

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, May 10, 2016 – 5:30 P.M. CITY COUNCIL CHAMBERS

I. PLANNING COMMISSION GATHERING -- 4:30 P.M. (Held in the NDS Conference Room) Commissioners gather to communicate with staff. (4:30-5:30 P.M.)

II. REGULAR MEETING -- 5:30 P.M.

A. COMMISSIONERS' REPORTS

B. UNIVERSITY REPORT

C. CHAIR'S REPORT

D. DEPARTMENT OF NDS

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

F. CONSENT AGENDA

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

a. No items

G. Entrance Corridor

a. 1300 Emmet Street

1. Recommendation on SUP SP16-00005 to City Council

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

H. JOINT PUBLIC HEARINGS

1. ZM16-00001 - 209 12th Street NE - Nappa Properties, LLC has submitted a rezoning petition for 209 12th Street NE, also identified on City Real Property Tax Map 54 as Parcel 178 ("Subject Property"), as the owner of the Subject Property. The petition proposes a change in zoning from R1-S Low-Density Residential (current zoning) to M-I Industrial (proposed zoning) with proffered development conditions. The proffered conditions include restrictions on the permitted use(s), including single-family residential with special use permit; a limited number of commercial uses; and communication facilities; restrictions limiting the height of new buildings to the height of the existing T&N Printing building; and a ten (10) foot landscaped buffer between the Subject Property and adjacent residential districts and property (the proffered buffer is in excess of any buffer that would be required by the M-I district regulations). The Subject Property has frontage on 12th Street NE, and contains approximately 0.19 acres or 8,300 square feet. The general usage of the proposed M-I zoning classification is Light Industrial, with residential uses allowed only by special use permit. The general usage specified in the Comprehensive Plan for the Subject Property is Low-Density Residential. No density range is specified by the Comprehensive Plan. Persons interested in this rezoning petition may contact Carrie Rainey by email (raineyc@charlottesville.org) or by telephone (434-970-3453).

2. SP16-00004 - 209 Maury Avenue - William Atwood, contract purchaser for property owned by Jennifer Ward and Virginia Warfield, has submitted a Special Use Permit (SUP) application for the properties located at 209 Maury Avenue and three (3) adjacent parcels to the north with frontage on Stadium Road (collectively, the Subject Property). The application requests authorization to allow "Daycare Facility Facilities" and "Elementary Education Facilities" uses on the Subject Property, as

authorized by City Code Sec. 34-420. The Subject Property is further identified on City Real Property Tax Map 17 as Parcels 180, 184, 185, & 186 having frontage on Maury Avenue and Stadium Road. The Subject Property is zoned R-2U (Low Density) and the total area of the Subject Property is about 70,218 square feet or approximately 1.612 acres. The Comprehensive Plan designates the land use of the property as low density residential. Persons interested in this SUP application may contact NDS Planner Matt Alfele by email (alfelem@charlottesville.org) or by telephone (434-970-3636).

3. SP16-00003 - 510, 512-514, 600 W Main Street (Blue Moon Redevelopment) –Heirloom West Main Development LLC has submitted an application seeking approval of a Special Use Permit (SUP) to allow residential density up to 200 dwelling units per acre (DUA) at 510, 512-514 and 600 West Main Street, identified on City Real Property Tax Map 29 as Parcels 6, 7 and 8 (“Subject Property”), as authorized by City Code Sec. 34-641 The zoning district classification of the Subject Property is WME (West Main East) with Architectural Design Control District and Parking Modified Overlays. In WME residential uses are allowed by-right, including multifamily dwellings, at a density up to 87 DUA. The Subject Property has frontage on West Main Street and contains approximately 0.36 acres or 15,754 square feet. The general usage specified in the Comprehensive Plan for the Subject Property is Mixed-Use. No density range is specified by the Comprehensive Plan. Persons interested in this SUP application may contact NDS Planner Brian Haluska by e-mail (haluska@charlottesville.org) or by telephone (434-970-3186).

4. SP16-00005 - 1300 Emmet St – Aqua VA, LLC, contract purchaser for property owner Kathleen Whatley, has submitted an application seeking a special use permit (SUP) to allow the establishment and operation of a car wash on property located at 1300 Emmet Street North, identified on City Real Property Tax Map 40 as Parcel 4-F (“Subject Property”). The zoning district classification of the Subject Property is URB (Urban Corridor District) with Entrance Corridor Overlay. In URB, a “car wash” is allowed by SUP pursuant to City Code Sec. 34-796. The Subject Property has frontage on Emmet St. North and access to Meadowbrook Rd, and contains approximately 0.719 acres or 31,320 square feet. The general usage specified in the Comprehensive Plan for the Subject Property is Mixed Use. Persons interested in this SUP application may contact NDS Planner Heather Newmyer by e-mail (newmyerh@charlottesville.org) or by telephone (434-970-3968).

REGULAR MEETING (Continued)

- I. Appeal – Erosion & Sediment Determination
 - a. 624 Booker Street

J. FUTURE MEETING SCHEDULE

Tuesday, May 24, 2016 – 5:00 PM	Work Session	ZTA – West Main density and Water Street District stepbacks and setbacks Small Area Tour
Thursday, May 26, 2016 – 5:00 PM	Work Session	Joint Work Session with City Council – Strategic Investment Area – Review of Code Recommendations
Tuesday, June 14, 2016 – 4:30 PM	Pre- Meeting	
Tuesday, June 14, 2016 – 5:30 PM	Regular Meeting	<u>Rezoning</u> –624 Booker Street <u>ZTA</u> – West Main density and Water Street District stepbacks and setbacks <u>Special Use Permit</u> – Alumni Hall

		addition <u>Critical Slope Waiver</u> – Seminole Square Shopping Center and Pepsi Bottling <u>Comprehensive Plan Amendment</u> – Streets that Work
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Anticipated Items on Future Agendas

- ZTA – Height and Grade, Telecommunications (July 2016)
- Rezoning – Sunrise PUD Amendment,
- Special Use Permit – 1011 East Jefferson Street
- Entrance Corridor – 1170 Emmet Street & 1300 Emmet Street
- Subdivision – Harmony Ridge

**Persons with Disabilities may request reasonable accommodations by contacting
ada@charlottesville.org or (434)970-3182**

**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.**

**LIST OF SITE PLANS AND SUBDIVISIONS APPROVED ADMINISTRATIVELY
4/1/2016 TO 4/30/2016**

- 1. Preliminary Site Plans**
- 2. Final Site Plans**
 - a. Woodland Site plan (Oaklawn, Porter) - April 18, 2016
- 3. Site Plan Amendments**
 - a. Sycamore House Hotel (1100 West Main St.) – March 24, 2016
 - b. 1128 East High Street – April 5, 2016
 - c. McIntire Plaza – April 12, 2016
- 4. Minor Subdivision**
 - a. 300 Mobile Lane – Boundary Line Adjustment – April 6, 2016
 - b. William Taylor Plaza – Boundary Line Adjustment – April 12, 2016

**CITY OF CHARLOTTESVILLE
ENTRANCE CORRIDOR REVIEW BOARD
STAFF REPORT**



Special Use Permit Recommendation

Property Street Address: 1300 Emmet Street North

Zoning: Urban Corridor Mixed Use

Tax Parcel: 400004F00

Site Acreage: 0.719

Date of Hearing: May 10, 2016

Application Number: SP16 - 00005

Staff report prepared by: Mary Joy Scala, Preservation and Design Planner

Relevant Code Section: Sec. 34-157(7) When the property that is the subject of the application for a special use permit (SUP) is within a design control district, city council shall refer the application to the Board of Architectural Review (BAR) or Entrance Corridor Review Board (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.

Background: This site was most recently occupied by a Subway restaurant. The applicant is requesting a SUP to allow a manual car wash use. A manual car wash means cleaning is performed by employees of the facility; not by machine, and not self-service.

Discussion and Recommendations: Before City Council takes action to permit the proposed use, they must consider the ERB's opinion whether there are any adverse impacts to the entrance corridor (EC) district that could be mitigated with conditions. A special use permit is an important zoning tool that allows City Council to impose reasonable conditions to make a use more acceptable in a specific location, and to "protect the welfare, safety and convenience of the public."

In staff opinion, the proposed SUP request for a manual car wash use will not have an adverse impact on the EC district.

The required site plan review will address traffic issues, and the entrance corridor review will address visually important elements, including the architecture, lighting, and landscape plan.

Suggested Motions: I move to find that the proposed special use permit to allow a manual car wash use at 1300 Emmet Street North will not have an adverse impact on the Emmet Street Entrance Corridor district.

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



APPLICATION FOR REZONING OF PROPERTY

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

DATE OF HEARING: May 10, 2016
APPLICATION NUMBER: ZT16-00001

Project Planner: Carrie Rainey
Date of Staff Report: May 1, 2016

Applicant: Mark Kestner
Current Property Owner: Nappa Properties, LLC

Application Information

Property Street Address: 209 12th Street NE
Tax Map/Parcel #: Tax Map 54, Parcel 178
Total Square Footage/ Acreage Site: 0.19 acres or 8,276 square feet
Comprehensive Plan (Land Use Plan): Low Density Residential
Current Zoning Classification: R-1S

Applicant's Request

The applicant is seeking to rezone the parcel described above from R-1S residential to M-I light industrial with proffers. The applicant notes the reason for seeking this change is for the future expansion of the T&N Printing Business owned by Nappa Properties, LLC. The applicant would eventually combine three parcels: TMP 54-178, TMP 54-158, and TMP 54-157 (the parcel on which T&N Printing is currently located), as stated in the Project Narrative (Attachment B).

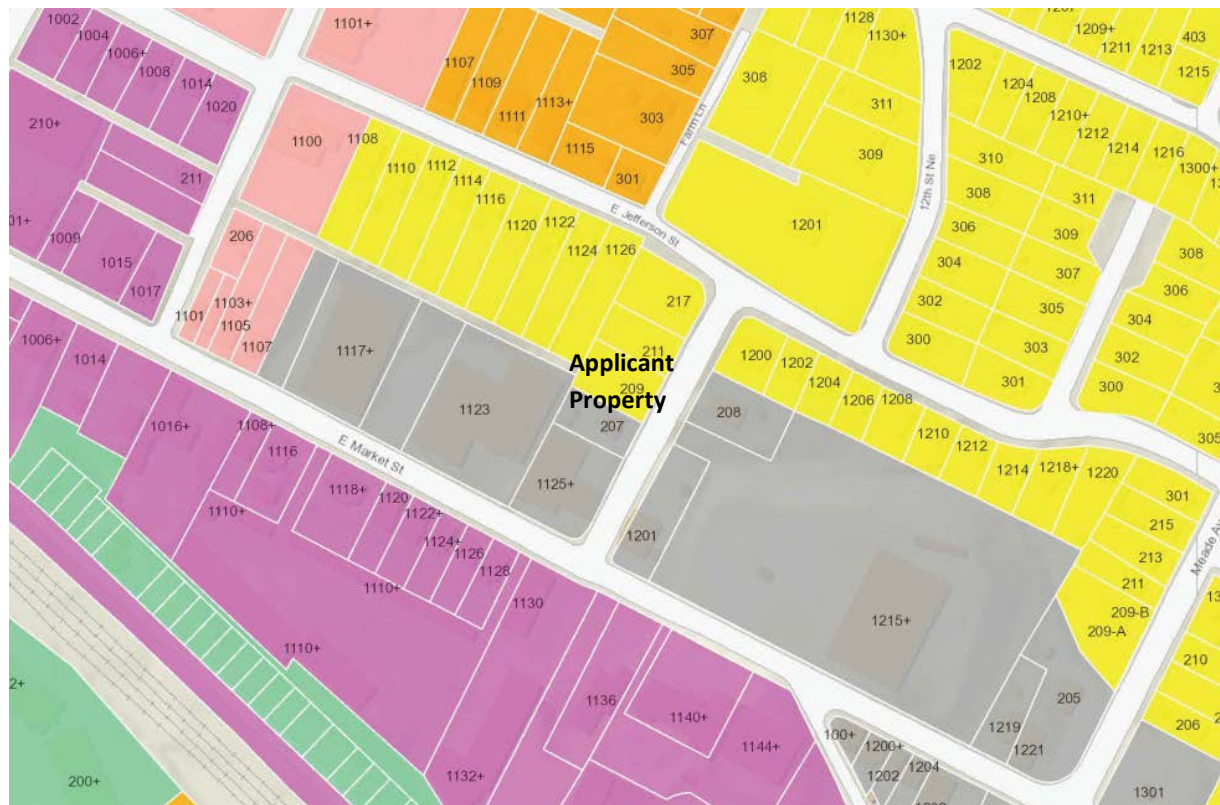
Vicinity Map



Context Map 1



Context Map 2- Zoning Classifications



KEY - Yellow: R1-S, Grey: M-I, Orange: R-2, Purple: DE, Pink: B-1, Green: PUD

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.

Project Review/Analysis

Background

The applicant has requested a rezoning of the subject property to allow for the future expansion of T&N Printing, which is located on adjacent M-I zoned property. The applicant has not provided a site plan for the subject parcel, but would be required to achieve site plan approval before construction of an addition to the T&N Printing facility. At the community meeting on February 23, 2016 the owner of T&N Printing and the subject property indicated that the future expansion would be a similar architecture to the existing T&N Printing building on E Market Street, including brick facing and a height of one (1) to two (2) stories.

The future expansion must meet the regulations set forth in Section 34-457, such as a maximum height of 85 feet and a minimum front yard setback of 20 feet. These regulations also include a side yard adjacent to residential properties providing one (1) foot of setback for every two (2) feet of height, with a minimum setback of ten (10) feet. In addition, a rear yard setback of 20 feet minimum is required where residential properties are adjacent to the rear of the subject property.

Proposed Use of the Property

The applicant has indicated the desired use for the property is general commercial, specifically photographic processing/blueprinting.

Zoning History

In 1949 the property was zoned A-1 Residence District. In 1958 the zoning was changed to R-3 Multiple Dwelling District. In 1976, the zoning was changed to R-2 Residential District. The zoning was changed in 2003 to R-1S Residential District.

Character and Use of Adjacent Properties

North	Single Family House	R-1S
South	Commercial	M-I
East	Commercial	M-I
West	Single Family House/Commercial	R-1S, M-I

The property is located on 12th Street NE between E Market Street and E Jefferson Street. The properties to the south and across 12th Street NE are M-I commercial. Properties north are R-1S residential. On the western side of the parcel, both M-I commercial and R-1S residential border the property. The properties to the north, northwest, and northeast have lower density residential uses, while the remaining surrounding properties have commercial uses, such as blueprinting, building material supply, and trucking services.

Effect on Surrounding Properties and Public Facilities

Potential effects on surrounding properties include the commercial and light industrial uses allowed in M-I light industrial zoning. The purpose of M-I zoning is established by the code of ordinances to allow areas for light industrial uses that have a minimum of environmental pollution in the form of traffic, noise, odors, smoke and fumes, fire and explosion hazard, glare and heat and vibration. The subject parcel is located adjacent to residential properties which would be affected by some of the more intensive allowable uses in M-I light industrial zoning.

Noise and Visual Concerns

A potential effect on the surrounding properties would be the additional activity created on the parcel by the expansion of commercial activity on a block that contains single-family residential uses. The applicant has provided a proffer that will limit available development to uses related to the existing photographic processing/blueprinting business and residential uses and their associated accessory uses. The existing T&N Printing facility located south of the subject parcel has operated in close proximity to the existing residential areas with minimal impact due to noise and odors.

An additional potential effect would be the visual discrepancy of a commercial structure located adjacent to residential properties. While the subject property is located at a lower elevation than the residences north of the subject property, the maximum allowable height of 85 feet in the M-I zoning classification could result in a building greatly out of scale with the

existing neighborhood. To address this issue, the applicant has provided a proffer to limit heights on the subject parcel to be no higher than the existing T&N Printing facility. This could result in a structure that is slightly taller than the existing residential building immediately north of the subject property (see Attachment E). The applicant has also provided a proffer to provide S-3 buffering between the subject property and adjacent residential properties north and west of the subject property (this is more than the minimum buffer requirement per M-I regulations which requires a setbacks as described under the Background section above, but does not require screening) . S-3 screening provides an opaque landscaping screen and is applied where maximum visual shielding is desired.

Outdoor lighting may be another potential concern regarding commercial uses adjacent to a low density residential area. However, any installed outdoor lighting must comply with Section 34-1003, with states that spillover from luminaries onto public roads and other properties within a low-density district shall not exceed one-half foot candle.

Traffic and Parking

Another potentially substantial effect on surrounding properties may be a change in traffic volumes on Market Street and 12th Street NE due to the expansion of photographic processing/blueprinting facilities onto the subject property. The applicant has not specified the desired maximum square footage for the future expansion of the T&N Printing facility onto the subject parcel. As such, detailed traffic impact information is not available. A traffic study would be required and reviewed by Traffic Engineering during the site plan process if the applicant moves forward with the proposed development, and these factors would be considered and appropriate mitigation (if necessary) required. In addition, parking requirements would be established during the site plan process, and must be adequately provided for site plan approval.

12th Street NE does not current have a sidewalk on either side of the street. The applicant will be required to install sidewalk along the subject property frontage as part of the site plan process. The new sidewalk will provide residents with a protected connection to E Market Street from areas north of the subject property.

Utility Improvements

Regarding potential effects on public utilities, the applicant will need to supply any required upgrades or extensions to water, sanitary, and gas lines in order to provide these services to the development. An existing sewer facility with easement runs along the rear of the subject property from E Market Street to E Jefferson Street. All new construction must be a minimum

of 10 feet from this existing line. The proposed improvements and new structure(s) location will be reviewed as part of a site plan submission, and must be approved by Public Works.

Reasonableness/Appropriateness of Current Zoning

The current zoning of the parcel is R-1S. The current zoning is appropriate in the sense that the parcel is located on a block comprised partially of single family homes on R-1S lots and partially commercial properties located on M-I lots.

Consistency with Comprehensive Plan

The Future Land Use Plan shows the property's use as low density residential.

Land Use Goal 2: Establish a mix of uses within walking distance of residential neighborhoods that will enhance opportunities for small group interaction throughout Charlottesville.

2.1 When considering changes to land use regulations, respect nearby residential areas.

2.2 Encourage small businesses that enhance neighborhoods and employment centers.

2.3 Enhance pedestrian connections between residences, commercial centers, public facilities, amenities and green spaces.

Proffers

In response to many of the concerns raised over the proposed rezoning by neighbors and staff, the applicant has submitted a proffer statement that would restrict development on the site in several ways:

1. The applicant proposes to restrict the use of the property to photographic processing/blueprinting, single family detached dwellings with a special use permit, external and internal accessory apartments with a provisional use permit, and accessory buildings, structures, and uses related to the aforementioned uses as specified in the Use Matrix for Commercial Districts (Section 34-480).
2. The applicant proposes a maximum structure and building height not to exceed the height of the existing T&N Printing facility located at 1125 E Market Street. The height shall be determined by a horizontal plan measured from the roof of the existing facility to the highest point of any structures or buildings on the subject property. No appurtenances may exceed the established maximum height for any building or structure on the subject property.
3. The applicant proposes a S-3 landscape screening buffer a minimum of ten (10) feet to be provided between the subject property and each adjacent low-density residential property.

Potential Discussion Questions for the Planning Commission

Is commercial use appropriate for this location?

The Planning Commission should assess whether the expansion of commercial uses from the existing E Market Street commercial area is appropriate for this location.

Are additional proffers necessary to ensure appropriateness of the requested zoning category of M-I commercial?

The Planning Commission should assess whether the proposed proffers appropriately address potential concerns with the rezoning request, and whether additional proffers are needed to ensure compatibility with adjacent land uses.

Public Comments Received

Community Meeting

Staff attended the community meeting held by the applicant on February 23, 2016 starting at 5:30pm at office of Henningsen Kestner Architects Inc. located on E High Street. Nine (9) citizens attended in addition to several representatives from T&N Printing and Henningsen Kestner Architects Inc. Several attendees noted they were generally supportive of the rezoning, although concerns were raised regarding the potential size of the addition if proffers were not put in place to limit the allowable height to a maximum more appropriate to the current neighborhood than the maximum allowable 85 feet for M-I zoning. One attendee noted she did not agree with a rezoning approval until the owners of the subject property were ready to develop the property. Please see Attachment C for community meeting materials.

Other Comments

Staff received email correspondence on March 28, 2016 from a resident of E Jefferson Street who noted concern with potential alley usage by T&N Printing.

Staff received email correspondence on March 30, 2016 from a resident of E Jefferson Street that expressed concern regarding the spread of non-residential uses into the 12th Street NE neighborhood. The neighbor noted she is supportive of the expansion of T&N Printing, but believes it should happen along E Market Street and not 12th Street NE.

Staff spoke over the phone with a citizen that expressed concerns about an increase in traffic and speeding if the rezoning is allowed.

Staff Recommendation

The applicant has proffered to allow minimal uses on the property, limited allowable heights, and landscape screening. Staff welcomes the proffers, as more intense commercial uses as generally allowed by scale and use in M-I zoning are determined to not be appropriate for the subject property location. While the Comprehensive Plan denotes the area as low density residential for future land use, staff believes the expansion of the existing low scale commercial development of T&N Printing is appropriate and harmonious with the surrounding area.

Suggested Motions

1. I move to recommend approval of this application to rezone the parcel designated as Tax Map 54, Parcel 178 with the associated proffers, on the basis that the proposal would serve the interests of the general public welfare and good zoning practice.
2. I move to recommend denial of this application to rezone the parcel designated as Tax Map 54, Parcel 178 on the basis that the proposal would not serve the interests of the general public welfare and good zoning practice.

Attachments

- A. Application for Rezoning provided February 1, 2016
- B. Application Narrative provided February 2, 2016
- C. Community Meeting Materials provided February 24, 2016 and March 18, 2016
- D. Proffer Statement provided April 19, 2016
- E. Elevation Graphic dated March 18, 2016



City of Charlottesville

Application for Rezoning

RECEIVED

FEB 01 2016
NEIGHBORHOOD DEVELOPMENT SERVICES

Project Name: T & H PRINTING

Address of Property: 209 12TH ST. NE

Tax Map and Parcel Number(s): 54 - 178

Current Zoning: R1-S

Proposed Zoning: M-1

Comprehensive Plan Land Use Designation: LOW DENSITY RESIDENTIAL
LIGHT INDUSTRIAL

Applicant: MARK KESTHER

Address: 1108 E. HIGH ST.

Phone: 434.971.7202 Email: MARK@HKAARCHITECTS.COM

Applicant's Role in the Development (check one):

Owner ☒ Owner's Agent ☐ Contract Purchaser ☐

Owner of Record: HAPPA PROPERTIES, LLC

Address: 17 OUT OF BOUNDS RD. PALMYRA, VA. 22963

Phone: 434 996 8878 Email: lynwood@t-nprinting.com

(1) Applicant's and (2) Owner's Signatures

(1) Signature [Signature] Print MARK KESTHER Date _____

Applicant's (Circle One): LLC Member ☐ LLC Manager ☐ Corporate Officer (specify) _____

☒ Other (specify): AGENT

(2) Signature [Signature] Print Lynwood Napier Date 1-28-16

Owner's (Circle One): LLC Member ☐ LLC Manager ☐ Corporate Officer (specify) _____

Other (specify): _____

2m 16-00001



City of Charlottesville

Pre-Application Meeting Verification

Project Name: T+N PRINTING

Pre-Application Meeting Date: 18 DEC 2015

Applicant's Representative: MARK KESTNER

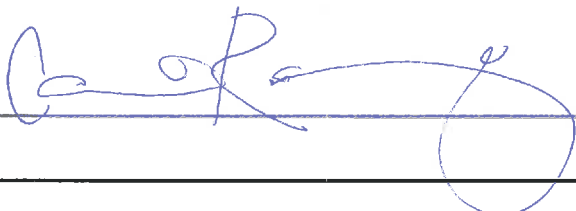
Planner: MARIE RINEY

Other City Officials in Attendance:

NONE

The following items will be required supplemental information for this application and must be submitted with the completed application package:

1. ZONING MAP OF AREA
2. 500FT RADIUS FOR COMMUNITY MEETING
+ MARTHA JEFFERSON NEIGHBORHOOD ASSOCIATION
3. _____
4. _____
5. _____

Planner Signature:  18 DEC 2015



City of Charlottesville

Application Checklist

Project Name: TEH PRINTING

I certify that the following documentation is ATTACHED to this application:

34-157(a)(2) Narrative statement: applicant's analysis of conformity with the Comprehensive Plan

34-157(a)(4) Narrative statement identifying and discussing any potential adverse impacts, as well as any measures included within the development plan, to mitigate those impacts

34-158(a)(6): other pertinent information (narrative, illustrative, etc.)

Completed proffer statement

All items noted on the Pre-Application Meeting Verification.

Applicant

Signature [Signature] Print MARK KESTER Date 23 Jan. 12

By Its: SENT

(For entities, specify: Officer, Member, Manager, Trustee, etc.)



City of Charlottesville

Community Meeting

Project Name: T & H PRINTING

Section 34-41(c)(2) of the Code of the City of Charlottesville (adopted _____, 2015) requires applicants seeking rezonings and special use permits to hold a community meeting. The purpose of a community meeting is to provide citizens an opportunity to receive information about a proposed development, about applicable zoning procedures, about applicable provisions of the comprehensive plan, and to give citizens an opportunity to ask questions. **No application for a rezoning shall be placed on any agenda for a public hearing, until the required community meeting has been held and the director of neighborhood development services determines that the application is ready for final review through the formal public hearing process.**

By signing this document, the applicant acknowledges that it is responsible for the following, in connection to the community meeting required for this project:

1. Following consultation with the city, the applicant will establish a date, time and location for the community meeting. The applicant is responsible for reserving the location, and for all related costs.
2. The applicant will mail, by U.S. mail, first-class, postage pre-paid, a notice of the community meeting to a list of addresses provided by the City. The notice will be mailed at least 14 calendar days prior to the date of the community meeting. The applicant is responsible for the cost of the mailing. At least 7 calendar days prior to the meeting, the applicant will provide the city with an affidavit confirming that the mailing was timely completed.
3. The applicant will attend the community meeting and present the details of the proposed application. If the applicant is a business or other legal entity (as opposed to an individual) then the meeting shall be attended by a corporate officer, an LLC member or manager, or another individual who can speak for the entity that is the applicant. Additionally, the meeting shall be attended by any design professional or consultant who has prepared plans or drawings submitted with the application. The applicant shall be prepared to explain all of the details of the proposed development, and to answer questions from citizens.
4. Depending on the nature and complexity of the application, the City may designate a planner to attend the community meeting. Regardless of whether a planner attends, the City will provide the applicant with guidelines, procedures, materials and recommended topics for the applicant's use in conducting the community meeting.
5. On the date of the meeting, the applicant shall make records of attendance and shall also document that the meeting occurred through photographs, video, or other evidence satisfactory to the City. Records of attendance may include using the mailing list referred to in #1 as a sign-in sheet (requesting attendees to check off their name(s)) and may include a supplemental attendance sheet. The City will provide a format acceptable for use as the supplemental attendance sheet.

Applicant: MARK KESTNER

By:

Signature [Signature] Print MARK KESTNER Date 20 July 16

Its: AGENT (Officer, Member, Trustee, etc.)



City of Charlottesville

Personal Interest Statement

Project Name: T & H PRINTING

I swear under oath before a notary public that:

☐ A member of the City of Charlottesville Planning Commission (identified below), or their immediate family member, has a personal interest in the property or transaction that is the subject of this application.

Planning Commissioner(s): _____

Or

☒ No member of the City of Charlottesville Planning Commission, or their immediate family member, has a personal interest in the property or transaction that is the subject of this application.

And

☐ A member of the City of Charlottesville City Council (identified below), or their immediate family member, has a personal interest in the property or transaction that is the subject of this application.

City Councilor(s): _____

Or

☒ No member of the City of Charlottesville Planning Commission, or their immediate family member, has a personal interest in the property or transaction that is the subject of this application.

Applicant: HAPPA PROPERTIES, LLC

By:

Signature [Signature] Print Lynwood Napier Date 1-28-16

Its: _____ (Officer, Member, Trustee, etc.)

Commonwealth of Virginia

City of Charlottesville

The foregoing instrument was subscribed and sworn before me this 28th day of January, 2016 by Lynwood Napier

Notary Signature Connie A. Palmer

Registration #: 7223179 Expires March 31, 2016





City of Charlottesville

Owner's Authorizations

(Not Required)

Project Name: T & H PRINTING

Right of Entry- Property Owner Permission

I, the undersigned, hereby grant the City of Charlottesville, its employees and officials, the right to enter the property that is the subject of this application, for the purpose of gathering information for the review of this rezoning application.

Owner: NAPPA PROPERTIES, LLC Date: 1-28-16

By (sign name): [Signature] Print Name: Lynwood Napier

Owner's: LLC Member LLC Manager Corporate Officer (specify): _____

Other (specific): _____

Owner's Agent

I, the undersigned, hereby certify that I have authorized the following named individual or entity to serve as my lawful agent, for the purpose of making application for this rezoning, and for all related purposes, including, without limitation: to make decisions and representations that will be binding upon my property and upon me, my successors and assigns.

Name of Individual Agent: MARK KESTER

Name of Corporate or other legal entity authorized to serve as agent: ATWOOD HELLINGSEN KESTER, INC.

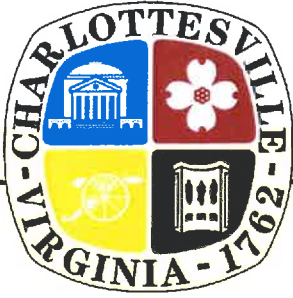
Owner: NAPPA PROPERTIES, LLC Date: 1-28-16

By (sign name): [Signature] Print Name: Lynwood Napier

Circle one:

Owner's: LLC Member LLC Manager Corporate Officer (specify): _____

Other (specific): _____



City of Charlottesville

Fee Schedule

Application Type	Quantity	Fee	Subtotal
Rezoning Application Fee	1		
Mailing Costs per letter		\$1 per letter	
Newspaper Notice		Payment Due Upon Invoice	
TOTAL			

Office Use Only

Amount Received: _____ Date Paid _____ Received By: _____



**ATWOOD HENNINGSEN KESTNER
ARCHITECTS
INC.**

2 February 2016

Department of Neighborhood Development Services
Charlottesville, VA 22903

Re: 209 12th Street NE – Narrative

Summary:

The existing structure located at 209 12th Street NE is located near the intersection of Market Street East with frontage on 12th Street. The property is currently zoned R1-S, but is bordered on three sides by M-I. The owner would like to rezone the property to M-I for the possible future expansion of the T&N Printing business eventually combining three parcels, TMP 54-178, TMP 54-158 and TMP 54-157 (Where the business is currently located).

The future expansion would be in keeping with the existing use and would be one to two stories in height. The owner's plans would include off street parking and a pleasant pedestrian experience.

General Standards for Rezoning.

The proposed zoning will be harmonious with the existing patterns of use and development within the neighborhood with the scale of the project and proposed use. The scale and massing of the proposed future expansion fits with the existing buildings in the area. The proposed use of the property building will require a limited zoning change. The proposed use of the building will also conform to a number of aspects of the city's comprehensive plan. These aspects and initiatives include the expansion of a locally-owned and operated business; the encouragement of alternate forms of transportation based on proximity to the university, shopping and transit lines; the creative minimization of the impact of parking facilities and vehicular traffic due to the consolidation of parking on site. In addition, the proposed construction will comply with all applicable building code regulations.

The following summarizes and addresses the potentially adverse impacts on the surrounding neighborhood with the proposed development and the potential mitigation efforts.

1. Traffic Impact - The proposed change will not significantly increase traffic and trip generation over the existing allowable trip generation for the site. These vehicles will park on-site.

2. Noise, lights, dust control effects on the natural environment – Not anticipated except during construction phase.

3. Displacement of existing residents – The development of this parcel for a business use will not displace any existing residents as there are currently no occupants.

4. Discouragement of economic development – The proposed modification to the parcel will increase the economic benefit of the site for the city, improving the condition of the site and may positively impact surrounding property values as well.

5. Intensity of use in relationship to community facilities – Any increase in impervious area would be mitigated on site.

6. Utilities: City water and sewer.

7. Reduction of available affordable housing – The development of this site will not have a negative effect on affordable housing.

8. Impact on school population – The proposed modification to the parcel will not have an effect on the school population or school facilities.

9. Effects on Historic District – The parcel is not located within a Charlottesville Historic district. The improvements to the site will be done in accordance with the City approvals. The existing structure itself is not a historical structure and is not a building of interest.

10. Conformity with Federal, state, and local laws – The redevelopment will meet all requirements set forth and required by local, state, and federal regulations.

11. Massing and scale of project – Any proposed construction will be designed such that it would fit nicely into the existing context of the neighborhood scale and surrounding buildings.

Overall, the modification to this parcel meets the general requirements and standards of the area and is in harmony with other adjacent zoning classifications within the zoning district area. The proposed modification does not appear to have any major additional impacts on the City resources or natural resources, and the proposed use fits well with the surrounding area. Additionally, a light industrial use would be a more appropriate use for the parcel.



**ATWOOD HENNINGSEN KESTNER
ARCHITECTS
INC.**

2 February 2016

Re: 209 12th Street NE – meeting invite

Dear Neighbors,

We would like to invite you to attend an upcoming meeting to discuss a zoning modification for 209 12th Street NE. The existing structure located at 209 12th Street NE is located near the intersection of Market Street East with frontage on 12th Street. The property is currently zoned R1-S, but is bordered on three sides by M-I. The owner would like to rezone the property to M-I for the possible future expansion of the T&N Printing business eventually combining three parcels, TMP 54-178, TMP 54-158 and TMP 54-157 (Where the business is currently located).

The future expansion would be in keeping with the existing use and would be one to two stories in height. The owner's plans would include off street parking and a pleasant pedestrian experience. We would like to have your support moving forward with the City.

The meeting will be held at 5:30 on Tuesday, February 23, 2016, at the offices of Atwood Henningsen & Kestner, Inc. Architects. Please join us if you wish to discuss this matter. We look forward to seeing you.

Lynwood Napier
Mark. A Kestner

AFFIDAVIT

I, Mark Kestner, swear under oath before a Notary Public that:

The T&N Rezoning Invite letter, dated 2 February 2016, was mailed 14 calendar days prior to such meeting to each property owner affected by proposed rezoning.

[Signature]

Signature

MARK KESTNER

Print Name

5 FEB. 16

Date

Commonwealth of Virginia

City of Charlottesville

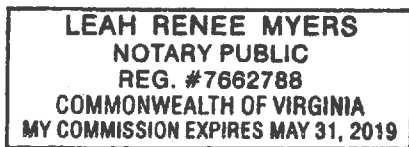
The foregoing instrument was subscribed and sworn before me this 5th day of February, 2016 by Mark Kestner.

Notary Signature

[Signature]

Registration # 7662788

Expires May 31, 2019



SIGHT 14

NAME

ADDRESS

PH #

JO (ARSON)	1201 JEFFERSON	293-3411
Doretha Guilford	2616 Lalland dr.	971-8038
CHRIS HENNINGSEN	AHK	971-7202
Lynwood Napier	20512 th ST. N.E.	996-8878
BILL WYLIE	1111 E. JEFFERSON	975 8280
Dyllis Templeton	6400 20512 th ST NE	996-8877
ANN MERCER	1200 EAST JEFFERSON ST.	244-9981
CARRIE RAINY	NDS	970-3453
MARK KESTER	AHK	971.7202

Am Mercer

loganblanco@yahoo.com

WYVIE

WW9B@VIRGINIA.EDU

Doneitta Quillon

dmquillon@gmail.com

JoLauEM

ewl2m@virginia.edu

PROFFER STATEMENT
NAPPA PROPERTIES, LLC
PROPERTY ADDRESS: 209 12th Street, N.W.

PROPERTY, TAX MAP PARCEL ID(s):

Tax Map 54 Parcel 178 (TMP 540178000) (0.1940 acre)

ZONING MAP AMENDMENT (ZMA) #: ZM16-00001

OWNER: Nappa Properties, LLC, a Virginia limited liability company, its heirs, successors and assigns (collectively, "Owner")

Request: the above-referenced zoning map amendment (ZMA) proposes to change the zoning district classification of a single lot or parcel of land from low-density residential, small lot (R-1S) to M-I commercial, light industrial (M-I). The above-referenced lot or parcel of land that is the subject of the ZMA is referred to within this proffer statement as the "Property".

Proffer: pursuant to Sections 34-61 et seq. of the Code of the City of Charlottesville, as amended ("City Code") the Owner hereby voluntarily proffers certain conditions restricting the development of the Property, which conditions will be and become effective if the Zoning Map Amendment (ZMA) is approved by the Charlottesville City Council. These development conditions are proffered by the Owner as part of the ZMA. The Owner agrees, on behalf of itself and its heirs, successors and assigns that the ZMA itself gives rise to the need for the conditions and the conditions have a reasonable relation to the requested zoning map amendment.

Proffered Development Conditions:

1. The Property may be used for any of the following uses; any use other than those expressly listed below is prohibited:
 - a. Single family detached dwelling, used for residential occupancy by special use permit (SUP);
 - b. Pursuant to a provisional use permit, an accessory apartment (internal or external), used for residential occupancy;
 - c. Photographic processing; blueprinting;
 - d. Photography studio;
 - e. Art workshop;
 - f. Accessory buildings, structures and uses;
 - g. Attached communications facilities not visible from any adjacent street or property.
2. The maximum height of buildings and structures on the Property (inclusive of appurtenances) shall be determined in accordance with this paragraph. The highest point of any structure constructed on the Property, and the highest point of the roof of any building constructed on the Property, shall not extend above a level horizontal plane, extending from the highest point of the roof of the existing building at 1125 East Market Street ("T&N Printing") across the surface of the Property. The Owner shall establish this dimension, and any site plan

PROFFER STATEMENT
NAPPA PROPERTIES, LLC
PROPERTY ADDRESS: 209 12th Street, N.W.

(preliminary or final) for proposed development of the Property shall depict the horizontal plane as determined in relation to both the Property and 1125 East Market Street.

3. Prior to issuance of a certificate of occupancy for any new building or structure constructed on the Property, the Owner shall establish and maintain S-3 screening landscaped buffer, along each side and rear lot line that adjoins any residential district or residential use. If the M-I zoning district regulations prescribe a required side or rear yard, the screening shall be located within the required yard area(s). For purposes of this proffered condition, the screening shall comply with the following:

- a. A 10-foot wide landscaped buffer may be utilized for, or as part of, the required screen. If utilized, the nature and installation of the plantings shall maximize the visual shielding of the buildings, structures and activities on the Property from view on adjacent lots. The Owner may select any combination of plantings from among options "A", "B" and "C" within the following chart:

<i>Required Screen: expressed as a number of plant units per square foot of area to be covered</i>			
<i>Type of Plant</i>	A	B	C
Large Canopy Trees	1/1000 SF	1/1000 SF	1/1000 SF
Medium Canopy Trees	1/1000 SF	1/1000 SF	1/1000 SF
Understory Trees	1/500 SF	1/250 SF	1/500 SF
Evergreen Trees	1/500 SF	1/500 SF	1/750 SF
Shrubs/ hedges	1/100 SF	1/100 SF	1/200 SF

NOW, THEREFORE, by their signatures, the undersigned individuals stipulate and agree that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated, and requests that the Subject Property be rezoned as requested.

By: Lynwood G. Napier

Owner

Print Name: Lynwood G. Napier

Address: 205 12th St. NE

Ch.ville, VA 22902

Date: 4-20-16

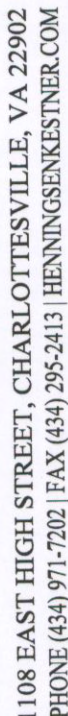
By: _____

Applicant

Print Name: _____

Relationship to Owner: _____

Date: _____



SEAT



SITE SECTION	DATE	12-4-1961
	FIELD NO.	

A.1.01

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



APPLICATION FOR A SPECIAL USE PERMIT

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

DATE OF HEARING: May 10, 2016
APPLICATION NUMBER: SP16-00004

Project Planner: Matt Alfele

Date of Staff Report: April 29, 2016

Applicant: William Atwood (contract purchaser) and The International School of Charlottesville (ISC)

Applicants Representative: Eric Anderson and Heather Hill

Current Property Owner: Jennifer Ward and Virginia Warfield

Application Information

Property Street Address: 209 Maury Avenue and the three (3) adjacent properties to the north

Tax Map/Parcel #: Tax Map 17, Parcels 180, 184, 185, & 186

Total Square Footage/ Acreage Site: 1.612 acres or 70,218 square feet

Comprehensive Plan (Land Use Plan): Low Density Residential

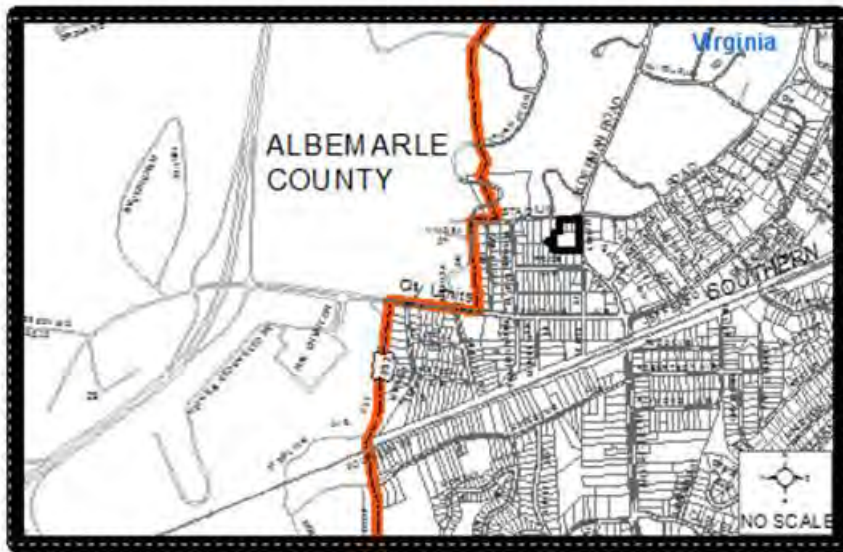
Current Zoning Classification: R-2U Residential

Tax Status: Parcel is up to date on paid taxes

Applicant's Request

Bill Atwood, on behalf of The International School of Charlottesville (ISC); acting as representative for the property owner; is requesting a Special Use Permit (SUP) to allow daycare and elementary school uses on the subject properties. The current use of the site is a single family home and three (3) additional undeveloped lots. The property is located at 209 Maury Avenue with three (3) adjacent properties to the north with frontage on Stadium Road. The (ISC) plans to renovate and restore the existing home for use as educational and administrative space and build additional infrastructure as indicated on the preliminary site plan.

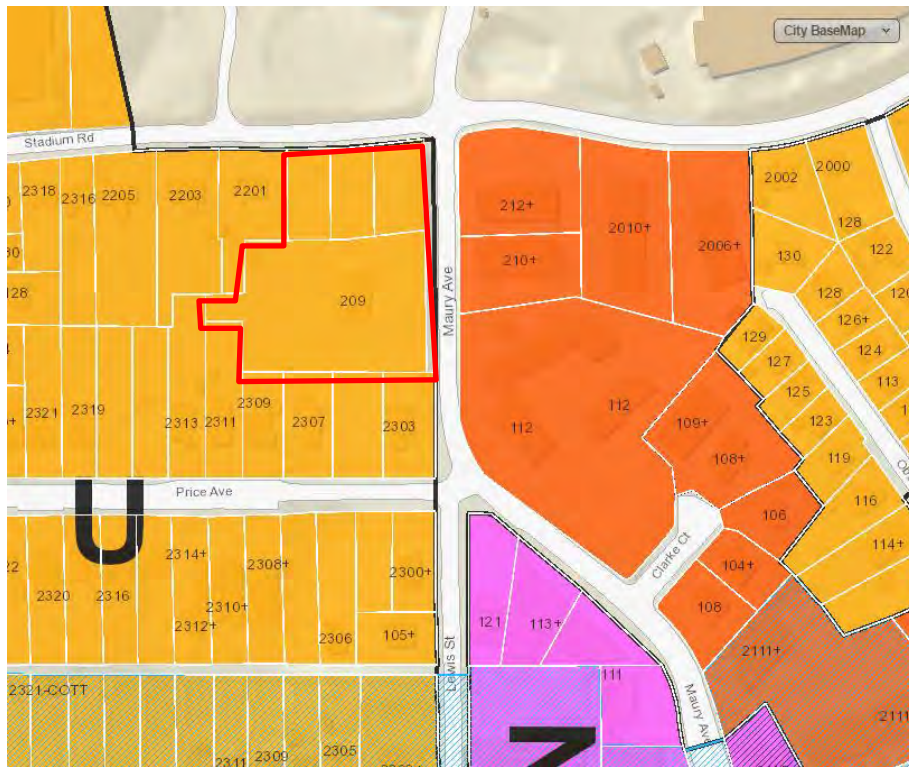
Vicinity Map



Context Map 1

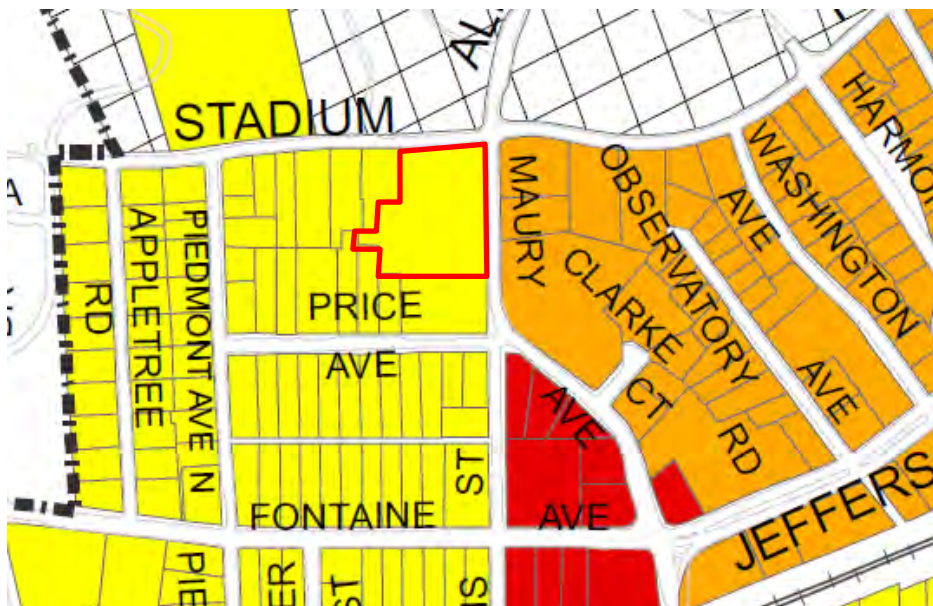


Context Map 2 – Zoning Classifications



Key – Orange: R2U, Purple: NCC, Dark Orange: R3, Unmasked: UVA, Light Blue Hash Mark: EC

Context Map 3 – General Land Use Plan, 2013 Comprehensive Plan



Key – Yellow: Low Density Residential, Orange: High Density Residential, Red: Neighborhood Commercial

Standard of Review

The Planning Commission must make an advisory recommendation to the City Council concerning approval or disapproval of a Special Use Permit (SUP) for the proposed development based upon review of the site plan for the proposed development and upon the criteria set forth. The applicant is proposing changes to the current site, and therefore is required to submit a site plan per sections 34-158 and 34-802 of the zoning ordinance.

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

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

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

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

City Council may grant an applicant a special permit or special use permit, provided that the applicant's request is in harmony with the purposes and standards stated in the zoning ordinance (Sec. 34-157(a)(1)). Council may attach such conditions to its approval, as it deems necessary to bring the plan of development into conformity with the purposes and standards of the comprehensive plan and zoning ordinance.

Project Review / Analysis

1. Background

The applicant has submitted an application requesting approval of a SUP to allow daycare and elementary school uses within an existing building and a development plan to expand for future growth. The current use of the site is a single family home and three (3) adjacent undeveloped lots. Daycare and elementary school use are allowed by special use permit in the R-2U Districts.

Relevant Code Section

- Section 34-350 Residential Districts – Intent and Description
R-2U ("university"), consisting of quiet, low-density residential areas in the vicinity of the University of Virginia campus, in which single-family attached and two-family dwellings are encouraged.
Minor Arterial: Maury Avenue
Collector: Stadium Road
- Section 34-420 Use Matrix allows daycare facility and Elementary education facility by special use permit in the R-2U zoning districts.
- Section 34-1200
Daycare facility means a facility where, during the absence of a parent or guardian, a person or organization provides supervision and care to a child under

the age of thirteen (13) for less than a twenty-four-hour period, and where such care is offered to (i) two (2) or more children under the age of thirteen (13), in a location that is not the residence of the provider of any of the children in care; or (ii) to thirteen (13) or more children at any location. For purposes of this zoning ordinance, the term includes facilities commonly known as childcare center, day care, daycare center, nurseries, playschools, preschools and nursery schools. The term excludes the following: school extended-day enrichment programs; family day homes; an educational facility (other than preschools and nursery schools) unless such facility is providing day care center outside of regular classes; and care provided by a religious institution or organization, or a facility operated by a religious institution or organization, during short periods of time while the parents or guardians of the children are attending religious services.

Educational facility, elementary means an educational facility for children attending any of the following grades: kindergarten through eighth grade.

2. Proposed Use of the Property

The proposed use of the property is elementary school education and daycare for approximately 132 students with 20 staff within 14 classrooms by the 2018-2019 school year. Beyond this timeframe the school could expand by an additional 60 students and 5 classrooms. The breakdown of students, facility, and support staff can be found on page 2 of the application narrative. This location is proposed to be the permanent location for the (ISC) and would allow for the consolidation of the 830 Monticello Avenue and 750 Hinton Avenue campuses.

The International School of Charlottesville (ISC) provides early childhood education within a foreign language environment. The school serves children aged 2-6 and has earned accreditation by the National Association for the Education of Young Children.

The owners of the properties, Jennifer Ward and Virginia Warfield, have indicated in the application (see page 4 of the application narrative) they support the idea of transforming their childhood home into an immersive learning environment for children. Preserving the existing home is very important to the current owners. The (ISC) plans to maintain the home with renovations to the inside that will accommodate classrooms, meeting space, and administrative offices. The proposed addition to the home and proposed new building will accommodate additional classrooms.

The preliminary site plan indicates that the (ISC) campus will include the existing 1,900 square foot home, a 1,400 square foot addition to the home, a 6,500 square foot freestanding building, 5,500 square feet of outdoor recreational space, internal pedestrian circulation, a parking lot that can accommodate 21 vehicles, and dedicated traffic flow for pick-up and drop-off.

The primary time of usage will be 9am to 3pm, Monday through Friday. The applicant has indicated drop-off and pick-up will generally occur for 10 minutes before and after this timeframe. Drop-off and pick-up will occur in the proposed parking lot, but alterations to the location and times will be evaluated yearly in a Safety Plan reviewed by the City (see conditions) In addition, the applicant has indicated to staff that outdoor activities will largely be restricted to daytime use and no supplemental lighting will be installed.

3. Building Code Regulations

The proposed development will conform to all applicable building code regulations.

4. Impact on the Neighborhood

a. Traffic or Parking Congestion

Traffic congestion: The (ISC) does not provide bussing for students. Students may arrive by private vehicle (including carpools), walking, biking, or mass transit. Ingress and egress to the development would remain on Maury Avenue with the addition of a new curb cut to the south of the existing entrance to the property. The preliminary site plan indicates a one-way in and one-way out configuration to allow for pick-up and drop-off in an efficient manner. The surrounding area consists of low density residential properties, high density residential properties, mixed use properties, and the University of Virginia. Two mass transit stops are located approximately 250 and 400 feet away at the intersections of Floyd Drive / Alderman Road and Maury Avenue/ Clarke Court. Due to the convergences of the many uses in the area; residential, commercial, and educational, consideration needs to be given to the impact pick-up and drop-off traffic may have at 2 compressed time slots during the day.

The applicant has indicated that drop-off activities are expected to be concentrated from 8:45am to 9:00am, and pick-up activities concentrated from 2:45pm-3:00pm. An additional window for drop-off and pick-up is expected for 10 minutes before 12:30 pm. The applicant plans to design the parking lot and vehicular circulation pattern in a way to efficiently maintain the flow of drop-offs and pick-ups on site and not impact Maury Avenue and Stadium Road.

Parking: Section 34-970 through Section 34-986: All parking and vehicular circulations must conform to the code requirements as outlined in the above sections. The site plan may also be required to conform to Section 34-873 *Parking lots – Screening and interior landscaping* due to the fact 21 dedicated parking spots are needed.

The proposed parking lot will require a minimum of 21 spaces as depicted on the preliminary site plan. This minimum is based upon a requirement of 1 space per every 1.5 employee for daycare and 1 space per classroom for the elementary school. The applicant has indicated the campus will include 13 preschool instructors and 1 classroom for elementary education. The proposed parking lot will provide sufficient parking for the requested uses.

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

This use will have an effect on the surrounding community with increased noise from an outdoor play space proposed on-site and noise and fumes from the additional automobile traffic generated by the use. The primary hours of operation for the school are between 9am and 3pm Monday through Friday; as such, additional noise and fumes generated will be contained within these times.

c. Displacement of existing residents or businesses.

The proposed uses will not require the displacement of existing use as the existing home is not inhabited. Although the proposed use would be daycare and elementary education, the underlining zoning of R-2U will remain. Any proposed future use would still have a by-right avenue to build residential units.

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

The parcels are currently zoned R-2U for two-family residential with an unoccupied single family unit on 1 parcel and no development on the 3 abutting parcels. The school plans to employ 20 staff.

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

The City's Comprehensive Plan Land Use Map calls for low density residential in this section of the City bordered by high density residential and mixed use. However, the proposed use does not have an intensity level that would tax existing and proposed facilities. No housing is proposed for the subject property.

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

The current and proposed uses on the subject properties do not include residential uses. The underlining zoning of R-2U will remain. Future development would still be able to build single family or two family units by-right.

g. Impact on school population and facilities.

The proposed uses on the subject properties do not include residential uses. In addition, the proposed uses include educational instruction, which may minimally reduce the need for school facilities in the City.

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

This site is not in a historic district or any overlay districts. Part of the (ISC)'s proposal is to renovate and restore the existing home on site that was built by Eugene Bradbury in 1910.

i. Conformity with federal, state and local laws.

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

j. Massing and scale of the project.

The proposed building and addition are intended to complement the existing home and surrounding neighborhood. All new construction will be restrained by the setback and height limits required for R-2U zoned districts. No building plans or elevations have been provided to date, but will be before approval of a final site plan. Some trees will be removed to accommodate the addition and new building, but the existing trees buffering the property along Stadium Road and Maury Avenue should remain (see conditions).

5. Zoning History

In 1949 the property was zoned A-1 Residence District. In 1958 the property was zoned R-2 Residential District. In 2003 the property was zoned R-2U Residential District.

6. Character and Use of Adjacent Properties

Direction	Use	Zoning
North	Student Residences	University of Virginia
South	Single Family House/Multi-family House	R-2U
East	Apartment Building	R-3
West	Single Family House/Multi-family House	R-2U

7. Reasonableness / Appropriateness of Current Zoning

The current R-2U zoning is reasonable and appropriate. By-right uses in R-2U two-family residential include single-family detached homes, single-family attached, and two-family; limited related to residential uses such as homestay, family day home, and residential treatment facilities; and limited commercial uses such as libraries, houses of worship, and recreational facilities.

8. Below are areas where the development complies with the Comprehensive Plan

a. Land Use

2: Establish a mix of uses within walking distance of residential neighborhoods that will enhance opportunities for small group interaction throughout Charlottesville.

b. Historic Preservation & Urban Design

5: Protect and enhance the existing character, stability, and scale of the City's older neighborhoods.

9: Capture the embodied energy of existing buildings by encouraging the adaptive re-use and more efficient use of existing structures.

Public comments Received

The applicant held a community meeting on April 20th, 2016 from 5:30 to 7:00 at the subject property (209 Maury Avenue). Property owners within 500 feet and the Jefferson Park Avenue Neighborhood Association were notified of the meeting per requirements in Section 34-41(c)(2). 9 members of the public attended the meeting and expressed support for the project. Materials available at the community meeting, in addition to the sign in sheet, can be found in Attachments

Staff recommendation

Staff recommends the Planning Commission focus on potential expansion of the proposed uses and the increased traffic generated during by the requested uses, particularly during morning drop-off and afternoon pick-up.

The applicant has indicated an anticipated 132 students and 20 staff by the 2018-2019 school year, with the possibility of a student population reaching 192 beyond that timeframe. Staff considered a maximum of 150 students and 20 staff while performing an analysis of the requested SUP. This number provides for an analysis within the max number for the 2018-2019 school year, but provides a 14% growth margin without triggering an SUP amendment. Any growth over the 150 student number would require a reevaluation of the impacts of the use and intensity on the property and surrounding neighborhoods.

The (ISC) does not provide bussing to students. Students may arrive and depart by a variety of modes, but the Planning Commission may want to consider the possibility that all trips will be taken by private vehicle in order to consider the maximum possible impact. The subject property will have a parking lot designed to handle the drop-off and pick-up activities as indicated in the preliminary site plan. In addition, the (ISC) is perusing an agreement with the University of Virginia to use the parking lot at the northeast corner of Stadium Road and Alderman Road. This agreement, if granted, could be used to fulfill Section 34-974 *Cooperative parking arrangements* and reduce the required onsite parking, or as an additional drop-off and pick-up location. If this location is used for pick-up or drop-off consideration needs to be given for safely escorting students across two streets.

Staff recommends that the application be approved with the following conditions:

1. Approval of a final site plan.
2. Completion of a traffic impact study at a level determined by the City Traffic Engineer and included in the final site plan submission.
3. A maximum of 150 students total are allowed on the subject property. An increase in students beyond 150 will require an amendment to the SUP.
4. A safety plan for the daycare and elementary school uses must be submitted annually to the Zoning Administrator for approval, and kept on file. The safety plan, at minimum, must address the following:
 - a. Drop-off and pick-up locations, times, and coordination.
 - b. Trash and recycling storage and removal plan.
 - c. Times and dates for any events that would fall outside normal operation hours of the daycare and elementary school.
5. All parking on site shall be used exclusively for the operations of the daycare and elementary school. The final site plan shall contain measures, such as gates or barriers, to prevent parking on site outside of the daycare and elementary school operations.
6. The existing trees buffering the properties from Stadium Road and Maury Avenue shall remain. Trees may be removed for the following:
 - a. A certified arborist provides a report stating the subject tree needs to be removed due to disease, infestation, or is a danger to the public.
 - b. The tree needs to be removed to accommodate a curb cut onto Stadium Road or Maury Avenue and corresponding sight distance.
 - c. The tree needs to be removed to accommodate new pedestrian circulation.
7. S-3 Screening, as described in Section 34-871 of the City Code, shall be provided on the western and southern boundaries of the properties.
8. All outdoor lighting and light fixtures shall be full cut-off luminaires and equipped with devices for redirecting light such as shields, visors, or hoods to eliminate the luminaire glare and block direct illumination from neighboring properties. The fixtures shall completely conceal and recess the light source from all viewing positions except those positions permitted to receive illumination.
9. Playground equipment shall be installed per manufacture specifications, and for so long as it remains on the subject properties, shall be maintained based upon the specifications.

Suggested Motions

1. I move to recommend approval of this application for a Special Use Permit in the R-2U zone at 209 Maury Avenue and the 3 adjacent parcels as presented in the application materials to permit elementary school and daycare uses with the following conditions:
 - a. _____
 - b. _____
 - c. _____

OR,

2. I move to recommend denial of this application for a Special Use Permit in the R-2U zone at 209 Maury Avenue and the 3 adjacent parcels as presented in the application materials to permit elementary school and daycare uses

Attachments

- Application for SUP dated March 22, 2016
- Preliminary Site Plan dated April 27, 2016

SITE PLAN INFORMATION

Owner: Jennifer M. Ward and Virginia M. Warfield, Trustee
Developer: William Atwood
Site plan prepared by: Southern Cities Studio
Zoning District: R-2U. Setbacks: 50' setback adjacent to residential, 40' setback at Stadium Rd., 20' setback at Maury Ave
Proposed use: Special Use Permit, elementary education/ daycare use.
Parcel area: 70,767 s.f. (1.62 Ac.)
Recreation area: 26,500 s.f. (0.61 Ac.)
Percentage and acreage of open space: 1.05 Ac. (65%)
Maximum square footage for non-residential use: 19,618 s.f. (14 classrooms, 5 offices)
Maximum lot coverage: 15% (10,878 s.f. building footprint.)
Maximum height of all structures: 35' max. height of roofs
Parking Schedule: 21 spaces required, 21 provided (13 preschool instructors, 1.5 spaces per; 1 elementary instructor, 1 per = 20.5 required)
Maximum amount of paved parking and vehicular circulation areas: 9,526 s.f.
Phasing: phasing to be determined

PARCEL INFORMATION

TMP 17-18
JENNIFER M. WARD and
VIRGINIA M. WARFIELD, TRUSTEE

LOT 1
46,226.19 s.f.
1.062 AC.

LOT 5
7,499.44 S.F.
0.17 AC.

LOT 6
7,499.44 S.F.
0.17 AC.

LOT 7
9,542.50 S.F.
0.21 AC.

NEIGHBORING PARCELS

TMP 17-17
CMJ NORTH CAROLINA, LLC

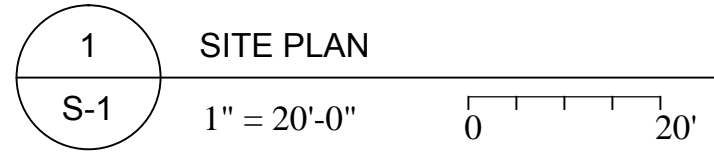
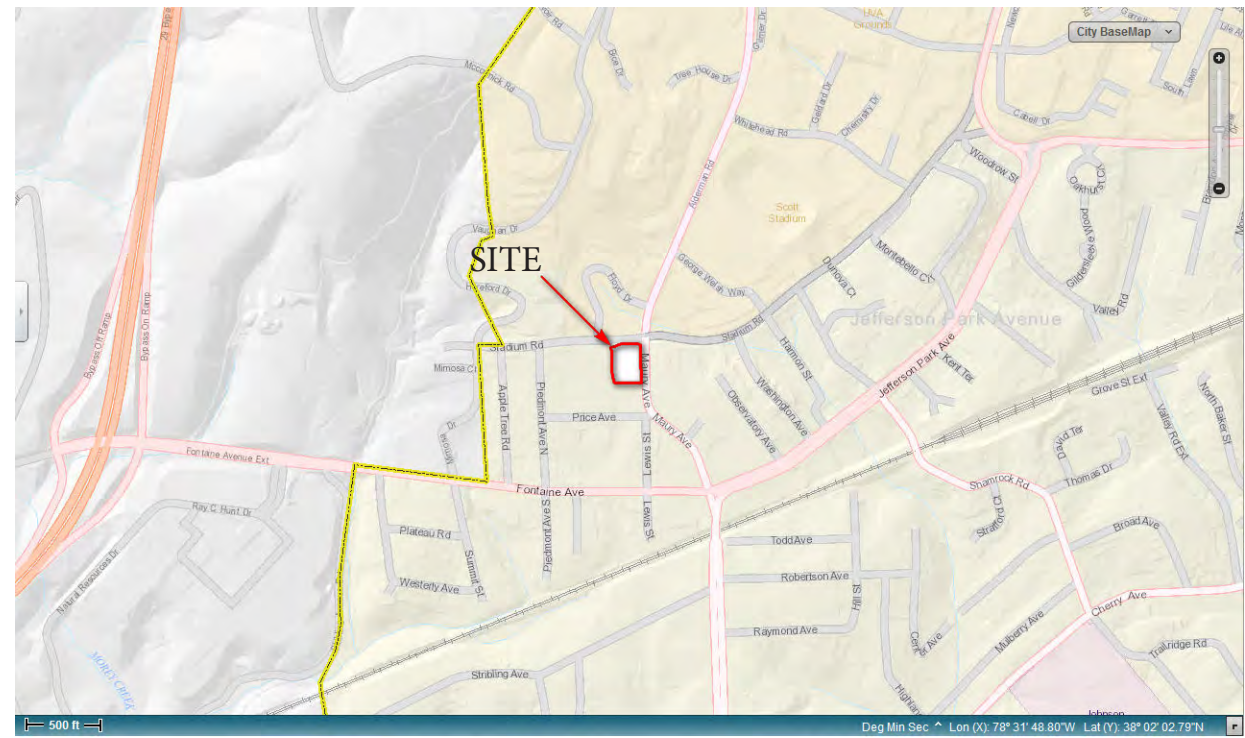
TMP 17-19
DAVID F. & BONI D. WORTHLEY

TMP 17-18-100
PAUL C, JR & KELLY K DOMSON

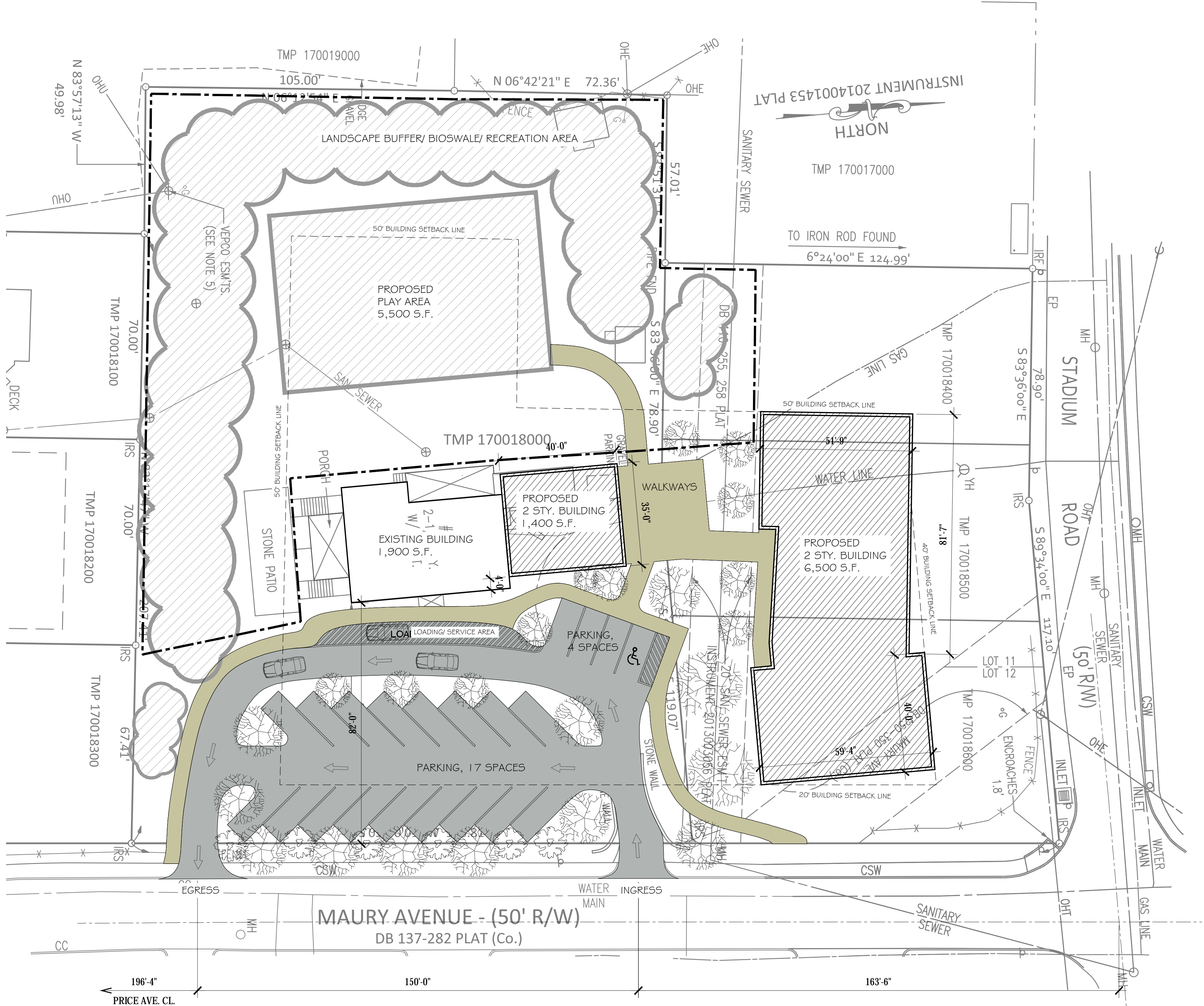
TMP 17-18-200
THOMAS S M BRANNOCK, II

TMP 17-18-300
SARAH E. NEHER

SITE MAP



THE INTERNATIONAL SCHOOL
MAURY AVENUE CAMPUS



planning.designing.developing
WILLIAM H. ATWOOD, ARCHITECT
214 WEST WATER STREET
CHARLOTTESVILLE, VA 22902

GENERAL NOTES:
1. NOTE

THE INTERNATIONAL
SCHOOL OF
CHARLOTTESVILLE

LOCATION:
CHARLOTTESVILLE, VA

PRELIMINARY
SITE PLAN

SHEET NAME:
ISSUE: REVIEW
DATE: 04/27/2016

S-1

SHEET #: 1 of 1



RECEIVED
MAR 22 2016

City of Charlottesville

Application for Special Use Permit

Project Name: 209 Maury Ave

Address of Property: 209 Maury Ave + 13) Parcels on Stadium Rd

Tax Map and Parcel Number(s): 170618000 (Maury), 170018400, 170018500, 170018600

Current Zoning District Classification: R-2U

Comprehensive Plan Land Use Designation: Low Density Residential

Is this an amendment to an existing SUP? No

If "yes", provide the SUP #: _____

Applicant: William H. Atwood

Address: 601 Old Ballard Rd, Charlottesville, VA 22901

Phone: 434.466.1466 Email: atwood@scscharlottesville.com

Applicant's Role in the Development (check one):

☐ Owner ☐ Owner's Agent ☐ Designer ☒ Contract Purchaser

Owner of Record: Jennifer Ward and Virginia Warfield

Address: 1701 Bruce Ave, Charlottesville, VA 22903

Phone: 434.296.3191 Email: jmw8m@virginia.edu

Reason for Special Use Permit:

☐ Additional height: _____ feet

☐ Additional residential density: _____ units, or _____ units per acre

☒ Authorize specific land use (identify) elementary education / day care

☐ Other purpose(s) (specify City Code section): _____

(1) Applicant's and (2) Owner's Signatures

(1) Signature [Signature] Print W. H. Atwood Date 22 March 2016

Applicant's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): Contract Purchaser

(2) Signature Jennifer Ward Print Jennifer Ward Date _____

Owner's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): _____



City of Charlottesville

Pre-Application Meeting Verification

Project Name: 209 Maury Ave

Pre-Application Meeting Date: March 9, 2016

Applicant's Representative: Heather Hill and William Atwood

Planner: Matthew Alfele

Other City Officials in Attendance:

The following items will be required supplemental information for this application and must be submitted with the completed application package:

1. Phased Development Plan - how the school looks to develop the site over the long term (high level)

2.

3.

4.

5.

Planner Signature: Matthew Alfele



City of Charlottesville

Application Checklist

Project Name: 209 Maury Ave

I certify that the following documentation is **ATTACHED** to this application:

- ☒ 34-158(a)(1): a site plan (ref. City Code 34-802(generally); 34-1083(communications facilities)
- ☒ 34-158(a)(3): Low-impact development (LID) methods worksheet (required for developments that include non-residential uses, and developments proposing 3 or more SFDs or TFDs)
- ☒ 34-158(a)(4): a building massing diagram, and building elevations (required for applications proposing alteration of a building height or footprint, or construction of any new building(s))
- ☒ 34-158(a)(5) and 34-12: affordable housing data. (i) how many (if any) existing dwelling units on the property are an "affordable dwelling unit" by the city's definitions? (ii) Will existing affordable units, or equivalent affordable units, remain following the development? (iii) What is the GFA of the project? GFA of residential uses? GFA of non-residential uses?
- ☒ 34-157(a)(1) Graphic materials that illustrate the context of the project, and a narrative statement as to compatibility with existing patterns of use and development
- ☒ 34-157(a)(2) Narrative statement: applicant's analysis of conformity with the Comprehensive Plan
- ☒ 34-157(a)(3) Narrative statement: compliance with applicable USBC provisions
- ☒ 34-157(a)(4) Narrative statement identifying and discussing any potential adverse impacts, as well as any measures included within the development plan, to mitigate those impacts
- ☒ 34-158(a)(6): other pertinent information (narrative, illustrative, etc.)
- ☒ All items noted on the Pre-Application Meeting Verification.

Applicant

Signature

Print

William H. Atwood

Date

3/21/16

By Its:

Contract Purchaser

(For entities, specify: Officer, Member, Manager, Trustee, etc.)



City of Charlottesville

Community Meeting

Project Name: 209 Maury Ave

Section 34-41(c)(2) of the Code of the City of Charlottesville (adopted _____, 2015) requires applicants seeking rezonings and special use permits to hold a community meeting. The purpose of a community meeting is to provide citizens an opportunity to receive information about a proposed development, about applicable zoning procedures, about applicable provisions of the comprehensive plan, and to give citizens an opportunity to ask questions. **No application for a rezoning shall be placed on any agenda for a public hearing, until the required community meeting has been held and the director of neighborhood development services determines that the application is ready for final review through the formal public hearing process.**

By signing this document, the applicant acknowledges that it is responsible for the following, in connection to the community meeting required for this project:

1. Following consultation with the city, the applicant will establish a date, time and location for the community meeting. The applicant is responsible for reserving the location, and for all related costs.
2. The applicant will mail, by U.S. mail, first-class, postage pre-paid, a notice of the community meeting to a list of addresses provided by the City. The notice will be mailed at least 14 calendar days prior to the date of the community meeting. The applicant is responsible for the cost of the mailing. At least 7 calendar days prior to the meeting, the applicant will provide the city with an affidavit confirming that the mailing was timely completed.
3. The applicant will attend the community meeting and present the details of the proposed application. If the applicant is a business or other legal entity (as opposed to an individual) then the meeting shall be attended by a corporate officer, an LLC member or manager, or another individual who can speak for the entity that is the applicant. Additionally, the meeting shall be attended by any design professional or consultant who has prepared plans or drawings submitted with the application. The applicant shall be prepared to explain all of the details of the proposed development, and to answer questions from citizens.
4. Depending on the nature and complexity of the application, the City may designate a planner to attend the community meeting. Regardless of whether a planner attends, the City will provide the applicant with guidelines, procedures, materials and recommended topics for the applicant's use in conducting the community meeting.
5. On the date of the meeting, the applicant shall make records of attendance and shall also document that the meeting occurred through photographs, video, or other evidence satisfactory to the City. Records of attendance may include using the mailing list referred to in #1 as a sign-in sheet (requesting attendees to check off their name(s)) and may include a supplemental attendance sheet. The City will provide a format acceptable for use as the supplemental attendance sheet.

Applicant: William H. Atwood w/ International School of C'ville

By:

Signature

Print

William H. Atwood

Date

3/21/16

Its:

Contract Purchaser

(Officer, Member, Trustee, etc.)



City of Charlottesville

Owner's Authorizations

(Not Required)

Right of Entry- Property Owner Permission

I, the undersigned, hereby grant the City of Charlottesville, its employees and officials, the right to enter the property that is the subject of this application, for the purpose of gathering information for the review of this Special Use Permit application.

Owner: Jennifer Ward and Virginia Warfield Date 3/21/16

By (sign name): Jennifer Ward Print Name: Jennifer Ward

Owner's: ☒ LLC Member ☐ LLC Manager ☐ Corporate Officer (specify): _____

Other (specific): Trustee

Owner's Agent

I, the undersigned, hereby certify that I have authorized the following named individual or entity to serve as my lawful agent, for the purpose of making application for this special use permit, and for all related purposes, including, without limitation: to make decisions and representations that will be binding upon my property and upon me, my successors and assigns.

Name of Individual Agent: _____

Name of Corporate or other legal entity authorized to serve as agent: _____

Owner: _____ Date: _____

By (sign name): _____ Print Name: _____

Circle one:

Owner's: ☐ LLC Member ☐ LLC Manager ☐ Corporate Officer (specify): _____

Other (specific): _____



City of Charlottesville

Disclosure of Equitable Ownership

Section 34-8 of the Code of the City of Charlottesville requires that an applicant for a special use permit make complete disclosure of the equitable ownership "real parties in interest" of the real estate to be affected. Following below I have provided the names and addresses of each of the real parties in interest, including, without limitation: each stockholder or a corporation; each of the individual officers and directors of a corporation; each of the individual members of an LLC (limited liability companies, professional limited liability companies); the trustees and beneficiaries of a trust, etc. Where multiple corporations, companies or trusts are involved, identify real parties in interest for each entity listed.

Name Jennifer Ward Address 1701 Bruce Ave, Charlottesville, VA 22903
Name Virginia Warfield Address 1701 Bruce Ave, Charlottesville, VA 22903
Name _____ Address _____
Name _____ Address _____

Attach additional sheets as needed.

Note: The requirement of listing names of stockholders does not apply to a corporation whose stock is traded on a national or local stock exchange and which corporation has more than five hundred (500) shareholders.

Applicant: William H. Atwood with International School of Cville

By:

Signature [Signature] Print William H. Atwood Date 3/21/16
Its: Contract Purchaser (Officer, Member, Trustee, etc.)



City of Charlottesville

Fee Schedule

Project Name: 209 Maury Ave

Application Type	Quantity	Fee	Subtotal
Special Use Permit (Residential)		\$ 1,500	
Special Use Permit (Mixed Use/Non-Residential)	<u>1</u>	\$ 1,800	<u>\$1800</u>
Mailing Costs per letter		\$1 per letter	
Newspaper Notice		Payment Due Upon Invoice	
TOTAL			

Office Use Only

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____



City of Charlottesville

LID Checklist

Project Name: 209 Maury Ave

LID Measure	LID Checklist Points	Points
Compensatory Plantings (see City buffer mitigation manual). 90% of restorable stream buffers restored.	5 points or 1 point for each 18% of the total acreage	
Pervious pavers for parking and driveways with stone reservoir for storage of 0.5 inches of rainfall per impervious drainage area. Surface area must be $>1,000 \text{ ft.}^2$ or $\geq 50\%$ of the total parking and driveway surface area.	7 points or 1 point for each 7% of parking and driveway surface area.	
Shared parking (must have legally binding agreement) that eliminates $>30\%$ of on-site parking required.	5 points or 1 point for each 6% of parking surface eliminated.	
Impervious Disconnection. Follow design manual specifications to ensure adequate capture of roof runoff (e.g. cisterns, dry wells, rain gardens)	8 points	
Bioretention. Percent of site treated must exceed 80%. Biofilter surface area must be $\geq 5\%$ of impervious drainage area.	8 points or 1 point for each 10% of site treated.	
Rain gardens. All lots, rain garden surface area for each lot $\geq 200 \text{ ft.}^2$.	8 points or 1 point for each 10% of lots treated.	
Designed/constructed swales. Percent of site treated must exceed 80%, achieve non-erosive velocities, and able to convey peak discharge from 10 year storm.	8 points or 1 point for each 10% of site treated.	
Manufactured sand filters, filter vaults (must provide filtering rather than just hydrodynamic). Percent of site treated must exceed 80%. Sizing and volume for water quality treatment based on manufacturer's criteria.	8 points or 1 point for each 10% of site treated.	
Green rooftop to treat $\geq 50\%$ of roof area	8 points	
Other LID practices as approved by NDS Engineer.	TBD, not to exceed 8 points	
Off-site contribution to project in City's water quality management plan. This measure to be considered when on site constraints (space, environmentally sensitive areas, hazards) limit application of LID measures. Requires pre-approval by NDS Director.	5 points	
Total Points		

Applicant's Signature

Signature

[Handwritten Signature]

Print

William H. Atwood

Date

3/21/16

**William H. Atwood with The International School of Charlottesville
209 Maury Ave Special Use Permit Application – Supporting Narratives**

34-158(a)(1): a site plan (ref. City Code 34-802(generally); 34-1083(communications facilities))

Reference Conceptual Site Development Strategy Plan (Sheet S-1) and McShane Park Existing House (Exhibit A).
Communications facilities are not applicable to the scope of this project.

34-158(a)(3): Low-impact development (LID) methods worksheet (required for developments that include non-residential uses, and developments proposing 3 or more SFDs or TFDs)

Reference Conceptual Site Development Strategy Plan (Sheet S-1). Completion of checklist point allocation relative to plan pending staff support.

34-158(a)(4): a building massing diagram, and building elevations (required for applications proposing alteration of a building height or footprint, or construction of any new building(s))

Reference Conceptual Site Development Strategy Plan (Sheet S-1) and McShane Park Existing House (Exhibit A).
Relative to elevation, future new construction not to exceed the roof eaves and pitch height of the existing structure.

34-158(a)(5) and 34-12: affordable housing data. (i) how many (if any) existing dwelling units on the property are an "affordable dwelling unit" by the city's definitions? (ii) Will existing affordable units, or equivalent affordable units, remain following the development? (iii) What is the GFA of the project? GFA of residential uses? GFA of non-residential uses?

The scope of this project does not include affordable dwelling units, existing or proposed, therefore affordable housing data are viewed as not applicable by the applicant.

34-157(a)(1) Graphic materials that illustrate the context of the project, and a narrative statement as to compatibility with existing patterns of use and development

Reference Conceptual Site Development Strategy Plan (Sheet S-1) and McShane Park Existing House (Exhibit A).

The International School of Charlottesville (ISC) offers early childhood education within a foreign language environment. Children ages 2-6 are offered a well-rounded, holistic, research-based education, and because the learning takes place in a classroom in which only French or only Spanish is spoken, they develop proficiency in that foreign language in the process. Along the way, students develop a broader appreciation for diverse

cultures, and a worldview predicated upon connecting with people from different backgrounds. In 2005, the ISC's commitment to research-based best practices in early childhood education earned the school accreditation by the National Association for the Education of Young Children (NAEYC); in 2011, the school underwent a comprehensive reaccreditation process based on NAEYC's updated guidelines and standards. The school is one of only a handful of schools in the region to receive this distinction. NAEYC accreditation is not related to language immersion, but rather to promoting and practicing excellence in the education of and care for young students, regardless of the language of instruction.

The ISC currently operates out of Belmont Baptist Church, located at 830 Monticello Ave, and has recently applied for a Special Use Permit at Hinton Avenue United Methodist Church, 750 Hinton Avenue, which will serve as supplemental classroom and administrative space while the school evaluates long-term options and pursues a site that will accommodate the entire school and its anticipated growth.

The ISC, working with Bill Atwood, now is seeking a Special Use Permit at 209 Maury Avenue (Parcel No. 170018000) and three adjacent lots (Parcel No. 170018400, 170018500, and 170018600) (the "Property") to allow for our use as we plan for the future growth of the school's early childhood education programs. Together, we envision renovating the existing structure, a 3700 square foot home built in 1910, for a subset of instructional spaces as well as administrative use, and adding new construction for the balance of our instructional needs and future growth. The rear of the primary parcel will largely be used for daytime outdoor play and not require supplemental lighting.

By the 2018-2019 school year, we are looking to accommodate up to 132 students and 20 staff, in approximately 7000 square feet on the Property. The primary usage will fall between 7:45AM and 5:30PM, Monday through Friday with peak usage between 9:00 AM and 3:00PM. Between these hours, especially in the ten-minute window before and after 9:00 AM, 12:30 PM and 3:00 PM, parking and drop-off/pick-up of children will take place.

In addition to common spaces such as restrooms and hallways, the spaces the school is seeking to create in support of this timeline include:

- Instructional Spaces: (2) for Toddlers, (7) for Preschool, and (5) for Junior Kindergarten/Kindergarten
- Administrative Spaces: (3) Offices, (1) Conference/Lounge, (1) Non-Commercial Kitchen, and Storage

Beyond this timeline, we are seeking the flexibility to allow the school to potentially grow an additional 5 classrooms (60 students), which we anticipate will come from broadening the school's offerings into additional primary grades beyond the kindergarten year.

Within the surrounding four block radius of the Property land uses include: low-density residential, mixed use, neighborhood commercial, and University high-density designations, in addition to an entrance corridor overlay. We view the use of the Property for early childhood education as compatible to the existing patterns and a positive addition to the variety of uses in the vicinity. Our current enrollment includes families with direct ties to the University and its hospital and we anticipate this move would further these ties.

34-157(a)(2) Narrative statement: applicant's analysis of conformity with the Comprehensive Plan

The following sections of the Comprehensive Plan were viewed as applicable to the scope of this project:

- **Land Use:** *establishing a mix of uses within walking distance of residential neighborhoods that will enhance opportunities for small group interaction throughout Charlottesville, including expanding the community use of places such as schools and parks*
- **Historic Preservation & Urban Design:** *continue Charlottesville's history of architectural and design excellence by maintaining traditional design features while encouraging creative, context-sensitive, contemporary planning and design, including capturing the embodied energy of existing buildings by encouraging the adaptive re-use and more efficient use of existing structures*

As reflected in our commitment to preserve the historic home that inhabits the Property, we envision an understated, traditional, timeless design aesthetic for the buildings, clothed in the kinds of nature-inspired landscapes that have nurtured and enabled children to discover, imagine, learn, and play for millennia. Moreover, insofar as the ISC sees our language immersion education as but one manifestation of a broader mission to promote multiculturalism and mutual understanding, we plan to operate not in isolation from the community, but instead to serve also as a cultural center that will host occasional exhibitions, presentations, colloquia, and performances for the edification and enjoyment of the local community.

34-157(a)(3) Narrative statement: compliance with applicable USBC provisions

As a licensed architect, Mr. Atwood understands the steps needed to evaluate, execute, and gain approval for completed changes that will bring the existing structure and development of new structures on the Property up to code for the proposed usage group. In addition to Mr. Atwood, the ISC has completed an RFP process and selected Charlottesville's Wolf-Ackerman Architecture + Design, in association with VMDO Architects, as its partner to assist with the future planning and design efforts for the school.

34-157(a)(4) Narrative statement identifying and discussing any potential adverse impacts, as well as any measures included within the development plan, to mitigate those impacts

Given the urban setting, we anticipate students and their families being transported in a variety of ways to and from the Property as they are to our current facility (including by foot, bicycle, car, and at times, given the proximity to the CAT's trolley route, mass transit). We do recognize there will be an increase in traffic when compared to the current state during the weekdays, specifically in the windows of 8:45-9:00AM and 2:45-3:00PM. The school plans to incorporate a pickup and drop off model where a member of staff will escort students from their cars to the building (and vice versa at the end of the day) using a designated drop-off lane, thus eliminating the need for parking by families under normal circumstances. Cars requiring parking spaces for the duration of the school day will be limited to school staff and short-term visitors.

Additionally, the school would request families and staff arrive to and depart from the Property in such a way that maximizes the use of right hand turns and minimizes cross street traffic, allowing for the most seamless flow of vehicles, especially during the peak hours.

The school is not planning for regular evening or weekend activity with exception to occasional special events for the school or those that are tailored to the cross cultural interests of the broader community.

34-158(a)(6); other pertinent information (narrative, illustrative, etc.)

For nearly 18 years, The ISC has happily called the City of Charlottesville our home, offering a powerful, globally-oriented, holistic early childhood education experience to hundreds of Charlottesville's youngest citizens, and we look forward to this opportunity to extend and broaden our offerings to the immediate community as our school takes this next exciting step in our evolution. We are grateful to Virginia and Edward James McShane's daughters, who were raised on this property, for their receptivity to this arrangement. Dr. McShane was a professor of mathematics at the University of Virginia for 39 years, making significant contributions to several areas of mathematics. We are excited about the possibility of the Jefferson Park Avenue neighborhood becoming our future home.

Statement from Ginger McShane Warfield and Jennifer McShane Ward:

We are delighted with the plans that are evolving for the ISC and Bill Atwood to develop the house and garden in which we grew up into a school that combines elementary learning and foreign language immersion.

By way of background: our parents bought the house around 1940, stretching the slightly meager resources of a junior professor to make it work. The yard, as I understand it, had a heavy component of kudzu. It also had some elderly apple trees that our parents succeeded in nurturing along for many years -- our youth had a good deal of excellent apple sauce, apple butter, and fried apples. Our mother loved to garden and was unfazed by the amount of sheer heavy labor involved in dealing with problems like fallen tree branches. By the time we were grown, she had (with some willing but not too frequent assistance from our father) turned it all into a quite beautiful informal green space. One of our strong commitments as we set about finding new owners for the land was making sure that the use would leave a lot of greenery -- trees, grass, plants, and openness. The plans being developed are clearly consistent with this commitment.

The house itself is very dear to us, and we would be very much averse to anything that radically changed its appearance or character. Again, the plans to rearrange the interior so as to make it usable as classrooms seem perfectly consistent with this desire.

An additional nice touch is that for all of his life our father enjoyed learning languages (he had reasonable control of well over a dozen by the end). It is hard to imagine a use that would please our parents more than having small children happily learning and being immersed in Spanish and French.

Community Meeting Information

The following steps have been completed or are planned relative to a Community Meeting for this application:

1. Wednesday, April 20th from 5:30-7:00pm at 209 Maury Ave was established as the date, time, and location for the community meeting.
2. A list of property owners in the 500-foot radius of the Property was provided by the City, and duplicate owners removed.
3. The community meeting notice will be finalized and mailed no later than April 1st in addition to being distributed electronically to the Jefferson Park Avenue Neighborhood Association and the Assigned Planner, Matthew Elfele.
4. Confirmation that property owners receive this letter in the mail will be made, followed by a signed affidavit with supporting documentation that this had been completed will be provided to Mr. Elfele no later than April 6th.

Documentation to support that the meeting has taken place will be submitted immediately following the scheduled meeting date.

A final draft of the letter is attached.



McShane Park
Existing House

“Exhibit A”



The International School of Charlottesville

30 March 2016

Dear Neighbor,

You are receiving this letter because your residence, business, or organization is located within the vicinity of 209 Maury Avenue and its adjacent lots (the "Property"), where The International School of Charlottesville (ISC), working with Bill Atwood, is now applying to the City of Charlottesville for a special-use permit to allow for our use of the Property for early childhood education.

Founded in 1998, The ISC currently operates out of Belmont Baptist Church, located at 830 Monticello Avenue in the Belmont neighborhood in downtown Charlottesville. High demand for our unique language-immersion early childhood education programming has prompted us to identify viable long-term solutions that would enable us to accommodate further demand which currently exceeds the capacity of our existing facility. We are exploring the Property as a possible long-term solution to accommodate our entire school and its anticipated expansion.

By the 2018-2019 school year, we are looking to accommodate up to 132 students and 20 staff, in approximately 7000 square feet on the Property. The primary usage will fall between 7:45AM and 5:30PM, Monday through Friday with peak usage between 9:00 AM and 3:00PM. Between these hours, especially in the ten-minute window before and after 9:00 AM, 12:30 PM and 3:00 PM, off-street parking and drop off/pick-up of children will take place.

As reflected in our commitment to preserve the historic home that inhabits the Property, we envision an understated, traditional, timeless design aesthetic for the buildings, clothed in the kinds of nature-inspired landscapes that have nurtured and enabled children to discover, imagine, learn, and play for millennia. Moreover, insofar as the ISC sees our language immersion education as but one manifestation of a broader mission to promote multiculturalism and mutual understanding, we plan to operate not in isolation from the community, but instead to serve also as a cultural center that will host occasional exhibitions, presentations, colloquia, and performances for the edification and enjoyment of the local community.

We will be holding an informational meeting for any neighbors with questions or concerns, or who may simply want to learn more about the ISC and its vision. The details of that meeting are as follows:

Location:	209 Maury Avenue
Date:	Wednesday, April 20th
Time:	5:30 pm to 7:00pm

For your perusal and review, presentation materials for the proposed project will be displayed at the meeting, as will informational resources about the school. School and design representatives will also

be available to speak with attendees and field any questions. If you cannot make it to the informational meeting but have questions, please contact one or more of the following:

Bill Atwood
Southern Cities Studio
atwood@scscharlottesville.com
434.466.6466

Eric Anderson
ISC, Head of School
eanderson@theisc.org
434.984.2174

Heather Hill
ISC Building Committee
heatherraedanforth@gmail.com
434.825.7374

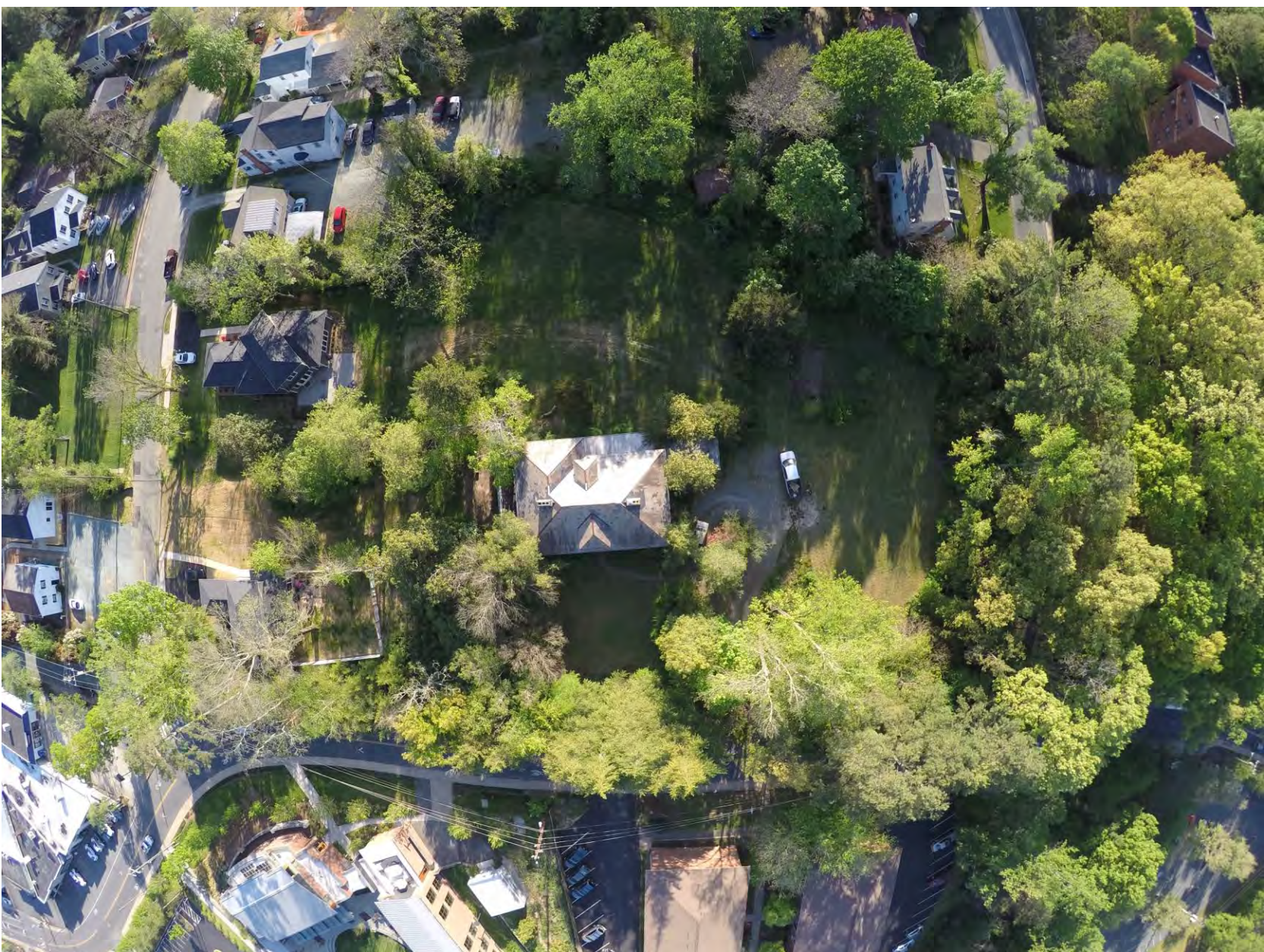
For nearly 18 years, The ISC has happily called the City of Charlottesville our home, offering a powerful, globally-oriented, holistic early childhood education experience to hundreds of Charlottesville's youngest citizens, and we look forward to this opportunity to extend and broaden our offerings to the immediate community as our school takes this next exciting step in our evolution. We are grateful to Virginia and Edward James McShane's daughters, who were raised on this property, for their receptivity to this arrangement, and look forward to the chance to meet and talk with some of the neighbors about the possibility of the Jefferson Park Avenue neighborhood becoming our future home.

Sincerely,

The International School of Charlottesville
and William H. Atwood

International School of Charlottesville
Application for Special Use Permit - 209 Maury Avenue
Community Meeting - Wednesday, April 20th 2016

	Name	Address	Affiliation to Property (neighbor, ISC community member, etc)	Email (optional, if desire any follow up information)
1	Jennifer Ward	1701 Bruce Ave 22903		JMW8M@VIRGINIA.EDU
2	Harold Ward	1701 Bruce Ave 22903		hww@virginia.edu
3	Michael Lutz	112 Clarke Court		ml72@virginia.edu
4	Helen Dwyer	112 Clarke Court 22903		hms2e@virginia.edu
5	Nina Barnes	12 Eldersleeve Wood		dennis_barnes@
6		tele-9795807. 22903.		mindspring.com
7				
8	Jen Hamilton	711 Elson St. 22903		jen.hamilton74@yahoo.com
9	DAVE ACKERMAN	300 BELMONT 22902		daw@wolfackerman.com
10	FRED WOLF	1911 E. MARKET ST 22902		FW@WOLFACKERMAN.COM
11	Heather Hill	606 Evergreen	ISC Board	heatherraedent@icloud.com
12	Jon Hill	606 Evergreen	ISC Board	jhill@investur.com
13	William Atwood	601 Old Ball and		
14	Matthew Alfeli	610 E Market St		alfelem@charlottesville.org
15				
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To: Members of the Charlottesville Planning Commission
From: Sallie and Jay Brown
Subject: 209 Maury Ave. Special Use Permit--Statement of Support
Date: 2 May 2016

We are writing in support of the issue of a special use permit for 209 Maury Ave. and the adjacent parcels. The International School of Charlottesville has proposed to build a new facility for their school at this address. The International School will eventually serve 140 children from ages 2 years through second grade.

Living in the Maury Ave. neighborhood since 1972 we are well acquainted with this large city property. Remembering expansive lawns, unusual gardens and an historic main house built in 1910, we support a new and very appropriate use of this property. The parcel at 209 Maury is very well suited to the site which will include a school in the main house, a playground, future additional classroom space and ample parking facilities. Given that the surrounding properties are primary rental for University of Virginia students, it seems especially appropriate that the Maury site be designated for the education of our youngest students.

209 Maury Avenue

International School of Charlottesville & William H. Atwood

ISC's Identity and History in Charlottesville

- Formed in 1998, as Le Petite Ecole, a one-room school providing French language immersion education
- Added Spanish language in 2003
- First accredited by the National Association for the Education of Young Children in 2005.
- Moved into Belmont Baptist Church in 2008
- Now serving 82 children a day, providing language immersion education in French and Spanish for children ages 2-6

Reasons for this SUP request for 209 Maury Ave

- The current owners want to preserve the spirit, integrity, and some physical elements of this historic property. The ISC's commitment to preserve and renovate the current home, along with its identity as a globally-oriented institution that teaching young children how to communicate with, understand, and appreciate diverse peoples are very compatible with the owners' vision and hope for this place.
- ISC's pedagogical and financial health will both be greatly improved by having a building of our own tailored to house progressive 21st century education, in ways that the space we currently inhabit has hindered.
- For the last 2 years, demand for ISC programs has significantly exceeded our capacity, as recognition of the value of language-immersion education grows in an aspiring "world-class city" like Charlottesville.

Impacts on the Neighborhood



- ISC is committed to preserve the current home, envisioning an understated, traditional, timeless design aesthetic for the buildings, clothed in nature-inspired landscapes. The visual impact of our campus should be much less dramatic than some of the alternative possibilities that have been explored for this location.
- With a broader mission to promote multiculturalism and mutual understanding, ISC may serve as a cultural center to host occasional exhibitions, presentations, colloquia for the edification and enjoyment of the local community.
- With the support and guidance of area professionals, we are committed to researching and implementing effective strategies for minimizing impact on traffic flow during our drop-off (7:45-9:15) and pick-up (12:30, 3:00) windows.

Minimizing Undesirable Impacts

- Traffic
 - We envision a driveway with 1-way traffic flow, with drop-off facilitated by staff
 - Parents will be coached to enter and exit in directions that minimize impact on traffic
 - We will explore staggered drop-off schedules for different ages, and encourage/incentivize alternative transportation options, to dilute the concentration of traffic at any given time.
- Protection of existing trees and the planting of new flora around the perimeter will minimize visual and auditory impact on the neighborhood.
- Primary usage will occur during daytime hours, with only 1 out of 3 pick-up/drop-off windows taking place during traditional “rush hours” (8:45-9:05). Minimal activity is anticipated during evening and weekends.

City of Charlottesville
Department of Neighborhood Development Services
Staff Report



CITY COUNCIL AND PLANNING COMMISSION
JOINT PUBLIC HEARING

DATE OF HEARING: MAY 10, 2016
APPLICATION NUMBER: SP16-00003

Project Planner: Brian Haluska, AICP

Date of Staff Report: April 28, 2016

Applicant: Heirloom West Main Development LLC

Current Property Owners: Heirloom West Main Development LLC

Application Information

Property Tax Map/Parcel # and Street Addresses:

Tax Map 29 Parcels 6, 7, and 8 – 510, 512-514 and 600 West Main Street

Total Square Footage/Acreage Site: 0.36 acres

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

Current Zoning Classification: West Main East Corridor with Architectural Design
Control and Parking Modified Zone Overlays

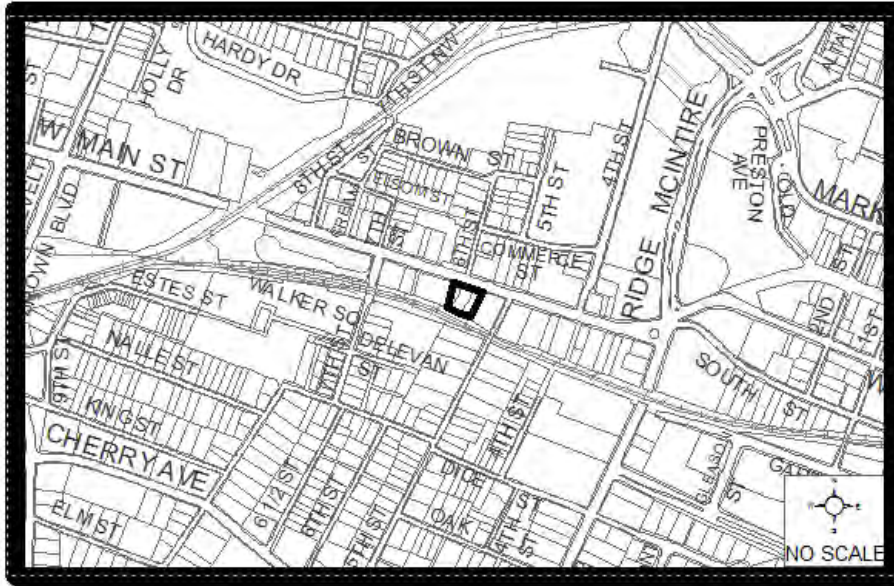
Tax Status: The City Treasurer's office confirms that the taxes for the properties were current as of the drafting of this report.

Applicant's Request

Special Use Permit for:

1. **Density** up to 200 dwelling units per acre, per City Code Sec. 34-641.
2. **Modification of Parking Standards**, per City Code Sec. 34-162(a) – to reduce the number of parking spaces required per residential unit from 1space per unit to 0.5 spaces per unit and to require no on-site parking spaces for residential units of less than 550 square feet in size.

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 a new mixed-use building located at 510, 512-514 and 600 West Main Street. The applicant has previously received preliminary approval on March 7, 2016 for a proposed 70 foot tall building with 15 residential units (density of 42.25 DUA) and 555 square feet of new commercial space. The building as proposed in the approved preliminary plan would have had parking for 21 cars located in structured parking under the building.

The applicant is now requesting a special use permit for up to 200 dwelling units per acre and modification of parking standards. The West Main Street East Corridor zoning permits a maximum density of 43 units per acre by right and up to 200 units per acre by special use permit.

The applicant is asking for a parking modification that would reduce the required parking for the residential portion of the building from 1 space per unit to 0.5 spaces per unit, and exempt any unit under 550 square feet in size from counting as a residential unit for the purpose of calculating the required parking.

Land Use and Comprehensive Plan

EXISTING LAND USE; ZONING AND LAND USE HISTORY:

The property is current being used for commercial purposes. The lots contain a restaurant, catering office and convenience store.

Section 34-541 of the City Code describes the purpose and intent of the West Main East zoning district:

“The land use and lots on West Main Street east of the railroad bridge are smaller than those west of the bridge, containing existing buildings (including historic buildings) that have been renovated to accommodate modern commercial uses. Established buildings are located in close proximity to the street on which they front. Within this district, the purpose of zoning regulations is to encourage a continuation of the established pattern and scale of commercial uses, and to encourage an extension of a walkable, mixed use “main street” setting eastward from the railroad bridge, continuing into the area where the West Main Street Corridor transitions into the City’s downtown.”

Zoning History: In 1949, the property was zoned **B-1 Business**. In 1958, the property was zoned **B-3 Business**. In 1976, the property was zoned **B-3 Business**. In 1991, the property was zoned **B-5 Business**. In 2003, the property was rezoned to **West Main South Corridor**. The property was rezoned to **West Main East Corridor** in 2016.

SURROUNDING LAND USES AND ZONING DISTRICTS

North: Immediately north of the property is West Main Street and commercial properties on the north side of the street. Further to the north is Commerce Street and the low-density residential Starr Hill neighborhood.

South: Immediately south of the property are railroad tracks. Further south are properties that front on 7th Street SW and 5th Street SW that are zoned Cherry Avenue Corridor. These properties are used for a mixture of commercial and residential uses.

East: Immediately adjacent to the east is a commercial building in use as an ABC store. Further east are commercial properties in the Main Street Market complex. These properties are zoned West Main Street East Corridor.

West: Immediately adjacent to the west is a one-story commercial building that houses an automobile repair business. Beyond that property is First Baptist Church. These properties are zoned West Main East Corridor.

NATURAL RESOURCE AND CULTURAL FEATURES OF SITE:

The site does not have any notable natural resources. The site is mostly paved and developed.

COMPREHENSIVE PLAN ANALYSIS:

The Comprehensive Plan is generally supportive of high density, mixed-use developments along the major corridors in the City, especially along West Main 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)
- 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:

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)

Housing

- 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)

Public and Other Comments Received

PUBLIC COMMENTS

The applicant held a community meeting on April 26, 2016. The sign-in sheet from the event is attached to the staff report. The applicant reported that the chief concern raised at the meeting was parking.

IMPACT ON CITY SERVICES:

Public Works (Water and Sewer):

The project has received preliminary approval from City staff. Staff does not anticipate any problems with serving the projected demands from the increase in density.

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. A preliminary site plan contained the required

“Stormwater concept” prepared by a professional engineer or landscape architect, in accordance with current provisions of City Code 34-34-827(d)(9). The applicant is required to provide a stormwater management plan as part of a final site plan submission.

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 West Main East 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 72 residential units within easy walking distance of the Downtown Mall.

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 the maximum height permitted by-right under the old West Main South district. The design of the building has been reviewed by the Board of Architectural Review, and the massing and scale of the building has received BAR approval. The special use permit request would not impact the design of the building.

2. Traffic or parking congestion on adjacent streets.

The proposed project will impact traffic on West Main Street. The trip generation for the residential portion of the approved preliminary plan shows an added 214 trips per day, with the maximum hourly impact being 26 additional trips in the PM peak hour according to the ITE Manual. The proposed special use permit will have minimal impact on the number of trips because the parking area would not be dramatically increased.

The current parking requirements for the project require 1 parking space per residential unit, and a 50% reduction to the commercial parking requirement for commercial spaces in excess of 5,000 square feet in size. The West Main East corridor exempts commercial spaces of less than 5,000 square feet from parking calculations.

The applicant is requesting a modification to the parking requirements for the residential portion of the building that would reduce the number of spaces required per residential unit from 1 to 0.5 and exempt all residential units under 550 square feet in size from the parking calculations.

The Planning Commission has three criteria to use when reviewing a request for a modification:

(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

The parking modification would enable the applicant to construct additional residential units within the approved building envelope without increasing the number of parking spaces on site. The West Main East Corridor is noted as intending “to encourage an extension of a walkable, mixed use ‘main street’ setting eastward from the railroad bridge, continuing into the area where the West Main Street Corridor transitions into the City’s downtown.”

The parking modification would be in harmony with this goal by creating the possibility of residential units that are more attractive to residents who wish to forgo use of a car and take advantage of the services and businesses in the immediate vicinity.

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

The applicant states that “because the project is located in a mixed-use urban, transit-oriented setting, with employment, shopping and public transportation within easy walking distance, it is anticipated that the parking demand by residents will be minimal; and consistent with industry standard parking requirements for similar residential buildings”.

Staff agrees with the applicant’s statement that the location is an appropriate location for parking reductions to be explored.

(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.

The proposed modification would not allow a use that is not otherwise permitted in the zoning district.

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, and would not displace any residents.

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

This proposed increase in residential density is not projected to present an undue burden on community facilities. The chief community facilities of concern are the pedestrian connections adjacent to the structure, which are pre-existing.

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

The proposed development could 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 15 units to 72.

The applicant's narrative states that the proposed increase in density would enable a "broad range of unit types and offer them at a variety of price points to potential residents".

The applicant has not provided any indication as to whether the projected rents within the building will meet the City's definition of affordable housing.

RECOMMENDATION

This application offers an intriguing opportunity to the City to test several policies that are beginning to emerge in urban areas across the country.

The first opportunity is to offer a developer the freedom to utilize the space within their building for residential purposes as the market demands. Currently, the City's ordinances cap the residential density in buildings at 43 dwelling units per acre by right. Proponents of form-based zoning argue that localities are better served by creating a building envelope by regulating height, floors, setbacks, stepbacks and fenestration – and permitting the owner of the building to fill the interior space as they see fit.

Even if the special use permit for additional residential density were granted by Council, the number of residential units would be limited by the parking requirement for 1 space per unit and the physical space the parking facility would take up on the site.

In several cities in the United States, parking regulations have been reviewed and in some cases minimum parking requirements have been removed entirely. One reason for this policy change is that urban parking requirements tend to require developers to allocate a large portion of the interior space of their structure to parking regardless of whether or not the developer believes that parking inventory is necessary for the success of the building.

Additionally, when multi-family residential developments are built with dedicated parking spaces, the cost of constructing those spaces is added to the rental or sale price of the residential units in the building. This incentivizes residents who own a car they wish to house on-site, while it makes it less financially advantageous for residents that wish to store their cars off-site or not own a car at all from living in those units.

Put as simply as possible: The City is in the process of creating walkable neighborhoods so that those residents who might wish to minimize or eliminate use of an automobile have the freedom to do so because the infrastructure around them supports their decision. This infrastructure should extend beyond sidewalks and bicycle lanes to housing that is priced without an included “car storage” fee that accompanies most development in the City. The applicant’s proposed modification of parking regulations is an attempt to do just that.

The site of the development is 0.36 acres. It is a relatively small sized infill development opportunity. It offers a confined site in which to give some leniency to the limiting factors on urban development and judge the results.

For these reasons, 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 the following conditions placed on the special use permit.

Proposed Conditions

- 1) 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.
- 2) 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.
- 3) The developer shall provide the city’s director of neighborhood development services, adjoining property owners 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.

- 4) 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.
- 5) 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.

Attachments

1. Copy of City Code Sections **34-157** (General Standards for Issuance) and **34-162** (Exceptions and modifications as conditions of permit)
2. Suggested Motions for your consideration

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

Approval without any conditions:

I move to recommend approval of a special use permit as requested in SP16-00003, 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 SP16-00003, 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;

MAR 21 2016



City of Charlottesville

Application for Special Use Permit

NEIGHBORHOOD DEVELOPMENT SERVICES

Project Name: BLUE MOON REDEVELOPMENT

Address of Property: 510, 512-514, 600 WEST MAIN ST

Tax Map and Parcel Number(s): MAP 29 PARCELS 6, 7 & 8

Current Zoning District Classification: WMS

Comprehensive Plan Land Use Designation: MIXED USE

Is this an amendment to an existing SUP? NO

If "yes", provide the SUP #: _____

Applicant: HEIRLOOM WEST MAIN DEVELOPMENT LLC

Address: 56 BOYD & SIPE PLC 126 GARRETT ST STE A, CHARLOTTESVILLE, VA

Phone: 434-249-9134 Email: Maynard@boydandsipe.com

Applicant's Role in the Development (check one):

☒ Owner

☐ Owner's Agent

☐ Designer

☐ Contract Purchaser

Owner of Record: HEIRLOOM WEST MAIN DEVELOPMENT LLC

Address: 2093 GOODLING RD, NORTH GARDEN, VA 22959

Phone: _____ Email: _____

Reason for Special Use Permit:

☐ Additional height: _____ feet

☒ Additional residential density: _____ units, or 200 units per acre

☐ Authorize specific land use (identify) _____

☐ Other purpose(s) (specify City Code section): _____

(1) Applicant's and (2) Owner's Signatures by GRAYSON CONSULTING GROUP INC.

(1) Signature [Signature] Print Jeffrey Levien, President Date March 18, 2016

Applicant's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____
Other (specify): _____

(2) Signature _____ Print _____ Date _____

Owner's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____
Other (specify): _____



City of Charlottesville

Fee Schedule

Project Name: BLUE MOON REDEVELOPMENT

Application Type	Quantity	Fee	Subtotal
Special Use Permit		\$1800	<u>\$1800.00</u>
Special Use Permit (Family Day Home for 6-12 Children)		\$500	
Mailing Costs per letter		\$1 per letter	
Newspaper Notice		Payment Due Upon Invoice	
TOTAL			

Office Use Only

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____



City of Charlottesville

Owner's Authorizations

(Not Required)

Right of Entry- Property Owner Permission

I, the undersigned, hereby grant the City of Charlottesville, its employees and officials, the right to enter the property that is the subject of this application, for the purpose of gathering information for the review of this Special Use Permit application.

Owner: HEIRLOOM WEST MAIN DEVELOPMENT LLC Date 18 MARCH 2016
by GRAYSON CONSULTING GROUP INC

By (sign name): _____ Print Name: Jeffrey Levien

Owner's: LLC Member LLC Manager Corporate Officer (specify): President

Other (specific): _____

Owner's Agent

I, the undersigned, hereby certify that I have authorized the following named individual or entity to serve as my lawful agent, for the purpose of making application for this special use permit, and for all related purposes, including, without limitation: to make decisions and representations that will be binding upon my property and upon me, my successors and assigns.

Name of Individual Agent: MAYNARD SIPE

Name of Corporate or other legal entity authorized to serve as agent: BOYD & SIPE PLLC

Owner: HEIRLOOM WEST MAIN DEVELOPMENT LLC Date: _____

By (sign name): _____ Print Name: _____

Circle one:

Owner's: LLC Member LLC Manager Corporate Officer (specify): _____

Other (specific): _____



City of Charlottesville

Disclosure of Equitable Ownership

Section 34-8 of the Code of the City of Charlottesville requires that an applicant for a special use permit make complete disclosure of the equitable ownership "real parties in interest" of the real estate to be affected. Following below I have provided the names and addresses of each of the real parties in interest, including, without limitation: each stockholder or a corporation; each of the individual officers and directors of a corporation; each of the individual members of an LLC (limited liability companies, professional limited liability companies); the trustees and beneficiaries of a trust, etc. Where multiple corporations, companies or trusts are involved, identify real parties in interest for each entity listed.

Name JEFFREY LEVEN Address 2093 GOODLING RD. NORTH GARDEN VA 22959

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

Attach additional sheets as needed.

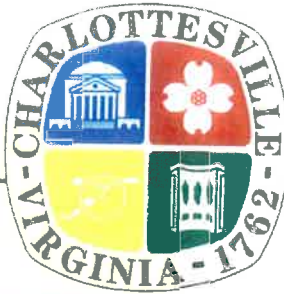
Note: The requirement of listing names of stockholders does not apply to a corporation whose stock is traded on a national or local stock exchange and which corporation has more than five hundred (500) shareholders.

Applicant: HEIRLOOM WEST MAIN DEVELOPMENT LLC

By: GRAYSON CONSULTING GROUP INC, MANAGER

Signature [Signature] Print Jeffrey Leven Date March 18, 2016

Its: President (Officer, Member, Trustee, etc.)



City of Charlottesville

LID Checklist

Project Name: BLUE MOON REDEVELOPMENT

LID Measure	LID Checklist Points	Points
Compensatory Plantings (see City buffer mitigation manual). 90% of restorable stream buffers restored.	5 points or 1 point for each 18% of the total acreage	
Pervious pavers for parking and driveways with stone reservoir for storage of 0.5 inches of rainfall per impervious drainage area. Surface area must be $>1,000 \text{ ft.}^2$ or $\geq 50\%$ of the total parking and driveway surface area.	7 points or 1 point for each 7% of parking and driveway surface area.	
Shared parking (must have legally binding agreement) that eliminates $>30\%$ of on-site parking required.	5 points or 1 point for each 6% of parking surface eliminated.	
Impervious Disconnection. Follow design manual specifications to ensure adequate capture of roof runoff (e.g. cisterns, dry wells, rain gardens)	8 points	
Bioretention. Percent of site treated must exceed 80%. Biofilter surface area must be $\geq 5\%$ of impervious drainage area.	8 points or 1 point for each 10% of site treated.	
Rain gardens. All lots, rain garden surface area for each lot $\geq 200 \text{ ft.}^2$.	8 points or 1 point for each 10% of lots treated.	
Designed/constructed swales. Percent of site treated must exceed 80%, achieve non-erosive velocities, and able to convey peak discharge from 10 year storm.	8 points or 1 point for each 10% of site treated.	
Manufactured sand filters, filter vaults (must provide filtering rather than just hydrodynamic). Percent of site treated must exceed 80%. Sizing and volume for water quality treatment based on manufacturer's criteria.	8 points or 1 point for each 10% of site treated.	
Green rooftop to treat $\geq 50\%$ of roof area	8 points	
Other LID practices as approved by NDS Engineer.	TBD, not to exceed 8 points	
Off-site contribution to project in City's water quality management plan. This measure to be considered when on site constraints (space, environmentally sensitive areas, hazards) limit application of LID measures. Requires pre-approval by NDS Director.	5 points	
Total Points		

Applicant's Signature HEIRLOOM WEST MAIN DEVELOPMENT LLC
by GRAYSON CONSULTING GROUP INC, MANAGER

Signature [Signature] Print Jeffrey Levien, President Date March 18, 2016



City of Charlottesville

Community Meeting

Project Name: BLUE MOON REDEVELOPMENT

Section 34-41(c)(2) of the Code of the City of Charlottesville (adopted October 19, 2015) requires applicants seeking rezonings and special use permits to hold a community meeting. The purpose of a community meeting is to provide citizens an opportunity to receive information about a proposed development, about applicable zoning procedures, about applicable provisions of the comprehensive plan, and to give citizens an opportunity to ask questions. **No application for a rezoning shall be placed on any agenda for a public hearing, until the required community meeting has been held and the director of neighborhood development services determines that the application is ready for final review through the formal public hearing process.**

By signing this document, the applicant acknowledges that it is responsible for the following, in connection to the community meeting required for this project:

1. Following consultation with the city, the applicant will establish a date, time and location for the community meeting. The applicant is responsible for reserving the location, and for all related costs.
2. The applicant will mail, by U.S. mail, first-class, postage pre-paid, a notice of the community meeting to a list of addresses provided by the City. The notice will be mailed at least 14 calendar days prior to the date of the community meeting. The applicant is responsible for the cost of the mailing. At least 7 calendar days prior to the meeting, the applicant will provide the city with an affidavit confirming that the mailing was timely completed.
3. The applicant will attend the community meeting and present the details of the proposed application. If the applicant is a business or other legal entity (as opposed to an individual) then the meeting shall be attended by a corporate officer, an LLC member or manager, or another individual who can speak for the entity that is the applicant. Additionally, the meeting shall be attended by any design professional or consultant who has prepared plans or drawings submitted with the application. The applicant shall be prepared to explain all of the details of the proposed development, and to answer questions from citizens.
4. Depending on the nature and complexity of the application, the City may designate a planner to attend the community meeting. Regardless of whether a planner attends, the City will provide the applicant with guidelines, procedures, materials and recommended topics for the applicant's use in conducting the community meeting.
5. On the date of the meeting, the applicant shall make records of attendance and shall also document that the meeting occurred through photographs, video, or other evidence satisfactory to the City. Records of attendance may include using the mailing list referred to in #1 as a sign-in sheet (requesting attendees to check off their name(s)) and may include a supplemental attendance sheet. The City will provide a format acceptable for use as the supplemental attendance sheet.

Applicant: HEIRLOOM WEST MAIN DEVELOPMENT LLC

By: GRAYSON CONSULTING GROUP INC., MANAGER

Signature [Signature] Print Jeffrey Levien Date March 18, 2016

Its: President (Officer, Member, Trustee, etc.)



City of Charlottesville

Application Checklist

Project Name: BLUE MOON REDEVELOPMENT

I certify that the following documentation is ATTACHED to this application:

- ☒ 34-158(a)(1): a site plan (ref. City Code 34-802(generally); 34-1083(communications facilities))
- ☒ 34-158(a)(3): Low-impact development (LID) methods worksheet (required for developments that include non-residential uses, and developments proposing 3 or more SFDs or TFDs)
- ☐ 34-158(a)(4): a building massing diagram, and building elevations (required for applications proposing alteration of a building height or footprint, or construction of any new building(s))
- ☒ 34-158(a)(5) and 34-12: affordable housing data. (i) how many (if any) existing dwelling units on the property are an "affordable dwelling unit" by the city's definitions? (ii) Will existing affordable units, or equivalent affordable units, remain following the development? (iii) What is the GFA of the project? GFA of residential uses? GFA of non-residential uses?
- ☒ 34-157(a)(1) Graphic materials that illustrate the context of the project, and a narrative statement as to compatibility with existing patterns of use and development
- ☒ 34-157(a)(2) Narrative statement: applicant's analysis of conformity with the Comprehensive Plan
- ☒ 34-157(a)(3) Narrative statement: compliance with applicable USBC provisions
- ☒ 34-157(a)(4) Narrative statement identifying and discussing any potential adverse impacts, as well as any measures included within the development plan, to mitigate those impacts
- ☐ 34-158(a)(6): other pertinent information (narrative, illustrative, etc.)
- ☐ All items noted on the Pre-Application Meeting Verification.

Applicant HEIRLOOM WEST MAIN DEVELOPMENT LLC
by GRAYSON CONSULTING GROUP INC, MANAGER

Signature [Signature] Print Jeffrey Levien Date March 18, 2016

By Its: President

(For entities, specify: Officer, Member, Manager, Trustee, etc.)



City of Charlottesville

Pre-Application Meeting Verification

Project Name: BLUE MOON REDEVELOPMENT

Pre-Application Meeting Date: March 31, 2016

Applicant's Representative: Maynard Sipe

Planner: Brian Haluska

Other City Officials in Attendance:

The following items will be required supplemental information for this application and must be submitted with the completed application package:

1. _____
2. _____
3. _____
4. _____
5. _____

Planner Signature: Brian J. Haluska

Blue Moon Redevelopment
Special Use Permit Application
Request for Additional Density and Parking Modifications
Narrative Statement
March 21, 2016

Heirloom West Main Development LLC (the "Applicant"), owner of properties located at 510, 512, 514 and 600 West Main Street (and in City records as Tax Map 29 Parcels 6, 7 and 8), requests approval of a special use permit to allow residential density on the properties up to 200 units per acre. This request is in accordance with Section 34-641 of the City's Zoning Ordinance. The Applicant also requests a modification of certain parking requirements.

Request for Additional Density

The Applicant anticipates constructing a variety of housing units ranging from one and two bedroom units to studio units. Approval of additional density up to 200 units per acre will enable the Applicant to provide this broad range of unit types and offer them at a variety of price points to potential residents. Keeping with the current restrictions on density would result in large, expensive, units geared to one segment of the residential market. Approval of the additional density will enable the project to positively impact the housing stock and options available in the West Main Street and central city area.

Request for Parking Modification

As well as requesting approval of additional density, the Applicant requests approval of modifications to the parking requirements set out in the Zoning Ordinance. Such modifications are permitted under the Zoning Ordinance.

In particular, the Applicant request approval to reduce the parking space requirement for residential units under 550 square feet in net floor area (the proposed studio units) to zero, and the requirement for all other residential units to 0.5 spaces per unit.

The Applicant is providing on site parking, per the approved preliminary site plan, that would comply with the requested parking relief. See the chart below.

Because the project is located in a mixed-use urban, transit oriented, setting, with employment, shopping, and public transportation within easy walking distance, it is anticipated that the parking demand by residents will be minimal; and consistent with industry standard parking requirements for similar residential buildings. Mass transit is convenient with public bus lines running right along West Main Street, plus local and regional train service being available at the nearby station a few blocks away. Cab service is also readily available. Facilities will be provided on site for bicycle parking to encourage bicycle usage.

Requested Parking Modification				
	Parking Rate	Total		Parking Required
Residential	0.5/unit	42	units	21
Residential ("studios")	0/unit	14	units	0
Commercial	0 if each space is < 5000 sf	5387	sf	0
Total Required				21

Prior Approved Site Plan and Density

The Applicant recently received approval of a preliminary site plan for a building to be located on the properties (see Attached). This site plan approval included approval of up to 15 residential units as permitted under the by-right residential density provided for in the City's Zoning Ordinance. At this time, the Applicant seeks to be permitted to provide additional residential units so that the Applicant can provide a variety of unit types that will meet the diverse needs of potential residents.

Conformity with Comprehensive Plan

Additional density will be in keeping with the goal of the City as expressed in the Comprehensive Plan. The Comprehensive Plan's land use map designates the properties for mixed-use. The additional residential units will help to foster the creation of a vibrant mixed-use neighborhood along West Main Street. While there are a range of businesses along West Main Street, there are few housing opportunities along the eastern portion of West Main Street. This project will provide such housing.

This project will also serve towards meeting the City's Comprehensive Plan goals to "grow the housing stock" and "promote housing options." The Applicant expects to include in the project a number of market-rate (non-student) studio units which will provide a housing option not presently available in the West Main or Downtown areas.

Potential Impacts

Approval of additional density for the project will have minimal impact on the West Main Street area. The residential density requested is provided for in the Zoning Ordinance as a permitted use and thus the City has already decided the density is appropriate for the zoning district. Other projects along West Main Street have been approved for additional residential density beyond that permitted by right. The West Main Street corridor is anticipated to develop as an urban mixed-use

environment, and the additional density will contribute to that desired environment. Any impacts associated with increased density are mitigated by the proximity of the project to employment and retail centers, mass transit and the provision of bicycle facilities.

It is anticipated that many residents will choose to live in the project precisely because they will be able to walk to work, shopping, and transit. Because West Main is well served by bus and train transit as well as cab service, residents will have transportation options. Bicycle facilities will be provided and much of the City is within "bike-able" distance from the project.

Existing Affordable Housing

There are no existing "affordable dwelling units" on the properties. There will thus be no loss of affordable housing. The project is planned to include a mix of units, including studio units, at a variety of price points. This is a better option than what would be built under the existing zoning density (15 large, expensive units).

Compliance with USBC Provisions

The project will be constructed in complete compliance with all building code requirements.

Conclusion

The proposed redevelopment of the properties will be in keeping with the City's goals as expressed in the Comprehensive Plan for creating a mixed-use, urban neighborhood along West Main Street. The project will greatly enhance the vibrancy of the eastern portion of West Main Street by bringing an increase in the number of residents along the corridor. By offering a variety of housing types oriented to those who seek to live, work and shop within a walkable setting, the project will be filling a niche for housing that is currently underserved. Approval of the special use permit allowing residential density up to 200 units per acre will enable all this to be achieved, and because the project will be within a walkable urban setting with access to transit, modification of parking requirements is appropriate.

Heirloom West Development LLC

c/o Grayson Consulting Group Inc.
178 Columbus Avenue
New York, NY 10023

April 11, 2016

Dear Neighbor,

I am pleased to invite you to an informational meeting regarding the development of properties located at 510, 512-514 and 600 West Main Street (currently the site of the Blue Moon Diner and the Mini Mart) for a mixed-use building. This development project is being undertaken by the property owner, Heirloom West Main Development LLC ("HWM"). It will provide additional ground floor retail space, and a variety of residential apartment types, offering a choice of housing for those interested in living along West Main Street and becoming a part of the vibrant West Main Street neighborhood. A portion of the existing building will be preserved per zoning requirements.

HWM has applied to the City of Charlottesville for a special use permit to allow for increased residential density and modification of parking regulations. It is anticipated that the building will have approximately 52 residential apartments, ranging from studio apartments to two-bedroom units, with parking and retail provided on site.

The meeting will be held at the Carver Recreation Center on Tuesday, April 26th from 6 to 7 p.m. There will be a brief presentation at the beginning of the meeting. I, along with members of the development project team, will be available to field any questions.

If you are unable to attend the meeting but have any questions, you may contact Anne Hooff at afhooff@gmail.com.

I look forward to seeing you at the meeting.

Sincerely,



Jeffrey S. Levien

OBJECTID	naabio101	owner_cur	address1	address2	address3	address4	zipcode	propertyad	GlobalID
172	30002600	CITY OF CHARLOTTEVILLE	P O BOX 931	2088 UNION ST STE 1	CHARLOTTEVILLE VA	23902	23902	W MAIN ST	1238655D-F751-45E4-A645-2A8FF8FEA817F
173	300012600	UNION STATION PARTNERS, LLC	2088 UNION ST STE 1	2088 UNION ST STE 1	SAN FRANCISCO CA	94123	94123	808 W MAIN ST	1B8562D67-FAB6-478C-82ED-977CA47881C6F
284	250068101	REIDER, PAUL J & JOCELYN A	211 5TH ST SW 101	211 5TH ST SW 101	CHARLOTTEVILLE VA	22919	22919	211 5TH ST SW	1B5E585F6-248F-4E01-891A-3529F11AC6B7F
295	250068102	ILSEMAN, MARK & JENNIFER TSJEN	211 5TH ST SW #102	211 5TH ST SW #102	CHARLOTTEVILLE VA	22903	22903	211 5TH ST SW	1B72CECAB-90B2-4A06-A78C-AB55ACCE342D1
280	250068103	PEABODY, JEANNETTE E	3 GUDERSLEE WOOD	3 GUDERSLEE WOOD	CHARLOTTEVILLE VA	22908	22908	211 5TH ST SW	1F7215764-1A65-44E5-8885-5DAAA53B009E9
297	250068104	SANDERSON, DARCY J	100 GREENBRIER TER	100 GREENBRIER TER	CHARLOTTEVILLE VA	22908	22908	211 5TH ST SW	13D51D38A-5D8A-4B29-8C81-F0B36E35D0C4F
293	250068105	WITTER, LYNNE	211 5TH ST SW #105	211 5TH ST SW #105	CHARLOTTEVILLE VA	22901	22901	211 5TH ST SW	1100F70C7-9088-402C-85A0-556680A07344F
299	250068106	ESTES, LYNDON D & LAURA N	9 HARRIS RD	9 HARRIS RD	PRINCETON NJ	08540	08540	211 5TH ST SW	125EA89E7-4C84-4F4F-4967-6E04744F3603F
570	290052101	WOODRUFF, LORING G	895 HEISKEL LN	895 HEISKEL LN	CHARLOTTEVILLE VA	22901	22901	206 5TH ST SW	11CB37E5D-6496-4256-4381-5F802B87807AF
580	290052102	SNYDER, JAMES B & KAREN T	1907 COMMONWEALTH AVENUE	1907 COMMONWEALTH AVENUE	ALEXANDRIA VA	22301	22301	206 5TH ST SW	1D5C02C81-3869-422F-86D8-6CE6F58A7DCCF
582	290052103	ESTES LYNDON DESPARD	3 HARRIS RD	3 HARRIS RD	PRINCETON NJ	08540	08540	206 5TH ST SW	1503F2279-F659-4726-9611-CC381584D23F
583	290052104	WALTER, DANIEL & WHITNEY STEVENS TR,ETAL	1830 OXFORD AVE	1830 OXFORD AVE	CARLISLE VA	22907	22907	206 5TH ST SW	1610C6766-3083-40E5-84E2-F3A40AD944F2D
584	290052105	SIGNER, ATRI MICHAEL	415 TWINKLING SPGS	415 TWINKLING SPGS	CROZET VA	22932	22932	206 5TH ST SW	1F114D650-678F-46B6-98E5-F3A40AD944F2D
1096	290067100	JUST, JOSEPH SCOTT, ETAL	215 5TH STREET SW STE 100	215 5TH STREET SW STE 100	CHARLOTTEVILLE VA	22903	22903	206 5TH ST SW	1F05C90C2-6588-44B8-4868-38C4F5652C2A8F
1097	290067101	WILSON, WILLIAM H & ELIZABETH S	8449 CLOVER LEAF DRIVE	8449 CLOVER LEAF DRIVE	MCLANE VA	22903	22903	215 5TH ST SW	1058489E6-49B5-405F-8773-23E8F80F38ACF
1098	290067180	CORICA-CERRO, LINA & JUERGEN LORENZ	114 ELMWOOD LN	114 ELMWOOD LN	BOULDER CO	22902	22902	215 5TH ST SW	1E286088A-6508-47F3-81A5-9D5576718629F
1099	2900671C0	DUNHAM, LEE P	2332 14TH ST	2332 14TH ST	FAYETTEVILLE AR	21702	21702	215 5TH ST SW	1D4CC20A9-C7AB-4EC4-96AD-925451C5C7209F
1100	2900671D0	DOODY, KATHLEEN	600 W MEADOW ST APT 202	600 W MEADOW ST APT 202	HAMPTON VA	80504	80504	215 5TH ST SW	1D4C75942-52A8-4276-8806-978706FF274E9
1101	2900672A0	SANDERSON, JESSE F	1 THIMBLE SHOALS CT	1 THIMBLE SHOALS CT	KEESWICK VA	72701	72701	215 5TH ST SW	171D0046A-2A6A-4A0B-9286-18A941E3BD472F
1102	2900672B0	BALL, JAMES B & KATHLEEN A	1416 DANLEY ROW	1416 DANLEY ROW	CHARLOTTEVILLE VA	23664	23664	215 5TH ST SW	127AD0721-1B06-4319-97F9-EA014736879C9
1103	2900672C0	MO, JIAWEI K	4703 33RD AVE NE	4703 33RD AVE NE	SEATTLE WA	98105	98105	215 5TH ST SW	1AC7D2472-CE5A-4D17-ABAS-CF850A48F538F
1104	2900672D0	MOORE, KEITH M	2611 JEFFERSON PARK AVE	2611 JEFFERSON PARK AVE	CHARLOTTEVILLE VA	22909	22909	215 5TH ST SW	19E875A4C-5526-42BD-A2D2-7864248EE6E8F
1105	2900673A0	LANKFORD, CHRISTOPHER P	5130 WALKER DR	5130 WALKER DR	CHARLOTTEVILLE VA	22903	22903	215 5TH ST SW	108BE12AE-6557-4181-9091-1B5181527D6C2F
1106	2900673B0	LEE, ROBERT K	2020 ARAPAHOE ST UNIT 1160	2020 ARAPAHOE ST UNIT 1160	DENVER CO	80205	80205	215 5TH ST SW	1342C36A4-4E45-4101-9514-0361E47F6401F
1107	2900673C0	GRONER, SEYMOUR & IRENE, TRUSTEES	215 5TH STREET SW #8C	215 5TH STREET SW #8C	CHARLOTTEVILLE VA	22902	22902	215 5TH ST SW	1ACD7EA71-4299-4821-98C9-896C32D28F7F
1108	2900673D0	ASHLEY, JILL	521 GROVE AVE	521 GROVE AVE	CHARLOTTEVILLE VA	22903	22903	215 5TH ST SW	14E458AD1-37F8-4D08-807F-F96DA377CC0E3
1116	30001912A	SHAO, PENGYUAN	801 WALKER SQ #2A	801 WALKER SQ #2A	LEESBURG VA	22903	22903	801 WALKER SQ	10E771998-1CA4-4284-AC5E-F3EDCEB33A46F
1117	30001912B	MOODY, HOWARD G & SANDRA F	24-2 EDWARDS FERRY ROAD NE	24-2 EDWARDS FERRY ROAD NE	CHATHAM NJ	07028	07028	801 WALKER SQ	166030A74-7569-4425-91DA-139931485249F
1118	30001912C	SOLU, YILDIRIM & ATYUN	P O BOX 238	P O BOX 238	LOUISVILLE KY	40202	40202	801 WALKER SQ	19A298D78-4292-4A46-89B3-4029A45F151D0F
1119	30001912D	DRIVER, KEVIN A	415 E MARKET ST UNIT 204	415 E MARKET ST UNIT 204	FAIRFAX STATION VA	22908	22908	801 WALKER SQ	1486E140D-6FD4-4A4F-AC26-078B1CB98278F
1120	30001913A	KATCHER, DANIEL & CHERYL C	7523 WILDERNESS WAY	7523 WILDERNESS WAY	STERLING VA	22098	22098	801 WALKER SQ	18D8E9C22-1F25-41A1-9736-3A96F6810A47F
1121	30001913B	MORRELL, THOMAS & LORI	23218 HEMMINGFORD CIR	23218 HEMMINGFORD CIR	RICHMOND VA	20166	20166	801 WALKER SQ	1745F6771-82FC-4A01-ACD3-F5E6881E0C1DDF
1122	30001913C	GROVE REALTY, LLC	121 BROOKSHASE LN	121 BROOKSHASE LN	CHARLOTTEVILLE VA	22908	22908	801 WALKER SQ	142574E25-DA09-4B40-AC04-4F8625A9D004F
1123	30001913D	DELA RAYA, FELIXBERTO & BONITA	801 WALKER SQUARE 3D	801 WALKER SQUARE 3D	CHARLOTTEVILLE VA	22908	22908	801 WALKER SQ	1A879CA25-AC68-4CDD-8C4F-FD92E0359867F
1124	30001914A	PARK, DONG H & H'S SHI	801-4A WALKER SQ	801-4A WALKER SQ	PEARISBURG VA	24134	24134	801 WALKER SQ	1C9D5A79F-FD28-4066-972D-06065CD8E0C0F
1125	30001914B	WALKER, HUNTER, KEN & MARY ANN	P O BOX 668	P O BOX 668	CHARLOTTEVILLE VA	22903	22903	801 WALKER SQ	16C069181-18FC-4370-863E-807AC8148418F
1126	30001914C	DONG, MICHAEL QIAO	801 WALKER SQ #4C	801 WALKER SQ #4C	POWHEATAN VA	22903	22903	801 WALKER SQ	17FAD0D77-59C5-4E59-4ABD-923D1A0F26A9F
1127	30001914D	JUNCAR, ROBIN M	5908 ANDERSON HWY	5908 ANDERSON HWY	MIDLOTHIAN VA	23114	23114	801 WALKER SQ	1F54ED3A4-4664-4838-AAC3-8AE675E87712F
1128	30001915A	AL-JASSAR, MUHAMMAD & MUNA FAHMI	1413 LYNX TER	1413 LYNX TER	HARRISONBURG VA	22801	22801	775 WALKER SQ	17C3A04B3-F7D4-4FBD-90F3-4548E08282AEF
1129	30001921A	CONNELL, LAWRENCE J & RENEE K	1470 CUMBERLAND DRIVE	1470 CUMBERLAND DRIVE	CHARLOTTEVILLE VA	22903	22903	775 WALKER SQ	16E8DB598-F9D4-41A5-BCDF-616E5623939AF
1130	30001922A	KASSON, PETER	775 WALKER SQ #2A	775 WALKER SQ #2A	LYNCHBURG VA	22903	22903	775 WALKER SQ	1C23A8677-374D-470C-AA47-8D78180AC902F
1131	30001922B	NGAARD, THOMAS W & ELLEN G	1827 ROYAL OAK DRIVE	1827 ROYAL OAK DRIVE	LEBANON NJ	08839	08839	775 WALKER SQ	189832DFD-2AED-4F13-8F59-E8A2D316D00CF
1132	30001922C	BECKER, KENNETH E & SHARON D	7 LANCE RD	7 LANCE RD	EARLYSVILLE VA	22936	22936	775 WALKER SQ	10C554E4F-7448-4383-8AFC-ECE23EAD0528F
1133	30001922D	ANDRASKO, JENIFER	168 LINK EVANS LN	168 LINK EVANS LN	LEESVILLE LA	71446	71446	775 WALKER SQ	1EA974FEA-A438-4F45-912D-21122F6C8838F
1134	30001923A	TRANA, KATHY T	865 SAVAGE FORDS RD	865 SAVAGE FORDS RD	CHARLOTTEVILLE VA	22909	22909	775 WALKER SQ	11F0E8FE3-93A3-4236-AS95-02718804C948F
1135	30001923B	MILLER, DAVID B & PAMELA H	775-3B WALKER SQ	775-3B WALKER SQ	ARLINGTON VA	22201	22201	775 WALKER SQ	119C2C105-1A08-41AE-87BA-F70A866270F
1136	30001923C	LESIE BRYAN AND GLEN GOLDBERG, LLC	6015 MOORFIELD AVE	6015 MOORFIELD AVE	COLORADO SPRINGS CO	80919	80919	775 WALKER SQ	1D979103D-1D33-49A2-8704-8233988D2039F
1137	30001923D	DANIEL, DANIEL W & NORINA MOY	2315 N 18TH ST	2315 N 18TH ST	CHARLESVILLE VA	22936	22936	775 WALKER SQ	18B39082A-BD2C-476D-8E08-21835E70C58E9
1138	30001924A	NIEL, MICHAEL A	407 PRESQUE ISLE LN	407 PRESQUE ISLE LN	EARLYVILLE VA	22936	22936	775 WALKER SQ	1ED5C756-158F-45D1-4E3D-FE6937F0B0107F
1139	30001924B	SCRIVANI, JOHN A & DIANNE D	5027 ADVANCE MILLS RD	5027 ADVANCE MILLS RD	COLORADO SPRINGS CO	22903	22903	775 WALKER SQ	17899F3A2-292A-47C8-A332-8E207F661D64E
1140	30001924C	LESIE BRYAN AND GLEN GOLDBERG, LLC	6015 MOORFIELD AVE	6015 MOORFIELD AVE	CHARLOTTEVILLE VA	22903	22903	775 WALKER SQ	19478D326-CEDE-4E46-8D02-CE6A95E4478F
1141	30001924D	HULSEIN, JOSH & BICY	775 WALKER SQ UNIT 4D	775 WALKER SQ UNIT 4D	CHARLOTTEVILLE VA	22903	22903	775 WALKER SQ	18107D3C7-2E6E-4E80-83DD-45C10034F7D1F
1142	300019A1A	TURNER, SARAH ELIZABETH	129 HARRISON ST NE	129 HARRISON ST NE	LEESBURG VA	20176	20176	765 WALKER SQ	1E06F6418-9E4A-4E0A-820D-8E3F8BDA80D79F
1143	300019A1B	FREBELL, MARGARET E	765-1A WALKER SQ	765-1A WALKER SQ	CHARLOTTEVILLE VA	22903	22903	765 WALKER SQ	1C32D57C7-5686-4699-427F-381DFF8347D0F
1144	300019A2A	CARLTON, RALPH K & ANNE L	12005 HOLLYEALE CT	12005 HOLLYEALE CT	GREAT FALLS VA	22903	22903	765 WALKER SQ	1E06F6418-9E4A-4E0A-820D-8E3F8BDA80D79F
1145	300019A2C	PATEL, VIRENDRA & NITA	765-2C WALKER SQ	765-2C WALKER SQ	CHARLOTTEVILLE VA	22903	22903	765 WALKER SQ	150E3F48E-44D0-426C-9784-89BC186C2023F
1146	300019A2C	PATTERSON, DAVID W & NANCY M	516 ISLAND WALK WEST	516 ISLAND WALK WEST	CHARLOTTEVILLE VA	22903	22903	765 WALKER SQ	1F20D3FE2-F32D-4A06-ACEA-4BAC43002A4C3
1147	300019A3A	SMITH, WILLIAM S & BARBARA H	12320 20TH HELDRA DR	12320 20TH HELDRA DR	LOS ANGELES CA	29464	29464	765 WALKER SQ	1852C4A46-308A-4785-8744-63887591F3A4F
1148	300019A3A	LAWSON, THOMAS N & JEANNE M	765 WALKER SQ #B3	765 WALKER SQ #B3	AUSTIN TX	78732	78732	765 WALKER SQ	18A0F688D-2133-4EED-8166-BEDCF50CA5F8F
1149	300019A3B	KAPUR, DIVYAKSH	4500 STEINER MARSH BLVD APT 2311	4500 STEINER MARSH BLVD APT 2311	CHARLOTTEVILLE VA	22903	22903	765 WALKER SQ	16A0F688D-2133-4EED-8166-BEDCF50CA5F8F
1150	300019A3C	KHAN, SALMAN & FARAH SALMAN	4013 WATER OVERLOOK BLVD	4013 WATER OVERLOOK BLVD	MIDLOTHIAN VA	22903	22903	765 WALKER SQ	1E747D61D-B18A-46B1-83AE-80B4849ED154D
1151	300019A3D	ANDRIAN-ALBESCU, MARIA	765 WALKER SQ #H4	765 WALKER SQ #H4	CHARLOTTEVILLE VA	22903	22903	765 WALKER SQ	103D8D5A3-FFE3-4D7F3-ACFC-F307D0603E4A4
1152	300019A4A	STEVENS, JACQUELINE & NANETTE	765-4B WALKER SQ	765-4B WALKER SQ	CHARLOTTEVILLE VA	22908	22908	765 WALKER SQ	18545F238-CB9F-4638-9E90-F14A0A906052F
1153	300019A4B	KRG PROPERTIES, LLC	4701 COX RD STE 285	4701 COX RD STE 285	GLEN ALLEN VA	22908	22908	765 WALKER SQ	1E4A9F4A631-582E-4E89-9670-38876F83F015F
1154	300019A4C	SHAH, T & CHONG-AE, TRUSTEES	765-4D WALKER SQ	765-4D WALKER SQ	CHARLOTTEVILLE VA	22903	22903	765 WALKER SQ	1B545F238-CB9F-4638-9E90-F14A0A906052F
1155	300019A4D	MYCHALECKY, JOE	3675 HARRIS CREEK RD	3675 HARRIS CREEK RD	CHARLOTTEVILLE VA	22903	22903	765 WALKER SQ	11A8C57F7-DBA8-4F03-8C40-D474FEEFB63F
1156	30001931A	KENNEDY, THOMAS A & LUS SHEA	W4605 TORY'S TRAIL	W4605 TORY'S TRAIL	FONTEANA WI	53125	53125	755 WALKER SQ	1E1A9F2B89-813C-4738-9D8F-92F8A0CB0895F
1157	30001931B	KENNEDY, THOMAS A & LUS SHEA	216 SPARROW AVE	216 SPARROW AVE	CHESEAPEAKE VA	23325	23325	755 WALKER SQ	1B8F6D8AF-B61D-414F-9385-92F80E8A8881F
1158	30001932A	KISOR, ANNEJ	P O BOX 7582	P O BOX 7582	HARRISBURG VA	22906	22906	755 WALKER SQ	14F737993D-948D-4C8E-8F88-A74899F60080F
1159	30001932B	SWINDELL, SEAN & AMY	5904 NEW OSBORNE TPKE	5904 NEW OSBORNE TPKE	CHARLOTTEVILLE VA	22906	22906	755 WALKER SQ	126C639F9-0501-4CDA-B526-30B8C522A44F
1160	30001932C	SAUNDERS, DORES RACKLEY	13446 POINT PLEASANT DR	13446 POINT PLEASANT DR	FAIRFAX VA	22931	22931	755 WALKER SQ	18CA91B28-7E71-4838-A0B8-05A678E0F0F0F
1161	30001932D	REGAN, MARY & DEBORAH	755 WALKER PLEASANT 3A	755 WALKER PLEASANT 3A	CHARLOTTEVILLE VA	22903	22903	755 WALKER SQ	1E94537C2-25F3-451D-8959-A98F785FE89F0
1162	30001933A	HESS, DAVID & DANIEL	112 KENSINGTON RD	112 KENSINGTON RD	GARDEN CITY NY	22903	22903	755 WALKER SQ	18541A4A0-43F8-40CA-45A4-AC401B136609F
1163	30001933B	LESIE BRYAN AND GLEN GOLDBERG, LLC	1058 PENINSULA CROSSING	1058 PENINSULA CROSSING	EVANS GA	31193	31193	755 WALKER SQ	105FAD0331-7A96-4E30-43A0-3635E14E90594F
1164	30001933C	LESIE BRYAN AND GLEN GOLDBERG, LLC	6015 MOORFIELD AVE	6015 MOORFIELD AVE	COLORADO SPRINGS CO	80919	80919	755 WALKER SQ	1E830A451-69E7-4C74-427C-36B4254F84556F
1165	30001934A	RUSH, KIRK A & KAREN E, TRUSTEES	1912 HARDWARE RD	1912 HARDWARE RD	SCOTTSDALE VA	24580	24580	755 WALKER SQ	145E1A50E-18D7-4547-8326-4646F6F7E44AF
1166	30001934B	LAMPROSE, JAMES N, JR & JOANN D	2319 CRYSTAL SPRING AVE SW	2319 CRYSTAL SPRING AVE SW	ROANOKE VA	24014	24014	755 WALKER SQ	1E03CE6A8-CC72-4547-8A0A-E0718501C8F41F
1167	30001934C	ELWIN, FRITZ	5876 BROWNSVILLE RD	5876 BROWNSVILLE RD	CHARLOTTEVILLE VA	22903	22903	755 WALKER SQ	10E0D867A-53F6-4F98-812A-58280187C08F
1168	30001934D	BACKNER, ROMA LVOVNA	4 SPINNAKER DR	4 SPINNAKER DR	AMBOY NJ	08879	08879		

1171 30001941B	SCHULTZ, GRETCHEN R	745 WALKER SQ #18
1172 30001942A	BAUER, LELIA M	3708 HARRISON STREET NW
1173 30001942B	PERKINS, JANET K	1080 MAURY RIVER ROAD
1174 30001942C	SHEN, FRANCIS H	200 GARRETT ST #504
1175 30001942D	WALK745 LLC	10233 ASPEN WILLOW DR
1176 30001943A	ZHANG, LI & WEI ZHOU	745 WALKER SQ APT 48
1177 30001943B	GAFFNEY WS, LLC	3309 MERRICK CT
1178 30001943C	VIOLA, FRANCESCO	710 BELMONT AVE
1179 30001943D	GANTT, EMILY R	711 SHIRLEY AVE
1180 30001944A	VARDLEY, KATLUN K & CHARLES R	P O BOX 6046
1181 30001944B	CSSP INVESTMENTS, LLC	745-4B WALKER SQ
1182 30001944C	JIN, MEI	P O BOX 514
1183 30001944D	JOYCE, DONNA R	34 SPRUCE ST
1184 30001981B	ROBERTS, RICHARD D, III	19 BRIANS WAY
1185 30001981C	CORRELY, CAROLYN H	735-2A WALKER SQ
1186 30001982A	MARTIN, ROBERT A, JR	735 WALKER SQ #2B
1187 30001982C	FROG MAN, LLC	735-2C WALKER SQ
1188 30001982D	BRADSHAW, ETHAN J & MERCY P	P O BOX 4768
1189 30001984A	CARLSON, BARBARA L	106 KERRY LN
1190 30001984B	MARTINKO, WHITNEY A	213 REED CIR
1191 30001984C	CHUN, TY, LELIA & BRIE MN	1160 NW BRAMBLE CT
1192 30001984D	LAU, NATHAN	401 S MAIN ST APT 207
1193 30001984E	ZHANG, LI & WEI ZHOU	745-4B WALKER SQ
1194 30001984F	CSSP INVESTMENTS, LLC	P O BOX 514
1195 30001984G	CSSP INVESTMENTS, LLC	1675 HARRIS CREEK RD
1196 30001984H	MYCHALEK, JOE	725-1B WALKER SQ
1197 30001984I	KENNEDY, BANTER C	725 WALKER SQ #2B
1198 30001984J	FROG MAN, LLC	101 W 117TH ST APT SC
1199 30001984K	MILLER, PIERRE & KIMBERLY	4800 FILMORE AVE #707
1200 30001984L	WUTTY, CHRISTOPHER W	607 MULLIGAN WY
1201 30001984M	COCKE, LUCY SYNDOR	500 W 43RD ST APT 4F
1202 30001984N	ARMSTRONG, ROBERT & BARBARA STAFFORD	P O BOX 4768
1203 30001984O	SEZTO, OLIVER J YIANG	1307 WAVERLY RD NW
1204 30001984P	FROG MAN, LLC	213 REED CIR
1205 30001984Q	CLARK, BADIE T, III	P O BOX 4768
1206 30001984R	CARLSON, BARBARA LELICH	4800 FILMORE AVE #707
1207 30001984S	CAREY, MICHAEL P & KATE B	P O BOX 455
1208 30001984T	FROG MAN, LLC	715-1B WALKER SQ
1209 30001984U	COCKE, LUCY SYNDOR	715-1C WALKER SQ
1210 30001984V	CARR, JAMES M & JUDITH H	8408 E LINCOLN DR
1211 30001984W	DAVID, ABEL & JOSEPH & AYLENE MARFAS	2890 GLENCRAFT RD
1212 30001984X	UPMAN, MARC D & TERESA J	661 MICA RD
1213 30001984Y	GOLDMAN, ALISSA E	4525 HELIOS PATH
1214 30001984Z	CHAN, EDIE P, TRUSTEE	715-3A WALKER SQ
1215 30001985A	DEBER, ANGELA D & JOYCE ANN DICKENS	404 ECHOLS ST SE
1216 30001985B	METZ, ANNIE	P O BOX 4768
1217 30001985C	GOULD, ALEXANDER W & ANNE M	5676 BROWNSVILLE RD
1218 30001985D	NOE, LAUREN F	P O BOX 58305
1219 30001985E	MALK, MADEEM & ANJUM	175 ELMWOOD DRIVE
1220 30001985B	FROG MAN, LLC	VALENCIA 147
1221 30001985C	FLYNN, FRITZ	7335 HEULY RD
1222 30001985D	JARA-ALMONTE, JAMES & CYNTHIA	705 WALKER SQ #2A
1223 30001985A	HORN, ROBERT NEIL	3625 GROVE ST
1224 30001985B	HOSHI, CHRISTOPHER ALEX	705 WALKER SQUARE 2C
1225 30001985C	DOTY, ROBERT & KAREN	8408 E LINCOLN DR
1226 30001985D	LUI, TERESA	2623 JOHN MILTON DR
1227 30001985A	JOHNSON, JOHN F	705-3C WALKER SQ
1228 30001985B	NALLS, ROBERT E & PRISCILLA T	705-3D WALKER SQ
1229 30001985C	COOK, JOHN & TERESA	P O BOX 4768
1230 30001985D	GOLDMAN, ALISSA	13446 POINT PLEASANT DR
1231 30001985A	ZOLLINHOFF, MATT	P O BOX 514
1232 30001985B	EDMONDS, JAMES M & ELIZABETH H	20 ACH-MEIR
1233 30001985C	DECKER, JOHN & LAURA	120 VINCENNES RD
1234 30001985D	FROG MAN, LLC	1925 MONROE DR NE APT 1813
1235 30001985A	SWINDELL, SEAN & AMY	5477 JULIET STREET
1236 30001985B	HAU, MUHAMMAD R & VICTORIA L MENDO	1704 ESSEX RD
1237 30001985C	SIEGAL, GIL & NEOMI	200 GARRETT ST W 504
1238 30001985D	GREENSWARD VIRGINIA, LLC	400 ESSEX RD
1239 30001985A	BOACHE-ADIEI, YAW D	2205 CAMARGO DR
1240 30001985B	RANEY, ERIC C & CHRISTINE L	4701 COX RD STE 285
1241 30001985C	SHEN, FRANCIS H	P O BOX 514
1242 30001985D	ALBRIGHT, ROBERTA A	380 SUNNYFIELD LN
1243 30001985A	CROWLEY, RICHARD & CANDY	2761 SIJAS JACKSON LN
1244 30001985B	KRSG PROPERTIES, LLC	P O BOX 4768
1245 30001985C	JONES, RICHARD H & PATRICIA F, TRUSTEES	512 GENTLEWOOD SQ
1246 30001985D	CHULIS, MATTHEW R	775 TANGLEWOOD RD
1247 30001985A	FROG MAN, LLC	745 WALKER SQ #4-B
1248 30001985B	GREER, LOUISE K, TR	
1249 30001985C	ZHANG, LI & WEI ZHOU	
1250 30001985D		
1251 30001972A		
1252 30001972B		
1253 30001972C		

1337 30001948	CHEROKEE SUN LLC	MEHDI FATEH, DUPONT FABROS	1213 NEW YORK AVE NW STE 900	WASHINGTON DC	20005	740 WALKER SQ	48	(B1ACD0B-317E-4E2B-9C5F-3E2D29C4F1B9)
1338 30001949	MCKENNA, DANIEL J		740-C WALKER SQ	CHARLOTTESVILLE VA	22903	740 WALKER SQ	4C	(EAB8757F-5529-4835-A3FD-761ED590E7F1)
1340 30001940	CSPI INVESTMENTS, LLC		740 WALKER SQ 40	CHARLOTTESVILLE VA	22903	745 WALKER SQ	4D	(343398C1-99F2-4FD4-9353-4118B702ACB6)
1346 290063200	513 DICE STREET, LLC		P O BOX 314	NEW YORK NY	22902	581 DICE ST	4D	(C36D051E-1247-4D81-89F0-786F7A12BFF)
1160 2900123100	TSC-HAPPATT, CHRISTOPHER, ETAL		500 W 111 ST #6C	ROANOKE VA	10025	COMMERCE ST		(140A9365-6B65-41E4-89B3-6F13078AD9C)
7120 290002000	BURTON, J & W SCOTT, TR-5ST BAPTIST CH		2801 BRANDON AVE	CHARLOTTESVILLE VA	24015	602-624 W MAIN ST		(2FDD342-238A-479B-A980-066132854F8D)
7121 290002000	BURTON, J & W SCOTT, TR-5ST BAPTIST CH		632 W MAIN ST	CHARLOTTESVILLE VA	22902	632 W MAIN ST		(14CE57C-3393-437F-9791-3446F186A9F)
7122 290002100	BURTON, J & W SCOTT, TR-5ST BAPTIST CH		632 W MAIN ST	CHARLOTTESVILLE VA	22902	602-622 W MAIN ST		(9F698A55-5189-4AD2-843C-77A7190CE0F9)
7123 290003100	TIRESUM, LLC		845E SEMINOLE TR STE 7	CHARLOTTESVILLE VA	22902	602-616 W MAIN ST		(9391B169-655C-42DA-8BE7-42EE0E1468C5)
7124 290003000	BURTON, J & W SCOTT, TR-5ST BAPTIST CH		632 W MAIN ST	CHARLOTTESVILLE VA	22902	602-616 W MAIN ST		(69A8E7D-4617-44CA-93FA-4CDDACF644B7)
7125 290006000	BRAXTON, SYLVIA		171 BRAXTON ROAD	LOUISA VA	22908	W MAIN ST		(2478BF6D-46F7-493F-88C1-E12CA39A9314)
7126 290007000	PERKINS, JANCE D REVOCABLE TR THE		P O BOX 125	NORFOLK VA	23093	600 W MAIN ST		(646712A1-076C-4742-98D4-35BD866F9C8E)
7127 290008000	PERKINS, JANCE D REVOCABLE TR THE		P O BOX 125	NORFOLK VA	23093	512-514 W MAIN ST		(D1469802-EC79-4143-8C4C-405F8286903)
7128 290010000	HALL, LAUREN H, TRUSTEE		12910 TROON BAY DR	MIDLOTHIAN VA	23127	510 W MAIN ST		(C75CBFA7-296F-1092-4332-17C2BC2A9E8C)
7129 290011000	CADGREN, A & G SILVERMAN, TR MAIN ST LD TR		2088 UNION ST STE 1	SAN FRANCISCO CA	23114	500-502 W MAIN ST		(71ADBA86-10A8-45B3-9818-FEDD204741E)
7130 290012000	CADGREN, A & G SILVERMAN, TR MAIN ST LD TR		2088 UNION ST STE 1	SAN FRANCISCO CA	23114	420 W MAIN ST		(59A13288-E21D-7C6E-813A-76AD26C31A1)
7131 290013000	HUDSON, R, JR, ETAL, TR MACGREGOR LD TRW2		1613 BRANDYWINE DR	CHARLOTTESVILLE VA	94123	416-418 W MAIN ST		(63262478-2A80-4EDA-3A9D-C5E2123A4A66)
7132 290014000	HUDSON, R, JR, ETAL, TR MACGREGOR LD TRW2		1613 BRANDYWINE DR	CHARLOTTESVILLE VA	22901	408 W MAIN ST		(5013636-66E5-49A6-8F51-C5CA0846FC07)
7133 290015000	CABLE HOLDCO EXCHANGE V LLC	ONE COMCAST CENTER	PROPERTY TAX DEPT 22ND FLOOR	PHILADELPHIA PA	19103	406 W MAIN ST		(8C084692-D1EC-40D0-8805-5890C36A5150)
7134 290016000	HUDSON, R, JR, ETAL, TR MACGREGOR LD TRW2		1613 BRANDYWINE DR	CHARLOTTESVILLE VA	22901	4TH ST SW		(911F69F8-2BA0-47C6-40F0-8805-5890C36A5150)
7141 290020000	CITY OF CHARLOTTESVILLE		P O BOX 931	CHARLOTTESVILLE VA	22901	332 W MAIN ST		(7714AAC3-80CC-4501-8D92-14282C438DFD)
7142 290020000	THE SALVATION ARMY		P O BOX 286	CHARLOTTESVILLE VA	22902	203 RIDGE ST		(39775940-E2A4-477D-8103-EF9847AC7E69)
7150 290040000	MCDANIEL, ROBIN CHRISTINE		227 4TH ST SW	CHARLOTTESVILLE VA	22902	211 RIDGE ST		(084BC337-4A05-4042-8908-060600DAEEAF)
7151 290041000	CRENSHAW, BRYAN A		227 4TH ST SW	CHARLOTTESVILLE VA	22902	227 4TH ST SW		(0912B098-52D9-485A-481A-4A41080DFF25)
7152 290044000	WOOD, WILLIAM J		223 4TH ST SW	CHARLOTTESVILLE VA	22903	225 4TH ST SW		(5DAA06B8-483B-40C5-A2CF-A948222D9CA3)
7153 290044000	MAIN STREET ASSOCIATES LLC		2088 UNION ST STE 1	CHARLOTTESVILLE VA	22903	223 4TH ST SW		(A4450967-03FD-484A-833D-6B1CBACD6C81)
7154 290045000	MC CLANAHAN, BETTY L		P O BOX 230	CHARLOTTESVILLE VA	94123	221 4TH ST SW		(679FD3E7-05A0-4E54-83D7-72D150E7F691)
7155 290046000	MC CLANAHAN, BETTY L		P O BOX 230	KESWICK VA	22947	4TH ST SW		(3141D886-0835-4E43-83D7-72D150E7F691)
7156 290047000	MC CLANAHAN, BETTY L		P O BOX 230	KESWICK VA	22947	213 4TH ST SW		(3E3C7A52-E2F0-481E-AF80-C21818585E38)
7157 290048000	MC CLANAHAN, BETTY L		P O BOX 230	KESWICK VA	22947	211 4TH ST SW		(64046BAC-D0D2-49A8-8E8C-AD8DFE7C9DB8)
7158 290049000	MC CLANAHAN, BETTY L		P O BOX 230	KESWICK VA	22947	209 4TH ST SW		(0346CA23-EF90-408E-8282-655AA4D9005)
7159 290050000	MC CLANAHAN, BETTY L		P O BOX 230	KESWICK VA	22947	202 5TH ST SW		(EB977AB-6757-4AF3-86F2-1A45B68147A2)
7160 290051000	MC CLANAHAN, BETTY L		P O BOX 230	KESWICK VA	22947	5TH ST SW		(0AB8FBF6-1749-43CA-80CA-421571E6C588)
7161 290052000	FIFTH STREET DEVELOPMENT, LLC		700 HARRIS STREET STE 102	CHARLOTTESVILLE VA	22947	210 5TH ST SW		(A7FA1912-6416-4D73-87EC-24B93667A98F)
7162 290055000	SMITH, AMPLY		P O BOX 1343	CHARLOTTESVILLE VA	22901	208 5TH ST SW		(9F273477-AEAB-47E8-8892-5984F2BA0F6)
7163 290056000	SMITH, AMPLY		P O BOX 1343	CHARLOTTESVILLE VA	22902	212 5TH ST SW		(003240DE-2F6A-43A3-82A3-91A320F64846)
7164 290057000	RICHMAN, D ASHER & DELIA ROSENFELD		P O BOX 1343	CHARLOTTESVILLE VA	22902	214 5TH ST SW		(A9774A8A-29C8-48E9-A80A-2115E70391191)
7165 290058000	YATES, JOSHUA L & MARY S		220 5TH STREET SW	CHARLOTTESVILLE VA	22902	214 5TH ST SW		(5DAF5A08-3A89-4DAA-8C8A-8CD077609B1F)
7167 290060000	513 DICE STREET, LLC		413 DICE STREET	CHARLOTTESVILLE VA	22903	214 5TH ST SW		(AE10507F-40E2-41E5-BB3A-6CEDD8FC2FDD)
7171 290063100	HENDERSON, JOYCE S		500 W 111 ST #6C	CHARLOTTESVILLE VA	22903	413 DICE ST		(3E9B1A44-A86F-4070-971C-47965864C9F53)
7172 290064600	ALBEMARLE HOUSING IMPROVEMENT PROGRAM		221 5TH STREET SW	NEW YORK NY	10025	513 DICE ST		(325153CA-C7CC-4796-9365-F57F7B181978A)
7173 290065000	SMITH, AMPLY		2127 BERKMAN DRIVE	CHARLOTTESVILLE VA	22903	212 5TH ST SW		(629A866E-F83B-4C43-AC43-C68C43A4A84E)
7174 290066000	SMITH, AMPLY		P O BOX 1343	CHARLOTTESVILLE VA	22901	219 5TH ST SW		(38151F8A-ACEC-49A4-87A9-5297597F7D0E)
7175 290067000	5TH ST FLATS CONDO	JANET PEABODY	1340 AHNHST NW #108	CHARLOTTESVILLE VA	22902	215 5TH ST SW		(2F9DC07E-C355-467D-8823-279F767D0E)
7176 290069000	AK GROVE CONDO ASSOC		211 5TH STREET SW	CHARLOTTESVILLE VA	22902	215 5TH ST SW		(A0A64892-6A18-4D72-871B-5942321333EAE)
7177 290089000	PAGE, KENNETH F & SARAH C		205 5TH STREET SW	CHARLOTTESVILLE VA	22902	205 5TH ST SW		(2EF3B4C0-5664-4F64-89A4-8EAD27461CAE)
7178 290070000	WILLIAMS, J & D PETTIT, TR FIFTH ST LD TR		2088 UNION ST STE 1	CHARLOTTESVILLE VA	22902	5TH ST SW		(B063A38A-1F1D-4A58-801D-137A1C02F5F9)
7179 290070100	WILLIAMS, J & D PETTIT, TR FIFTH ST LD TR		2088 UNION ST STE 1	SAN FRANCISCO CA	94123	5TH ST SW		(190A22DA0-9A48-4902-8B0C-0F664F2BA5EC)
7181 290070800	CHEAPEAKE & OHIO RAILWAY	TAX DEPT	C-12 500 WATER	JACKSONVILLE FL	32202	5TH ST SW		(D4CF3B3E-DBEB-4FC1-80C3-67F6E23C63E8)
7182 290071000	MONTICELLO MEDIA LLC		1150 PEPSI PL STE 300	NORFOLK VA	23008	204 7TH ST SW		(49CA9001-3598-45A6-9A03-F9737874E3E6)
7183 290073000	CHRISTIAN, MICHAEL J		1406 ELEANOR CT	CHARLOTTESVILLE VA	22908	208 7TH ST SW		(297CE477-077A-43CF-960E-08D2B7AF0D8)
7184 290074000	ATCHISON, META TR & CHERRY AVE PROP, LLC	MATTIE L HALL	P O BOX 4873	CHARLOTTESVILLE VA	22903	214 7TH ST SW		(84EF6893-DFDE-4FCB-8C43-C3267CA2DA02)
7185 290075000	CHISHOLM, META TR & CHERRY AVE PROP, LLC		42 OLD FARM ROAD	CHARLOTTESVILLE VA	22903	613 DELEVAN ST		(371A9E71-08E7-4ECC-89A9-9A118E787F48)
7186 290076000	ATCHISON, SARAH A		613 DELEVAN STREET	CHARLOTTESVILLE VA	22903	600 DELEVAN ST		(5A815108-8709-4157-43EA-08482A01408A)
7187 290078000	SMON, MARLENA		599 DICE STREET	CHARLOTTESVILLE VA	22903	300 7TH ST SW		(4D088979-5BFC-41F9-8206-3BE25B821F43)
7188 290079000	MORRIS, JAMES A		520 WOODLANDS RD	CHARLOTTESVILLE VA	22902	304 7TH ST SW		(C4A0F963-84D3-470F-4A07-296329A9A1D8)
7189 290080000	BURTON, JAMES E & WILLIAM H		204 10TH STREET NW	CHARLOTTESVILLE VA	22903	310 7TH ST SW		(07089765-0270-4D85-8B8A-87E3948A4D77)
7190 290081000	RAGSDALE, JAMES S & JENNIFER J		304 7TH ST SW	CHARLOTTESVILLE VA	22903	605 DICE ST		(613D5A1E-A4AC-4993-9963-8C5A09D0046F)
7191 290083000	AGUIERO, LINDSAY A		310 7TH ST SW	CHARLOTTESVILLE VA	22903	601 DICE ST		(08433DBF-E761-4418-8B70-AC73D401B0F)
7192 290083000	KUCH, ISRAEL & MARIA VUCELJA		605 DICE STREET	CHARLOTTESVILLE VA	22903	599 DICE ST		(62F8486F-41FA-4B3D-91D4-52E51B0890A8)
7193 290085000	TINSLEY, CORNELIUS SR & BARBARA S		7869 OLD GREEN MOUNTAIN RD	CHARLOTTESVILLE VA	22908	810-820 W MAIN ST		(1C9F63CF-573C-4D3D-AC52-9FAC5D0C11E)
7194 290087000	DOOMS, LLC		598 DICE STREET	CHARLOTTESVILLE VA	22908	801 WALKER SQ		(082AD87E-D411-4A51-EA8E-EA82AD4C0093)
7197 290088000	SMON, MATTHEW R & MARLENA L	REAL PROPERTY	2088 UNION ST STE 1	SAN FRANCISCO CA	94123	233 4TH ST NW		(09E9D7D7-64EA-449C-8F51-DAB9E50715E02)
7198 300010000	UNION STATION PARTNERS, LLC	MILESTONE	314 E WATER ST	CHARLOTTESVILLE VA	22902	215 5TH ST NW		(19A951EC-4B2B-43B8-8B7A-82A017B9C780)
7199 300012000	JEFFERSON SCHOOL COMMUNITY FTNR, LLP		212 5TH STREET NW	CHARLOTTESVILLE VA	22903	215 5TH ST NW		(680DFD3E-3907-4A0C-6A47-E9A11E816A08F)
7206 320114000	LLOYD, JOHN W, PATRICIA A & CORY J		212 6TH STREET NW	CHARLOTTESVILLE VA	22903	212 6TH ST NW		(A8277538-94AA-4BD1-8B66-4B24A92CE24C)
7207 320115000	EDWARDS, ALVIN & PATRICIA B		410 6TH STREET NW	CHARLOTTESVILLE VA	22903	211 5TH ST NW		(FC566D0E-F9AB-4CC2-9EB3-F34D0CB89C78)
7208 320116000	HELD, GUSTAV C		938 HUNTSWOOD LANE	CHARLOTTESVILLE VA	22903	205 5TH ST NW		(0EC97AD19AC-4818-8E2A-AA80302377E4)
7209 320117000	RICHEY, F RIVES, TRUSTEE		205 5TH STREET NW	CHARLOTTESVILLE VA	22903	204-206 6TH ST NW		(48D23859-5C74-4BF5-8849-AF729A8C2975)
7210 320118000	WASHINGTON, THERESA L		185 VAUGHAN DR STATION 2	CHARLOTTESVILLE VA	22903	204-206 6TH ST NW		(44F4280F-57FF-4A8E-A901-8FC313D00086)
7211 320119000	COHN, WENDY F		204-06 6TH STREET NW	CHARLOTTESVILLE VA	22902	201-203 COMMERCE ST		(5EE3B0AE-ZBB8-4AF2-AC8E-87321B330086)
7212 320120000	PRICE, TERESA TR OF THE T J P FAMILY TR		204-06 6TH STREET NW	CHARLOTTESVILLE VA	22902	501-03 CONNOR STREET		(1A6040A2-E4B3-40A8-A379-99C92F6D018C1)
7213 320121000	PRICE, TERESA TR OF THE T J P FAMILY TR		2801 BRANDON AVE	CHARLOTTESVILLE VA	24015	200-202 6TH ST NW		(56262F79-3E51-40A8-A379-99C92F6D018C1)
7214 320122000	TSC-HAPPATT, CHRISTOPHER & LANA GUALLART		2801 BRANDON AVE	ROANOKE VA	24015	200-202 6TH ST NW		(E0FFD2A0-9E48-4094-AR61-2AB8195A9380)
7215 320123000	TSC-HAPPATT, CHRISTOPHER, ETAL		1113 6TH STREET NW	CHARLOTTESVILLE VA	22903	201 6TH ST NW		(881F1F2F-2017-4614-6681-63F484625BAA7)
7216 320124000	SWIFT, JOUARD F JR ETAL TRUSTEES	FOR EBENEZER BAPTIST CHURCH	205 6TH ST NW	CHARLOTTESVILLE VA	22903	205 6TH ST NW		(70E2FCE-D64E-4E97-9894-031A991478A)
7217 320125000	MEINE, WILLIAM & CLAIRE KUTTERING		213 6TH ST NW	CHARLOTTESVILLE VA	22903	205 6TH ST NW		(80EFC277-F0E7-4792-8BC0-1A5968530E1)
7218 320126000	WORRALL, BRADFORD & DONNA CHEN		606 BROWN STREET	CHARLOTTESVILLE VA	22903	606 BROWN ST		(D70130FD-50A5-453A-70A4-F02F35C4C0J)
7219 320127000	WALKER, JAMES E & LINDA M		606 BROWN STREET	CHARLOTTESVILLE VA	22903			(A049355-5A8E-42CC-87E7-12D74462F728)
7220 320128000	RHODES, ROBERT M & M ELIZABETH		608 BROWN STREET	CHARLOTTESVILLE VA	22903			(80777E08-7A0B-45FC-ASCE-91B2C7B871CE)

7834 320133000	CITY OF CHARLOTTEVILLE	P O BOX 911	CHARLOTTEVILLE VA	22902	608 ELSOM ST	{E46D027E-5A87-48BD-AA45-FAA4-3939EC65}
7836 320134100	SILVERMAN, JUSTIN A	1121 POWHATTAN ST	ALEXANDRIA VA	22314	614 BROWN ST	{46C0C72-1484-411D-88B1-4760528BEC6A}
7837 320136200	STEVENS, DONALD J & AMANDA R	612 BROWN ST	CHARLOTTEVILLE VA	22908	612 BROWN ST	{3F71C132-4C8C-4159-A149-5DF4A012255}
7838 320136300	BRYANT, MONICA LOUISE	1404 EAST HIGH STREET	CHARLOTTEVILLE VA	22908	610 BROWN ST	{0271A742-4781-405E-A73F-AC13CE081323}
7841 320142000	DAMVAKARIS, ZANNIS & ELENI MANOLAS-	1404 EAST HIGH STREET	CHARLOTTEVILLE VA	22908	705 ELSOM ST	{6484F2B5-19D8-43F8-85DE-9FEC7390A59}
7857 320150000	MASTERS, RAY & RIMA A	710 ELSOM ST	CHARLOTTEVILLE VA	22902	710 ELSOM ST	{8294E379-1DD4-48D3-8852-8C27EA525EA}
7859 320157000	STARR HILL PROPERTIES LLC	2060 CENTRO EAST ST	TIBURON CA	94920	707-708 W MAIN ST	{F9B58809-385A-4C0B-A08D-C383E08CF741}
7860 320159000	THOMAS, DORIS R	301 STUART ST	SAVANNAH GA	31405	701-703 W MAIN ST	{F28E40D4-9773-47A2-812A-822E3188133}
7861 320159000	CURTIS-ALEXANDER LLC	704 ELSOM STREET	CHARLOTTEVILLE VA	22908	704 ELSOM ST	{43A88503-394B-4480-86DC-728A12E868E3}
7862 320160000	CURTIS-ALEXANDER LLC	P O BOX 685	CHARLOTTEVILLE VA	22902	112 7TH ST NW	{0A781077-D446-4075-8819-A17288A1438C}
7863 320161000	CURTIS-ALEXANDER LLC	P O BOX 685	CHARLOTTEVILLE VA	22902	110 7TH ST NW	{E499AF2C-67E0-45CE-A897-4E2FA8F4E71}
7864 320163000	RANDOM ASSOCIATES	928 ROSSER LANE	CHARLOTTEVILLE VA	22908	108 7TH ST NW	{99FE528E-Q88A-4561-A305-539C0212493}
7865 320164000	UPSTREAM & ASSOCIATES, LLC	633 WEST MAIN STREET	CHARLOTTEVILLE VA	22908	693 W MAIN ST	{8A4F7869-5561-403D-9056-0CC0C0F8A0DC}
7867 320165000	CITY OF CHARLOTTEVILLE	P O BOX 911	CHARLOTTEVILLE VA	22902	629-631 W MAIN ST	{E9E21F19-1333-465C-B484-E2C0F0F8A0DC}
7868 320165000	CURTIS-ALEXANDER LLC	P O BOX 5738	CHARLOTTEVILLE VA	22902	621-627 W MAIN ST	{136C0088-C069-48F7-D-A959-5C23B2269F5}
7870 320168000	PAUL'S RENTAL PROPERTIES, LLC	P O BOX 5738	CHARLOTTEVILLE VA	22905	617 W MAIN ST	{51E3A0D6-7938-4CF4-8C19-248B3F859921}
7871 320170000	PAUL, BENE GAL ETAL TR EBENEZER BAPT	113 6TH STREET NW	CHARLOTTEVILLE VA	22905	W MAIN ST	{33SDA310-CC11-44FB-A09C-9E0CFA08F02}
7872 320173000	MAIN STREET WEST, LLC	2088 UNION ST,STE 1	SAN FRANCISCO CA	94123	113 6TH ST NW	{72054885-D18E-4178-AC5D-E5568B0E9E9}
7873 320174000	BELL, J F FUNERAL HOME INC	108 6TH STREET NW	CHARLOTTEVILLE VA	22908	107 6TH ST NW	{472DF531-BE4D-4458-B4CC-E5367421766F}
7875 320175000	THE SUTTON GROUP, LLC	2088 UNION ST,STE 1	SAN FRANCISCO CA	94123	108 6TH ST NW	{1BEAB91C-3A02-4939-9727-368F56DA9041}
7877 320176000	THE SUTTON GROUP, LLC	700 EAST HIGH STREET	CHARLOTTEVILLE VA	22902	513 W MAIN ST	{C8C46F84-D833-4B78-BD6E-DD8184DA11C0}
7879 320177000	LEVINE, ANDREW	700 EAST HIGH STREET	CHARLOTTEVILLE VA	22902	503 W MAIN ST	{C93CECB8-24A2-4CA7-A551-D1F35DD0F08D2}
7880 320179000	VIRGINIA TELEPHONE & TELEGRAPH COMPANY	606 DRUID AVENUE	CHARLOTTEVILLE VA	22902	501 W MAIN ST	{87045584-9088-4E2C-9045-6968854E298}
7881 320183000	CENTRAL TELEPHONE COMPANY OF VIRGINIA	P O BOX 182375	CHARLOTTEVILLE VA	22902	425 W MAIN ST	{AEF4C08D-D178-4E7F-9C14-02C52DD0E08F}
7882 320184000	SMITH, KARL DANIEL	406 ALTAMONT CIRCLE	COLUMBUS OH	43218	421-19 W MAIN ST	{E6C37E71-AECC-473C-832D-A3592D93CA4}
7883 320185000	DROP-IN CENTER, INC	123 4TH STREET NW	CHARLOTTEVILLE VA	22902	40TH ST NW	{C152EE11-A029-4F28-B448-D80388470C44}
7884 320186000	SMITH, KARL DANIEL	406 ALTAMONT CIRCLE	CHARLOTTEVILLE VA	22908	408 COMMERCE ST	{0CC2D51E-1D49-4C8E-8F19-D4C466875E5C}
7886 320192000	333 WEST MAIN, LLC	1638 COWLING AVE APT 4	LOUISVILLE KY	40205	123 4TH ST NW	{E586BA9D-F579-47C1-9322-76D8B95319C5}
						{3E233457-0F6E-4448-AAFE-8F8CE199095}
						{1F595A88-B8C4-4228-A8EA-59816F921C3F}

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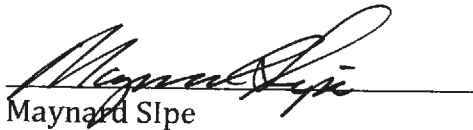
I, Maynard Sipe, do hereby affirm:

(1) that on April 12, 2016, the attached letter by Jeffrey Levien providing notice of a community meeting scheduled for April 26, 2016 was mailed, via first class U.S. Mail postage pre-paid, to each of the property owners listed on the attached mailing list provided by the City of Charlottesville in conjunction with the pending special use permit application filed by Heirloom West Main Development LLC for 510, 512, 514 and 600 West Main Street; and

(2) that the copy of said letter and mailing list attached are true copies of the letter mailed and the mailing list utilized for the mailing.

These representations are true and correct to the best of my knowledge.

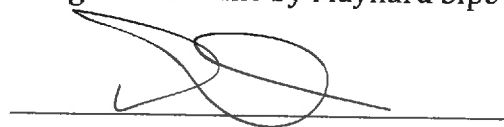
19 April 2016
Date


Maynard Sipe

COMMONWEALTH OF VIRGINIA
~~COUNTY OF ALBEMARLE~~ CITY OF CHARLOTTESVILLE

I, the undersigned Notary Public, do hereby affirm that the foregoing affidavit was signed, sworn to and acknowledged before me by Maynard Sipe this 19th day of April, 2016.

My commission expires:
Notary Registration No.


1/31/20
7522279



Community Meeting Sign-In Sheet

Project Title:

Blue Moon Redevelopment

Date:

Tuesday, April 26, 2016

[illegible]

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



APPLICATION FOR A SPECIAL USE PERMIT

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

DATE OF HEARING: May 10, 2016
APPLICATION NUMBER: SP-1600005

Project Planner: Heather Newmyer

Date of Staff Report: April 28, 2016

Applicant: Jeff and Ginger Kamrath of Aqua VA, LLC

Applicants Representative: Alan Franklin, P.E. of Waterstreet Studio, LLC

Current Property Owner: Kathleen Whatley and Laura M. Elliot

Application Information

Property Street Address: 1300 Emmet St N

Tax Map/Parcel #: Tax Map 40, Parcels 4-F

Total Square Footage/ Acreage Site: 0.719 acres or 31,320 square feet

Comprehensive Plan (Land Use Plan): Mixed Use

Current Zoning Classification: Urban Corridor District (URB) within the Entrance Corridor Overlay District

Tax Status: Parcel is up to date on paid taxes

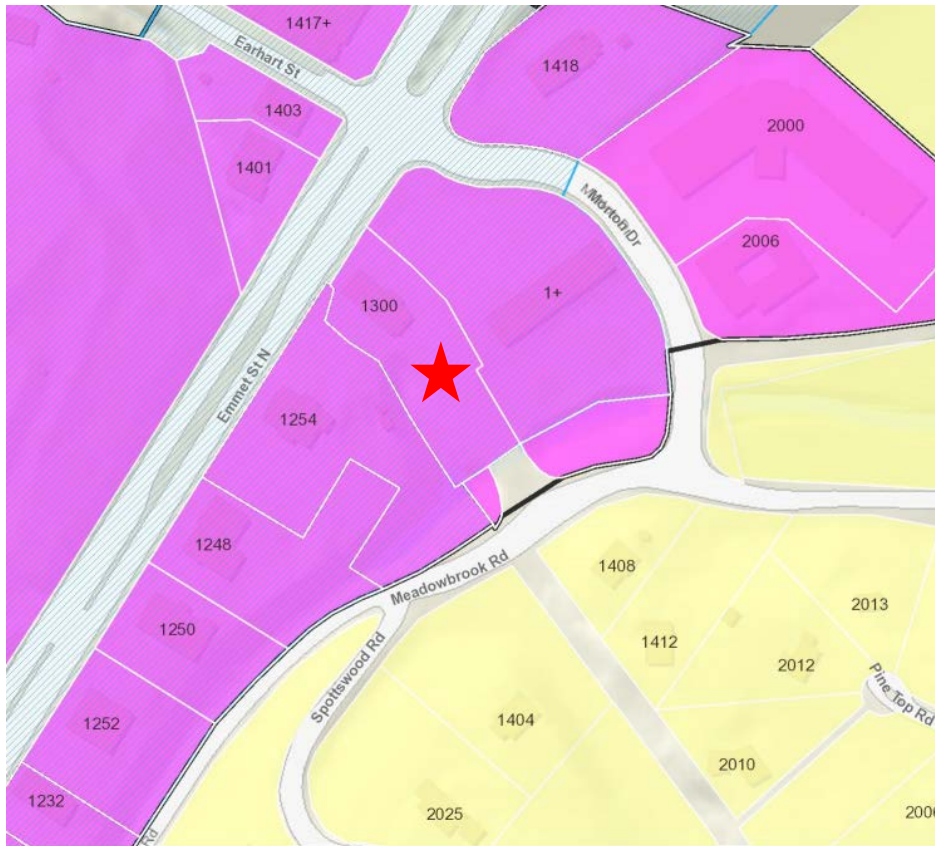
Applicant's Request

Aqua VA, LLC, contract purchaser for property owner Kathleen Whatley, is requesting a Special Use Permit in conjunction with a preliminary site plan to allow the establishment and operation of a car wash on property located at 1300 Emmet St N, identified on City Real Property Tax Map 40 as Parcel 4-F. The property has frontage on Emmet St N and access to Meadowbrook Rd, and contains approximately 0.719 acres or 31,320 square feet. The applicant's narrative proposes to

Vicinity Map

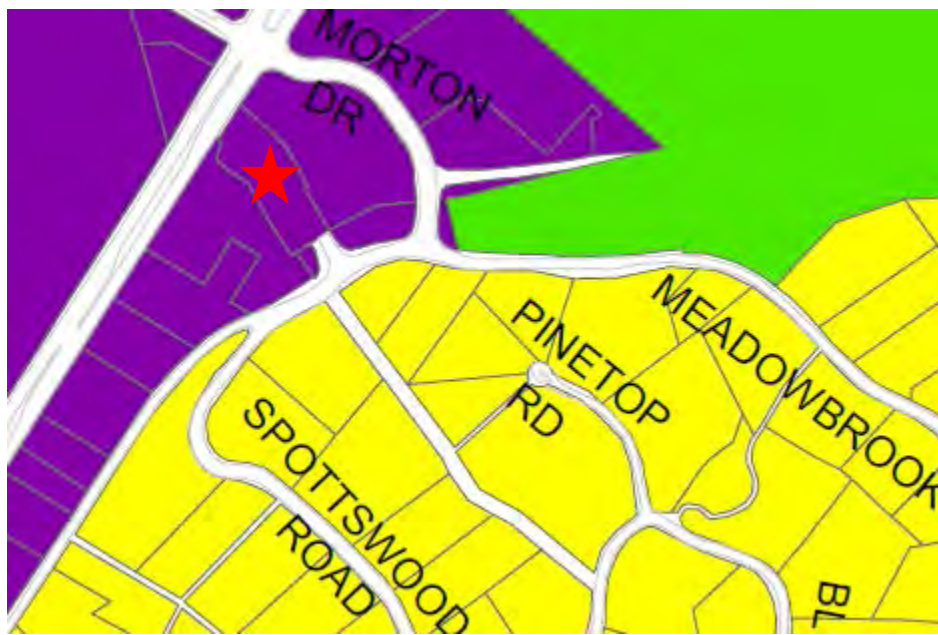


Context Map 2 – Zoning Classifications



KEY - Yellow: R1, Magenta: URB, Light Blue Hash Mark: Entrance Corridor Overlay

Context Map 3 - General Land Use Plan, 2013 Comprehensive Plan



KEY – Purple: Mixed Use, Yellow: Low Density Residential, Green: Park

Standard of Review

The Planning Commission must make an advisory recommendation to the City Council concerning approval or disapproval of a Special Use Permit (SUP) for the proposed development based upon review of the site plan for the proposed development and upon the criteria set forth. The applicant is proposing changes to the current site, and therefore is required to submit a site plan per sections 34-158 and 34-802 of the zoning ordinance.

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

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

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

j) Massing and scale of project.

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

City Council may grant an applicant a special permit or special use permit, provided that the applicant's request is in harmony with the purposes and standards stated in the zoning ordinance (Sec. 34-157(a)(1)). Council may attach such conditions to its approval, as it deems necessary to bring the plan of development into conformity with the purposes and standards of the comprehensive plan and zoning ordinance.

Project Review / Analysis

1. Background

This is a special use permit application request, received March 22, 2016, to allow for the establishment of a manual car wash. Car washes are allowed by special permit in the Urban Corridor District (URB).

Relevant Code Section

- **Section 34-541 Mixed Use Districts – Intent and Description**

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.

- Section 34-796 Use Matrix allows for a car wash by special use permit in the Urban Corridor District (URB).
- Section 34-1200 – Car Wash means any facility, whether manual, automatic or self-service, where, for compensation, the washing of vehicles including cars, vans and pick-up trucks is conducted. It includes auto dealer preparation and detailing, and non-government facilities for the cleaning of fleet vehicles. This definition does not include facilities that wash or steam clean engines, buses, horse/cattle trailers, tankers or tractor-trailers. **A manual car wash is a facility where cleaning is performed by employees of the facility.** An automatic car wash is a facility where cleaning is primarily performed by machines (including drive-through facilities), but which may include some labor performed by employees of the facility. A self-service car wash is one in which cleaning equipment and facilities (such as water and soap) are available for use by members of the public, including, without limitation, coin-operated equipment and facilities.

2. Proposed Use of the Property

The preliminary site plan accompanying the special use permit application proposes a 1,105 square foot office and sales building (3.5% of the site) fronting on Emmet St N and a canopied wash/vacuum area and canopied detail area to the rear of the property. The proposed site includes an outdoor terrace (landscaped seating area), three (3) parallel parking spaces next to the building entrance and eleven (11) parking spaces (one space is van-accessible) behind (These spaces do not include wash/vacuum and detail area). The total impervious surface is reduced from current conditions by 868 sq. ft., covering 58% of the site.

Note: Currently, the site currently contains a one-story building constructed in 1972 that was previously used as a restaurant (former Subway and Pizza Hut). The existing building has a footprint of 2,680 sq. ft., or 8.56% of the site. Impervious surface, including pavement and gravel covers an additional 61%.

The application proposes a 1,000-2,000 gallon rainwater cistern onsite that will capture rainwater from the proposed building's roof; this water will be stored and used for the water necessary for car washes. The use of a rainwater cistern grants the applicant 8 points from the City of Charlottesville's Low Impact Development (LID) checklist that is a part of the special use permit application (See attached SUP Application).

The applicant is in the process of working with Chris Gensic, Parks and Trail Planner, and the property owner on the potential dedication of 0.05 acres of the property to the City for improvement and restoration as part of the Meadow Creek restoration efforts (See attached Aqua Car Wash Proposed Land Acquisition Map). The Parks Department is working to acquire lands along stream corridors in this area. The future dedication of the 0.05 acres on the 1300 Emmet St N site is pending owner consent.

3. Harmonious with existing patterns of use and development within the neighborhood

The pattern of development along this corridor is characterized by a mix of uses including fast-food restaurants (e.g. Arby's, Cookout, Zaam, Bodo's Bagels), office buildings, and a hotel (English Inn). All establishments mentioned fall within the Urban Corridor District. Directly behind this row of development are residential homes, zoned R-1, that are part of the Meadowbrook Hills/Rugby neighborhood.

Staff believes the proposed use of a manual car wash is harmonious with adjacent developments along the corridor. Staff does note that, unlike neighboring properties along the corridor, this site has access to Meadowbrook Rd, a road that sits in between the Urban Corridor District zone and the edge of Meadowbrook Hills/Rugby neighborhood. Staff believes, due to the intensity of the use coupled with proper efforts made to further mitigate impacts (see staff's recommended conditions) this proposed use is harmonious with existing patterns of use and development (including existing traffic patterns) within the neighborhood.

4. Building code regulations

The proposed development will conform to all applicable building code regulations.

5. Impact on the Neighborhood

a. Traffic or Parking Congestion

Traffic congestion: The current use of the site is proposed to change from a fast food sit-down restaurant to a manual car wash.

The proposed use of a manual car wash should contribute less traffic than other “by-right” uses that would not require SUP approval. Current projections for the car wash indicate that the average daily traffic will be approximately 125 vehicle trips per day with a maximum daily number of 300 vehicle trips per day. Projections are based off of actual data from a sister location in Houston, TX .

(Note: The closest classification for a manual car wash in the ITE Trip Generation Manual is a “self-service car wash” (Code 947), which estimates 60 vehicle trips per weekday, 120 vehicle trips per day on a Sunday. The applicant’s project proposal narrative states that, due to there not being enough data available in the ITE Manual to create comparable calculations for weekday and weekend traffic, actual historical sales data from the location in Houston, TX provides a more accurate scenario).

To compare with the prior use: per the ITE Trip Generation Manual (*9th Edition*), the previous use of the Subway restaurant on this site (a “fast food sit-down restaurant” (Code 933)) would generate an average daily traffic of approximately 1,700 vehicle trips per day.

Access:

Current site layout from previous restaurant uses (Subway, Pizza Hut) utilizes two access points: (1) from Emmet Street North and (2) from Meadowbrook Road. It is staff’s recommendation to maintain both of these access points for the following reasons:

- According to VDOT’s Access Management Design Standards for Entrances and Intersections, “Entrances shall not be placed within the functional area of any intersection”. The existing entrance off of Emmet Street currently does not comply with this, as it is within 100 feet from the signalized intersection at Emmet Street and Morton Drive. As an established entrance, it provides some relief from the use of the Meadowbrook Road entrance.
- Maintaining the existing access to Meadowbrook Rd. will allow traffic to turn left onto Morton Drive and then be able to access Emmet Street/29 at the signalized intersection, leading to a safer, less congested, flow of traffic. Maintaining this traffic flow pattern is consistent with engineering and traffic safety standards.
- The distance (185 feet) from the access along Meadowbrook Rd. to Morton Drive should have minimal impact to Meadowbrook traffic and is

functionally safe. The applicant has indicated, and staff echoed, that signage shall be placed interior to the site, directing people to exit to Morton Drive to access Emmet/29. Staff believes this will mitigate any confusion customers would have, and is not likely to lead to any significant increases in traffic through the Meadowbrook Hills/Rugby neighborhood.

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

The proposed use of a manual car wash will generate some noise due to the wash/vacuum area. The wash/vacuum area is proposed to locate at the center of the site (approximately 140' from the property line adjacent to Meadowbrook Rd). The special use permit project proposal narrative submitted by the applicant states due to limited equipment use and its dependence on manpower, this will limit noise, dust, odor, fumes, and vibration compared to an automatic car wash.

Proposed lighting on site will have to comply with Sec. 34-1003:

- Light fixtures that emit three thousand (3,000) or more maximum lumens shall be full cutoff.
- No outdoor luminaire situated within or immediately adjacent to any low density residential district shall be mounted or placed at a location more than twelve (12) feet in height.
- No outdoor luminaire shall be mounted or placed at a location that is more than twenty (20) feet in height
- The spillover light from luminaires onto public roads and onto property within any low-density residential district shall not exceed one-half (1/2) foot candle.
- All outdoor luminaires regardless of the number of lumens, shall be arranged or shielded to reflect light away from adjoining low density residential districts.

c. Displacement of existing residents or businesses.

This use will not displace businesses as the site is currently vacant.

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

The proposed use will provide for local jobs and will not cause a discouragement of economic development activities. The business anticipates the proposed use will require 8 full-time positions as well as 8-12 part-time positions.

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

The proposed use does not add significantly to the site to place an undue burden on community facilities.

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

N/A.

g. Impact on school population and facilities.

N/A.

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

This proposed use will not destroy or unreasonably encroach upon any historic district, and is subject to entrance corridor design review.

i. Conformity with federal, state and local laws.

The proposed use will comply with federal, state and local laws. Conformity with the City's zoning and development regulations is reviewed through the site plan approval process.

j. Massing and scale of the project.

The massing and scale of the proposed building is smaller than surrounding buildings. The proposed building is proposed to be 1,105 sq. ft. and 20' in height (60' allowed in URB), which is a smaller footprint than the existing building. The total impervious surface is reduced from current conditions by 868 sq. ft., covering 58% of the site. The open-air canopied wash/vacuum and detail areas with limited equipment are at a smaller scale than what is typically seen at an automatic car wash.

For comparison, below is a list of uses allowed by-right in the URB District that may be considered more intense than the proposed use and might require a larger building mass:

- Multi-family (1-21 DUA)
- Tire Sales and Recapping

- Bakery (GFA 4,000 SF)
- Banks/Financial Institution
- Catering Business
- Health Clinic (up to 10,000 SF, GFA)
- Private Club
- Hotel over 100 Guest Rooms
- Offices (Medical/Business)
- Fast Food Restaurant
- Full Service Restaurant
- Convenience Store
- Pharmacies (over 4,000 SF, GFA)
- Dry Cleaning Establishment

This list is not all-inclusive; for a complete list of uses, see Zoning Ordinance Sec. 34-796.

6. Zoning History

In 1976 the property was zoned “B-2” Business District.

7. Character and Use of Adjacent Properties

Direction	Use	Zoning
North	Retail	URB, EC Overlay
South	Single-Family House	R-1
East	Office Building	URB, EC Overlay
West	Fast Food with Drive-Through	URB, EC Overlay with SUP

8. Reasonableness / Appropriateness of Current Zoning

The current URB zoning is reasonable and appropriate because of the site’s location along Emmet St N, a mixed-use, commercial corridor.

9. Reasonableness/Appropriateness of Proposed Zoning

The request for a special use permit to allow a manual car wash is appropriate for commercial corridor, under suitable conditions and safeguards crafted to mitigate potential adverse impacts of the development. Please see staff’s recommended conditions for this special use permit.

10. Below are areas where the development complies with the Comprehensive Plan

a. Land Use

Goal 2 - Mixed Use

2.2: Encourage small businesses that enhance existing neighborhoods and employment centers.

Goal 3 - Public Space

3.1 Respect natural resources and sensitive environmental areas, including designated flood plain areas, rivers and streams.

**The proposed building is outside of the flood plain area and the improvements on site are outside of the critical slope area/area that serves as a vegetative buffer to Meadow Creek.*

b. Environment

Goal 3 - Urban Landscape & Habitat Enhancement

3.2 Provide an interconnected system of green space and buffers along streams to improve water quality and wildlife and bird habitat.

**The applicant is in the process of working with Chris Gensic, Parks and Trail Planner, and the property owner on the potential dedication of 0.05 acres of the property to the City for improvement and restoration as part of the Meadow Creek restoration efforts (See attached Aqua Car Wash Proposed Land Acquisition). The Parks Department is working to acquire lands along stream corridors in this area. The future dedication of the 0.05 acres on the 1300 Emmet St N site is pending owner consent.*

Goal 7 - Water Conservation

**The proposed use plans to re-use rainwater via a 1,000-2,000 gallon rainwater cistern to reduce water consumption.*

11. Below are areas where the development is inconsistent with the Comprehensive Plan

a. Transportation

Goal 2 – Land Use and Community Design

2.1: Provide convenient and safe bicycle and pedestrian connections between new and existing residential developments, employment areas and other activity centers to promote the option of walking and biking.

**Although the proposed site plan contains a landscaped outdoor seating area with sidewalk; the site plan must contain a pedestrian access system that connects all public rights-of-way to comply with zoning (Emmet St N and Meadowbrook). In addition, there is further opportunity to provide future connection to the proposed Meadowbrook Drive Sidewalk Proposal (Barracks Rd to Morton Drive). Please see the attached Meadowbrook Drive Sidewalk Proposal Map provided by Charlottesville Parks and Recreation Department. Providing a future pedestrian connection is a staff recommended condition.*

2.7: Encourage businesses to provide on-site amenities such as transit shelters and bicycle storage (racks/lockers) to promote alternative transit for their workers.

**A staff recommended condition to provide bicycle storage on-site for future employees has been added.*

Public comments Received

Per Sec. 34-41(c)(2), the applicant held a community meeting April 18, 2016 (the City Planner attended as a NDS representative). Separately, staff also held a Site Plan Conference with the public and applicant on April 20, 2016 to gain feedback. The public, particularly residents of the Meadowbrook Hills/Rugby neighborhood, is concerned that the use will involve increased traffic. The public is also concerned about noise and pedestrian safety. Attached is correspondence from the neighborhood.

Staff recommendation

Staff recommends the Planning Commission focus, in particular, on the following items during review: traffic circulation, the pedestrian experience, and the scale of the proposed use.

Traffic Circulation

Staff believes the concern with increased traffic, specifically along Meadowbrook Rd can be mitigated through the following:

- Providing clear marking and signage to direct patrons to Morton Drive and onto Emmet
- Close off the entrance/exit at Meadowbrook Rd at close of business to limit cut-through of the site and neighborhood (proposed as condition).

Staff, as stated in the Traffic portion of the report, has stated this use will create less traffic than previous uses of the site and comparatively to those uses allowed by-right in this zoning district. Furthermore, because of the Emmet St entrance/exit's proximity to the Emmet St N/Morton intersection, the use of Meadowbrook Rd as an exit is preferred by staff as it is safer. Staff notes that both Emmet St N and Meadowbrook Rd are available for entrance and exit.

Pedestrian Experience

Staff believes the applicant has an opportunity to improve the pedestrian experience throughout the site and provide a future connection to the Charlottesville Parks and Recreation proposed sidewalk along Meadowbrook Rd. Staff proposes a condition that would require the applicant to work with Parks and Recreation to provide an appropriate future connection.

Scale of Proposed Use

Staff believes the proposed use for a manual car wash is appropriate for this site, but is concerned that granting a special use permit for a “car wash” includes all types noted in Charlottesville Zoning Ordinance’s definition of a car wash (manual car wash, automatic car wash and self-service car wash). Staff has concern with the associated impacts tied to the other types of car washes, specifically the automatic car wash, believing it would have a greater impact to adjacent properties and the neighborhood. Staff proposes a condition that limits the special use permit to manual car wash only.

Staff recommends that the application be approved with the following conditions:

1. The special use permit should allow only the specific use requested—a manual car wash, defined by the Charlottesville Zoning Ordinance as “a facility where cleaning is performed by employees of the facility.” That way, an SUP amendment would be required if the car wash were converted to an automatic or other type of car wash that could have different impacts.
2. The access to Meadowbrook Rd from the site shall be closed off during hours when the car wash is not open to the public.
3. Signage shall be placed interior to the site directing people to exit to Morton Drive to access Emmet St N. This will help mitigate increase in traffic through the Meadowbrook Hills/Rugby neighborhood. The location, type and orientation of the signage shall be reviewed and approved by the Traffic Engineer.
4. The proposed use will provide bicycle storage facilities, the number and type to be reviewed and approved by the Bicycle and Pedestrian Coordinator.
5. The developer of the Project shall provide a future connection to the proposed Meadowbrook Rd sidewalk/trail project (Barracks to Morton Drive), in a location determined in consultation with City staff.
6. The development shall comply with the following requirements, in addition to the requirements of the City’s outdoor lighting regulations (City Code Chapter 34, Article IX, Division 3, Sec. 34-1000 et seq.): a vertical shield shall be placed on each light fixture installed adjacent to low-density residential properties. The final site plan shall identify the location of each light fixture subject to this requirement, and shall identify the type of fixture and shield that will be used to comply with this condition.

Suggested Motions

1. I move to recommend approval of this application for a Special Use Permit to authorize a manual car wash at 1300 Emmet St N, subject to the conditions recommended by staff.

RECEIVED

MAR 22 2016

NEIGHBORHOOD DEVELOPMENT SERVICES



City of Charlottesville

Application for Special Use Permit

Project Name: AQUA VA, LLC (HAND CAR WASH)

Address of Property: 1300 EMMET ST N, CHARLOTTESVILLE, VA 22903

Tax Map and Parcel Number(s): TAX MAP 40, PARCEL # 400004FC0

Current Zoning District Classification: URC 40-4F

Comprehensive Plan Land Use Designation: MIXED USE / ECONOMIC SUSTAINABILITY

Is this an amendment to an existing SUP? NO

If "yes", provide the SUP #:

Applicant: AQUA VA, LLC (JEFF KAMRATH)

Address: 115 GREENWICH CT, CHARLOTTESVILLE, VA 22902

Phone: 832 247 6051 Email: JEFFC.AQUA@VMC.COM

Applicant's Role in the Development (check one):

☐ Owner ☐ Owner's Agent ☐ Designer ☒ Contract Purchaser

Owner of Record: KATHLEEN E WHITLEY & LAURA M ELLIOTT

Address: 5 RIVER FALLS COURT PETERSBURG VA 23104

Phone: (813) 330-1043 Email: jwhitley@aol.com

Reason for Special Use Permit:

☐ Additional height: _____ feet

☐ Additional residential density: _____ units, or _____ units per acre

☒ Authorize specific land use (identify) CAR WASH PER SEC 34-157

☐ Other purpose(s) (specify City Code section): _____

(1) Applicant's and (2) Owner's Signatures

(1) Signature [Signature] Print JEFF KAMRATH Date 1/21/16

Applicant's (Circle One): LLC Member LLC Manager Corporate Officer (specify)

Other (specify): _____

(2) Signature [Signature] Print Kathleen E Whitley Date 1/21/16

Owner's (Circle One): LLC Member LLC Manager Corporate Officer (specify)

Other (specify): Individual

SP16-00005



City of Charlottesville

Pre-Application Meeting Verification

Project Name: 1200 Emmet St. N (car wash/mixed-use)

PreApplication Meeting Date: November 19, 2015

Applicant's Representative: Jeff Kamrath, Alan Franklin, Eugene Rypny

Planner: Heather Newmyer

Other City Officials In Attendance:

Brennen Duncan, Assistant City Engineer

The following items will be required supplemental information for this application and must be submitted with the completed application package:

1. Project Proposal Narrative

2. Concept Plan

3. Traffic impact narrative

4. _____

5. _____

Planner Signature: Heather Newmyer



City of Charlottesville

Application Checklist

Project Name: Agna Car Wash

I certify that the following documentation is ATTACHED to this application:

- ☒ 34-158(a)(1): a site plan (ref. City Code 34-802(generally); 34-1083(communications facilities)
- ☒ 34-158(a)(3): Low-impact development (LID) methods worksheet (required for developments that include non-residential uses, and developments proposing 3 or more SFDs or TFDs)
- ☒ 34-158(a)(4): a building massing diagram, and building elevations (required for applications proposing alteration of a building height or footprint, or construction of any new building(s))
- ☒ 34-158(a)(5) and 34-12: affordable housing data. (i) how many (if any) existing dwelling units on the property are an "affordable dwelling unit" by the city's definitions? (ii) Will existing affordable units, or equivalent affordable units, remain following the development? (iii) What is the GFA of the project? GFA of residential uses? GFA of non-residential uses?
- ☒ 34-157(a)(1) Graphic materials that illustrate the context of the project, and a narrative statement as to compatibility with existing patterns of use and development
- ☒ 34-157(a)(2) Narrative statement: applicant's analysis of conformity with the Comprehensive Plan
- ☒ 34-157(a)(3) Narrative statement: compliance with applicable USBC provisions
- ☒ 34-157(a)(4) Narrative statement identifying and discussing any potential adverse impacts, as well as any measures included within the development plan, to mitigate those impacts
- ☒ 34-158(a)(6): other pertinent information (narrative, illustrative, etc.)
- ☒ All items noted on the Pre-Application Meeting Verification.

Applicant

Signature [Signature] Print JEFF KAMBATH Date 3/22/16

By Its: FOUNDER, MANAGER, [Signature]

(For entities, specify: Officer, Member, Manager, Trustee, etc.)



City of Charlottesville

Community Meeting

Project Name: Aqua VA, LLC

Section 34-41(c)(2) of the Code of the City of Charlottesville (adopted October 19, 2015) requires applicants seeking rezonings and special use permits to hold a community meeting. The purpose of a community meeting is to provide citizens an opportunity to receive information about a proposed development, about applicable zoning procedures, about applicable provisions of the comprehensive plan, and to give citizens an opportunity to ask questions. **No application for a rezoning shall be placed on any agenda for a public hearing, until the required community meeting has been held and the director of neighborhood development services determines that the application is ready for final review through the formal public hearing process.**

By signing this document, the applicant acknowledges that it is responsible for the following, in connection to the community meeting required for this project:

1. Following consultation with the city, the applicant will establish a date, time and location for the community meeting. The applicant is responsible for reserving the location, and for all related costs.
2. The applicant will mail, by U.S. mail, first-class, postage pre-paid, a notice of the community meeting to a list of addresses provided by the City. The notice will be mailed at least 14 calendar days prior to the date of the community meeting. The applicant is responsible for the cost of the mailing. At least 7 calendar days prior to the meeting, the applicant will provide the city with an affidavit confirming that the mailing was timely completed.
3. The applicant will attend the community meeting and present the details of the proposed application. If the applicant is a business or other legal entity (as opposed to an individual) then the meeting shall be attended by a corporate officer, an LLC member or manager, or another individual who can speak for the entity that is the applicant. Additionally, the meeting shall be attended by any design professional or consultant who has prepared plans or drawings submitted with the application. The applicant shall be prepared to explain all of the details of the proposed development, and to answer questions from citizens.
4. Depending on the nature and complexity of the application, the City may designate a planner to attend the community meeting. Regardless of whether a planner attends, the City will provide the applicant with guidelines, procedures, materials and recommended topics for the applicant's use in conducting the community meeting.
5. On the date of the meeting, the applicant shall make records of attendance and shall also document that the meeting occurred through photographs, video, or other evidence satisfactory to the City. Records of attendance may include using the mailing list referred to in #1 as a sign-in sheet (requesting attendees to check off their name(s)) and may include a supplemental attendance sheet. The City will provide a format acceptable for use as the supplemental attendance sheet.

Applicant: Aqua VA, LLC

By:

Signature [Signature] Print JEFF KANWISHTH Date 3/25/16
Its: FOUNDER / MANAGER (Officer, Member, Trustee, etc.)



City of Charlottesville

Owner's Authorizations

(Not Required)

Right of Entry- Property Owner Permission

I, the undersigned, hereby grant the City of Charlottesville, its employees and officials, the right to enter the property that is the subject of this application, for the purpose of gathering information for the review of this Special Use Permit application.

Owner: Kathleen E. Whitley + Laura M. Elliott Date 1/21/16

By (sign name): Laura M. Elliott Print Name: Laura M. Elliott

Owner's: LLC Member LLC Manager Corporate Officer (specify): _____

Other (specific): individual

Owner's Agent

I, the undersigned, hereby certify that I have authorized the following named individual or entity to serve as my lawful agent, for the purpose of making application for this special use permit, and for all related purposes, including, without limitation: to make decisions and representations that will be binding upon my property and upon me, my successors and assigns.

Name of Individual Agent: _____

Name of Corporate or other legal entity authorized to serve as agent: _____

Owner: _____ Date: _____

By (sign name): _____ Print Name: _____

Circle one:

Owner's: LLC Member LLC Manager Corporate Officer (specify): _____

Other (specific): _____



City of Charlottesville

Disclosure of Equitable Ownership

Section 34-8 of the Code of the City of Charlottesville requires that an applicant for a special use permit make complete disclosure of the equitable ownership "real parties in interest" of the real estate to be affected. Following below I have provided the names and addresses of each of the real parties in interest, including, without limitation: each stockholder or a corporation; each of the individual officers and directors of a corporation; each of the individual members of an LLC (limited liability companies, professional limited liability companies); the trustees and beneficiaries of a trust, etc. Where multiple corporations, companies or trusts are involved, identify real parties in interest for each entity listed.

Name KATHLEEN WHITLEY Address 5 RIVER FAULS CT, POTOMAC, MD 20854

Name LAUREA ELLIOTT Address 11311 INGLISH LANE, GREAT FALLS, VA 22066

Name _____ Address _____

Name _____ Address _____

Attach additional sheets as needed.

Note: The requirement of listing names of stockholders does not apply to a corporation whose stock is traded on a national or local stock exchange and which corporation has more than five hundred (500) shareholders.

Applicant: AQUA VA, LLC

By:

Signature [Signature] Print JEFF KANUNYATIS Date 3/25/16

Its: FOUNDER/MANAGER (Officer, Member, Trustee, etc.)



City of Charlottesville

Fee Schedule

Project Name: Agua Car Wash

Application Type	Quantity	Fee	Subtotal
Special Use Permit (Residential)		\$ 1,500	
Special Use Permit (Mixed Use/Non-Residential)		\$ 1,800 -	\$ 1,800
Mailing Costs per letter		\$1 per letter	
Newspaper Notice		Payment Due Upon Invoice	
TOTAL			

Office Use Only

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____



City of Charlottesville

LID Checklist

Project Name: Agua Car Wash

LID Measure	LID Checklist Points	Points
Compensatory Plantings (see City buffer mitigation manual). 90% of restorable stream buffers restored.	5 points or 1 point for each 18% of the total acreage	
Pervious pavers for parking and driveways with stone reservoir for storage of 0.5 inches of rainfall per impervious drainage area. Surface area must be $>1,000 \text{ ft.}^2$ or $\geq 50\%$ of the total parking and driveway surface area.	7 points or 1 point for each 7% of parking and driveway surface area.	
Shared parking (must have legally binding agreement) that eliminates $>30\%$ of on-site parking required.	5 points or 1 point for each 6% of parking surface eliminated.	
Impervious Disconnection. Follow design manual specifications to ensure adequate capture of roof runoff (e.g. <u>cisterns</u> dry wells, rain gardens)	8 points	8
Bioretention. Percent of site treated must exceed 80%. Biofilter surface area must be $\geq 5\%$ of impervious drainage area.	8 points or 1 point for each 10% of site treated.	
Rain gardens. All lots, rain garden surface area for each lot $\geq 200 \text{ ft.}^2$.	8 points or 1 point for each 10% of lots treated.	
Designed/constructed swales. Percent of site treated must exceed 80%, achieve non-erosive velocities, and able to convey peak discharge from 10 year storm.	8 points or 1 point for each 10% of site treated.	
Manufactured sand filters, filter vaults (must provide filtering rather than just hydrodynamic). Percent of site treated must exceed 80%. Sizing and volume for water quality treatment based on manufacturer's criteria.	8 points or 1 point for each 10% of site treated.	
Green rooftop to treat $\geq 50\%$ of roof area	8 points	
Other LID practices as approved by NDS Engineer.	TBD, not to exceed 8 points	
Off-site contribution to project in City's water quality management plan. This measure to be considered when on site constraints (space, environmentally sensitive areas, hazards) limit application of LID measures. Requires pre-approval by NDS Director.	5 points	
Total Points		8

Applicant's Signature

Signature [Signature] Print JEFF KAUFMAN Date 3/22/16

CITY OF CHARLOTTESVILLE, VIRGINIA
JASON A. VANDEVER, TREASURER
RECEIPT REPRINT #: 2518806

ELLIOTT HUMPHREY J JR
KATHLEEN WHATLEY
5 RIVER FALLS COURT
POTOMAC MD 20854

RECEIPT NUMBER: 2518806 TRANSACTION DATE: 10/JUN/2015 10:11:00
BUSINESS DATE: 5/JUN/2015 CASHIER: PEARSOND

Account #	TxYr	Description	Tax/Fee	Penalty	Interest
506966-1	2015	RE1 16966 LOTS F & G	\$4773.75		
		REAL ESTATE:1 RPC:16966			
506966-1	2015	RE1 16966 LOTS F & G	\$266.40		
		ERU STORM WATER:1 RPC:16966			
--- Acct #: 506966 ELLIOTT HUMPHREY J JR ---					

Total Tax Paid:	\$4773.75
Total Fee Paid:	\$266.40
	=====
Total Paid:	\$5040.15

Check #: 1787	\$5040.15
	=====
Total Amount Tendered:	\$5040.15

THANK YOU

CITY OF CHARLOTTESVILLE, VIRGINIA
JASON A. VANDEVER, TREASURER
RECEIPT REPRINT #: 2600135

ELLIOTT HUMPHREY J JR
KATHLEEN WHATLEY
5 RIVER FALLS COURT
POTOMAC MD 20854

RECEIPT NUMBER: 2600135 TRANSACTION DATE: 7/DEC/2015 03:47:00
BUSINESS DATE: 7/DEC/2015 CASHIER: SCHNEIDER

Account #	TxYr	Description	Tax/Fee	Penalty	Interest
506966-1	2015	RE2 16966 LOTS F & G	\$4773.75		
		REAL ESTATE:2 RPC:16966			
506966-1	2015	RE2 16966 LOTS F & G	\$266.40		
		ERU STORM WATER:2 RPC:16966			
--- Acct #: 506966 ELLIOTT HUMPHREY J JR ---					

Total Tax Paid:	\$4773.75
Total Fee Paid:	\$266.40
	=====
Total Paid:	\$5040.15

Check #: 1919	\$5040.15
	=====
Total Amount Tendered:	\$5040.15

THANK YOU

waterstreetstudio

March 22, 2016

[Amended April 26, 2016]

Ms. Heather Newmyer
City of Charlottesville
City Hall - 610 East Market Street
Charlottesville, VA 22902

RE: 1300 Emmet Street North; Special Use Permit Request and Justification Narrative

On behalf of Aqua VA, LLC we would like to request a Special Use Permit (SUP) for a hand car wash at 1300 Emmet Street North, City Tax Map Parcel 40-4F. Accompanying this request is a proposed site plan, architectural and design schematics, and the following narrative outlining the project proposal and its compliance with the general standards for permit issuance listed in Section 34-157. In conjunction with this application, and at your guidance, a community meeting was held on Monday, April 18, 2016 to discuss the project with interested neighbors.

Property Description

The 1300 Emmet Street North property is part of The Meadows Neighborhood, between Cook Out fast food restaurant and Bodo's Bagels on Emmet Street North just prior to the Route 250 Bypass. The property is 0.719 acres and it is zoned Urban Corridor, or URC, which is a mixed-use zoning. The property was originally developed in 1982 as a Pizza Hut restaurant but more recently housed a Subway franchise.

A Special Use Permit for a hand car wash is required according to the Use Matrix in Section 34-796 of the City Zoning Ordinance. The property also resides in an Entrance Corridor overlay district so this request will require review and approval from the ERB.

Project Proposal

Mr. & Mrs. Jeffrey Kamrath (Ginger), owners of Aqua VA, LLC, would like to establish a quality, hand car wash and detailing business, called Aqua Hand Car Wash & Detail, on the site. Mr. & Mrs. Kamrath believe that every community has a need for small businesses that service vehicles such as automotive repair, automotive parts, and car washes. Whereas a majority of modern car washes incorporate heavy machinery, large structures to house said machinery are a wasteful expense of resources. The approach of Aqua Hand Car Wash & Detail will be just the opposite. The most common car wash business approach is to lower long term operational costs and management resources by automating most or all of the car wash process and reducing reliance on manual labor and on-site management. The trade-off for this automation is the form of lower standards for each wash, loss of personal touch and customer service, and less control over the use of water or cleaning solutions.

As previously mentioned, the business approach of Aqua Hand Car Wash & Detail is decidedly more hands on. Each car will be vacuumed, washed, dried and detailed by hand, ensuring a much higher quality of wash with lower impact on the paint of the vehicle and thus the cost of maintenance and upkeep for the vehicle owner. Since each car is washed by hand, properly trained staff is able to lower the level of water and cleaning solution consumed per vehicle by reusing wash water multiple times. "Manpower" replaces pressurized, water pumping machinery, significantly lowering the demand for power. Due to the lack of need for heavy equipment, the entire car cleaning process will be conducted under open-air canopies as opposed to a significantly larger and permanent structure. The existing building on the property will be demolished and replaced with a new sales/reception building. This building will be much smaller in scale than the existing building and comparable machine wash buildings, and will possess the highest degree of architectural and design standards in order to add to the nature of the Charlottesville streetscape and neighborhood vision. The remainder of the old building limits will be converted to a landscaped outdoor waiting space for customers. All of these benefits compliment the ability of Aqua Hand Car Wash & Detail to deliver the highest standards of customer service while being a "hands on" owner/operator.

Existing Patterns of Use and Development

For most of the last 25 years the property has been of high turnover/fast food restaurant use. Throughout those years, the restaurant use has been harmonious with the surrounding properties along the eastern side of Emmet Street and the residential neighborhoods to the rear. The property is unique to the surrounding properties on this section of Emmet Street in that it also has direct access to the Meadowbrook Road to the rear which allows access to the Morton Drive traffic signal for turning movements back towards the University on Emmet Street that are not available at the Emmet Street entrance. Although in recent years activity on site has temporarily been reduced as the restaurant business on site has been dormant, the property has great potential for many by-right uses that would allow operations to resume to, or even exceed past levels of activity.

Given the subject site's location and previous uses, primarily as a fast food restaurant, we anticipate that the existing patterns of use might change only ever so slightly from a sit-down or fast food restaurant to a hand car wash with an enjoyable indoor and outdoor customer experience. While the past businesses on this site and that which Aqua Hand Car Wash & Detail is proposing are fundamentally different, both serve customers, primarily originating from and returning to nearby neighborhoods, businesses, and professional/commercial districts, who expect to spend approximately half an hour on the property in a sit-down, casual, yet professional service environment.

Based on the existing building's decaying state, Aqua Hand Car Wash & Detail is proposing the removal of said building and replacing it with an elegant, architecturally appealing and updated sales and service building, which is shown on the attached architectural drawings. Focusing on design elements consistent with the Mid-Atlantic region as well as colonial architecture and farmhouse inspirations, Aqua Hand Car Wash & Detail seeks to add to the existing character of Charlottesville and the Barracks Road corridor. Additionally, with most typical machine-driven

car washes, there is a requirement for a large building structure to house machines, equipment and necessary drive tunnel. Aqua Hand Car Wash & Detail's unique approach to the car wash business requires only a small 1,105 sq ft. sales building as well as canopied work stations, underneath which staff will perform the hand wash and detail process. This classic, yet proven approach serves many purposes, chief of which is maintaining an open and pleasant looking property. The proposed building will comply with all applicable USBC provisions in accordance with Section 34-157(a)(3).

Due to the highly developed nature of the property and the surrounding properties in the corridor, it is our opinion that the proposed use is harmonious with existing patterns of use and development within the neighborhood in accordance with Section 34-157(a)(1).

Conformance with City of Charlottesville Comprehensive Plan 2013

We believe the proposed use will substantially conform to the goals described in the Comprehensive Plan in the following ways:

Goal 1: Enhance the Sense of Place Throughout Charlottesville

Aqua Hand Car Wash & Detail will enhance the sense of space of Charlottesville by being a locally owned and operated business providing a unique and needed service for the community. The proposed use allows for adaptive reuse of an already developed property with a new tenant that intends to spruce up and maintain the property, further enhancing the surrounding commercial and residential neighborhoods.

Goal 2: Mixed Use

The change in use from restaurant to automotive service would add variety to the mixed-use corridor that is fairly saturated with restaurant uses. As mentioned before, Aqua Hand Car Wash & Detail will be dependent on trained, local labor and as such will provide a small, but impactful boost to the job market with eight to ten full-time positions as well as up to an additional eight to twelve part-time positions. Additionally, the proposed use will enhance opportunities for small group interaction throughout Charlottesville by hosting meetings and events for local and regional car enthusiast clubs.

Goal 3: Public Space

The proposed use allows for protection of the City's public spaces by redeveloping on the site that respects the natural resources and sensitive environmental areas, including flood plain areas and streams.

Goal 4: Regional Cooperation

Aqua Hand Car Wash & Detail intends to consult with regional stake holders to manage and enhance the existing stream buffers on the property through removal of trash, invasive, and unhealthy species and replacement with quality plantings as needed in the buffer over time.

Goal 5: Innovation

Aqua Hand Car Wash & Detail will implement progressive and innovative practices such as rainwater harvesting to supplement wash water demand. Additionally, hand washing allows for conservation of water and minimization of cleaning agent use.

Due to the factors described above, it is our opinion that the proposed use is harmonious with existing patterns of use and development within the neighborhood in accordance with Section 34-157(a)(2).

Traffic Impact Narrative

In any proposal for a car wash business, or for any business that serves primarily vehicular traffic, a necessary concern must arise regarding the impact to the traffic flow. For comparison, we have computed the typical traffic counts generated by the previous use, based on formulas provided in the ITE Trip Generation Manual, 9th edition. We then used provided proposed traffic counts anticipated on the Aqua Hand Car Wash & Detail site using empirical data from historical sales data from one of a sister-site in Houston, TX.

The Subway restaurant is best classified as a "fast food sit-down restaurant" without a drive-thru in the ITE Trip Generation Manual (Code 933). The ITE manual suggests that a restaurant such as Subway would create 716 trips/1,000 square feet of building for a weekday and 696 trips/1,000 square feet of building for a Saturday. The existing building is approximately 2,500 square feet so according to ITE the estimated traffic generated from Subway would have been 1,790 trips on a weekday and 1,740 trips on a Saturday. It is our opinion that a significant portion of the patrons exiting the Subway would exit to Meadowbrook Road to get to the traffic signal at Morton Drive in order to head south on Emmet Street. Some patrons may even feel safer turning north onto Emmet at this light and also chose to exit to Meadowbrook Road. For comparison, we assumed that 50% of the traffic generated by the Subway, or 895 vehicles on a weekday, exited to Meadowbrook Road to get to Morton Drive. It is also likely that a small portion of Subway traffic continued into the adjacent neighborhood to their next location.

Meadowbrook Road between Barracks Road and Morton Drive is best characterized as an "Urban Collector" using the VDOT road classification guidelines. It is the link that connects several neighborhood ("local") streets to Barracks Road and Emmet Street, which are "Arterial" streets. There are only two residential driveway connections to Meadowbrook Drive between Barracks Road and Morton Drive and the 200' portion of Meadowbrook Drive between the subject site and Morton Road is quite wide at approximately 28'. The City of Charlottesville website has a link to existing traffic counts from 2011 for many of the City streets but there was no data provided for Meadowbrook Road from Morton Drive to Barracks Road. In 2011, the Average Annual Daily Traffic (AADT) for Meadowbrook Road from Morton Drive to Hilltop Road was 340 trips and for Spottswood Road from Meadowbrook Road to Blue Ridge Road was 160 trips. In 2011 the Subway traffic impact would have been included in these numbers but there is not a way to quantify the impact.

Emmet Street between Barracks Road and the Route 250 bypass is divided by a median. In 2011, the total AADT for Emmet Street between Barracks Road the Route 250 bypass was

32,000 vehicles per day split approximately down the middle between northbound and southbound traffic. Similarly, these traffic counts would be inclusive of Subway's impact in 2011.

The closest classification for manual car wash in the ITE Trip Generation Manual was for a self-service car wash (Code 947). There was not enough data available in the ITE Manual to create comparable calculations for projected weekday and Saturday traffic so we used historical sales data from one of its sister locations in Houston, TX. The Aqua Houston location sees approximately 125 vehicles coming through their site on an average weekday. The maximum weekday traffic event has been recorded at 225 vehicles in a single day. The maximum vehicle traffic ever recorded in one day at the Houston location was 300 vehicles, a Saturday. It should be noted that the suggested on-site traffic pattern indicated on the site plan for Aqua Hand Car Wash & Detail is for all customer vehicles to enter from Emmet Street and exit to Meadowbrook Road and Morton Road to the traffic signal at Emmet Street. Although the commercial entrance and drive aisles provided on the site plan are sufficient for two-way traffic, entering and exiting vehicle at the Emmet Street access would need to crisscross. We feel that this entering/exiting interaction could impact traffic flow on Emmet Street and would be less safe than using the traffic signal at Morton Drive for exits. As mentioned before, Morton Drive is only 200' from the rear exit onto Meadowbrook Road.

Such a large reduction in projected traffic from Aqua Hand Car Wash & Detail's use proposed when compared to the former Subway or any similar by-right restaurant use leads us to the conclusion that Aqua Hand Car Wash & Detail will not have any negative impact on any of the surrounding City streets, neighborhoods, traffic.

Other Adverse Impacts and Associated Mitigation Efforts

Limited equipment use and dependence on trained manpower will limit noise, dust, odor, fumes, and vibration. Site lighting will compliment the architecture and will meet minimal operational and safety requirements but will comply with dark sky standards. The proposed use will not impact school populations or population densities. It will not displace any existing businesses, residents, or impact affordable housing availability. Much of the property is within the 100-year flood limits, however this proposal does not impact these environmental conservation zones. The massing and scale of the property will be decreased. A preliminary site plan has been included with this special use permit request to demonstrate conformity with federal, state and local laws. As for the impact on the local economy, Aqua Hand Car Wash & Detail will be dependent on trained, local labor and as such will provide a small, but impactful boost to the job market with eight to ten full-time positions as well as up to an additional eight to twelve part-time positions.

In any proposal for a car wash business, there are factors that might typically be considered as having an impact on both public infrastructure as well as the environment. However, because of the nature of this particular car wash and its specialty service as a hand car wash, we believe our impact will be minimal to both the infrastructure as well as the environment.

Beginning with the infrastructure, this business expects to draw more power than the previous restaurant businesses on site, however, at off-peak hours. Typically, peak hours for power usage run between 7-9am and 5-9pm on weekdays. The optimal operating hours for a car wash are between 9am and 5pm daily, which is considered off-peak to the power grid. Additionally, we have plans to install power management systems (i.e. Tesla Powerwall) in order to further reduce our energy requirements.

The other area of concern from an infrastructure perspective is water management and storm water runoff. As shown in our site plan and development schematics, we plan on disturbing a minimal amount of land in the redevelopment of the site and within that area of disturbance we will be reducing impervious area, thus reducing storm water runoff from the site.

From the water management perspective, the ability to hand wash every car is of vital importance to both the infrastructure and environment. Each wash requires the use of less than three gallons of water. Wash water will be kept separate from storm runoff. It will be run through a two-part, industry standard, grit trap, oil/water separator system to clean it of any oils and debris before it is discharged to the sanitary sewer system where it will be treated at the wastewater treatment plant.

In an effort to both mitigate our water requirements from both an infrastructure and environmental standpoint, as shown in our schematics, we are implementing a rainwater management system in the form of a 1,000-2,000 gallon cistern to capture rainwater from our roof and for use in supplementing the necessary water requirement for our washes.

We will not removing any existing sidewalks or any other publicly used features, nor will we be impacting the stream or stream buffer that runs through the site.

We do think it's worth noting that the existing building, constructed in 1972, sits directly above two six-foot box culverts (and within a 30' drainage easement) that connects the north fork of Meadow Creek underneath Emmet Street North. Any failure of that box culvert will require the demolition of the existing building. Our proposal and site plan call for the shifting of the location of our building structure off of the box culvert and out of the drainage easement.

In summary, we do not anticipate any potentially adverse impacts on the surrounding neighborhood or community attributed to the proposed use per Section 34-157(a)(4) of the City Zoning Ordinance.

Community Considerations

As a requirement to complete the application for a Special Use Permit, Aqua Hand Car Wash & Detail was required to host a public community meeting for neighboring private and commercial property owners, which occurred on April 18, 2016. That meeting was followed up with a public Site Plan Conference on April 20, 2016. At each meeting, a number of local residents showed up to voice their support as well as concerns of this project. What was interesting was that while almost to a person, the community supported this business; they had one overarching concern

regarding traffic. We believe we have answered those concerns in previous documentation contained within this narrative.

However, during the course of these meetings, Mr. & Mrs. Kamrath came believe that they have the opportunity to work with the community to go above and beyond the minimum required of them and Aqua Hand Car Wash & Detail. As potential business owners with a lease for forty (40) years, Mr. & Mrs. Kamrath truly want to act in the best interests of the neighborhood in which their business will reside. Some suggestions and considerations include, but are not limited to:

- Signage and dedicated personnel instructing/requiring exiting traffic to turn left onto Meadowbrook Road to access Morton Drive.
- Closing down access to the site after business hours to limit excessive cut-through traffic from Emmet Street North to Meadowbrook Road.
- Shielding any lighting from the neighborhood.
- Supporting local initiatives to add sidewalks, walking trails, speed bumps, radar displayed speed limit signage or any other initiative the community wishes to pursue.
- Supporting the City of Charlottesville Parks & Recreation Department in negotiating with the landlord/owner to sell or donate 0.05 acres to the City to improve and restore Meadow Creek.
- Keeping the Emmet Street North entrance/exit curb cut capable of supporting two-way traffic. However, for daily use, Aqua Hand Car Wash & Detail would only use the Emmet Street curb cut as a site entrance to lower traffic congestion before the Morton Drive light and reduce potential traffic incidents on Emmet Street.
- Support any SUP limitation/amendment to only allow hand car wash and detail businesses on this site.

Thank you for your consideration. If you have any questions, please do not hesitate to contact me.

Sincerely;



Alan Franklin, PE
Waterstreet Studio, LLC

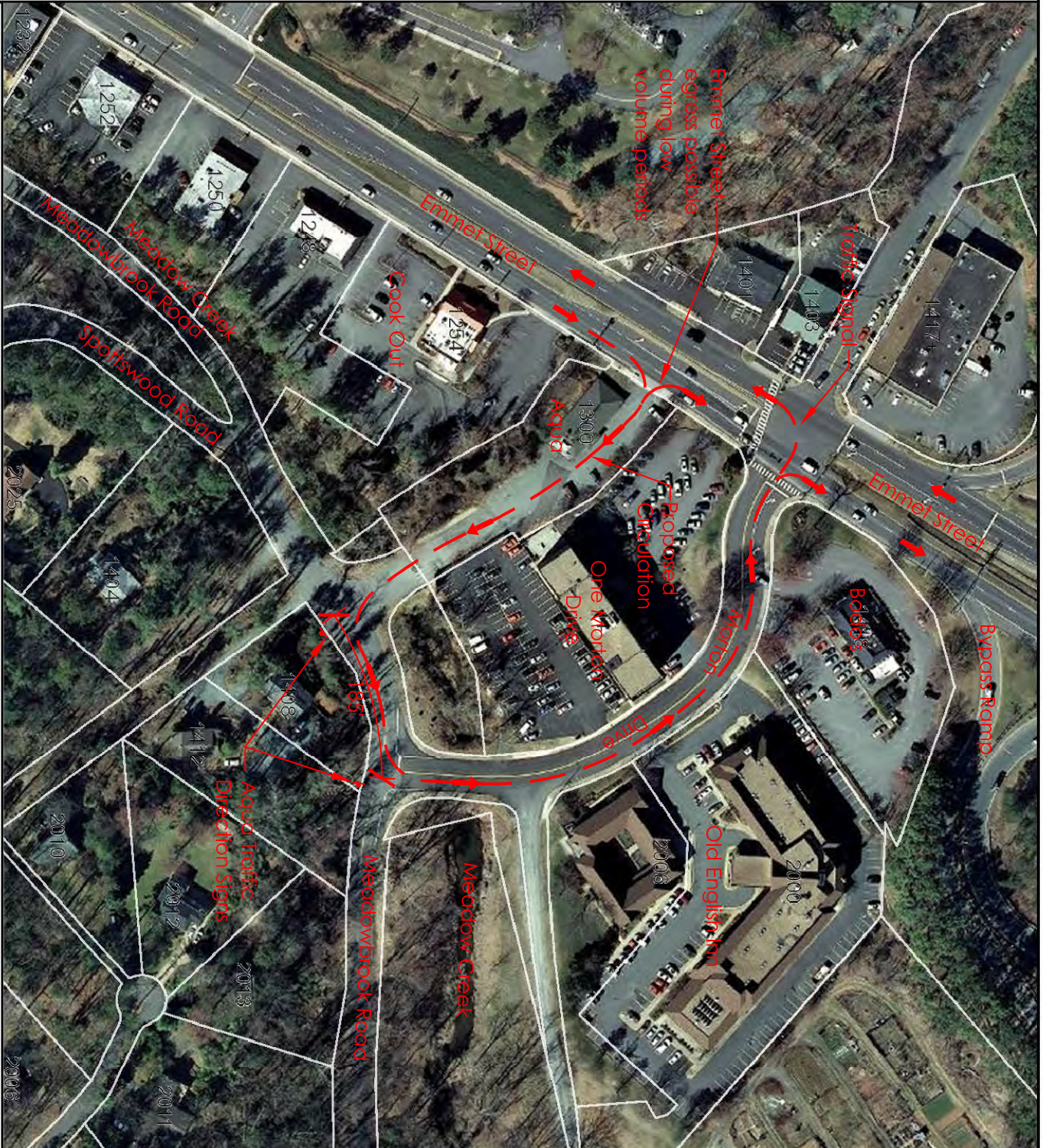
cc: Jeff Kamrath
cc: Ginger Kamrath

Legend

- Parcels
- Addresses
- City Limits



Feet



Title: Aqua Car Wash Circulation Exhibit

Date: 4/26/2016

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Charlottesville is not responsible for its accuracy or how current it may be.





Aqua Hand Car Wash & Detail
115 Greenwich Court, Charlottesville, VA 22902
832.247.6051 | jeff@aquacville.com

RECEIVED
APR 07 2016
NEIGHBORHOOD DEVELOPMENT DEPT 205

April 4, 2016

Dear Neighbor:

As the owners of Aqua VA, LLC, my wife and I would like to invite you to attend a Community Meeting to discuss the proposed granting of a Special Use Permit by the City of Charlottesville for a hand car wash and detail business at the site of 1300 Emmet Street North, Charlottesville, VA 22903 (the old Subway and Pizza Hut site).

Per Section 34-41(c)(2) of the Code of the City of Charlottesville, in order to complete our application request for said Special Use Permit, we are required to hold such a Community Meeting "to provide citizens an opportunity to receive information about a proposed development, about applicable zoning procedures, about applicable provisions of the comprehensive plan, and to give citizens an opportunity to ask questions."

Such meeting will take place on **Monday, April 18, 2016 at 5:30 PM** at:

English Inn
2000 Morton Drive
Charlottesville, VA 22903

The English Inn is located next to Bodo's on Emmet Street North next to the intersection of Route 250.

Additionally, and for your benefit, we have attached both the narrative of our project and architectural renderings, which were submitted to the City of Charlottesville as part of our formal application.

It is our sincere hope to work with you and the local community to build, operate and maintain a business that adds value and service to the City of Charlottesville and its citizenry.

We look forward to meeting you in person.

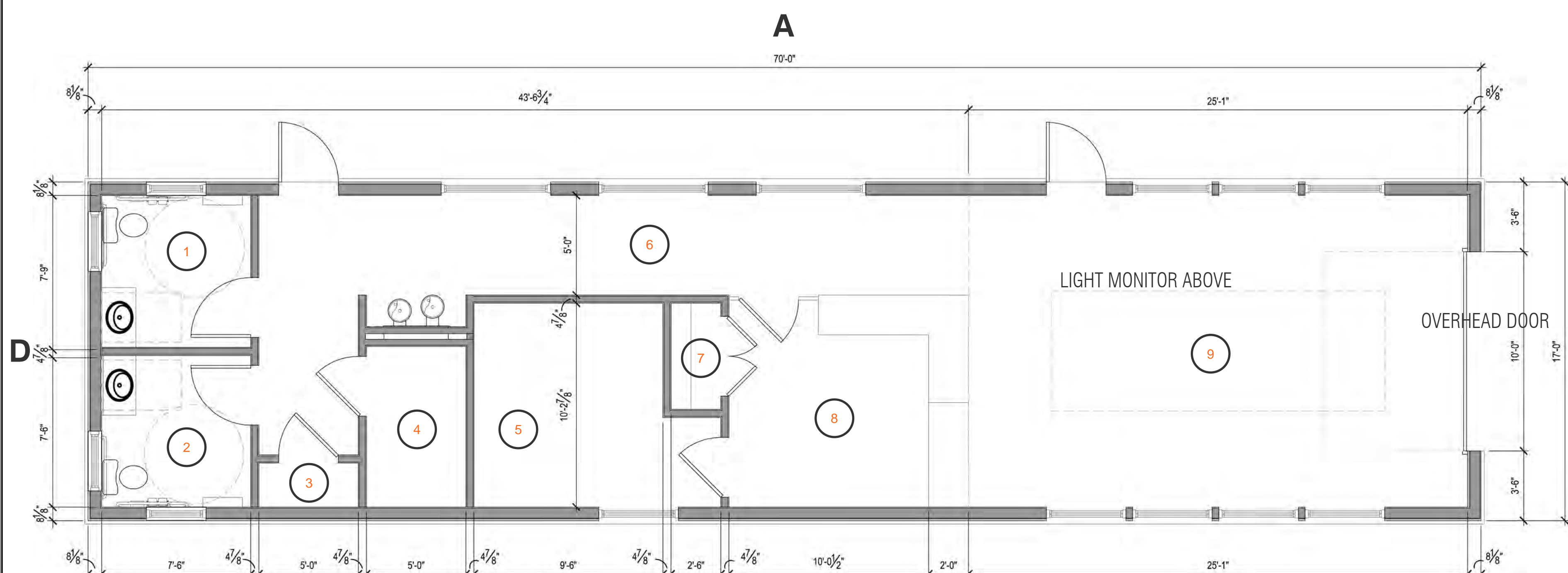
Sincerely,

Jeff & Ginger Kamrath
Owners
Aqua VA, LLC

Name	Address	Phone	Email
M. Conlan	2033 Heston Rd		
ML Cook	2021 Spotswood Rd		
Heathle Norman	the City	434 976 3968	normanheathle@charlottnesville.org
STEFED GIBSON	1408 Woodbrook RD	434 249 6095	stgibson30
Louise Taylor	1404 Blue Ridge RD	977-8412	edgibson7411@gmail
Mary Murphy	1201 Blue Ridge Rd	434 242-2330	marymurphy@charlottnesville.org

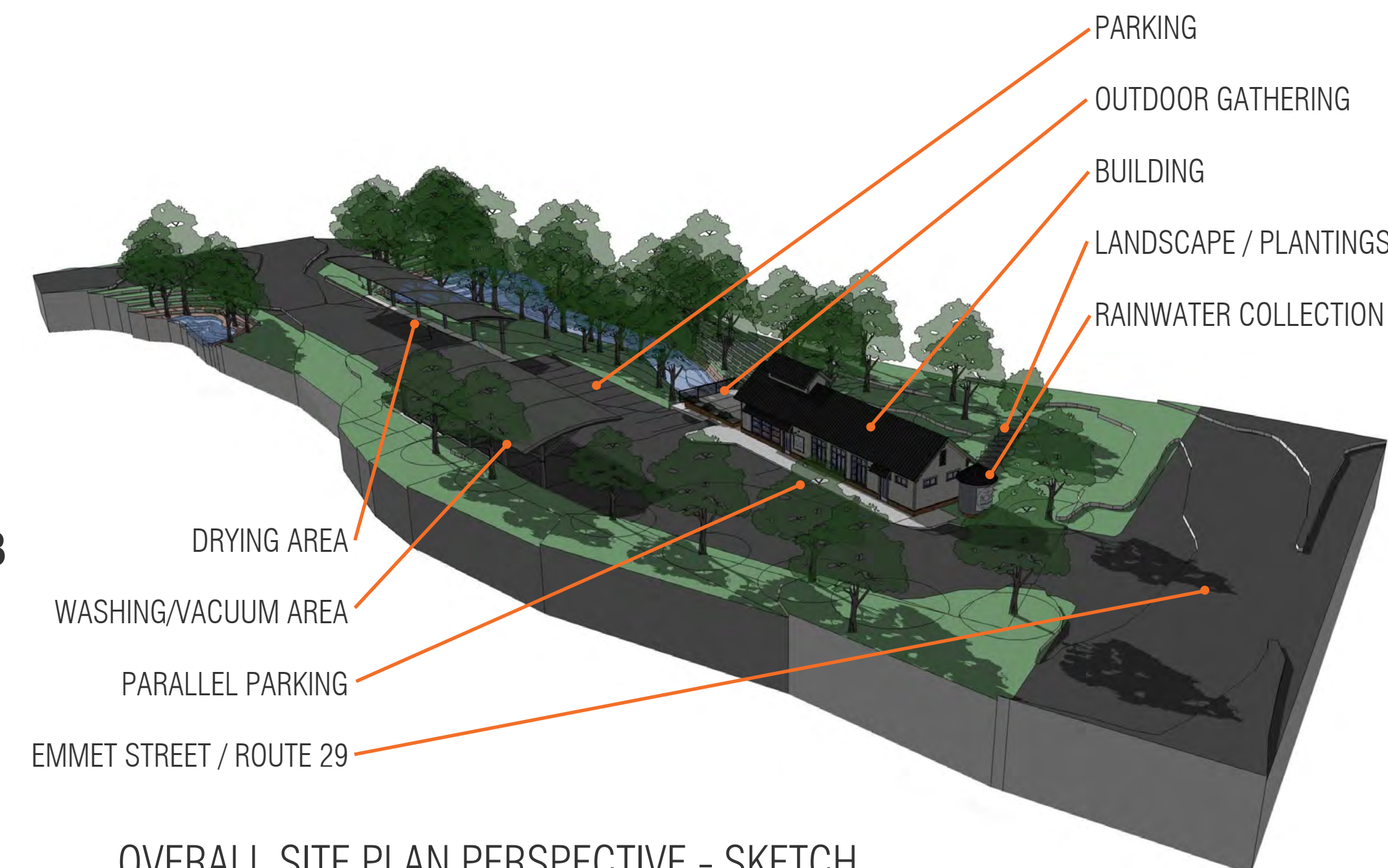
April 18, 2016 (5:30-7:30pm)

Aria Fine Wine / 1200 E. Main St. / 434-242-2330

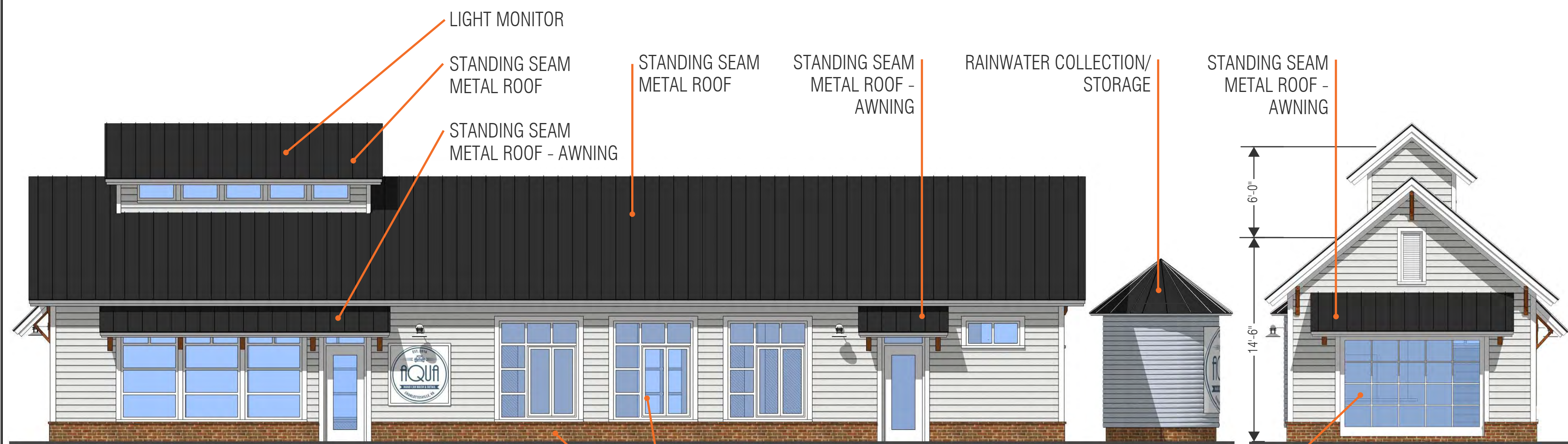


FLOOR PLAN
SCALE: 1/4" = 1'-0"

- KEY:
- | | | |
|---------------------|----------------|------------------|
| 1. RESTROOM | 4. MECHANICAL | 7. STORAGE |
| 2. RESTROOM | 5. OFFICE | 8. SALES COUNTER |
| 3. JANITOR'S CLOSET | 6. CIRCULATION | 9. WAITING AREA |



OVERALL SITE PLAN PERSPECTIVE - SKETCH

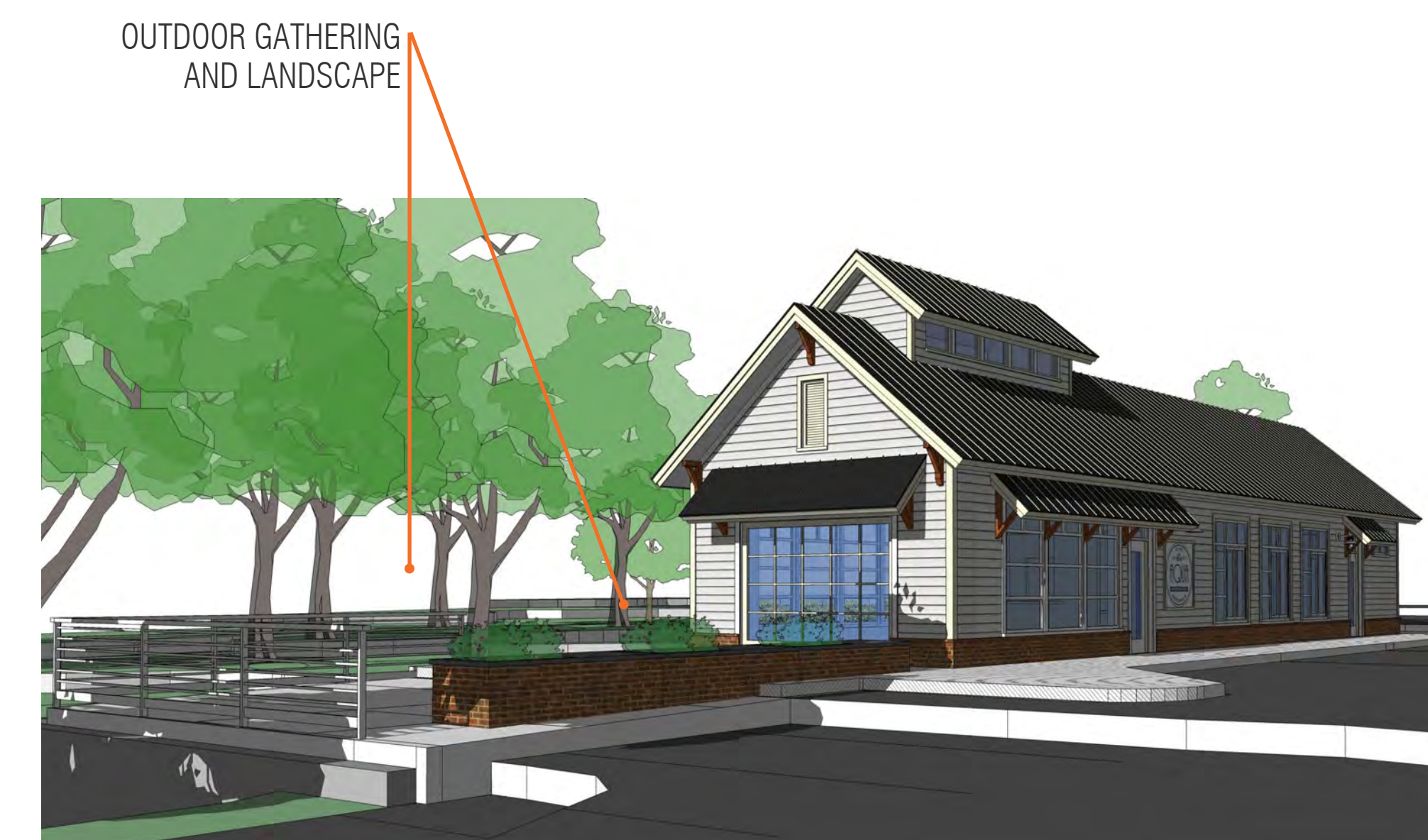


A) NORTH ELEVATION
SCALE: 3/16" = 1'-0"

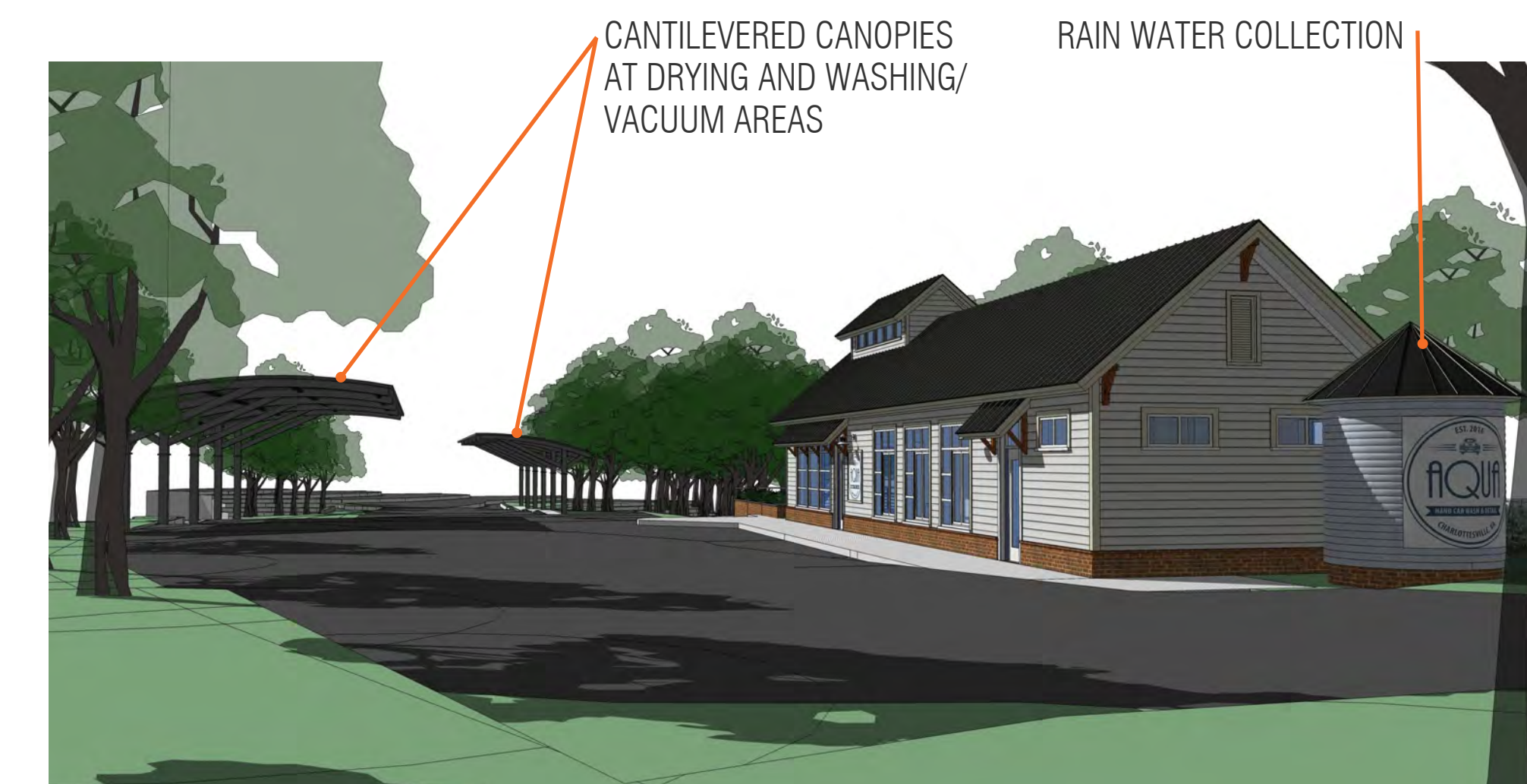
B) EAST ELEVATION
SCALE: 3/16" = 1'-0"

C) SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

D) WEST ELEVATION
SCALE: 3/16" = 1'-0"



PERSPECTIVE VIEW 1 - SKETCH



PERSPECTIVE VIEW 2 - SKETCH

SCHEMATIC DRAWINGS - NOT FOR CONSTRUCTION

DESIGNER:
SHAWN VAN TIEM
14408 BIRNAM WOODS
ROAD
MIDLOTHIAN, VA 23112

PROJECT TITLE
AQUA CAR WASH
AQUA VA, LLC

PROJECT ADDRESS
1300 EMMET STREET
NORTH
CHARLOTTESVILLE, VA
22903

CONSULTANTS



SEAL

REVISIONS
NUMBER DATE DESCRIPTION

PROJECT NUMBER
1601

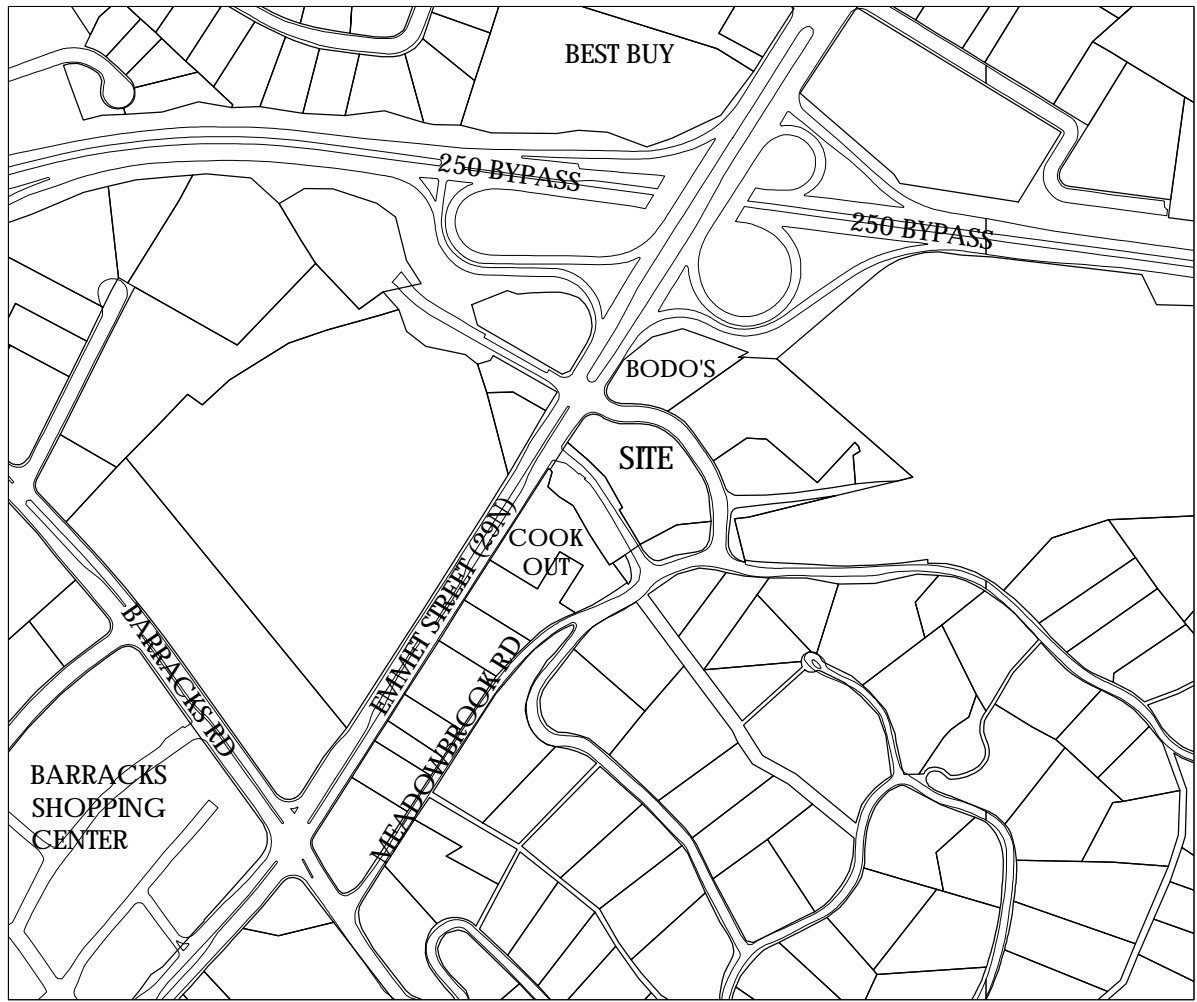
DATE
MARCH 22, 2016

SHEET TITLE
FLOOR PLAN
ELEVATIONS
PERSPECTIVES AND
SITE PLAN DIAGRAM

SHEET NUMBER

A1.0

VICINITY MAP: 1" = 500'



STANDARDS AND SPECIFICATIONS:

- VIRGINIA DEPARTMENT OF TRANSPORTATION (V.D.O.T.) ROAD AND BRIDGE SPECIFICATIONS, DATED 2007.
- VIRGINIA DEPARTMENT OF TRANSPORTATION (V.D.O.T.) ROAD AND BRIDGE STANDARDS, DATED 2008.
- VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, DIVISION OF SOIL AND WATER CONSERVATION, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION, 1992.
- INSTITUTE OF TRANSPORTATION ENGINEERS (ITE MANUAL), TRIP GENERATION, 9TH EDITION.
- VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS, DATED 2009.
- VIRGINIA UNIFORM STATEWIDE BUILDING CODE - CURRENT EDITION.
- CITY OF CHARLOTTESVILLE CONSTRUCTION STANDARDS AND SPECIFICATIONS.

LEGEND:

W — WATER LINE (EX. / PROP.)	BOUNDARY / R.O.W. LINE
WV — WATER VALVE / METER	I.F. IRON PIN FOUND
FHA — FIRE HYDRANT	I.S. IRON PIN SET
YH — YARD HYDRANT	— SETBACK LINE
BOA — BLOW-OFF ASSEMBLY	— EASEMENT LIMITS
S — SANITARY SEWER LINE (EX. / PROP.)	— CENTERLINE
CO — CLEANOUT	— CONTOUR LINE (EX. / PROP.)
MH — MANHOLE	±3.1' ±2.50' — DEGREE / SLOPE DIRECTION
ST — STORM LINE (EX. / PROP.)	479.70' ± — SPOT ELEVATION
DI — STORM INLET	HP — HIGH POINT
YD — YARD DRAIN	LP — LOW POINT
DS — DOWNSPOUT	— DITCH / SWALE
G — GAS LINE (EX. / PROP.)	— WATER COURSE
GV — GAS VALVE / METER	BM — BENCHMARK
OHE — OVERHEAD ELECTRIC (EX. / PROP.)	CG-2 CITY STD. HEADER CURB
UGE — UNDERGROUND ELECTRIC (EX. / PROP.)	CG-6 CITY STD. CURB & GUTTER
PP — POWER POLE	CG-12 CITY STD. HANDICAP RAMP
LP — LIGHT POLE	HC — HANDICAP PARKING SYMBOL
GW — GUY WIRE	DIP — DUCTILE IRON PIPE
EM — ELECTRIC METER	RCP — REINFORCED CONCRETE PIPE
TRANS — TRANSFORMER	CMP — CORRUGATED METAL PIPE
OHT — OVERHEAD COMM. (EX. / PROP.)	PVC — POLYVINYLCHLORIDE PIPE
UGT — UNDERGROUND COMM. (EX. / PROP.)	HDPE — HIGH-DENSITY POLY. PIPE
PEDEST — UTILITY PEDESTAL	VC — VITRIFIED CLAY PIPE
SWM / DWM — SINGLE / DOUBLE WATER METER	FFE — FINISHED FLOOR ELEVATION
GV — GATE VALVE	TBR — TO BE REMOVED
BOA — BLOW OFF ASSEMBLY	TBS — TO BE SAVED

AQUA CAR WASH

PRELIMINARY SITE PLAN

CHARLOTTESVILLE, VIRGINIA

MARCH 22, 2016

APPROVALS:

THE DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES

GENERAL NOTES:

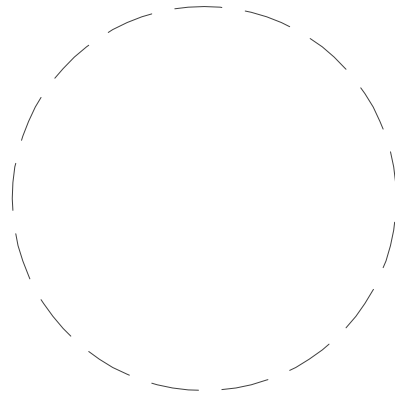
- ALL SITE WORK AND ALL IMPROVEMENTS SHOWN ON THESE PLANS ARE REQUIRED TO BE PERFORMED AND / OR INSTALLED UNLESS SPECIFICALLY ITEMIZED AS "NOT INCLUDED IN CONTRACT" IN THE OWNER / CONTRACTOR AGREEMENT. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND / OR INSTALLING ALL SITE WORK AND IMPROVEMENTS SHOWN ON THESE DRAWINGS, INCLUDING ANCILLARY EFFORTS AND WORK NORMALLY ASSOCIATED WITH SPECIFIED IMPROVEMENTS.
- CALL MISS UTILITY (1-800-552-7001) PRIOR TO ANY LAND DISTURBING ACTIVITY. EXPLORATORY EXCAVATIONS MAY BE NECESSARY TO CONFIRM THE EXISTENCE OR NON-EXISTENCE OF CERTAIN UNDERGROUND FEATURES.
- THE CONTRACTOR SHALL COORDINATE WITH ALL LOCAL AUTHORITIES PRIOR TO COMMENCING THE WORK AND SCHEDULE / ATTEND ALL REQUIRED PRE-CONSTRUCTION MEETINGS. THE CONTRACTOR SHALL CONFIRM THAT ALL BONDS HAVE BEEN POSTED AND PULL ALL PERMITS. THE CONTRACTOR SHALL MAINTAIN THE PERMITS AND AN APPROVED SET OF THESE WORKING DRAWINGS AND PROJECT SPECIFICATIONS ON-SITE AT ALL TIMES.
- THE CONTRACTOR SHALL ENSURE THAT HIS / HER WORK IS PROPERLY COORDINATED WITH THAT OF THE OTHER TRADES ON-SITE.
- UNEXPECTED SITE CONDITIONS MAY ARISE DURING CONSTRUCTION THAT REQUIRE A DEVIATION FROM THESE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONDITIONS THAT CONFLICT WITH THE PROPER EXECUTION OF THESE PLANS. THE ENGINEER SHALL DETERMINE THE NATURE AND DEGREE OF CHANGES NECESSARY, AND THE CONTRACTOR SHALL PROVIDE A COST FOR SAID CHANGES. NO CHANGES ARE TO BE MADE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
- CONTACT ENGINEER IF THERE ARE QUESTIONS REGARDING THE LAYOUT OF THE WORK. BECAUSE ARCHITECTURAL DESIGN MANY TIMES CONTINUES AFTER SITE PLAN APPROVAL, STRUCTURAL INFORMATION REFLECTED ON THESE DRAWINGS MAY NOT REPRESENT FINAL ARCHITECTURAL DIMENSIONS. PRIOR TO TAKEOUT OF ANY STRUCTURES, SURVEYOR AND / OR CONTRACTOR SHALL OBTAIN FINAL ARCHITECTURAL DRAWINGS AND CONSULT WITH ENGINEER REGARDING EXACT PLACEMENT OF BUILDINGS ON SITE.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND FEATURES REPRESENTED ON THESE PLANS TO THE BEST OF HIS / HER ABILITY. THE CONTRACTOR SHALL ALSO VERIFY, BY STAKEOUT, THE RELATIONSHIP OF ALL MAJOR SITE IMPROVEMENTS TO EXISTING SITE CONDITIONS AND FEATURES AND NOTIFY ENGINEER OF ANY DISCREPANCIES, ERRORS AND OMISSIONS BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR SITE CONDITIONS, THE SAFETY OF HIS / HER WORKERS AND THOSE ASSISTING HIM / HER WITH SUPPLYING OR EXECUTING THE WORK, AND THE SECURITY OF PROPERTY HE / SHE IS STORING ON-SITE. THE CONTRACTOR IS NOT LIABLE FOR THE SAFETY OF THOSE WITHIN THE BUILDINGS OR WORKING ON THE BUILDINGS. NOR IS HE / SHE RESPONSIBLE FOR SECURING THE PROPERTY OF THE BUILDING CONTRACTOR OR THEIR ASSOCIATED TRADES. HOWEVER, CONTRACTOR IS REQUIRED TO MAINTAIN A CLEAN, ORGANIZED AND SAFE SITE, AND IS THE FINAL AUTHORITY AS TO THE LOCATION, PLACEMENT OR STORAGE OF ANY AND ALL MATERIALS, EQUIPMENT, VEHICLES AND TEMPORARY STRUCTURES USED DURING CONSTRUCTION. NEITHER THE OWNER NOR ENGINEER SHALL BE HELD RESPONSIBLE FOR THEFT, DAMAGE OR INJURY ON-SITE DURING CONSTRUCTION UNLESS IT IS DUE TO THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- THE CONTRACTOR SHALL DETERMINE THE LIMITS OF CONSTRUCTION AND DEMARCATATE THEM CLEARLY PRIOR TO COMMENCING GRADING OF THE SITE. ALSO, THE CONTRACTOR SHALL INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES THAT CAN LOGISTICALLY BE PLACED BEFORE GRADING COMMENCES.
- DURING THE INSTALLATION OF UTILITIES TO SUPPORT THE PROJECT, THE CONTRACTOR SHALL MAINTAIN SERVICE TO NEIGHBORING PROPERTIES. DAMAGE TO LINES OR INTERRUPTIONS OF SERVICE SHALL BE IMMEDIATELY REPORTED TO THE SERVICE PROVIDER AND ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REPAIR AND RESTORATION OF SERVICE.
- ALL EXISTING IMPROVEMENTS ADJACENT TO THE PROPERTY, SUCH AS ROADWAYS, SHALL BE PROTECTED FROM DAMAGE DUE TO THE EXECUTION OF THE WORK. ALL REPAIR MADE NECESSARY BY THE CONTRACTOR OR THOSE ASSISTING HIM / HER IN THE EXECUTION OF THE WORK SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL MEASURES WITH CITY INSPECTORS PRIOR TO OR AS PART OF THE REQUIRED PRE-CONSTRUCTION CONFERENCE.
- ALL UNSUITABLE SOIL MATERIAL SHALL BE STOCKPILED AND ITS DISPOSITION DETERMINED BY THE OWNER WHILE THE EARTHWORK ASPECT OF THE SITE WORK IS STILL UNDERWAY.
- ALL SPRINGS SHALL BE CAPPED AND PIPED TO THE NEAREST DRAINAGEWAY OR DIRECTED TO A STORM SEWERAGE STRUCTURE.
- EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND INASMUCH AS IS POSSIBLE SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION. THE CONTRACTOR SHALL NOT BE RELEASED FROM RESPONSIBILITY FOR STABILIZATION OF THE PROPERTY UNTIL THE LOCAL AUTHORITY OR AGENT ISSUES FINAL APPROVAL AND AUTHORIZES DECOMMISSIONING OF EROSION CONTROL MEASURES.
- ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED. ALL SLOPES GREATER THAN 3:1 SHALL BE MATTED WITH CITY EC-2 SLOPE STABILIZATION MAT.
- PAVED, RIP-RAP OR STABILIZATION MAT-LINED DITCHES MAY BE REQUIRED WHEN, IN THE OPINION OF THE CITY AGENT, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
- ALL PAVING AND DRAINAGE-RELATED MATERIALS AND CONSTRUCTION SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF CITY UNLESS OTHERWISE NOTED. ALL MATERIALS TO BE USED IN STABILIZATION SHALL ALSO BE APPROVED BY ENGINEER.
- FOR SPECIFICS REGARDING ASPHALT AND CONCRETE PAVING REFER TO DETAILS.
- FOR SPECIFICS REGARDING SPECIALTY PAVING REFER TO DETAILS.
- ALL PARKING SPACES MARKED "HC" ARE TO BE DESIGNATED FOR HANDICAP PARKING VIA THE USE OF SIGNS AND PAINT SYMBOLS. THEY ARE TO BE 8' X 18' AND ADJACENT TO A 5' X 18' PAINT-OUT AISLE. ALL VAN ACCESSIBLE SPACES SHALL BE 8' X 18' AND ADJACENT TO 8' X 18' PAINT-OUT AISLE.
- 42" SAFETY/GUARD RAILING TO BE PROVIDED FOR ALL WALLS HIGHER THAN 30".
- LOADING AND DUMPSTER AREAS SHALL BE ACCESSIBLE AT ALL TIMES AND ARE NOT TO BE LOCATED BEHIND ANY PARKING SPACES.
- STANDARD PARKING STALLS SHALL BE 8.5' X 18'. COMPACT CAR PARKING STALLS SHALL BE 8' X 16' AND DESIGNATED AS SUCH ON SITE PER CODE.
- PARKING AREAS ARE NOT TO EXCEED 5% GRADE IN ANY DIRECTION. HC PARKING SPACES AND ACCESS AISLES ARE NOT TO EXCEED 2% IN ANY DIRECTION.
- DUMPSTER PADS TO BE 18' X 21'.
- SIDEWALKS TO BE A MINIMUM WIDTH OF 5', EXCLUDING CURB, WITH A 4" CONCRETE SURFACE (3000 PSI AT 28 DAYS, OR STRONGER), 4" 21-A STONE BASE, WITH UNDERDRAINS (UD-4, ETC.) PER CITY/CITY STANDARDS.
- ALL STORM SEWERAGE SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS 3 UNLESS OTHERWISE NOTED. ALL HDPE PIPE SHALL BE ADS N-12 OR EQUAL. PIPE BEDDING SHALL BE IN ACCORDANCE WITH VDOT STD. PB-1 DETAIL/SPECIFICATIONS. ALL PVC CONDUIT SHALL BE SCHEDULE 40.
- ALL ROOF DRAINS, UNLESS OTHERWISE NOTED, ARE TO BE DIRECTED TO PROPOSED PAVED SURFACES SO THAT RUN-OFF CAN BE DIRECTED TO STORMWATER QUALITY FEATURES PRIOR TO ENTRY INTO THE PROPOSED STORM SEWERAGE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR TYING ALL ROOF LEADERS INTO A MEANS OF TRANSITION INTO THE SITE STORM SEWERAGE PROGRAM.
- ALL WATERLINE IS TO BE CLASS 52 D.I.P UNLESS OTHERWISE SPECIFIED. ALL WATER SERVICE LATERALS TO BE TYPE 'K' COPPER TUBING.
- ALL SANITARY SEWER LATERALS TO BE OF SCHEDULE 40 PVC AS A MINIMUM.
- ALL WATER AND SANITARY FACILITIES TO BE CONSTRUCTED TO CITY OF CHARLOTTESVILLE STANDARDS AND SPECIFICATIONS.
- CONTRACTOR RESPONSIBLE TO PROVIDE ADEQUATE PEDESTRIAN BARRIERS & CIRCULATION DURING CONSTRUCTION. FOLLOW CHARLOTTESVILLE'S "PUBLIC WAY DURING CONSTRUCTION POLICY" STANDARDS.
- ALL SIGNING AND PAVEMENT MARKINGS SHOULD BE SHOWN ON THE PLANS AND SHALL BE CONSISTENT WITH THE MUTCD.
- 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.

SHEET INDEX:

SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS
C1.10	DEMOLITION PLAN
C1.20	PRELIMINARY SITE PLAN
C1.30	PRELIMINARY LANDSCAPE PLAN
C2.00	DETAILS
C3.00	LIGHTING PLAN

waterstreetstudio

landscape architecture | civil engineering
418 E Main Street 434.295.8177 Charlottesville, VA 22902



professional seal

AGF
project manager
AGF
ER
project team

PROJECT DATA:

PROPERTY OWNER:	HUMPHREY J ELLIOTT, JR. 5 RIVER FALLS COURT POTOMAC, MD 20854 CONTACT: KATHLEEN WHATLEY																				
DEVELOPER:	AQUA VA, LLC 115 GREENWICH COURT CHARLOTTESVILLE, VIRGINIA 22902 CONTACT: JEFF KAMRATH																				
TAX MAP / PARCEL:	T.M.P. 40-4F																				
PROPERTY ADDRESS:	1300 EMMET STREET N.																				
PROPERTY SIZE:	0.719 ACRES																				
CURRENT ZONING:	URB - URBAN CORRIDOR W/ ENTRANCE CORRIDOR OVERLAY																				
EXISTING USE:	RESTAURANT																				
PROPOSED USE:	HAND CAR WASH																				
PROFFERS:	N/A																				
WAIVERS / VARIANCE REQUEST:	SPECIAL USE PERMIT FOR CAR WASH																				
SURVEY SOURCES:	BOUNDARY & TOPOGRAPHIC: LINCOLN SURVEYING (434) 974-1417																				
DATUM:	HORIZONTAL DATUM IS BASED ON NAD83. THE VERTICAL DATUM IS BASED ON NAVD88.																				
BENCHMARK:	NAIL AND FLASHER (T-3) SET IN MIDDLE OF PARKING LOT; ELEV. 436.13																				
MISS UTILITY TICKET NUMBER:	A6000601577-00A, 01/06/2015																				
FLOODPLAIN:	A PORTION OF THIS PROPERTY (INCLUDING IMPROVEMENTS) LIES IN THE AREAS DESIGNATED AS ZONE X (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE AE (AREAS DETERMINED TO BE WITHIN THE 1.0% ANNUAL CHANCE FLOODPLAIN), AND ZONE AEISPECBIC FLOODWAY AREA WITH ZONE AREAS SHOWN ON MAPS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NO. 510033 286 D.																				
SITE STATISTICS:	AREA OF LAND DISTURBANCE = 5,593 SF PRE DEVELOPMENT IMPERVIOUS AREA = 19,145 SF POST DEVELOPMENT IMPERVIOUS AREA = 18,277 SF																				
LAND USE BREAKDOWN:	<table><tr><th>LAND-USE BUILDINGS:</th><th>SF</th><th>AC</th><th>%</th></tr><tr><td></td><td>1,105</td><td>0.025</td><td>4%</td></tr><tr><th>PAVED AREA:</th><td>17,172</td><td>0.394</td><td>55%</td></tr><tr><th>PERVIOUS/OPEN AREA:</th><td>13,041</td><td>0.299</td><td>42%</td></tr><tr><th>TOTAL SITE ACREAGE:</th><td>31,318</td><td>0.719</td><td>100%</td></tr></table>	LAND-USE BUILDINGS:	SF	AC	%		1,105	0.025	4%	PAVED AREA:	17,172	0.394	55%	PERVIOUS/OPEN AREA:	13,041	0.299	42%	TOTAL SITE ACREAGE:	31,318	0.719	100%
LAND-USE BUILDINGS:	SF	AC	%																		
	1,105	0.025	4%																		
PAVED AREA:	17,172	0.394	55%																		
PERVIOUS/OPEN AREA:	13,041	0.299	42%																		
TOTAL SITE ACREAGE:	31,318	0.719	100%																		
BUILDING HEIGHT:	20' PROPOSED, 60' ALLOWABLE																				
NUMBER OF UNITS:	NO RESIDENTIAL UNITS PROPOSED																				
DENSITY:	NA																				
SETBACKS:	PRIMARY STREET FRONTAGE: 5' MINIMUM REQUIRED; 30' MAXIMUM REQUIRED SIDE AND REAR, ADJACENT TO ANY LOW DENSITY RESIDENTIAL: 10' MINIMUM SIDE AND REAR, ADJACENT TO ANY OTHER ZONING DISTRICT: NONE REQUIRED																				
PARKING:	1.5 SPACES PER BAY, PLUS 1 SPACE PER EMPLOYEE ON LARGEST SHIFT 4 BAYS X 1.5 SPACE/BAY + 9 EMPLOYEE SPACES = 15 PARKING SPACES REQUIRED 15 PARKING SPACES PROVIDED																				

ITE TRIP GENERATION:

LAND USE CODE 947: SELF SERVICE CAR WASH W/ 4 BAYS (DATA SET LIMITED)				
DAY	WEEKDAY	WEEKDAY	SATURDAY	SUNDAY
	ESTIMATE (NO DATA)	PEAK HOUR GEN.	ESTIMATE (NO DATA)	ESTIMATE (NO DATA)
TRIP GENERATION RATE	15 VPD/BAY	6.54 VPH/BAY	20.60 VPD/BAY	30 VPD/BAY
TOTAL	60 VPD	22 VPH	83 VPD	120 VPD

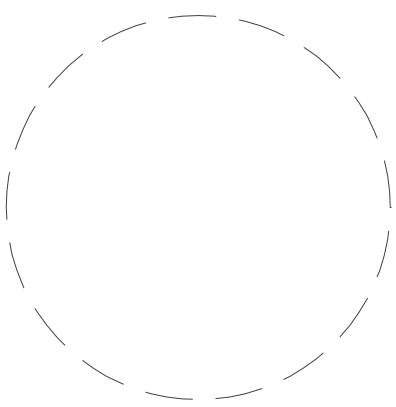
revisions

COVER SHEET

sheet title

C0.00

sheet number



professional seal

AGF
project manager
AGF
ER
project team



AQUA CAR WASH

project name
AQUA CAR WASH
AQUA VA, LLC
client
115 GREENWICH COURT
CHARLOTTESVILLE, VA 22902
project address

project number

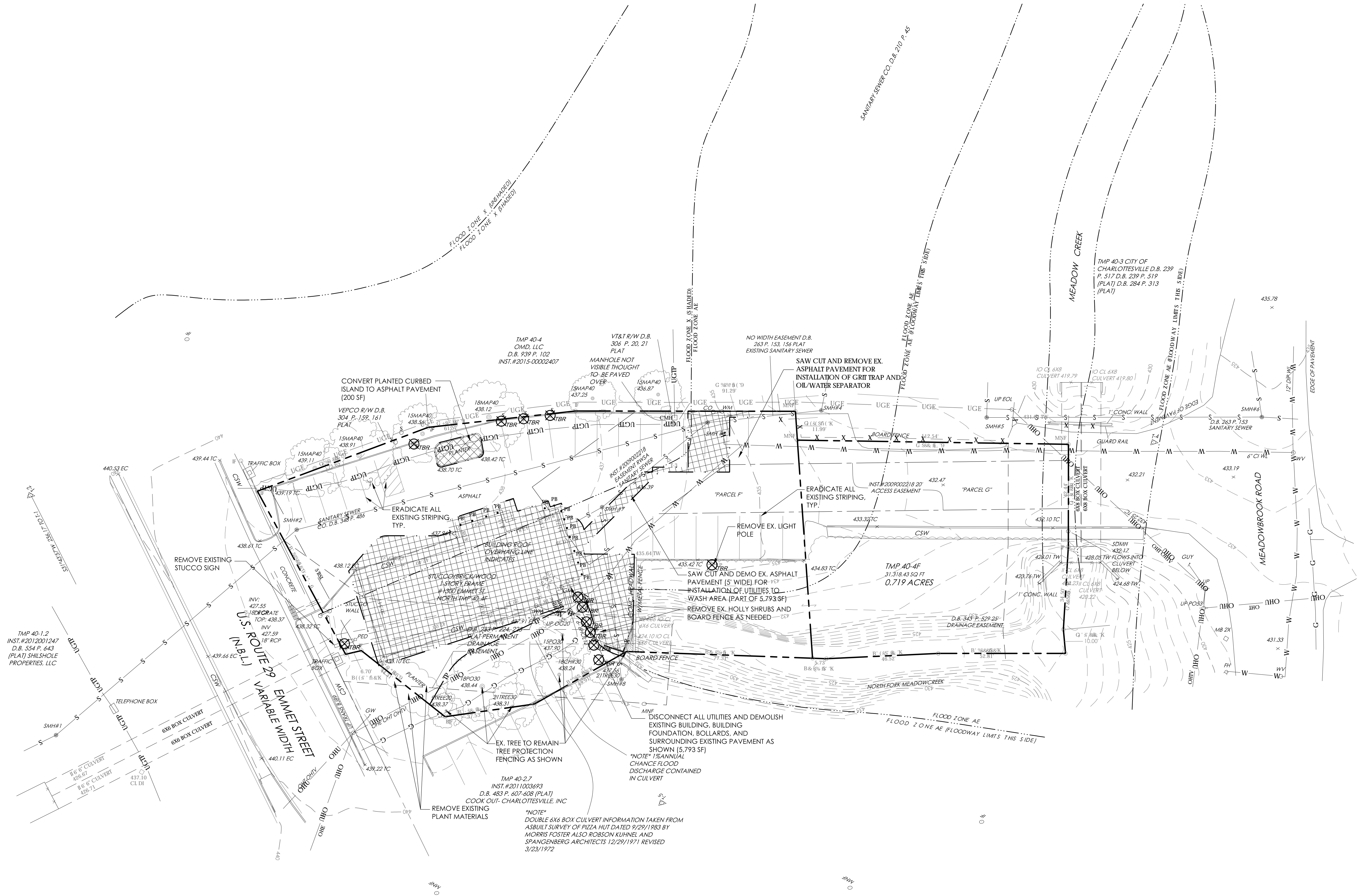
INITIAL SITE PLAN
project phase

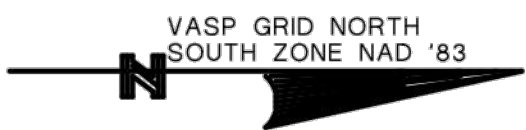
MARCH 22, 2016
issue date

revisions

DEMOLITION PLAN
sheet title

C1.10
sheet number





TITLE REFERENCES:

TMP 40-4F
HUMPHREY J. ELLIOTT JR. AND
KATHLEEN WHATLEY
D.B. 503 P. 810, 815 PLAT
D.B. 328 P. 530
D.B. 305 P. 407 (PLAT)
D.B. 312 P. 22 (PLAT)
STREET CLOSINGS BOOK 1 P. 45
W.B. 27 P. 827
INST. # 2009002218 RWSA
D.B. 348 P. 486
D.B. 306 P. 20 VA TELE AND TELE
D.B. 304 P. 159 VEPCO
D.B. 302 P. 114 VEPCO
D.B. 263 P. 153
D.B. 233 P. 224
D.B. 233 P. 219

LEGEND:

BIF = BENT IRON FOUND
CONC = CONCRETE
CMH = COMMUNICATIONS MANHOLE
CHR = CHERRY TREE
CSW = CONCRETE SIDE WALK
DI = DROP INLET
DIP = DUCTILE IRON PIPE
EO = EDGE OF CONCRETE
FF = FINISH FLOOR
FH = FIRE HYDRANT
GM = GAS METER
HOL = HOLLY TREE
II = INVERT IN
IO = INVERT OUT
IF = IRON FOUND
INV = INVERT
LP = LIGHT POLE
MAP = MAPLE TREE
MNF = MAG NAIL FOUND
NBL = NORTH BOUND LANE
OHE = OVERHEAD ELECTRIC LINE
OHT = OVERHEAD TELEPHONE LINE
OHTV = OVERHEAD TV CABLE LINE
PB = PIPE BOLLARD
PO = POPLAR TREE
PVC = POLYVINYL CHLORIDE PIPE
RCP = REINFORCED CONCRETE PIPE
S = SIGN
SDMH = STORM DRAIN MANHOLE
SMH = SANITARY SEWER MANHOLE
T = TOP OF CURB
TW = TOP OF WALL
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE
+480.50 = SPOT ELEVATION
MB = MAILBOX
? = UNKNOWN DIRECTION OR DIMENSION
X = FENCE
G = GASLINE
S = SANITARY SEWER LINE
T = TELEPHONE LINE (UNDERGROUND)
W = WATERLINE
E = ELECTRIC LINE
= WOODLINE

SANITARY SCHEDULE

SMH #1
TOP: 438.26
INV IN: 426.66
INV OUT: 426.66

SMH #2
TOP: 438.71
INV IN: 425.36
INV OUT: 425.36

SMH #3
TOP: 435.38
INV IN: 422.52 30" DIP FROM SMH #7
INV IN: ? FROM SMH #2
INV OUT: 420.15 30" DIP TO SMH #4

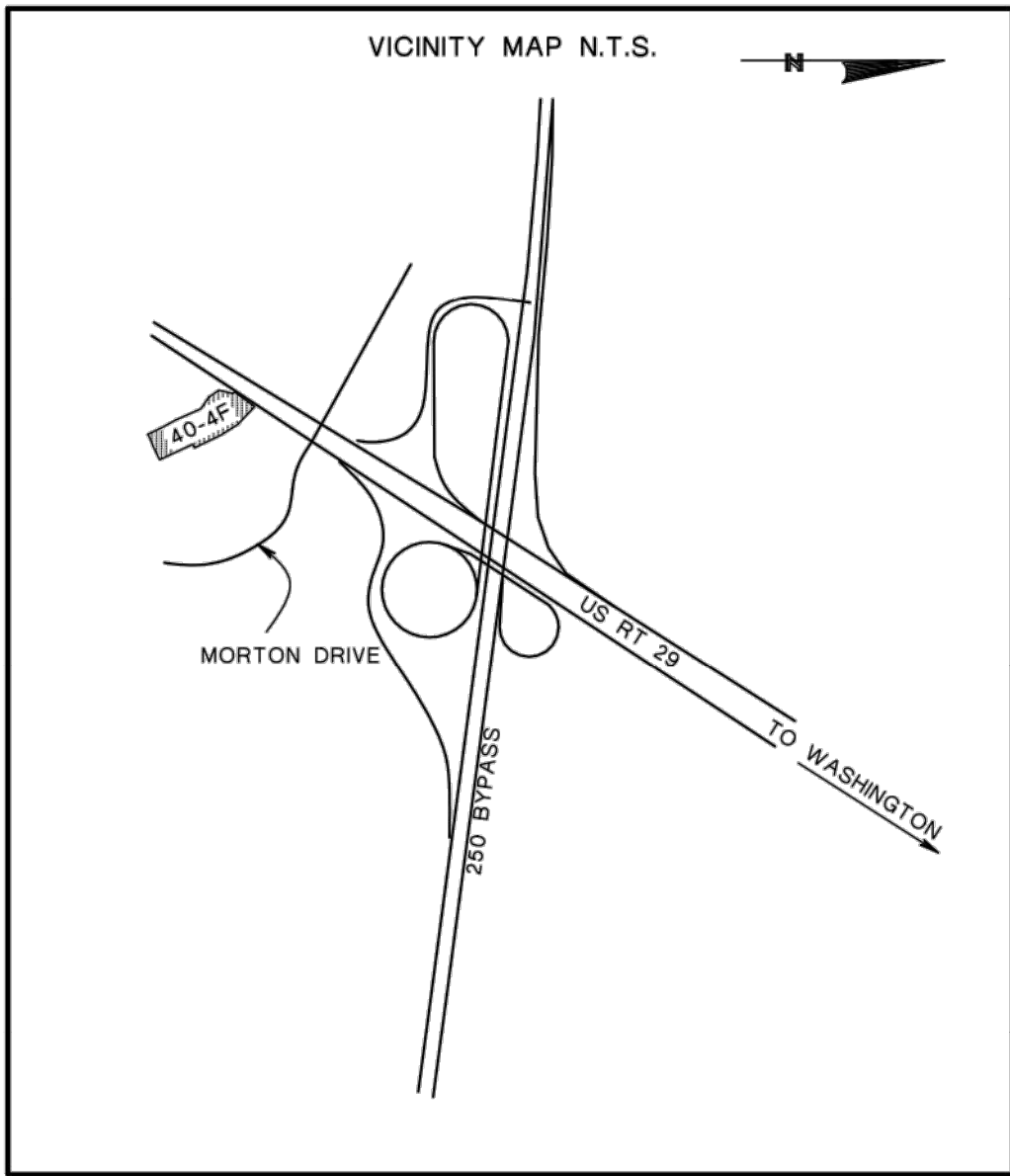
SMH #4
TOP: 432.77
INV IN: 420.80 30" DIP FROM SMH #3
INV OUT: 419.66 30" DIP TO EAST

SMH #5
TOP: 431.40
INV IN: 423.34 10" DIP FROM SMH #6
INV IN: 427.09 10" DIP FROM SMH #6
INV OUT: 422.40 12" DIP TO EAST

SMH #6
TOP: 434.39
INV IN: 430.67 8" VCP FROM SOUTH
INV IN: 428.75 8" VCP FROM EAST
INV OUT: 428.39 10" VCP TO SMH #5

SMH #7
TOP: 436.64
INV IN: 427.64 4" PVC FROM BUILDING
INV IN: 430.45 18" DIP FROM SMH #8 (DROP)
INV IN: 426.24 18" DIP FROM SMH #8 (DROP)
INV OUT: 424.70 30" DIP TO SMH #3

SMH #8
TOP: 437.54
INV IN: 430.86 FROM WEST
INV OUT: 430.76 18" DIP TO SMH #7



NOTE
DOUBLE 6X6 BOX CULVERT INFORMATION TAKEN FROM
ASBUILT SURVEY OF PIZZA HUT DATED 9/29/1983
BY MORRIS FOSTER
ALSO
ROBSON KUNNEL AND SPANGENBERG ARCHITECTS
12/29/1971 REVISED 3/23/1972

NOTE
1% ANNUAL CHANCE
FLOOD DISCHARGE
CONTAINED IN CULVERT

TMP 40-27
COOK OUT- CHARLOTTESVILLE, INC
INST. #2011003693
D.B. 483 P. 607-608 (PLAT)

TMP 40-4F
0.719 ACRES
31,318.43 SQ. FT.

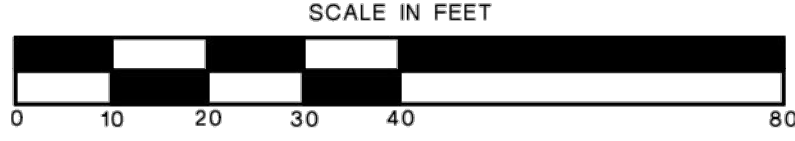
TMP 40-4
OMD, LLC
D.B. 939 P. 102
INST. #2015-00002407

MANHOLE
NOT VISIBLE
THOUGHT TO
BE PAVED OVER

VT&T R/W
D.B. 306 P. 20, 21 PLAT

EXISTING SANITARY SEWER
EASEMENT
D.B. 263 P. 153, 156 PLAT
NO WIDTH

TMP 40-3
CITY OF CHARLOTTESVILLE
D.B. 239 P. 517
D.B. 239 P. 519 (PLAT)
D.B. 284 P. 313 (PLAT)



SITE BENCHMARKS

T-1 NORTH 3907809.48400 EAST 11483736.16600 ELEV 440.61
T-2 NORTH 3908010.33400 EAST 11483860.37200 ELEV 439.78
T-3 NORTH 3907792.12800 EAST 11484010.76400 ELEV 436.13
T-4 NORTH 3907623.64900 EAST 11484121.88900 ELEV 432.51

TMP 40-12
SHILSHOLE PROPERTIES, LLC
INST. #2012001247
D.B. 554 P. 643 (PLAT)

THIS SURVEY WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE REPORT.

THE FOLLOWING MISS UTILITY TICKET WAS USED IN
THE PREPARATION OF THIS TOPOGRAPHIC SURVEY:

A600601577-00A DATED 1/06/15

THIS TOPOGRAPHIC MAP WAS PREPARED FOR:
AQUA VA, LLC

TMP 40-4F IS ZONDED: URB (URBAN CORRIDOR)

SOME EASEMENTS OTHER THAN THOSE SHOWN
HEREON MAY EXIST.

THIS TOPOGRAPHIC SURVEY OF THE
TAX MAP 40 PARCEL 4F
WAS COMPLETED UNDER THE
DIRECT AND RESPONSIBLE CHARGE OF THOMAS B.
LINCOLN FROM AN ACTUAL GROUND SURVEY
MADE UNDER MY SUPERVISION. THAT THE IMAGERY
AND/OR ORIGINAL DATA WAS OBTAINED ON
JANUARY 15, 2016, AND THAT THIS PLAT, MAP, OR
DIGITAL GEOSPATIAL DATA INCLUDING METADATA
MEETS MINIMUM ACCURACY STANDARDS UNLESS
OTHERWISE NOTED.

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP, TO THE
BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS
CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES
AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE
BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND
SURVEYORS, CERTIFIED LANDSCAPE ARCHITECTS AND
INTERIOR DESIGNERS. I ALSO CERTIFY THAT THE
BOUNDARY SHOWN HEREON IS BASED ON A CURRENT
FIELD SURVEY.

NOTE: THE LOCATION OF EXISTING UNDERGROUND UTILITIES
IS SHOWN IN AN APPROXIMATE WAY ONLY. UTILITIES ARE
LOCATED USING UTILITY COMPANY LOCATIONS, CITY/COUNTY
UTILITY MAPS, AND FIELD VERIFICATION. THE CONTRACTOR
SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING
UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE
FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT
BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND
PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

FLOOD ZONE DESIGNATIONS:

A PORTION OF THIS PROPERTY (INCLUDING IMPROVEMENTS) LIES IN
AREAS DESIGNATED AS:

ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN)
ZONE X (SHADED) (AREAS DETERMINED TO BE WITHIN THE 0.2%
ANNUAL CHANCE FLOODPLAIN)
ZONE AE (AREAS DETERMINED TO BE WITHIN THE 1.0% ANNUAL
CHANCE FLOODPLAIN)
ZONE AE (SPECIFIC FLOODWAY AREA WITHIN ZONE AE)

AS SHOWN ON MAPS BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, COMMUNITY PANEL NO. 510033 0286 D
DATED: FEBRUARY 4, 2005

APPROXIMATE FLOOD ZONES GRAPHICALLY TRACED FROM ABOVE MAP

LINCOLN
SURVEYING

Innovation. Integrity. Vision.
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VIRGINIA 22901
OFFICE: 434-974-1417
FAX: 434-974-1776
www.lincolnsurveying.com



TOPOGRAPHIC SURVEY OF
TAX MAP 40 PARCEL 4F
1300 EMMET STREET NORTH
CHARLOTTESVILLE, VIRGINIA

DATE: JANUARY 15, 2016

SCALE: 1" = 20'
CONTOUR INTERVAL: 1'
NAVD '88 VERTICAL DATUM
SHEET 10F 1

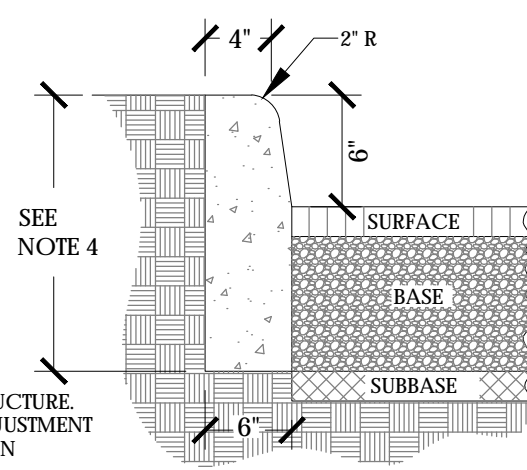
TM DATA\ 115007000_TS_16015.PRO

115-0070-00

MUTCD R7-8
(VA)

NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS #3 IF CAST IN PLACE.
4000 PSI STRENGTH.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAID FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (15" DEPTH) OR INCREASED AS MUCH AS 3" (21" DEPTH) IN ORDER THAT THE BOTTOM OF CURB WILL CONFORM TO THE PROFILE OF A CURB OR TO THE PROFILE OF A SUBSTRUCTURE. OTHERWISE THE DEPTH IS TO BE 18" AS SHOWN. NO ADJUSTMENT IN THE PRICE IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. THIS CURB IS TO BE USED WHEN DESIGN SPEED IS 40 MPH OR LESS ON RURAL HIGHWAYS AND 45 MPH OR LESS IN DEVELOPED URBAN AND SUBURBAN AREAS. IF THESE DESIGN SPEEDS ARE EXCEEDED STANDARD CURB SHALL BE USED.
- SEE NOTE 4



SEE

INSTRUMENT

2" VDOT SM 9.5A
ASPHALT WEARING COURSE

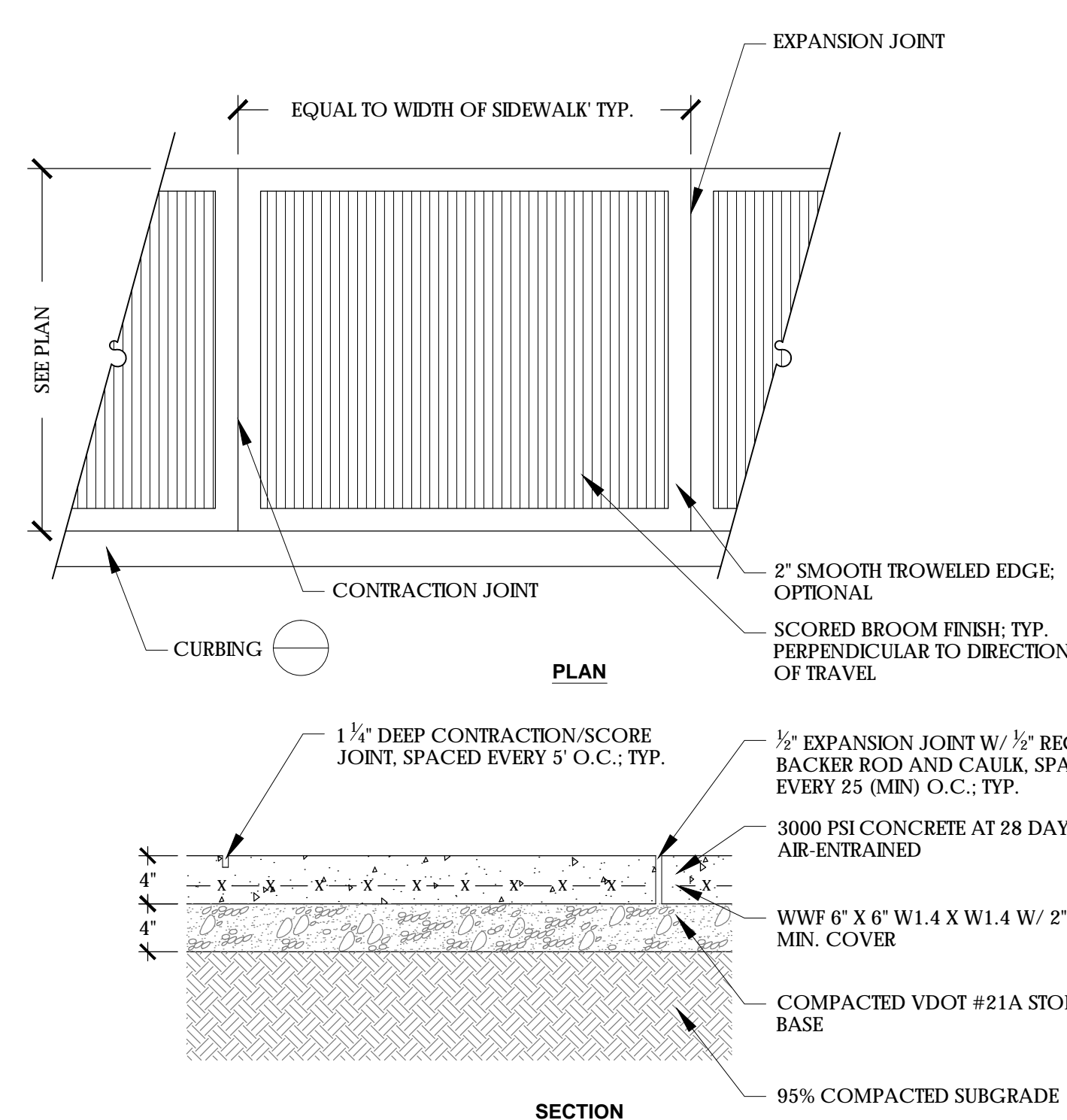
8" COMPACTED VDOT 21A STONE BASE

COMPACTED SUBGRADE

NOTES:

1. METAL POST SHALL BE GALVANIZED OR BAKED ENAMEL, HIGH STRENGTH U-CHANNEL. POST SHALL HAVE 3/8" DIA. PRE-DRILLED HOLES THAT ARE 1" ON CENTER FOR MOUNTING SIGNS. BAKED ENAMEL POST COLOR SHALL BE BLACK.
2. ALL BOLTS, NUTS, WASHERS, & SCREWS SHALL BE GALVANIZED.
3. SIGNS SHALL BE FABRICATED BY USING A REFLECTIVE COATING IN THE SYMBOL, MESSAGE, AND BORDERS APPLIED TO A SHEET ALUMINUM BACKING (.080") IN THICKNESS.
4. MESSAGE LETTERING SHALL BE UPPER CASE (WHITE SERIES B) IN ACCORDANCE WITH MUTCD.
5. THE SYMBOL IS COMPOSED OF TWO ELEMENTS. A WHITE WHEELCHAIR FIGURE (WHICH ALWAYS FACES RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595A, COLOR #15180).
6. SIGN POST SHALL HAVE MIN. 6" CLEARANCE FROM BACK OF CURB AND PLACED AS SHOWN ON PLANS.
7. ANY SIGNS MOUNTED TO ONE POST SHALL BE SPACED 2' APART.

5 CONCRETE SIDEWALK/TERRACE
SCALE : NTS



professional seal

AGF

project manage

AGE

ER

project team



AQUA CAR WASH

project name

AQUA CAR WASH

AQUA VA LLC

client

115 GREENWICH COURT

CHARLOTTESVILLE VA 22902

CHARLOTTE
project address

project number

INITIAL SITE PLAN

project phase

MARCH 22, 2016

issue date

revisions:

PRELIMINARY SITE

PLANT

FLAT

sheet title

C1.20

sheet number

LANDSCAPE CALCULATIONS

SEC. 34-869 - TREE COVER

REQUIREMENTS:
-20 YEAR MINIMUM TREE CANOPY - 10% GROSS AREA OF DEVELOPMENT
ZONING: URB

CALCULATIONS:
-AREA OF DEVELOPMENT: 31,320 S.F. (0.719ACRES)
-CANOPY REQUIRED: 3,132 S.F. (10%, 0.072 ACRES)
-CANOPY PROVIDED: 4,989 S.F. (15.9%, 0.11 ACRES)

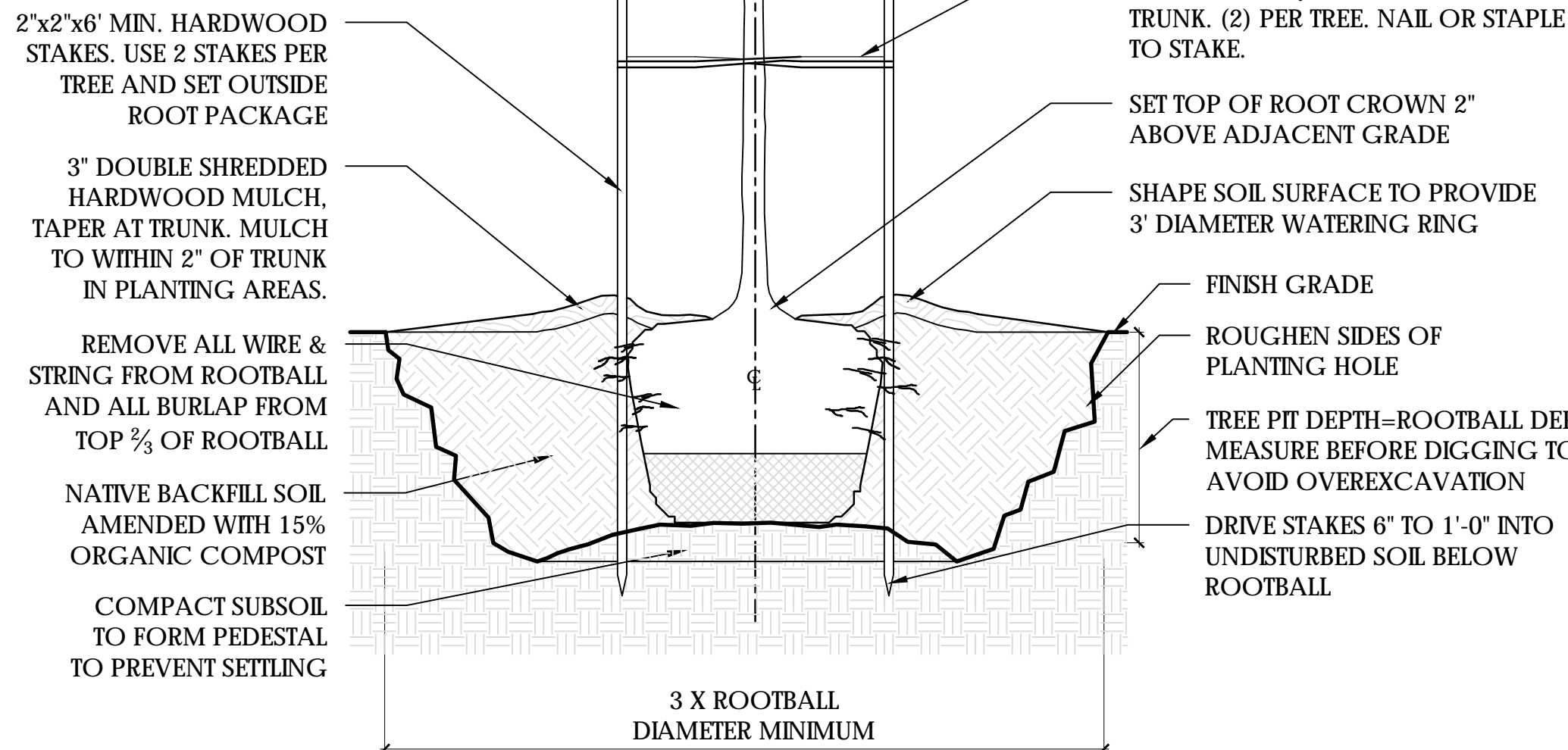
SEC. 34-870 - STREETSCAPE TREES

REQUIREMENTS:
-ONE (1) LARGE TREE PER FIFTEEN (40) FEET OF ROAD FRONTAGE

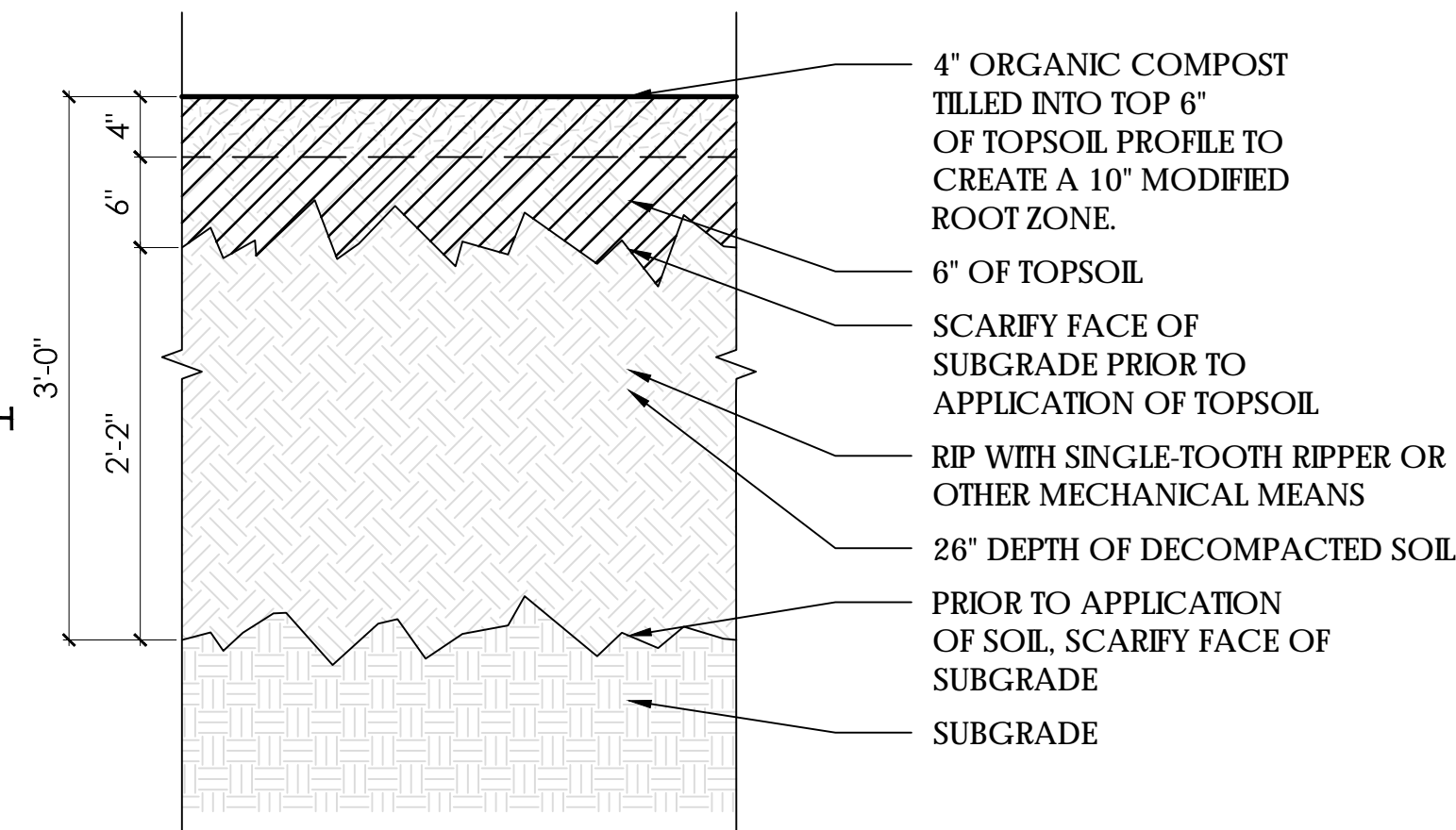
EMMET STREET CALCULATIONS:
-ROAD FRONTAGE: 76'
-TREES REQUIRED: 2 LARGE TREES
-TREES PROVIDED: 2 LARGE TREES



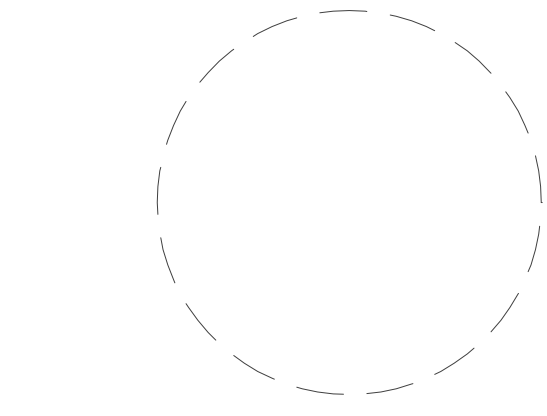
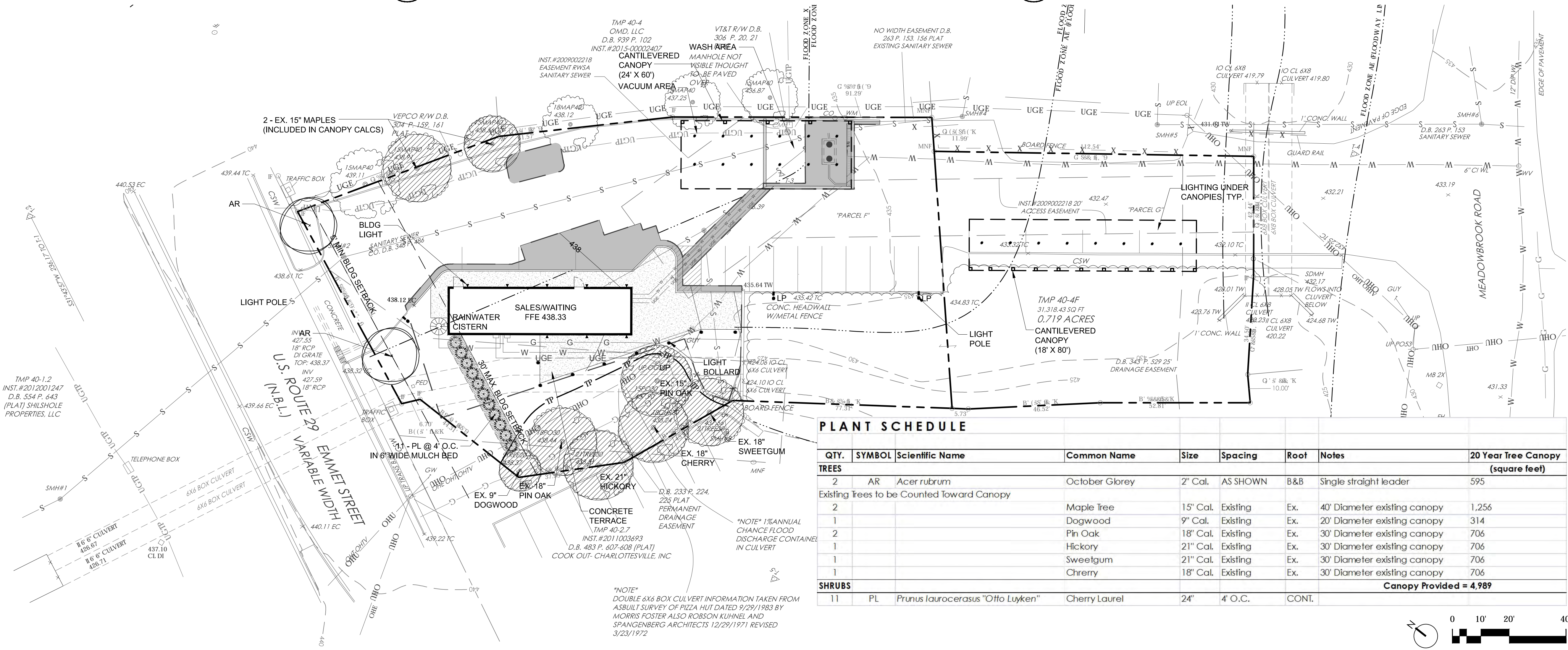
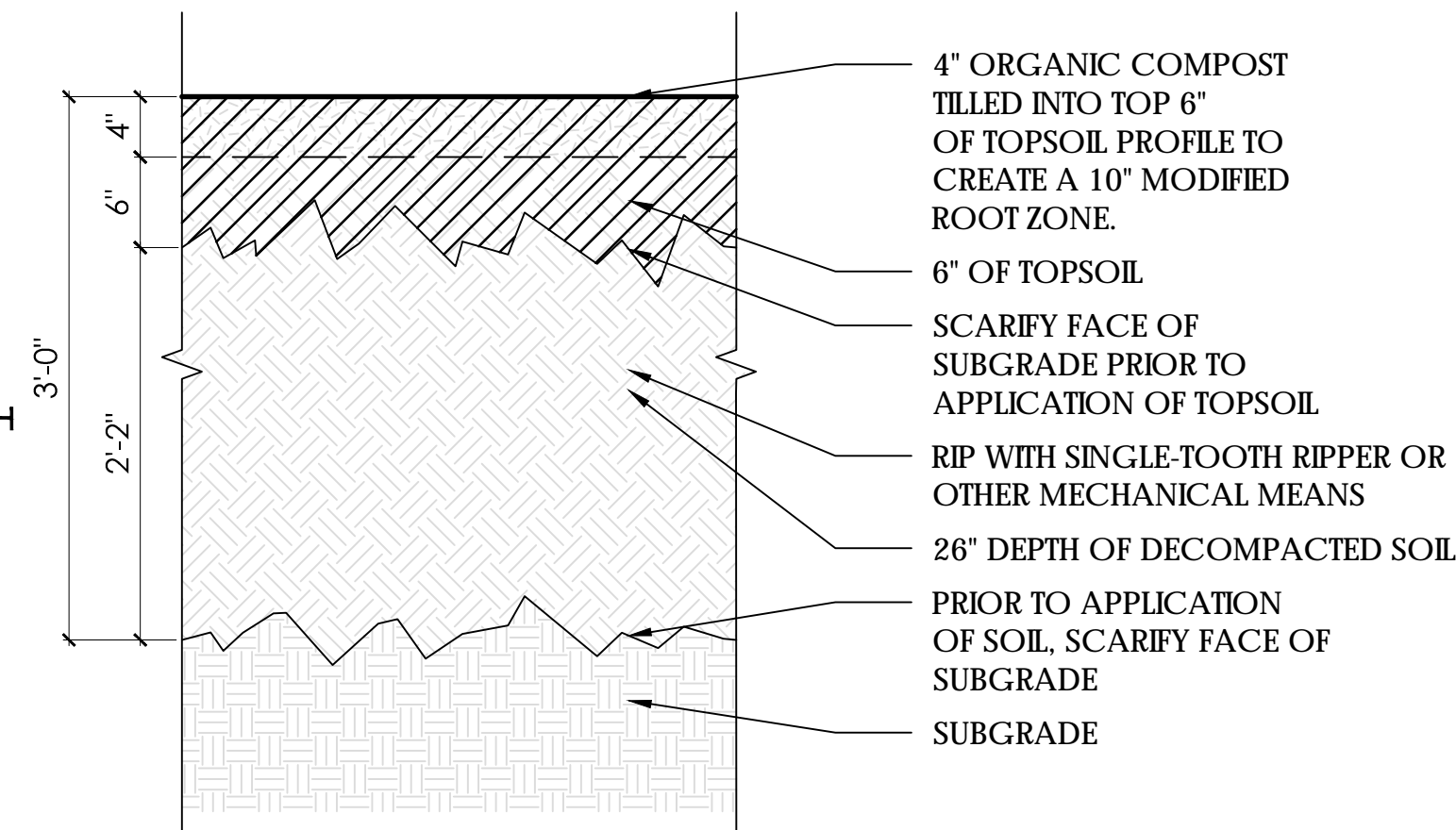
01 TREE STAKING DETAIL - SECTION
L1.02 SCALE: N.T.S.



02 TREE OR SHRUB PLANTING IN BEDS - SECTION
L1.02 SCALE: N.T.S.



03 TREE OR SHRUB PLANTING SOIL - SECTION
L1.02 SCALE: 1" = 1'-0"



professional seal

AGF
project manager
AGF
ER
project team



AQUA CAR WASH

project name
AQUA CAR WASH
AQUA VA, LLC
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115 GREENWICH COURT
CHARLOTTESVILLE, VA 22902
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project number

INITIAL SITE PLAN
project phase

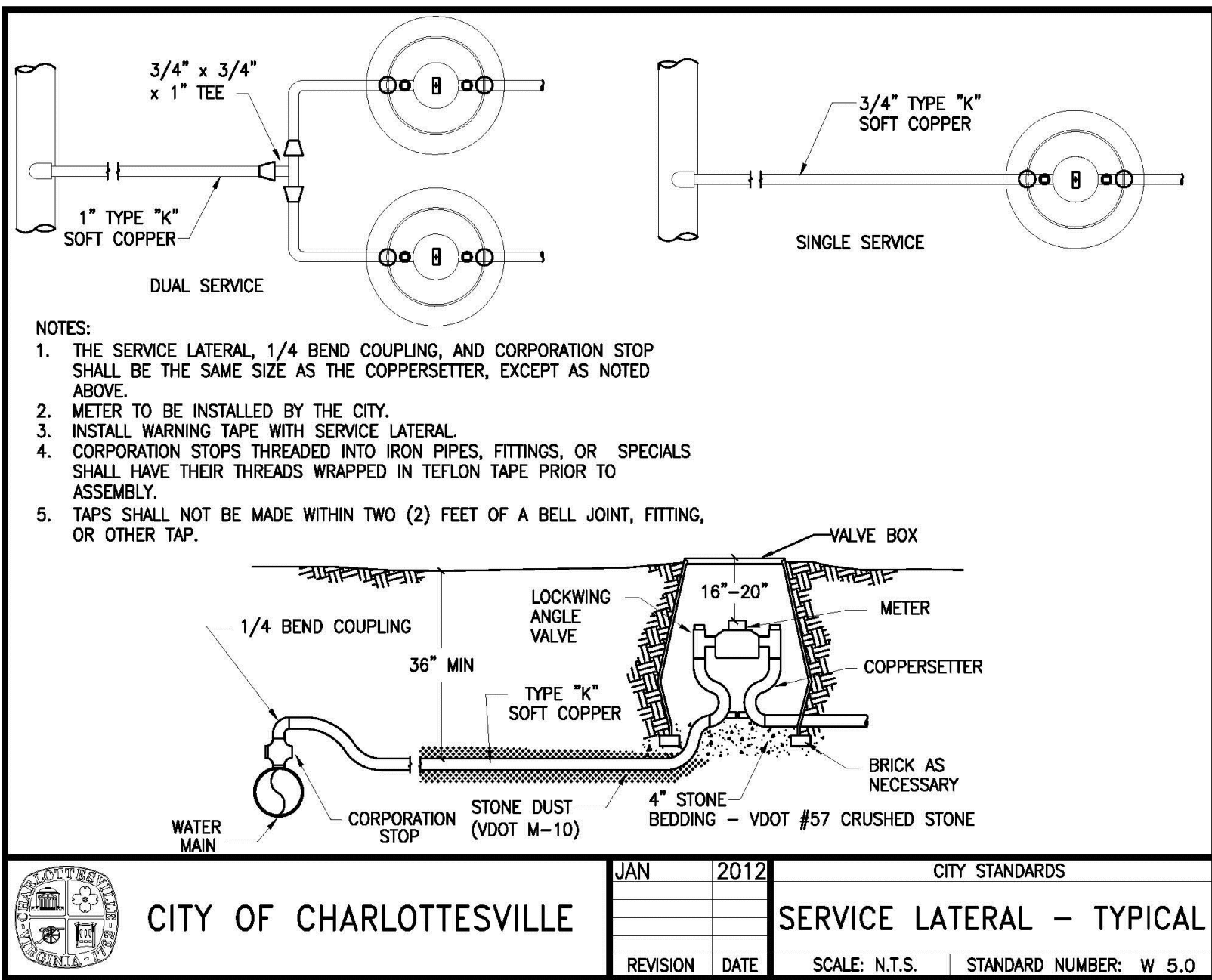
MARCH 22, 2016
issue date

revisions

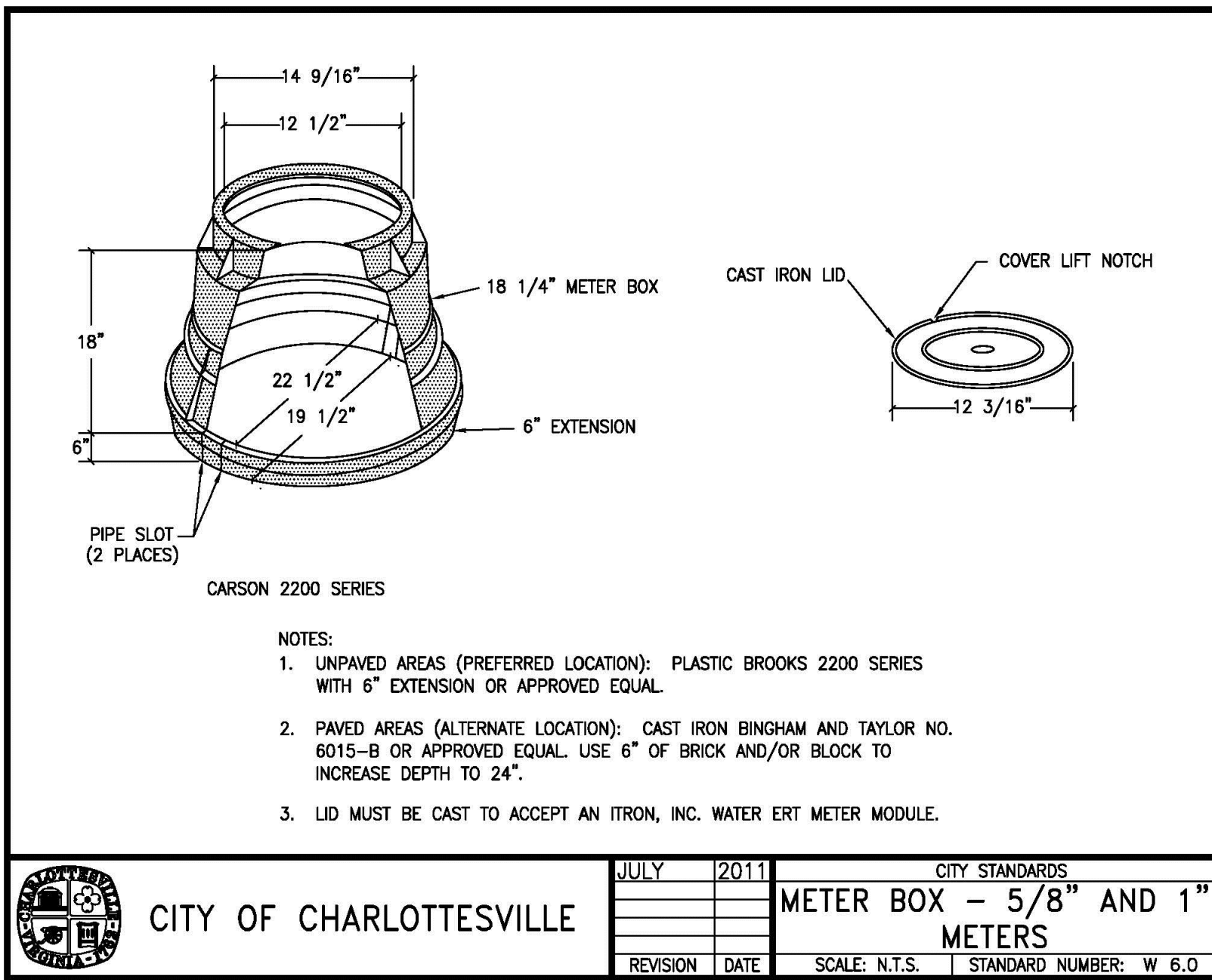
PRELIMINARY
LANDSCAPE PLAN
sheet title

C1.30
sheet number

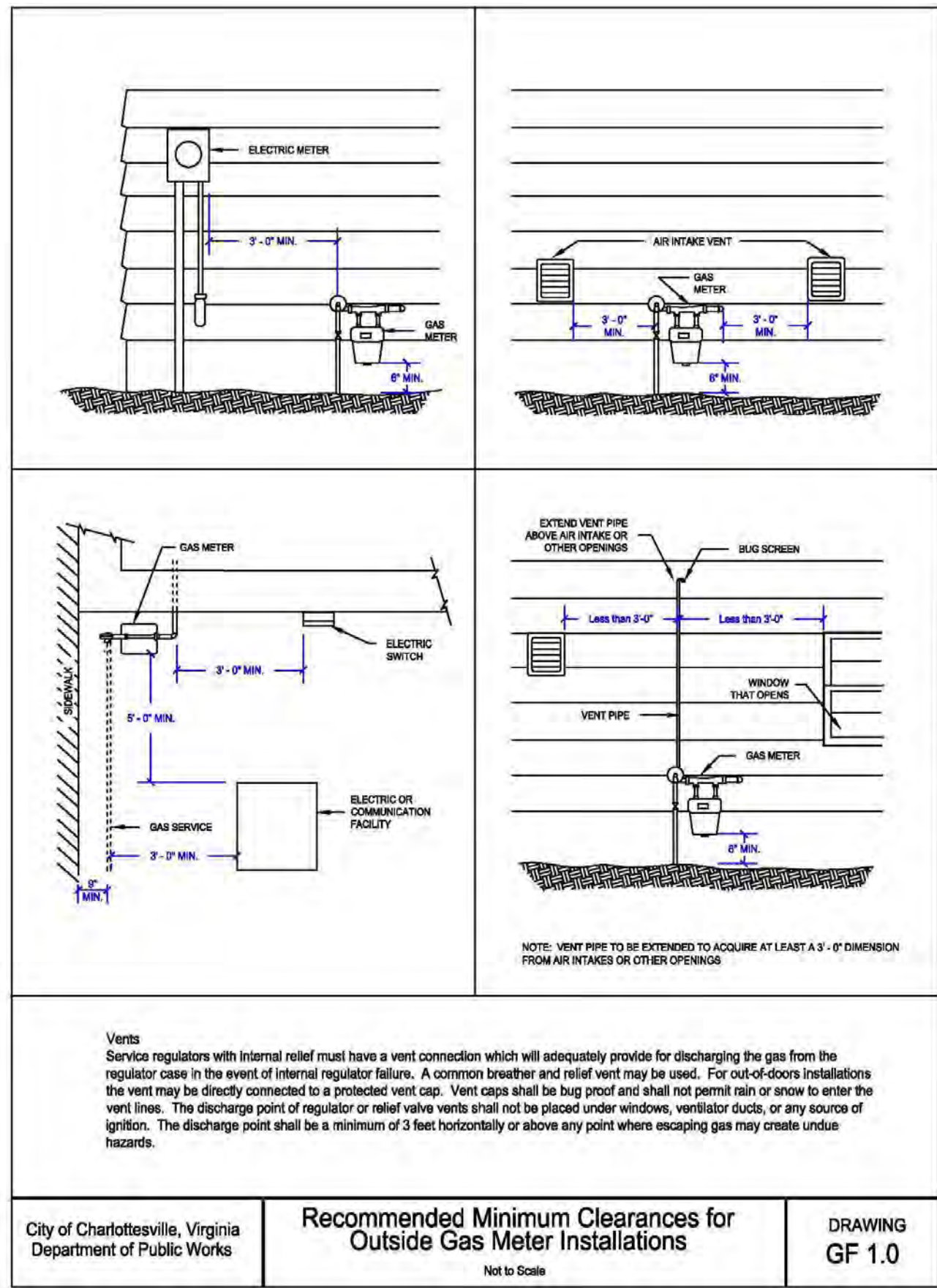
S:\1 PROJECTS\AQUA CAR WASH WITH J. KAMRATH\CAD\03 SHEETS\C2.00 DETAILS.DWG



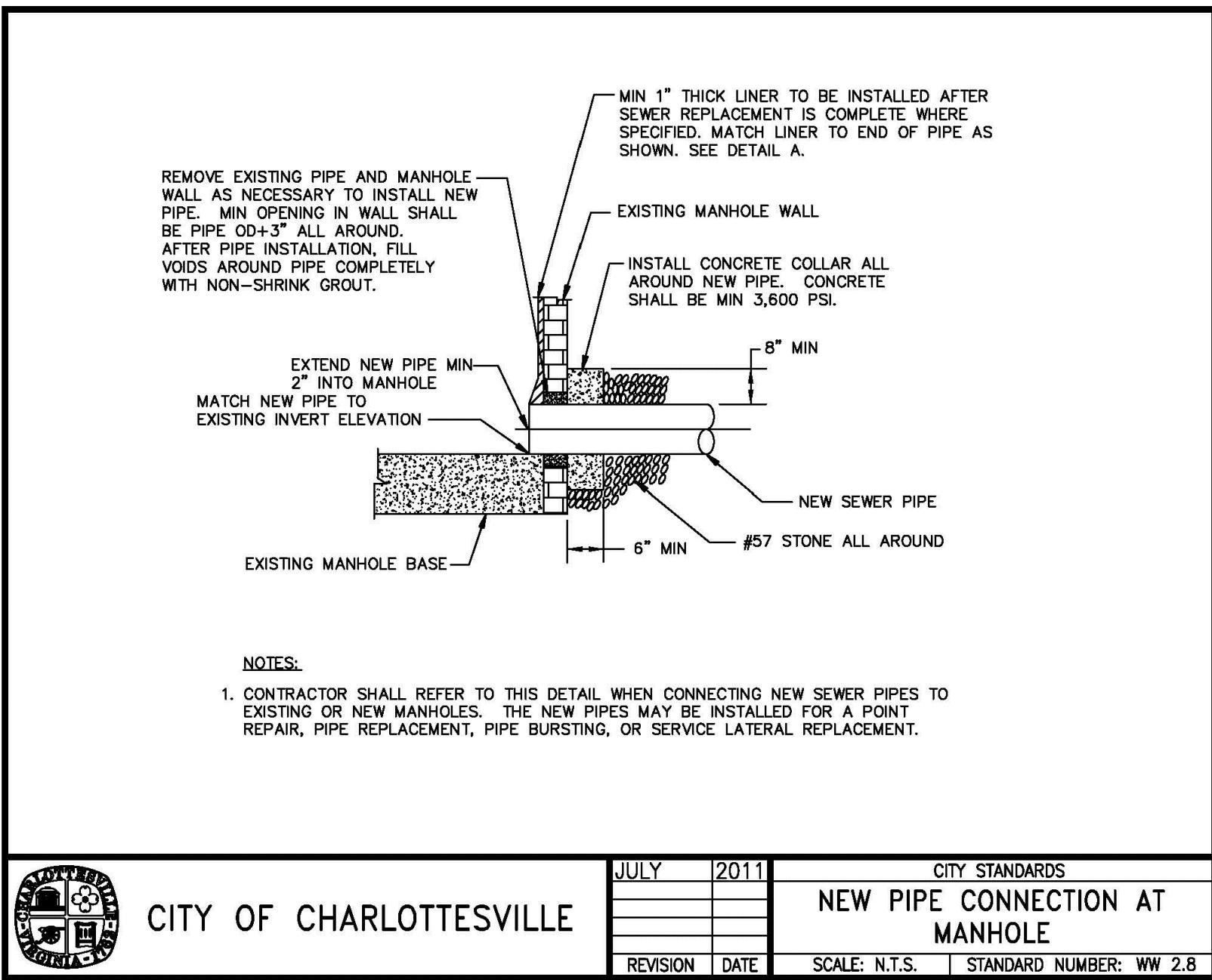
1 WATER SERVICE LATERAL
SCALE : NTS



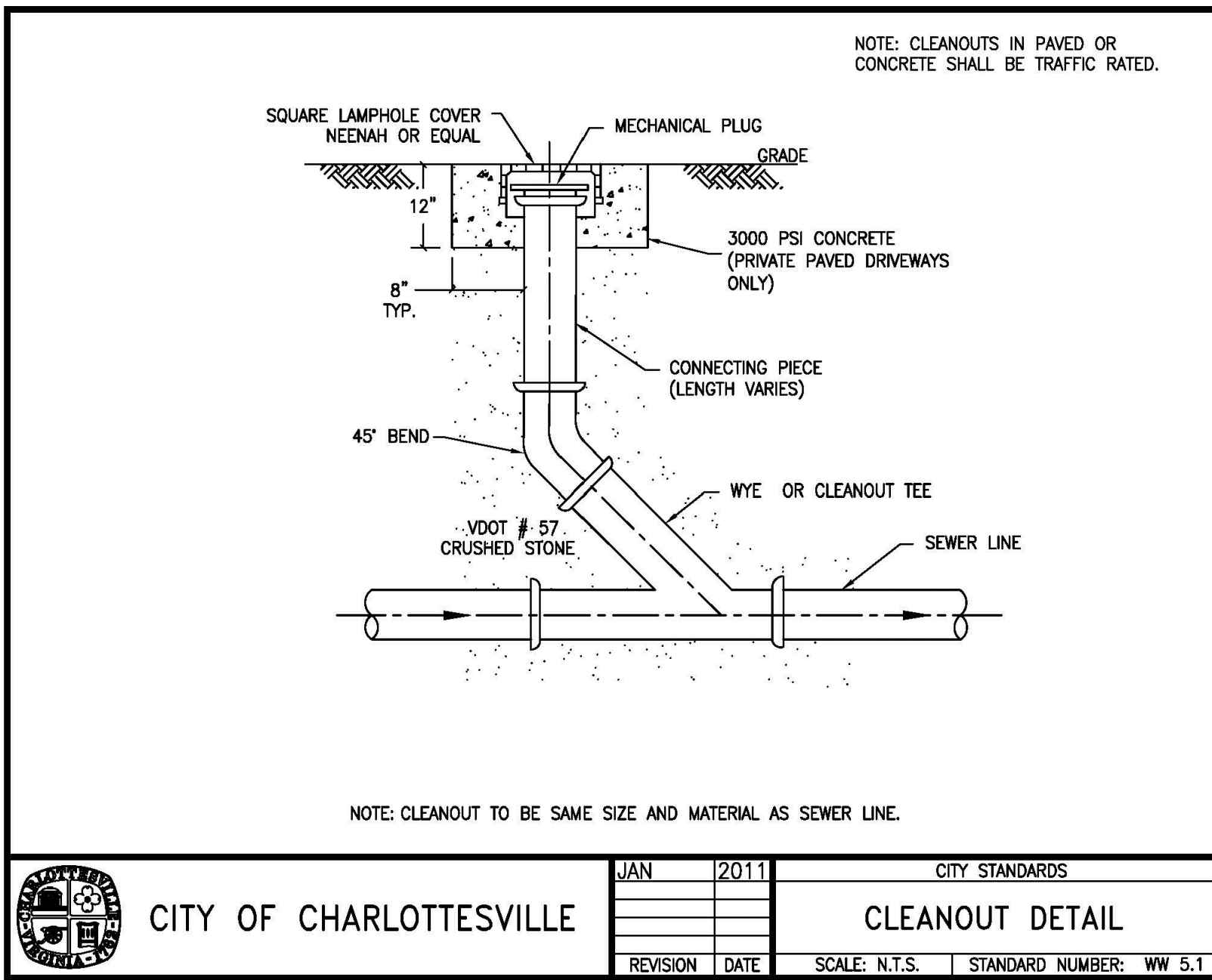
2 WATER METER BOX
SCALE : NTS



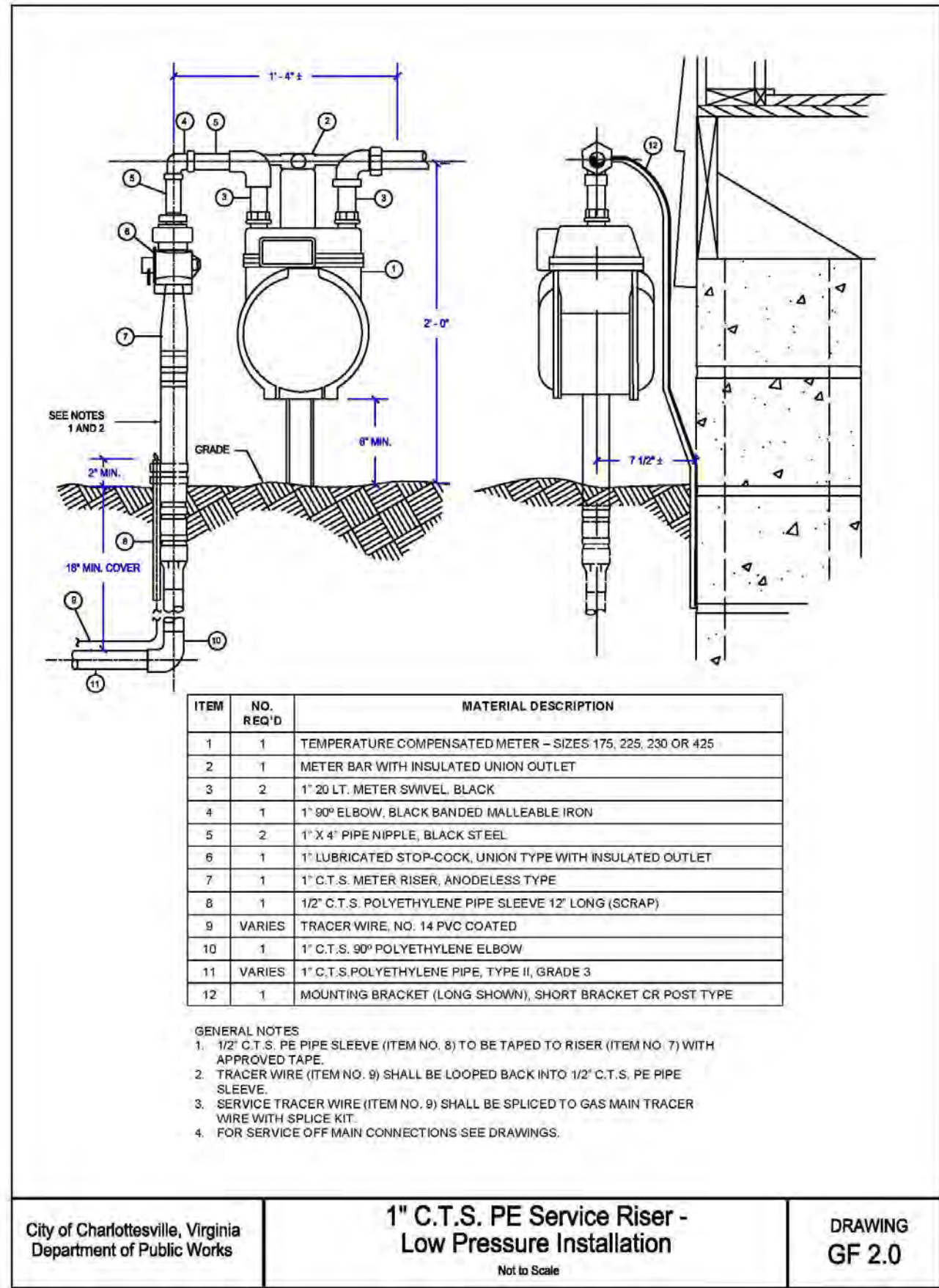
3 GAS SERVICE DETAIL
SCALE : NTS



4 NEW PIPE CONNECTION AT MANHOLE
SCALE : NTS



5 CLEANOUT DETAIL
SCALE : NTS



6 GAS METER DETAIL
SCALE : NTS

waterstreetstudio
landscape architecture | civil engineering
418 E Main Street 434.295.8177 Charlottesville, VA 22902

professional seal

AGF
project manager
AGF
ER
project team



AQUA CAR WASH
project name

AQUA CAR WASH
AQUA VA, LLC
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115 GREENWICH COURT
CHARLOTTESVILLE, VA 22902
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project number

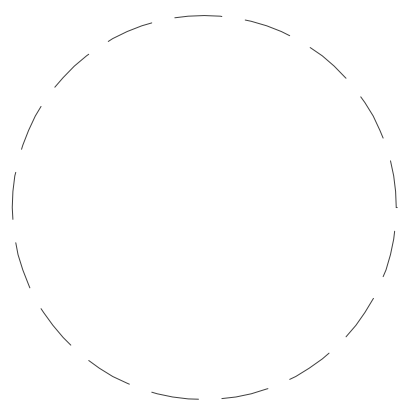
INITIAL SITE PLAN
project phase

MARCH 22, 2016
issue date

revisions

DETAILS
sheet title

C2.00
sheet number



professional seal

AGF
project manager
AGF
ER
project team



AQUA CAR WASH

project name
AQUA CAR WASH
AQUA VA, LLC
client
115 GREENWICH COURT
CHARLOTTESVILLE, VA 22902
project address

project number

INITIAL SITE PLAN
project phase

MARCH 22, 2016
issue date

revisions

LIGHTING PLAN
sheet title

C3.00
sheet number

Prepared by:
LIGHTING VIRGINIA CENTRAL
400G-2 Southlake Blvd.
Richmond, VA 23236
Tel: 804-379-7777
www.lightingvirginia.com

MH = MOUNTING HEIGHT IN FEET

NOTES:

1. NO ALTERATIONS OR MODIFICATIONS SHALL BE MADE TO THIS PLAN WITHOUT THE PERMISSION OF LIGHTING VIRGINIA CENTRAL, ADAMS PARNELL, LLC.

2. THE OUTPUT ON THIS PHOTOMETRIC LAYOUT IS SPECIFIC TO THE MANUFACTURER AND CATALOG NUMBERS LISTED IN THE LUMINAIRE SCHEDULE. SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN MAY INCUR SIGNIFICANTLY DIFFERENT RESULTS. ANY SUBSTITUTIONS MUST RECEIVE ENGINEER AND ARCHITECT APPROVAL. REVIEW COSTS, REWORKED PHOTOMETRIC LAYOUTS, PRODUCT SUBMITTALS AND A FULL SET OF ITL REPORTS WILL SOLELY BE THE RESPONSIBILITY OF ANY CONTRACTING FIRM MAKING A SUBSTITUTION, AND MUST COMPLY WITH DESIGN CRITERIA AND WITH ANY APPLICABLE JURISDICTIONAL CODES.

3. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

4. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS AND SUPPLIED BY OTHERS TO LIGHTING VIRGINIA. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

5. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

6. CHECK GRAPHIC SCALE. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY OCCUR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	LLF	Lum. Lumens	[MANUFAC]	Description	Lum. Watts	Arr. Watts	Filename
	16	DWN	SINGLE	1.000	1251	PRESCOLITE	LF6LEDG4 6LFLED6G430KFL35	18.7	18.7	LF6LEDG4 6LFLED6G430KFL35.ies
	1	VP2	SINGLE	1.000	14048	BEACON	VP-L-64NB-136-4K-T2	142.05	142.05	VP-L-64NB-136-4K-T2.ies
	5	VP4	SINGLE	1.000	14255	BEACON	VP-L-64NB-136-4K-T4	139.97	139.97	VP-L-64NB-136-4K-T4.ies
	1	VP4H	SINGLE	1.000	9094	BEACON PRODUCTS	VP-L-64NB-136-4K-T4-BLC	140.95	140.95	VP-L-64NB-136-4K-T4-BLC.ies
	8	W	SINGLE	1.000	3272	BEACON PRODUCTS	TRV-X-24NB-27-4K-T3	28.04	28.04	TRV-X-24NB-27-5K-T3.IES

S:\1 PROJECTS\AQUA CAR WASH WITH J. KAMRATH\CAD\03 SHEETS\C3.00 LIGHTING PLAN.DWG

Meadowbrook Drive - DRAFT - sidewalk proposal Barracks Road to Morton Drive (not yet funded or designed)



Introduction

Aqua VA car wash wishes to locate its new business on the property at 1300 Emmet, where Subway Restaurant was recently located. It proposes conducting a car wash business along a commercial corridor that totally departs from the previous business models, because the core business is automotive and operates entirely out-of-doors. This is totally unprecedented. Entrance Corridor Guidelines specifically exclude a car wash business in this location. Special Use Permits require a real and true benefit to the community in order to be granted. What is the benefit?

Traffic:

The narrow site comes with significant constraints, including the necessity of avoiding building any structure over the existing sewer line and box culvert. To address the problem, the developer has configured the site plan to funnel cars through the site and onto Meadowbrook Road. By discouraging customers from returning and exiting directly onto the business road of Emmet, cars on the site are directed across the natural buffer of Meadow Creek that separates Meadowbrook Hills from the commercial corridor. What is likely to happen, and there is nothing to prevent it, Aqua's customers are likely to choose to cut through, past our homes, to get to the 250 By-Pass, Rugby Road or Downtown. Because of the traffic congestion on Emmet, this is an attractive alternative.

Aqua VA argues that the traffic that they generate will choose instead, upon exiting, to proceed past neighborhood houses to Barracks Road or, to proceed past neighborhood houses to Morton Drive, thereby allowing their customers, finally, to exit onto Emmet. On their way along Morton, cars will cross the entrances and exits of three sites—One Morton Place, English Inn, and Bodo's Bagels (estimated at 1200 cars per weekend day). At the same time, Aqua VA conservatively estimates that their business would generate 300 cars per weekend day. That number of cars could be more, if the business took off.

Preserving Safety and Quality of Life:

As a residential neighborhood, people frequently walk, jog, and bike on our streets. Meadowbrook Hills has no sidewalks and most of the roads are narrow and winding. There is no good reason to impose cut-through traffic onto a quiet, historic neighborhood. We do not want it.

Ironically, Charlottesville, at the same time, is promoting bike/pedestrian friendly areas throughout the city where they do not currently exist. In fact, city staffers Amanda Poncy and Chris Gensic are actively working to accomplish this goal.



Neighbors on Meadowbrook Road at proposed car wash exit



Federal Executive Institute walkers on Spottswood Road

Economic Impact:

Ultimately this kind of business activity will depress property values and negatively impact our quality of life. Over the more than 100 years that Meadowbrook Hills has existed, over 200 homes have been built and renovated. Property values are high.

According to the City Assessor, the aggregate property value of Meadowbrook Hills/Rugby is \$165,373,500, with the average assessment for all households at \$806,700. The resulting tax dollars added to the city coffers is in excess of \$1,571,000 per year. By comparison, the Subway Restaurant was assessed at only \$1,500,000 generating relatively few tax dollars for the city.

Summary:

While the wish to start a business is laudable, situating this kind of business on the existing vacant property at 1300 Emmet , with all its constraints, calls for a denial of the SUP as inappropriate and against the intent of entrance corridor guidelines. This business would not benefit the community in general, and Meadowbrook Hills specifically, at this location. Aqua VA would be better suited in another site.

It is instructive to know the definition of R1 zoning, as outlined in the city code:

Single family, *established to provide and protect quiet, low-density residential areas.*

The City of Charlottesville is charged with preserving and protecting its residential neighborhoods through existing appropriate zoning and entrance corridor guidelines. Approving a new business that is required to channel all traffic into a historic residential neighborhood starts our city down the path of destroying our few remaining residential neighborhoods, the fabric of our community.

Respectfully submitted,

Dena Imlay

President, Meadowbrook Hills/Rugby Neighborhood Association

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



APPEAL OF E&S DETERMINATION

PLANNING COMMISSION HEARING DATE: May 10, 2016

Staff Contact(s): David Frazier (E&S/VSMP Administrator); Marty Silman (City Engineer)

Date of Staff Report: April 29, 2016

Appeal Taken By: Neighborhood Investments, LLC (Richard Spurzem)

Appellant's Representative: Frederick Payne, Esq.

Current Property Owner: Neighborhood Investments-RH, LLC (Richard Spurzem)

Appeal Information

Lot/ Property Street Address: 624 Booker Street

Tax Map/Parcel #: 360087000

Total Square Footage/ Acreage Site: 0.1430 acre (approx. 6,229 SF)

Tax Status: Delinquent (\$165.00 due for 2015)

Background

Building Permit—In 2013 the Building Official issued a permit authorizing construction of a 2-family dwelling unit (USBC “R-3” Use Classification). A copy of the permit plan sheet showing the site layout/footprint for the proposed construction is attached as **Exhibit A** to this Report. The total area of the lot on which this building has been constructed is approximately 0.1430 acre (approx. 6,229 SF).

Stop Work Order—On March 21, 2006, City staff issued a Stop Work Order (SWO) to the current owner of the property (attached as **Exhibit B** with associated correspondence), to provide notice of the E&S violation, and to put the owner on notice that proper permits are required in accordance with Chapter 10 of the City Code (Water Protection Ordinance, which contains the City’s Virginia Erosion and Sediment Control Program (VESCP) regulations). The SWO was issued by the City’s VESCP staff, after reviewing the condition of the site and, based on their observations and calculations, concluding that a land area of 6,000 SF or more has been disturbed during the construction process.

The following conditions observed by staff are evidence that land disturbing activity over 6,000 SF had occurred: (i) footprint of newly-constructed building and installed shed, newly-constructed patios, porches and sidewalks; (ii) site grading such as grass removal, changing soil grades around the building,

including backfilling of footing excavations and gravel placement; (iii) Material storage including wood, sand, gravel, etc. used for construction of the building, sidewalks, underground utilities, etc.

City staff used GPS equipment (accurate to within 6 +/- inches) to gather data and determine that the land disturbance area had exceeded the 6,000 SF threshold. The GPS data points were uploaded into GIS to create several illustrative diagrams which outline the limits of disturbance (attached as **Exhibit C**). During the initial visit to determine the land disturbance area, a shed was noticed near the rear of the property. The initial data points collected omitted the shed and the disturbed area around it. This was done to allow staff time to investigate the status of the shed and determine whether the shed was an existing condition or installed as part of the land disturbing activity. Because the disturbed area around the shed was not included in the original data points, the calculated disturbed area fell just under the 6,000 SF limit, but it was obvious that if these points had been collected, the 6,000 SF limit would have been exceeded. Staff returned to the site to collect the remaining data points to accurately determine the total disturbed area, which is 6,125 SF excluding the shed, and 6,225 SF including the shed. A review of satellite imagery revealed that the shed was an addition to the parcel and the condition of the ground around the shed indicated that it was associated with the building construction, therefore, it was staff's final conclusion that the total land disturbance area associated with the construction was 6,225 SF.

Pursuant to City Code §10-31, an erosion and sediment control plan ("E&S Plan"), or an agreement in lieu of an E&S Plan, should have been obtained prior to the disturbance of a land area of 6,000 or more square feet. Neither the property owner, nor any construction contractor, has obtained an approved E&S Plan (or agreement in lieu of) or obtained a land disturbing permit from the City, from 2013 to the present.

Planned Development: The property owner has filed an application for a rezoning to complete this construction project (this Lot, together with adjacent Parcel ID 360088000) as a multifamily development (3 or more units) and related parking/amenities.

Notice of Appeal: On April 21, 2016, the property owner gave notice of this appeal. A copy of the appeal notification is attached as **Exhibit D**. The notice of appeal does not set forth any facts, or any reference to City Code provisions, that support the appeal.

Appeal Procedures

Appeals from decisions made by staff pursuant to the Water Protection Ordinance are governed by City Code §10-8. Initially, each appeal must be referred to the Planning Commission for review and findings of fact. The **Planning Commission is required to review the appeal at its next regular meeting following the date of the notice of appeal, and report its findings of fact to City Council in timely fashion** (City Council is required to review the appeal itself, within 30 days after the PC Meeting).

Attached as **Exhibit E** are the Findings of Fact that staff requests the Planning Commission to make.

Staff's Recommendation

Staff recommends that, by motion, the Planning Commission should make the following findings of fact:

"I make a motion that this Planning Commission should make the following findings of fact, and refer the findings to City Council:

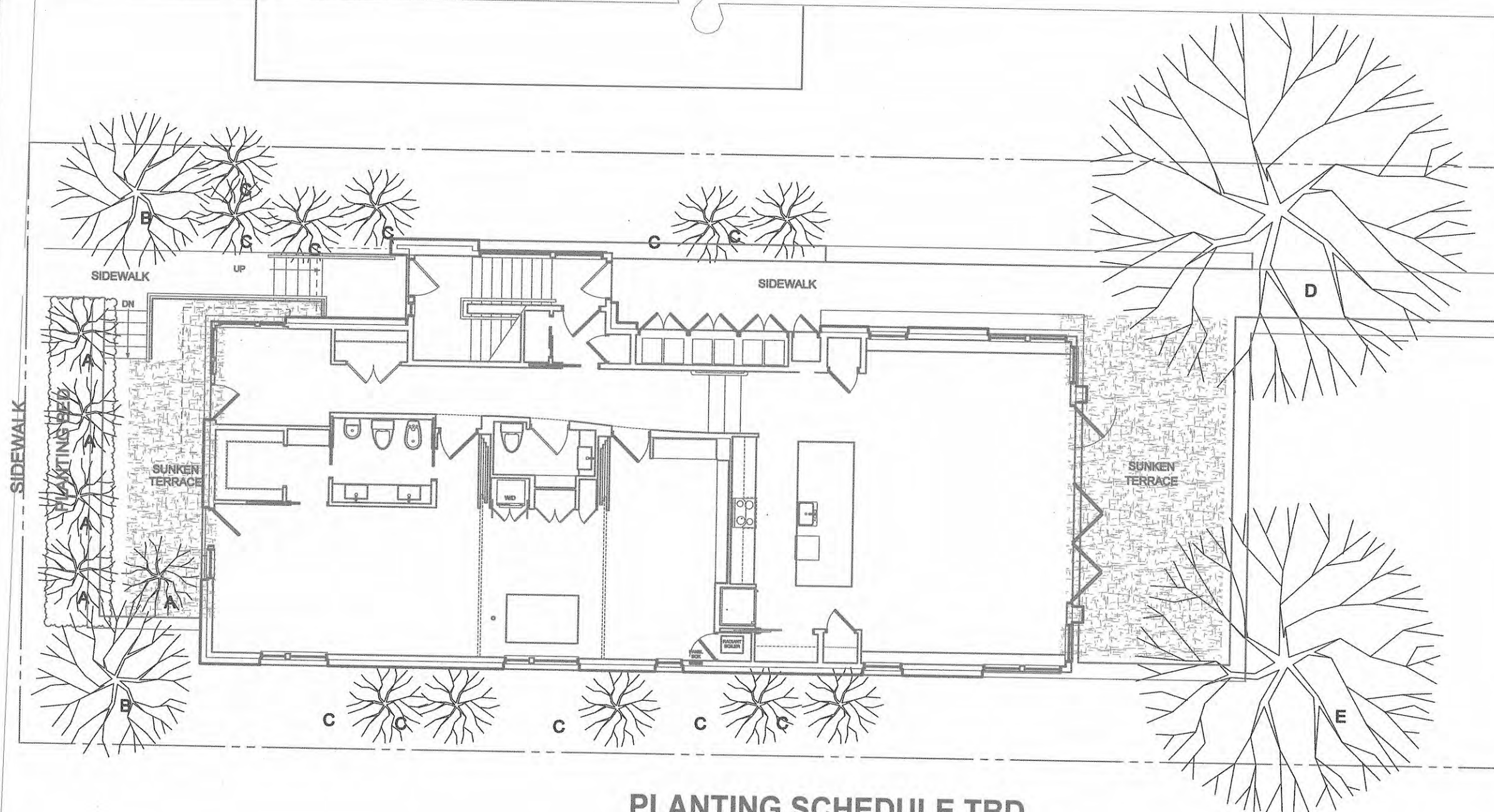
- a. Land disturbing activity has taken place at 624 Booker Street.
- b. The area of land disturbance is 6,000 square feet or more.
- c. The land disturbing activity has been undertaken for or in connection with the construction of a residential building containing two dwelling units, and related site improvements, which construction has not yet been completed; and
- d. The land disturbing activity commenced and has been undertaken without an approved erosion and sediment control plan or any permits required by Chapter 10 of the City Code."

Attachments

- A. Exhibit A—Construction Plan Sheet Showing Site Layout
- B. Exhibit B—Stop Work Order w/ associated correspondence (March 21, 2016)
- C. Exhibit C—GIS Images Showing area of Disturbance
- D. Exhibit D— Copy of the appeal notification.
- E. Exhibit E—City's Proposed Findings of Fact
- F. Exhibit F—Photos of the project illustrating the construction and land disturbance

Exhibit A

BOOKER

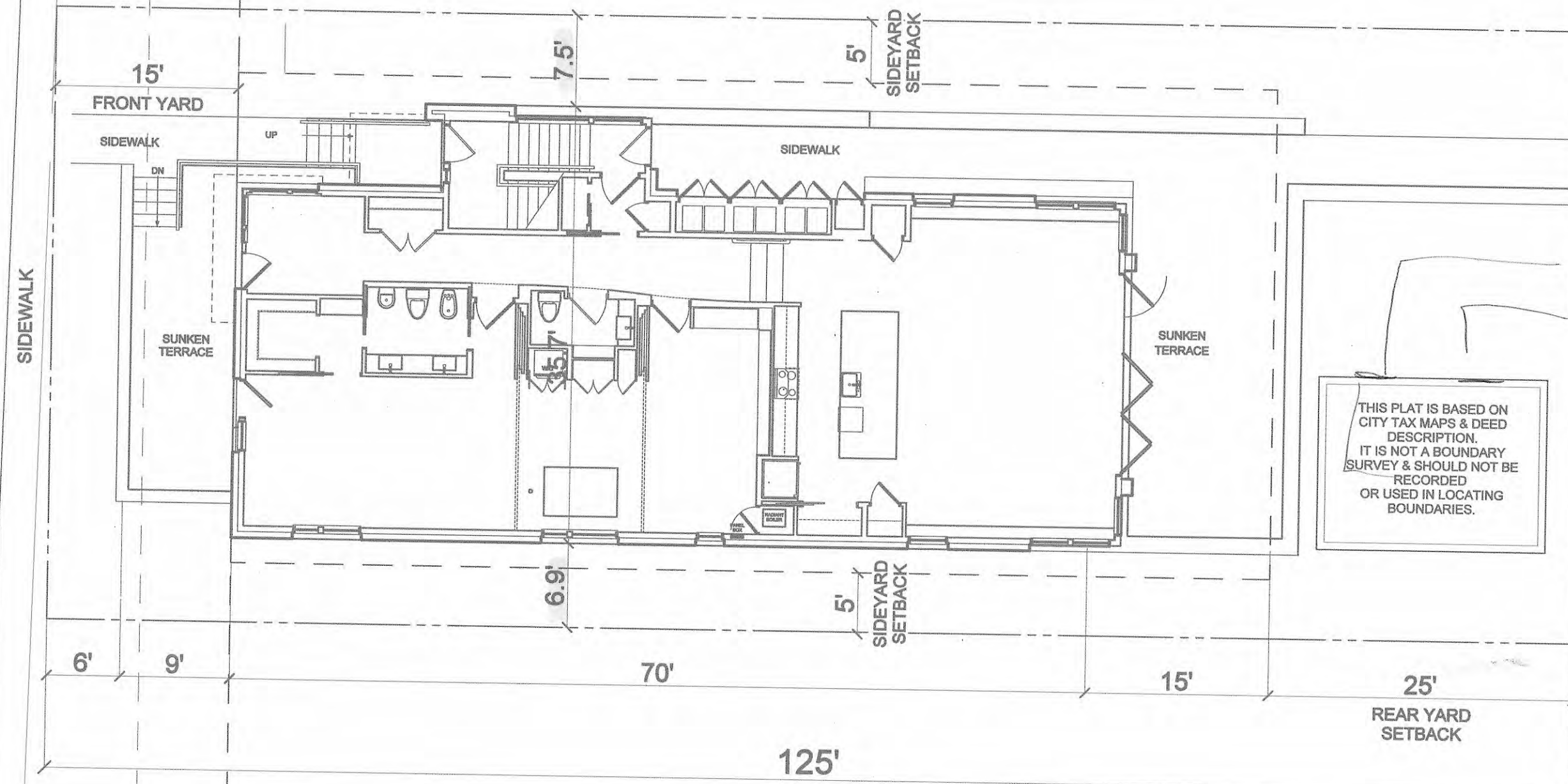


PLANTING SCHEDULE TBD

ALLEY

3 LANDSCAPE PLAN
SP1 1"=10'

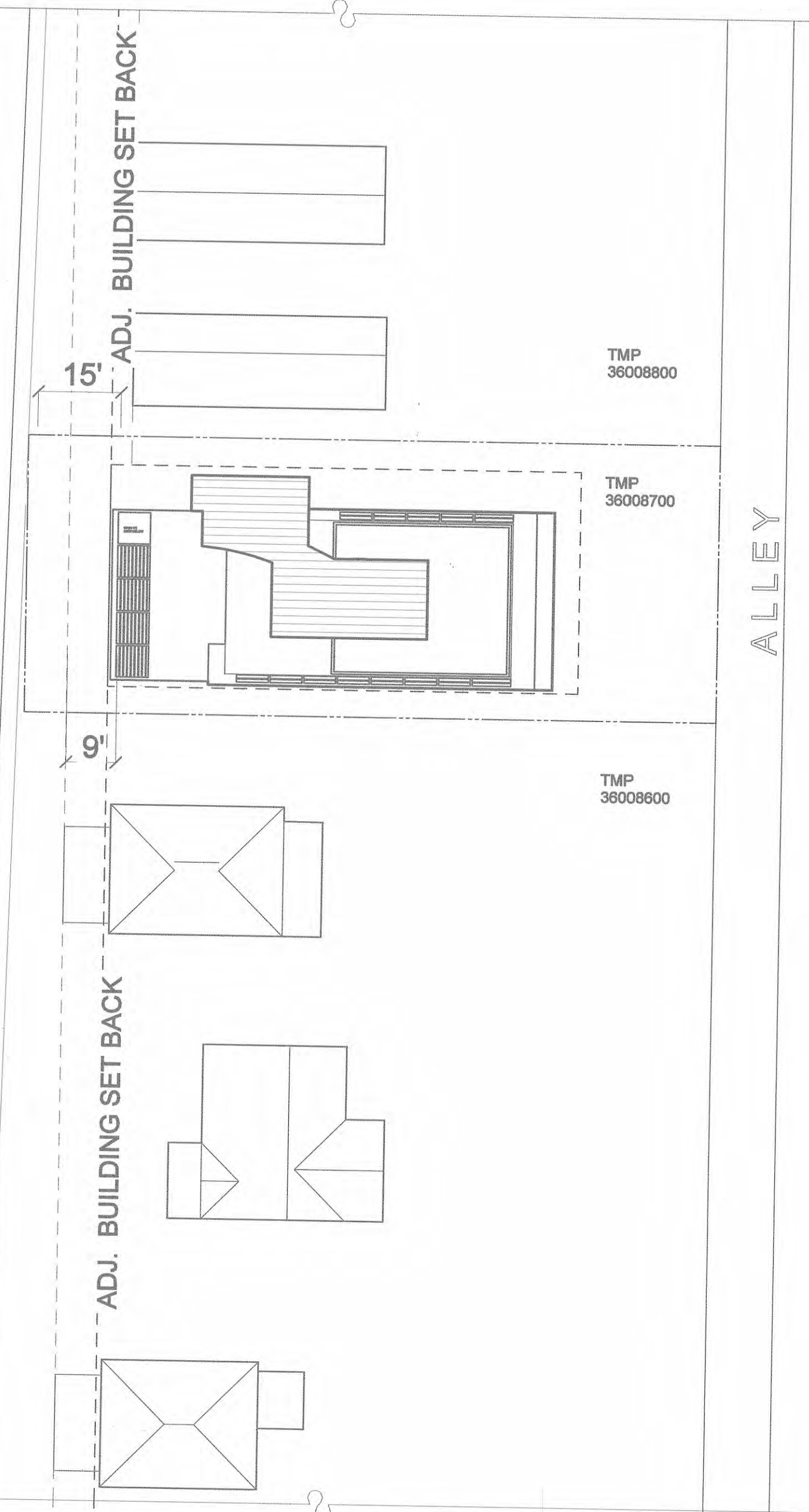
BOOKER



ALLEY

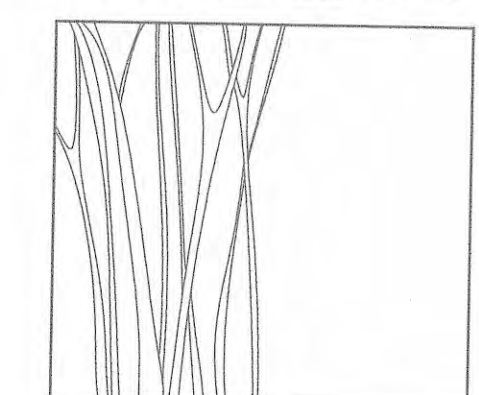
2 SITE PLAN
SP1 1"=10'

BOOKER

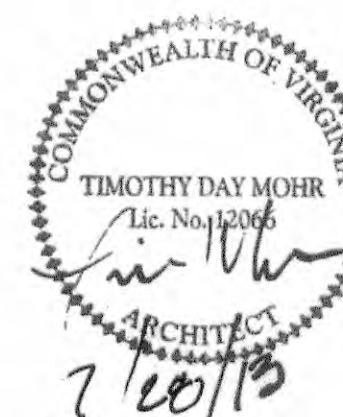


1 FRONT YARD SETBACK
SP1 1"=20'

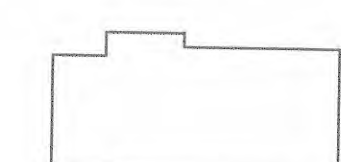
624
booker



CHARLOTTESVILLE
VIRGINIA, 22901



PERMIT
SET



NORTH
JOB
NORTH

todd mohr
DESIGN

1112 PARK STREET
CHARLOTTESVILLE, VA 22901
(434) 971 - 4631

OFFICE@TMDARCH.COM

issued: 1/22/13
revised: 7/29/13

SITE PLAN

SP1

Exhibit B

Silman, Martin

From:
Sent:
To:
Cc:
Subject:
Attachments:

Mr. Richard Spurzem,

It has come to our attention that land disturbance greater than 6,000 sf has occurred at 624 Booker St. without an Erosion & Sediment Control Plan, Stormwater Management Plan and subsequent Land Disturbing Permit. Given the nature of the building under construction and the area of land disturbed, this project will be required to submit and obtain approval of the items mentioned above.

Unfortunately, a Stop Work Order (SWO) needs to be issued for this project and will remain in effect until the plans and permitting can be resolved. I have attached a copy of the SWO above for your reference. Please understand that issuance of a SWO is the procedural step we are required to take given the current situation. We understand that you have purchased this property and inherited this undesirable condition, therefore, we will not assess any monetary penalties. The City is looking forward to working with you to obtain the required plans and permits and bring this project into compliance.

Thank you in advance for your cooperation and feel free contact me if you have any questions regarding this SWO.

David Frazier

E&S/VSMP Administrator

City of Charlottesville / NDS

610 East Market Street, PO Box 911

Charlottesville, VA 22902

Phone: 434-970-3091

Email: frazierd@charlottesville.org



"A World Class City"

CITY OF CHARLOTTESVILLE STOP WORK ORDER

Issued: March 21, 2016

SENT BY E-MAIL and CERTIFIED MAIL RETURN RECEIPT REQUESTED

TO: NEIGHBORHOOD INVESTMENTS-RH, LLC

c/o Richard Spurzem
810 CATALPA CT
Charlottesville, Virginia 22903
Email: richard@neighborhoodprops.com

SUBJECT PROPERTY: 624 Booker Street

NOTICE: An inspection of the above-referenced property on March 21, 2016 revealed the following violations of the City's local VESCP Program requirements:

Violation: Engaging in land-disturbing activity, without an approved erosion and sediment control plan and land disturbing permit in violation of Charlottesville City Code Sec. 10-31

MEASURES REQUIRED: This STOP WORK ORDER requires you to take the following actions:

1. Immediately cease **all site work related to land disturbing activity (LDA)** and engage in no further LDA at the Subject Property, until you verify that an erosion and sediment control plan has been approved by the and a land disturbing permit has been approved by the City's VSMP and VESCP Administrator for such LDA, in accordance with the requirements of City Code Chapter 10.


PLEASE CONTACT David Frazier (434-970-3091 or frazierd@charlottesville.org) or Marty Silman (434-970-3991/ silmanm@charlottesville.org) if you have questions regarding this Stop Work Order.

Failure to comply with Stop Work Order; may result in further enforcement action.

Please note that in accordance with Charlottesville City Code Sec. 10-43, any person who violates any provision of this article, shall, upon finding of the Charlottesville General District Court, be issued a civil penalty. The civil penalty for any one violation shall be not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) per day of violation.

Each day a violation continues shall constitute a separate offence. The administrator may issue a summons for collection of the civil penalty and the action may be prosecuted in the appropriate court.

Issued on Behalf of the City's VESCP and VSMP Administrator (Alex Ikefuna, Director of Neighborhood Development Services)

Signed By: , (David Frazier) City VESCP and VSMP Administrator's Authorized Agent/ Designee

The following parties will be receiving this notice:

- Richard Spurzem, NEIGHBORHOOD INVESTMENTS-RH, LLC

Exhibit C



624 Booker St. Land Disturbance

6,125 square feet



624 Booker St. Land Disturbance

6,225 square feet



Exhibit D

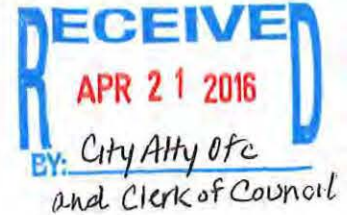
Payne & Hodous, L.L.P.
Attorneys at Law
414 East Jefferson Street
Charlottesville, Virginia 22902
fwpayne@paynehodous.com

Frederick W. Payne
Robert P. Hodous
Donna R. DeLoria
William W. Tanner
Kristina M. Hofmann

Telephone: 434-977-4507
Facsimile: 434-977-6574

Christina Ashie Guidry

April 13, 2016



Ms. Page B. Rice,
Clerk of City Council
City of Charlottesville
P.O. Box 911
Charlottesville, Virginia 22902

RE: Richard T. Spurzem/Neighborhood Properties—Appeal of decision—Our file 16-7705

Dear Ms. Rice:

The undersigned represents Mr. Richard T. Spurzem and Neighborhood Properties (collectively “Mr. Spurzem”), the owner of a certain property described by current street numbering as 624 Booker Street.

On Mr. Spurzem’s behalf, I hereby note that he is aggrieved by a certain Stop Work Order issued On March 24, 2016, with respect to 624 Booker Street. Pursuant to City Code Sec. 10-8(a), Mr. Spurzem hereby demands review of such action by City Council and hereby notes his appeal. Please notify the undersigned when the meetings required by the City Code section are scheduled.

Sincerely,

Frederick W. Payne

Ec: Mr. Richard T. Spurzem

in Articles II, III, and IV. Administration and enforcement of Article V shall be as set forth within sections 10-92 and 10-93.

(b) The administrator shall administer and enforce the provisions of this chapter, acting by and through its director. The director may enter into agreements or contracts with the local soil and water conservation district, an adjacent locality, or another public or private entity, to carry out or assist with the responsibilities of this chapter. The director of the department of neighborhood development services shall have authority to assign specific responsibilities or functions of the administrator to authorized agents of such department, such as another city official, employee, or an independent contractor, consistent with requirements of this chapter and applicable state laws and regulations.

(c) The administrator shall establish reasonable regulations and interpretive guidelines for the administration of this chapter, subject to approval of city council. Such regulations and guidelines shall be consistent with this chapter and all applicable federal and state statutes and regulations.

(d) The administrator shall assure that the erosion and sediment control program set forth in Article II is administered by a certified program administrator, a certified plan reviewer, and a certified project inspector. Such positions may be filled by the same person. The administrator shall assure that persons reviewing stormwater management plans and conducting related inspections shall hold a certificate of competence issued by the board.

(e) The administrator shall take appropriate enforcement actions to achieve compliance with this chapter, and shall maintain a record of enforcement actions for all active land-disturbing activities and developments.

(f) The administrator is authorized to cooperate with any federal or state department, agency, or official in connection with plans for erosion and sediment control or stormwater management. The administrator may also recommend to the city manager any proposed agreement with such agency

for such purposes, which agreement shall be executed, if at all, by the city manager on behalf of the city.

(5-5-14, § 1, eff. 7-1-14)

Sec. 10-7. Saving provision.

The adoption of this chapter shall not abate any pending action, liability, or penalty of any person accruing or about to accrue, nor waive any right of the city under any provision in effect prior to the date of adoption of this chapter, unless expressly provided for in this chapter. As they pertain to land-disturbing activity for development that is the subject of a site plan or subdivision plat approved prior to July 1, 2014, the requirements of this chapter in relation to such development shall be as prescribed within the Regulations, or as otherwise specified by state law.

(5-5-14, § 1, eff. 7-1-14)

Sec. 10-8. Appeals from decisions under this chapter.

(a) Any person who is aggrieved by a decision of the administrator pursuant to this chapter shall have the right of review of such action by the city council. Any such appeal shall be filed in writing with the clerk of the city council within thirty (30) days of the date of such decision.

(b) An appeal received by the city council pursuant to this section shall be referred to the planning commission for review and findings of fact. The planning commission shall review the appeal at its next regular meeting following the date the notice of appeal is received by the clerk of council, and shall report its findings to city council. The city council shall review the appeal within thirty (30) days after the date of the planning commission meeting, at a regular or a special meeting of city council.

(c) The city council shall consider evidence presented by the owner, the administrator, and any other aggrieved person.

(d) The council shall render its decision in writing and may affirm, reverse or modify the administrator's decision. The council's decision shall constitute the final decision of the city on the matter(s) which are the subject of the appeal.

(e) Any person aggrieved by a final decision of the city council pursuant to this section shall have the right of review of such decision by the circuit court of the city. Any such appeal shall be filed by the aggrieved person in writing with the circuit court within thirty (30) days of the city council's final decision.

(f) For the purposes of this section, "aggrieved person" is limited to the owner, a permittee, owners of adjacent and downstream property and any interested governmental agency or officer thereof.

(5-5-14, § 1, eff. 7-1-14)

Sec. 10-9. Compliance with chapter required prior to issuance of permits for development involving land-disturbing activities.

(a) A person shall not commence, conduct or engage in any land-disturbing activity until such person has submitted a permit application to the administrator and has obtained the administrator's approval of a permit authorizing commencement of land-disturbing activity.

- (1) The applicant shall submit with the application for a permit:
 - a. A proposed erosion and sediment control plan;
 - b. A proposed stormwater management plan, if required;
 - c. A state general permit registration statement, if required;
 - d. For the land that is proposed to be disturbed, (i) a valid, approved preliminary site plan that provides a layout, as defined in 9VAC25-870-10, or a valid approved site plan, (ii) a valid, approved preliminary subdivision plat that provides a layout, as defined in 9VAC25-870-10, or a valid, approved final subdivision plat, or (iii) for land use or construction not subject to the requirement of an approved site plan or subdivision plat, the applicant shall submit a written certification of the purpose of the proposed land-disturbing activity to-

gether with a zoning administrator determination stating that the use sought to be established on the land is permitted under applicable zoning district regulations and will comply with applicable requirements of the city's zoning and other local ordinances;

- e. Any request for exception(s) from applicable technical requirements; and
- f. Payment of required application fee(s), pursuant to section 10-10.

The administrator shall not issue any approval(s) for commencement of any land-disturbing activity until all such required submissions and plans have been received and approved.

- (2) The administrator shall act on each plan included within the application, in accordance with the following:
 - a. The administrator, or any duly authorized agent of the administrator, shall promptly review the materials submitted with an application. The administrator or his agent shall determine the completeness of the application within fifteen (15) calendar days of receipt, in accordance with the procedure referenced in 9VAC25-870-108(B).
 - b. The administrator or his agent shall act on a plan within the time period(s) and in accordance with the procedures referenced within 9VAC25-870-108(B). However, when a proposed erosion and sediment control plan is determined to be inadequate, notice of disapproval, stating the specific reasons for disapproval, will be communicated to the applicant within forty-five (45) days.
 - c. Approval or denial of a plan shall be based on compliance with the requirements of this chapter. Any decision shall be communicated in writing to the person responsible for the land-disturbing activity or the person's

Exhibit E

CITY VESCP STAFF'S PROPOSED FINDINGS OF FACT

APPEAL: NOTICE OF E&S VIOLATION, 624 BOOKER STREET

1. Proposed Finding One: *land disturbing activity* has taken place at 624 Booker Street.

Code Reference: City Code §10-5; Va. Code §62.1-44.15:51 (definition of land disturbing activity): *land disturbing activity* means any man-made change to the land surface that may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands in the Commonwealth, including, but not limited to, clearing, grading, excavating, transporting and filling of land.

Proposed Finding Two: the area of land disturbance is 6,000 square feet or more.

Code Reference: City Code §10-22(a)(1); 62.1-44.15:51 (disturbed land areas of less than 6,000 square feet are excluded from the term *land disturbing activity*).

2. Proposed Finding Three: the *land disturbing activity* was undertaken for or in connection with the construction of a residential building containing two dwelling units, and related site improvements, which construction has not yet been completed.

Code Reference: City Code §10-22(a)(2)-(12); 62.1-44.15:51 (only the following activities are excluded from the term *land disturbing activity*: home gardens; minor home landscaping, repairs and maintenance for an individual home; individual utility service connection; installation, maintenance, repair of underground public utility within an existing hard-surfaced road, street or sidewalk, provided the activity is confined to the hard-surfaced area; septic tank lines or drainage fields; mining activities and oil and gas operations; tilling, planting or harvesting of agricultural, horticultural, or forest crops; agricultural engineering operations; railroad infrastructure; installation of fence and sign posts, utility poles, etc.; shoreline erosion control projects on tidal waters; emergency work to protect life, limb or property.

3. Proposed Finding Four: the *land disturbing activity* commenced, and has been undertaken, without an approved erosion and sediment control plan or any permit(s) required by Chapter 10 of the City Code.

Code Reference: City Code 10-40(b)(3); Va. Code 62.1-44.15:58 (stop work order may be issued when land disturbing activities have commenced without an approved E&S Plan or any required permit(s))

Exhibit F









