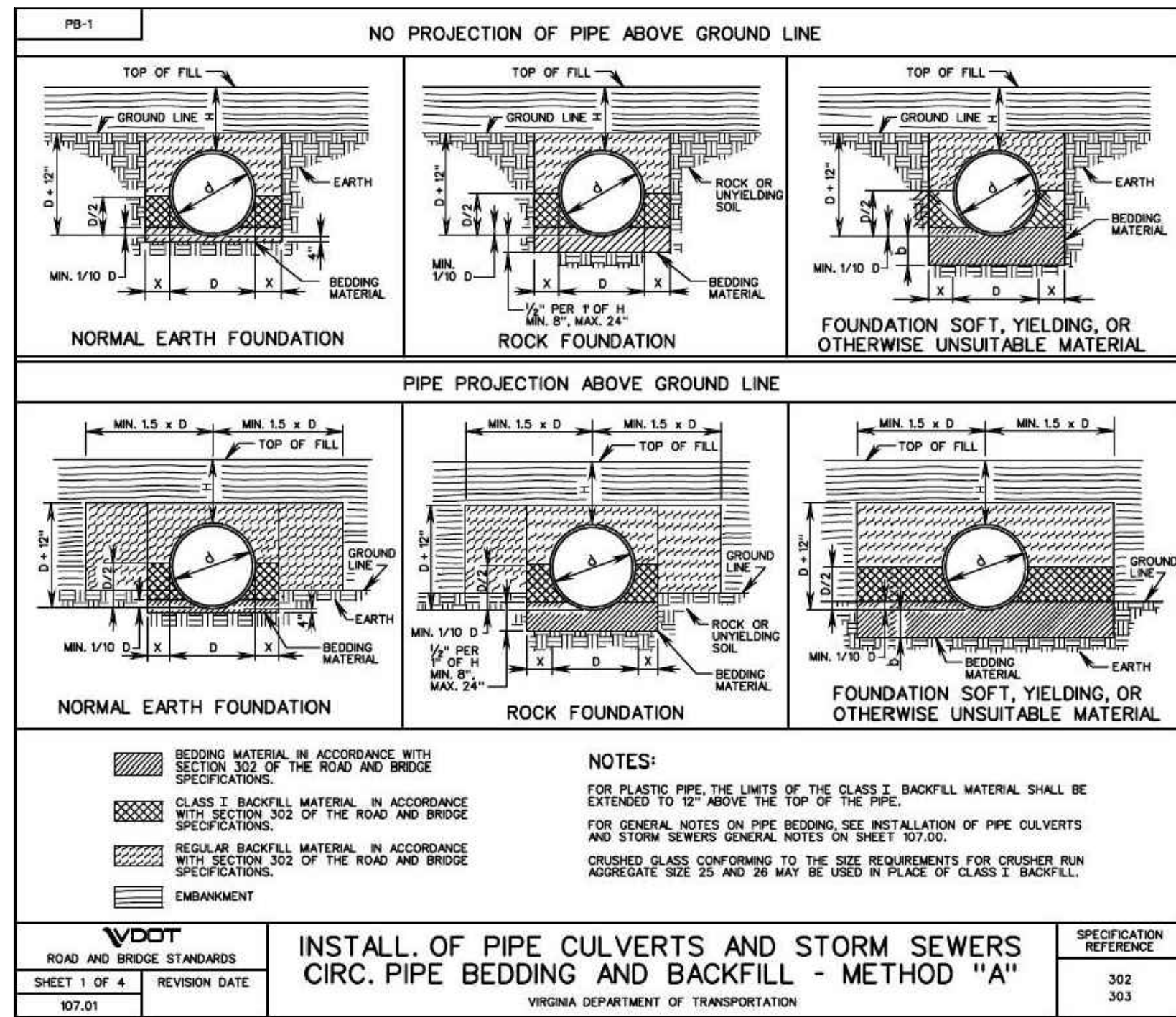
HGL CALCULATIONS (10 YEAR)

Structure	Downstream Conduit Flow, Q _c (ft ³ /s)	Downstream Conduit Velocity, V _c (ft/s)	Exit Loss, H _e (ft)	Entrance Loss, H _a (ft)	Bend Loss, H _b (ft)	Unadjusted Headloss, H _u (ft)	1.3 H _u (Non-Piped Flow Correction?)	0.5 H _u (Inlet Shaping?)	Final H (ft)	Inlet Water Surface Elev. (ft)	Rim Elevation (ft)
EX-1	7.25	6.49	0.09	0.16	0.00	0.25	TRUE	YES	0.17	497.35	500.01
1	4.93	4.05	0.04	0.06	0.00	0.11	TRUE	YES	0.07	498.14	500.87
2	3.25	2.67	0.02	0.03	0.04	0.09	TRUE	YES	0.06	498.30	500.91
DET	2.46	2.00	0.00	0.02	0.00	0.02	TRUE	YES	0.01	498.37	501.25

STORM SEWER PROFILE: DET TO O-1



 1700 WILLOW LAWN DR., SUITE 200, RICHMOND, VA 23230 PHONE: 804-673-3882 WWW.KIMLEY-HORN.COM	
SYCAMORE HOUSE HOTEL PREPARED FOR CARR CITY CENTERS	VIRGINIA CITY OF CHARLOTTESVILLE
DRAINAGE AREA MAP	SHEET NUMBER CG-202
KHA PROJECT: 113196000 DATE: 3/27/15 SCALE: AS SHOWN DESIGNED BY: RRP DRAWN BY: KHA CHECKED BY: RRP	REVISIONS No. _____ DATE _____ BY _____



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PHONE: 804-673-3882
WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
RYAN R. PERKINS
Lic. No. 046565
3/27/15
PROFESSIONAL ENGINEER

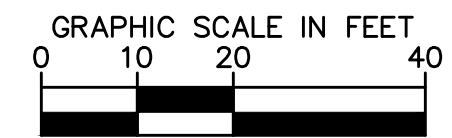
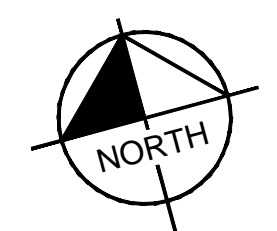
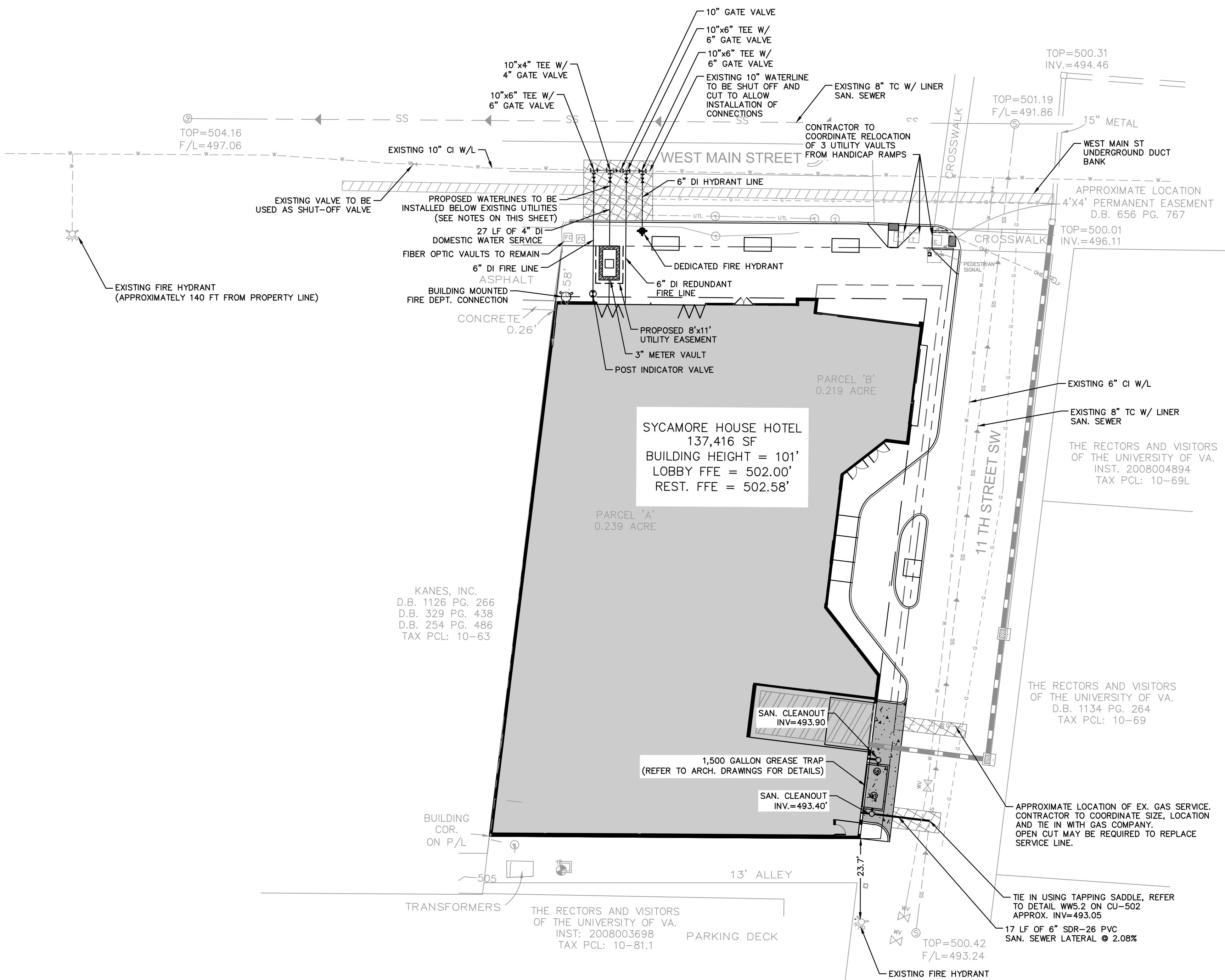
SYCAMORE HOUSE HOTEL PREPARED FOR CARR CITY CENTERS
CITY OF CHARLOTTESVILLE VIRGINIA

DRAINAGE AND SWM DETAILS

SHEET NUMBER
CG-501

DATE
REVISIONS
BY

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LEGEND

OPEN CUT EXISTING ROAD FOR UTILITY INSTALLATION (REFER TO PAVEMENT REPAIR DETAILS PROVIDED ON CS-501)

UTILITY NOTES

1. SEE SHEET CU-501 & CU-502 FOR UTILITY NOTES AND DETAILS.
2. DOMESTIC WATER SERVICE PIPE SHALL BE C-900 PVC PIPE ON THE PROPERTY SIDE OF THE METER.
3. RPZ BACKFLOW PREVENTERS FOR FIRE SPRINKLER, DOMESTIC, AND IRRIGATION SERVICE LINES SHALL BE PROVIDED WITHIN BUILDING MECHANICAL ROOM.
4. CONTRACTOR SHALL CONTACT THE CITY OF CHARLOTTESVILLE AT LEAST 48 HOURS PRIOR TO THE ABANDONMENT OF ANY WATER OR FIRE SERVICE LINES. EXISTING WATER METERS ARE TO BE REMOVED BY THE CITY.
5. DOGHOUSE TYPE SANITARY SEWER MANHOLES REQUIRE BENCHES SHAPED PER DETAIL WW2.6 ON SHEET CU-501.
6. CONTRACTOR TO COORDINATE LANE CLOSURES FOR UTILITY INSTALLATION WITH THE CITY OF CHARLOTTESVILLE.
7. PRIOR TO SHUTTING DOWN EXISTING 10" WATERLINE IN WEST MAIN STREET, CONTRACTOR SHALL LOCATE EXISTING DUCT BANK AND GAS LINE. CONTRACTOR SHOULD COORDINATE THESE LOCATIONS WITH CITY DPU INSPECTOR TO ENSURE ADEQUATE SEPARATION IS MAINTAINED AT CROSSINGS.
8. ALL NON-METALLIC PIPE SHALL BE INSTALLED WITH TRACER WIRE.
9. ALL MATERIALS USED ON PUBLIC WATER OR SEWER LINES SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTESVILLE STANDARDS AND DESIGN MANUAL (SDM). IN THE EVENT OF DISCREPANCIES BETWEEN THESE PLANS AND THE SDM, THE SDM SHALL GOVERN.
10. ALL DUCTILE WATER PIPE FOR PUBLIC USE SHALL BE CLASS 52.
11. COORDINATE WITH PUBLIC UTILITIES (970-3800) A MINIMUM OF 10 DAYS PRIOR TO PLANNED SHUTDOWN OF 10" WATER MAIN. UTILITY OWNER SHALL OPERATE ALL VALVES. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF ALL IMPACTED BUSINESSES AND RESIDENTS.
12. THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS.
13. 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 ON-LINE TO WWW.KNOXBOX.COM. THE KNOX BOX ALLOWS ENTRY TO THE BUILDING WITHOUT DAMAGING THE LOCK AND DOOR SYSTEM.
14. AN ELEVATOR KEY BOX WILL BE REQUIRED.
15. FIRE LANES WILL BE REQUIRED BEFORE FINAL CERTIFICATE OF OCCUPANCY IS APPROVED BY THE FIRE MARSHAL. CONTRACTOR IS TO COORDINATE REQUIREMENTS WITH FIRE MARSHAL.

FIRE FLOW ESTIMATE FORM

ISO (Insurance Service Office) Method of Calculating Needed Fire Flow NFF (Needed Fire Flow)

ENGINEER: Kimley-Horn and Associates DATE: 10/19/2014
 PROJECT NAME: Sycamore House CALC. BY: MRB

TYPE OF CONSTRUCTION: NONCOMBUSTIBLE C-3
 Class of Construction Coefficient = F: 0.8

GROUND FLOOR AREA: 17,305 # OF STORIES: 10
 Total Floor Area = A_f (effective area) 77,361

FIRE AREA CONSIDERED
 Construction Factor C_f = 18 (A_f)^{0.5} (ROUNDED TO NEAREST 250 GPM) C_f: 4,000

TYPE OF OCCUPANCY: LIMITED COMBUSTIBLE C-2
 (Worst Case) Occupancy Factor = O_f: 0.85

EXPOSURE (X) AND COMMUNICATION (P):
 X₁ + P₁ = 0.00 X₄ + P₄ = _____
 X₂ + P₂ = _____ X₅ + P₅ = _____
 X₃ + P₃ = _____ X₆ + P₆ = _____

(X+P)_i = 1.0 + E(X_i+P_i) = _____
 (Max. X+P_i = 1.75) 1.00

(n = NUMBER OF SIDES OF SUBJECT BUILDING)

NEEDED FIRE FLOW
 NFF = (C_f) (O_f) (X+P)_i NFF = 3,400

Automatic Sprinklers: YES Reduction Factor: 50% % X NFF = 1,700

TOTAL: 1,700

Required Fire Flow - Rounded: 1,750 gpm

Fire Hydrants Required*: 2

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT

SIGNATURE: [Signature] P.E.

* COMMERCIAL AREA REQUIRES 350 FT. MAXIMUM HOSE LAY

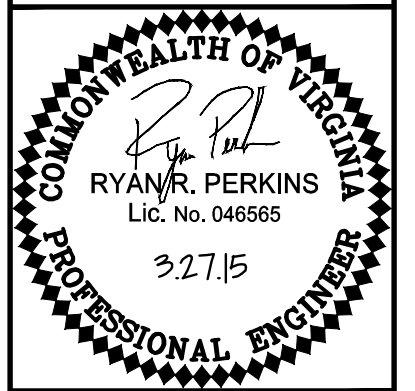
References: NFF calculation procedure described in A.W.W.A. M-31, I.S.O.'s 1980 Commercial Fire Rating Schedule and I.S.O.'s 1980 Fire Suppression Rating Schedule.

9/94 Form F-9

NO.	REVISIONS	DATE	BY

Kimley-Horn

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 PHONE: 804-673-8882
 WWW.KIMLEY-HORN.COM



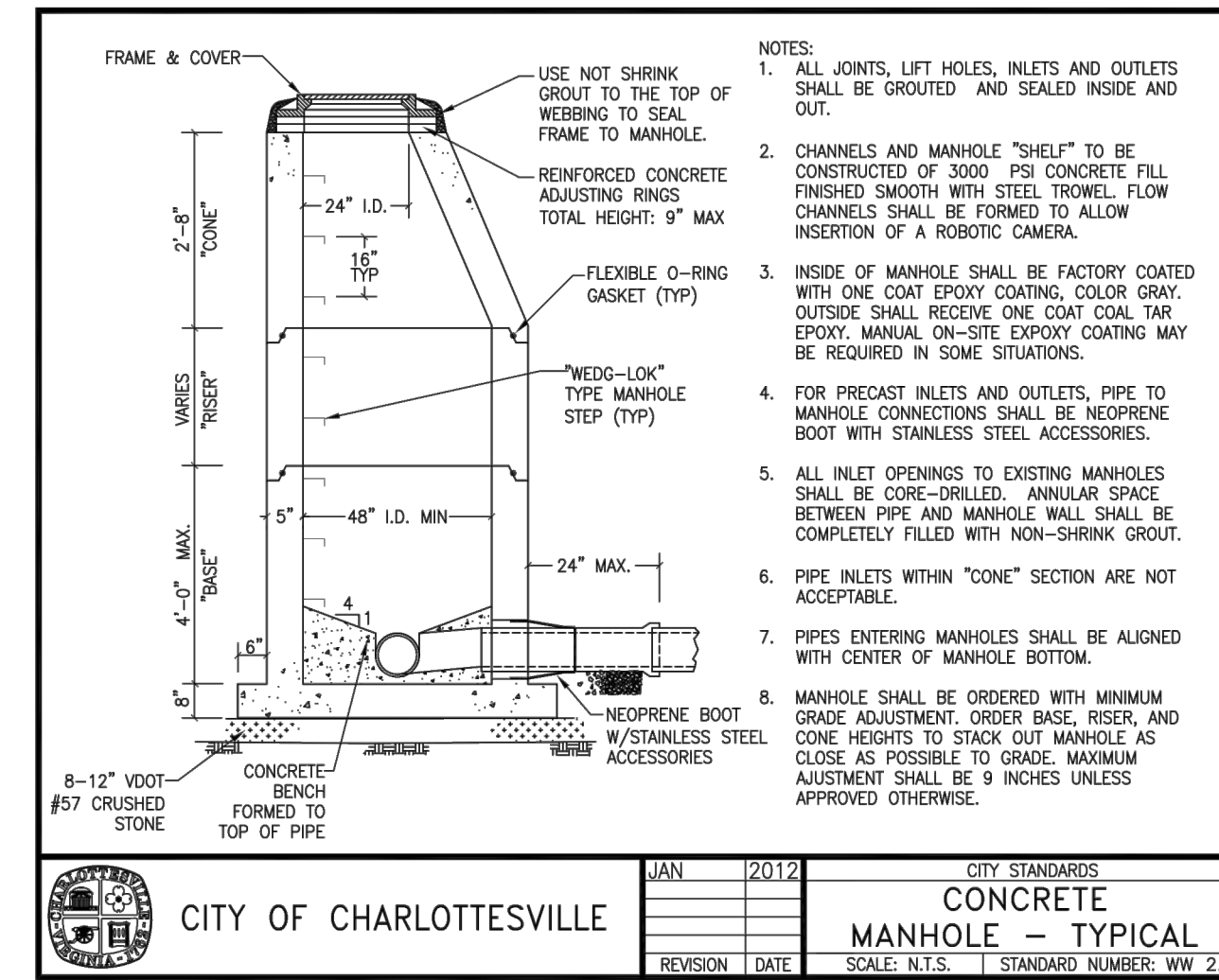
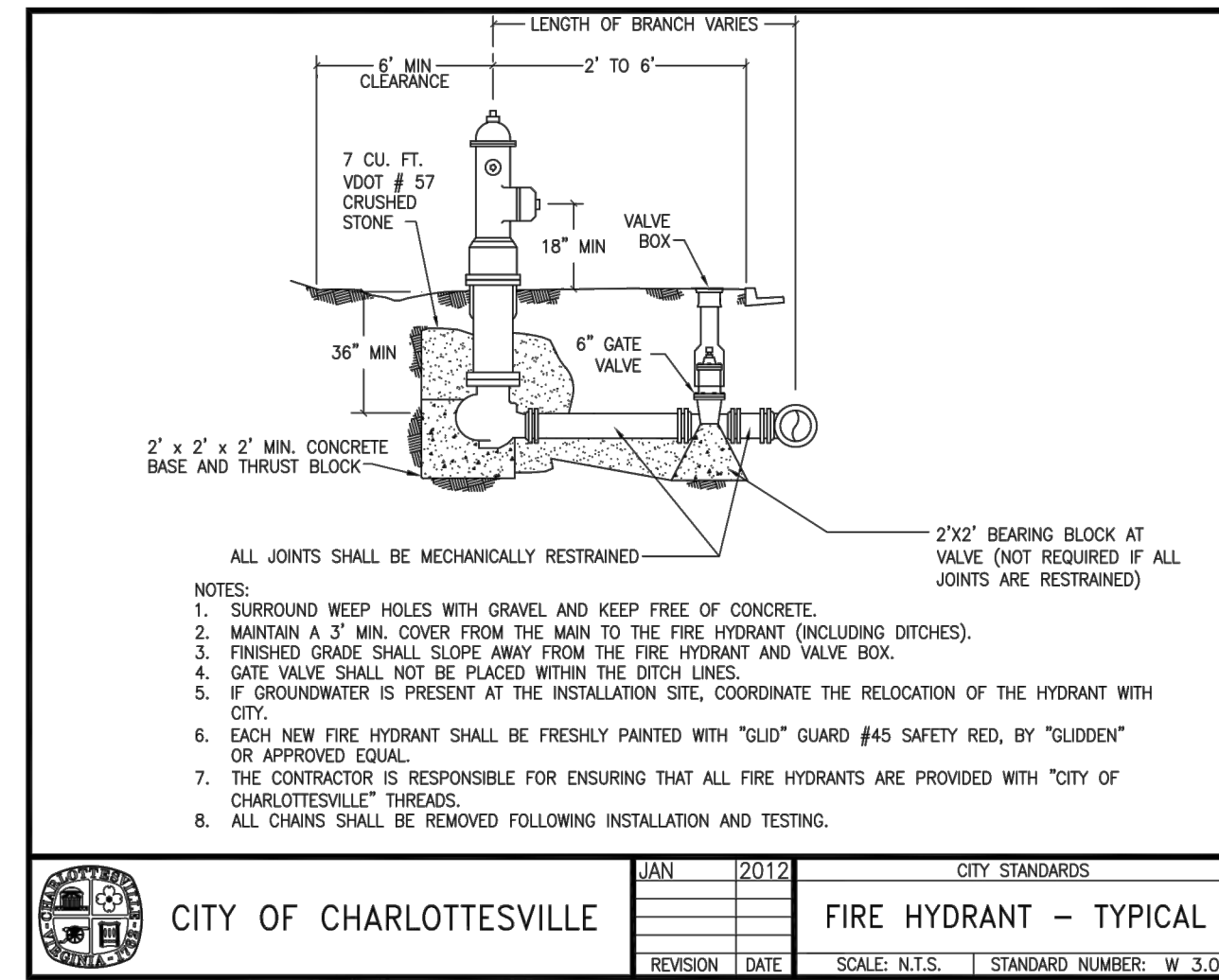
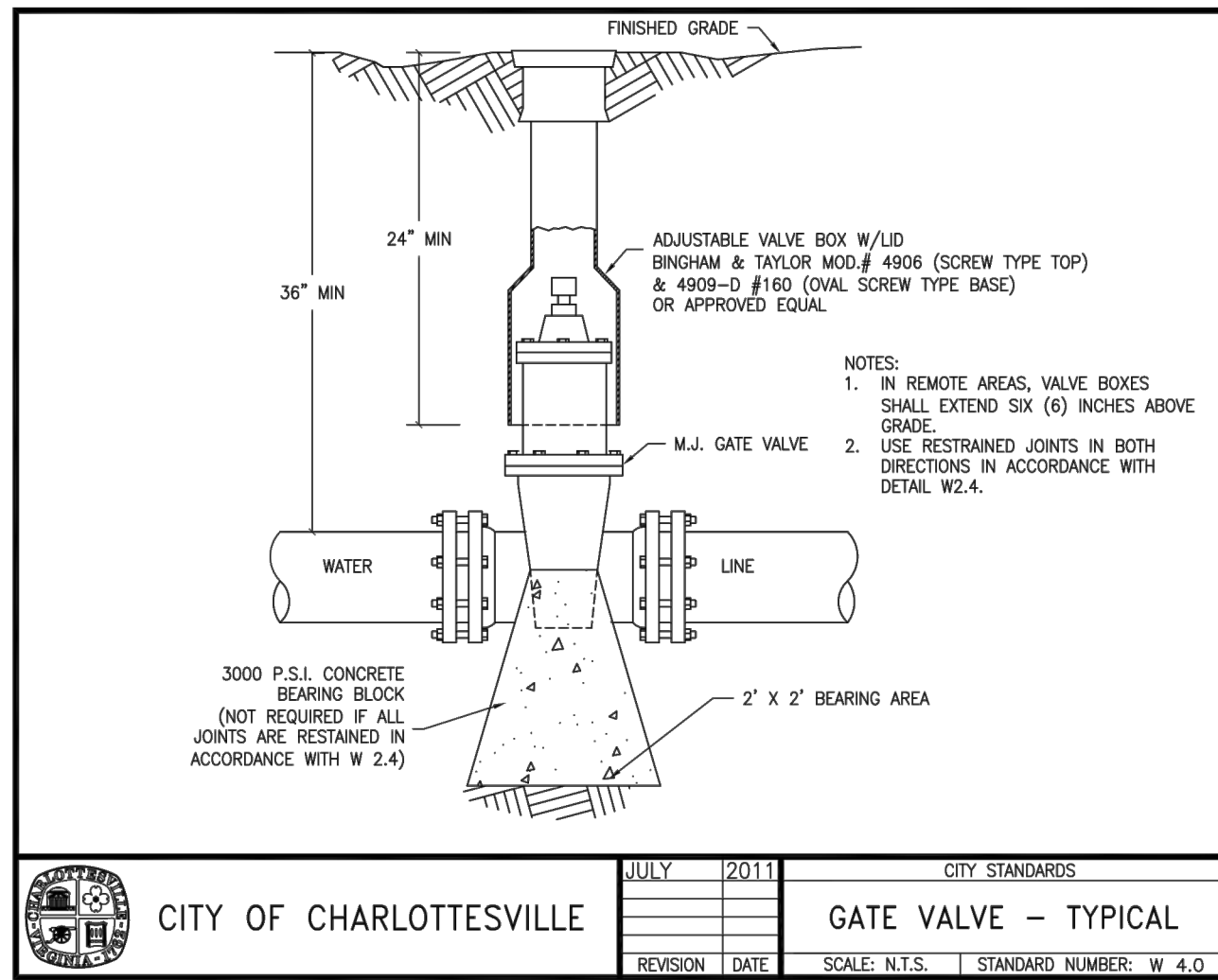
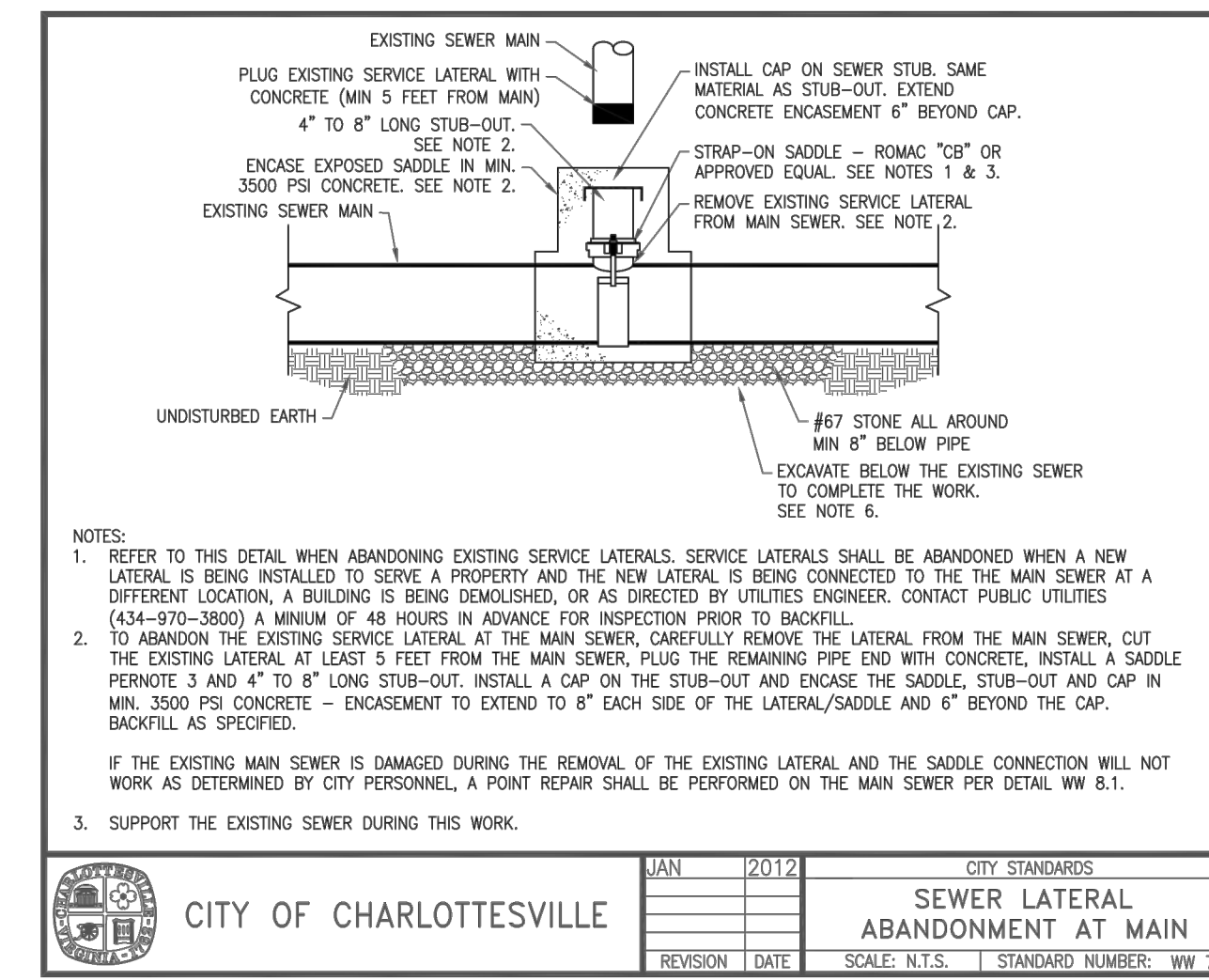
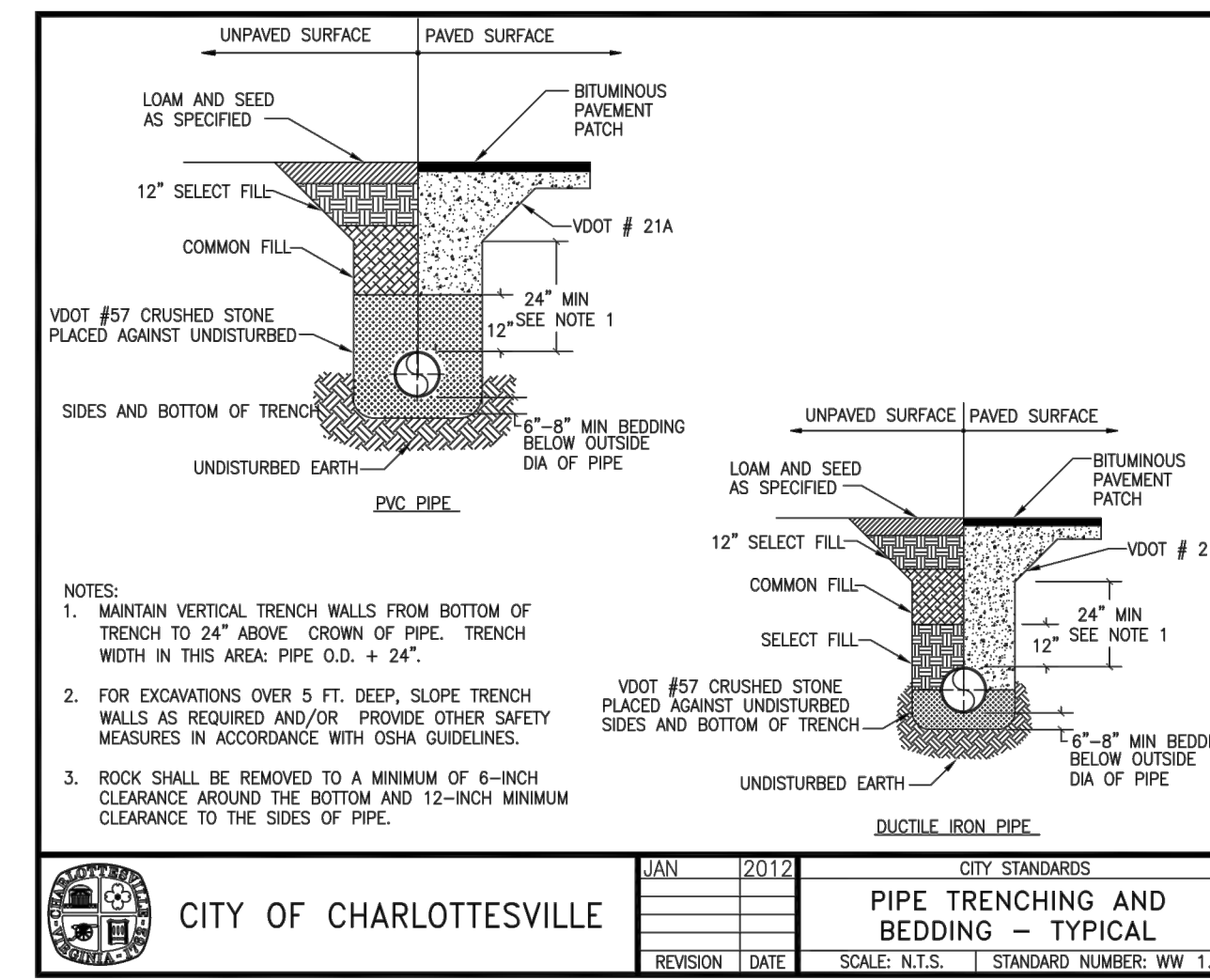
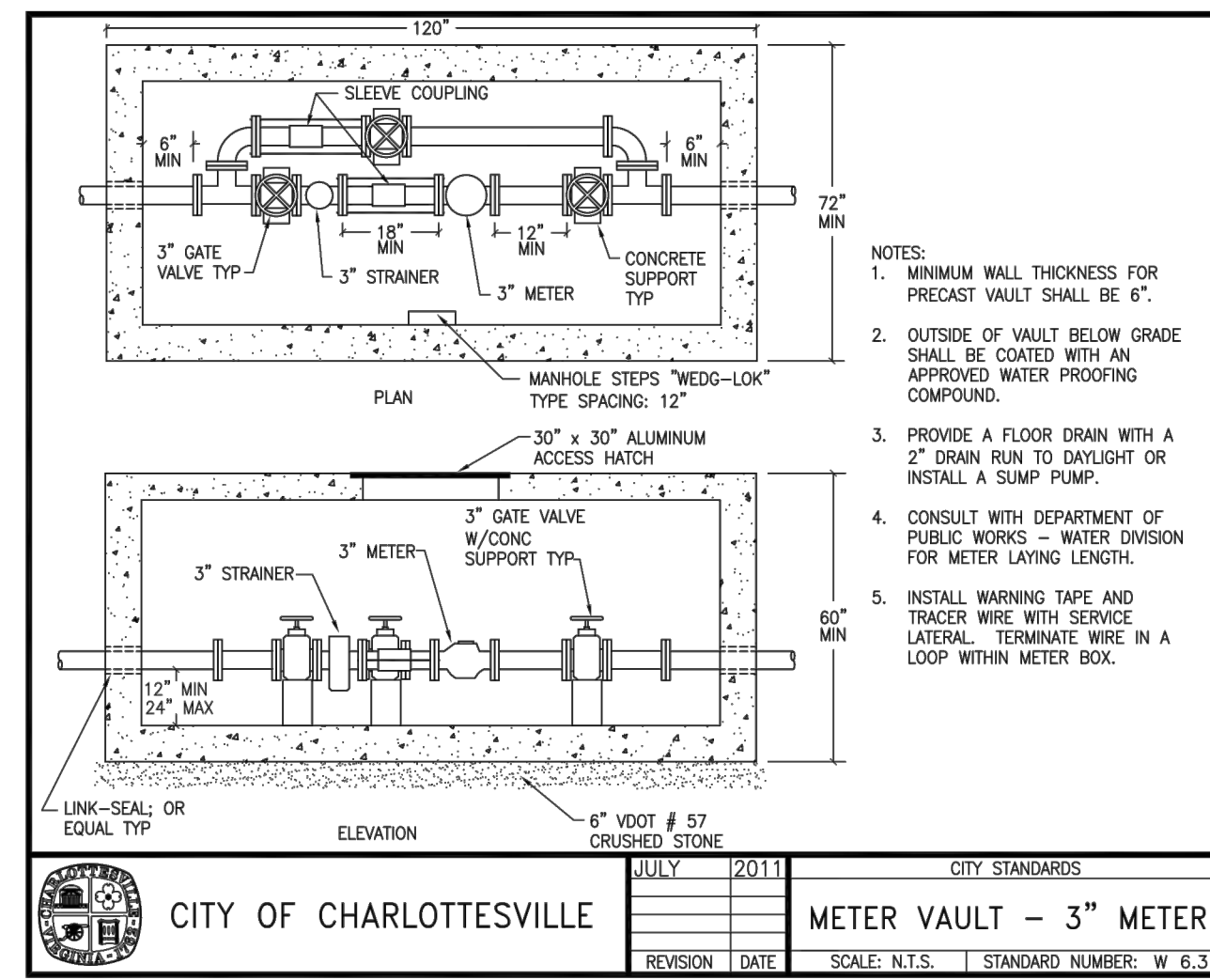
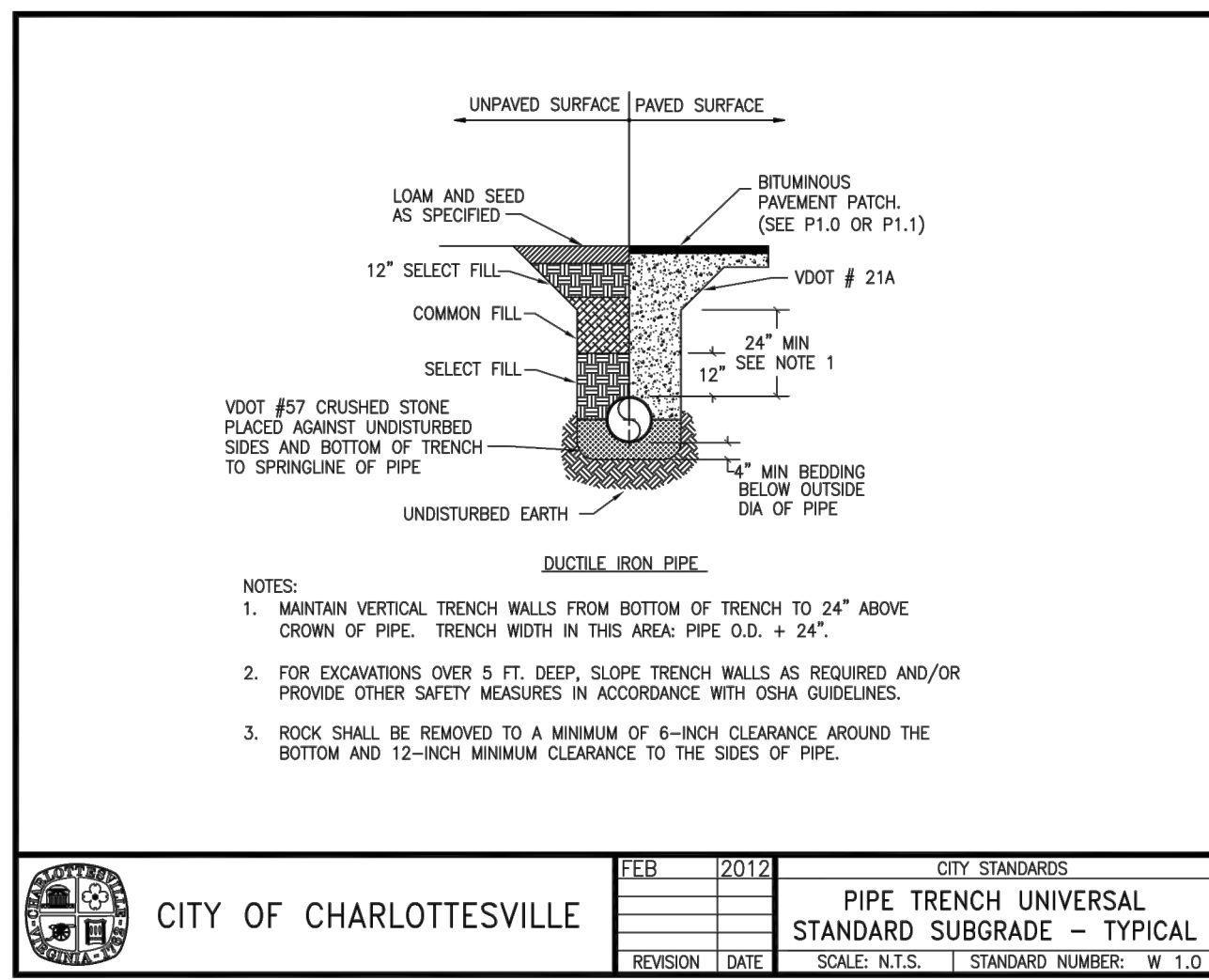
KHA PROJECT	113196000
DATE	3/27/15
SCALE	AS SHOWN
DESIGNED BY	RRP
DRAWN BY	KHA
CHECKED BY	RRP

SYCAMORE HOUSE HOTEL PREPARED FOR CARR CITY CENTERS

CITY OF CHARLOTTESVILLE VIRGINIA

UTILITY PLAN

SHEET NUMBER CU-101



UTILITY NOTES

- THIS PLAN DOES NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE, SIZE, TYPE, LOCATION, LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES. WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNERS RECORDS AND/OR ELECTRONIC LINE TRACING. THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATION OR OTHER INVESTIGATION IS NECESSARY TO VERIFY THE INVERTS, LOCATIONS AND CLEARANCES. AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO KIMLEY-HORN AND ASSOCIATES, INC. AT 804-673-3882. UTILITY COMPANIES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY EXCAVATION IN THE PROXIMITY OF THEIR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS EXPENSE ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- CONTRACTOR SHALL CONFORM TO THE "OVERHEAD HIGH VOLTAGE ACT" (EFFECTIVE JULY 1, 1989) AND SHALL CONTACT THE NECESSARY AUTHORITIES PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.
- ALL CONSTRUCTION METHODS & MATERIALS SHALL CONFORM WITH THE CURRENT POTABLE WATER AND SANITARY SEWER SPECIFICATIONS AND STANDARDS OF THE NEIGHBORHOOD DEVELOPMENT SERVICES, CITY OF CHARLOTTEVILLE, VIRGINIA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH MATCHING MATERIALS ANY PAVEMENT, DRIVEWAYS, WALKS, CURBS, ETC., THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE BELOW PLAN GRADE ANY MATERIALS WHICH ARE UNSUITABLE FOR FOUNDATIONS, SUB GRADES, PIPE TRENCH BOTTOMS OR OTHER PURPOSES AND BACKFILL THESE AREAS WITH AN APPROVED MATERIAL. THE EXTENT OF UNDERCUTTING AND BACKFILLING SHALL BE DETERMINED BY NDS AS TO AREAS WITHIN STREET RIGHT-OF-WAY AND THE ENGINEER IN OTHER AREAS. COMPENSATION SHALL BE AS SET FORTH IN THE CONTRACT DOCUMENTS.
- SUB-SURFACE UTILITY WARNING TAPE AS MANUFACTURED BY THE GRIFFOLYN COMPANY, OR EQUAL, SHALL BE PLACED AT AN ELEVATION NOT LESS THAN 6-INCHES NOR MORE THAN 12-INCHES ABOVE ALL UTILITY INSTALLATIONS, REGARDLESS OF PIPE MATERIAL, IN PUBLIC RIGHTS-OF-WAY OR EASEMENTS. THE TAPE SHALL BE OF A DURABLE, METALIZED, PLASTIC FILM SIMILAR TO "TERRA-TAPE D" FOR IDENTIFICATION BY ELECTRONIC PIPE LOCATING DEVICE AS WELL AS VISUAL IDENTIFICATION. THE TAPE FOR SEWER FORCE MAIN LINE SHALL BE BRIGHT GREEN WITH THE FOLLOWING IMPRINTED LEGEND "CAUTION-SEWER LINE BELOW". THE TAPE FOR WATERLINES SHALL BE BRIGHT BLUE WITH THE FOLLOWING IMPRINTED LEGEND "CAUTION-UTILITY LINE BELOW". IN ADDITION TO THE DETECTABLE TAPE, 12 GAUGE COPPER TRACER WIRE SHALL BE INSTALLED ALONG ALL NON-METALLIC PIPES FOR PURPOSES OF POSITIVE IDENTIFICATION AND LOCATION, AS REQUIRED BY THE DEPARTMENT OF PUBLIC UTILITIES.
- WATER MAIN SERVICE PIPE.

A. DUCTILE IRON PIPE. DUCTILE IRON PIPE SHALL BE CENTRIFUGAL CAST PIPE MANUFACTURED IN ACCORDANCE WITH ANSI SPECIFICATIONS A21.51. DUCTILE IRON PIPE SHALL BE CEMENT-MORTAR LINED INSIDE IN ACCORDANCE WITH ANSI SPECIFICATIONS A21.4-74. CEMENT FOR THE MORTAR SHALL BE TYPE II PORTLAND CEMENT. THE STANDARD SEAL COAT OF BITUMINOUS MATERIAL SHALL BE APPLIED TO THE EXTERIOR OF THE PIPE. DUCTILE IRON PIPE SHALL BE CLASS 150.

B. JOINTS FOR DUCTILE IRON PIPE SHALL BE ONE OF THE FOLLOWING:

- RUBBER GASKET (PUSH-ON) TYPE JOINT. RUBBER GASKET TYPE JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI SPECIFICATIONS A21.11-72 AND DESIGNED TO LOCK AGAINST DISPLACEMENT WITHOUT CAULKING. THE GASKET SHALL BE A RESILIENT RUBBER OF HEAVY SECTION, HIGH DURABILITY, AND SINGLE MOLEDED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS. THE GASKET LUBRICANT SHALL BE A NON-TOXIC, TASTELESS, ODORLESS GREASE THAT WILL NOT SUPPORT BACTERIA. EACH GASKET LUBRICANT CONTAINER SHALL BE LABELED WITH THE TRADE NAME AND THE PIPE MANUFACTURER'S NAME.
- MECHANICAL JOINT. STANDARD MECHANICAL JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI SPECIFICATIONS A21.11-72 (AWWA SPECIFICATIONS C111-72). THE MECHANICAL JOINT BOLTS SHALL BE A U.S. STANDARD SIZE, HIGH STRENGTH, CORROSION RESISTANT STEEL ALLOY WITH HEXAGON NUTS.

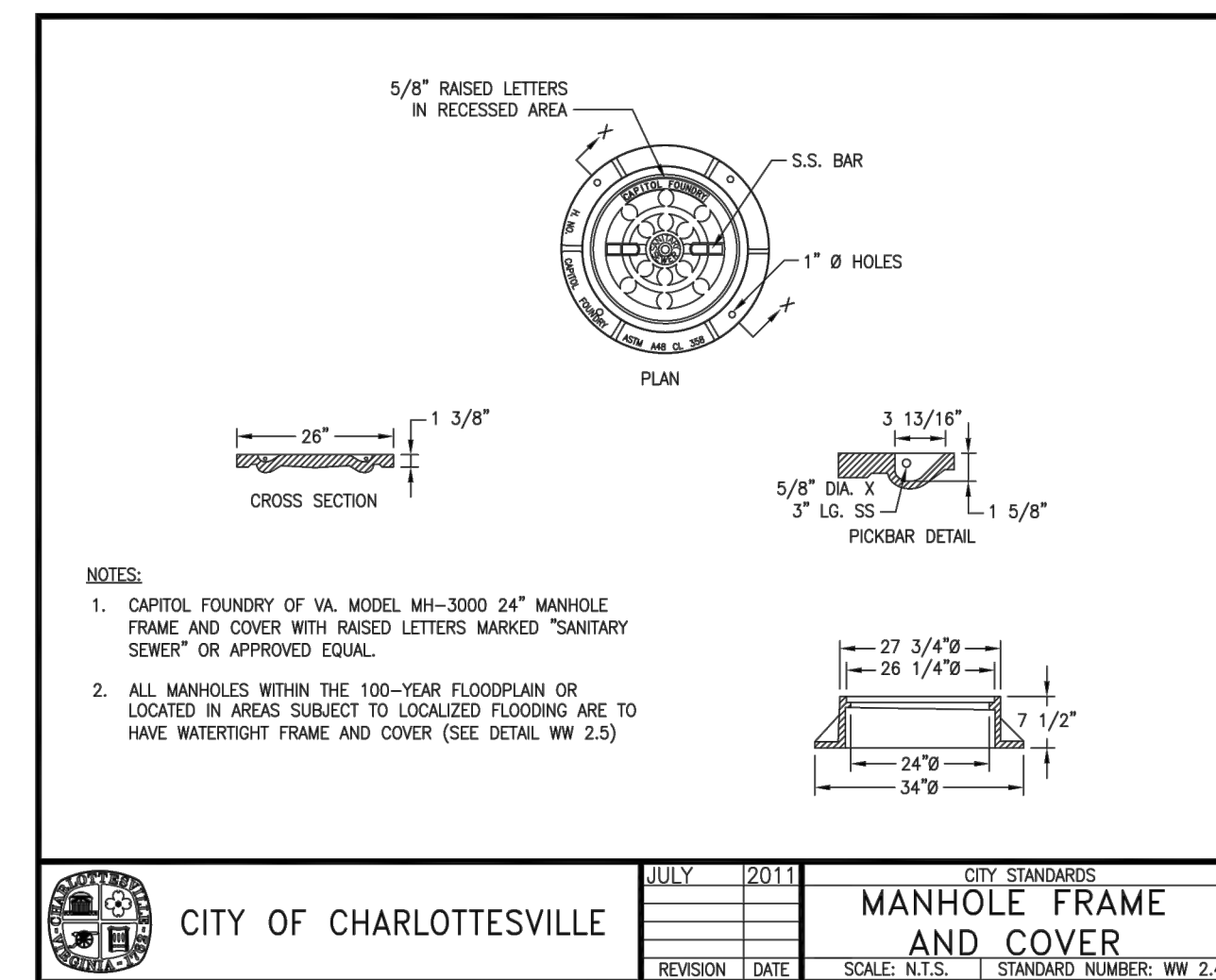
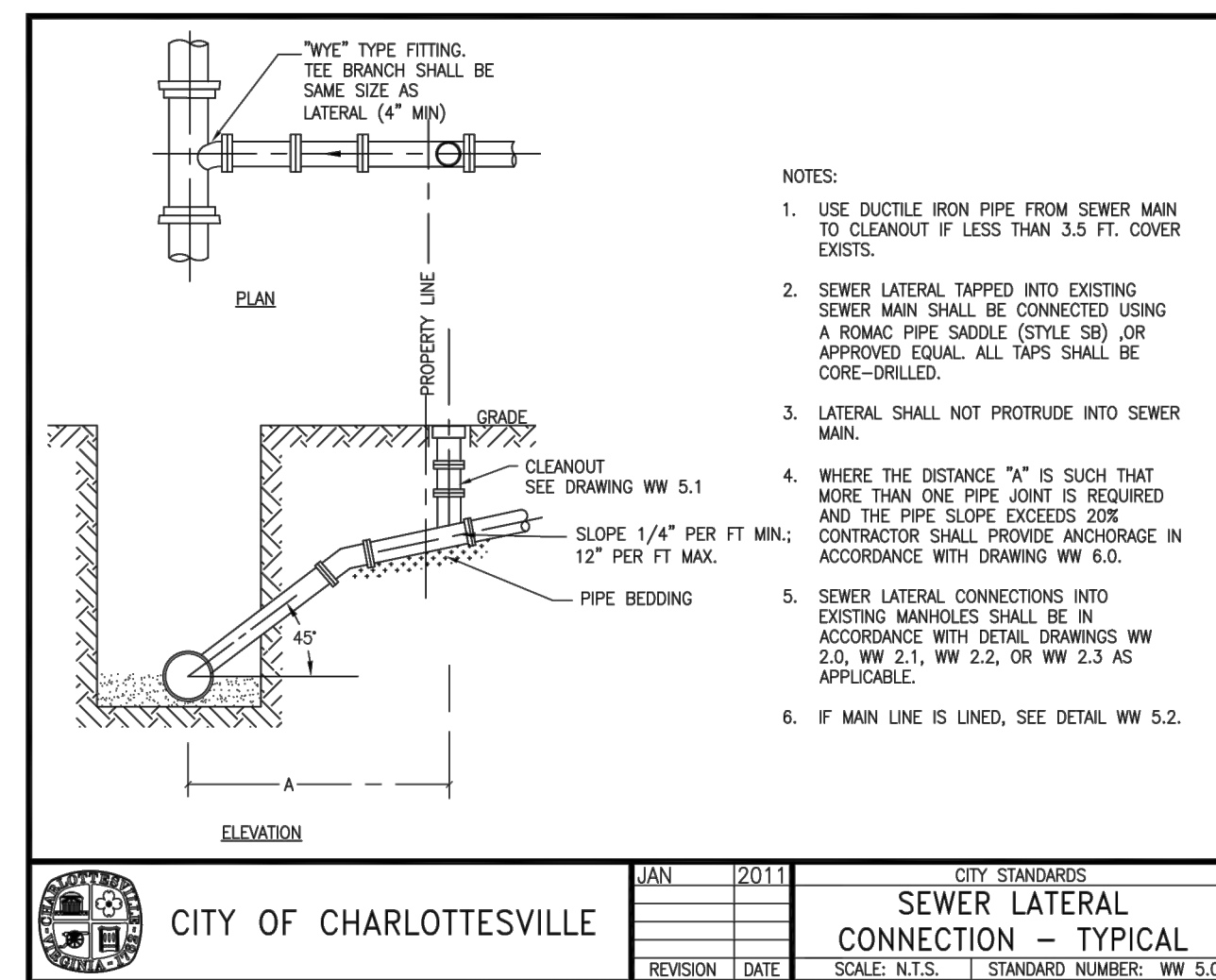
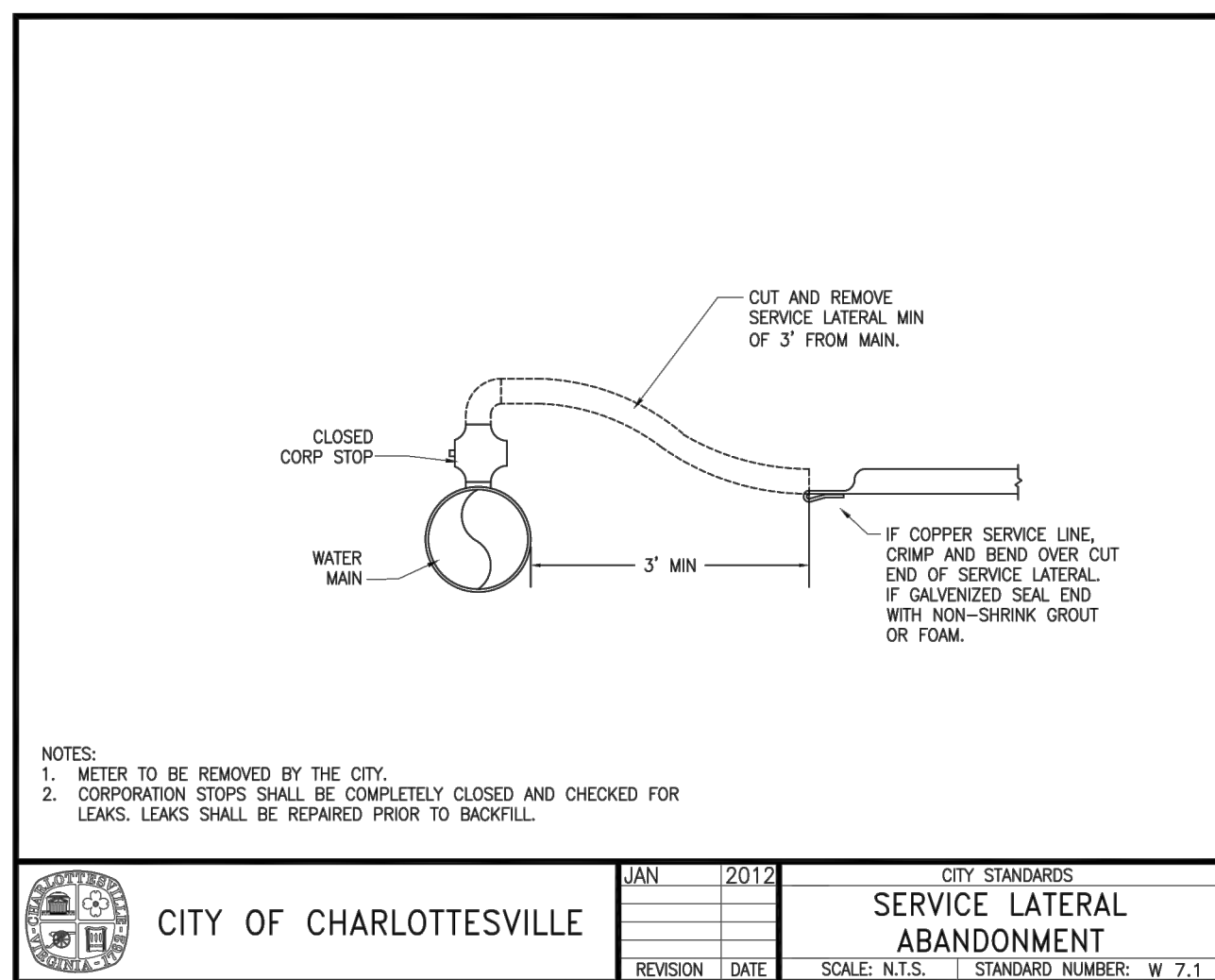
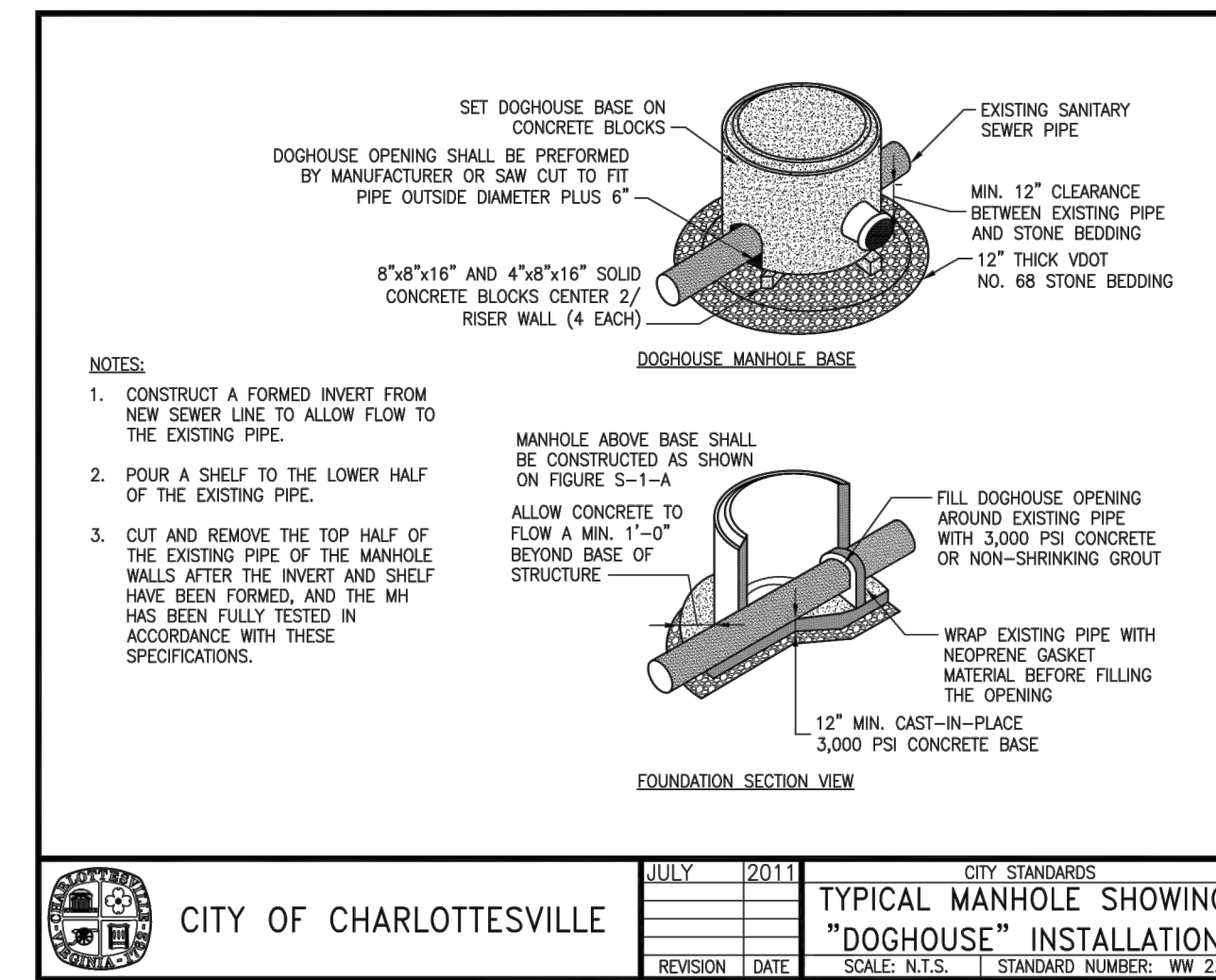
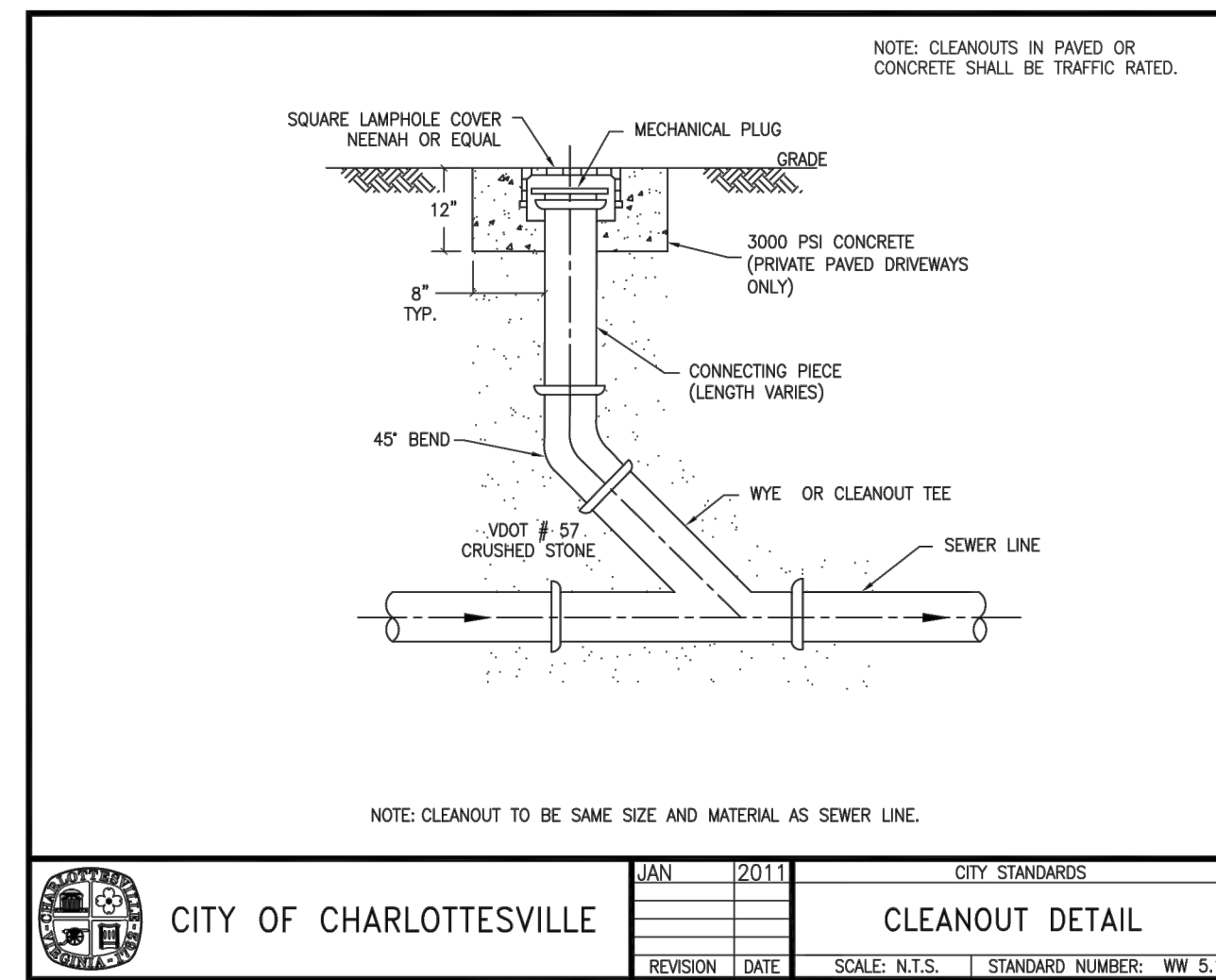
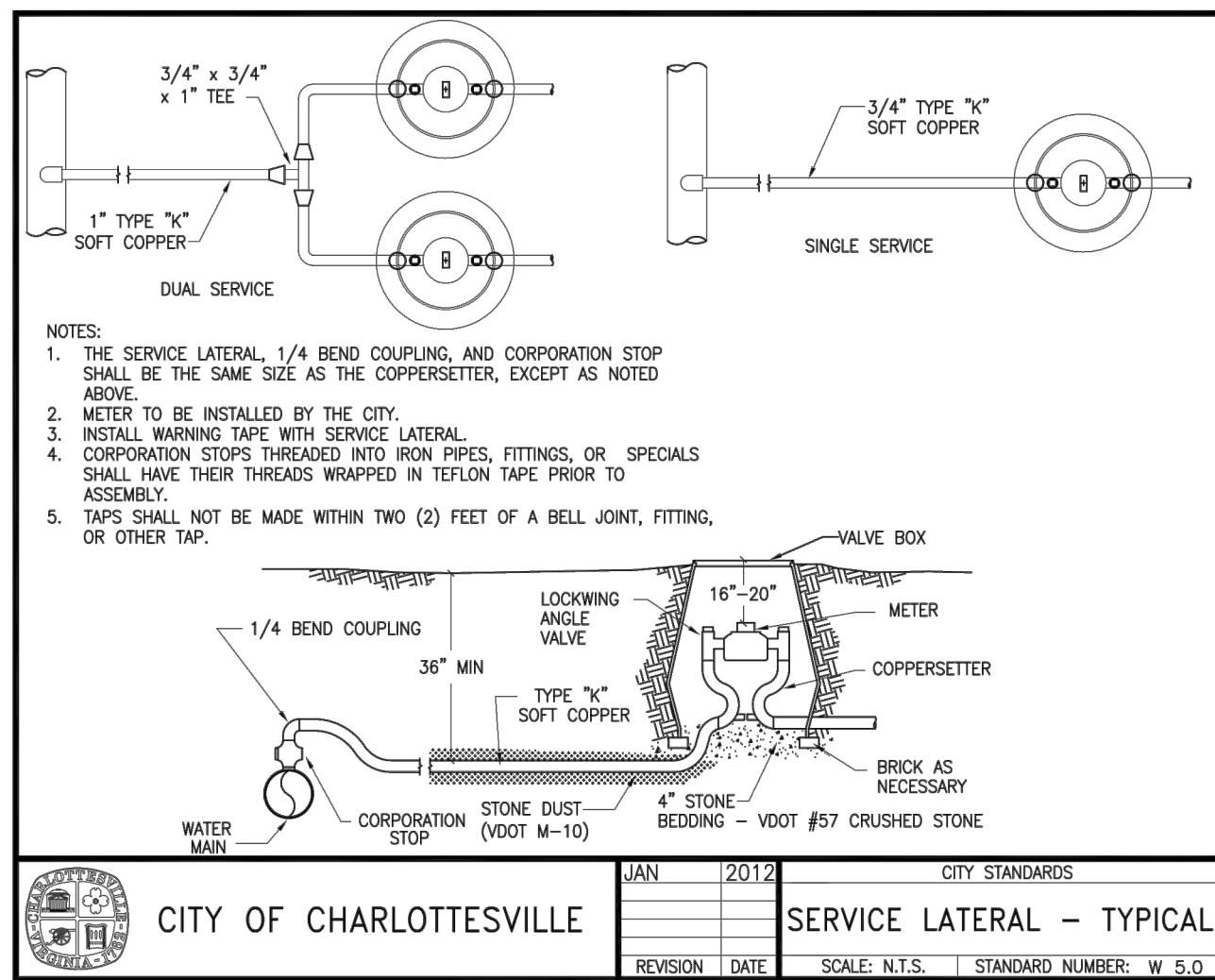
MECHANICAL JOINTS SHALL BE USED WITHIN 40 FEET OF ALL FITTINGS, VALVES, AND HYDRANTS.

FITTINGS SHALL BE MANUFACTURED DUCTILE IRON AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ANSI SPECIFICATIONS A21.10-71 (AWWA SPECIFICATIONS C110-71). FITTINGS SHALL BE COMPATIBLE WITH THE PIPE AND SHALL PROVIDE AT LEAST EQUAL RESISTANCE TO INTERNAL AND EXTERNAL LOADS ON THE PIPE. FITTINGS SHALL BE BITUMINOUS COATED ON THE OUTSIDE AND CEMENT MORTAR LINED ON THE INSIDE ACCORDING TO AWWA SPECIFICATIONS A21.4-74 (ANSI SPECIFICATIONS C104-74).

IN LIEU OF THE FITTINGS SPECIFIED ABOVE, AWWA C-153 CLASS 350 DUCTILE IRON COMPACT FITTINGS MAY BE SUBSTITUTED.

C. AWMA POLYVINYL-CHLORIDE PIPE. PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA SPECIFICATIONS C900-81 TO DUCTILE IRON PIPE OUTSIDE DIAMETER DIMENSIONS AND BE APPROVED BY UNDERWRITERS LABORATORIES. CLASS 150 PIPE SHALL MEET THE REQUIREMENTS OF DR 18. JOINTS SHALL CONSIST OF AN INTEGRAL WALL SECTION WITH SOLID CROSS SECTION RUBBER GASKET CONFORMING TO ASTM DESIGNATION D-1869. PIPE SHALL BE CLEARLY MARKED TO SHOW CLASS, SIZE, MANUFACTURER'S NAME. FITTINGS FOR POLYVINYL-CHLORIDE PIPE SHALL BE MANUFACTURED OF CAST OR DUCTILE IRON.

- GATE VALVES TWO INCHES AND SMALLER SHALL BE INSIDE SCREW, SOLID BRONZE, TAPERED SEAT, AND DOUBLE DISC CONSTRUCTION FOR 250 PSI WORKING PRESSURE. THE VALVES SHALL BE SUITABLE FOR THE SERVICE REQUIRED. LARGER GATE VALVES SHALL CONFORM TO AWWA SPECIFICATIONS C500 OR C509 AND SHALL BE IRON BODY, BRONZE MOUNTED, NON-RISING STEM WITH AN OIL RESERVOIR ENCLOSED BETWEEN TWO "O" RINGS, ONE BELOW AND ONE ABOVE THE THRUST COLLAR ON THE OPERATING STEM. DOUBLE DISC VALVES SHALL HAVE A FOUR-POINT WEDGING MECHANISM IN THE DISC TO ASSURE A POSITIVE SHUTOFF AND SHALL BE MODEL NO. 2360 SERIES, AS MANUFACTURED BY MUELLER COMPANY, OR APPROVED EQUAL. GATE VALVES SHALL BE FOR USE WITH DUCTILE IRON OR PVC PIPE OR ON FIRE HYDRANT SETTINGS. GATE VALVES SHALL BE NOT OPERATED AND SHALL OPEN COUNTERCLOCKWISE.
- FIRE HYDRANTS SHALL BE KENNEDY K-810, MUELLER A-243 OR APPROVED EQUAL. PAINTED WITH "GLID" GUARD #45 SAFETY RED, BY "GLIDDEN" OR APPROVED EQUAL. HYDRANTS MUST HAVE CITY OF CHARLOTTEVILLE STANDARD THREADS.
- WATER MAINS SHALL HAVE A MINIMUM COVER OF 36", UNLESS OTHERWISE NOTED ON THE PLANS.
- THE METHOD OF THRUST RESTRAINT REQUIRED FOR ALL BENDS, TEES, OFFSETS, OR PLUGGED ENDS FOR WATER LINES OR FORCE MAINS ARE THE USE OF MEGA-LUG RETAINER GLANDS OR APPROVED EQUAL.
- A MINIMUM VERTICAL SEPARATION OF 12" SHALL BE MAINTAINED WHERE WATER LINE CROSSES UNDER STORM SEWER LINE, UNLESS OTHERWISE NOTED ON PLANS.
- CONTRACTOR SHALL NOTIFY THE CITY OF CHARLOTTEVILLE DEPARTMENT OF UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK ANY SEWER OR WATER MAIN INSTALLATION.
- HYDRANTS SHALL BE PRECEDED IN LINE BY AN APPROVED VALVE AND VALVE BOX. THE HYDRANTS SHALL HAVE AN EIGHT INCH MECHANICAL JOINT INLET AND MAIN VALVE OPENING OF 5-1/2 INCH HOSE CONNECTIONS AND BE EQUIPPED WITH TWO 2-1/2 INCH HOSE CONNECTIONS AND ONE 4-1/2 INCH PUMPER CONNECTION WITH "CHARLOTTEVILLE THREAD" - 3-21/64" FEMALE, 3-9/32" MALE, 8 THREADS PER INCH (GAUGE 8-322). HOSE NIPPLES SHALL BE BRONZE OR NON-CORROSIVE METAL AND THE NIPPLE CAPS SHALL BE SECURELY CHAINED TO THE BARREL. THE DIRECTION OF OPENING SHALL BE LEFT AND BE CAST ON THE HEAD OF THE HYDRANT.
- ALL SERVICES SHALL BE METERED FOR THE INDICATION OF WATER CONSUMPTION IN CUBIC FEET. EACH WATER METER INSTALLATION SHALL INCLUDE TAP, CORPORATION STOP, METER BOX, COPPER SETTER AND METER. THE REGISTER SHALL HAVE STRAIGHT READING DIALS AND SHALL BE COMPLETELY ENCASED, HERMETICALLY SEALED, AND OF A FROST-PROTECTIVE DESIGN. EACH METER SHALL HAVE AN ARROW ON IT TO INDICATE THE DIRECTION OF FLOW AND SHALL HAVE THE METER'S SERIAL NUMBER STAMPED ON THE REGISTER. METERS SHALL CONFORM TO AWWA C-700 AND C-707, LATEST EDITION. INDIVIDUAL METERS SHALL BE PROVIDED TO THE DEPARTMENT OF PUBLIC UTILITIES AT THE DEVELOPER'S EXPENSE.
- THE DEVELOPER WILL BE RESPONSIBLE FOR GRADE AND CONDITION OF THE WATER AND SEWER SETTINGS UNTIL ISSUANCE OF OCCUPANCY PERMITS.
- BACKFILL MATERIAL SHALL BE PLACED EVENLY AND CAREFULLY AROUND THE PIPE AND SHALL BE SOLIDLY HAND TAMPED IN 6 INCH LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. THE REMAINDER OF THE TRENCH SHALL BE BACKFILLED AND COMPACTED BY MECHANICAL TAMPERS AND SHALL ACHIEVE A DENSITY OF AT LEAST 95 PERCENT OF THE MAXIMUM DENSITY OR AS SPECIFIED IN SECTION 303 OF THE 2007 VDOT ROAD AND BRIDGE SPECIFICATIONS.
- LOCKING FIRE DEPARTMENT CONNECTION CAPS SHALL BE REQUIRED ON WATER BASED FIRE PROTECTION SYSTEMS.



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COMMONWEALTH OF VIRGINIA
RYAN R. PERKINS
Lic. No. 046565
3/27/15
PROFESSIONAL ENGINEER

KHA PROJECT 113196000
DATE 3/27/15
SCALE AS SHOWN
DESIGNED BY RRP
DRAWN BY KHA
CHECKED BY RRP

SYCAMORE HOUSE HOTEL
PREPARED FOR
CARR CITY CENTERS

CITY OF CHARLOTTEVILLE

UTILITY DETAILS

SHEET NUMBER CU-501

REVISIONS

DATE

NO.

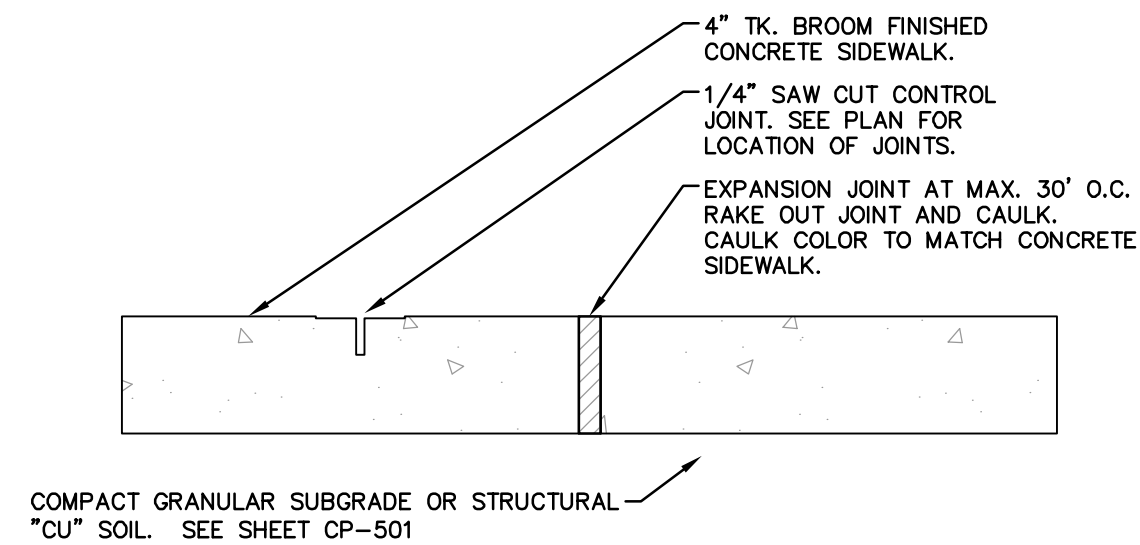
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SIDEWALK PAVER NOTES

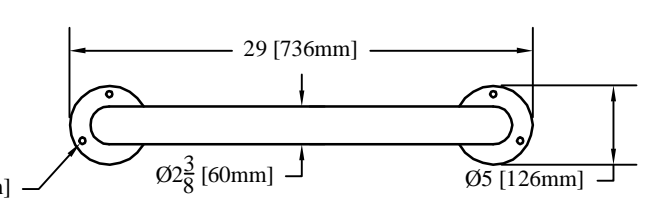
SYMBOL	MATERIAL	SIZE	COLOR / TYPE	MANUFACTURER	PATTERN
P1	CONCRETE	4" TK.	MATCH CITY STANDARD		BROOM FINISH
P2	PLANTER				
P3	3/4" EXPANSION JOINT (E.J.), TYP CONTINUOUS ALONG FACE OF BUILDING WALL, PLANTER WALL, BACK OF CURB, TYPICAL. SEE DETAIL THIS SHEET.				
P4	1/4" SAW CUT CONTROL JOINT (C.J.), SEE DETAIL THIS SHEET				
P5	PEDESTRIAN LIGHT AND POLE TO MATCH CITY STANDARD.				
P6	TREE GRATE				
P7	4" CONC. WALK OVER FOUR FEET (4') DEEP STRUCTURAL "CU" SOIL SEE DETAILS SHEET CP-501				
P8	BIKE RACK - MODEL SN01-3; 1 LOOP 3 CAPACITY SONANCE BIKE RACK BY KEYSTONE RIDGE OR EQUAL. COLOR TO BE SELECTED BY ARCHITECT. PROVIDE 4 BIKE RACKS				

NOTES:

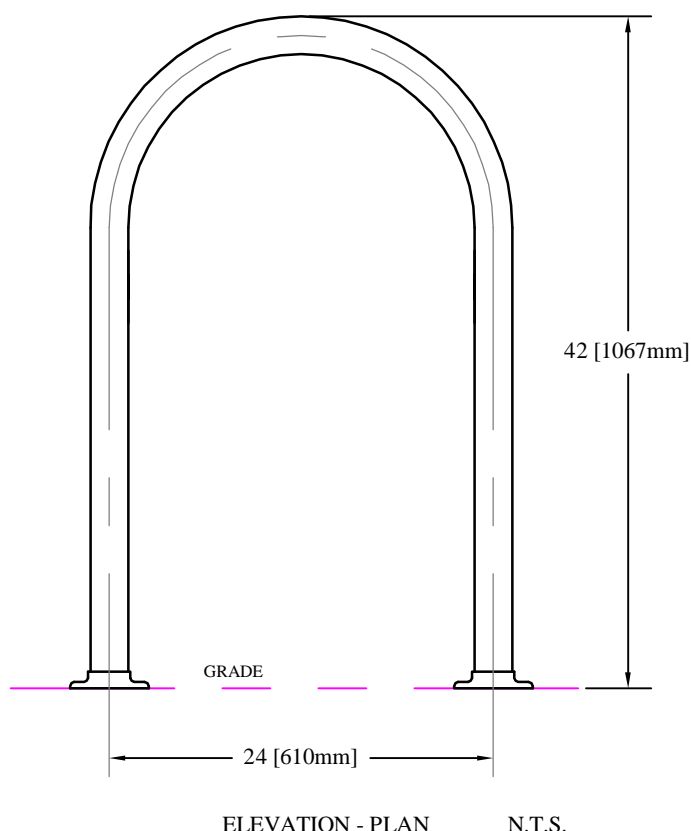
- PAVING MATERIALS SHALL BE SIMILAR IN COLOR TO EXISTING CONCRETE PAVING MATERIALS USED ELSEWHERE FOR STREETScape AND SHALL BE APPROVED BY THE CITY AND OWNER PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY ALL LAYOUT DIMENSIONS, PAVER JOINT PATTERNS AND CUTS PRIOR TO INSTALLATION AND SHALL NOTIFY THE ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES FROM CONTRACT DOCUMENTS.
- SCORE ALL CONCRETE SIDEWALKS AND DRIVEWAYS AS SHOWN. ALL CONTROL JOINTS SHALL BE SAW CUT.
- PROVIDE EXPANSION JOINTS WHERE CONCRETE SIDEWALK ABUTS FACE OF BUILDING, BACK OF CURB AND AS INDICATED.
- CONTRACTOR SHALL PROVIDE ELECTRICAL HAND HOLES AS REQUIRED AND SHALL COORDINATE HAND HOLE LOCATIONS WITH ELECTRICAL / LIGHTING ENGINEER.
- REFER TO SHEETS CS-100, FOR TYPE AND DETAIL OF STREET SIGNAGE, PAVEMENT MARKINGS, ETC.
- ALL EXISTING ITEMS TO BE MOVED AND RELOCATED SHALL BE REINSTALLED TO MEET OR EXCEED THE SPECIFICATIONS OF THE CITY OF CHARLOTTEVILLE.
- ITEMS THAT ARE DAMAGED DURING RELOCATION AND OR STORAGE PROCEDURES SHALL BE REPLACED WITH NEW ITEMS MATCHING THE ORIGINAL MAKE, MODEL, COLOR AND MANUFACTURER OF THE ORIGINAL ITEM BEING REPLACED.
- PAVING WORK WILL BE PLUMB AND TRUE TO LINE AND GRADE AND SHALL BE INSTALLED TO PROPERLY COINCIDE WITH ADJACENT WORK AND ELEVATIONS. THE CUTTING OF THE PAVEMENT SHALL BE CLEAN WITH NO APPARENT SPALLS OR BREAKS.
- CONSTRUCTION JOINTS IN THE HYDRAULIC CEMENT CONCRETE SHALL BE FORMED AROUND ALL APPURTENANCES SUCH AS MANHOLES AND WATER METERS THAT EXTEND INTO OR THROUGH THE SIDEWALK. THESE JOINTS SHALL BE FILLED WITH JOINT FILLER AND SEALED WITH SILICONE JOINT SEALANT TO MATCH THE COLOR OF THE SIDEWALK.
- THE PATTERN FOR THE PAVING MATERIALS AND JOINTS IS SHOWN ON THE PLANS AND SHALL BE APPROVED BY THE OWNER AND CITY OF CHARLOTTEVILLE PRIOR TO INSTALLATION.



KEYSTONE RIDGE DESIGNS
 KEYSTONE RIDGE DESIGNS, INC.
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 BUTLER, PA 16001
 1-800-284-8208
 FAX: (724) 284-1253
 www.keystoneridgedesigns.com



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1 LOOP 3 CAPACITY SONANCE BIKE RACK

TREE CANOPY CALCULATIONS

SITE AREA		19989 SF
BUILDING AREA		16987.6 SF
DRIVEWAY AREA		346.863 SF
NET CALCULATION AREA		2654.57 SF
PERCENT TREE CANOPY REQUIRED =	10 percent	
TOTAL CANOPY REQUIRED		265 SF
TREE CANOPY PROVIDED		3 RED MAPLES AT 2" CAL. = 397 SF EACH
	3	1,191 SF

ANES, INC.
 1126 PG. 266
 329 PG. 438
 254 PG. 486
 PCL: 10-63



HARDSCAPE PLAN

NO.	REVISIONS	DATE	BY

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COMMONWEALTH OF VIRGINIA
 JOSEPH A. MATHEWS
 Lic. No. 000490
 10/21/2015
 LANDSCAPE ARCHITECT

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
113196000	03/27/15	AS SHOWN	RRP	KHA	RRP

SYCAMORE HOUSE
 PREPARED FOR
 CARR CITY CENTERS

STREETScape
 PLAN

SHEET NUMBER
CH-101

VIRGINIA
 CITY OF CHARLOTTEVILLE

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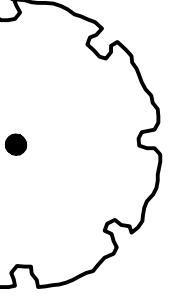

GENERAL LANDSCAPE NOTES:

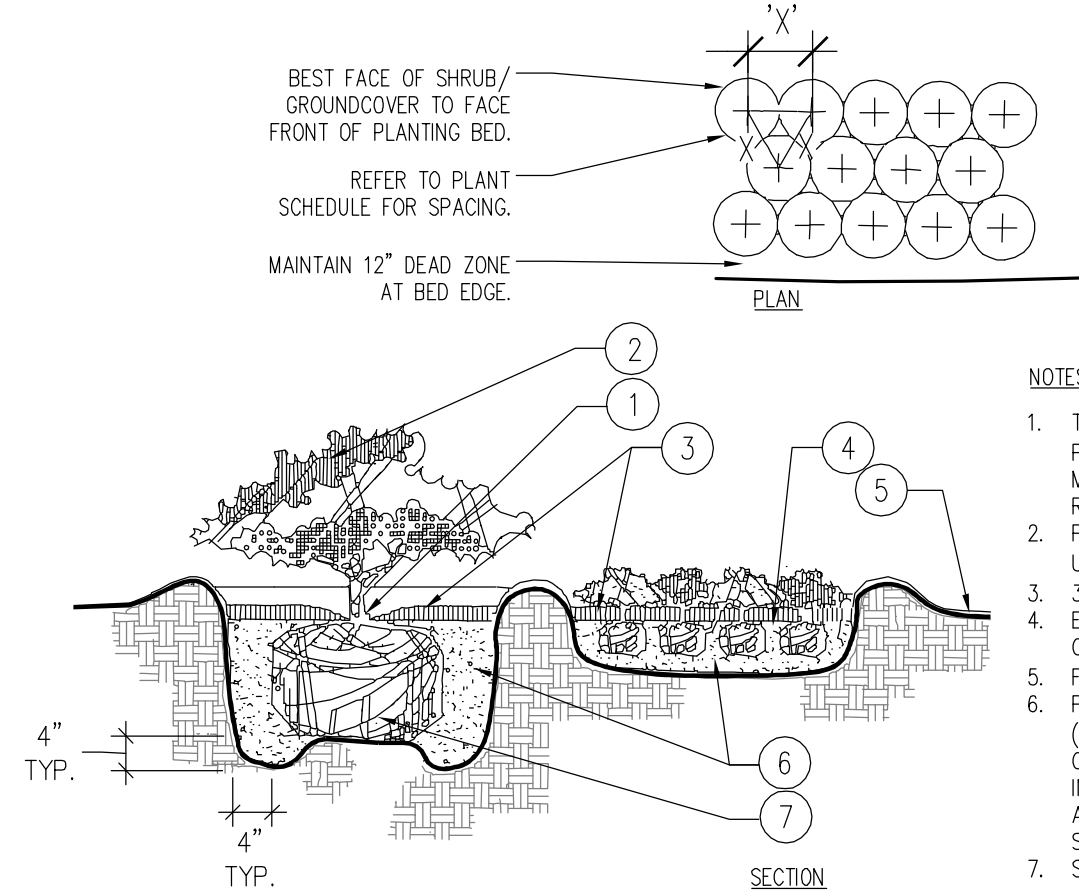
- A. CONTRACTOR SHALL REVIEW ALL DRAWINGS, SPECIFICATIONS, PERMITS, AND REGULATORY REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- C. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS PROVIDED BY OTHERS.
- D. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" OF VIRGINIA @ 1-800-552-7001 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
- E. FINAL LOCATION OF ALL PLANTINGS SHALL BE DETERMINED IN THE FIELD BY THE OWNER'S CHOSEN REPRESENTATIVE.
- F. SUBSTITUTIONS AND/OR MODIFICATIONS TO PLANTING LAYOUT, PLANT MATERIALS, ETC. SHALL NOT BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE.
- G. CONTRACTOR SHALL INSTALL ALL PLANT MATERIALS AS SHOWN IN THE DETAILS, AND AS INDICATED IN THE LANDSCAPE SPECIFICATIONS.
- H. THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
- I. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST ADDITION OF ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- J. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE OF ANY DEFORMITIES, DISEASES, OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR DISFIGURED/CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, INSECT DAMAGE, ETC., ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- K. TREES NOT EXHIBITING A CENTRAL LEADER WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT LIST AS MULTI-STEM.
- L. PLANTING BEDS SHALL RECEIVE 3" OF DARK, SHREDDED HARDWOOD MULCH THROUGHOUT. ORANGE AND/OR RED MULCH IS NOT ACCEPTABLE.
- M. PLANT MATERIALS SHOWN ON PLANS ARE A GRAPHIC REPRESENTATION ONLY. CONTRACTOR SHALL PERFORM ALL LANDSCAPE INSTALLATION ON THE SUBJECT PROPERTY, AND NOT ON ADJACENT PROPERTIES, UNLESS OTHERWISE DIRECTED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. ROOTBALLS OF SHRUBS AND TREES SHALL BE PLANTED, IN THEIR ENTIRETY, WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY.
- N. QUANTITY TAKE-OFFS INDICATED ON THE PLANTING SCHEDULE ARE FOR CONVENIENCE ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE SCHEDULE, THE GRAPHIC REPRESENTATION IN THE PLANS SHALL DICTATE.

STANDARD LANDSCAPING SPECIFICATIONS:

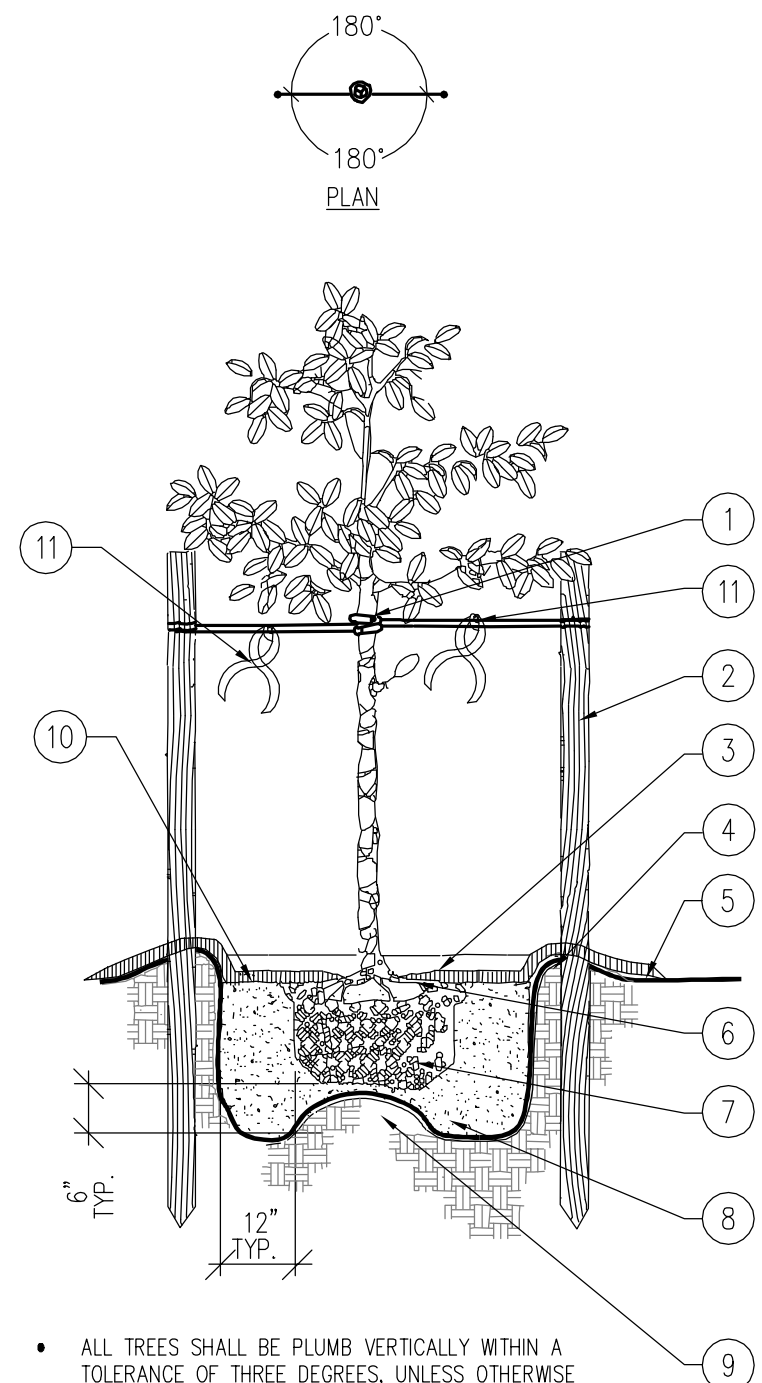
- 1. ALL TOPSOIL SHALL BE A MINIMUM OF 8" IN TREE, SHRUB AND GROUND COVER BEDS.
- 2. ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
- 3. LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
- 4. ALL AREAS TO BE LANDSCAPED OR COVERED WITH MULCH MUST BE TREATED WITH A PRE-EMERGENCE HERBICIDE (SURFLAN, DACTAL OR APPROVED EQUAL) IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE REGULATIONS AND THE MANUFACTURER'S INSTRUCTIONS.
- 5. ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VIGOROUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z60.1.
- 6. ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE 'AMERICAN ASSOCIATION OF NURSERYMEN' AND STATE NURSERY/LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STAKING AND GUYING.
- 7. ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP OF THE ROOT COLLAR MATCHES, OR IS NO MORE THAN TWO (2") INCHES ABOVE, FINISHED GRADE. REPLACE AMENDED BACKFILL IN 6-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A FOUR-INCH HIGH EARTHEN WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTLING MITIGATED AS REQUIRED. ALUMINUM EDGING SHALL BE INSTALLED AROUND ALL PLANTING AREAS TO DELINEATE BETWEEN DIFFERENT LANDSCAPE MATERIALS.
- 8. AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
- 9. ALL PLANTING BEDS AND PITS SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH AT A MINIMUM DEPTH OF 3".
- 10. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETENESS. THE CONTRACTOR SHALL REPLACE PLANTS, DEAD, UNHEALTHY, DYING OR DAMAGED THROUGH LOSS OF BRANCHES AND/OR FOLIAGE. LAWNS THAT ARE NOT IN GOOD CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REPAIRED UNTIL A GOOD LAWN RESULTS. IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREA BEGINNING WITH THE DATE OF SUBSTANTIAL COMPLETENESS.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS	
	AP	1	ACER PALMATUM	JAPANESE MAPLE	B&B OR CONT.		4'-5' HT. MIN.		
	AG	3	ACER RUBRUM 'OCTOBER GLORY'™	OCTOBER GLORY MAPLE	B & B	3.5" CAL	10' HT. MIN.	LIMBED TO 6' H	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	REMARKS	
	NP	10	NANDINA DOMESTICA 'FIRE POWER'	FIREPOWER NANDINA	CONT.	12"-15" SP.			
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	FIELD3	SPACING	REMARKS
	LB	95 SF	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	6" POT				SPACE AT 18" C

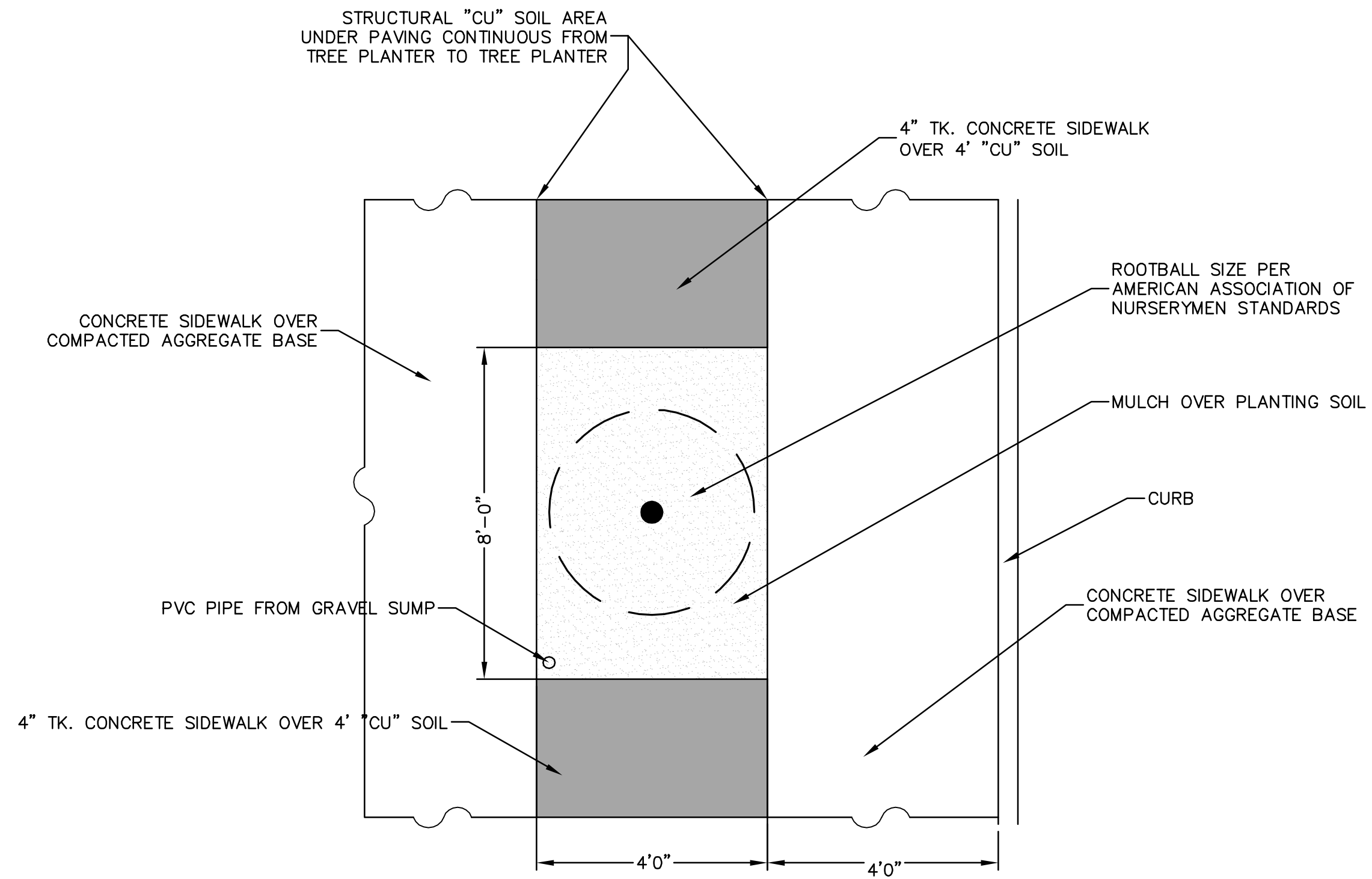


Shrub/Groundcover Planting
PLAN/SECTION NTS



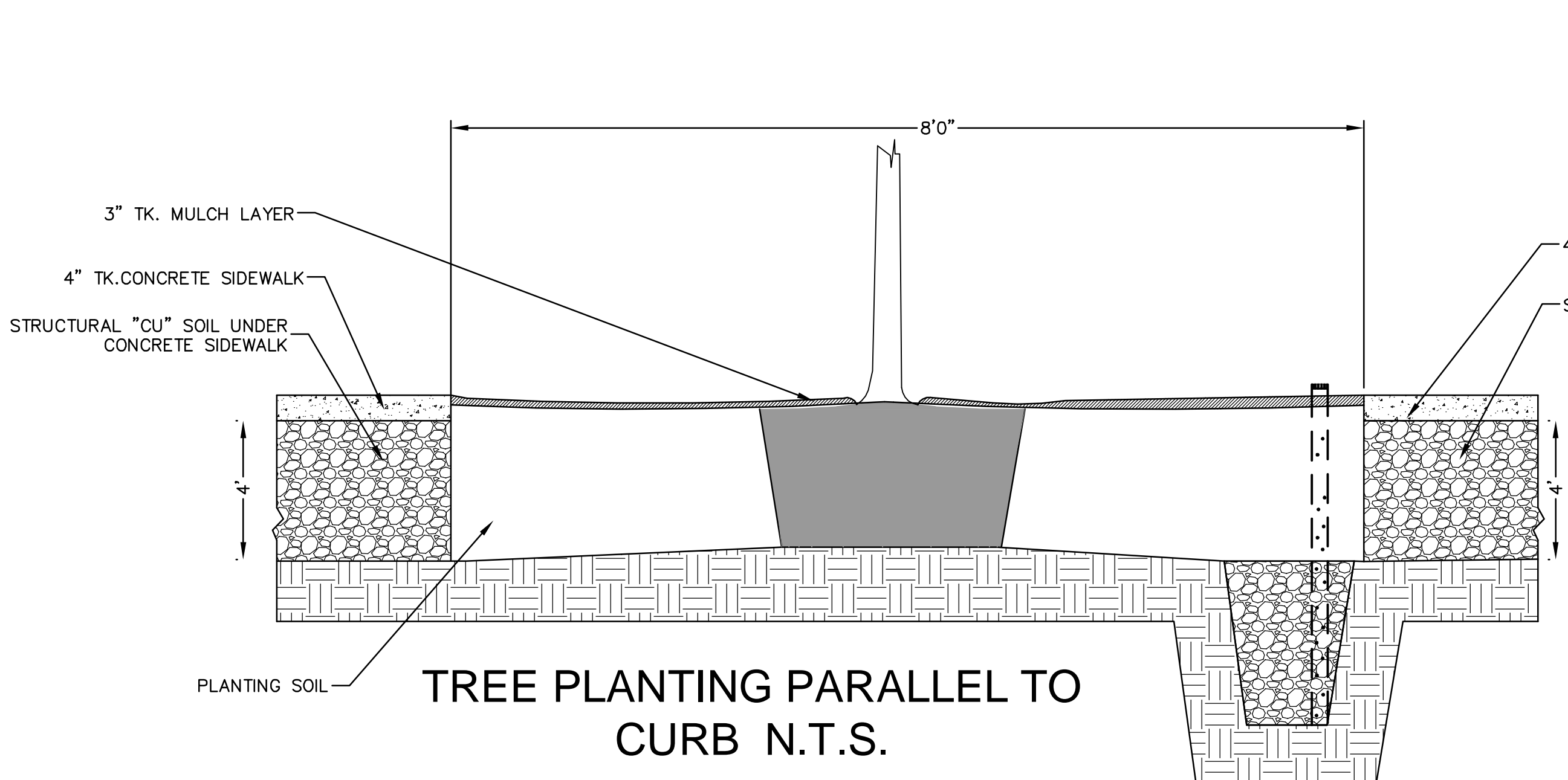
Small Tree Planting
SECTION (TREES UNDER 3' CAL. OR 14' IN HEIGHT) NTS

- ARBORITE (NOTE FOR MULTI-TRUNK TREES, USE SEPARATE GUY'S TO STRONGEST TRUNKS AT CENTER OF EACH).
 - TWO 1.5" X 8" MIN. SQUARE OR ROUND STAKES SPACED EVENLY EACH SIDE OF TREE.
 - 3" MINIMUM OF MULCH AS SPECIFIED WHERE TREES ARE PLACED IN SOIL. MULCH RING FOR TREES SHALL EXTEND APPROX. 6" BEYOND EARTH SAUCER/BERM UNLESS INDICATED OTHERWISE BY OWNERS REPRESENTATIVE. AN APPROVED WEED BARRIER FABRIC SHALL BE INSTALLED IN ALL PLANTING BEDS.
 - SOIL BERM TO HOLD WATER. (NOTE REQUIRED FOR TREES IN SIDEWALK TREE PLANTERS).
 - FINISHED GRADE (SEE GRADING PLAN)
 - TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE
 - B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
 - PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES)
 - ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
 - APPROVED WEED BARRIER.
 - FLAG ALL TREE TIE WIRES WITH BRIGHTLY COLORED FLAGGING.
- NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. "TREE SAVER" ANCHORING SYSTEM MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE AND THE CITY OF CHARLOTTESVILLE.

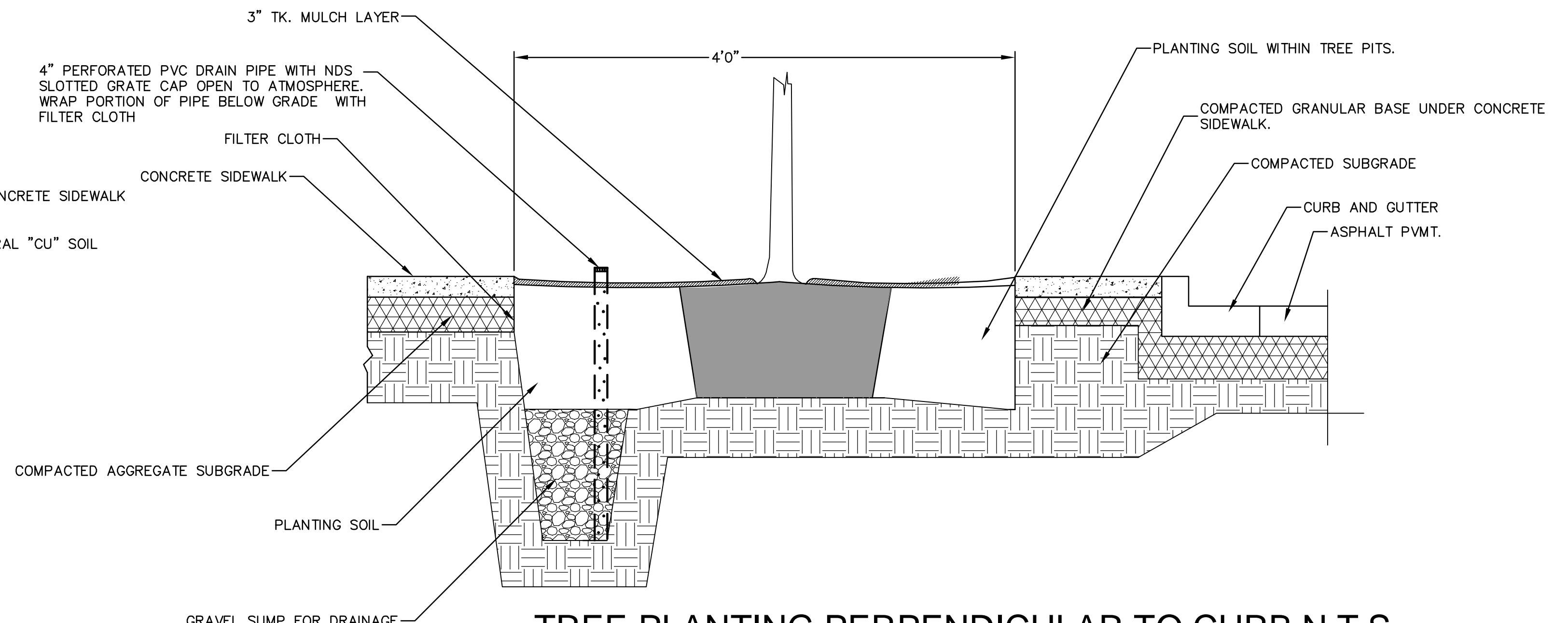


TREE PLANTING PLAN DIAGRAM FOR MIDDLE TREE PLANTER N.T.S.



NOTE: MIDDLE TREE PLANTER WILL HAVE "CU" SOIL ON BOTH SIDES OF THE PLANTER CONTINUOUS BETWEEN TREE PLANTERS. THE TWO END PLANTERS WILL ONLY HAVE THE STRUCTURAL SOIL ON THE SIDE ADJACENT TO THE MIDDLE PLANTER.



TREE PLANTING PARALLEL TO CURB N.T.S.



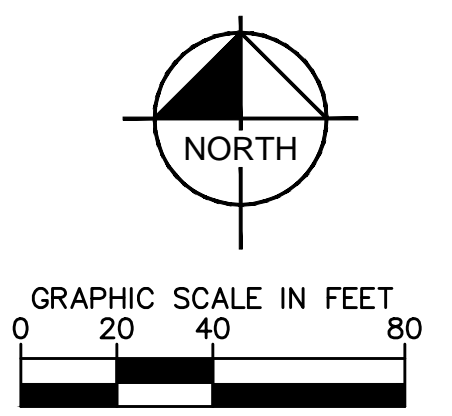
TREE PLANTING PERPENDICULAR TO CURB N.T.S.

No.	REVISIONS	DATE	BY
			
1500 FOREST AVENUE, SUITE 115, RICHMOND, VA 23229 PHONE: 804-673-3862 FAX: 804-673-3960 WWW.KIMLEY-HORN.COM			
			
KHA PROJECT	DATE	SCALE	DESIGNED BY
11-15196000	03/27/15	AS SHOWN	RJP
			DRAWN BY
			KHA
			CHECKED BY
			RJP
SYCAMORE HOUSE PREPARED FOR CARR CITY CENTERS			
PLANTING NOTES AND DETAILS			
SHEET NUMBER CH-501			

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- NOTES:**
1. ALL SIGN LOCATIONS TO BE APPROVED IN FIELD BY CITY ENGINEER. LOCATIONS ONLY SHOWN FOR REFERENCE.
 2. SIGNS THAT OVERHANG BIKE LANES SHALL BE MOUNTED 10' ABOVE GRADE OF ASPHALT.
 3. ALL SIGNS SHALL BE 36'X36' UNLESS OTHERWISE NOTED.



No.	REVISIONS	DATE	BY

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COMMONWEALTH OF VIRGINIA
 RYAN R. PERKINS
 Lic. No. 046565
 3.27.15
 PROFESSIONAL ENGINEER

KHA PROJECT	113196000
DATE	3/27/15
SCALE	AS SHOWN
DESIGNED BY	RRP
DRAWN BY	KHA
CHECKED BY	RRP

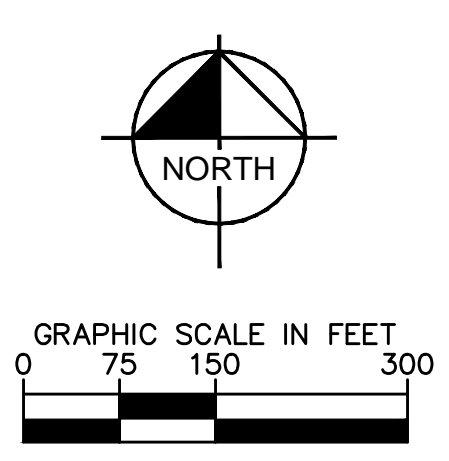
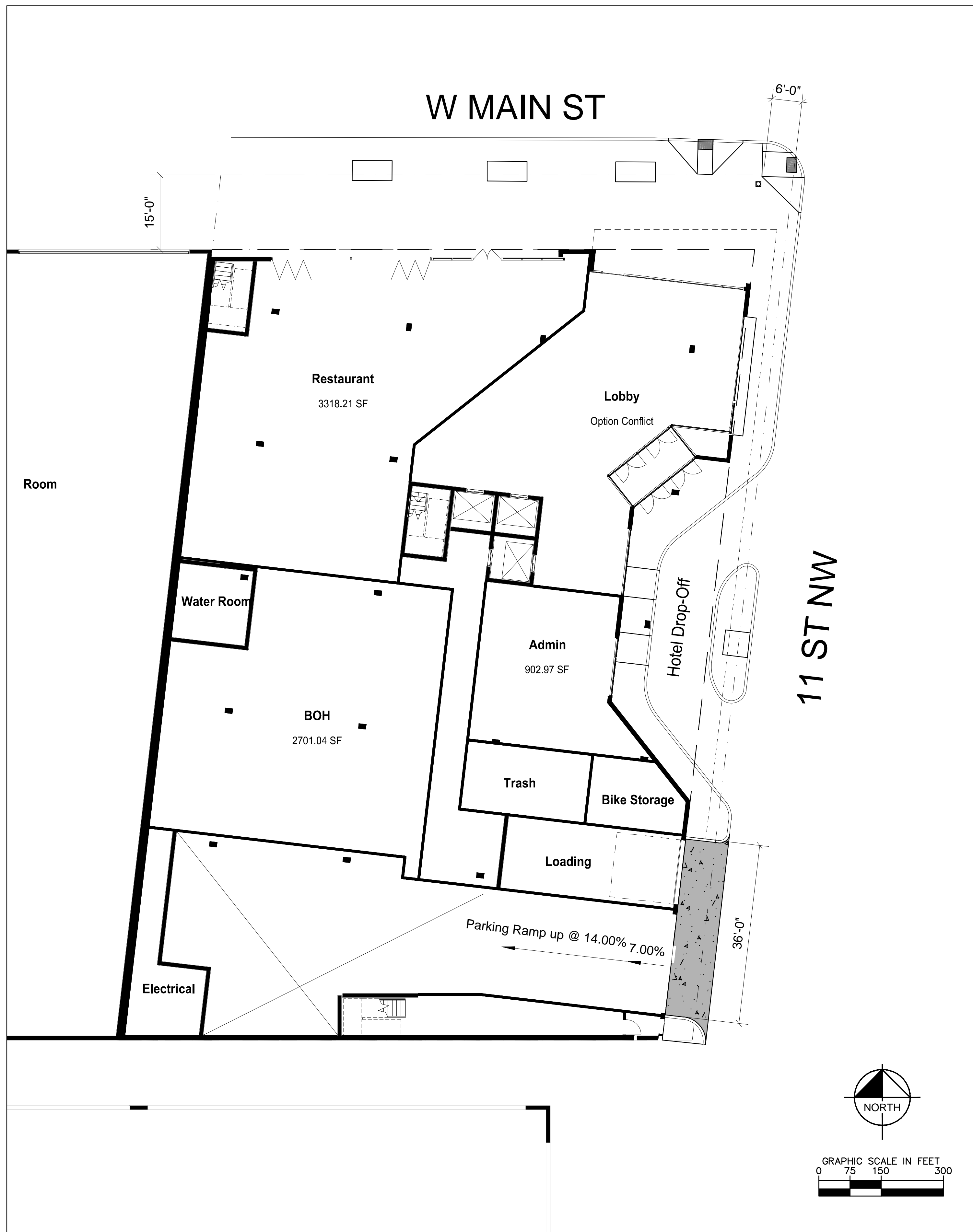
SYCAMORE HOUSE HOTEL
 PREPARED FOR
 CARR CITY CENTERS
 CITY OF CHARLOTTESVILLE VIRGINIA

MOT PLAN

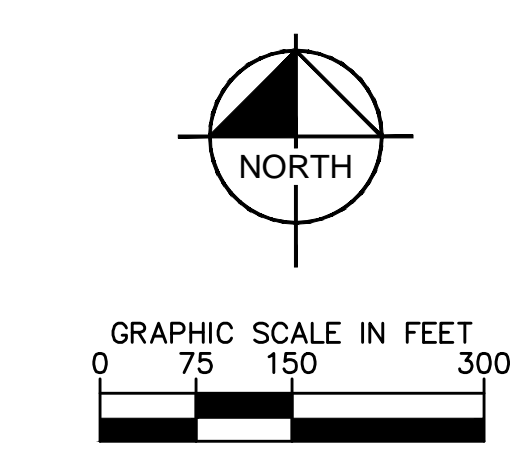
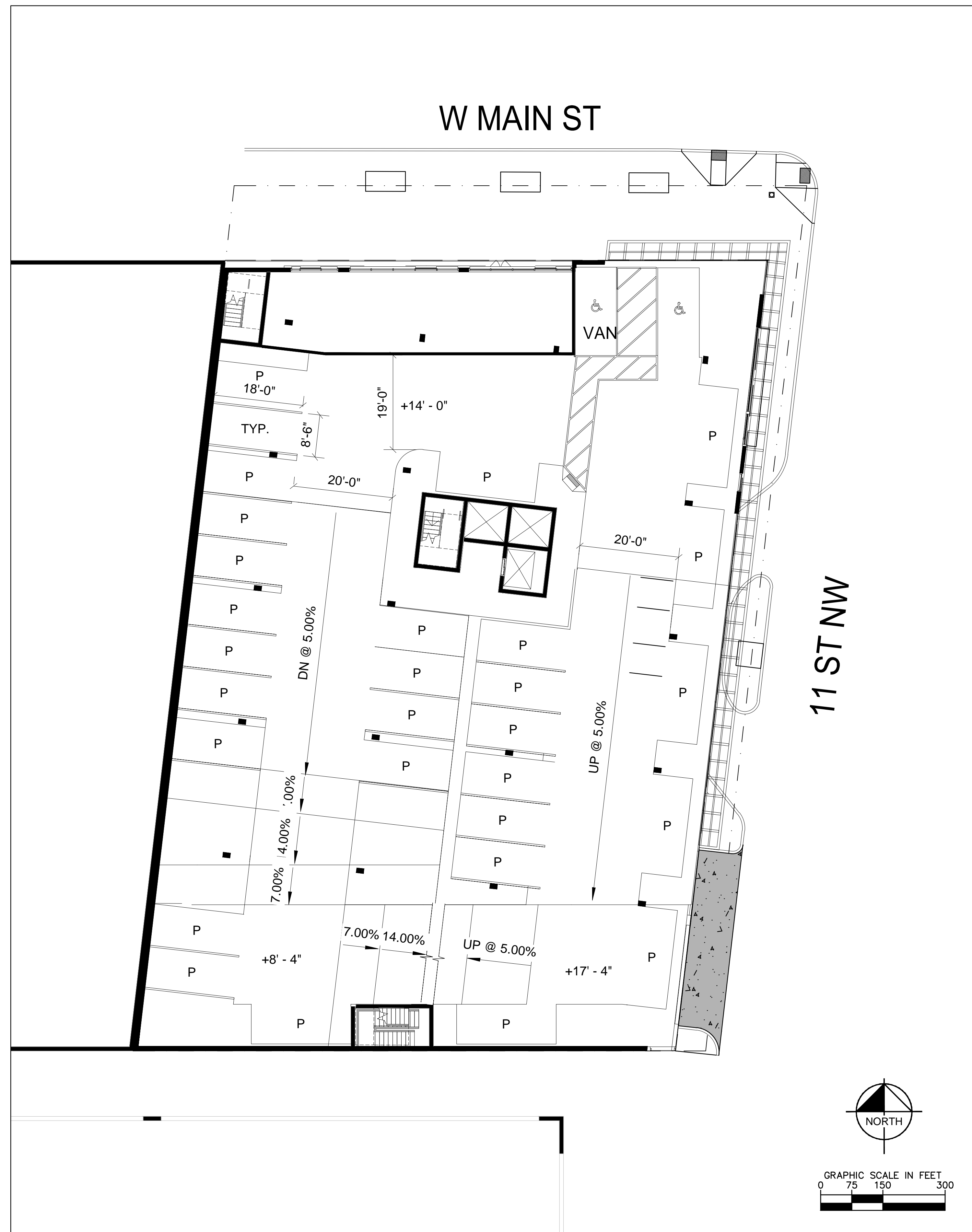
SHEET NUMBER
CT-101

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GROUND FLOOR



SECOND FLOOR



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KHA PROJECT	113196000
DATE	3/27/15
SCALE	AS SHOWN
DESIGNED BY	RRP
DRAWN BY	KHA
CHECKED BY	RRP

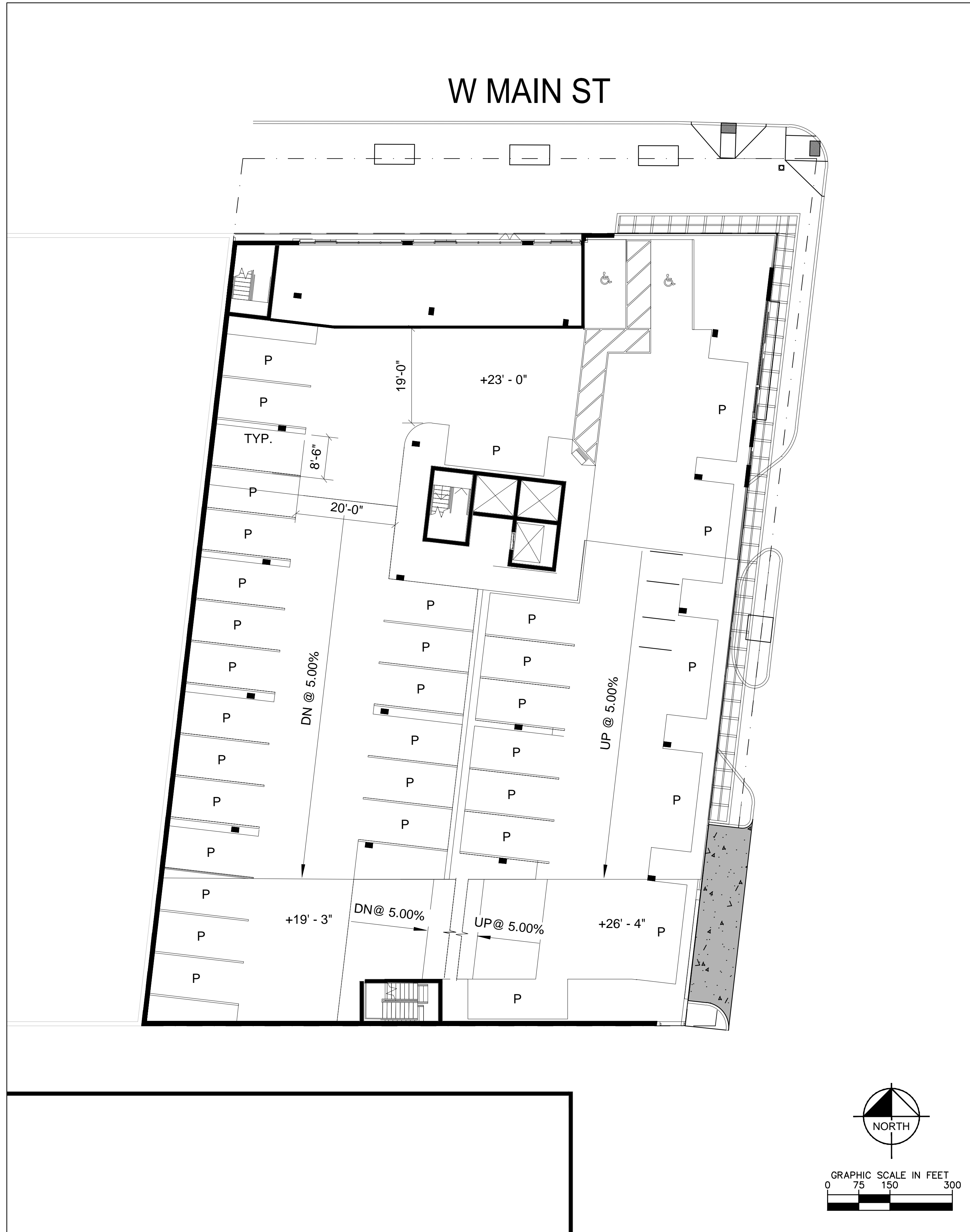
SYCAMORE HOUSE HOTEL
 PREPARED FOR
 CARR CITY CENTERS
 CITY OF CHARLOTTESVILLE VIRGINIA

PARKING DECK-
 GROUND & 2ND
 FLOOR

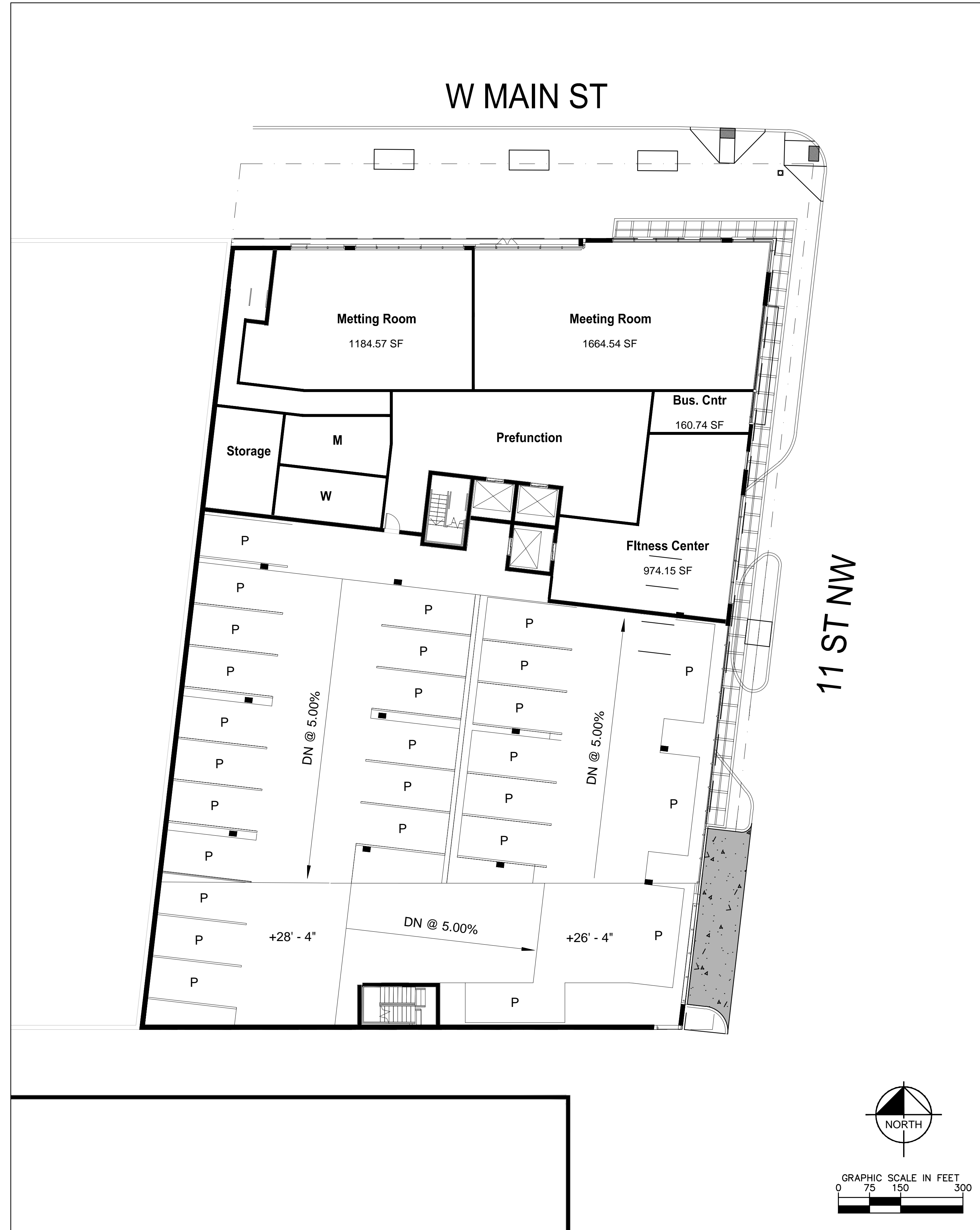
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 CPD-101

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THIRD FLOOR



FOURTH FLOOR



No.	REVISIONS	DATE	BY

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KHA PROJECT	113196000
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SCALE	AS SHOWN
DESIGNED BY	RRP
DRAWN BY	KHA
CHECKED BY	RRP

SYCAMORE HOUSE HOTEL
 PREPARED FOR
CARR CITY CENTERS
 CITY OF CHARLOTTESVILLE VIRGINIA

PARKING DECK -
3RD & 4TH FLOOR

SHEET NUMBER
CPD-102

City of Charlottesville
Department of Neighborhood Development Services
Staff Report



CITY COUNCIL AND PLANNING COMMISSION
JOINT PUBLIC HEARING

DATE OF HEARING: JUNE 9, 2015
APPLICATION NUMBER: SP14-00007

Project Planner: Brian Haluska, AICP
Date of Staff Report: May 27, 2015

Applicant: Russ Nixon, Nixon Land Surveying, authorized representative of MTE, LLC
Current Property Owners: MTE, LLC

Application Information

Property Tax Map/Parcel # and Street Addresses:

Tax Map 28 Parcel 113 - 201 Garrett St.

Total Square Footage/Acreage Site: 1.366 acres

Comprehensive Plan (Land Use Plan) Designation: Mixed-Use

Current Zoning Classification: Downtown Extended Corridor with Parking Modified
Zone Overlay

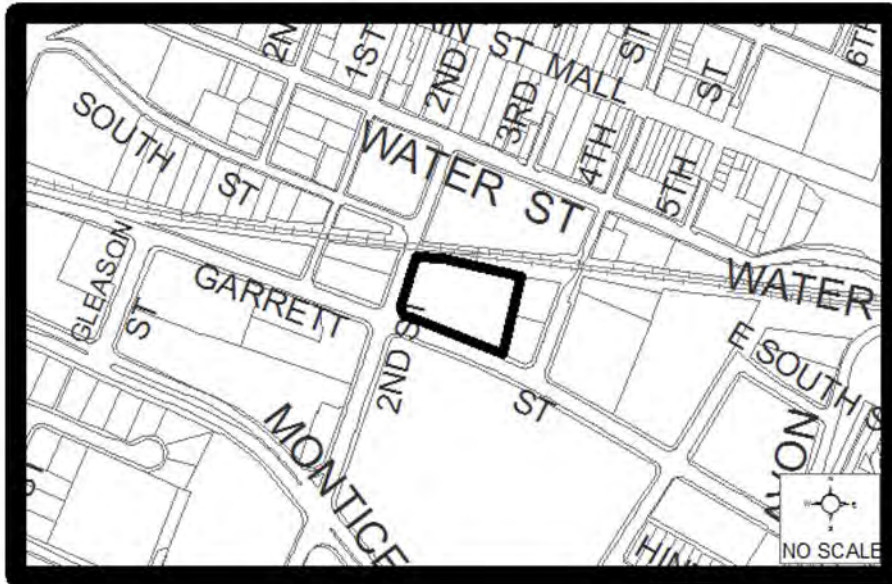
Tax Status: The City Treasurer's office confirms that the taxes for the properties were current
as of the drafting of this report.

Applicant's Request

Special Use Permit for:

1. **Density** up to 171 dwelling units per acre, per City Code Sec. 34-580

Vicinity Map



Background/ Details of Proposal

The applicant has submitted an application seeking approval of a Special Use Permit in conjunction with a site plan for an expanded mixed-use building located at 201 Garrett Street. The Property has additional street frontage on 2nd Street SE. The proposed development plan shows a 101 foot tall building with 233 residential units (i.e., density of 171 DUA) and 49,580 square feet of new commercial space that includes office and retail space. The building as proposed would have parking for 142 cars located in structured parking under the building.

The developer has stated that he hopes to have the new residential units average 450 square feet in size, and may be as small as 300 square feet. His stated goal is to meet a price point below the current average rents in the downtown area.

The Downtown Extended Corridor zoning permits a maximum height of 101 feet by right. The maximum density permitted by right is 43 units per acre in a mixed-use development having 25 to 75 percent of the gross floor area designed and occupied for residential use, and up to 240 units per acre by special use permit.

Land Use and Comprehensive Plan

EXISTING LAND USE; ZONING AND LAND USE HISTORY:

The property is current being used for commercial purposes. The existing building houses three restaurants, as well as retail establishments and office space. The building is currently being expanded to add additional office space and 4 residential units.

Section 34-541 of the City Code describes the purpose and intent of the Downtown Extended Corridor zoning district:

“Historically, the areas within the Downtown Extended district contained manufacturing uses dependent upon convenient access to railroad transportation. In more recent times, use patterns within this area are similar to those within the Downtown district. The intent of this district is to encourage an inter-related mixture of high-density residential and commercial uses harmonious with the downtown business environment, within developments that facilitate convenient pedestrian and other links to the Downtown area.”

Zoning History: In 1949, the property was zoned **C Industrial**. In 1958, the property was zoned **M-1 Restricted Industrial**. In 1976, the property was zoned **M-1 Restricted Industrial**. In 1991, the property was zoned **M-1 Restricted Industrial**. In 2003, the property was rezoned to **Downtown Extended Corridor**.

SURROUNDING LAND USES AND ZONING DISTRICTS

North: Immediately north of the property are railroad tracks and the Water Street Parking Garage. One block further north is the Landmark Hotel project. These properties are zoned Water Street Corridor with ADC District Overlay.

South: Immediately south of the property are multi-story structures that are used for low-income residential housing, known as Friendship Court. Further south is the IX Complex of commercial uses. These properties are zoned Downtown Extended Corridor.

East: Immediately adjacent to the east is a surface parking lot. Further east is the Norcross Station apartment complex. These properties are zoned Downtown Extended Corridor.

West: Immediately adjacent to the west is a one-story commercial building that primarily houses retail uses. Beyond that property is a vacant lot that has been approved for a four-story mixed-use building. These properties are zoned Downtown Extended Corridor.

NATURAL RESOURCE AND CULTURAL FEATURES OF SITE:

The site does not have any notable natural resources. The site is mostly paved and developed. There are some trees along the edge of the property, some of which have been impacted by the construction of the addition on the corner of 2nd Street SE and Garrett Street.

The current building on the property was constructed in the early 1980's.

COMPREHENSIVE PLAN ANALYSIS:

The Comprehensive Plan is generally supportive of high density, mixed-use developments along the major corridors in the City, especially along Garrett Street. The Comprehensive Plan also contains language that supports creation of housing opportunities for all residents of the City. Lastly, the Comprehensive Plan places a strong emphasis on supporting development that is multi-modal, particularly developments that encourage biking and walking.

Specific items from the Comprehensive Plan that support the application are as follows:

Land Use

- Enhance pedestrian connections between residences, commercial centers, public facilities and amenities and green spaces. (Land Use, 2.3)
- Enhance existing neighborhood commercial centers and create opportunities for others in areas where they will enhance adjacent residential area. Provide opportunities for nodes of activity to develop, particularly along mixed-use corridors. (Land Use, 3.2)

Economic Sustainability

- Continue to encourage private sector developers to implement plans from the commercial corridor study. (Economic Sustainability, 6.6)

Housing

- Achieve a mixture of incomes and uses in as many areas of the City as possible. (Housing, 3.3)
- Consider the range of affordability proposed in rezoning and special use permit applications, with emphasis on provision of affordable housing for those with the greatest need. (Housing, 3.5)
- Promote housing options to accommodate both renters and owners at all price points, including workforce housing. (Housing, 3.6)
- Offer a range of housing options to meet the needs of Charlottesville's residents, including those presently underserved, in order to create vibrant residential areas or reinvigorate existing ones. (Housing, Goal 7)
- Ensure that the City's housing portfolio offers a wide range of choices that are integrated and balanced across the City to meet multiple goals including: increased sustainability, walkability, bikeability, and use of public transit, augmented support for families with children, fewer pockets of poverty, sustained local commerce and decreased student vehicle use. (Housing, Goal 8)
- Encourage mixed-use and mixed-income housing developments. (Housing, 8.1)
- Encourage housing development where increased density is desirable and strive to coordinate those areas with stronger access to employment opportunities, transit routes, and commercial services. (Housing, 8.3)

- Promote redevelopment and infill development that supports bicycle and pedestrian-oriented infrastructure and robust public transportation to better connect residents to jobs and commercial activity. (Housing, 8.5)

Transportation

- Encourage a mix of uses in priority locations, such as along identified transit corridors and other key roadways, to facilitate multimodal travel and increase cost effectiveness of future service. (Transportation, 2.4)
- Promote urban design techniques, such as placing parking behind buildings, reducing setbacks and increasing network connectivity, to create a more pedestrian friendly streetscape and to reduce speeds on high volume roadways. (Transportation, 2.6)
- Encourage the development of transit-oriented/supportive developments. (Transportation 6.6)

Historic Preservation and Urban Design

- Facilitate development of nodes of density and vitality in the City’s Mixed Use Corridors, and encourage vitality, pedestrian movement, and visual interest throughout the City. (Historic Preservation and Urban Design, 1.3)

Specific items from the Comprehensive Plan that may not support the application are as follows:

Land Use

- When considering changes to land use regulations, respect nearby residential areas. (Land Use, 2.1)

Historic Preservation and Urban Design

- Promote Charlottesville’s diverse architectural and cultural heritage by recognizing, respecting and enhancing the distinct characteristics of each neighborhood. (Historic Preservation and Urban Design, 1.2)

The site falls within the City’s Strategic Investment Area, and is a key property identified in the plan because of its frontage on 2nd Street SE. 2nd Street SE between the rail road tracks and Monticello Avenue was identified in the plan as a central axis for initial activity in the area.

The Strategic Investment Area Plan adopted by the City offers the following points of guidance for the site:

- The property is designated as being in the Mixed-Use Urban Center (Transect T5) in the SIA Regulating Plan. (Page VI-3)
- The T5 transect aims for 4-5 1/2 story mid- and low-rise residential developments. (Page VI-4)
- The property is designated as a “Secondary Infill Property” (Page VI-6)
- The adjacent surface parking lots are shown as a potential location for mid-rise multi-family housing. (Page VI-10)

- The plan's building envelope standards show heights of 4-5 stories on the site. (Page VI-14)
- 2nd Street Se is designated as a primary retail frontage, while Garrett Street east of 2nd is not. (VI-18)

Public and Other Comments Received

PUBLIC COMMENTS

The Planning Commission held a preliminary discussion on this matter at their meeting on January 13, 2015. Several members of the public expressed concern about and opposition to the project. The comments cited the impacts to parking in the area around the project and the impact to traffic in the area. Many of the comments in opposition to the project suggested that the by right density would be preferable.

The City held a preliminary site plan review conference on January 7, 2015. Members of the Gleason's Condominium Owners Association expressed their opposition to the project at that time, citing many of the same concerns they presented to the Planning Commission on January 13, 2015.

The Planning Commission held an opportunity for public comment at their meeting on April 14, 2015. Two members of the public spoke in opposition to the proposal, citing the unclear nature of the plan, and that the proposed building was out of scale with the surrounding properties.

The written correspondence regarding the SUP request received by staff in advance of the meeting is attached to this report. Comment specific to the May submission begin on Page 26 of this document.

PLANNING COMMISSIONS COMMENTS AT PRELIMINARY DISCUSSION

1. **Height of the building on Garrett Street.** Commissioners were concerned about how the building could meet the guidelines for building envelope in the SIA.
2. **Concern about whether or not the unit sizes proposed are unique to downtown.** The applicant submitted that the size of the units would be unique to downtown and offer to fill a gap in the residential inventory. Commissioners raised the question of whether or not the units were rare downtown, as well as the challenges that living in a smaller footprint presents.

IMPACT ON CITY SERVICES:

Public Works (Water and Sewer):

The applicant has sent the projected impact of the structure on the City water and sewer services, and the loads have been passed on to the Rivanna Water and Sewer Authority for the required letter of acceptance. Staff does not anticipate any problems with serving the projected demands.

Public Works (Storm Drainage/Sewer): The proposed project will develop an area of land that is currently almost entirely impervious surface, and the resulting development will be required to provide Stormwater management and treatment in accordance with current state regulations and engineering standards. The applicant is required to provide a stormwater management plan as part of a final site plan submission. A preliminary site plan is required to detail the developer's "Stormwater concept" prepared by a professional engineer or landscape architect, in accordance with current provisions of City Code 34-34-827(d)(9).

Staff Analysis and Recommendation

ANALYSIS

Assessment of the Development as to its relation to public necessity, convenience, general welfare, or GOOD ZONING PRACTICE:

The City has zoned the Downtown Extended Corridor with the intent of providing an area for higher intensity development. The proposal looks to take advantage of this location and desire for higher intensity development by delivering up to 233 residential units within easy walking distance of the Downtown Mall and the IX property.

Assessment of Specific Potential Impacts of the Proposed Development:

1. Massing and scale of the Project, taking into consideration existing conditions and conditions anticipated as a result of approved developments in the vicinity.

The height of the building is roughly similar to the height of the nearby Landmark Hotel project and the height of the approved Market Plaza project. The height is not out of character for the location in which it is proposed, but it does exceed the height of all the structures immediately adjacent to the site.

The Planning Commission stated a concern about the height of the project along Garrett Street, and how the scale of the building would impact the pedestrian experience along the street. Staff notes that the height conforms to the code but note additional setbacks may mitigate the massing and scale.

2. Traffic or parking congestion on adjacent streets.

The proposed project will impact traffic on the streets adjacent to the building. The applicant shows vehicular access on Garrett Street. The trip generation for the residential portion of the project shows an added 1000 trips per day, with the maximum hourly impact being 80 additional trips in the PM peak hour according to the ITE Manual.

As the project is currently designed, the maximum number of residential units would fall short of the number requested in the special use permit because of parking limitations. The Parking Modified Overlay zone requires an applicant to provide the

required parking spaces either on-site or within 1000 feet of the property. The applicant's latest site plan shows 199 parking spaces, which is 62 spaces short of the parking necessary to support a complete build-out of the site.

3. Noise, lights, dust, odor, vibration

The proposed project represents a use that is similar to surrounding uses in terms of impacts from lights, dust, odor and vibration. Vibration from parking cars will be internal to the site. The lighting external to the building will be required to meet the City's lighting regulations.

4. Displacement of existing residents or businesses

The proposal would result in a net gain in space for businesses on the site.

5. Ability of existing community facilities in the area to handle additional residential density and/or commercial traffic

This proposed residential use is not projected to present an undue burden on community facilities. Staff has previously raised the point that the Pollocks Greenway element in the Strategic Investment Area plan is aimed at serving residential developments south of the Downtown Mall, and the proposed development at this location would feed into the demand for that facility.

6. Impact (positive or negative) on availability of affordable housing

The proposed development would result in additional residential units in the downtown area. The requested special use permit would increase the permitted number of units on the site from 57 units to 233. The applicant has stated that he intends to construct units with an average square footage of around 450 square feet. The developer has stated that this type of residential product does not exist in the downtown area, and the target rents would be below the average rent in the downtown area.

The developer added a note to the SUP materials and the site plan outlining that they will comply with the Section 34-12 of the City Code.

RECOMMENDATION

Staff finds that the proposal is supported by the City's Comprehensive Plan, that the increase in density is reasonable at this location and that the impacts of the development can be addressed through conditions placed on the special use permit.

General

- 1) The design, height, density, and other characteristics of the Development shall remain essentially the same, in all material aspects, as described within the application materials dated May 18, 2015, submitted to the City for and in connection with SP14-00007 ("Application"). Except as the design details of the Development may subsequently be modified to comply with any other provision(s) of these SUP Conditions, any change of the Development that is inconsistent with the Application shall require a modification of this SUP.

Massing and Scale

- 2) **Visual impacts.** The developer shall work with staff to achieve a final design that will minimize the visual impacts of the building on the Garrett Street elevation, while still maintaining a financially viable project.
 - a. All outdoor lighting and light fixtures shall be full cut-off luminaires.
 - b. Balconies: Throughout the life of the Development, the owner of the Subject Property shall establish enforceable rules to regulate the use and appearance of balconies. Such rules shall be set forth within written instruments that will be binding upon the occupants of the building (for example: recorded covenants or restrictions for condominium or homeowners' associations; written leases; etc.).
- 3) **On-site parking garage:** The on-site parking garage shall meet the following requirements:
 - a. There shall be no more than one (1) vehicular entrance or exit for the Development. This single entrance/ exit shall have no more than 2 lanes of traffic, unless a traffic impact analysis denotes that more lanes are necessary. The parking garage will provide a separate entrance/exit for pedestrians.

Massing and Scale

- 4) A building setback of 10 feet after 45 feet in height on the side facing Garrett Street.

Construction

- 5) Prior to commencement of any land disturbing activity on the Property, the developer shall hold a meeting with notice to all adjoining property owners to review the proposed location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction activities. The city's director of neighborhood development services shall be provided with evidence that such meeting was held, and of the required notices, prior to the issuance of any building permit for the Development.
- 6) The developer shall submit a Traffic Control Plan as part of the proposed final site plan, detailing measures proposed to control traffic movement, lane closures, construction entrances, haul routes, idling of construction vehicles and equipment, and the moving and staging of materials to and from, and (if planned, in public rights-of-way adjacent to the site, during the construction process. This Traffic Control Plan shall be amended, as necessary, and submitted along with any application or a building permit or other development permit applications.
- 7) The developer shall provide the city's director of neighborhood development services, adjoining property owners and the Downtown Business Association with written notice of a person who will serve as a liaison to the community throughout the duration of construction of the Development. The name and telephone number, including an emergency contact number, of this individual shall be provided.
- 8) The developer shall submit a foundation inspection, prior to commencement of construction of the first floor above-grade framing for the Building(s). The foundation inspection shall include (i) the building footprint, as depicted within the approved final site plan, (ii) the top-of-slab elevation, and (iii) the first floor elevation. The foundation inspection shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the zoning administrator prior to the commencement of construction of the first-floor above-grade framing.
- 9) Any structural elements that are proposed to extend into the public right-of-way, including, but not necessarily limited to, footings, foundations, tie-backs, etc., must be shown on the proposed final site plan and the property owner shall be required to enter into a written encroachment easement, in a form approved by the City Attorney, suitable for recording in the City's land records. A copy of the recorded instrument shall be submitted to the City along with the first request for a building permit for the development.

Traffic

10) **Generally:**

- a. The Developer shall be responsible for the cost of constructing, in areas adjacent to the Property, any public street improvements or traffic regulation devices, the need for which is substantially generated by the proposed Development.
- b. The Development shall include one or more off-street loading docks/ areas. To the maximum extent feasible, all loading shall occur off-street, within such docks/ areas. Loading schedules shall be coordinated to facilitate off-street loading and to minimize idling by waiting vehicles.
- c. A Traffic Plan, showing the layout of signs, details, signals, turning lanes, entrances and exits, and pavement markings, shall be submitted to the City as part of the proposed final site plan for the development.

Attachments

1. Copy of City Code Sections **34-157** (General Standards for Issuance) and **34-162** (Exceptions and modifications as conditions of permit)
2. Copy of City Code Section **34-541** (Mixed-Use Districts – Intent and Description)
3. Suggested Motions for your consideration
4. Public Input received in advance of the preliminary discussion
5. Revised SUP packet
6. Preliminary Site Plan

Attachment 1

Sec. 34-157. General standards for issuance.

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

- (1) Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood;
- (2) Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan;
- (3) Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations;
- (4) Whether the proposed use or development will have any potentially adverse impacts on the surrounding neighborhood, or the community in general; and if so, whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts. Potential adverse impacts to be considered include, but are not necessarily limited to, the following:
 - a. Traffic or parking congestion;
 - b. Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment;
 - c. Displacement of existing residents or businesses;
 - d. Discouragement of economic development activities that may provide desirable employment or enlarge the tax base;
 - e. Undue density of population or intensity of use in relation to the community facilities existing or available;
 - f. Reduction in the availability of affordable housing in the neighborhood;
 - g. Impact on school population and facilities;
 - h. Destruction of or encroachment upon conservation or historic districts;
 - i. Conformity with federal, state and local laws, as demonstrated and certified by the applicant; and,
 - j. Massing and scale of project.
- (5) Whether the proposed use or development will be in harmony with the purposes of the specific zoning district in which it will be placed;
- (6) Whether the proposed use or development will meet applicable general and specific standards set forth within the zoning ordinance, subdivision regulations, or other city ordinances or regulations; and
- (7) When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be applicable, for recommendations as to whether the proposed use will have an adverse impact on the district, and **for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts.** The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

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

Sec. 34-162. Exceptions and modifications as conditions of permit.

(a) In reviewing an application for a special use permit, the city council may expand, modify, reduce or otherwise grant exceptions to yard regulations, standards for higher density, parking standards, and time limitations, provided:

(1) Such modification or exception will be in harmony with the purposes and intent of this division, the zoning district regulations under which such special use permit is being sought; and

(2) Such modification or exception is necessary or desirable in view of the particular nature, circumstances, location or situation of the proposed use; and

(3) No such modification or exception shall be authorized to allow a use that is not otherwise allowed by this chapter within the zoning district in which the subject property is situated.

(b) The planning commission, in making its recommendations to city council concerning any special use permit application, may include comments or recommendations regarding the advisability or effect of any modifications or exceptions.

(c) The resolution adopted by city council to grant any special use permit shall set forth any such modifications or exceptions which have been approved.

Attachment 2

Sec. 34-541. Mixed use districts—Intent and description.

- (1) *Downtown Corridor.* The intent of the Downtown Corridor district is to provide for a mixture of commercial and residential uses, and encourage such development by right, according to standards that will ensure harmony with the existing commercial environment in the city's downtown area. Ground-floor uses facing on primary streets should be commercial in nature. The area within this zoning district is the entertainment and employment center of the community and the regulations set forth within this district are designed to provide appropriate and convenient housing for persons who wish to reside in proximity to those activities. Within the Downtown Corridor district the following streets shall have the designations indicated:

Primary streets: All streets are primary.

Linking streets: None.

- (2) *Downtown Extended Corridor.* **Historically, the areas within the Downtown Extended district contained manufacturing uses dependent upon convenient access to railroad transportation. In more recent times, use patterns within this area are similar to those within the Downtown district. The intent of this district is to encourage an inter-related mixture of high-density residential and commercial uses harmonious with the downtown business environment, within developments that facilitate convenient pedestrian and other links to the Downtown area. Within the Downtown Extended district, the following streets shall have the designations indicated:**

Primary streets: Garrett Street, Monticello Avenue, 6th Street, Market Street, Carlton Road and 10th Street, N.E.

Linking streets: Avon Street, Dice Street, 1st Street, 4th Street, Gleason Street, Goodman Street, Oak Street, and Ware Street.

- (3) *North Downtown Corridor.* The Downtown North Corridor district is the historic center of the City of Charlottesville, and contains many historic structures. In more recent years this area has also developed as the heart of the city's legal community, including court buildings and related law and professional offices, and commercial and retail uses supporting those services. Within this area, residential uses have been established both in single-use and in mixed-use structures. Many former single-family dwellings have been converted to office use. The regulations for this district are intended to continue and protect the nature and scale of these existing patterns of development. Within the Downtown North Corridor district, the following streets shall have the designations indicated:

Primary streets: 8th Street, N.E. (between High Street and Jefferson Street), 5th Street, N.E., 1st Street, 4th Street, N.E., High Street, Jefferson Street, Market Street, 9th Street, 9th Street, N.E., 2nd Street, N.E., 2nd Street, N.W., 7th Street, N.E., 6th Street, N.E., and 3rd Street, N.E.

Linking streets: East Jefferson Street (east of 10th Street, N.E.), 8th Street, 11th Street, N.E., Lexington Street, Locust Street, Maple Street, Sycamore Street.

- (4) *West Main North Corridor.* The West Main North district is established to provide low-intensity mixed-use development at a scale that respects established patterns of commercial and residential development along West Main Street and neighborhoods adjacent to that street. When compared with the area further south along West Main Street, lots within this area are smaller and older, existing buildings (many of them historic in character) have been renovated to accommodate modern commercial uses. Within this district, established buildings are located in close proximity to the street on which they front, and one (1) of the primary goals of this district is to provide a uniform street wall for pedestrian-oriented retail and commercial uses. Within the West Main Street North district, the following streets shall have the designations indicated:

Primary streets: 4th Street, 14th Street, 10th Street, Wertland Street, and West Main Street.

Linking streets: Cream Street, Commerce Street, 8th Street, Elsom Street, 7th Street, 6th Street, 10½ Street and, 12th Street.

- (5) *West Main South Corridor.* Property on the south side of West Main Street are much deeper, and generally larger in size, than those to the north, and established non-commercial uses typically are separated from adjacent residential neighborhoods by railroad tracks and street rights-of-way. The purpose of this zoning district is to encourage pedestrian-friendly mixed-use development, at an intensity slightly greater than that to the north of West Main. The permitted uses and building heights, those allowed by-right and by special permit, respect the scenic character of the West Main Street corridor. Within the West Main Street South district, the following streets shall have the designations indicated:

Primary streets: Jefferson Park Avenue, 9th/10th Connector, Ridge Street, 7th Street, and West Main Street.

Linking streets: Dice Street, 11th Street, 5th Street, 4th Street, and 7th Street.

- (6) *Cherry Avenue Corridor.* This zoning classification establishes a district designed to encourage conservation of land resources, minimize automobile travel, and promote employment and retail centers in proximity to residential uses. It permits increased development on busier streets without fostering a strip-commercial appearance. It is anticipated that development will occur in a pattern consisting of ground-floor commercial uses, with offices and residential uses located on upper floors. This district is intended to promote pedestrian-oriented development, with buildings located close to and oriented towards the sidewalk areas along primary street frontages. Within the Cherry Avenue Corridor district the following streets shall have the designations indicated:

Primary streets: Cherry Avenue, 9th/10th Connector.

Linking streets: 4th St., 5th St., Delevan St., Estes St., Grove St., King St., Nalle St., 9th St., 6th St., 6½ St., 7th St.

- (7) *High Street Corridor.* The areas included within this district represent a section of High Street that has historically developed around medical offices and support services, as well as neighborhood-oriented service businesses such as auto repair shops and restaurants. The regulations within this district encourage a continuation of the scale and existing character of uses established within this

district, and are intended to facilitate infill development of similar uses. Within the High Street corridor district the following streets shall have the designations indicated:

Primary streets: East High Street and Meade Avenue.

Linking streets: 11th Street, Gillespie Avenue, Grace Street, Grove Avenue, Hazel Street, Moore's Street, Orange Street, Riverdale Drive, Stewart Street, Sycamore Street, Ward Avenue, and Willow Street.

- (8) *Neighborhood Commercial Corridor district.* The intent of the Neighborhood Commercial Corridor district is to establish a zoning classification for the Fontaine and Belmont commercial areas that recognize their compact nature, their pedestrian orientation, and the small neighborhood nature of the businesses. This zoning district recognizes the areas as small town center type commercial areas and provides for the ability to develop on small lots with minimal parking dependent upon pedestrian access. The regulations recognize the character of the existing area and respect that they are neighborhood commercial districts located within established residential neighborhoods. Within this district the following streets shall have the designations indicated:

Primary streets: Bainbridge St., Carlton Ave., Douglas Ave., Fontaine Ave., Garden St., Goodman St., Hinton Ave., Holly St., Lewis St., Maury Ave., Monticello Rd., and Walnut St.

Linking streets: None.

- (9) *Highway Corridor district.* The intent of the Highway Corridor district is to facilitate development of a commercial nature that is more auto oriented than the mixed use and neighborhood commercial corridors. Development in these areas has been traditionally auto driven and the regulations established by this ordinance continue that trend. This district provides for intense commercial development with very limited residential use. It is intended for the areas where the most intense commercial development in Charlottesville occurs. Within this district the following streets shall have the designations indicated:

Primary streets: Bent Creek Road, Carlton Rd., Emmet Street, 5th Street, Harris Road, Hydraulic Road, Monticello Ave., and Seminole Trail.

Linking streets: Angus Road, East View Street, Holiday Drive, India Road, Keystone Place, Knoll Street, Linden Avenue, Line Drive, Michie Drive, Mountain View Street, Seminole Circle, and Zan Road.

- (10) *Urban Corridor.* The intent of the Urban Corridor district is to continue the close-in urban commercial activity that has been the traditional development patterns in these areas. Development in this district is both pedestrian and auto oriented, but is evolving to more of a pedestrian center development pattern. The regulations provide for both a mixture of uses or single use commercial activities. It encourages parking located behind the structure and development of a scale and character that is respectful to the neighborhoods and university uses adjacent. Within this district the following streets shall have the designations indicated:

Primary streets: Barracks Road, Emmet Street, and Ivy Road.

Linking streets: Arlington Boulevard, Cedars Court, Copeley Drive, Copeley Road, Earhart Street, Massie Road, Meadowbrook Road, Millmont Street and Morton Drive.

(11)*Central City Corridor.* The intent of the Central City Corridor district is to facilitate the continued development and redevelopment of the quality medium scale commercial and mixed use projects currently found in those areas. The district allows single use development, but encourages mixed use projects. The regulations are designed to encourage use of and emphasize proximity to natural features or important view sheds of natural features. Development allowed is of a scale and character that is appropriate given the established development that surrounds the district. Within the Central Corridor district the following streets shall have the designations indicated:

Primary streets: East High Street, Harris Street, Long Street, Preston Avenue, Rose Hill Drive, 10th Street, Preston Avenue, and River Road.

Linking streets: Albemarle Street, Booker Street, Caroline Avenue, Dale Avenue, 8th Street, Forest Street, 9th Street, and West Street.

(12)*Water Street Corridor District.* The intent of the Water Street Corridor District is to provide for a mix of commercial, retail and entertainment uses in a way that complements and supports the Downtown Pedestrian Mall area. As the Downtown Pedestrian Mall develops, the natural spillover will be to this area. While not a complete pedestrian zone, it contains many characteristics thereof. Development therefore should blend the pedestrian scale with a slightly more automobile oriented feel to achieve this supportive mixed-use environment.

Primary streets: All.

Linking streets: None.

(13)*South Street Corridor District.* Adjacent to the downtown area and wedged against the railroad tracks is a small grouping of large historic homes, many of which have been converted to offices and/or apartments. In order to preserve the rich character and style of these few remaining structures from another era, the South Street Corridor District has been created. This district is intended to preserve the historic pedestrian scale, recognizing the importance of this area to the history of the downtown area.

Primary streets: South Street.

Linking streets: None.

(14)*Corner District.* The Corner District is established to provide low-intensity missed-use development to primarily serve the area surrounding the University of Virginia. It encourages development at a scale that respects the established character of the historic commercial area adjacent to the central grounds of the University. Within the district two- and three-story buildings front the streets establishing a pedestrian scale for retail and commercial uses.

Primary streets: University Avenue, West Main Street, Wertland Street, Elliewood Avenue 13th Street and 14th Street.

Linking streets: Chancellor Street, 12th Street, 12½ Street and 13th Street.

Attachment 3

Approval without any conditions:

I move to recommend approval of a special use permit as requested in SP14-00007, because I find that approval of this request is required for the public necessity, convenience, general welfare or good zoning practice.

OR

Approval with conditions:

I move to recommend approval of a special use permit as requested in SP14-00007, subject to conditions, because I find that approval of this request is required for the public necessity, convenience, general welfare or good zoning practice. My motion includes a recommendation for the conditions referenced in the staff report dated, subject to the following revisions:

[List desired revisions]

Denial Options:

I move to recommend denial of this application for a special use permit;

Attachment 4

Sue and I own a condo in the Gleason. We are strongly opposed to the proposed construction of 229 apartments (vs zoned for 56) at 201 Garret Street. This density and lack of parking is very concerning, not to mention the undefined timeline for construction.

Please pass along

Dick Fader

Dear Mr. Haluska,

I am an owner and resident of a condo unit in the Gleason. I am writing to **STRONGLY OPPOSE** the request by MTE, LLC for a Special Use Permit to develop a mixed-use complex on the property located at 201 Garrett Street.

The proposal, as outlined in your letter of December 19th, 2014, would be in violation of the zoning regulation, which allows a maximum of 57 residential units. MTE, LLC is proposing 229 units. This would have serious damaging effects on the neighborhood in several ways:

- Traffic congestions would be unbearable
- Traffic would create a serious hazard for the residents living right across the street with small children
- The complex would not have adequate parking for its size
- The complex would drastically change the ratio of owner-occupied/rental units in the neighborhood
- Noise, pollution and other negative environmental impacts would not be unacceptable

Zoning regulations have an important purpose: to protect the integrity and balance of the neighborhood. NO exception should be granted.

Why not try to find creative solutions to utilize the Landmark building, which has been sitting empty for years, instead of erecting yet another complex?

Thank you for your consideration.

Best regards,

Salvatore N. Moschella

Ms. Creasy.

We are a property owner at 126 Garrett Street and would like provide some input of the proposed development of 201 Garrett Street.

The proposed request to increase residential density by over 400 percent from 59 units to 227 units is not compatible with the long range goals or existing densities in the neighborhood. The zoning density by right of 57 units seems appropriate for multi-family housing. I would understand and could even support a request for less than a 400% increase in allowable units.

I would offer that an increase of 400% should merit a rezoning and all the related infrastructure review that a rezoning entails.

Best,

JP Williamson
HM Gleason's Holdings

COMMENTS ON GLASS HAUS PROPOSAL

We are neighbors of the Glass Haus and strongly oppose the current proposal to build an apartment house on the Glass Haus site that exceeds the zoning rules by a factor of more than 4.

The proposal is completely out of scale with neighboring buildings and irresponsibly fails to provide for parking when the area is already paralyzed by inadequate parking.

Worst yet, the developer has proven with his on-again off-again work on the current building at the corner of the proposed site that he has neither the ability nor the inclination to undertake a construction project in Charlottesville in a responsible and timely manner. If approved, this project would be a disruptive eyesore for at least a decade and might never be completed. The Charlottesville boards responsible for reacting to the developer's ridiculous proposal need to take care not to create another debacle like the Landmark hotel which continues to be a blot on downtown and which the City seems incapable of solving.

We applaud a responsible residential development of the Glass Haus site. It would constitute a positive contribution to the downtown mall area. We understand that the current zoning would permit approximately 50 residential units with retail stores on the first floor. This is the type of building that should be built provided it is no more than 5 stories high (including any penthouse - where did the silly idea of not counting penthouse floors arise?) and provided that adequate parking is provided . (eg, 1.5 spaces per unit).

We urge to City of Charlottesville to insist that the developer comply with the law. Some have suggested that the developer's proposal is so over the top that he expects to settle with the City on something in between but way beyond what is legally permitted. We are confident that the

City will not be fooled by such machinations and will send the developer back to his drawing boards for a proposal that complies with the law.

Thank you.

Dee and Dickson Brown

Dear Mr. Haluska,

Please relay the following objections and concerns to the Planning Commission as it prepares for the meeting tonight.

At the January 6 site plan meeting, I made clear that the owners at 200 Garrett Street do not wish the city to allow Mr. Kuttner to increase the density of his property. We believe that the current density is appropriate for the neighborhood and Charlottesville. Please reject the proposal. I represent the 44 owners and residents of the Gleason Unit Owners Condominium. The principal reason for our position is that any increase in density will exacerbate the currently difficult parking problems in the area. Mr. Kuttner failed to explain how he would provide sufficient parking for 229 new residential units and new commercial and retail operations, as well as provide for the businesses in the Glass House complex. Eventually, he will finish the building at the corner now under construction, which will stimulate additional residential, commercial and retail traffic and demand for parking, but for which we see no evidence that he has provided any net additional parking.

Current Glass House businesses & restaurants (approximately 20)=an unknown number of required parking spaces (he currently provides approx. 63)

New 4-story building (currently in construction) with residences, retail and offices=an unknown number of required spaces (no additional spaces added at this point)

Proposed new buildings that appear to eliminate 63 parking spaces currently provided for businesses=about 80 garage spaces to be built (it appears from the Jan 6 meeting that the three new buildings would require a minimum of 271 parking spaces)

This means that he would need to show ability to provide 271 spaces, plus 63 replacement spaces, plus unknown number for building currently in construction, or at a minimum, 334 spaces.

In the site plan meeting, he dismissed our concerns about parking by stating that parking will not be a problem in ten years, as “no one will have cars.” He also suggested that residents of his project and other people could use the Water Street parking lot (which does not allow overnight parking, is closed on Sunday morning and closes at midnight). He mentioned that he might be able to lease a lot on 4th Street (60 spaces). None of his explanations are reasonable ways to address how his proposals would not make an already demonstrably bad parking situation much, much worse, to the detriment of all residents in the area and the businesses whose customers and

employees park on Garrett Street and adjacent areas.

Do not increase the current allowed density. The Gleason Condominium represents sensible building. We provide 43 condominiums (10 commercial and 33 residential) with 112 covered parking spaces within our building.

Do not open the door for more of what Mr. Kuttner calls “affordable housing.” 229 units of 450 square feet each in a neighborhood south of the railroad tracks that already supports Friendship Court and the Crescent Building is not the kind of development this area needs. This neighborhood needs more owner-occupied residences. The Gleason is evidence that demand for this kind of housing exists.

Do not negotiate with Mr. Kuttner for some density that exceeds the currently allowed number of units. Tell him to return with a plan that meets the currently designated density.

Sincerely,

Jeanne Maushammer, Board of Directors, Gleason Unit Owners Association
200 Garrett Street, Unit 509
434-202-1185

Dear Mr. Haluska,

My wife Annelise and I are residents (unit 513) of the Gleason. I write on our behalves to register our firm objection to granting a Special Use Permit to developer Oliver Kuttner to enable him to increase the density of residential units across the street from us. He proposes to build 229 units of about 450 square feet each and provide no parking. What this means is he is proposing to construct a private dorm for UVa students or something of this nature. This is entirely unacceptable and we urge that the Special Use Permit not be granted.

Thank you for your considertation

Joseph L. Brand
Joseph.brand@squirepb.com
434-202-7448

Dear Mr. Haluska—

Please pass this message to the Planning Commission for its consideration for this evening's meeting.

When we met last week with Mr. Kuttner on the site plan, there was much discussion that, if his plans do not work out, the market would correct the problem in the long run. He would either have to change his plans or suffer the consequences in a huge financial loss. But his company could easily declare bankruptcy and he could walk away with limited losses while we, the neighbors and all the citizens of Charlottesville, are stuck with extensive costs that the market does not assess against the cause of the problem. If the market does not like his proposals, all the citizens of this city could end up with what could be another Landmark Hotel eyesore/disaster for years and years. And the deleterious effects would be inflicted on people and businesses well beyond our immediate neighborhood. So, how does a city protect its image and its people from such a situation? There is at least one way: It could do the right thing and require responsible development. Or, it could take a chance on something radical and approve his request, but require a surety bond good for at least 20 years in an amount equaling the projected cost of demolition/removal of the problem and returning the site to its status quo ante. That is one way to make sure costs are assessed against the source of the problem, not the citizens and taxpayers of the city. Of course, it would be better to avoid the problem to start with.

Robert J. Maushammer, Ph. D.
200 Garrett Street, Unit 509
434-202-1185

To whom it may concern:

I am strongly opposed to the current proposal for developing the project at 201 Garrett St.. It is wrong on so many counts, it is hard to know where to begin.

Height and setback: From the developer's drawings it looks as if at least one of the buildings will be over six stories high. You will be turning this part of Charlottesville into dark canyons for streets if you keep allowing buildings to go ever higher. The current development on the corner, by the same developer, actually doesn't allow for adequate tree canopies. The two existing trees have been pruned badly and will probably die because there is inadequate space for the root systems. The right to build to the current lot lines means that there will hardly be room for any trees and inadequate sidewalks. I walk my golden retriever around downtown all the time and it is nearly impossible to pass anyone on the sidewalk without stepping into the street or median. When the opposite side of the street is developed according to the city's future plan, there might only be room for ginkgo trees. That would be sad. It seems ironic that by increasing the density so much that the streets will become darker and less appealing to pedestrians which runs counter to the city's effort to make walking more attractive.

Density and Parking: The proposal has way too many units not to mention the lack of on-site parking. Does anyone really think that no one will have a car who lives there? Yes,

Charlottesville has a public transit system and is developing bike lanes, which is good, but we do not live in a climate that lends itself to biking 365 days of the year for the vast majority of the people. Inevitably, there will be many people that have cars and they will overwhelm the street parking that exists now. Where will visitors to any of these and surrounding buildings park if the street parking is always monopolized? What about service vehicles, delivery vans, emergency vehicles?

Rental vs. Owned units: It seems to me that there is way too much rental property in this area and not enough home/condo owners. Home ownership brings more stability to a neighborhood than transient renters. I would like to see the city encourage a more diverse mix of residential options.

In summary, the thirty year plan for this area is to increase the overall density of this area. I don't disagree with that vision but I do not think that this is the right project as it is currently proposed.

Thank you,

Louisa Bradford
200 Garrett St., #402
Charlottesville, VA 22902

Dear Mr. Haluska,

I live at 200 Garrett St. and received your letter concerning the Application for Special Use Permit submitted by Nixon Land Surveying, LLC for 201 Garrett St.

I generally support the intended use, but have several questions and comments I hope you can address at the Site Plan Conference on January 7:

1. Your letter of 12/19 states that the proposed project will include 271 parking spaces, but the Nixon application states that 'The parking garage will have approximately 80 parking spaces.' I assume that Nixon's statement is in error.
2. If I understand the zoning code correctly, 43-578 states that a streetwall can have a maximum height of 50' before a 10' setback is required. The rendering in the application does not show a setback, but a vertical wall of 8 stories.
3. There are a number of beautiful pines along Garrett that will be in front of the new building that appear to be beyond the 15' max required setback. Is the developer planning to keep the trees, and, if yes, will he need a variance for the set back requirement?
4. The parking required in the DE District for the new development includes 19 for office 5(?) for retail and 229 for residential, for a total of 253 spaces. Providing 271 spaces leaves 18 spaces for the existing uses: two restaurants, one bakery, the existing office spaces to remain and the new building being built on the corner (which appears to be

larger than what's shown in the rendering). If this is correct, the project will aggravate the existing parking problems in the area.

5. There is no mention of how the 60 (approximately) existing on-site parking spaces will be replaced.
6. There are 7 existing off-street parking spaces on Second St. that the developer is planning to eliminate and use for outdoor dining.

Thank you for addressing these questions. Unfortunately I can't attend the hearing on the 7th.

Regards,
Kevin Silson, AIA
434-243-8032

Dear Charlottesville Planning Commission:

Mr. Kuttner's has asked the city to approve his so-far unspecific plans for two nine-floor buildings at 201 Garrett St. housing more than 220 small apartments. In making his presentation he alluded to New York City and driverless cars.

As a resident of Charlottesville for 47 years, and of Garrett Street for four years, I'm very concerned about the lack of skepticism and probing with which his ideas have so far been greeted by the city. I was very glad that a member of the Planning Commission stated that more details were needed.

The city is aware of course that parking is already a problem at all hours in this area. Mr. Kuttner's assurance that parking would be provided was not yet backed up by details.

Yes, the future of our inner cities is verticality. That part of the Kuttner plan is acceptable for a fine city like ours. It's also swell that the area beyond the railroad tracks will gradually become part of downtown. But thoughtful advocates of verticality always add that it should be relieved by green spaces nearby.

Has the city any provision at all for a downtown green space beyond the tracks nearby? Mr. Kuttner's analogies to Manhattan do not convince, yet even Manhattan has some elegant handkerchief parks. I'd personally be willing to contribute to the city's purchase of nearby plots 103, 105, and 107, for a fine handkerchief park where children could watch the trains go by, and pets could be aired, and everyone on this side of the tracks could get a bit of horizontality and greenness.

Speaking of children, Mr. Kuttner does not mention children at all. Is downtown to be only for adults. Will those families in Mr. Kuttner's apartments where children are born have to move away?

When I moved here 48 years ago, the Main Street Mall was to be built. The willow oaks that were put in were little saplings. The foresight and humane imagination that built the Mall and put in the saplings needs to be continued on the other side of the tracks.

Speaking of foresight, does Mr. Kuttner's futuristic claim that driverless cars will solve his parking problem have much credibility? What do we do if the state and city authorities decide that they are not ready for driverless cars? And don't they need to be parked somewhere near? And must everyone afford to buy a new driverless car to live in a tiny apartment?

Mr. Kuttner can't be blamed for taking care of his own interests. But don't we have an obligation to insure the livability of Charlottesville just as the planners did half a century ago? Do we really want permanent road rage and double parking not all that far from the old courthouse, the Mall and the Academical Village?

Let's encourage Mr. Kuttner to explain exactly how his plan will work for the general neighborhood. And perhaps he would want to help the city acquire the green space that such a concentration of dwellings calls for in a city which is, after all not Manhattan?

E. D. Hirsch, Jr.

200 Garrett Street # 505

296 2631

**Comments on the Proposal Dated May 18, 2015 for the
Development of 201 Garrett Street**

by Robert J. Maushammer

In my oral presentation before the Planning Commission on April 14, I pointed out that multiple inconsistencies in the documents presented by Mr. Kuttner made it impossible to understand what he was proposing. His latest application continues to exhibit multiple inconsistencies and shortfalls. These problems make it difficult to understand his newest proposal. They also undercut confidence that the project, if approved, will be carried out essentially as proposed. On top of everything else, the proposal still falls very short of providing the number of parking spaces required by the Charlottesville Code of Ordinances.

Problem No. 1: Parking

—The number of required parking spaces is incorrectly calculated. The cover sheet of the site plan uses the figure of 31,580 square feet of office space in the two new buildings to get to 32 spaces required for offices. However, the floor-by-floor data on that same page total 49,580 square feet of office space. Thus, 50 parking spaces are needed. This raises the overall requirement to 316.

—Only 149 parking spaces would be provided on site, with another 57 indicated as available on the surface lot next door (but no evidence of long-term availability is presented). The project would have only 206 parking spaces, 110 short of the number required by the Code.

—Also, it is not clear that the parking requirements for the building currently under construction are correct, as the structure now has more office space, what with 4 floors and mezzanines on 3 of those floors.

—How does the developer intend to meet the parking requirements of the Code? The proposal is silent on that point. Among other options, the Code does allow payment into a City parking fund at a standard amount per space, currently about \$18,000 per space.

—Neighborhood residents and their guests, and the customers and employees of downtown businesses, clearly have a difficult time parking at present. Their problems would multiply if adequate parking is not provided for this project. And the businesses taking space in the development—and their clients—will face the same problem. Inadequate parking could well be the flaw dooming the project's financial success.

Problem No. 2: Density and Massing

—The special use permit application indicates the developer is requesting approval of 233 dwelling units for the property, including 229 in two new buildings and 4 in the building under construction. However, the site plan indicates the two new buildings would provide 90 dwelling units each, or 180 in total. If 180 is the correct figure, why does the developer continue to ask for approval for 229 new dwelling units? And are there, in any case, only 2 residences under construction in the corner building?

—The requested density is 3 or 4 times the by-right density, depending on which is the real request. Either way, the project would be out of character for the neighborhood, which adheres to the much lower by-right densities established in the Code.

—Two nine-story urban towers will be as massive-looking in the neighborhood as the Flats project is on West Main Street. The mixed uses are like uses already in the area, to be sure, but the scale is entirely inconsistent with the neighborhood.

Problem No. 3: Construction Sequencing

—The proposal notes the project will be developed in two stages, with the building facing Garrett Street to be constructed first. Will parking facilities for the entire project be built in Phase 1? If not, and Phase 2 never happens, how many parking spaces will have been provided in Phase 1? The site plan drawings indicate only 49 spaces under the first building (plus 7 current spaces off of 2nd Street), versus the 142 apparently required for that much of the project.

—Will part of the Glass Building be demolished as part of Phase 1? If not, then the parking required would increase above the 142 required for the Phase I part of the project, to provide parking for the whole Glass House building. Building all of the parking spaces shown under the Phase 1 building and under the plaza between it and the unconstructed building in Phase 2 would still leave a big shortfall in parking spaces.

—The temporary construction access proposed by the developer is on Garrett Street. If Phase 1 is ultimately the building on Garrett Street, how will construction access be provided for the second phase?

Problem No. 4: Construction Details

—The proposal does not indicate the location for vehicular access for deliveries and garbage collection—only parking entrances.

—The proposal indicates areas in the garage for bike storage that seem very small to accommodate the 165 bicycle spaces required for the dwellings and nonresidential uses involved in the proposed project. This is surprising, given the developer's intent to rent to people who would not have many motor vehicles. Such bicycle storage spaces are very much in the public interest.

—Will the plaza between the Phase 1 and 2 buildings be hard surfaced? If not, what pedestrian access would be provided to the Phase 2 building? Will vehicular access be provided from 2nd Street, as the site plan indicates? Will the 4 white pines and 1 pin oak currently planted along Garrett Street remain or will they be removed? The site plan indicates they remain, even though they would be either under or right against garage walls.

—Is the 8-foot minimum distance for separating buildings, as established in the Code (Section 34-1102), applicable to this project?

The request for a variance of density from the allowed 59 units to 233 units raises a series of questions that I would like the Planning Commission to ask the developer and share his answers with those of us who will be most directly affected, the neighbors on Garrett Street. (The City Code establishes a per-acre density of 43 dwelling units by right; this property has 1.366 acres.)

What is the history of determining that 43 units per acre is the desired maximum density in the neighborhood? Isn't it still valid?

Is it fair to the people who purchased property in this neighborhood knowing that zoning limited density, and who now are seeing a developer asking for special consideration that will harm those buyers as well as neighbors?

What advantage to Charlottesville and the neighborhood is there in raising this density?

What explanation has Mr. Kuttner given for needing this increase? Why isn't the current density sufficient for his desire to provide the type of housing he claims is needed?

From my attendance at several Planning Commission meetings, the members talked about factors which did not seem related to density per se, but since they addressed these things, I ask:

--How has Mr. Kuttner verified that he will be able to meet his goal of "affordable housing" at \$1000 per month? Why is that a desirable goal?

--What evidence has Mr. Kuttner submitted to indicate there is a need for this type of unit? There probably is a need for some of these units, but what indication do we have that there are not already enough units out there and that there is a need for 233 more units? As I stated at the last meeting, I found approximately eleven units within walking distance and renting for under \$1150 (Mr. K. does not include the cost of commercial parking in his \$1000, so with parking, that would be approximately \$1130).

--Has the Planning Commission taken into consideration the already approved multi-use developments at 101 Garrett Street as well as the soon to be started Market Plaza (70 residential units), which is only two blocks from 201 Garrett Street? When one considers that these will be adding to the available housing, does Mr. Kuttner's proposal make sense?

There is an on-going study of downtown parking conditions, updating the previous study. This was necessitated because the previous study became outdated. Is it possible that the new study will indicate that more on-site parking will be necessary in approving new projects/developments in the future? If so, should we not wait until this study is completed before the special exception is granted?

Has the Commission weighed the advantages of rental housing versus residential home ownership (condos or townhouses) in this area? Wouldn't it be better to encourage home ownership and a deeper commitment to the area?

The Planning Commission is asked to provide an opinion on whether a special exception should be given to a developer who claims he needs this exception in order to build what he has said is desirable and needed. While attending various meetings, I have not heard any of the above questions asked by the Commission or addressed by Mr. Kuttner. While it is interesting to look at the design and parking considerations, I do not understand how this proposal can even be considered until the above questions have been asked and answered.

Jeanne Maushammer
200 Garrett St. Unit 509
Charlottesville, VA 22902
Telephone: 434-202-1185



201 Garrett Street, Charlottesville, Va.
Tax Map Parcel #28-113
Property of MTE, LLC
December 16, 2014
Revised 03/23/15
Revised 04/21/15
Revised 05/18/15

APPLICATION FOR SPECIAL USE PERMIT



Nixon Land Surveying, LLC
Land Surveying, Planning & Environmental Consulting
1063 Airport Road, Suite C
Lynchburg, VA 24502
434-237-3600 (office)
434-237-0699 (fax)



Nixon Land Surveying, LLC
Land Surveying, Planning & Environmental Consulting
1063 Airport Road, Suite C
Lynchburg, VA 24502
434-237-3600 (office)
434-237-0699 (fax)

May 18, 2015

City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Va. 22902

Salutations,

An application for Special Use Permit is being proposed for the property located at 201 Garrett Street, Charlottesville, Virginia. The purposed is to increase the by-right density of number of residential dwelling units. The following report is an information accessory to the application.

Best Regards,

Russell Nixon, LS

Narrative:

MTE, LLC is proposing to develop a mixed-use apartment complex and parking garage at the property located at 201 Garrett Street. The tax map parcel number is 28-113. The property is located in the “Downtown Extended Corridor” (DE) zoning district and the “Parking Modified Zone”. The proposed project will have 233 residential apartment units. The parking garage will have approximately 142 parking spaces. The parking garage adjacent to this site will account for 57 parking spaces and allow for a total count of 199 spaces provided for this site.

This project will serve the City of Charlottesville’s growing residential needs. This site currently houses existing office, restaurants, and retail spaces making it ideal for this residential mixed use addition to the site. It is in close proximity to the downtown mall area and will increase the pedestrian traffic in that vicinity as well as increase of patronage to the existing commercial community.

Special Use Request:



Existing Conditions



Proposed Development

MTE, LLC is requesting a Special Use Permit for this property to allow an increase in the by-right density of the residential units for this property from 56 dwelling units to 233 dwelling units.

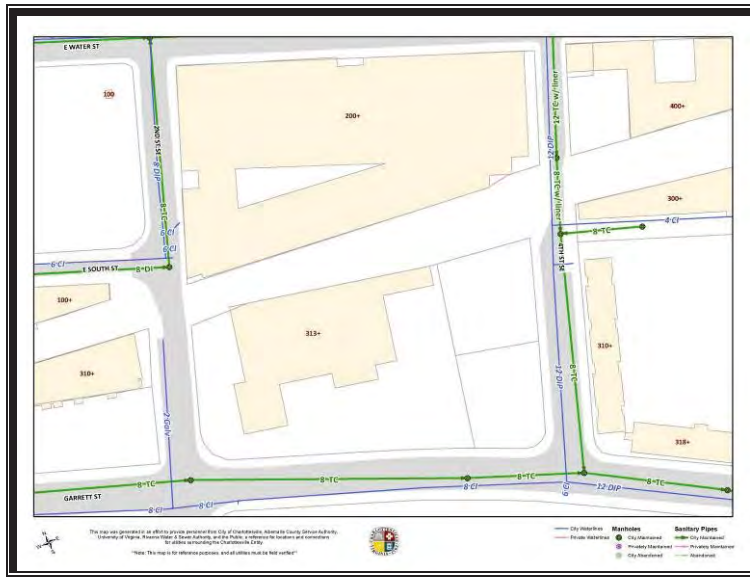
Harmony of Development:

The proposed mixed use project is surrounded by neighboring mixed use multi-family residential, retail, parking garage and office spaces use. The property to the north is missed use parking garage and retail. The property to the east is multi-family residential. The property to the south is also multi-family residential. The properties to the west are missed use office and retail. The proposed project is consistent with the existing uses and zoning district uses in this area.

Affordable Housing Requirements:

The Affordable housing requirements can be met by the implementation of one or the other of these two solutions noted. It is the intent of this development to meet all affordable housing requirements of Charlottesville. This development will in its entirety comprise of 127,850 sqft of residential floor area, the required units for affordable housing over the next thirty years will be 8, based on the following formula: $127,850 - 59,506 \text{ sqft of lot area} = 68,344 \text{ sqft}$, then $68,344 \text{ sqft} \times 5\% = 3,417.2 \text{ sqft of required area for affordable housing}$. If the apartment units have an average area of 450 sqft then 8 units will be required to be rented under the City of Charlottesville Affordable Housing requirements. OR the Client can pay \$276,795.25 into the Charlottesville Affordable Housing Fund by this formula $127850 \text{ sqft} \times \$2.165 = \$276,795.25$

Public Facilities:



Existing Utilities

This property is currently served by public water and sewer. Fire flow testing demonstrates that water service is feasible for this site. Septic sewer mains are also ample to meet the needs of this development.

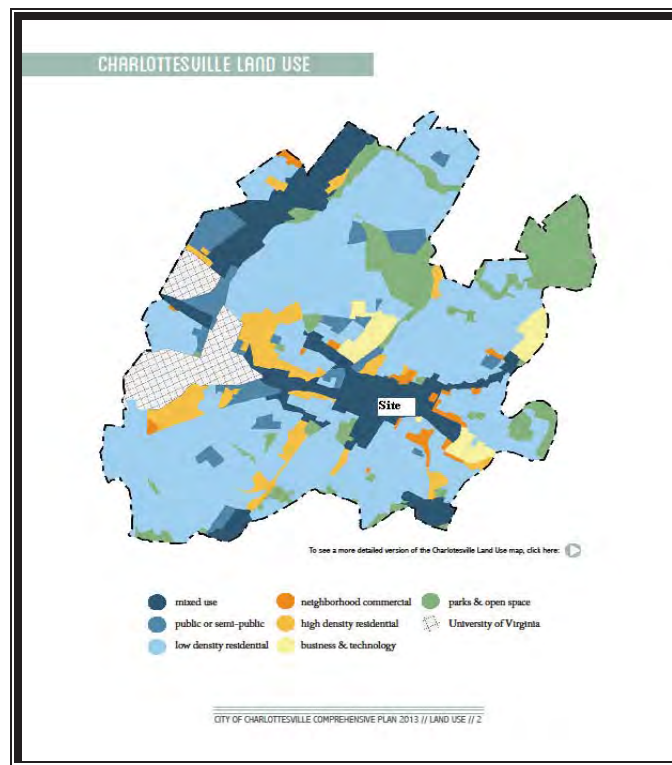
Public Access and Transportation:



Charlottesville Transit Route

The site is located in the Parking Modified Zone which is designed to promote alternative transportation other than personal motor vehicular transportation. The property has convenient access to the City of Charlottesville’s area transit system. It is located just several blocks from the downtown mall area with ample pedestrian walkways. Upon completion of this project an increase in pedestrian activity is expected to flow into the downtown area.

Compliance with Comprehensive Plan 2013:



Comprehensive Plan Map 2013

The proposed project located at 201 Garrett Street complies with the proposed uses of the 2013 Comprehensive Plan for this area in Charlottesville.

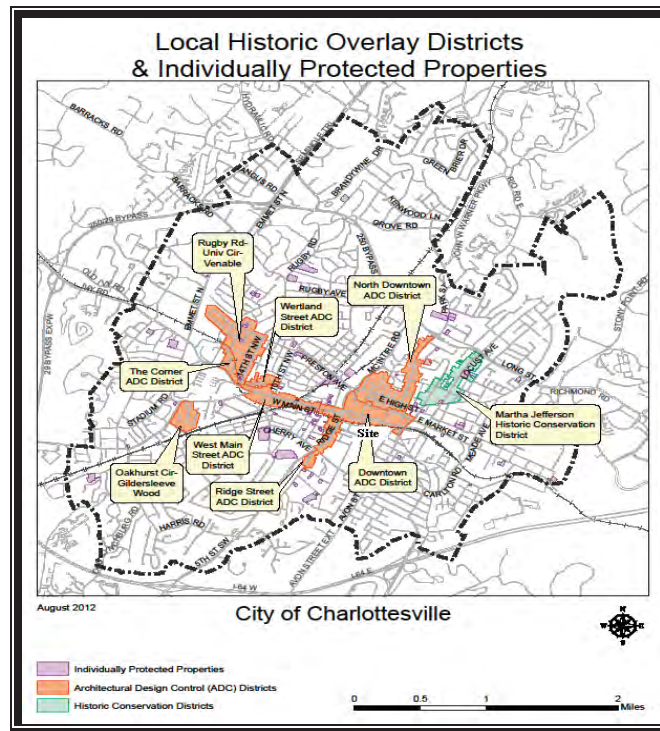
Building Code:

The structures and site will be designed to comply with all applicable building code regulations.

Impact on Schools and Facilities:

The project target market is young and adult professionals wanting to be located close to the downtown mall area. The dwelling units design will most likely not be attractive to families with children. The overall impact on schools and facilities is expected to be minimal.

Design Control District:



Design Control District Map

This property is not located in the design control district and is not subject to bar review.

Potential Adverse impacts on the Community:

Potential adverse impacts to be considered include, but are not limited to, the following:

- **Noise and Lighting:**
The project will be in compliance with all the City of Charlottesville's lighting and noise ordinances and should have no adverse affect on the community.
- **Traffic and Parking:**

Due to the discouragement of personal motor vehicular transportation in the “Parking Modified Zone” this site is designed as such. Parking will be available on this site but not to the density of the development. The impact on traffic and parking congestion should be low and pedestrian traffic should increase.

- Business Displacement:
There should be no displacement of existing businesses on this site.
- Massing and Scale of Project:
This project massing and scale will be consistent with the surrounding buildings and potential future building.

EXHIBITS



Aerial View



Proposed South (Front from Garrett Street) Elevation



Proposed East (4th Street Side) Elevation



Proposed West (2nd Street Side) Elevation



Proposed North (Facing Railroad) Elevation

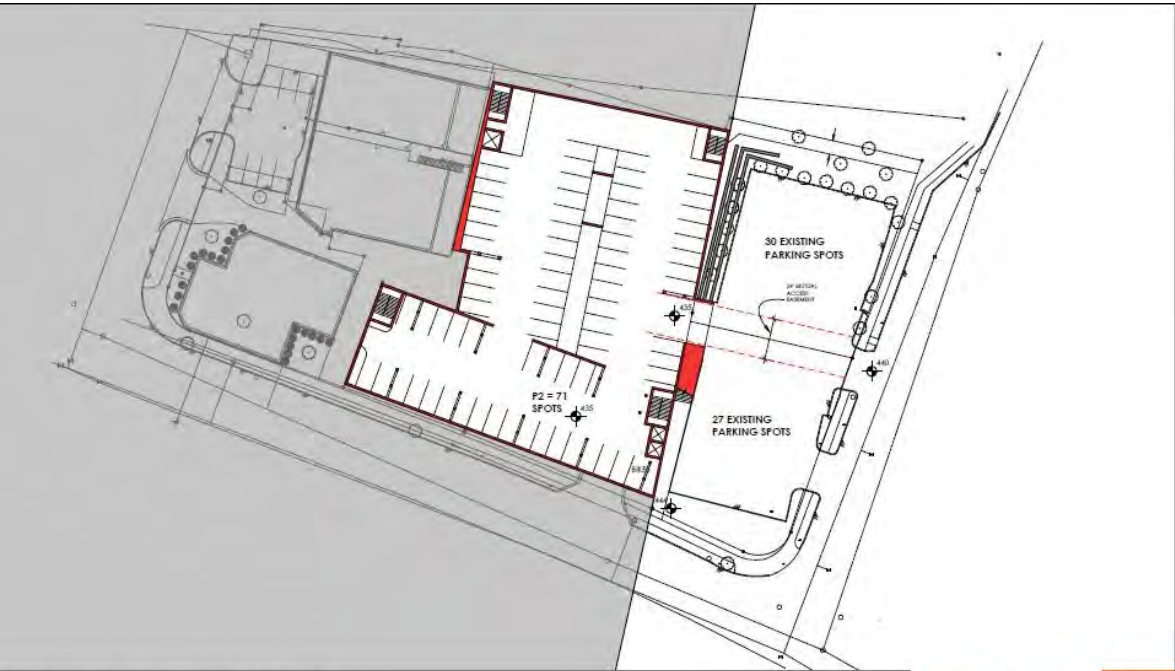


SITE PLAN - GROUND LEVEL ALL PHASES
 201 GARRETT STREET

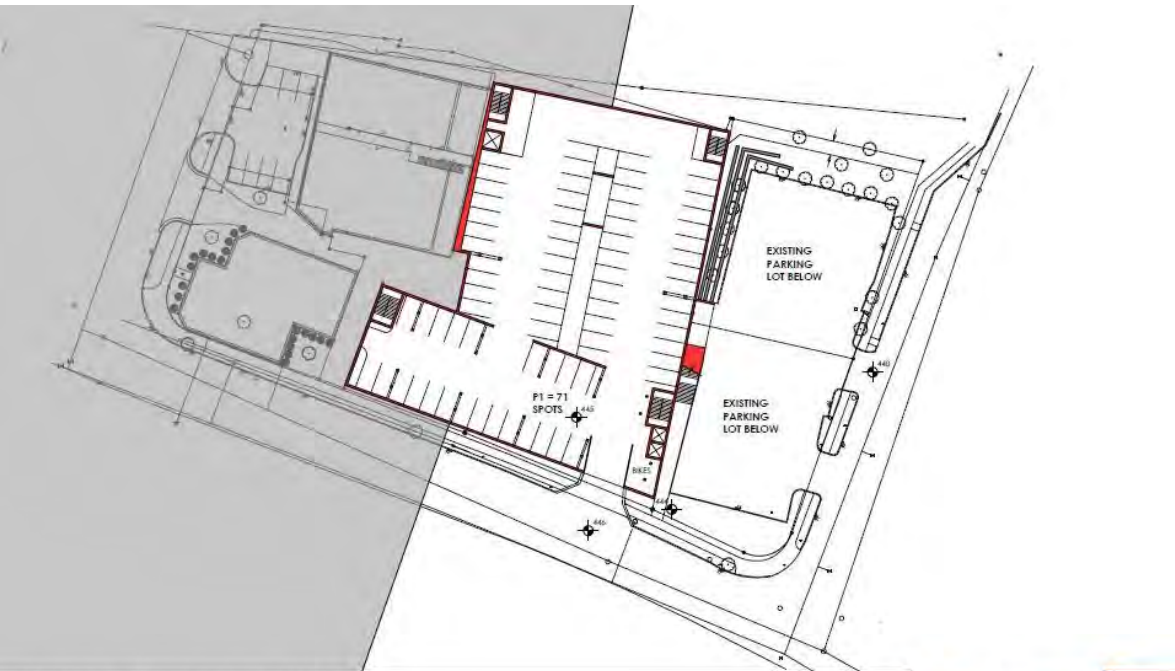
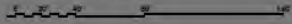


DESIGN DEVELOP
 418 EAST MAIN STREET, CHARLOTTESVILLE, VA
 434-866-9365

UNIVERSITY OF VIRGINIA
 ARCHITECTURE



CONCEPTUAL PARKING ANALYSIS - LEVEL P2
201 GARRETT STREET



CONCEPTUAL PARKING ANALYSIS - LEVEL P1
201 GARRETT STREET



COVER SHEET

GARRETT STREET COMMONS

SITE DEVELOPMENT DATA

SITE DATE: TAX MAP NO. 28-113
 PROPERTY ACREAGE: 1.366 ACRES (59,502.96 SQ.FT.)
 ZONING: DE (DOWNTOWN EXTENDED CORRIDOR)
 SETBACKS: FRONT SETBACKS: MINIMUM MAXIMUM
 PRIMARY STREET: 0' 15'
 LINKING STREET: 10' 50'
 SIDE & REAR: TO TO LOW
 DENSITY RESIDENTIAL: 0' 20'

OWNER/DEVELOPER: M.T.E., LLC
 C/O OLIVER KUTNER
 1117 MARKET STREET
 CHARLOTTESVILLE, VA. 22903

SOURCE OF SURVEY: NIXON LAND SURVEYING, LLC NOVEMBER 2014
 HORIZONTAL DATUM - VIRGINIA STATE PLANE
 VERTICAL DATUM - NAVD 88

SOURCE OF TOPOGRAPHY: NIXON LAND SURVEYING, LLC NOVEMBER 2014

EXISTING CONDITIONS: COMMERCIAL/ RETAIL, RESTAURANT, OFFICE

BUILDING USE: RESTAURANTS - (3) TOTAL 4,200sq.ft.GFA
 GENERAL OFFICE SPACE - (8) TOTAL 7,200sq.ft.GFA
 (REMAINING TO REMAIN)
 YOGA (1) 900sq.ft.GFA (12 STUDENTS MAX.)
 GYMNASIUMS - (1) 1000sq.ft.GFA (12 STUDENTS MAX.)
 MEDICAL - (1) 2000sq.ft.GFA (1 PRACTITIONER, 1 EMPLOYEE)

TOTAL SITE PARKING TABULATION

TOTAL SPACES REQUIRED	298
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REQUIRED PARKING:	REQUIRED BUILDING (TO REMAIN)	UNITS OF MEASURE	REQUIRED PARKING	REQUIRED BUILDING (TO REMAIN)	UNITS OF MEASURE	REQUIRED PARKING
RESTAURANTS	(3)-UNITS	TOTAL 4,200sq.ft.GFA	17	COMMERCIAL/RETAIL	TOTAL 11,000sq.ft.GFA	39
GENERAL OFFICE SPACE	TOTAL 5,200sq.ft.GFA	10	RESIDENTIAL	TOTAL 1500sq.ft.GFA	4	RESIDENTIAL
TOTAL REQUIRED PRIOR TO REDUCTION			27	TOTAL REQUIRED PRIOR TO REDUCTION		43
50% REDUCTION PER SEC.34-971 (3)			13	50% REDUCTION PER SEC.34-971 (3) FOR COMMERCIAL		20
TOTAL REQUIRED			13	TOTAL REQUIRED		24

TOTAL PROJECT PARKING WITHOUT VARIANCE IS 199 SPACES OR ADDITIONAL PROVIDED, CURRENT SHORT FALL 62 SPACES

BUILDING USE: OFFICE, RETAIL, (9406 PLAZA LEVEL) + (3)135 MEZZANINE) = 12,541 SQ.FT. TOTAL)

EXISTING GLASS BUILDING (FRONTING 2ND STREET)
 BRICK AND GLASS BUILDING OFFICE/RETAIL - (16,000 sq.ft. GFA), 65' HIGH (UNDER CONSTRUCTION) APARTMENTS 4 - (1,500 sq.ft. GFA) (AT 2ND AND GARRETT STREET) BUILDING FOOTPRINT 4,780 SQ.FT.)

PHASE 1 GARRETT STREET BUILDING:
 COMMERCIAL SPACE - PLAZA (12,660 SQ.FT.)
 COMMERCIAL SPACE - 2ND FLOOR (12,660 SQ.FT.) TOTAL COMMERCIAL 25,200 SQ.FT.
 RESIDENTIAL SPACE - 3RD FLOOR (10,660 SQ.FT.)
 RESIDENTIAL SPACE - 4TH FLOOR (10,660 SQ.FT.)
 RESIDENTIAL SPACE - 5TH FLOOR (10,660 SQ.FT.)
 RESIDENTIAL SPACE - 6TH FLOOR (8,650 SQ.FT.)
 RESIDENTIAL SPACE - 7TH FLOOR (8,650 SQ.FT.)
 RESIDENTIAL SPACE - 8TH FLOOR (8,650 SQ.FT.)
 RESIDENTIAL SPACE - 9TH FLOOR (7,250 SQ.FT.) TOTAL RESIDENTIAL 66,980 SQ.FT.

PHASE 2 - BUILDING REPLACEMENT PHASE (PROPOSED NORTHERN BUILDING)
 COMMERCIAL SPACE - PLAZA (12,190 SQ.FT.) TOTAL COMMERCIAL 24,380 SQ.FT.
 COMMERCIAL SPACE - 2ND FLOOR (12,190 SQ.FT.)
 RESIDENTIAL SPACE - 3RD FLOOR (10,250 SQ.FT.)
 RESIDENTIAL SPACE - 4TH FLOOR (10,250 SQ.FT.)
 RESIDENTIAL SPACE - 5TH FLOOR (10,250 SQ.FT.)
 RESIDENTIAL SPACE - 6TH FLOOR (8,500 SQ.FT.)
 RESIDENTIAL SPACE - 7TH FLOOR (8,500 SQ.FT.)
 RESIDENTIAL SPACE - 8TH FLOOR (7,250 SQ.FT.)
 RESIDENTIAL SPACE - 9TH FLOOR (7,250 SQ.FT.) TOTAL RESIDENTIAL 64,850 SQ.FT.

NEW BLDG 9-STORY - 10' HIGH WITH APPURTENANCE 90 APARTMENTS TOTAL HAVING A SQUARE FOOTAGE TOTAL 89,230 SQ.FT. TOTAL FOOTPRINT AREA 12,189 SQ.FT.

LAND USE: BUILDINGS-39660sq.ft.
 PAVEMENT & SIDEWALKS-6460sq.ft.
 OPEN- 13,084sq.ft.

BUILDING HEIGHT: 46' MINIMUM
 101' MAXIMUM (NOT INCLUDING APPURTENANCE)

TOTAL IMPERVIOUS AREA: PRE-DEVELOPMENT IMPERVIOUS AREA - 43,162sq.ft.
 POST-DEVELOPMENT IMPERVIOUS AREA - 11,958sq.ft.

AFFORDABLE HOUSING REQUIREMENT:
 27,600 SQ.FT. OF RESIDENTIAL AREA - 68,344.00 THUS 68,344.00 X 0.02% = 3,417.20 SQ.FT. OF AFFORDABLE HOUSING PER THE AFFORDABLE HOUSING REQUIREMENT 34-12.

OR THE DEVELOPER COULD PAY \$2,165 X 12,7850 SQ.FT = \$276,795.25 TOWARD AFFORDABLE HOUSING CREDITS TO THE CITY OF CHARLOTTESVILLE.

BASED ON 3417.2 SQ.FT. OF REQUIRED AFFORDABLE HOUSING AREA, 8 UNITS IN THIS DEVELOPMENT ARE REQUIRED TO MEET ALL AFFORDABLE HOUSING MEASURES FOR 30 YEARS OR UNTIL THE CITY ORDINANCE CHANGES TO A MORE RESTRICTIVE REQUIREMENT OR A LESSER REQUIREMENT.

TRIP GENERATION (8TH EDITION, I.T.E. TRIP GENERATION)
 SITE LAND USE CODE 814 SPECIALTY RETAIL PER 1,000 SQ.FT. GFA - 11,000 SQ.FT.

AM (AVG. RATE = 6.94)
 48% ENTERING = 38 VPH
 52% EXITING = 39 VPH
 PM (AVG RATE = 2.71)
 44% ENTERING = 13 VPH
 56% EXITING = 17 VPH

TOTAL TRIP GENERATIONS
 DAILY TOTAL = 488
 PM TOTAL = 30

SITE LAND USE CODE 710 GENERAL OFFICE PER 1,000 sq.ft. GFA - 36,280 sq.ft.

AM (AVG. RATE = 1.55)
 88% ENTERING = 49 VPH
 12% EXITING = 7 VPH

PM (AVG. RATE = 1.49)
 17% ENTERING = 9 VPH
 83% EXITING = 49 VPH

TOTAL TRIP GENERATIONS
 DAILY TOTAL = 396
 PM TOTAL = 54

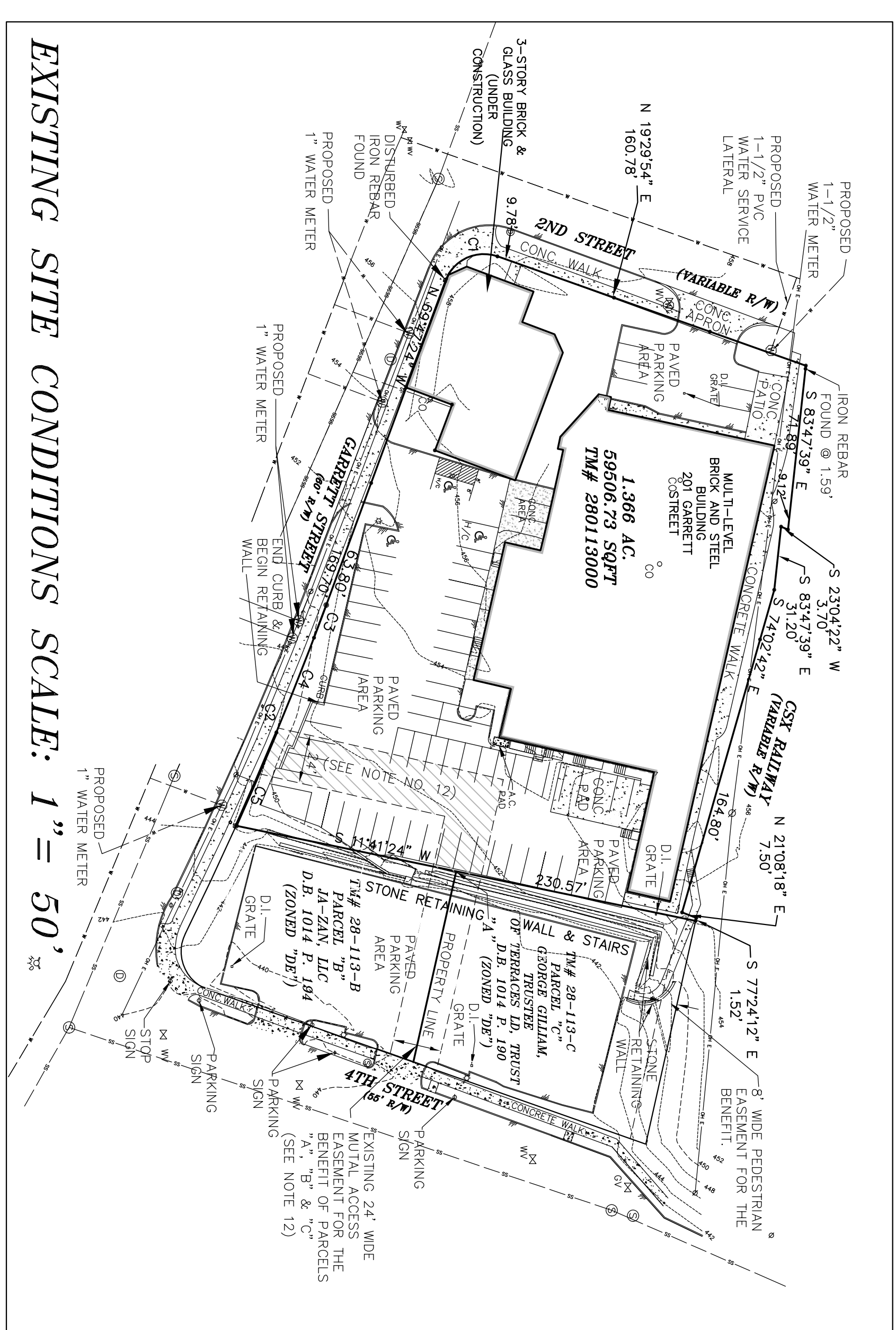
SITE LAND USE CODE 223 HIGH RISE APARTMENT PER DWELLING UNIT = 233 DWELLING UNITS

AM (AVG. RATE = 0.30)
 25% ENTERING = 17 VPH
 75% EXITING = 52 VPH

PM (AVG RATE = 0.35)
 61% ENTERING = 52 VPH
 39% EXITING = 32 VPH

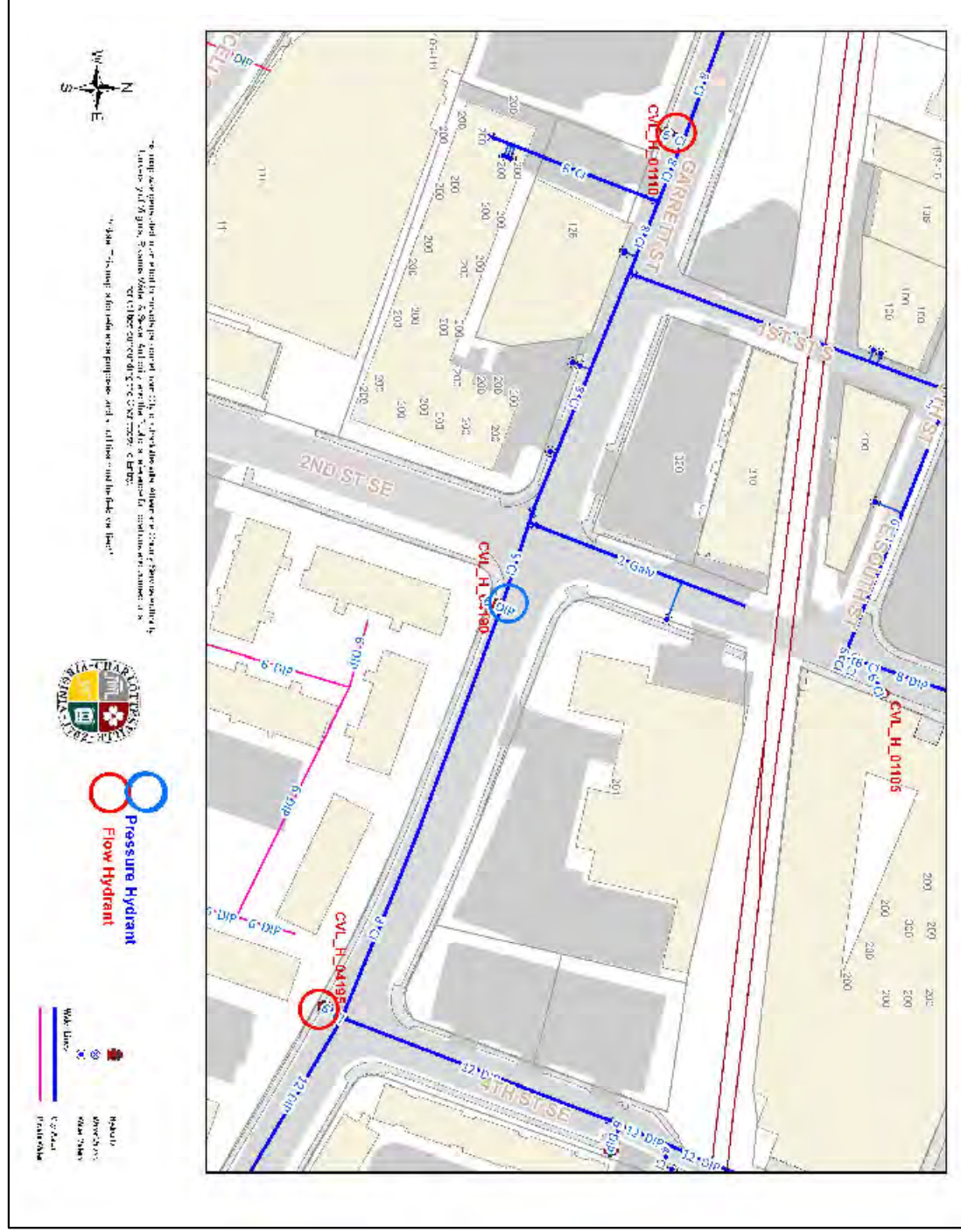
TOTAL TRIP GENERATIONS
 DAILY TOTAL = 979
 PM TOTAL = 82

STORM WATER MANAGEMENT NOTES:
 1. STORM WATER RUNOFF SHALL BE CONTROLLED BY AN EXISTING UNDERGROUND STORAGE FACILITY SHARED BETWEEN THE SITE AND THE TRUSTEES OF TERRACE LD TRUST.
 2. THIS SITE HAS HAD ON FILE AN UNDERGROUND STORAGE FACILITY DESIGNED BY JAMES M. HOLCOMB, PE



EXISTING SITE CONDITIONS SCALE: 1" = 50'

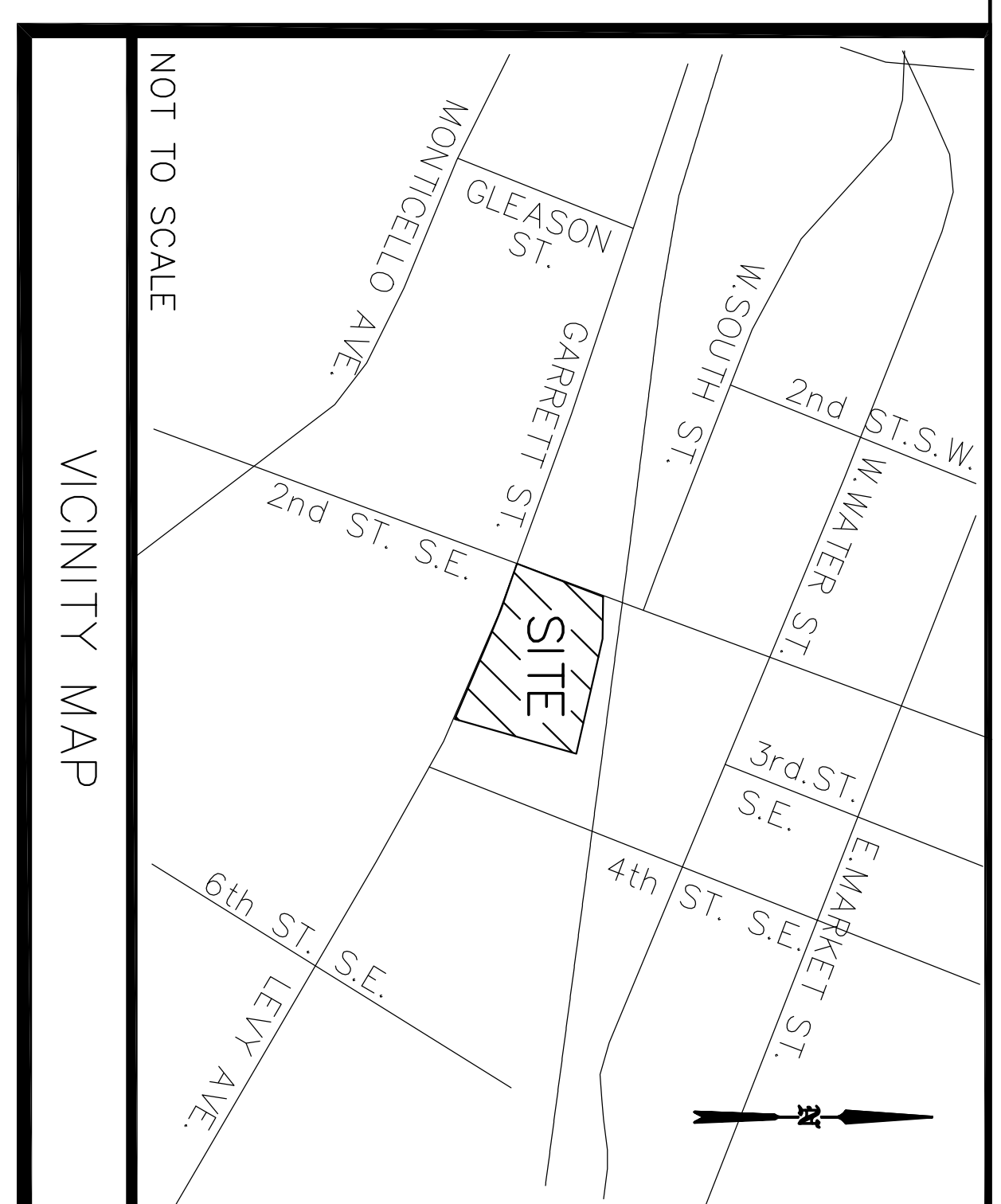
STORM WATER MANAGEMENT NOTES:
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 2. THIS SITE HAS HAD ON FILE AN UNDERGROUND STORAGE FACILITY DESIGNED BY JAMES M. HOLCOMB, PE



File Hydrant Test Report

Date of Test: 07/18/2015
 Location: GARRETT ST
 Performed by: (list all) Jimmy Reardon, Zachary Foster, Verony Eckels

Hydrant ID	Location	Pipe Size	Nozzle Static Pres. (psi)	Flow (gpm)	Duration (minutes)
Residual Hydrant 04101	SE Corner of Corner and 2nd St	9	23	52	74
Flow Hydrant 01110	100 Feet West of Corner of Garrett and 2nd St	9	23	1300	6.00
Flow Hydrant 04105	South side of intersection of Corner and 4th St	12	23	1465	6.00
Flow Hydrant #2			2.5		
Flow Hydrant #4			2.5		
Flow Hydrant #6			2.5		



GENERAL NOTES:

- 1) THIS PLAN HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AND THERE ARE NO VISIBLE EASMENTS OR ENCUMBRANCES EXCEPT AS SHOWN HEREON.
- 2) THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 3) THIS PROPERTY FALLS WITH IN ZONE "X" AS SCALED FROM THE F.E.M.A. MAP PANEL NUMBER 5100302088D, DATED 02/09/05, WHICH DOES NOT INDICATE THAT THIS PROPERTY IS SUBJECT TO FLOODING. THIS SURVEYOR DOES NOT OBTAIN TO THE ACCURACY OF THE F.E.M.A. MAP.
- 4) THIS PROPERTY IS ZONED DE (DOWNTOWN EXTENDED CORRIDOR).
- 5) ANY LIGHTING FIXTURE IN EXCESS OF 3,000 LUMENS PROPOSED TO BE LOCATED ON THE SITE SHALL BE SUBMITTED TO THE CITY OF CHARLOTTESVILLE FOR REVIEW AND APPROVAL FOR COMPLIANCE WITH THE CITY'S LIGHTING ORDINANCE PRIOR TO INSTALLATION.
- 6) LANDSCAPING SHALL BE IN COMPLIANCE WITH CITY OF CHARLOTTESVILLE LANDSCAPE ORDINANCE.
- 7) THIS PROPERTY WILL UTILIZE PUBLIC WATER AND SEWER, NEW PUBLIC UTILITY CONNECTION (WATER AND SEWER).
- 8) TRASH COLLECTION WILL BE DONE BY A TRASH COLLECTION COMPANY.
- 9) CONTRACTOR SHALL CONTACT "MISS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION.
- 10) NIXON LAND SURVEYING, LLC, THE SIGNING ENGINEER NOR THE OWNER TAKE NO RESPONSIBILITY FOR THE LOCATION OR ACCURACY OF UTILITIES AS SHOWN HEREON OR ANY UTILITIES WITHIN PROJECT THAT ARE NOT SHOWN HEREON. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PUBLIC UTILITIES TO OBTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 11) OWNER/CONTRACTOR WILL PRIOR TO FINAL SITE STABILIZATION, TO DETERMINE FERTILIZER OR A GEOCHEMICAL FIRM (WITH SOIL TESTING FACILITIES) WILL BE CONTACTED TO OBTAIN A SOIL REPORT FOR NUTRIENT APPLICATION.
- 12) THE SHADED AREA ON THIS PLAN REPRESENTS AND EXISTING 24' WIDE MUTUAL ACCESS EASEMENT FOR THE BENEFIT OF PARCELS "A", "B" AND "C" TO BE EFFECTIVE ONLY IN THE EVENT OF UPPER LEVEL CONDITIONAL UPON TERMINATION OF POINT "A".
- 13) A TEMPORARY STREET CLOSURE PERMIT IS REQUIRED FOR CLOSURE OF SIDEWALKS PARKING SPACES AND ROWWAYS AND IS SUBJECT TO APPROVAL BY THE CITY TRAFFIC ENGINEER.
- 14) IFC 509- THE BUILDING STREET NUMBER TO BE PLAINLY VISIBLE FROM THE STREET FOR EMBLEMATIC PURPOSES.
- 15) IFC 506-1- AN APPROVED KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE THE CHARLOTTESVILLE FIRE DEPARTMENT COHERES THE KNICK BOX MUST BE VENT. A KNICK BOX KEY BOX CAN BE ORDERED BY GOING ON-LINE TO www.knicbox.com.
- 16) ANY PROPOSED UTILITIES WILL BE UNDERGROUND. THERE SHALL BE NO OVERHEAD WIRING OR OTHER OBSTRUCTIONS HIGHER THAN 13 FEET 6 INCHES.

SHEET DETAILS:
 SHEET 1 - COVER SHEET
 SHEET 2 - SITE PLAN

SIGNATURE PANEL

COMMONWEALTH OF VIRGINIA
 RUSSELL E. NIXON
 No. 2568
 05/18/15
 LAND SURVEYOR

COVER SHEET FOR SITE PLAN FOR SPECIAL USE PERMIT PROPERTY OF M.T.E., LLC

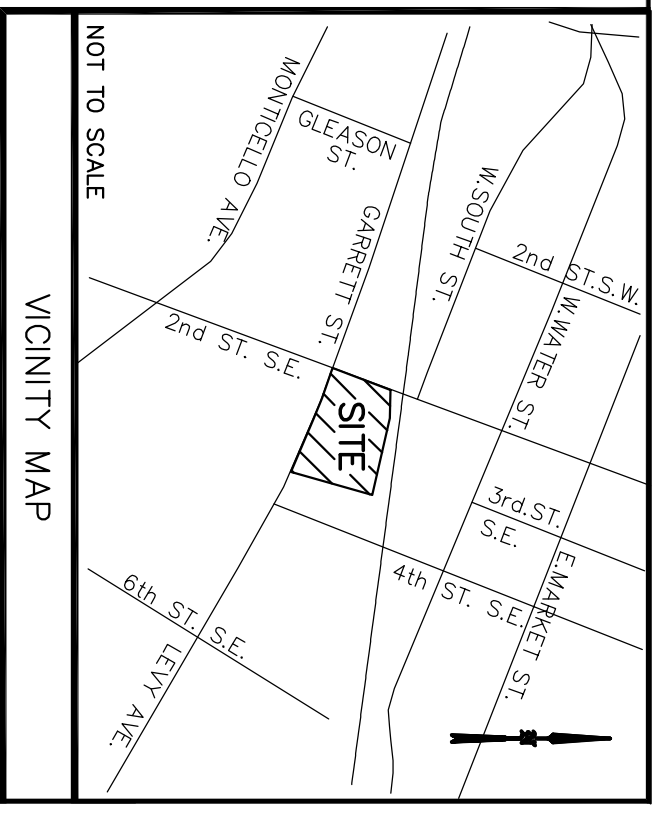
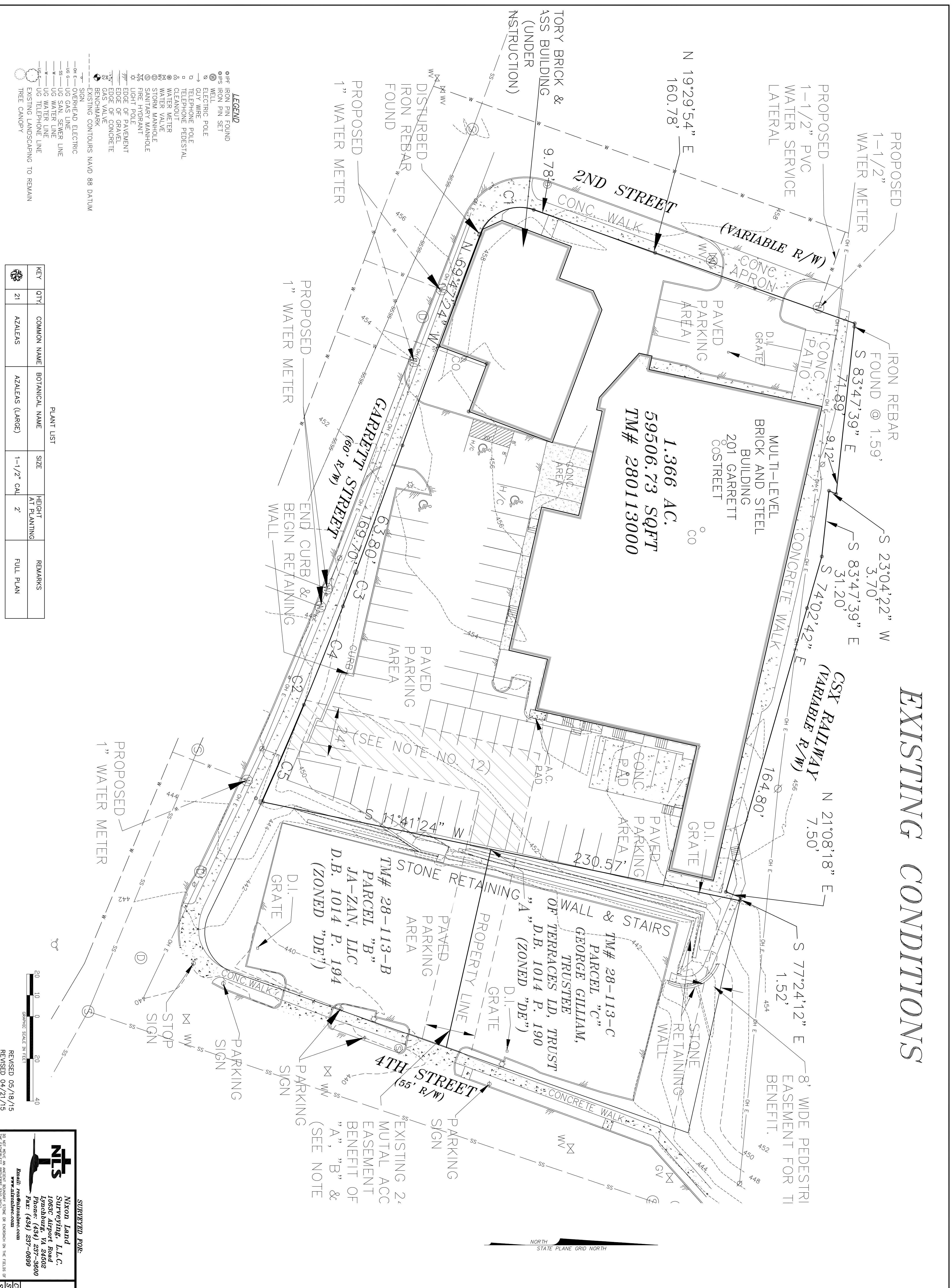
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NIXON LAND SURVEYING, L.L.C.
 1069c Airport Road
 Lynchburg, VA 24502
 Phone: (434) 237-5900
 Fax: (434) 237-0699

CITY OF CHARLOTTESVILLE, VIRGINIA
 COVER SHEET FOR SITE PLAN FOR SPECIAL USE PERMIT PROPERTY OF M.T.E., LLC

REVISIONS:
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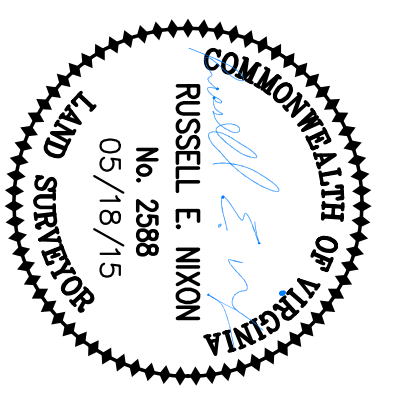
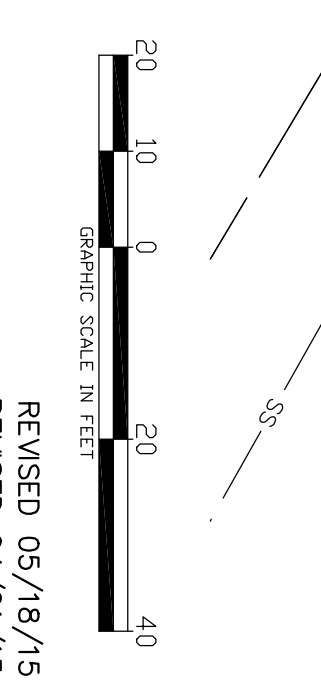
EXISTING CONDITIONS



- LEGEND**
- REF IRON PIN FOUND
 - IRON PIN SET
 - WELL
 - TELEPHONE POLE
 - TELEPHONE PEDESTAL
 - CLEANOUT
 - WATER METER
 - WATER VALVE
 - STORM MANHOLE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - LIGHT POLE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - EDGE OF CONCRETE
 - GAS VALVE
 - BENCHMARK
 - EXISTING CONTOURS NAVD 88 DATUM
 - SIGN
 - OH E — OVERHEAD ELECTRIC
 - UG G — UG GAS LINE
 - SS — UG SANI. SEWER LINE
 - W — UG WATER LINE
 - UG — UG WATER LINE
 - UG — UG TELEPHONE LINE
 - EXISTING LANDSCAPING TO REMAIN
 - TREE CANOPY

PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT AT PLANTING	REMARKS
○	21	AZALEAS	AZALEAS (LARGE)	1-1/2" CAL	2'	FULL PLAN



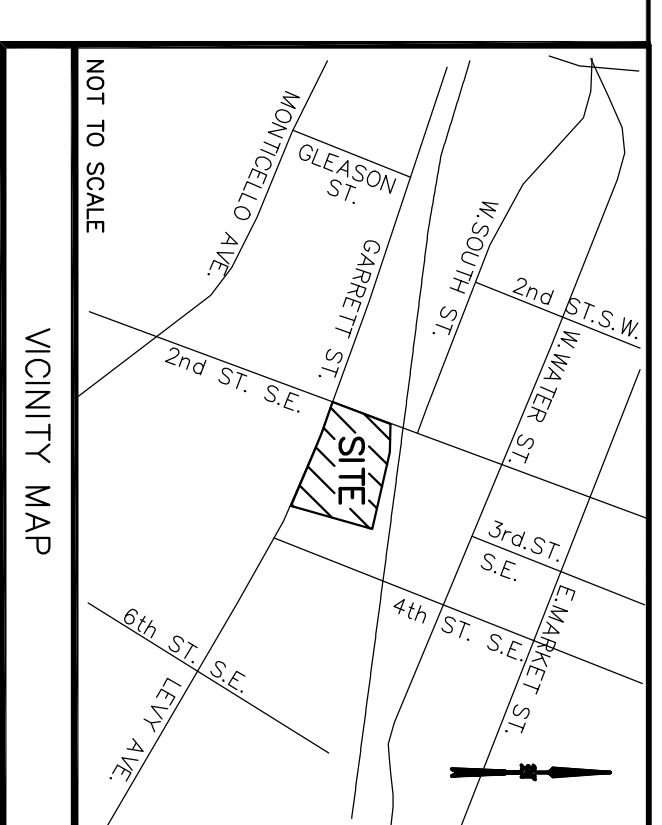
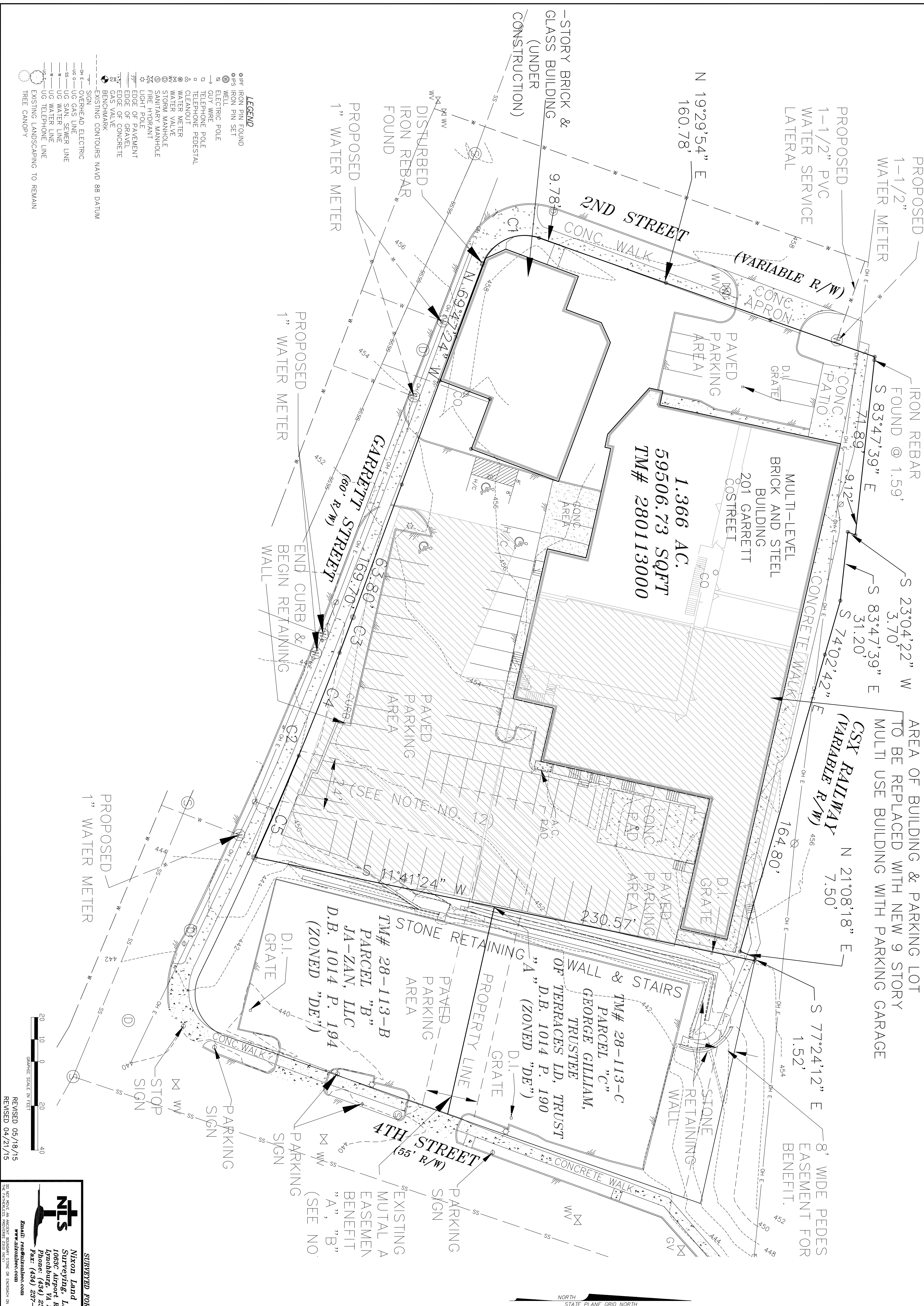
NTS
 Surveying, L.L.C.
 10697 Airport Road
 Lynchburg, VA 24502
 Phone: (434) 237-5900
 Fax: (434) 237-0699
 www.ntsllc.com

M.T.E., LLC
 CITY OF CHARLOTTESVILLE, VIRGINIA
 CONAL. NO.: 2012197
 SCALE: 1"=50' DR. BY: VTB DATE: 12/10/14
 SHEET: 2 OF 8 (CHK. BY: BENJAMIN NIXON, SURVEYOR)

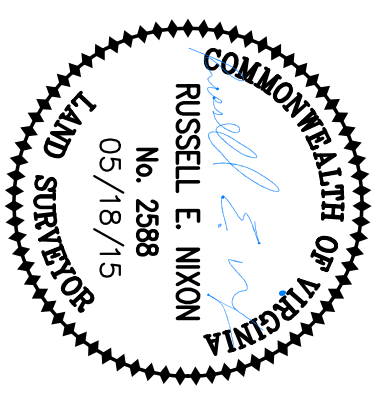
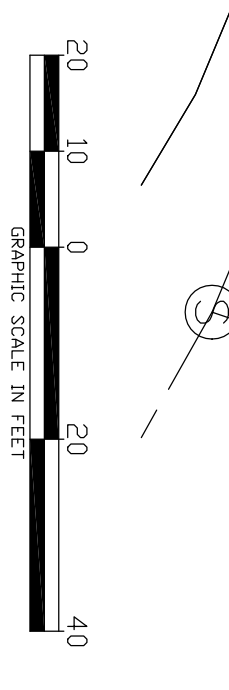
REVISIONS:
 REVISED 05/18/15
 REVISED 04/21/15

DEMO PLAN

AREA OF BUILDING & PARKING LOT
TO BE REPLACED WITH NEW 9 STORY
MULTI USE BUILDING WITH PARKING GARAGE



- LEGEND**
- REF IRON PIN FOUND
 - IFS IRON PIN SET
 - WELL
 - ELECTRIC POLE
 - TELEPHONE POLE
 - CLEANOUT
 - WATER METER
 - WATER VALVE
 - STORM MANHOLE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - LIGHT POLE
 - EDGE OF PAVEMENT
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 - W --- UG WATER LINE
 - W --- UG TELEPHONE LINE
 - EXISTING LANDSCAPING TO REMAIN
 - TREE CANOPY

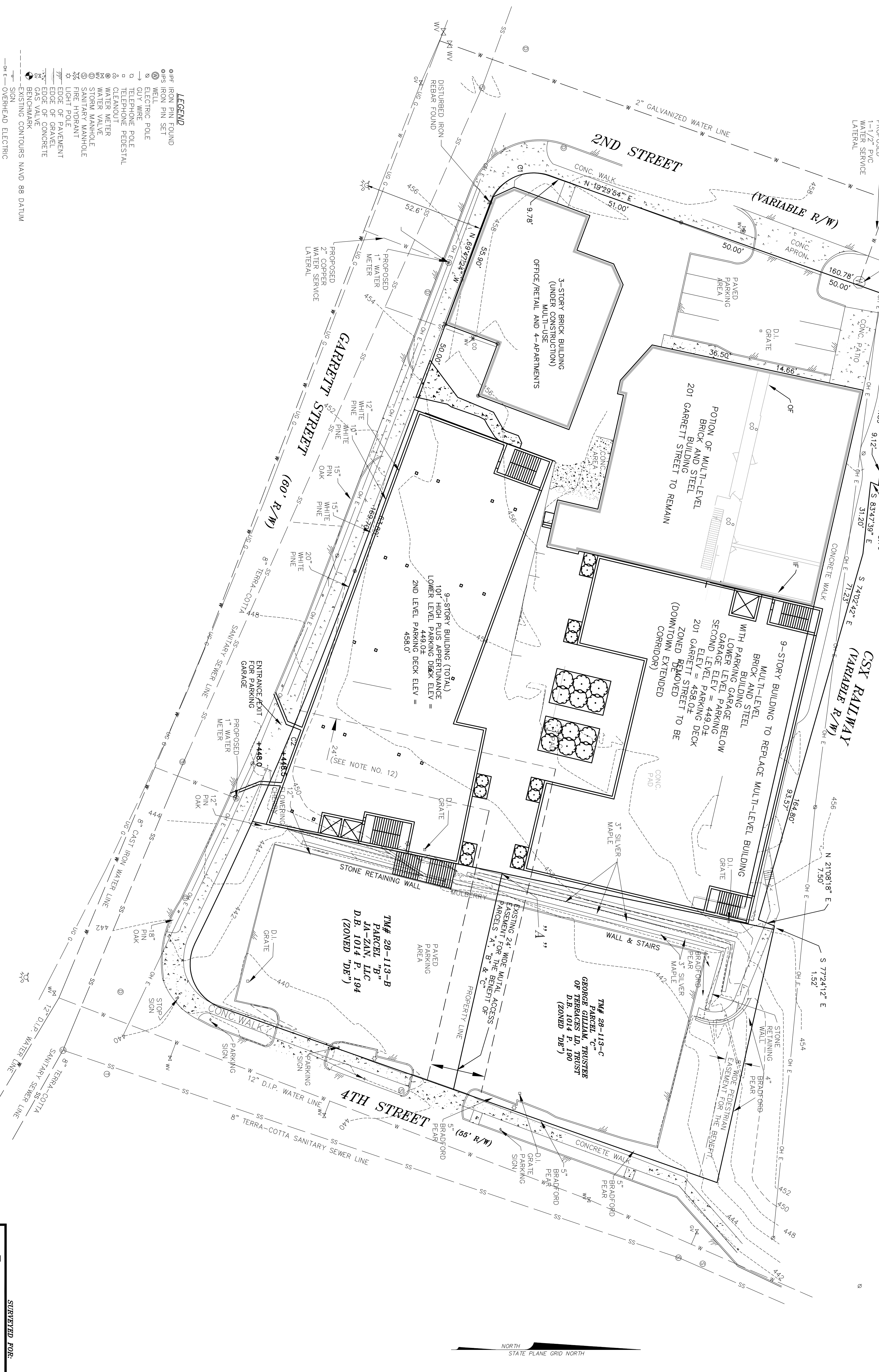


NTS
Nixon Land Surveying, L.L.C.
10696 Airport Road
Lynchburg, VA 24502
Phone: (434) 237-3600
Fax: (434) 237-0699
www.nixonllc.com

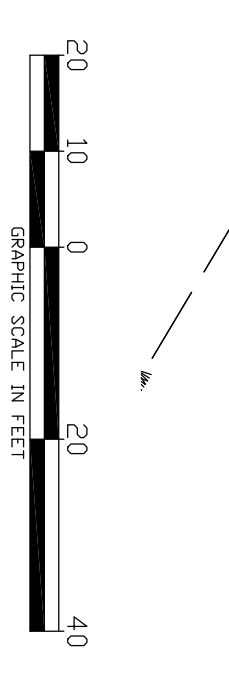
M.T.E., LLC
CITY OF CHARLOTTESVILLE, VIRGINIA
CONTRACT NO.: 2012197
SCALE: 1"=50' DR. BY: VTB DATE: 12/10/14
SHEET: 3 OF 8 (CHK. BY: RAN/DRM - NMS, SURVEYOR)

REVISIONS:
REVISED 05/18/15
REVISED 04/21/15

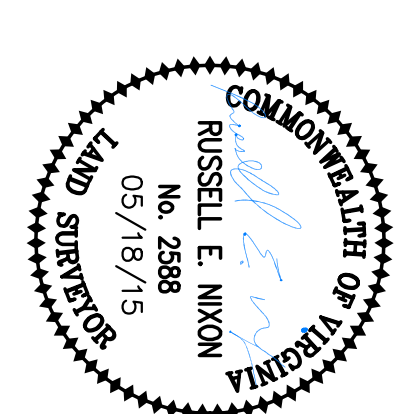
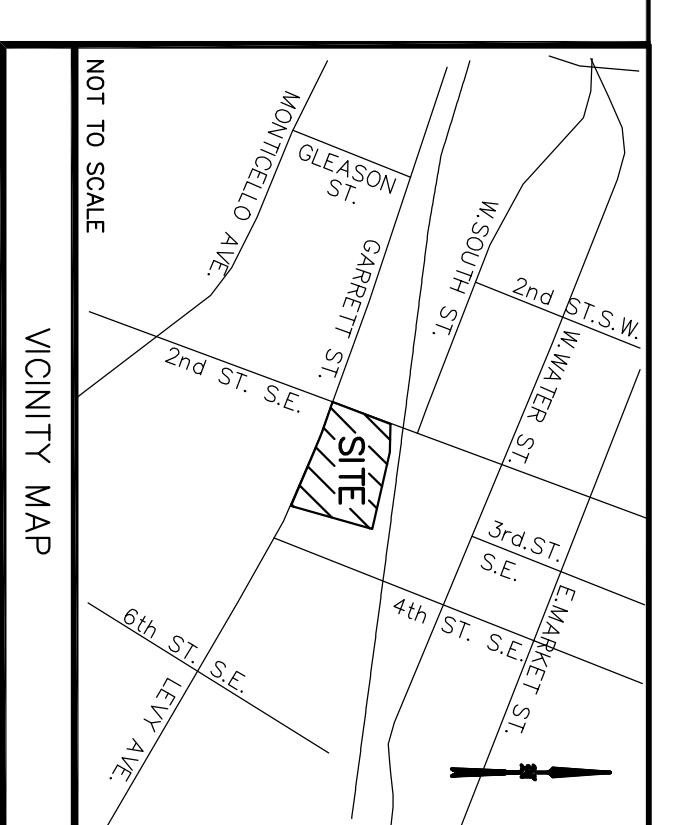
SITE PLAN



- LEGEND**
- IRON PIN FOUND
 - IRON PIN FOUND
 - WELL
 - ELECTRICAL POLE
 - TELEPHONE POLE
 - CLEANOUT
 - WATER METER
 - WATER VALVE
 - STORM MANHOLE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - LIGHT POLE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - GAS VALVE
 - BENCHMARK
 - EXISTING CONTOURS NAVD 88 DATUM
 - SIGN
 - OVERHEAD ELECTRIC
 - UG GAS LINE
 - UG SAN. SEWER LINE
 - UG WATER LINE
 - UG TELEPHONE LINE
 - EXISTING LANDSCAPING TO REMAIN
 - TREE CANOPY



REVISED 05/18/15
REVISED 04/21/15

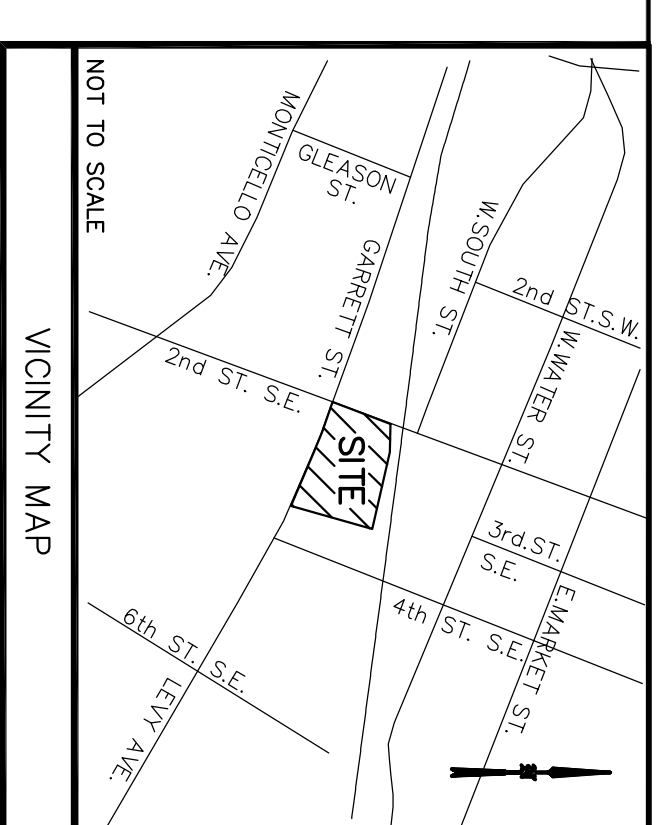
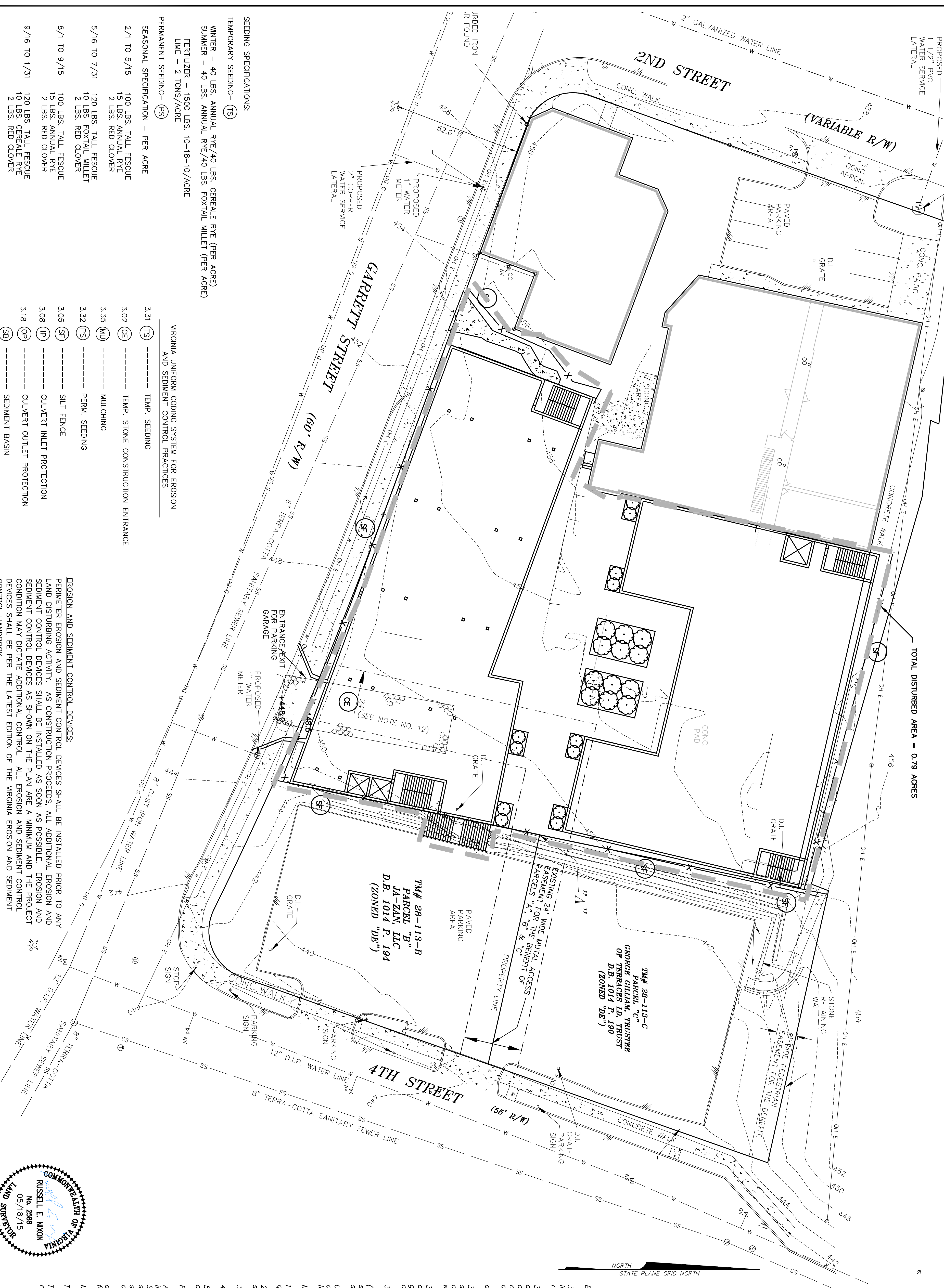


NTS
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Email: nts@nixonllc.com
www.ntsllc.com

M.T.E., LLC
M.T.E., LLC
SITE PLAN FOR
SPECIAL USE PERMIT
PROPERTY OF
M.T.E., LLC
CITY OF CHARLOTTESVILLE, VIRGINIA
CONTRACT NO.: 2012197 REVISED: 03/20/15
SCALE: 1"=50' DR. BY: VFB DATE: 12/10/14
SHEET: 4 OF 8 CHK. BY: BENJAMIN M. STRICKLAND

EROSION AND SEDIMENT CONTROL PLAN

TOTAL DISTURBED AREA = 0.79 ACRES



STORM WATER MANAGEMENT & EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION

The project consists of building a new 9 story commercial and residential building with two stories being for parking garage use. The construction will involve removing existing parking lot and replacing with concrete, no new impervious area is expected and a decrease in impervious area is expected.

EXISTING SITE CONDITIONS

The site is currently a parking lot and steel and glass building with existing underground storm water detention.

ADJACENT PROPERTY

The adjacent property will share in the control of the storm water, and not significant impact is expected by this development, the existing underground storm water storage will be utilized and shared again by both sites.

STORM WATER MANAGEMENT

Stormwater management for this project will consist of underground detention and water conveyance achieved by underground storm pipes and drop inlets. This site and the neighboring site toward 4th street currently share on underground storm water facility and the changing of this site will not change the use of that storm water facility, the quantities will not change and the storm detention will not change.

EROSION AND SEDIMENT CONTROL

3.02 Temporary Construction Entrance (CE) - A stone pad, located at points of vehicular ingress and egress on a construction site, to reduce the soil transported onto public roads and other paved areas.

3.05 Silt Fence (SF) - A temporary sediment barrier constructed of posts, filter fabric and, in some cases, a wire support fence, placed across or at the toe of a slope or in other drainage ways to intercept and detain sediment and decrease flow velocities from drainage areas of limited size. Silt fence is to be installed along the downhill side of any disturbed area.

3.32 Permanent Seeding (PS) - Establishment of perennial vegetative cover by planting seed on rough-graded areas that will not be brought to final grade for a year or more or where permanent, long-lived vegetative cover is needed on fire-graded areas.

3.35 Mulching (MU) - Application of plant residues or other suitable materials to disturbed surfaces to prevent erosion and reduce overland flow velocities. Forests part sold. (In part) by increasing available moisture and providing insulation against extreme heat or cold.

3.36 Soil Stabilization Blankets & Matting (B/M) - The installation of a protective blanket (Treatment 1) or a soil stabilization mat (Treatment 2) on a prepared planting of a steep slope, channel or shoreline.

Unless otherwise indicated, all erosion and sediment control practices shall be constructed and maintained according to minimum standards and specifications of the latest edition of the VESOR handbook.

MANAGEMENT STRATEGIES

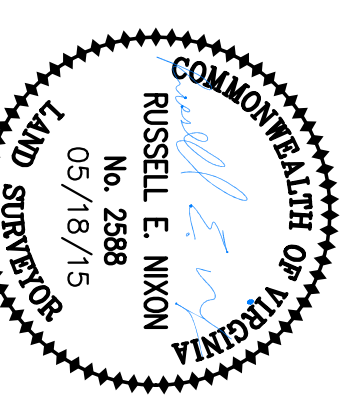
1. Construction will be sequenced so that grading operations can begin and end as quickly as possible.
2. Sediment trapping measures will be installed as a first step in grading and will be seeded and mulched immediately following installation.
3. Permanent seeding or other stabilization will follow immediately after finished grading.
4. Areas, which are not to be disturbed, will be clearly marked by flags, signs, etc.
5. After achieving adequate stabilization, the temporary E&S controls will be cleaned up and removed.

PERMANENT STABILIZATION

All areas disturbed by construction shall be stabilized with permanent seeding. The contractor shall be responsible for maintaining all erosion and sediment control measures. These shall be checked daily and after each significant rainfall; any deficiencies shall be repaired immediately.

MAINTENANCE

The contractor is responsible for maintaining all erosion and sediment control measures. These shall be checked daily and after each significant rainfall; any deficiencies shall be repaired immediately.



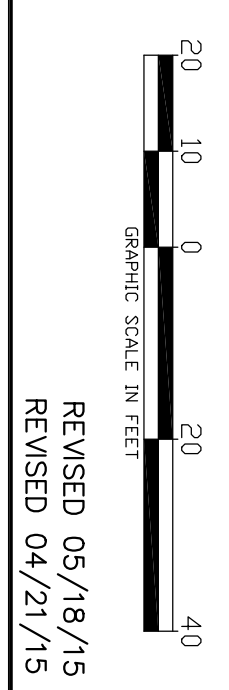
SUPERSEDED FOR:

Nixson Land Surveying, L.L.C.
10695 Airport Road
Lynchburg, VA 23702
Phone: (434) 237-2900
Fax: (434) 237-0699
Email: info@nixonland.com
www.nixonland.com

M.T.E., LLC
CITY OF CHARLOTTESVILLE, VIRGINIA
CONTRACT NO.: 2012197 REVISED: 03/20/15
SCALE: 1"=20' DRAWN BY: VTB DATE: 12/10/14
SHEET: 5 OF 8 (CHK. BY: BENJAMIN NIXSON, SURVEYOR)

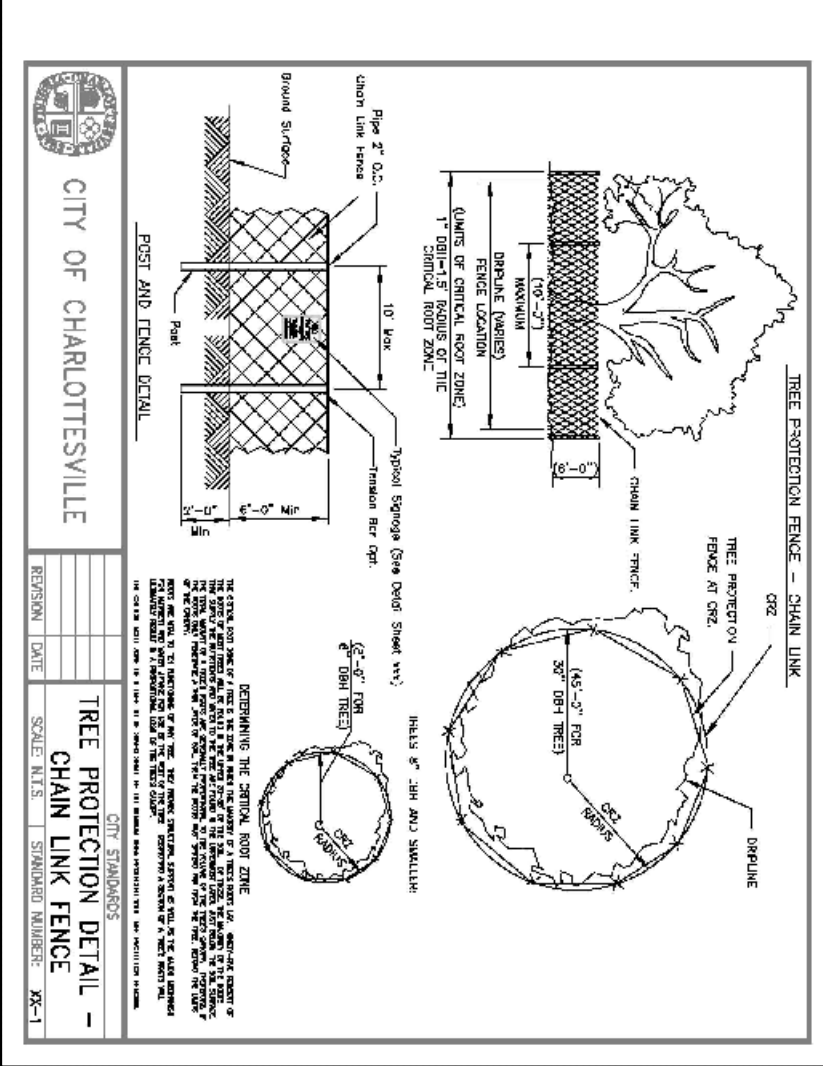
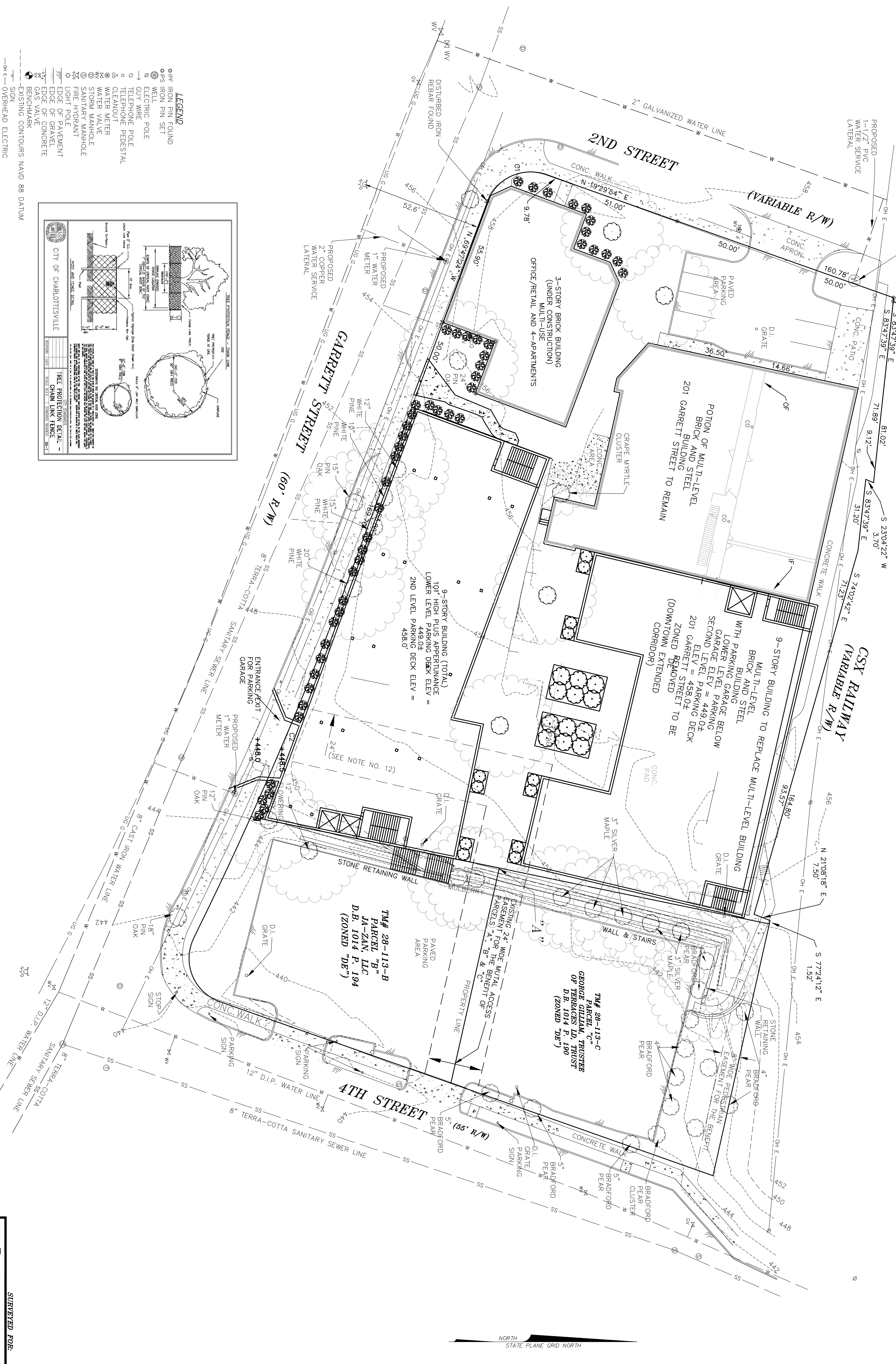
- SEEDING SPECIFICATIONS:
- TEMPORARY SEEDING—(TS)
- WINTER - 40 LBS. ANNUAL RYE/40 LBS. CEREAL RYE (PER ACRE)
SUMMER - 40 LBS. ANNUAL RYE/40 LBS. FOXTAIL MILLET (PER ACRE)
FERTILIZER - 1500 LBS. 10-18-10/ACRE
LIME - 2 TONS/ACRE
- PERMANENT SEEDING—(PS)
- SEASONAL SPECIFICATION - PER ACRE
- | | | |
|--------------|---|---|
| 2/1 TO 5/15 | 100 LBS. TALL FESCUE
15 LBS. ANNUAL RYE
2 LBS. RED CLOVER | 3.31 (TS) ----- TEMP. SEEDING |
| 5/16 TO 7/31 | 120 LBS. TALL FESCUE
10 LBS. FOXTAIL MILLET
2 LBS. RED CLOVER | 3.02 (CE) ----- TEMP. STONE CONSTRUCTION ENTRANCE |
| 8/1 TO 9/15 | 100 LBS. TALL FESCUE
15 LBS. ANNUAL RYE
2 LBS. RED CLOVER | 3.35 (MU) ----- MULCHING |
| 9/16 TO 1/31 | 120 LBS. TALL FESCUE
10 LBS. CEREAL RYE
2 LBS. RED CLOVER | 3.32 (PS) ----- PERM. SEEDING |
- FERTILIZER - ALL SEASONS - 1500 LBS. 10-18-10/ACRE
LIME - ALL SEASONS - 2 TONS/ACRE
- * A MULCH COVER IS REQUIRED ON EVERY SEEDING
* STRAW AT 80 BALES PER ACRE OR AN APPROVED MANUFACTURED MULCH/STABILIZATION MATERIAL

- VIRGINIA UNIFORM CODING SYSTEM FOR EROSION AND SEDIMENT CONTROL PRACTICES
- | | |
|-----------------|-----------------------------------|
| 3.31 (TS) ----- | TEMP. SEEDING |
| 3.02 (CE) ----- | TEMP. STONE CONSTRUCTION ENTRANCE |
| 3.35 (MU) ----- | MULCHING |
| 3.32 (PS) ----- | PERM. SEEDING |
| 3.05 (SF) ----- | SILT FENCE |
| 3.08 (IP) ----- | CULVERT INLET PROTECTION |
| 3.18 (OP) ----- | CULVERT OUTLET PROTECTION |
| (SB) ----- | SEDIMENT BASIN |
| (CD) ----- | CHECK DAM |
- EROSION AND SEDIMENT CONTROL DEVICES:
PREMIER EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY. AS CONSTRUCTION PROGRESSES, ALL ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS SOON AS POSSIBLE. EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLAN ARE A MINIMUM AND THE PROJECT CONDITION MAY DICTATE ADDITIONAL CONTROL. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PER THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS, MINIMUM STANDARD #1
- EROSION OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENuded AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN 7 DAYS TO DENuded AREAS THAT MAY NOT BE FINAL GRADE BUT THAT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT MORE THAN ONE YEAR.



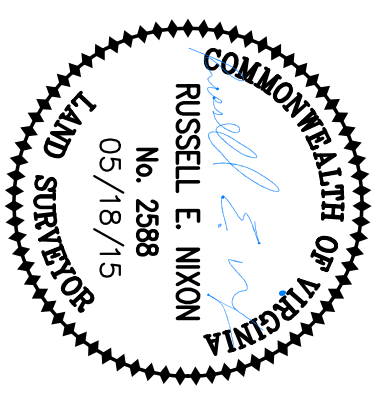
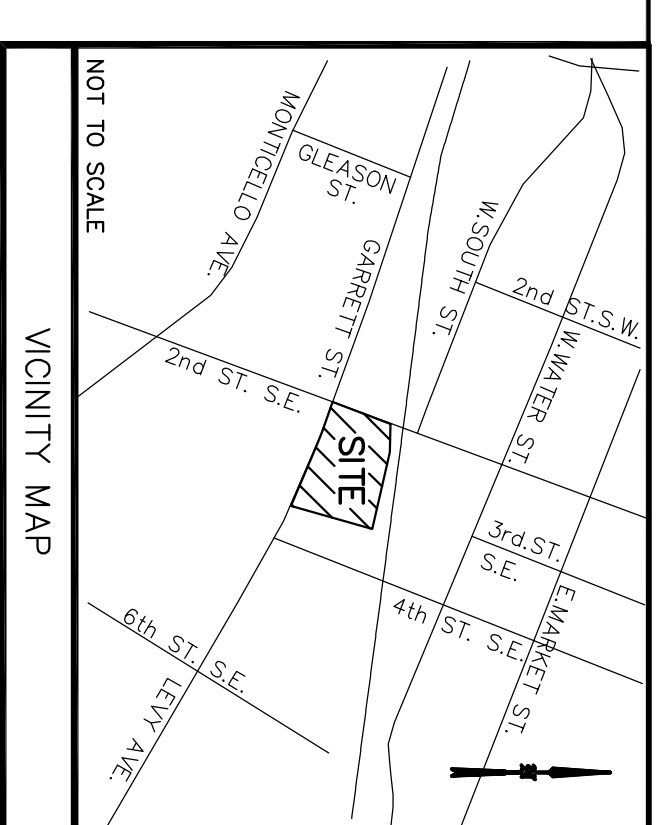
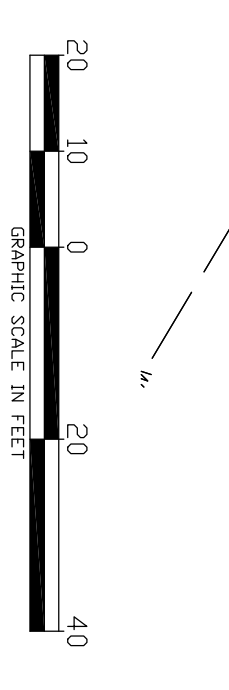
REVISED 05/18/15
REVISED 04/21/15

LANDSCAPE PLAN



PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT AT PLANTING	REMARKS
	21	AZALEAS	AZALEAS (LARGE)	1-1/2" CAL	2'	FULL PLAN



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M.T.E., LLC
CITY OF CHARLOTTESVILLE, VIRGINIA
CONTRACT NO.: 2012197
SCALE: 1"=20'
DATE: 05/18/15
SHEET: 6 OF 8

REVISIONS:
REVISED 05/18/15
REVISED 04/21/15

City of Charlottesville
Department of Neighborhood Development Services
Staff Report



CITY COUNCIL AND PLANNING COMMISSION
JOINT PUBLIC HEARING

DATE OF HEARING: JUNE 9, 2015
APPLICATION NUMBER: ZM15-00002

Project Planner: Brian Haluska

Date of Staff Report: May 27, 2015

Applicant: Milestone Partners, acting as agent for the current property owner

Applicant's Representative: L.J. Lopez

Current Property Owner: Meadowcreek Development, LLC

Application Information

Property Street Address: Penn Park Lane

Tax Map/Parcel #: Tax Map 48A, Parcel 39

Total Square Footage/ Acreage Site: 22.47 Acres

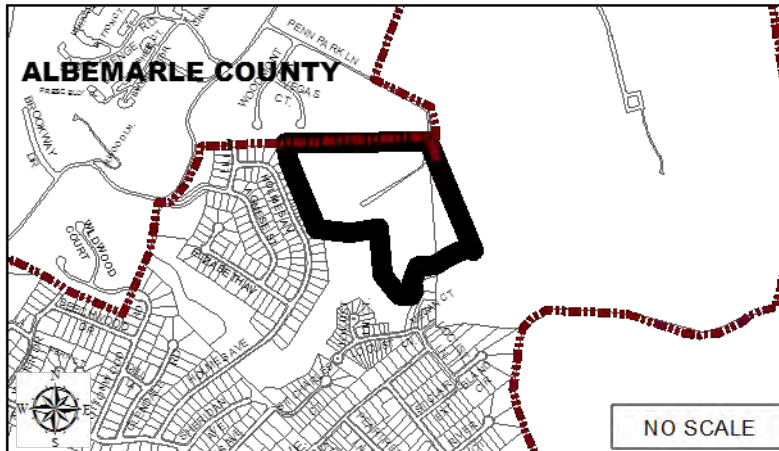
Comprehensive Plan (Land Use Plan): Low Density Residential

Current Zoning Classification: Planned Unit Development

Applicant's Request

The applicant is requesting modification of the approved concept plan for the Planned Unit Development (PUD) zoning approved for the above property by City Council on September 4, 2012. The applicant is proposing to change the concept plan's description of Block 2B of the original concept plan. The proposed amendment would also provide additional clarifying language regarding the types of units envisioned in each of the blocks in the PUD, and would enable some multi-family structures in Blocks 3 and 4A of the original concept plan, so that the developer could construct four-plex units.

Vicinity Map



Rezoning Standard of Review

Sec. 34-42. - Commission study and action.

- a. All proposed amendments shall be reviewed by the planning commission. 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.
- b. Prior to making any recommendation to the city council, the planning commission shall advertise and hold at least one (1) public hearing on a proposed amendment. The planning commission may hold a joint public hearing with the city council.
- c. The planning commission shall review the proposed amendment and shall report its findings and recommendations to the city council, along with any appropriate explanatory materials, within one hundred (100) days after the proposed amendment was referred to the commission for review. Petitions shall be deemed referred to the commission as of the date of the first planning commission meeting following the acceptance of the petition by the director of neighborhood development services.

Failure of the commission to report to city council within the one hundred-day period shall be deemed a recommendation of approval, unless the petition is withdrawn. In the event of and upon such withdrawal, processing of the proposed amendment shall cease without further action.

Planned Unit Development Standard of Review

Sec. 34-490. - In reviewing an application for approval of a planned unit development (PUD) or an application seeking amendment of an approved PUD, in addition to the general considerations applicable to any rezoning the city council and planning commission shall consider whether the application satisfies the following objectives of a PUD district:

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

Analysis

1. Consistency with Comprehensive Plan

This area of the City has been identified for Low-Density Residential development as found on the Charlottesville Land Use Map in the 2013 Comprehensive Plan.

a. Housing

Goal 3: Grow the City's Housing Stock

Grow the City's housing stock for residents of all income levels.

3.3: Achieve a mixture of incomes and uses in as many areas of the City as possible.

3.6: Promote housing options to accommodate both renters and owners at all price points, including workforce housing.

2. Effect on Surrounding Properties and Public Facilities

The proposed changes to the PUD primarily will impact the adjacent owners within the PUD. Staff anticipates no change in the impact to public facilities beyond the currently approved development.

3. Proffers

No change to the approved proffer statement is proposed.

4. Development Plan

The original Development Plan approved in 2012 showed a portion of the development known as "Block 2B" was to be "cottages" around a central green space. At their February regular meeting, the Planning Commission reviewed a site plan for this site and indicated to the applicant that the plan for that block did not comply with the concept plan as approved.

The applicant is requesting to amend aspects of the Development Plan as outlined below.

1. Edit the description of Block 2B so that it deletes any references to cottages.
2. Clarify the language regarding uses permitted in the each block.
3. Add provisions to permit additional unit types in Blocks 3 and 4A of the development. The applicants indicate interest in a "Stacked Townhouse" style of building that would house four units in a structure. This style of development is currently considered as multi-family residential in the City.

The applicant notes that the maximum permitted density in each block and the overall development is unchanged, so building a four-unit building would mean reducing unit counts elsewhere in the block to compensate.

Questions for the Planning Commission to Discuss

- **Will the changes requested by the applicant affect the intent of the original PUD?**

The Planning Commission should assess the individual changes as a whole in order to gauge if the intent of the 2012 PUD is altered. Although changes to the original 2012 PUD are permissible, any change should create a better outcome than what is currently allowed. Please consider:

- How a change from an entire block of cottages ringing a green space on Block 2B differs from the proposed lot arrangement of Block 2B.
- How the addition of multi-family residential structures as a by-right use in Blocks 3 and 4A may impact those blocks and the overall PUD.
- How lowering the minimum number of units in Blocks 3 and 4A will affect the overall PUD.

Public Comments Received

Staff has received no comments from the public regarding this change at the time of the drafting of the report. Staff did receive a phone call from an adjacent property owner, requesting more information on the content of the proposal.

Staff Recommendation

The proposed amendment highlights one of the difficulties with crafting a PUD application. While City staff and the Planning Commission encourage a level of specificity that gives an accurate representation of the future development, as well as guidance on how the development will look, this specificity can result in less flexibility in the development as it moves towards site plan approval. In the case of this proposal, the applicant is requesting to substitute more general terms for single family housing, removing undefined terms such as “cottages” or “mid-sized units”. Staff has no concerns with this change, and does not feel that it will materially alter the overall PUD.

The more substantial change is the inclusion of multi-family residential in Block 3 and 4A. Staff has no concerns with the inclusion of units as described by the applicant. A “stacked townhouse” layout will permit the applicant to provide a wider variety of unit types within the development, and place those units in a location adjacent to other units of different sizes, rather than

segregating those units.

Staff's one concern with the proposed change is that the change opens the door to potentially structure with greater than 4 units. Staff, however, would rely on the amended concept plan to address that issue should it arise. The concept plan does not show any structures or lot arrangement conducive to large footprint apartment complex type buildings in these blocks. Thus, any attempt to construct a building that is not in line with the lot sizes shown in the concept plan would require another amendment to the PUD concept plan.

In light of the increased flexibility the amendment provides the applicant in meeting the goals of the PUD, staff recommends the application be approved.

Attachments

1. Lochlyn Hill PUD Amendment Summary dated May 19, 2014
2. Updated Lochlyn Hill concept plan map
3. Resolution from original PUD approval

Suggested Motions

1. I move to recommend approval of this application to amend the development plan for the Lochlyn Hill Planned Unit Development, on the basis that the proposal would serve the interests of the general public welfare and good zoning practice.
2. I move to recommend approval of this application to amend the development plan for the Lochlyn Hill Planned Unit Development, on the basis that the proposal would serve the interests of the general public welfare and good zoning practice, with the following modifications proposed by the applicant:
 - a. ...

I move to recommend denial of this application to amend the concept plan for the Lochlyn Hill Planned Unit Development, on the basis that the proposal would not serve the interests of the general public welfare and good zoning practice.

May 19, 2015



City of Charlottesville
Neighborhood Development
Attn: Brian Haluska
PO Box 911, City Hall
Charlottesville, VA 22902

RE: Lochlyn Hill PUD Modification – Resubmission

Dear Brian:

Please find enclosed the following:

- Revised Pages 6-7+15 of the Code of Development (change on Pages 6+7 only)
- Revised Conceptual Development Plan (no change from Work Session)

Per the comments at the Planning Commission Work Session held on May 12, we have revised the Code of Development language on Pages 6 and 7, along with a modification to Table A, to reflect the discussion. Should staff have any additional comments or suggestions, we are amenable to further revision.

A summary of changes is as follows:

- We have clarified unit type language to mirror the use matrix in Table A and also eliminated any ambiguous descriptive adjectives
- We have provided footnotes for further clarification of use types to be included within respective blocks
- We have modified Table A language regarding multi-family and allowed for it to be included in Blocks 3 and 4A. The justification is to allow opportunity to provide an additional unit type(s), 'Stacked Townhouses' as an example but not limited to, in an effort to further our commitment to affordable housing. Please note that previously approved overall density for the neighborhood remains unchanged and so does the density by block.

Please note the entire package of changes, as submitted with the initial submission, is being provided.

We look forward to working with you on this exciting residential development project that spans both the City and County jurisdictions. If there are any questions, please do not hesitate to contact me directly at llopez@milestonepartners.co or 434.245.5803 (o) or 434.409.1005 (c).

Very truly yours,

A handwritten signature in black ink that reads "Louis J. Lopez III".

Louis J. Lopez III



LOCHLYN HILL -- CODE OF DEVELOPMENT

balance of the neighborhood, as it will offer single family detached and townhouses in both a front loaded and rear alley loaded condition.

Block 2A

Block 2A is situated solely in the City of Charlottesville and will be a continuation of the development pattern established in Block 1. Small set backs, street trees, and pedestrian friendly streets will continue in this block and throughout the neighborhood. ~~Larger~~ Front loaded, single family detached lots will comprise the majority of the product type in this block with a few ~~smaller~~, rear loaded, single family detached.

Block 2B

A sub-block, 2B, will support ~~single family detached front load and/or rear load. In addition, single family detached and/or duplex/triplex homes may be a third residential use, Cottages. The Cottages will be small foot print and small square footage single family detached homes~~ centralized around a common green space. Parking will be relegated from the primary street as much as possible.

Block 3

Block 3 is situated with a majority of the block in the City and a portion in the County. The Albemarle County portion of the block is comprised of the remainder of the Village Green. Again, this will provide for central green space that is flexible and programmable for both passive and active recreation. This is anticipated to be a central meeting place for residents. The City of Charlottesville portion of Block 3 continues the already established pattern of development with ~~mid-sized~~ single family detached lots and townhouses. The units in this block are all anticipated to be rear loaded.

Block 4A

Block 4A includes single family detached and townhouses, both rear and front loaded. Block 4 is located entirely within the City and will have direct access to the Meadowcreek and pedestrian access to the Rivanna Trail will be made possible by the installation of a bridge to cross the Meadowcreek. A pocket park ~~will~~ also be included in this block.

Block 4B

Block 4B is comprised ~~solely~~ of ~~luxury~~ apartments ~~and/or~~ condos. This block is also adjacent to the Meadowcreek Golf Course and the multifamily use will take advantage of the grades on site to provide spectacular views of the golf course and surrounding mountain vistas.

Blocks 5 and 6

In Blocks 5 and 6 the pedestrian friendly, tree lined streets, alley access, integrated townhome and single family pattern of development continues. This block is adjacent to greenspace on its north and south boundaries. To the north is the Meadowcreek Golf Course, offering great views, and to the south is the central Village Green, offering active and passive recreation.

*** All uses described above may be included in any of the blocks and Table A, below, shall govern the uses to be included in the respective blocks.**

LOCHLYN HILL -- CODE OF DEVELOPMENT

*Single family detached and/or duplex/triplex homes centralized around a common greenspace (as depicted in a portion of Block 2B) may be included in any of the neighborhood blocks

Land Uses Permitted/ Prohibited by Block

Table A establishes the uses that are permitted or prohibited by block. If the column under a Block has a “B” filled in, then the use in that row is permitted (i.e., it is by-right) within that block. If the column under a Block has a “S” filled in, then the use in that row is permitted within that block only through a Special Use Permit and a separate Special Use Permit would need to be filed and a separate legislative action would need to be taken by the City of Charlottesville City Council to permit that use. Finally, if a column is left blank, then the use is prohibited within that block.

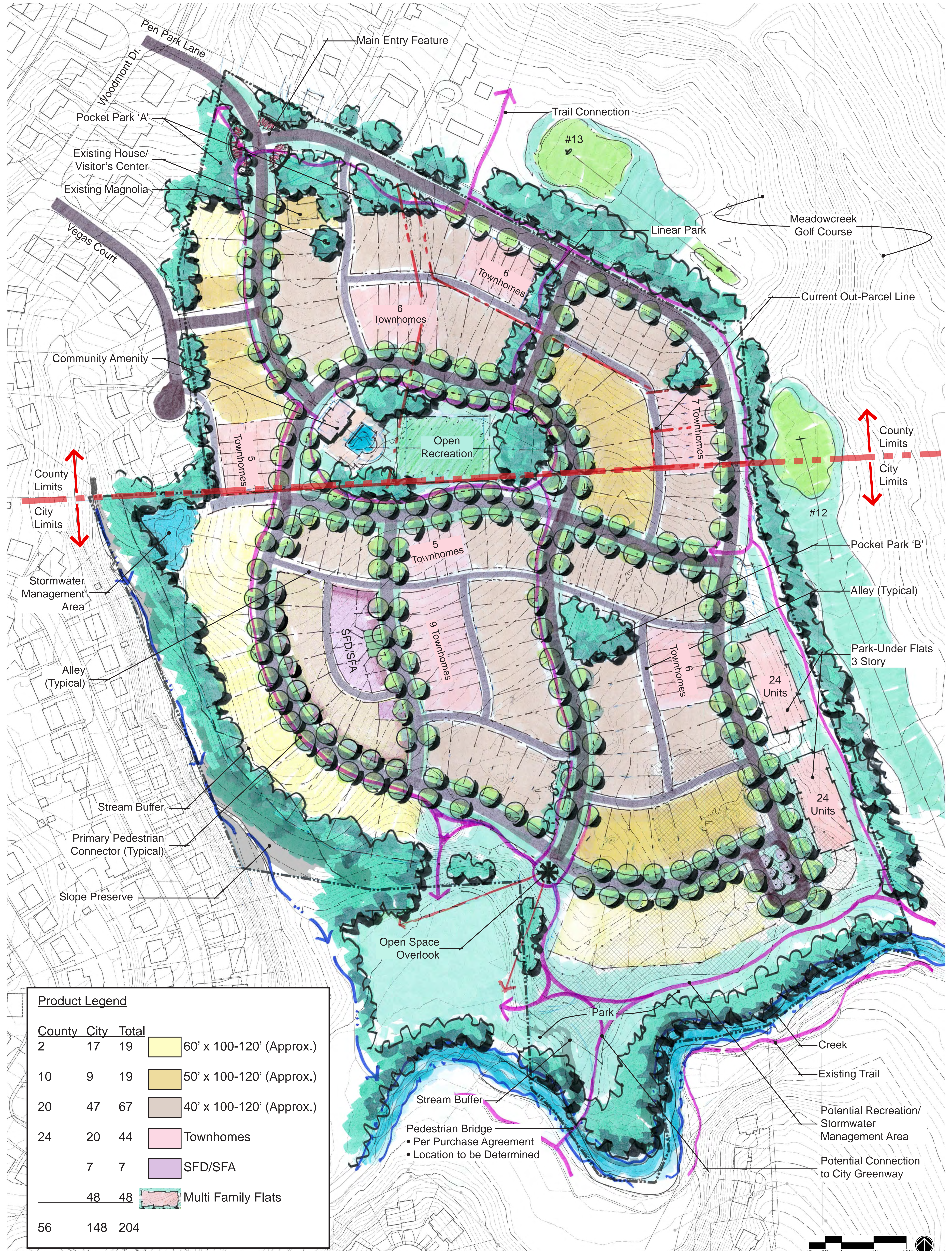
Table A – Permitted/ Prohibited Uses by Block								
Residential Uses	Block Number							
	1	2A	2B	3	4A	4B	5	6
Detached single family		B	B	B	B	B		
Duplex, Triplex, Townhouse		B	B	B	B	B		
Multi-family – 4 units or more		S	S	B	B	B		
Boarding house (rooming house)		S	S	S	S	S		
Accessory building structures and uses		B	B	B	B	B		
Accessory Apartment - Internal		B	B	B	B	B		
Accessory Apartment - External		B	B	B	B	B		
Non-Residential Uses	Block Number							
	1	2A	2B	3	4A	4B	5	6
Houses of Worship		S	S	S	S	S		
Clubs, private - lodges, civic, fraternal, patriotic		S	S	S	S	S		
Farmers’ market		S	S	S	S	S		
Home Occupation ¹		P	P	P	P	P		
Education Facilities		S	S	S	S	S		
Stormwater management facilities shown on an approved final site plan or subdivision plat		B	B	B	B	B		
Utility Facilities		B	B	B	B	B		
Utility Lines		B	B	B	B	B		

1. Home Occupation shall be reviewed in accordance with the City’s Provisional Use Permit regulations and section 34-1172 of the zoning code.

LOCHLYN HILL -- CODE OF DEVELOPMENT

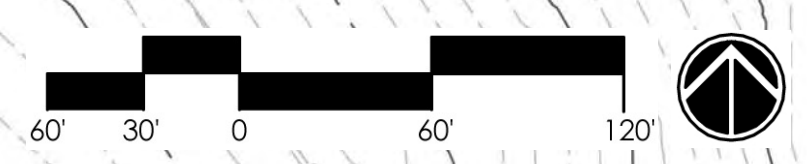
TABLE B1 – Density by Block

	Primary Dwelling Unit			Accessory Dwelling Unit		Block Area and Density
	MINIMUM ¹	SHOWN ON ILLUSTRATIVE DEVELOPMENT PLAN	MAXIMUM	MINIMUM	MAXIMUM	
2A	15	15	19	0	5	6.29 Acres 2.38 Units/Acre
2B	15	15	18	0	5	1.79 Acres 8.37 Units/Acre
3	30 40	30	40	7	15	5.77 Acres 5.19 Units/Acre
4A	40 50	40	50	8	15	6.4 Acres 5.47 Units/Acre
4B	15	48	48	0	5	1.93 Acres 24.87 Units/Acre
City of Charlottesville	135	148	175	15	50	
County of Albemarle	40	56	60	-	-	
TOTAL	175	204	235	25	50	



Product Legend

County	City	Total	Product
2	17	19	60' x 100-120' (Approx.)
10	9	19	50' x 100-120' (Approx.)
20	47	67	40' x 100-120' (Approx.)
24	20	44	Townhomes
7	7	14	SFD/SFA
48	48	96	Multi Family Flats
56	148	204	



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City of Charlottesville
Department of Neighborhood Development Services
Staff Report



CITY COUNCIL AND PLANNING COMMISSION
JOINT PUBLIC HEARING

DATE OF HEARING: JUNE 9, 2015
APPLICATION NUMBER: CP15-00001
RE: BICYCLE AND PEDESTRIAN MASTER PLAN

Project Planner: Amanda Poncy, AICP

Date of Staff Report: May 28, 2015

Background

One of the action items from the 2013 Comprehensive Plan was to update the 2003 Bicycle and Pedestrian Master Plan. In February 2014, the city hired Toole Design Group, a leading planning, engineering, and landscape architecture firm specializing in multi-modal transportation, to update the plan.

The 2015 Bicycle and Pedestrian Master Plan Update is the next phase of making a bicycle, pedestrian and multi-use trail connections in the City. It is a physical and action-oriented plan that builds upon the 2003 Bicycle and Pedestrian Plan and will complement the Streets that Work Plan also taking place this year.

The Master Plan Update focuses on integrating the on-street and off-street networks identified in past planning efforts to create safe, comfortable transportation corridors that appeal to a wide range of users of all abilities. It provides the recommended network improvements for Charlottesville's on-street bicycle and pedestrian corridors, as well as a phasing plan for implementation.

Standard of Review

All amendments to the Comprehensive Plan shall be recommended, approved and adopted, respectively, in accordance with the requirements set forth within Title 15.2, Chapter 22, Article 3 of the Code of Virginia as amended. In considering any amendments to the plan, the City Council shall act within (90) days of the Planning Commission's recommendation resolution.

Proposed Action

To guide development and investment of public funds, the Bicycle/Pedestrian Master Plan should be adopted as an appendix to the 2013 Comprehensive Plan. The adoption of the

Bicycle/Pedestrian Master Plan is the adoption of a set of general goals, policies and projects that will implement the city's vision for improved biking and walking.

Public and Other Comments Received

PUBLIC COMMENTS

The first public workshop was held on June 18, 2014 at City Space. To kick off the public input process, citizens were invited to use an online interactive map to identify barriers to biking and walking, as well as existing and desired routes. Over 200 different users provided comments on the map. The maps summarizing that feedback can be found on pages 19-21 of the plan. In addition, city staff held focus group meetings with safety, health and social service providers; participated in a number of community events at Tonsler, Belmont and Washington Parks throughout the summer; organized a bike tour; and worked with an advisory committee to review and refine network recommendations. In addition, feedback received at the Streets that Work neighborhood and public meetings have been incorporated into the plan. A final open house to review and provide comments on the draft plan was held on May 6, 2015 (4:30-6:30) at City Space. To date, we've heard from over 400 people.

PLANNING COMMISSIONS COMMENTS AT WORK SESSION

Ms. Keller noted that additional information, including visuals, noting how this plan addresses the elderly and disabled populations would be helpful.

Mr. Rosensweig asked if there is mention of the County and how the City's plan intersects with the County. It was noted that maps provide for those connections and can be enhanced.

Mr. Lahendro asked if consideration of a County connection was made as part of the prioritization process. Staff noted that a meeting is scheduled to discuss coordination of projects along the borders.

Mr. Keesecker noted that the plan can call out those locations and acknowledge that discussions are happening. Staff highlighted that the Long Range Transportation Plan takes this relationship into account and provides guidance for regional transportation considerations. Mr. Keesecker provided information on his map overlays noting that the results of the plan support maps that he has made in the past. He noted a future measure of success of the plan could include a metric of the amount of time it takes to get from one place to another.

Ms. Keller suggested adding a paragraph explaining the relationship between biking and walking and connections to transit.

Suggested Motions for Amendment of Comprehensive Plan Text and Map

1. I move to approve the amendment to the City's Comprehensive Plan to append the Bicycle/Pedestrian Master Plan, dated June 2015, along with the applicable goals and objectives and map designating the area.

2. I move to deny the amendment to the City's Comprehensive Plan to append the Bicycle/Pedestrian Master Plan, dated June 2015, along with the applicable goals and objectives and map designating the area.

Project Website

www.charlottesville.org/bikeped