

## Agenda

### PLANNING COMMISSION REGULAR DOCKET TUESDAY, September 13, 2016 – 5:30 P.M. CITY COUNCIL CHAMBERS

#### **I. Commission Work Session (Agenda discussion(s))**

*Beginning:* 4:30 p.m.

*Location:* City Hall, 2nd Floor, NDS Conference

#### **II. Commission Regular Meeting**

*Beginning:* 5:30 p.m.

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

##### **A. COMMISSIONERS' REPORTS**

##### **B. UNIVERSITY REPORT**

##### **C. CHAIR'S REPORT**

1. Report of the Nominating Committee

2. Elections

3. Annual Meeting

##### **D. DEPARTMENT OF NDS**

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

##### **F. CONSENT AGENDA**

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

1. Minutes - August 9, 2016 – Pre meeting and Regular meeting

2. Subdivision – Belmont Station

#### **III. JOINT MEETING OF COMMISSION/ COUNCIL**

*Beginning:* 6:00 p.m.

*Continuing:* until all public hearings are completed

*Format:* (i) Staff Report, (ii) Applicant, (iii) Hearing

**1. SP16-00009 - 1713 JPA** -Piedmont Development Group, agent for Property Owner Alpha Kappa Housing Corporation, has submitted an application seeking approval of a Special Use Permit (SUP) to allow a fraternity house at 1713 Jefferson Park Avenue (“Subject Property”). The Subject Property is identified on City Real Property Tax Map 16 as Parcel 10. The zoning district classification of the Subject Property is R-3 (Multifamily) with Entrance Corridor overlay. A fraternity house was established on the Subject Property in 1978, and has never been discontinued; however, the fraternity house is a “nonconforming use” because current zoning regulations allow this use only with a Special Use Permit, per City Code 34-420. If an SUP is approved, the fraternity house will become a conforming use, as allowed by City Code 34-1144(b)(1). The application proposes increasing the number of residents and bedrooms from 5 to 8 in the near term with a final build out of 12 residents and bedrooms. As part of the requested SUP, the applicant is also requesting a modification of required side yards from 1 foot per every 2 feet of building height to 3 feet minimum, and modification of parking standards. (8 on-site parking spaces would currently be required for the proposed expanded use; however, (i) an old variance granted in 1979 relieves the property owner from having to provide on-site parking, and (ii) applicant now wishes to provide 7 on-site parking spaces). The Subject Property has frontage on Jefferson Park Avenue and Montebello Circle and is approximately 0.32 acres or 13,939 square feet. The general usage specified in the Comprehensive Plan for the Subject Property is High Density Residential. Persons

interested in this SUP application may contact NDS Planner Matt Alfele by e-mail [alfelem@charlottesville.org](mailto:alfelem@charlottesville.org) or by telephone (434-970-3636).

**IV. COMMISSION’S ACTION ITEMS**

*Beginning:* upon conclusion of all joint public hearings

*Continuing:* until all action items are concluded

- a) Entrance Corridor SUP Recommendation – 1713 Jefferson Park Avenue
- b) SP16-00009 - 1713 Jefferson Park Avenue

**e) ENTRANCE CORRIDOR REVIEW BOARD**

- 1). 1170 Emmett Street (CVS)

**V. FUTURE MEETING SCHEDULE/ADJOURN**

Tuesday, September 27, 2016 – 5:00 PM	Work Session	Friendship Court presentation by PHA Water Street and West Main Code review
Tuesday, October 11, 2016 – 4:30 PM	Pre- Meeting	
Tuesday, October 11, 2016 – 5:30 PM	Regular Meeting	<u>Special Use Permit</u> –1228 Cedar Court, 1011 East Jefferson Street <u>Rezoning</u> – King Street, Sunrise PUD amendment <u>Presentation from MPO -</u> Hydraulic/Route 29 Planning <u>Park Master Plan</u> – Ragged Mountain Trails

**Anticipated Items on Future Agendas**

- ZTA – Height and Grade, Woolen Mills Conservation District consideration (November), Water Street and West Main Code review
- Entrance Corridor –1200 Emmet Street (commercial site), 1248 Emmet Street (restaurant drive through)
- Subdivision – Harmony Ridge
- Critical Slope Waiver – Seminole Square Shopping Center and Pepsi Bottling

**Persons with Disabilities may request reasonable accommodations by contacting [ada@charlottesville.org](mailto: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  
8/1/2016 TO 8/31/2016**

**1. Preliminary Site Plans**

**2. Final Site Plans**

- a. 220 Zan Road (TMP 41B015000) Kroger Store R-369 – August 2, 2016
- b. 1130-1132 E High Street – August 3, 2016
- c. 301 9<sup>th</sup> Street - SOHO Technology Center – August 9, 2016
- d. West McIntire Trailhead – August 12, 2016
- e. 1725 JPA (1725 JPA Apartments) – August 15, 2016

**3. Site Plan Amendments**

- a. 1713 JPA (Alpha Kappa Housing Corp.) Kitchen amendment only – August 3, 2016
- b. 510 Locust Avenue – August 17, 2016

**4. Minor Subdivision**

- a. 1130-1132 East High Street – Boundary Adjustment – July 26, 2016
- b. 1826 & 1830 Fendall Avenue (TMP 5-22& 22.1)– Boundary Adjustment – August 23, 2016

**CITY OF CHARLOTTESVILLE  
NEIGHBORHOOD DEVELOPMENT SERVICES  
MEMO**



**To:** Planning Commissioners, City Councilors  
**From:** Alex Ikefuna, Secretary of the Charlottesville Planning Commission  
**Date:** September 6, 2016  
**Re:** City of Charlottesville Planning Commission Annual Report

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The following report outlines and highlights the activities of the City of Charlottesville's Planning Commission between July 2015 and June 2016. The Planning Commission (PC) was established pursuant to the provisions of Chapter 22, Title 15.2 of the Code of Virginia and is also addressed in Chapter 34 of the City Code. This commission, which consists of seven full time members that each serve a staggered four year term and one exofficio member, has the primary function of promoting the orderly development of the City in an advisory capacity to the governing body. Each member is appointed by City Council and must be a resident of the City of Charlottesville. The University of Virginia Architect serves as the exofficio member.

The PC holds one regular meeting on the second Tuesday of each month and one regular work session on the fourth Tuesday of each month. The Commission also holds a pre-meeting prior to each regular meeting to streamline discussion in an attempt to shorten the regular meetings by clarifying questions in advance. Special meetings may be scheduled as necessary.

Over the past year the PC held twenty-two public hearings, reviewed six site plans, and three subdivision applications. In addition, the PC in its role as Entrance Corridor Review Board reviewed three requests for certificate of appropriateness. Attached is a brief summary of the cases and their outcome.

The majority of work sessions held during this time period focused on Small Area Planning and preparation for multiple long range projects. The following efforts were underway during this timeframe: Bike and Pedestrian Plan Update, Streets That Work Plan, Code and Policy Audit, and the Green Infrastructure Initiative. The 2001 Bike and Pedestrian Plan update began in spring 2014, with the assistance of Toole Design, as a part of implementing the City Council's Complete Streets resolution. The 2015 Bike and Pedestrian Plan update was adopted as part of the Comprehensive Plan in September 2015. The "Streets That Work" plan ties into this as well with the objective of providing guidance on how community streets can be designed in a manner to accommodate all modes of travel while providing for placemaking within the community. The Code and Policy Audit is a comprehensive review of Charlottesville's regulatory practices to determine if they are consistent with community vision and goals. Staff worked with various groups to identify the areas for review and spent summer 2014 researching various codes in preparation for addressing detail code change needs. Data gleaned from the Streets that Work Plan was necessary to move forward with most aspects of the Code review so staff focused mainly on this effort and the West Main Street Code update aspects of the project during the 2015-2016 year. The Streets that Work plan is scheduled to be adopted as part of the Comprehensive Plan in September 2016. The Green Infrastructure Initiative encompasses an inventory of best practices in preparation for the development of a water resources plan. Each of

these efforts informs the others and the Planning Commission will continue to have a role as they are developed and implemented.

**Commission Members:**

- John Santoski, Chair
- Kurt Keesecker, Vice Chair
- Taneia Dowell
- Genevieve Keller
- Lisa Green
- Dan Rosensweig (July 2015- February 2016)
- Corey Clayborne (March 2016 – present)
- Alice Raucher - Exofficio, Non voting
- Secretary: Alex Ikefuna

All Commissioners have completed, are currently working on or are planning to register for the Planning Commissioner State Certification program.

## Planning Commission Application Summary (July 15- June 16)

The attached charts provide an overview of the actions taken between July 2015 and June 2016.

<i>Application Type</i>	<i># of different applications reviewed</i>
Planned Unit Developments (PUD)	2
Slope Waiver	0
Off Street Parking Waiver	0
Entrance Corridor	3
Site Plans	6
Subdivisions	3
Ordinance Amendments	6
Special Use Permits	6
Rezoning (excluding PUD)	3
Zoning Initiation	0

Planning Commission Committee Assignments

Commissioners serve on a number of boards and commissions as a representative of the Planning Commission. Members are assigned to these groups and provide reports to the full commission at regular meetings. The assignments for this time period are attached.

Planning Commission Work Sessions

The Commission is tasked with many topics that can not be addressed in the context of formal meetings. Work sessions are held on a variety of topics to discuss the details prior to formal proposals consideration for recommendation. Work sessions are scheduled for the 4<sup>th</sup> Tuesday of each month. Special work sessions are held from time to time. Here is information on work sessions held between July 2015 and June 2016.

<i>Work Session Date</i>	<i>General topics for discussion</i>
July 28, 2015	West Main Streetscape and Zoning Code Update
August 25, 2013	Capital Improvement Program and Small Area Plans
September 22, 2013	Small Area Plans
November 24, 2013	Capital Improvement Program
April 26, 2016	Streets that Work
May 24, 2016	West Main and Water Street Code review. Small Area Plan Tour – Woolen Mills
June 28, 2016	Small Area Plan Tour – Cherry Avenue Area

The Commission spent this year focused on discussing and touring areas to gather data for potential prioritization of Small Area Plans and the beginning of a number of long range processes noted above. In addition, discussion has occurred concerning implementation of the Strategic Investment Area plan and completion and implementation of the West Main Street plan and zoning code.

Plan, Perform, Perfect (P3)

The City of Charlottesville is implementing a process, hereafter known as **Plan, Perform, Perfect, or P3**, that builds on the City’s internal capacity to develop (1) departmental strategic business plans, (2) a performance measurement and management system and (3) a means of reporting results to staff, City management, Council and the public, all of which will guide the organization towards intentional application of strategies and techniques to achieve desired results. This initiative will be institutionalized as a process that is used to guide the organization and its partners in making key decisions and tracking progress towards achieving its goals, and to ensure that these goals are aligned upward to the City Council Strategic Vision. Therefore P3 must be implemented as an ongoing process that is integrated in the organization’s culture, not simply the production of a document.

The long term goal of Plan, Perform, Perfect, or P3, is to have in place a system of performance management that enables the City to do the following:

- Focus on results, rather than activities
- Align results to City Council’s Strategic Vision and Initiatives
- Serve as a management tool for the City Manager and Department Heads on which to evaluate progress of various programs and services
- Report to City Council and the public on what the City is doing and how well we are doing it
- Create a more comprehensive budget process, with decisions based on data, research and evidence and includes greater participation from City staff and the public; and
- Improve transparency in all areas of the organization

This process led to the current City Strategic Plan. That Plan is in the early phases of implementation and it is anticipated that additional information will be available to report in the next annual report.

We have included updated performance measures related to the work of the commission with this report.

## 2015-16 PLANNING COMMISSION COMMITTEE ASSIGNMENTS

Committees	Current Member
<p><b><u>Thomas Jefferson Planning District Commission</u></b> Encourage planning for the physical, social and economic Development of the region and provides local governments with planning and coordination assistance as requested. Provides professional assistance in areas of land use, housing, economic development, human resources, resource conservation, and transportation. <b>Meets on the 1<sup>st</sup> Thursday at 7:00 p.m.</b></p>	Genevieve Keller
<p><b><u>Board of Architectural Review</u></b> The Board of Architectural Review considers proposed construction in the Historic Preservation and Architectural Design Control District (ADC) to preserve and protect the old, historic or architecturally worthy structures, spaces and neighborhoods and their environs and settings which serve as visible reminders of the history and the cultural and architectural heritage of the City, state and nation. The Board establishes requirements to ensure that any new development or alteration of existing structures and spaces is in harmony with the historic or architectural character of the area. <b>Meets monthly on the 3<sup>rd</sup> Tuesday at 5:30 p.m.</b></p>	Kurt Keesecker
<p><b><u>School Board CIP Committee</u></b> This is a School Capital Improvement Program Committee appointed by the School Board. One Planning Commission member serves on this Committee. <b>Meets 2-3 times during the fall/winter</b></p>	Taneaia Dowell
<p><b><u>Parks &amp; Recreation Advisory Committee</u></b> Consult with Department of Parks and Recreation and advise on allocation of funds to the Five-Year Capital Improvement Program for neighborhood and regional parks, including use of school recreational facilities as neighborhood recreational facilities; discuss and formulate a planning process for parks; review the summer recreation programs and special events from a citizen's prospective and recommend locations of programs and program priorities fore the next year; and review data on summer youth transportation program. <b>Meets monthly on the 3<sup>rd</sup> Wednesday at 5:30 p.m.</b></p>	Jody Lahendro
<p><b><u>Board of Zoning Appeals</u></b> Semi-judicial body appointed by the Circuit Court Judge. This body is responsible for reviewing any variance or hardship cases as they violate the zoning ordinance. <b>Meets monthly on the 3<sup>rd</sup> Thursday at 4:00 p.m.</b></p>	Genevieve Keller
<p><b><u>PACC Technical Committee</u></b> This committee advises the PACC Policy Committee on coordination of planning between the City/County/University. Includes representation from the City/County/University, staff as well as the Planning Commission. <b>Meets Quarterly (January, April, July, October) on the 3<sup>rd</sup> Thursday at 3:00 p.m.</b></p>	Jody Lahendro



<p><b><u>CDBG Task Force</u></b>  The CDBG Task Force advises City Council on the City’s physical community development needs, proposed projects to meet such needs, suggested allocation of CDBG funds for such projects and to conduct periodic evaluations of the physical aspects of the CDBG program. The CDBG Task Force also review and comments on recommendations for human service programs. <b>Meets at least monthly Aug – March – Heaviest in Dec/Jan</b></p>	Taneaia Dowell
<p><b><u>MPO Technical Committee</u></b>  This is a City/County transportation planning body mandated by Federal Law, which does transportation planning for the City and Urban areas of the County. <b>Meetings are held monthly on the 4<sup>th</sup> Tuesday at 10:30 a.m.</b></p>	John Santoski
<p><b><u>Federation of Neighborhoods</u></b>      <b>Meets Quarterly</b></p>	John Santoski
<p><b><u>Charlottesville Albemarle Regional Transportation Citizen Advisory Committee (CHART )</u></b>      <b>Meets first Thurs every other month</b></p>	Lisa Green
<p><b><u>Tree Commission</u></b> – This is a group created to outline initiatives to support the City’s goal of increasing tree canopy. <b>4<sup>th</sup> Wednesday of the month at 5pm.</b></p>	Jody Lahendro
<p><b><u>PLACE Design Task Force</u></b> <b>Meets on the 2<sup>nd</sup> Thursday at noon</b></p>	Genevieve Keller
<p><b><u>Ad Hoc Committees</u></b></p>	
<ul style="list-style-type: none"> <li>• UVA Master Planning Council</li> </ul>	Kurt Keesecker
<ul style="list-style-type: none"> <li>• Housing Advisory Committee</li> </ul>	Jody Lahendro
<ul style="list-style-type: none"> <li>• Budget Development Committee</li> </ul>	Lisa Green
<ul style="list-style-type: none"> <li>• Small Area Plans Subcommittee</li> </ul>	Kurt Keesecker
<ul style="list-style-type: none"> <li>• Rivanna River Planning Effort</li> </ul>	
<ul style="list-style-type: none"> <li>• Belmont Bridge Committee</li> </ul>	John Santoski
<ul style="list-style-type: none"> <li>• Free Bridge Area Congestion Relief Project</li> </ul>	John Santoski
<ul style="list-style-type: none"> <li>• Streets that Work/Code Audit Steering Committee</li> </ul>	
<ul style="list-style-type: none"> <li>• West Main Street Steering Committee</li> </ul>	Genevieve Keller

## Public Hearing Items

Month/Year	Zoning Code	Project Name	Address/Location	Type of Application	Description	Planning Commission Decision	City Council Decision	Additional Comments
Jul-15	ZM15-00001	Longwood Drive PUD	Longwood Drive	Rezoning	Amendment to PUD	Recommended Approval		
Jul-15	ZT14-00011	Transient Lodging	N/A	Zoning Text Amend.	Text amendment to regulate transient lodging facilities	Recommended Approval	Approval	
Jul-15	SP15-00002	550 East Water St	550 East Water Street	SUP	Request for additional height	Recommended Denial	Withdrawn	
Sep-15	SP14-00003	Market Plaza	200 2nd Street SW	Rezoning	Amendment to PUD	Recommended Approval	Approval	
Oct-15	ZT15-00007	West Main	Varies	Zoning Text Amend.	Text amendments to revise West Main zoning classifications	Recommended Approval	Returned To Commission	
Oct-15	ZM15-00003	Midland St Rezoning	TMP 56-56.1	Rezoning	Request to rezone from R-1S to B-2 with proffers	Recommended Denial	Denied	
Nov-15	ZT15-00008	Alcoholic Beverage Production	Varies	Zoning Text Amend.	Text amendment to address micro-producers - definition and location	Recommended Approval	Approval	
Dec-15		Capital Improvement Program		CIP	Consideration of 2017-2021 CIP	Recommended Approval		PC provided memo with items for Council consideration
Dec-15	ZT15-00007	West Main	Varies	Zoning Text Amend.	Text amendments to revise West Main zoning classifications	Recommended Approval	Return to Commission	Review of items where Council requested additional consideration.
Jan-16	SP15-00004	Common House	206 W Market St	SUP	Private club in Downtown Corridor	Recommended Approval	Approval	
Feb-16	ZT15-00007	West Main	Varies	Zoning Text Amend.	Text amendments to revise West Main zoning classifications	Recommended Approval	Approval	
Mar-16		CDBG/HOME			Budget and Action Plan	Recommended Approval	Approval	
Apr-16	SP16-00002	International School	750 Hinton Ave	SUP	Elementary and daycare Use	Recommended Approval	Approval	
May-16	ZM16-00001	T&N	209 12th Street NE	Rezoning	R1-S to M-I with proffers	Deferred by Commission		
May-16	SP16-00004	International School	209 Maury Ave	SUP	Elementary and daycare Use	Recommended Approval	Approval	
May-16	SP16-00003	Blue Moon	510, 512-514 West Main St	SUP	Request for increased density	Recommended Approval	Approval	
May-16	SP16-00005	Aqua Car wash	1300 Emmet St	SUP	Request for car wash use	Recommended Approval	Approval	
Jun-16	ZM16-00001	T&N	209 12th Street NE	Rezoning	R1-S to M-I with proffers	Recommended Denial	Withdrawn	
Jun-16	ZM15-00004	Booker St	624 and 626 Booker Street	Rezoning	R1-S to B-3 with proffers	Recommended Denial	Denial	
Jun-16	SP16-00006	Alumni Hall	211 Emmet Street	SUP	Private Club addition	Recommended Approval	Approval	
Jun-16	ZT16-00001	West Main and Water Street	Varies	Zoning Text Amend.	by right DUA increase for West Main, Water Street changes to account for 100 Ridge St.	West Main - Recommended Denial, Water Street - Recommended approval		PC initiated text amendments for review of setback on Ridge Street and setback and stepback for South Street
Jun-16	CP16-00001	Streets that Work Plan		Comprehensive Plan Amend	Adopt plan as part of the Comprehensive Plan	Recommended Approval		

**Subdivisions**

<b>Month/ Year</b>	<b>Project Name</b>	<b>Address/Location</b>	<b>Preliminary/Final/Both</b>	<b>Description</b>	<b>Planning Commission Decision</b>	<b>Additional Comments</b>
Jul-15	Naylor Street	South side of Harris Road	Both	7-lot residential subdivision	Approval	
Oct-15	Water Street Promenade	Water Street Extended	Final	24-lot residential subdivision	Approval	
Apr-16	230 Shamrock Road	230 Shamrock Road	Final	Utility extension	Approval	

**Site Plans**

<b>Month/ Year</b>	<b>Project Name</b>	<b>Address/Location</b>	<b>Preliminary/ Final/ Both</b>	<b>Description</b>	<b>Planning Commission Decision</b>	<b>Additional Comments</b>
Aug-15	1725 JPA	1725 Jefferson Park Avenue	Preliminary	Multi-family residential	Approved	
Sep-15	Willoughby	Harris Road	Preliminary		Referred back to staff	
Nov-15	Lochlyn Hill	Pen Park Lane	Preliminary		Approved	
Dec-15	Market Plaza	Water Street, South Street, 2nd Street SW and 1st Street SW	Preliminary	Mixed Use building, Farmers Market Space	Tentative Approval	
Apr-16	William Taylor Plaza	Corner of Ridge and Cherry	Final	Hotel, residential	Approved	
Apr-16	Grove Street PUD	Grove Street	Final	residential	Denied	

<b>Entrance Corridor Reviews</b>					
<b>Month/Year</b>	<b>Project Name</b>	<b>Address/Location</b>	<b>Description</b>	<b>Planning Commission Decision</b>	<b>Additional Comments</b>
Jul-15	1725 JPA	1725 Jefferson Park Avenue	Multi-family residential	Approved	
Aug-15	1130 E. High St.	1130-32 East High Street	Mixed-Use	Approved	
Nov-15	2307 Hydraulic Road	2308 Hydraulic Road	Commercial	Approved	



## Number of Rezoning/SUP Applications Submitted per month

Neighborhood Development Services

### Description

Rezoning is a request to change the zoning of a property. Special Use Permits are requests to use a property for a use that is permitted in the City, provided the impacts of that use can be managed so as not to negatively impact surrounding properties. Both rezoning and special use permit applications require Planning Commission and City Council review. The Department of Neighborhood Development Services coordinates the review of these applications, and write the staff reports that accompany these applications through the review process.

### Number of rezoning/SUP applications submitted per month



### Analysis

Volume of submissions has been steady over the last 6 months.

Jun 2016

### Recommendations

No changes recommended at this time.

Jun 2016



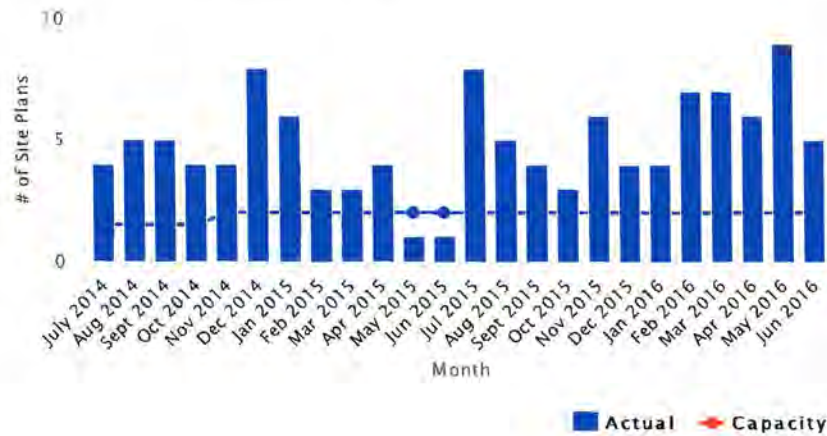
## Number of Site Plans Submitted

Neighborhood Development Services

### Description

Site Plans, or Plans of Development, are required submissions for new or modified multi-family, commercial, industrial or mixed-use developments in the City. Neighborhood Development Services performs administrative review for all site plan submissions. This measure shows the number of applications for preliminary site plan approval, final site plan approval and site plan amendment submitted to the department each month.

### Number of Site Plans Submitted per Month



### Analysis

Jun 2016

Submissions have remained high since Fall 2015. Review time has been extended to address the volume. This has also taken time from long range activities.

### Recommendations

Jun 2016

No staffing changes are anticipated at this time.

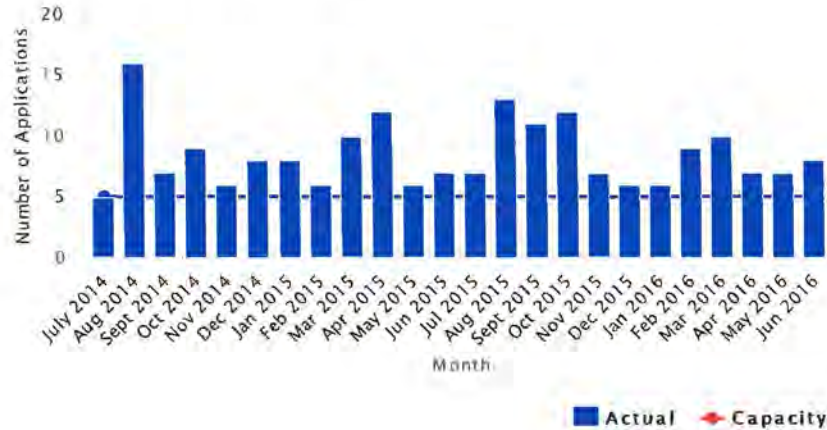


**Number of BAR cases per month**  
Neighborhood Development Services

**Description**

BAR stands for Board of Architectural Review, the appointed body that performs design review for building projects within the City's locally designated historic districts. Design review is also accomplished within the City's entrance corridors by the Entrance Corridor Review Board (ERB). Neighborhood Development Services processes applications for both boards. Staff may administratively review some of these applications, and also administratively reviews all sign applications within design control districts. This measure shows the number of building project applications forwarded to the BAR each month.

**Number of BAR cases per month**



**Analysis**

Jun 2016

In 2014 there was a large increase in the number of applications taken to the BAR, and this trend has not decreased in 2015. As a result, a half-time position was granted for FY2016 with a commitment for a full-time assistant for FY2017.

The full-time assistant position for FY 2017 was not granted and with the request for additional conservation districts, demand cannot be met.

**Recommendations**

Jun 2016

Current staff cannot continue to maintain level of service with the increasing volumes.



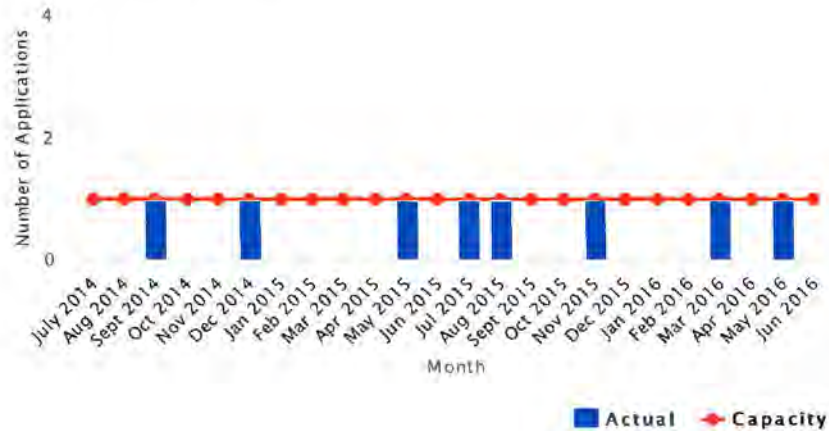


**Number of ERB cases per month**  
Neighborhood Development Services

**Description**

ERB stands for Entrance Corridor Review Board, the appointed body that reviews building projects within the City's designated entrance corridors. Entrance Corridors are vehicular routes from the City boundary leading to historic districts. Neighborhood Development Services performs administrative review for all signs/building permits for projects in entrance corridor districts. NDS staff also prepares staff reports for Certificate of Appropriateness applications to be review by the Entrance Corridor Review Board. This measure shows the number of applications forwarded to the ERB each month.

**Number of ERB cases per month**



**Analysis**

Jun 2016

There were less ERB reviews in 2015 than 2014, but more administrative reviews. This has remained true in 2016 so far.

**Recommendations**

Jun 2016

Continue to monitor the number of ERB cases and other design review applications in the upcoming year. Staff is considering a shift of these reviews to balance the workloads.



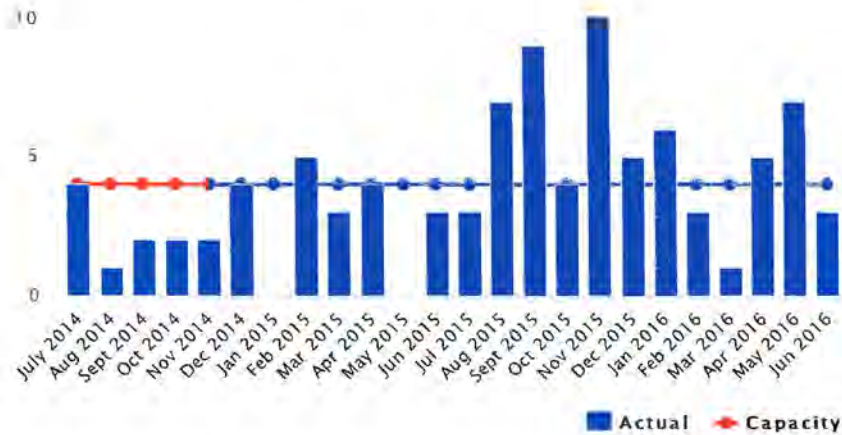
## Number of BAR/ERB administrative reviews per month

Neighborhood Development Services

### Description

Design review is performed for building projects within the City's locally designated historic districts and also within its entrance corridors. Neighborhood Development Services staff has limited discretion to administratively review some of these building project applications, and also administratively reviews all sign applications within design control districts. This measure shows the number of administratively reviewed building projects in design control districts per month.

### Number of BAR/ERB administrative reviews per month



### Analysis

Jun 2016

The level of administrative reviews has increased during 2015, but leveled off so far in 2016.

### Recommendations

Jun 2016

Continue to monitor the number of administrative reviews and other design review applications in the upcoming year.

Agenda  
PLANNING COMMISSION REGULAR DOCKET  
TUESDAY, August 9, 2016 – 5:30 P.M.  
CITY COUNCIL CHAMBERS

**I. Commission Work Session (Agenda discussion(s))**

Beginning: 4:30 p.m.

Location: City Hall, 2nd Floor, NDS Conference

Members Present: Vice-Chair Kurt Keesecker; Commissioners Genevieve Keller, Jody Lahendro, and Corey Clayborne; UVA representative: Brian Hogg

Commissioner Lahendro asked if it were too late to request of the car wash property to install a street tree buffer in line with Streets that Work. It was noted that is a consideration that can be shared with the applicant.

Mr. Hogg asked if there was discussion concerning the transparency of the car wash building facing Emmet. It was noted that this would be a good topic to discuss in the meeting with the applicant.

Commissioner Lahendro expressed concern about neighborhood input on the drive through application. Ms. Newmyer noted the neighborhood input which had occurred and the applicant's willingness to mitigate impacts. She noted that consideration of operational hours for the drive through would be an additional item to consider.

Commissioner Keller asked if there was space on the site to move the drive through in order to change the queuing area and it was noted the applicant would need to address.

Commissioner Keesecker asked about the parking space numbers and the configuration on the lot. Ms. Newmyer provided background and noted that the applicant is working on addressing cross easements needed for the site. She also noted that a traffic impact analysis is required.

**II. Commission Regular Meeting**

Beginning: 5:30 p.m.

Location: City Hall, 2nd Floor, Council Chambers

Members Present: Vice-Chair Kurt Keesecker; Commissioners Genevieve Keller, Jody Lahendro, and Corey Clayborne; UVA representative: Brian Hogg

City Council Members: Council Member Bob Fenwick, Kristin Szakos, Kathy Galvin, Mayor Mike Signor, and Vice-Mayor Wes Bellamy

Call to Order: The meeting was called to order by Vice-Chairman Keesecker at 5:35

**A. COMMISSIONERS' REPORTS**

**Commissioner Lahendro** attended the Planning and Coordination Council where they received updates on regional transit, organizational study, Route 29 solutions project, and the public safety update from the University. The Parks and Recreation Advisory committee met on July 20<sup>th</sup> and it was the first opportunity for getting input on the trail options for the ragged mountain natural area. About 60 people provided input and that began a 30 day public comment period for expressing comments for options that have been put out there for Parks and Rec staff. At the September 21st meeting, the Parks and

Recreation committee will review the input and consider what to send forward to City Council. It may be the October committee meeting where a decision is made on which trail option to recommend to City Council. He said at the August 3<sup>rd</sup> meeting, we took a walking tour of ragged mountain natural area to look at all the trail options. At the Tree Commission meeting on August 2<sup>nd</sup> the Public Works staff presented a draft policy and procedure for tree/sidewalk conflicts. We were all very grateful for the effort put into the study of this issue and we are very hopeful about corrective action when a tree and a sidewalk don't get along together, so it's not always the tree that suffers as a result. The tree planting committee will expand efforts by including members from other related organizations like Tree Stewards or the Master Gardeners and the result of the green infrastructure information will help inform that committee as to where to plant trees. In support of the targeted 10<sup>th</sup> and Page neighborhood for our tree planting effort, the commission members provided a table at this past weekend community day at Westhaven and provided information and ideas to the public about tree planting. Staff reported that the CIP funds awarded for this fiscal year will allow the planting of 200 more trees during this fiscal year. During the Planning Commission walk on Emmet Street, a question came up about trees on the BestBuy ramp and in the median strip of Emmet as well as the sides; and indeed there are 60 canopy trees and about 100 understory trees that are going to be planted this fall. VDOT will be planting them and be responsible; providing warranty for them and taking care of them for two years.

**Commissioner Keller** said a member of the public had asked her if ragged mountain is coming to us to vote on it. She thought it would come as a presentation but not as a public hearing.

**Ms. Creasy** said she is not recalling that but it could be. She said typically the Parks and Recreation Master Plans come as a presentation and she is assuming it will fall under that pattern. It will come as a presentation to the commission and the commission has a chance to provide comments and then it moves forward to Council. The Planning Commission does not make a specific recommendation. We would not have a hearing so it would be good for folks to take advantage of the 30 days as well as the Council and Parks and Recreation hearings.

**Commissioner Lahendro** said we have finished our hearing so now it is up to the Parks and Recreation Advisory Committee to come up with a recommendation to make to Council and he did not hear they were making a presentation to the Planning Commission.

**Commissioner Keller** said she wanted to clarify something that came up in the tour last week of US 29 North and Hydraulic Road. She thinks it was our consensus based on the information that was being presented and our understanding that there wouldn't necessarily be a high priority for small area planning given the lack of immediate re-development opportunities that seem to be different than what we had heard a few years ago when we were first establishing priorities. During the tour, Director Ikefuna made a comment to me about VDOT funding and he, Councilor Galvin and I met last week and she also had a chance to speak to Chip Boyles, the Executive Director of the Thomas Jefferson Planning District Commission after that meeting. She said in the course of those conversations she became aware that VDOT had set aside about 10 million dollars for a project in that vicinity and an substantial sum of money that could be available for components that we would normally include in a small area plan. The MPO is exploring the possibility of using part of those funds to develop a City/County small area plan that would focus on land use and transportation. As a result of these conversations Chip Boyles is hoping to attend our meeting in September to provide an overview of that project and answer any questions we might have. She said there has been some concern in the greater community as the result of the media coverage of our walk that indicated that we didn't think it was appropriate for a small area plan.

**Commissioner Clayborne** no report

**UNIVERSITY REPORT** –Brian Hogg reported the Rotunda will open to the public and the community on September 24 and 25<sup>th</sup> for tours and there are number of other projects going on across the Grounds. He is looking forward to working with the city.

**VICE-CHAIR'S REPORT** – Kurt Keesecker – no report

**DEPARTMENT OF NDS** – Missy Creasy said we got very high media coverage of our tour and we will talk about this at our August work session. The VDOT money had been set aside and had been on hold for a long period of time with no notion of it necessarily moving forward but the interchange success at Rio has gotten people really interested in what could happen further down 29. As new information is available, the commission will take that into account and as things change we will let you all know when we know how things are going with that. The discussion seems to be in the early phases of getting people to the table. We have been working through the SIA and the next steps following Streets That Work. We are also getting geared up for the next steps for Streets That Works. Ms. Green was re-appointed to the Commission so she will be with us for a second term, and there is a work session on the small area plan tours and the CIP planning commission priorities later this month. A reminder that September is our annual meeting and the nominating committee, which has been appointed, will provide a report.

**MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA FOR PUBLIC HEARING- none**

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

1. Minutes - July 12, 2016 – Pre meeting and Regular meeting
2. Minutes - July 26, 2016 – Work Session
3. Major Subdivision – Lochlyn Hill PUD
4. Entrance Corridor SUP recommendation – 1248 Emmet Street

Motion by Commissioner Keller for approval of the consent agenda, Seconded by Mr. Lahendro, to approve the consent agenda, motion passes 4-0.

Recess before Public Hearing 5:50

#### **JOINT MEETING OF COMMISSION/ COUNCIL**

Beginning: 6:00 p.m.

Continuing: until all public hearings are completed

Format: (i) Staff Report, (ii) Applicant, (iii) Hearing

Reid Murphy of Building Management Company (BMC)

Applicants Representative: Julia Skare, P.E. of Draper Aden Associates

Current Property Owner: Craig Dunn of CPD Properties, LLC

**1. SP16-00007 - 1248 Emmet St N** – Reid Murphy, Building Management Company (BMC), contract purchaser for property owned by CPD Properties, LLC, has submitted an application seeking approval of a Special Use Permit (SUP) to allow a drive-through window in association with a fast-food restaurant (Zaxby's) at 1248 Emmet St. N, identified on City Real Property Tax Map as 40 Parcel 2.5 (400002500). The zoning district classification of the Subject Property is Urban Corridor District (URB) with Entrance Corridor Overlay. Restaurants are allowed by right and drive through windows associated with restaurants are allowed by special use permit. The site is approximately 0.7790 acres. 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 Heather Newmyer by e-mail (newmyerh@charlottesville.org) or by telephone (434-970-3968).

Heather Newmyer, City Planner said this application proposes dedication of a public easement to the City of Charlottesville for the future Meadowbrook Road Shared Use Path and Creek Improvements. The proposed public easement, shown on Sheet C2.1 of the preliminary site plan, covers the area from the west edge of Meadowbrook Rd to the east side of Meadow Creek and encompasses existing tree canopy (approximately 8,250 SF) and critical slope area at the rear of the property. The easement will contribute a portion of what is needed for the greater shared use path along Meadowbrook Rd. The easement will be finalized and recorded prior to final site plan approval.

Councilor Szakos said she is interested in the sidewalk in front and connectivity for pedestrians. One of the things they have talked about in other locations is the idea of not having curb cuts that make the people on the sidewalk go down and back up again but instead having cars go level and then down. Is that something that could be required or suggested or something you do not recommend at all?

Ms. Creasy said that is something the traffic engineer would have to evaluate.

Mr. Fenwick asked how late the drive-thru will be open.

Reid Murphy said they don't know.

Councilor Fenwick asked what about the trash pick-up and if procedures are not followed what is the penalty.

Ms. Creasy said they would be in violation of the SUP and could come back here and the SUP be revoked. They would probably have a private service taking care of trash pickup.

Reid Murphy said this is a Charlottesville company, a property management company hiring local people. We worked hard with the neighbors and the staff. We are not your adversary and we are in it for the long haul. It matters to us that the project is done well. We would like to have more flexibility.

Commissioner Clayborne asked him to talk about the up-keep of the dumpster area that usually gets nasty and draws rodents. How will you maintain that area?

Mr. Murphy said the dumpster corral is a gated corral, and he is willing to consent to these operational hours as conditions of the SUP although he wants to point out that it is a little like the street trees and the widening sidewalk. He said he is sympathetic to a lot of these concerns but he has to start somewhere with a vision for these street trees and wider sidewalks, but restricting trash pick-up at this property doesn't change Bodos or Cook-out or anybody else along that stretch that is already picking up trash at 3:30 in the morning. We are willing to consent to that.

Kevin Swyker, the licensee, said they signed an agreement with Zaxby's franchise to open up a Zaxby's in the Charlottesville area. He is representing his brother Ryan, and his father Malcolm Swyker as well. We are a family run business. We don't have any other Zaxbys opening at the moment so wanted everyone to know there is not a slew of Zaxby's coming in and this is the 800<sup>th</sup> location. Speaking on behalf of operations, Zaxby's strives to be the top of the top of the industry in terms of guest service, food quality and appearance and to that quality, we come under the scrutiny of Zaxby's corporate when it comes to maintaining the property and the trash receptacles and how they are maintained or serviced. It would be completely unacceptable for us to have spilling over trash or a rat infestation. Zaxby's holds us to such a high standard to maintain that brand so

I am not sure if I am specifically answering the question but it is part of Zaxby's core values to maintain the property with no trash or debris on the property.

Commissioner Keller asked if he could speak to the transition of this site from a casual but full service sit down restaurant to a fast-food casual restaurant with a drive thru and what are the trends in restaurants in an area like this today. Why wouldn't a sit down restaurant without a drive-thru be a viable option for this property now, since it has been for 45 years which seemed to be successful through most of those years?

Mr. Murphy said we are a real estate development/management not a restaurant operator. He said Lord Hardwick's is closing because is not making enough money to stay open and what used to be a restaurant is now a cell phone store, because it wasn't successful as a sit down restaurant. That a Sonic was interested in that same stretch is suggesting that that stretch of 29 is more appealing to that type of restaurant as oppose to the casual sit down restaurant. He said he can't speak to that as a restaurateur but the real estate markets suggest those restaurants are not thriving there.

Mr. Swyker said he is not sure how to answer that question or what percentage will come from the drive-thru. He said he can look into ranges but he doesn't know an exact figure that he can say with certainty.

Commissioner Keller said we are hearing this because of the drive-thru and that is what we need to focus on and the effects of that. She said she appreciates your comments and the long view of the kinds of restaurants that have endured and those who are locating in the area now because it started as a fast food strip and she doesn't know if they all had drive-thrus or maybe Arby's did and they were a different model of drive-thru from the seventies. The area is transitioning again and we only get a chance to influence it every thirty years or so. It is important to get it right so that is why she is wrestling with the drive-through since that's the thing that is the special use permit. How essential is the drive-thru in that location because it does create issues.

Mr. Murphy said from the information in the lease with Zaxbys, if they can't have a drive thru then they are not coming. This is their specific business model. The same thing with Sonic, if they can't get a bunch of canopies and drive thru traffic here then they are not interested in the site.

Commissioner Keesecker asked how did the formula for the number of parking spaces come about because if the trend not to sit down is the market place, this seems to be parked at a rate that is double what the city would require for spaces on site.

Mr. Murphy said one of the things that is particularly attractive to us about a Zaxby's model is that they are in this fast food category and you look at the traffic analysis and report because they have drive-thru window, but they are branding and if you go on their website and look at their corporate materials, they are really fast casual, so they are more in the category of a Chipotle where their dining is every bit as important as their drive thru traffic. They take great pride in that part of it but a big part of their business is this dining room component. Part of it is the shape of the site along the east side of Meadow Creek the property is kind of L-shaped and there is a parking lot back there and it provides a bunch of extra parking in that section of the site that is not immediately adjacent to the building.

Julia Skare said we have done the calculations and we believe that one space per 125 per square feet of public floor area results in 12 spaces; then one space per 100 square feet of non-public would result in an additional 16 and the majority of the parking is to the back of the site and not adjacent to the building and is existing. We are not planning to touch that.

Commissioner Keesecker asked about the arrangement for accessing adjacent properties through your parking lots; it looks like not only can other properties use that rear parking lot to access their own parking areas but

your double loaded parking trays on either side of the building are generally shared with your adjacent neighbors. You have ½ and they have the other and the egress from the drive-thru to your property doesn't egress directly into 29 but it goes to the property to the north, so there must be some arrangements for them crossing you and you crossing them to be able to have that access in place.

Mr. Murphy said those ingress and egress aisles on the north and south of our property and all of the properties as you go down that stretch the easement are prescriptive. We have done two title searches and there are no easements recorded. Staff wants us to we codify those easements and we are working on that.

Commissioner Keesecker said is it true that the drive-thru access for the Cook-out which is to the north, would use the entrance to your property on the south side of the building and then go around behind you to get in the queue for their drive-thru?

Mr. Murphy said this is a work in progress, so the primary entrance to this property would be for north bound traffic which would be to the south side of the property, so you would easily queue up into the drive-thru on that south side and the exit from the drive-through. We have changed the radius to exit the drive-thru lane. We are foreseeing a stop bar sign and a stop sign right there so that it is very clear that you go across and to take a left to the egress point to exit the property. There is only one median cut along that stretch where south bound traffic could take a left and it is to the south of their site so you would have to go down and across the entrance of the Federal Executive Institute so you would have to take a left and go behind the Indian restaurant to come in from the south bound side.

Commissioner Lahendro said on the site plan there is a note saying storage room to the south side of the dumpster pad pointing to an open outside area. What does that mean?

Ms. Skare said they took the storage room out of the plans and left the note pointing to nothing on the plans, it was a mistake.

Councilor Fenwick asked how wide are the parking spaces.

Ms. Skare said they are 8 ½ feet,

Councilor Fenwick asked when you scale the parking space on the east side of the building, are all of those 8 ½ feet.

Ms. Skare said they are all designed at 8 ½.

Councilor Bellamy said thank you for your presentation and he told Mayor Signor that he is pretty sure he will gain about 20 lbs. because he religiously eats a Zaxby's probably every other weekend when he goes down south and his daughters love Zaxby's. Thank you guys, you did a great job.

Council graveled into the Public Hearing

Pat Gibson, 1408, said where the car wash proposal is going in, our driveway is directly across from that so we overlook the Cook-out. We will overlook this site when the leaves are off the trees. She attended the information meeting for the neighbors held by the developers and the licensee and we really appreciated the information. They have been very helpful in providing information about the sound levels also. While both the business owners and the licensee have been involved in this request and they appear to be good business partners, my husband and I support successful businesses, we just don't want it to be at the expense of living in



our own property. When drive-thrus are open at two o'clock in the morning or after they close and people on the property, outside the business hours we are contending with the noise pollution as well as the people that are there on a closed property. The car wash applicant suggested and agreed to close off the property. My husband and I, while we would love an outdoor sitting area, view it as problematic. If it's the front you are dealing with traffic, and if it's the back you are dealing with noise. This is from living at the property and seeing the people there on site where the Subway was. Before Cook out, when it was Long John Silvers, they had a drive-thru and she was not aware of the drive-thru but with Cook-out it is different. So rather than speaking to a specific licensee and a partner, what she would like to address are concerns that the condition recommended by staff be attached to the deed so future businesses will be required to adhere to that. We would hardly support restricting trash pick up just because the others are not restricted is not a good reason to say if they can't pick up the trash between 6am and 10 pm at night it does not make for a good neighbor. It also raises the point that city regulations and zoning requirements are set up, but what are the standards for enforcement. The Cook-out has been notified by the police about the noise levels but are the reports being made. The city staff and officials are over-burdened with a number of tasks so she hopes that the city will consider setting up some kind of enforcement system and unless there are economic incentives in the way of fines that will support the additional staff to enforce these regulations because she can tell you 40 decibals is a quiet bedroom, the Cook-out and the others are not.

Dena Imlay said she is President of the Meadowbrook Hills-Rugby neighborhood and is speaking as part of the Meadowbrook Hills that borders on Hamburger Row and their concerns continue to be the encroachment on our neighborhood, it's by-right, it's with SUP, it's with entrance corridor approval but it is constantly encroaching. We are very concerned that another SUP is about to be approved and this kind of business when it is approved it goes forward and those conditions can also be changed and the SUP conveys with the property, so we are very concerned that this is about to become a habit. There will be at least two more businesses coming along at Emmet and Barracks which will impact us. There will possibly be a drive-thru at the Coran Capshaw property on the corner of Barracks and Emmet so we are going to have 4 drive-thrus likely in the near future in addition to what we have now. We are very concerned that the SUP allows for a slippery slope.

Chris McLean 1400 Rugby Road, said he grew up on Blue Ridge Road until he went to UVA and his parents continue to live there. He has seen a lot of change on that corridor and there are some properties that are less ideal and it sounds like this petition for a SUP is pretty reasonable and it sounds like Zaxby's is going to take care of the property and with the buffers and the 40 decibals it sounds very reasonable. It sounds like the Cook-out might be the problem not what is trying to be placed on this property. He hopes you support the drive-thru.

Nancy Summers said she is not directly impacted by this but does care about the nature of the entrance corridor to Charlottesville. She said according to the vision you have created of the entrance corridor which is a building design that reflects community character preferred over franchise design over corporate signature building obviously that is not happening, and it has been stated that you don't believe that restaurants can exist without a drive-thru. She actually disagrees with this depending on the quality of the restaurant. Bodos does great without a drive-thru; Milan Indian restaurant does great without a drive-thru. With drive-thru after drive-thru, after drive-thru, this will determine the character of the entrance corridor to Charlottesville right up to Barracks Road. She doesn't have anything against Zaxby's but we are making some important and permanent decisions about the character of our entrance corridor with drive-thru after drive-thru, after drive-thru.

Michelle Packer, 2030 Spotswood Road, said she lives about 50 feet from the property that is being considered tonight and sent an email to the commission and does not support the drive-thru proposal for this site. She does support the eatery. Her concerns involve the increase in potential crime and the litter that she picks up frequently on Meadowbrook. She said permitting a drive-thru will exacerbate issues that we have that are not favorable for property values or for our vision for the city. She asks if you would consider looking at what the rules for the zoning of the area says; does it allow for a drive thru, but she does support no drive-thru but she does support Zaxby's.

Close the Public Hearing

Council closed their meeting

Commissioner Lahendro said with the median strip, it is difficult for south bound vehicles to get to the other side of the road and he is concerned that someone would want to put a drive thru in this location. He said it seems like a lot of turn around and going thru other properties. It concerns him. He said they are doing this in the face of the Comprehensive Plan and what it talks about this becoming a more pedestrian friendly area in the city.

Commissioner Keller said she shares those concerns, and she had quite a bit of emailing with Heather to clarify which zones allow drive-thru by-right and only two zones do and she feels to this point we have had good reason for why we issue a special use permit for drive thru restaurants and our vision and description for this areas has been one of automotive and it was transitioning to pedestrian and now in the last two months that trend has been reversed. She is very concerned about us doing that without us changing our prevailing and guidance language. It seems to her that over the course of history of this area, a couple of these restaurants have turned over have abandoned their drive-thru at least historically there was no reason for it and now maybe those business trends are changing and now we are hearing a little bit about it tonight but she thinks it is a very short area and we have ramps and we have the drug store that we will be able to have a drive-thru by right and she definitely has concerns about the drive-thru particularly with the noise and the type of transportation conditions that already exists there. She is not 100% convinced that another kind of eatery would not be successful there and in the past she has not supported a drive-thru on Cherry Avenue and perhaps in an another location and think that as a community we need to look at. She is not convinced that it is in keeping with our healthy living initiatives and other things to encourage people to eat in their cars and contribute to distractive driving and doesn't see that this is something that she is going to support for this location.

Commissioner Claiborne thinks for this particular location it can be successful if you look at the comparing properties along that stretch, it is not out of place. Starbucks for instance, you can have a classy place, sit down and partake or sit outside if you wish or you can have a drive-thru. He doesn't see it being much different from that so he would be hesitant to penalize the applicant because there is a Cook-out next door or Arby's right down the street. This seems to be an improvement.

Commissioner Keesecker thoughts are what would it mean to foster incremental change or some longer term vision. Planning in itself is a long term endeavor that has some faith in a series of good decisions moving forward over time with lots of players involved. There is the market place involved and how do we steer toward something better. What is unique about this SUP process is the concerns involved with the impacts that we have the opportunity to mitigate. He said Ms. Newmyer's conditions are a terrific collection of things that would help mitigate the particular concerns of the drive-thru. We can't ask for a 7 feet sidewalk to help mitigate the

drive-thru if the drive-thru SUP isn't requested. How long is it going to take to get that 7 ft. sidewalk out front if it is not required by-right?

Commissioner Lahendro asked the applicant why an auto dependent business would consider this a good location. It is backed up many times with a median strip for a drive-thru.

Ms. Scare said there are 61,000 trips per day on this stretch of 29 and there are a lot of vehicles passing through. She believes quite a few will be stopping at Zaxby's. In the AM peak time the number of vehicles per hour are 145 vehicles for a drive-thru and 132 without a drive-thru. There is a minimal number of vehicles coming because of the drive-thru.

Commissioner Keesecker said there are three broad categories: 1) traffic, 2) noise, 3) drive-thru character impact on the district and following the Comprehensive Plan.

Commissioner Lahendro made a motion to recommend denial for the application of a Special Use Permit to authorize a drive-thru window at 1248 Emmet Street Road because it does not comply with our Comprehensive Plan, Seconded by Commissioner Keller, 2-2 (Commissioners Keesecker and Claiborne voting no) the motion fails.

Commissioner Keesecker said he was thinking about a prescription to provide some type of condition on the speakers and the performance of the sound from the drive-thru. He said he understood the concerns of the Comprehensive Plan and he thinks they are good ones, but his opinion is the conditions and the response of the applicant to provide a better pedestrian area with maybe street trees and on 29 is a mitigation to offset that car culture impact on a street that has 61,000 vehicles on it.

Commission Claiborne said as one of the conditions we could request an acoustician go out and analyze the sound and tell us when the peak noises occur in respect to vehicles.

Commissioner Keesecker asked what are the conditions used for the city to understand noise and could we set a condition to limit that. The applicant said their own research would yield a level of 40 at the property line. Is there a figure we think would be better at the property line?

Lisa Robertson, Deputy City Attorney said if you don't take the allotted action in a certain time period it is deemed an approval. Ms. Robertson also stated that it might be more effective to have an acoustician come and do a sound study. She said the decimal levels are very difficult to establish. We should use the sound levels that are established for the downtown commercial district which is 55 at night and 65 during the day. That is a little more allowance for an area with other sounds going on and you are not necessarily starting with a quiet suburban type area.

Commissioner Keller said if there are restrictions for hours of operations for a drive-thru and restrictions for the trash pick-up, she will vote for it. If this is approved, we should make it a priority to look at the guidelines for this area so we can address it adequately. If it is transitioning to an automotive oriented area, then we should come up with the best guidelines we can.

Commissioner Claiborne moved to recommend approval of this application of a Special Use Permit to authorize a drive-thru window at 1248 Emmet Street Road subject to the 10 conditions as listed in the staff report with the exception of # 6 and adding the condition of an acoustical report by a professional acoustician would be

required to take the measurements at the site for 96 consecutive hours to analyze the present site conditions as it relates to noise and demonstrate that is in compliance with the regulations of the downtown commercial district and the hours for operation for the drive-thru would coincide with the hours of 10 am to 10 pm; Commissioner Keller seconded, the motion passes 3-1, (Mr. Lahendro voting no)

Commissioner Lahendro said he voted against this because of working so hard to provide barriers between businesses on Emmet and the neighborhood behind it. We should be opening up these areas and finding businesses that promote the neighborhoods because the neighborhood wants to be involved with and use Meadow Creek as a trail. It is a pedestrian way to link our neighborhoods with the businesses on Emmet and he is very much against this.

Commissioner Keesecker gaveled out of the Planning Commission meeting and into the Entrance Corridor Review Board meeting

## **H. ENTRANCE CORRIDOR REVIEW BOARD**

### **1300 Emmet Street - Aqua Car Wash – Jeff Kamrath, applicant and owner**

Aqua VA, LLC is a locally owned, affordable, community and environmentally friendly hand car wash, the first and only one of its kind in Central Virginia. We believe in putting our hands to work by personally washing each and every car. We not only produce a cleaner vehicle compared to a machine operated wash, but we are also able to conserve more water, use fewer chemicals and expend less energy in the process, thereby reducing our environmental impact.

Staff believes the project meets the standards and guidelines for certificate of appropriateness in the Entrance Corridor, and that the building and site designs are well-designed. Staff recommends approval of this application as submitted.

Commission Lahendro noted the city is going to adopt the Streets That Work plan and for this type of commercial road one of the things we are planning to request in the future is to have large canopy street trees and a grass buffer between the curb and the road and the sidewalk. He said there is an existing sidewalk here and he noticed it is on city property and not on your property and so something we would ask the city to come back and do is to put some street trees on there to try to make the sidewalk more appealing to citizens, to the public to want to walk down instead of feeling like they are next to racing cars with no sense of enclosure or protection or anything humane about it.

Mr. Kamrath said he supports if the city would put a stop sign in or a left turn only and just like that if there was a proposal for a better streets that work idea to add trees he would love to support that and thinks that pedestrian traffic is great for our business. They will see a nice business that they might want to go to again. He asked if it would be high enough so their signage wouldn't get blocked. He said you can count on him if you want a business to defend that.

Commission Clayborne moved to approve the Entrance Corridor Certificate of Appropriateness application for the new Aqua Car Wash at 1300 Emmet Street as submitted per the motion including glazing on the primary façade to allow for openings and privacy to those inside, seconded by Commission Lahendro, motion passes 4-0.

Commissioner Keesecker gaveled the Planning Commission back into their meeting.

Commissioner Keller moved to adjourn until the second Tuesday in September, Seconded by Commissioner Lahendro, 4-0.

**CITY OF CHARLOTTESVILLE**  
**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES**  
**STAFF REPORT**



**MAJOR SUBDIVISION**  
**PLANNING COMMISSION REVIEW**

**DATE OF PLANNING COMMISSION MEETING: September 13, 2016**  
**APPLICATION NUMBER: P16-0105**

**Project Planner:** Carrie Rainey

**Date of Staff Report:** September 1, 2016

**Project Name:** Belmont Station

**Property Owner:** Carlton, LLC

**Applicant's Representative:** Doug Seward (Land Surveyor)

**Applicable City Code Provisions:** 29 – 1 through 29 – 126 (Subdivision)

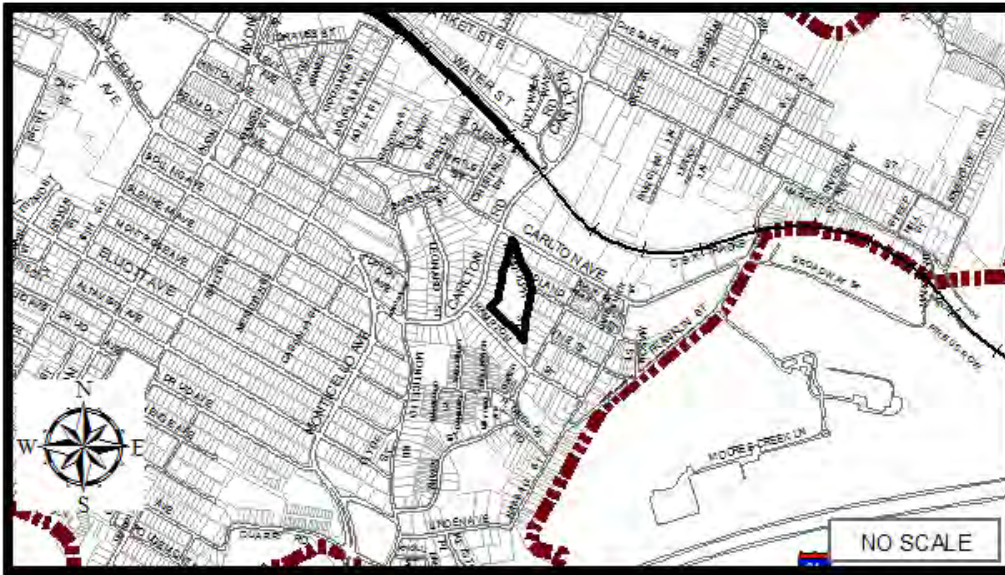
**Zoning District:** B-2

**Date Subdivision was submitted:** June 6, 2016 (last revision August 11, 2016)

**Legal Standard of Review**

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

## Vicinity Map



## Executive Summary

Doug Seward, acting as agent for Carlton, LLC has submitted a major subdivision located at near the intersections of Carlton Road and Carlton Avenue, and Hampton Street and Rives Street. The plan calls for 39 townhouse dwellings on 3.2 acres of land. A corresponding site plan is under review to extend City utilities, provide a private road, and satisfy landscaping requirements. The subdivision is also considered major because more than six (6) lots will be created. In addition, new private roads and infrastructure are proposed for this subdivision. The property is further identified on City Real Property Tax Map 57 Parcel 123 having frontage on Carlton Road. This site is zoned B-2 commercial and the total project area is 3.2 acres. This is a request for preliminary subdivision approval with final approval to come at a later date when the corresponding site plan is approved.

Please note, that per Section 29-110(a), the final plat will conform to state standard document sizes. The preliminary plat is shown at a non-standard size for ease of review.

## Staff Checklist

- A. Compliance with design standards and improvements (*per Subdivision Ordinance Sections 29-160 through 29-163*):
  - a. Blocks: One (1) new block will be created as a result of this subdivision.
  - b. Lots: The applicant is proposing to reconfigure the existing 3.21 acre lot into 39 townhouse residential lots fronting on a privately maintained road, as allowed by

Section 29-180(a). The lots conform to the B-2 zoning and regulations specific to townhouses found in Sections 34-386 through 34-391.

- c. Parks, Schools, and other Public Land: No parks, schools, or dedication of public lands are part of this subdivision.
  - d. Preservation of natural features and amenities: The proposed subdivision includes no amenities.
  - e. Soil Erosion and Sediment Control: The applicant will submit an erosion and sediment control plan as part of the site plan process, to be reviewed by the Engineering Division and must be approved prior to final site plan approval.
  - f. Monuments: Monuments will be used in the subdivision as needed.
- B. Compliance with Street Standards for Subdivisions (*per Subdivision Ordinance Sections 29-180 through 29-183*): The proposed subdivision includes two (2) new private streets. The private streets must conform to Section 34-390, which provides regulations for private access to townhouse developments. The design on the private streets will be reviewed by the Engineering and Traffic Divisions as part of the site plan process, and must be approved prior to final site plan approval.
- C. Compliance with Utility Standards for Subdivisions (*per Subdivision Ordinance Sections 29-200 through 29-204*): The utility layout and configurations have been reviewed by Public Utilities as a part of the plan review process and will be approved prior to final plan and plat approval.
- D. Compliance with applicable zoning district regulations (*per Zoning Ordinance Sections 34-350 through 34-420, and Sections 34-440 through 34-480*): All lots shown on the plat are legal and buildable B-2 lots. The lots conform to regulations specific to townhouses found in Sections 34-386 through 34-391.
- E. Compliance with the City's Erosion and Sediment Control Ordinance, City Code, Chapter 10: As noted before, the applicant will submit an erosion and sediment control plan as part of the site plan process, to be reviewed by the Engineering Division and must be approved prior to final site plan approval.

### **Public Comments Received**

Staff has not received any comments from the public regarding this by-right subdivision.

### **Recommendation**

Staff recommends preliminary subdivision approval.

### **Suggested Motion**

I move to approve the proposed preliminary subdivision located at Tax Map 57 Parcel 123.

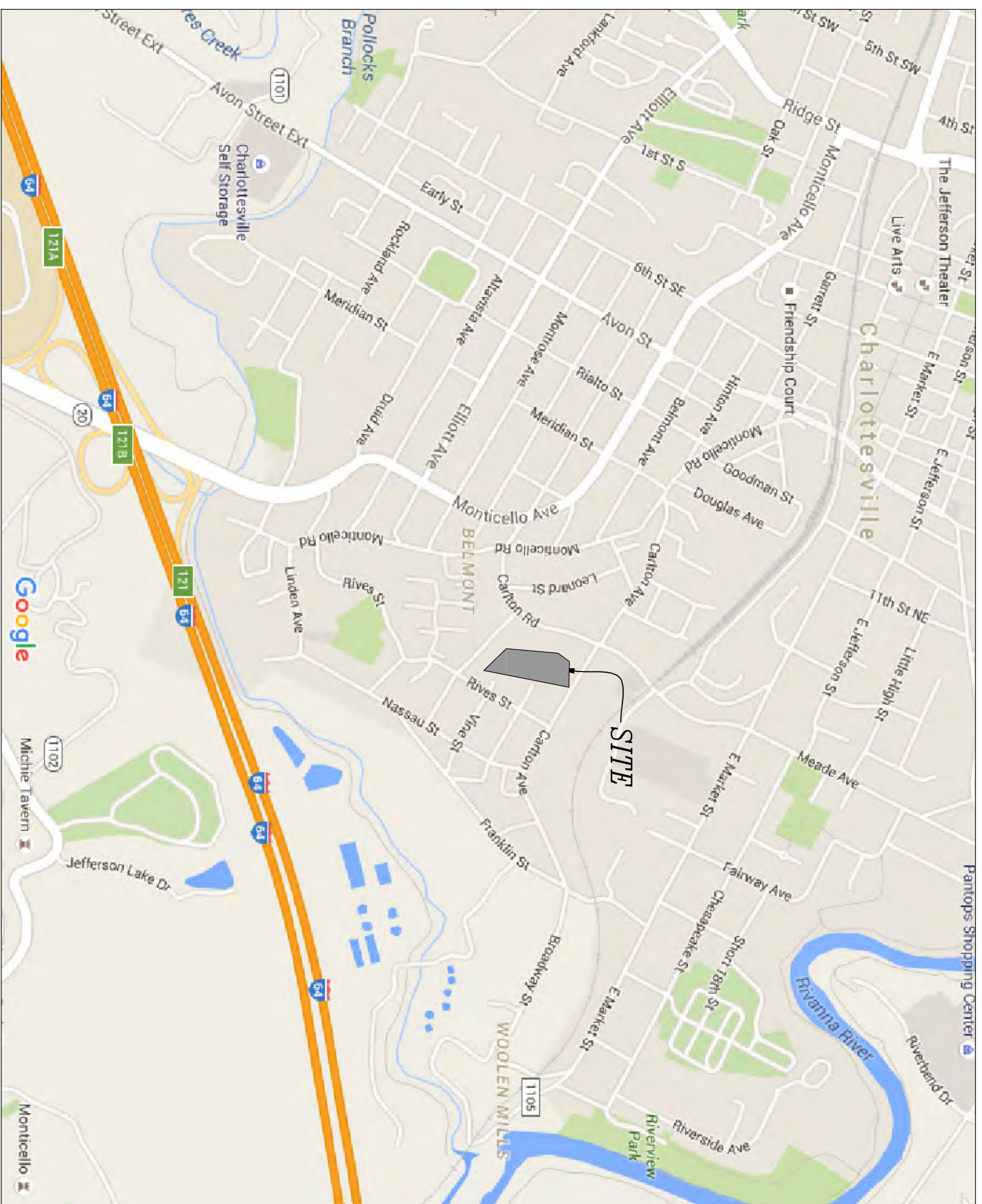
### **Attachments**

1. Subdivision Plat

# PRELIMINARY SUBDIVISION PLAN FOR BELMONT STATION TMP 57-123

**VICINITY MAP**

**SCALE: 1" = 1000'**



**AREA SUMMARY**

ORIGINAL TMP 57-123	3,212 AC
NEW RESIDENTIAL LOTS	2,456 AC
OPEN SPACE	0,350 AC
PRIVATE R/W & UTILITY EASEMENT	0,406 AC
<b>TOTAL</b>	<b>3,212 AC</b>

**NOTES**

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT REPRESENT AN OPINION AS TO THE ACCURACY OF THE RECORDS OR THE EXISTENCE OF ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON.
2. OWNER REPRESENTATIVE SHALL VERIFY ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON.
3. SOURCE OF TITLE: INSTRUMENT NUMBER 201305962.
4. THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO. 510020288D. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
5. BOUNDARY DATA SHOWN IS TAKEN FROM A SURVEY PREPARED BY KIRK HUGHES AND ASSOCIATES TITLED "TOPOGRAPHIC MAP, CARLTON, LLC" DATED FEBRUARY 6, 2014.
6. SUBJECT PARCEL IS ZONED B-2.
7. SETBACKS PER ZONING ARE: 20' FRONT, 0' SIDE AND 0' REAR. WHERE THE REAR OF A LOT ADDONS A LOW-DENSITY RESIDENTIAL DISTRICT, THERE SHALL BE A MINIMUM REAR YARD OF 20 FEET.
8. HOMEOWNERS' ASSOCIATION SHALL BE REQUIRED.
9. ALL PROPERTY CORNERS WILL BE MONUMENTED WITH IRON PINS UNLESS NOTED OTHERWISE.
10. WATERLINE AND SANITARY SEWER EASEMENTS ARE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF CHARLOTTEVILLE UTILITIES DIVISION.
11. ALL ORNAMENT EASEMENTS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION TO BE NAMED AT A LATER DATE.
12. STORM WATER MANAGEMENT EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION TO BE NAMED AT A LATER DATE.
13. ALL NEW ROADS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION TO BE NAMED AT A LATER DATE.
14. THE STREETS IN THIS SUBDIVISION ARE NOT ACCEPTED INTO THE CITY'S STREET SYSTEM AND WILL NOT BE MAINTAINED BY THE CITY OF CHARLOTTEVILLE.
15. EACH PARCEL CREATED BY THIS SUBDIVISION PLAN CONTAINS A BUILDING SITE THAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTEVILLE'S ZONING, WATER PROTECTION AND SUBDIVISION ORDINANCES.

**SIGNATURE BLOCK**

**OWNER'S APPROVAL**

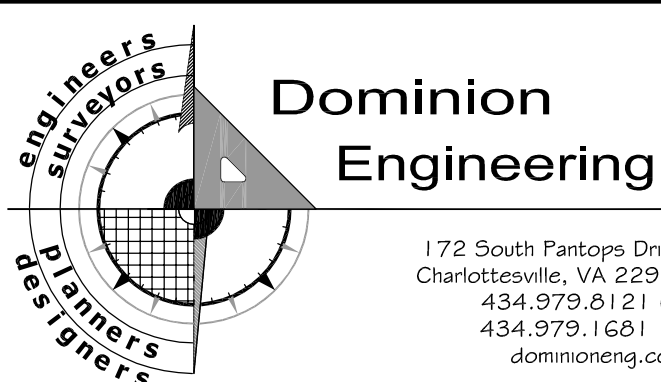
THE DIVISION OF THE LAND DESCRIBED IS WITH THE FREE CONSENT AND APPROVAL OF THE OWNERS OF THE UNDERSIGNED OWNER, TRUSTEES, OR PROPRIETORS, ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS TO BE DEEMED AS THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CARLTON, LLC

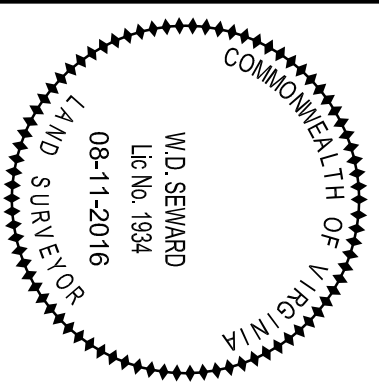
TO WIT, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.  
MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY SUBDIVISION AGENT, OR AUTHORIZED DESIGNER

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIR, CITY PLANNING COMMISSION



172 South Partlows Drive  
Charlottesville, VA 22911  
434.979.6121 (p)  
434.979.1681 (f)  
dominioneng.com



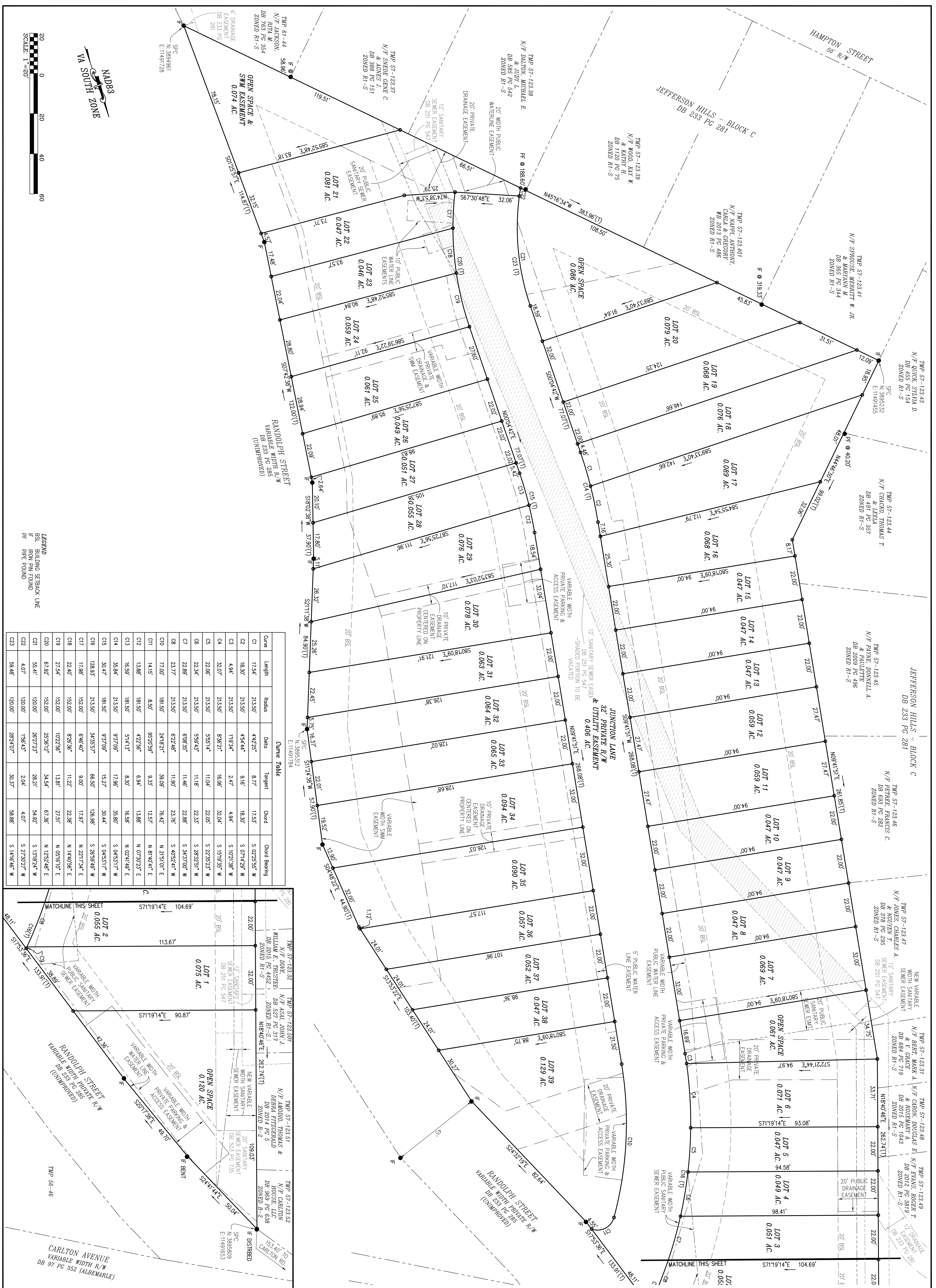
REVISIONS			REVISIONS		
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1.	CITY COMMENTS DATED JULY 20, 2016	8-11-16			

FILE NAME: 14.0065-BELMONT STATION-PRELIM.DWG      SCALE: --      DESIGNED BY: --      DRAWN BY: BRV      CHECKED BY: WDS

PRELIMINARY SUBDIVISION PLAT  
BELMONT STATION  
CITY OF CHARLOTTEVILLE, VIRGINIA

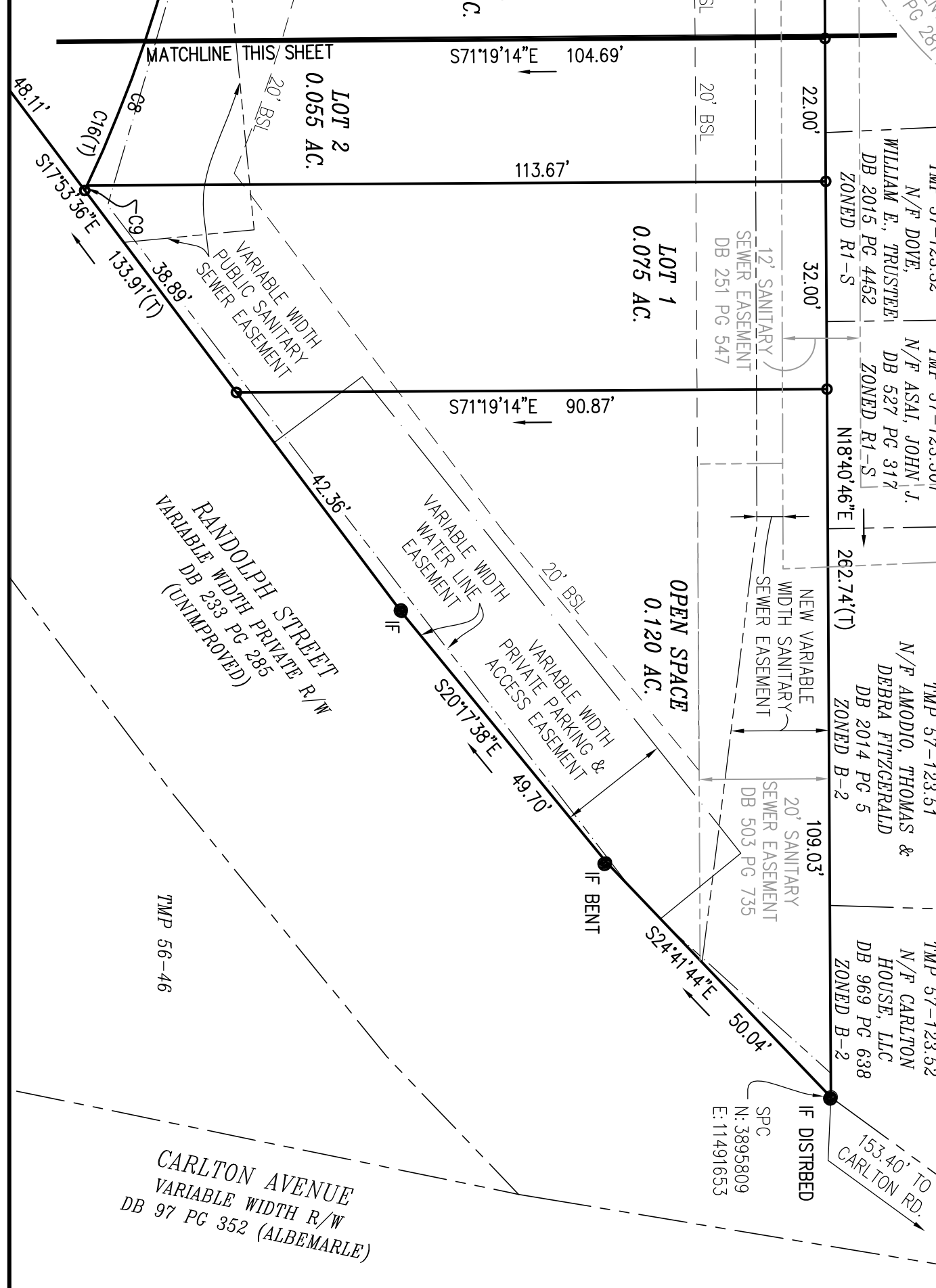
SHEET TITLE: COVER SHEET





**LEGEND**  
 BSL: BUILDING SETBACK LINE  
 PF: FROM PIN FOUND  
 F: FILE FOUND

Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	17.54'	213.50'	44°22'52"	8.77'	17.53'	S 0°25'55" W
C2	18.30'	213.50'	45°44'44"	9.16'	18.30'	S 0°71'29" W
C3	4.94'	213.50'	11°9'34"	2.47'	4.94'	S 10°21'38" W
C4	32.07'	213.50'	8°35'21"	16.08'	32.04'	S 15°19'35" W
C5	22.06'	213.50'	5°59'45"	11.04'	22.05'	S 22°55'23" W
C6	22.34'	213.50'	5°59'45"	11.16'	22.33'	S 28°32'00" W
C7	22.88'	213.50'	6°08'35"	11.46'	22.88'	S 34°37'00" W
C8	23.77'	213.50'	6°27'46"	11.90'	23.76'	S 40°52'41" W
C9	77.00'	181.50'	24°18'21"	39.09'	76.42'	N 21°51'01" E
C10	14.15'	181.50'	9°57'09"	9.33'	12.57'	N 81°40'41" E
C11	18.89'	181.50'	4°22'56"	6.94'	13.88'	N 07°30'23" E
C12	16.59'	181.50'	5°14'13"	8.30'	16.88'	N 02°41'49" E
C13	35.84'	213.50'	9°37'08"	17.98'	35.80'	S 04°53'17" W
C14	30.47'	181.50'	9°37'08"	15.27'	30.44'	S 04°53'17" W
C15	128.83'	213.50'	34°35'57"	66.50'	128.98'	S 28°59'49" W
C16	17.98'	152.00'	6°46'40"	9.00'	17.97'	N 22°17'34" E
C17	22.40'	152.00'	8°35'36"	11.22'	22.38'	N 14°40'56" E
C18	27.54'	152.00'	10°22'56"	13.81'	27.51'	N 05°16'10" E
C19	67.92'	152.00'	25°36'12"	34.54'	67.36'	N 12°52'48" E
C20	55.41'	120.00'	26°27'23"	28.21'	54.92'	S 13°18'24" W
C21	4.07'	120.00'	1°58'45"	2.04'	4.07'	S 27°30'27" W
C22	59.46'	120.00'	28°24'07"	30.37'	58.98'	S 14°16'46" W
C23						



DATE: 05-17-2016  
 SHEET NO. 2 OF 2  
 INDEX TITLE: **V2**  
 DOM. PROJECT NO: 14.0088

**PRELIMINARY SUBDIVISION PLAT**  
**BELMONT STATION**  
**CITY OF CHARLOTTESVILLE, VIRGINIA**

SHEET TITLE:  
**PRELIMINARY SUBDIVISION PLAT**

REVISIONS			REVISIONS		
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1.	CITY COMMENTS DATED JULY 20, 2016	8-11-16			

FILE NAME: 14.0088-BELMONT STD.DWG  
 SCALE: 1"=20'  
 DESIGNED BY: --  
 DRAWN BY: BRV  
 CHECKED BY: WDS

**COMMONWEALTH OF VIRGINIA**  
 REGISTERED PROFESSIONAL ENGINEER  
 W.D. SEWARD  
 License No. 1934  
 08-11-2016

**Dominion Engineering**  
 172 South Parkways Drive  
 Charlottesville, VA 22911  
 434.979.6121 (p)  
 434.979.1601 (f)  
 dominioneng.com

**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: September 13, 2016**

**APPLICATION NUMBER: SP16-00009**

**Project Planner:** Matt Alfele

**Date of Staff Report:** September 1, 2016

**Applicant:** Alpha Chi Sigma Fraternity

**Applicants Representative:** Katurah Roell, Piedmont Development Group

**Current Property Owner:** Alpha Kappa Housing Corporation

**Application Information**

**Property Street Address:** 1713 Jefferson Park Avenue ("Subject Property")

**Tax Map/Parcel #:** Tax Map 16, Parcel 10

**Total Square Footage/ Acreage Site:** Approx. 0.32 acres (13,939 square feet)

**Comprehensive Plan (General Land Use Plan):** High Density Residential

**Current Zoning Classification:** R-3 Multifamily with Entrance Corridor overlay

**Tax Status:** Parcel is up to date on payment of taxes

**Completeness:** The application generally contains all of the information required by Zoning Ordinance (Z.O.) Secs. 34-41(d), and 34-158(a) and (b). Staff requested and received a comprehensive plan analysis from the applicant, as a supplement to the application materials, pursuant to Sec. 34-41(d) (see **Attachment A**).

**Applicant's Request (Summary)**

The Applicant seeks approval of a Special Use Permit (SUP) to allow a fraternity house at 1713 Jefferson Park Avenue, identified on City Real Property Tax Map 16 Parcel 10. The Subject Property (SP) contains an existing fraternity house, which has operated since being established in 1978. The existing fraternity house is a "nonconforming use" because it does not have an

SUP approval, as is required by the current zoning ordinance (in 1978, when the use was established, an SUP was not required). The Applicant now proposes to construct an addition to the building, to increase the number of bedrooms from five (5) to eight (8) in the near term with a final build out of twelve (12) residents and bedrooms at an unspecified future date. (One fraternity member per bedroom, according to the application materials).

*Requested modifications:*

**Off-street parking requirements:** Per Z.O. Sec. 34-1144(b)(1) the existing fraternity house, as a nonconforming use, must be brought into conformity with the City's current zoning regulations if it is changed or expanded. Staff has reviewed the Subject Property thoroughly, and has identified only one aspect (other than the SUP) in which the Subject Property does not comply with current standards: off-street parking. Currently the Subject Property contains zero (0) on-site parking spaces. Sec. 34-984 of the City's Z.O. requires 2.5 off-street parking spaces for every 3 bedrooms within a fraternity house. For the proposed 12-bedroom fraternity house, 10 spaces are required.

*History:* In 1978 the City's Board of Zoning Appeals (BZA) granted a variance of the entire off-street parking requirement. (Variances are generally supposed to address lot size, or building size/bulk/location; nonetheless, the variance was granted and has been in place for many years).

The Applicant wishes to establish on-site parking, but is asking for a modification of the current standard, in order to provide 7 on-site parking spaces.

According to the City Attorney's Office, if City Council ultimately grants the requested SUP, and agrees to the requested modified parking requirement, then the effect of the SUP will be to negate the prior variance, and the new on-site parking requirement established within the SUP will become the updated zoning requirement applicable to the Subject Property.

**Required side yards:** as part of the SUP, the applicant also requests a modification of the side yard setbacks. The current Z.O. requirement specifies 1 foot of side yard per every 2 feet of building height with a minimum of 10 feet, see Z.O. Sec. 34-353(a). The existing building is 20 feet tall, so the current required side yard is 10 feet. The applicant proposes a side yard of 3 feet, minimum.

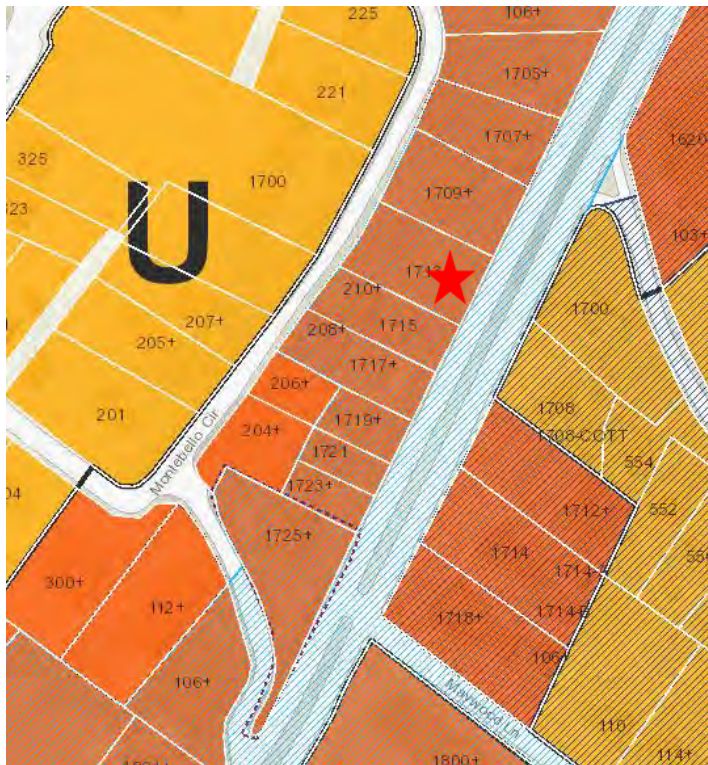
## **Vicinity Map**



## **Context Map 1**

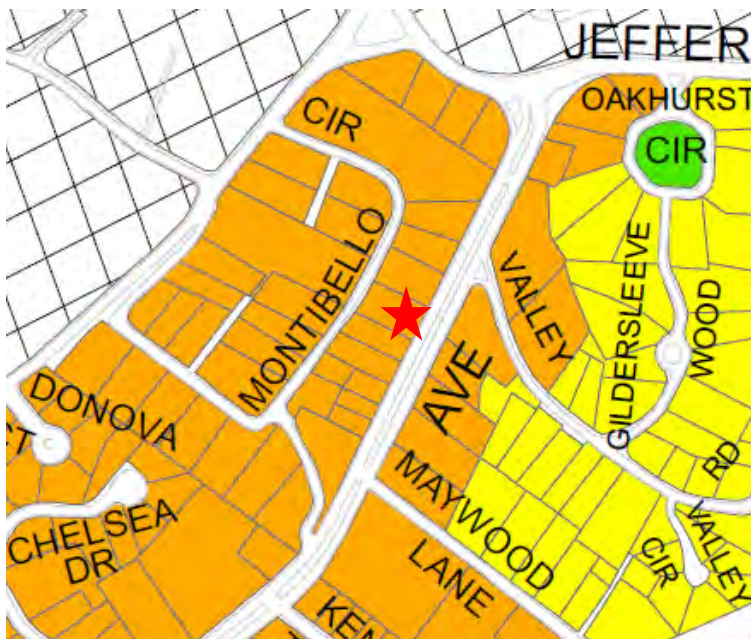


## Context Map 2- Zoning Classifications



KEY -Light Orange: R-2U, Orange: R-3, Blue Hatching: Entrance Corridor Overlay

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



KEY – Orange: High Density Residential, Yellow: Low Density Residential, White: University of Virginia

## **Standard of Review**

City Council may grant an applicant a special permit or special use permit, giving consideration to a number of factors set forth within Zoning Ordinance Sec. 34-157. If Council finds that a proposed use or development will have potentially adverse impacts, and if Council identifies development conditions that could satisfactorily mitigate such impacts, then Council may set forth reasonable conditions within its SUP approval. The role of the Planning Commission is to make an advisory recommendation to the City Council, as to (i) whether or not Council should approve a proposed SUP and if so, (ii) whether there are any reasonable development conditions that could mitigate potentially adverse impacts of the proposed use or development.

Section 34-157 of the City's Zoning Ordinance lists a number of factors that Council will consider in making a decision on a proposed SUP. Following below is staff's analysis of those factors, based on the information provided by the applicant.

### **Z.O. 34-157(a)(1): Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood.**

The properties immediately surrounding the subject property are described as:

Direction	Use	Zoning
North	Apartment Building	R-3
South	Apartment Building	R-3
East	Residential Home	R-2U
West	University of Virginia Rector and Visitor	R-2U

The buildings immediately surrounding the Subject Property are mostly high density residential apartments that are utilized primarily by University of Virginia students. Single family and two family residential homes do exist in the area, but are largely located to the east of Jefferson Park Avenue along Valley Road. A few homes along Montebello Circle are still owner occupied, but the majority of homes have been converted into student housing. The footprint of the Subject Property is still that of a single family home and the proposed addition would not alter the overall character of the building as it would maintain the existing façade. The addition would only be visible from Montebello Circle, but would still be vastly below the height of the two (2) adjacent apartments.

*Staff Analysis: The proposed use of the property, fraternity, has been in use on the Subject Property for thirty-eight (38) years without major disruption to the surrounding neighborhood. The expansion of this use from five (5) residents to twelve (12) will, as a practical matter, increase the number of people who reside at this location; however, if a*

*multifamily dwelling were to be established on the site (by-right) it could potentially house the following number of people :*

By-Right Development	Fraternity SUP
<p><b>People = 24</b>            21 DUA            21 x 0.32 = up to 6.72 dwellings (6 DUA)            4 unrelated persons per dwelling</p>	<p><b>People = up to (12)</b>            1 fraternity member per bedroom            12 bedrooms, maximum).</p>

*The surrounding area is a mix of high density student housing, single family homes converted into student housing, and a few owner occupied homes with accessory apartments. The proposed use is harmonious with the existing patterns of use within the neighborhood.*

**Z.O. Sec. 34-157(a)(2): Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan.**

The applicant’s own analysis of the development’s consistency with the Comprehensive Plan, as required by Z.O. Sec. 34-41(d)(2), is attached (**Attachment A**) as part of the application.

Goals and Objectives

*Below are specific areas of the Comprehensive Plan for which the development is in compliance:*

**a. Land Use**

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

**b. Environment**

**2.2:** Expand and protect the overall tree canopy of the City and increase the canopy of neighborhoods in an effort to achieve American Forest canopy recommendations.

**c. Housing**

**2.1:** Preserve and improve the quality and quantity of the existing housing stock through the renovation, rehabilitation and/or expansion of existing units as a means of enhancing neighborhood stability.

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

**8.3:** 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.

**8.5:** 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.

**d. Transportation**

**5.2:** Work with University of Virginia officials to encourage students, faculty and staff to live closer to the University or to use alternative modes of transportation wherever they live.

**e. Historic Preservation & Urban Design**

**1.2:** Promote Charlottesville’s diverse architectural and cultural heritage by recognizing, respecting, and enhancing the distinct characteristics of each neighborhood.

*Below are specific Goals and Objectives of the Comprehensive Plan with which the development may not be consistent:*

**f. Housing**

**1.3:** Evaluate the effects new developments have on transit, the environment, density, open space configuration, commuter costs and affordable housing.

**g. Transportation**

**2.3:** Improve walking and biking conditions by discouraging and/or minimizing curb cuts for driveways, garages, etc. in new development and redevelopment.

Other Comprehensive Plan Components:

**(A) The General Land Use Plan** of the Comprehensive Plan calls for the Subject Property and areas immediately north, south, east, and west to be High Density Residential land use.

At the present time, the University of Virginia and Low Density Residential are also within close proximity of the Subject Property (**see Context Map 3 above**), still within the areas anticipated for High Density Residential land use.

The Comprehensive Plan specifies that High Density Residential areas includes all land intended to be occupied by multi-family residential types of housing (townhouses, apartments, and condominiums). The density in these areas should be greater than 15 units per acre. Residential density up to 21 DUA, which is considered high density by the aforementioned materials, is allowed by-right in the R-3 zone. High density residential uses



can therefore be considered appropriate in R-3 zones, depending on site-specific characteristics and conditions.

*Staff Analysis: Several goals in the Comprehensive Plan speak to a desire to have density as appropriate in locations that will foster developments that are walkable and bikable to the downtown area and other centers of employment, entertainment, and education. The Subject Property is less than a quarter (1/4) mile from the University of Virginia. Creating more density and housing options near the University will reduce commuter congestion and may open up housing options in other parts of the City. In addition, the 12 bedrooms as proposed on the Subject Property is way below the target goal of 15 dwelling units per acre as outlined in the Comprehensive Plan.*

*The General Land Use Plan in the Comprehensive Plan contemplates density based upon dwelling units per acre (DUA). However, the Planning Commission may wish to contemplate not only density as associated with DUA, but also density in terms of number of bedrooms, as this may provide a clearer picture of the true impact of the proposed development.*

*Z.O. Sec. 34-1200 dwelling unit is, a building, or any portion thereof, containing a complete set of living accommodations suitable for occupancy by one (1) or more persons, consisting of sleeping, bathroom, and complete kitchen facilities for the exclusive use of such occupants, and having either direct access from the outside of the building or through a common hall to the outside of the building.*

*Due to the shared nature of fraternities (usually having only one (1) kitchen and communal living spaces) they are considered 1 dwelling unit under the Z.O. regardless of the number of bedrooms As noted at the top of page 6, the Subject Property could be designed, by-right, to accommodate six (6) dwelling units and up to twenty-four (24) bedrooms. The applicant indicates an intention to build three (3) additional bedrooms (for a total of eight (8) and a future possibility of twelve (12) bedrooms. This would result in twelve (12) fewer bedrooms, or an approximately 50% decrease, in bedrooms from the by-right allowance.*

### **(B) Streets that Work Plan**

The Streets that Work Plan (STW) labels Jefferson Park Avenue as a *Mixed Use B* typology, and Montebello as a *Local Street* typology. The full plan can be viewed at:

<http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services/streets-that-work/streets-that-work-plan>

*Mixed Use B* streets are characterized as able to support high levels of walking, bicycling, and transit as they connect important destinations within the City and surrounding county. The Streets that Work Plan recommends a minimum clear zone width of seven (7) feet for sidewalks, which are noted along with a curbside buffer zone (the area between the curb and sidewalk) as the highest priority items in the *Mixed Use B* typology. Curb extensions are noted as appropriate for *Mixed Use B* streets.

*Local Streets* are characterized as the majority of the street network and have no specific associated typology due to the variation of context and available space. The Streets that Work Plan notes design elements on Local Streets should not exceed the dimensions specified for *Neighborhood B* streets, and that techniques such as curb extensions are appropriate. A minimum of five (5) to six (6) feet of clear zone width for sidewalks is recommended for *Neighborhood B* streets. Sidewalks and on-street parking are noted as the highest priority street elements.

**Many of the STW design elements (sidewalk, single travel lane, on street parking, and a dedicated bike lane) already exist on Jefferson Park Avenue in front of the Subject Property.** Due to the nature of the SUP application and location of the proposed addition (the back of the house and rear of the property), additional improvements are not appropriate to the section of Jefferson Park Avenue that fronts of the Subject Property. Should the property undergo an extensive redeveloped or should future additions alter the front of the property, incorporating additional design elements to Jefferson Park Avenue may be required.

Montebello Circle is a narrow (16' of pavement) one-way Local Street with a sidewalk on one side buffered by on street parallel parking. The site plan (**Attachment B**) indicates the applicant will pave and strip five (5) parking spaces that are currently gravel. No new sidewalks or planting buffers are indicated on the site plan. Due to the one-way traffic pattern, angled parking may be more appropriate to avoid conflict with pedestrians and on street parking. Additional sidewalk to the Subject Property's frontage may not result in a safer pedestrian experience. The road frontage along the western side (same side the Subject Property is on) is filled with perpendicular off street parking (parking spaces that are pulled directly into off of Montebello at 90°), guardrails, utility poles, sewer grade changes, and other obstructions that make it unlikely a sidewalk would be installed on this side of the road. The existing sidewalk on the opposite side of the road provides a safer pedestrian experience.

*Staff Analysis: Based on the current application package, staff concludes that the Subject Property's frontage along Jefferson Park Avenue is consistent with the Streets that Work Plan. Staff believes the frontage along Montebello Circle can be improved to Streets that Work standards through applicable conditions (angled parking), should the SUP be approved.*

**Z.O. Sec. 34-157(a)(3): Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations.**

Based on the information contained within the application, the proposed development would likely comply with applicable building code regulations. However, final determinations cannot be made prior to the applicant's submission of construction plans to the City's Building Official, and the details required for final site plan approval.

**Z.O. Sec. 34-157(a)(4): Potential adverse impacts, including, but not necessarily limited to:**

**a. Traffic or parking congestion**

Traffic

The City Traffic Engineer has reviewed the provided materials, and has noted a traffic impact analysis (TIA) is not required as the proposal falls well below the threshold for warranting a study (the addition of 7 residents). Should additional information come to light during site plan review, the City Traffic Engineer may require a study. Trip generation (VPD) numbers have not been provided with the preliminary site plan, but may be required with the next round of review.

*Staff Analysis: The addition of seven (7) residents to the site will have minimal impact to the surrounding neighborhood and properties. Should the SUP applicant be granted and parking allowed on-site, the site plan may require submittal of VPD or TIA for review.*

Parking

The application and corresponding site plan calls for seven (7) parking spaces to be located on site; two (2) at the end of the existing driveway off Jefferson Park Avenue and five (5) pull-in spaces off of Montebello Circle to accommodate up to twelve (12) residents.

Under the current Zoning Ordinance, onsite parking is more flexible than what was required in 1979, as it relates to location within setbacks. As part of the SUP review, the applicant would like to provide on-site parking. Without some modifications to the current parking standards, the configuration shown on the attached site plan (**Attachment B**) will not be permissible.

*Staff Analysis: Staff believes on-site parking for the Subject Property is both desirable and appropriate and recommends approval of modifications of the current parking requirements to accommodate the location of eight (8) new on-site parking spaces, which should be sufficient for 8-12 bedrooms, because staff believes most students will walk, bike, or take public transit from the Subject Property to the University. Staff recommends allowing the parking as depicted on the attached site plan (**Attachment B**) with the following modifications:*

- 1. Parking off of Montebello to be angled.*
- 2. Modification: eight (8) onsite parking spaces to be provided (serving up to 12 bedrooms), instead of the (10) that would be required under Z.O. Sec. 34-984*

#### Other Modes of Transportation

There are several mass transit stops located within a quarter (1/4) mile of the Subject Property, including stops on Jefferson Park Avenue / Montebello Circle and Jefferson Park Avenue / Woodrow Street. The proposed development is also served by a complete sidewalk network immediately adjacent to the Subject Property and within the vicinity of the Subject Property. Crosswalks in the general vicinity are typically marked. The Subject Property is also served by a dedicated bike lane on Jefferson Park Avenue.

The applicant has noted in the narrative that residents will bike or walk to class as the primary form of transportation. Under Z.O. Sec. 34-881 they will be required to provide one (1) bicycle space per five hundred (500) square feet of bedroom space. This information is missing on the site plan but will be required on the next submittal.

*Staff Analysis: The location of the Subject Property in relation to the University of Virginia along with the complete sidewalk and bike network makes it very likely the residents will walk, bike, and use public transportation.*

#### **b. Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment**

The Subject Property has operated as a non-conforming fraternity for over 37 years with little or no impact on the surrounding neighborhood. Noise is one area that has generated concerns from neighboring properties. As with other properties in the area, weekend parties are not uncommon during the academic year. These parties may produce trash and noise complaints. The fraternity currently uses individual trash cans that are put at the curb for pickup.

*Staff Analysis: The impacts described above would not be altered by increasing the existing use by seven (7) residents. Staff recommends the existing noise ordinance be enforced when complaints are filed. Any trash receptacles must be screened or brought in when not on the curb for pickup.*

**c. Displacement of existing residents or businesses**

No existing residents or businesses will be displaced

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

The proposed use will not discourage economic development activities.

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

The proposed use does not increase the density on the site, in a manner that would place an undue burden on community facilities.

**f. Reduction in the availability of affordable housing in the neighborhood**

The proposed use will not be adversely impacted because both the existing and proposed use provides housing for University students.

**g. Impact on school population and facilities**

The proposed use will not impact school population and facilities.

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

The Subject Property will not encroach upon a conservation or historic district.

**i. Conformity with federal, state and local laws, as demonstrated and certified by the applicant**

Based on the information contained within the application, the proposed development would likely comply with applicable federal and state laws. The site plan is currently under review to determine conformity with local zoning ordinances.

**j. Massing and scale of project**

The application materials (**Attachment C**) depict an addition to the existing building containing three (3) bedrooms and additional communal space. The majority of the addition is limited to the rear of the building with two (2) new dormer windows and a small portion of the new roofline visible from Jefferson Park Avenue.

R-3 zoning permits a maximum building height of forty-five (45) feet. The existing building is 20 feet tall, and the application proposes an additional six (6) feet of building height.

The Subject Property is considered a double frontage lot per Z.O. Sec. 34-1122, with a minimum twenty-five (25) foot setback on Jefferson Park Avenue and Montebello Circle. The side yard setbacks are one (1) foot per every two (2) feet of height with a minimum of ten (10) feet. The applicant is also asking to adjust the side yard setbacks to a minimum three (3) feet. This change is intended to bring a small brick storage building onsite, which currently sits over the setback line, into conformity.

*Staff Analysis: The addition to the existing building is well below what could be built by-right and will have minimal impact in scale when compared to the adjacent properties. The addition will also have little or no impact from Jefferson Park Avenue and Montebello Circle as the overall height of the building will stay virtually the same. Adjusting the side yard setbacks will also have little to no impact on the scale of the project as the main building is still well within the original setbacks and only the small brick storage building is affected by the setback change.*

**Z.O. Sec. 34-157(a)(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;**

In 1928 the property was zoned A-1 Residence District. In 1949 the property was maintained as A-1 Residence District. In 1958 the property was zoned R-3 Multiple Dwelling District. In 1976 the property was maintained as R-3 Multiple Dwelling District. In 1991 and 2003 the property was maintained as R-3 Multiple Dwelling District.

The description for R-3 states it is a districts *consisting of medium-density residential areas in which medium-density residential developments, including multifamily uses, are encouraged* (Z.O. Sec. 34-350(c)(1)). Some of the uses allowed in the R-3 districts by-right and through SUP are (Z.O. Sec. 34-420):

<b>By-right</b>	<b>Special Use Permit</b>
Accessory apartment, internal	Inn
Accessory buildings, structures and uses	<b>Boarding: fraternity and sorority house</b>
1 – 21 DUA	65 – 87 DUA
Bed and Breakfast	Nursing homes
Multifamily	Clubs, private
4 unrelated persons	
Homestay	
Public health clinic	

*Staff Analysis: The proposed project is an expansion of a fraternity that has operated on this site since 1978. Staff believes the use is appropriate for an R-3 zoned property at this location. Other uses that are by-right on the SP could be more intense and have a greater impact on the surrounding neighborhood. Even at final build out (12 bedrooms) the Subject Property would have an occupancy rate 50% lower than the allowable by-right density. Any expansion beyond twelve (12) bedrooms and/or residents would require the applicant to request a new SUP.*

**Z.O. Sec. 34-157(a)(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**

Based on the information contained within the application, the proposed development would likely comply with applicable local ordinances. However, final determinations cannot be made prior to having the details required for final site plan and building permit approvals.

**Z.O. Sec. 34-157(a)(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.**

The subject property is located in an Entrance Corridor.

**Public Comments Received**

*Community Meetings Required by Z.O. Sec. 34-41(c)(2)*

The applicant held a community meeting on August 30, 2016 beginning at 7:00pm in the McIntire Room at the Jefferson Madison Regional Library. Property owners within 500 feet and the Jefferson Park Avenue Neighborhood Association were notified of the meeting per requirements in Z.O. Section 34-41(c)(2). The mailing for the community meeting provided by the applicant can be found as **Attachment E**. Four (4) citizens attended the community meeting. Although no one at the meeting adamantly opposed the applicants request for an SUP, they did have concerns regarding the expansion of the fraternity. Noise, parking, trash, and the aesthetics of the property were all concerns raised by attendees. Noise connected to late night parties was a big concern. Attendees also were concerned with parking and the need to allow parking onsite to keep residents and guest from parking on Montebello Circle. Keeping trashcans off Montebello Circle also came up during the meeting. The applicant stated the

trash cans would only be placed on Jefferson Park Avenue as they have been in the past. Some attendees wanted to know if anything could be changed to the back of the building to make it more attractive from Montebello Circle.

#### *Other Comments*

Staff received a phone call from someone in the neighborhood concerned about noise from the site during weekend parties. They are concerned that if the fraternity is allowed to expand the noise from the site could increase.

#### **Staff Recommendation**

Staff recommends the Planning Commission focus on the following items during review: appropriate use, impact to the surrounding neighborhood (noise and trash), and onsite parking.

#### **Recommended Conditions**

Staff recommends that a request for Boarding: Fraternity and Sorority House could be approved with the following conditions:

1. Maximum of twelve (12) bedrooms and twelve (12) residents. Any expansion of the fraternity / sorority beyond twelve (12) bedrooms and/or residents will require an application for a new Special Use Permit.
2. Modification of parking standards: eight (8) on-site parking spaces will be required, instead of ten (10).
3. Modification of required yards: three (3) feet, minimum will be required, instead of one (1) foot of side yard per every two (2) feet of building height with a minimum of ten (10) feet.
4. Parking (in general) and setbacks will conform to the preliminary site plan submitted with the application. (Preliminary Site Plan dated 07/22/2016 and a revision date of 0/8/11/19 (this is a typo that should read 08/11/16)).
  - a. Any on-site parking off of Montebello Circle shall be angled in a way to prevent backing out onto the road at a 90° angle.
  - b. No trees shall be removed to make room for parking.
  - c. Parking on the existing driveway off of Jefferson Park Avenue shall be limited to two (2) spaces and must be screened from view of Jefferson Park Avenue.
  - d. One (1) "van accessible" space may be required onsite.
  - e. All on-site parking shall be used exclusively by members of the fraternity / sorority and their guests. No selling or leasing of on-site parking for off-site functions is permitted.
5. All trash receptacles must be hidden from view when not set out for curbside pickup.



6. 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 light from on-site fixtures from spilling over onto neighboring properties. Fixtures shall be recessed and shall completely conceal the light source from all viewing positions other than those on-site positions intended to receive illumination from the fixture.

**Suggested Motions**

1. I move to recommend to City Council that it should approve a Special Use Permit authorizing a fraternity house at 1713 Jefferson Park Avenue with up to 12 bedrooms, with required side yards of 3 feet, minimum, and with no fewer than eight (8) on-site parking spaces, subject to the following reasonable conditions:

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_
- e. \_\_\_\_\_
- f. \_\_\_\_\_
- g. \_\_\_\_\_
- h. \_\_\_\_\_
- i. \_\_\_\_\_
- j. \_\_\_\_\_
- k. \_\_\_\_\_
- l. \_\_\_\_\_

**OR,**

2. I move to recommend denial of this application for a Special Use Permit for a fraternity house with up to 12 bedrooms, at 1713 Jefferson Park Avenue.

**Attachments**

- A. Application for a Special Use Permit Dated July 26, 2016
- B. Preliminary Site Plan Dated July 22, 2016 and Revision Date of August 11, 2019 (Sic 2016)
- C. Elevation and Massing Plan Dated July 14, 2016
- D. Board of Zoning Appeals Application and Determination Dated April 19, 1979
- E. Community Meeting Information



# City of Charlottesville

## Application for Special Use Permit

**RECEIVED**

Project Name: 1713 JPA

JUL 26 2016

Address of Property: 1713 JPA, Charlottesville VA 22903

NEIGHBORHOOD DEVELOPMENT SERVICES

Tax Map and Parcel Number(s): \_\_\_\_\_

Current Zoning District Classification: R-3

Comprehensive Plan Land Use Designation: High Density Residential

Is this an amendment to an existing SUP? X

If "yes", provide the SUP #: 16-00009

Applicant: Katurah Roell

Address: 2811 Hydraulic Rd. Charlottesville VA 22901

Phone: (434) 906-2702 Email: kroell@pdg-inc.net

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

Owner      Owner's Agent      Designer      Contract Purchaser

Owner of Record: David Harrington, Alpha <sup>Kappa</sup> ~~Chi Sigma~~ Housing Corporation

Address: 2602 Kirklyn St., Falls Church, VA 22043

Phone: (703) 380-8536 Email: David.Harrington2@usdoj.gov

### Reason for Special Use Permit:

Additional height: \_\_\_\_\_ feet

Additional residential density: \_\_\_\_\_ units, or \_\_\_\_\_ units per acre

Authorize specific land use (identify) Fraternity / Sorority Use

Other purpose(s) (specify City Code section): Change side setbacks to 3'

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

(1) Signature: Katurah Roell Print: Katurah Roell Date: 7/26/2016

Applicant's (Circle One): LLC Member    LLC Manager    Corporate Officer (specify) \_\_\_\_\_  
Other (specify): Agent

(2) Signature: David Harrington Print: David Harrington Date: 7/6/16

Owner's (Circle One): LLC Member    LLC Manager    Corporate Officer (specify) President  
Other (specify): \_\_\_\_\_



# City of Charlottesville

## Application Checklist

Project Name: 1713 JPA

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 Kathleen Print Kathleen Roell Date 7/26/2016

By Its: Agent

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



# City of Charlottesville

## Community Meeting

Project Name: 1713 JPA

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: Katurah Roell

By:

Signature Katurah Roell Print Katurah Roell Date 7/26/2016

Its: Agent (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: Alpha Kappa Housing Corp. Date: 7/6/16

By (sign name): David Harrington Print Name: David Harrington

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: Katasha Roell

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

Owner: Alpha Kappa Housing Corp. Date: 7/6/16

By (sign name): David Harrington Print Name: David Harrington

Circle one:

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

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 Robert C. Burnett Address UVA CHM Dept, McCormick Rd, Charlottesville VA 22901

Name Chantel Anastasia Bailey Address 301 15th St. NW, Charlottesville VA, 22904

Name Christopher Shingledecker Address 1723 JPA, Charlottesville VA, 22903

Name Amrie Grammer Lipsky Address 1545 London Rd. Charlottesville VA, 22901

**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:** Katurah Roell

**By:**

Signature Katurah Roell Print Katurah Roell Date 7/26/2016

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

# Attachment A

## Disclosure of Equitable Ownership Continued:

Name James N. Demas Address 617 Moseley Dr. Charlottesville VA, 22903

Name David A. Harrington Address 2602 Kirklyn St. Falls Church VA, 22043

Name \_\_\_\_\_ Address \_\_\_\_\_



# City of Charlottesville

## Fee Schedule

Project Name: 1713 JPA

Application Type	Quantity	Fee	Subtotal
Special Use Permit	1	\$1800	\$1,800.00
Special Use Permit (Family Day Home for 6-12 Children)		\$500	
Mailing Costs per letter	114	\$1 per letter	\$114.00
Newspaper Notice		Payment Due Upon Invoice	
<b>TOTAL</b>			<b>\$1914.00</b>

### 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: \_\_\_\_\_



1713 JPA

NEIGHBORHOOD DEVELOPMENT SERVICES

**Executive Summary**

The Alpha Kappa Housing Corporation and Piedmont Development Group are proposing to expand an existing housing unit located at 1713 Jefferson Park Avenue in the city of Charlottesville in order to meet the needs of the University of Virginia chapter of Alpha Chi Sigma fraternity, which resides on the property. Alpha Chi Sigma is a professional chemistry fraternity. It has been a part of the university community since 1922 and has owned the property since 1979. The Alpha Chi Sigma fraternity undertakes activities to promote the chemical sciences at the university and in the community at large. Alpha Chi Sigma relocated to the property in 1979 from a nearby residence that it had rented on Montebello Circle. For the past 37 years, Alpha Chi Sigma has used the property as a gathering place and as a conveniently located residence for members studying chemistry and other sciences at the university. The current house has 5 bedrooms accommodating 5 residents. With this Special Use Permit, we ask to expand the number of bedrooms on the property to 8 to accommodate 8 residents with the potential to expand up to 12 rooms in the future accommodating 12 residents. In order to maintain the existing use of the property for fraternal activities while expanding, we want to align this use with current zoning standards. In addition to changing the use of the property to be used as a fraternity we also ask to update the setback requirements to 3 feet on the left and right sides of the property in order to aid in the rehabilitation of the site.

**Narrative Statements*****Will the use or development be harmonious with the existing patterns and development within the neighborhood?***

The neighborhood surrounding the site consists largely of high residential apartment buildings that are used as student housing. The use of the property for student housing fits into this model. Additionally the property's proximity to the university makes it suitable for fraternity and other student organization use. The property's existing conditional use as a fraternity house in addition to the surrounding student housing and proximity to the university makes the property harmonious with the existing patterns and development within the Jefferson Park Avenue neighborhood.

***Will the development and associated public facilities substantially conform to the city's comprehensive plan?***

Yes, the project will conform to the City's Comprehensive Plan for the Jefferson Park Avenue neighborhood. The 2013 Comprehensive Plan designated the area as R-3, high density residential. This designation is consistent with the proposed use. The city's Comprehensive Plan describes the area as high density residential along an entrance corridor. The comprehensive plan for the neighborhood lays out desires for connectivity, housing, and environment. Our project aligns with these goals. Due to recent constructions of apartment buildings as well as the proximity of the neighborhood to the university, the area has become largely occupied by students. The property fulfils the goal of connectivity by providing student housing near the university allowing for greater student pedestrian accessibility. One of the other goals of the comprehensive plan was to increase homeownership in the neighborhood. The ownership of the property by the fraternity organization, Alpha Kappa Housing Corporation, achieves this goal by preserving homeownership rather than converting the area to more apartment complexes. As a comparison for this change, according to section 34-420 of the City Code, an R-3 property can have up to 64 dwellings units per acre meaning that other neighboring properties of our size could expand up to 20 units. This comparison demonstrates that our Special use permit will still allow a lower intensity of the property than that of an apartment complex. Additionally, the proposed

## Attachment A

renovation and additions to the property will contribute to the beautification of the Jefferson Park Avenue neighborhood. Finally, we will help the property to contain more environmentally sound elements such as landscaping and the reduction of permeable surfaces to prevent runoff contamination.

***Will the proposed use or development of any buildings and structures comply with all applicable USBC provisions?***

Yes, the project will comply with all applicable building code regulations. The site plan associated with the Special Use Permit proposal has been submitted along with this application.

***Will the use or development have any potentially adverse impacts on surrounding neighborhood or community in general; and if so, are there any measures included within the development plan to mitigate those impacts?***

*Traffic or parking congestion?*

On April 16, 1979, the Board of Zoning Appeals (BZA) approved Case No. 802, indicating that parking for 1713 Jefferson Park Avenue should be at Scott Stadium and off-street parking from Montebello Circle and J.P.A. was prohibited. The decision was established due to the 25 foot setbacks required by the city. In adding parking to Montebello Circle, at the time, was extremely hard without removing the 25 foot setbacks. Unfortunately this parking availability did not last long and residents of the house began making use of the driveway on Jefferson Park Avenue, and ultimately created parking in the back of the property consistent with parking that had been developed by neighbors on both sides. The BZA parking requirement was not enforced and parking at the property has been norm for more than 30 years. While we acknowledge the 1979 BZA decision, we would like to formally establish parking on the site seeing as parking is a necessity for many residents of the neighborhood, especially students who often commute from another town for the year. Additionally, the zoning district requires 2.5 spaces for every 3 bedrooms. With our Special Use Permit application we are asking for 3 additional bedrooms bringing this requirement up to 7 spaces. The long-established parking on the site already fulfills this requirement. Furthermore, currently parking spaces can be created outside of the existing 25 foot setbacks, which would remove the original problem from 1979. Therefore, there is no foreseeable impact on traffic in the neighborhood. We want to make the parking formal by paving the upper lot which in turn will have it meet current city engineering standards. Even with additional parking, the area will be primarily used by university students, allowing for the majority of daily transportation to consist of walking and/or biking. Additionally, the property is in the proximity of a University Transit System and Charlottesville Area Transit bus stop, which will further mitigate the potential traffic congestion.

*Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment?*

The proposed use of the property will not result in an increase of noise, lights, dust, odor, fumes, vibrations, or any other adverse factors. The current residents use two city issued trash cans to provide for waste removal on the site. This is believed to remain adequate with the density increase seeing as the current residents do not produce much trash. With the addition of bedrooms and increase in residents, there should be minimal increase in trash which can still be disposed of in the two city issued trash cans. Furthermore, the trash cans stay at the top of the J.P.A driveway and are rolled down to J.P.A on the days of trash pickup. Due to the size of the trash cans, there is also no need for an enclosed structure to house them.

## Attachment A

### *Displacement of existing residents or businesses?*

The proposal to the property entails minor expansions to the built structure on the property and does not encroach onto other parcels. Therefore, no residents or businesses will be impacted or displaced.

### *Undue density of population or intensity of use to the community facilities existing or available?*

The density of the property is not to be expanded to any extent that will be measurable by the surrounding community.

### *Reduction in availability of affordable housing in the neighborhood?*

The current conditional use of fraternity organization does not entail affordable housing and therefore will cause no reduction in affordable housing.

### *Impact on school population and facilities?*

As this property has and will continue to be occupied by university students there is no foreseeable impact on school population and facilities.

### *Destruction of or encroachment upon conservation or historic districts?*

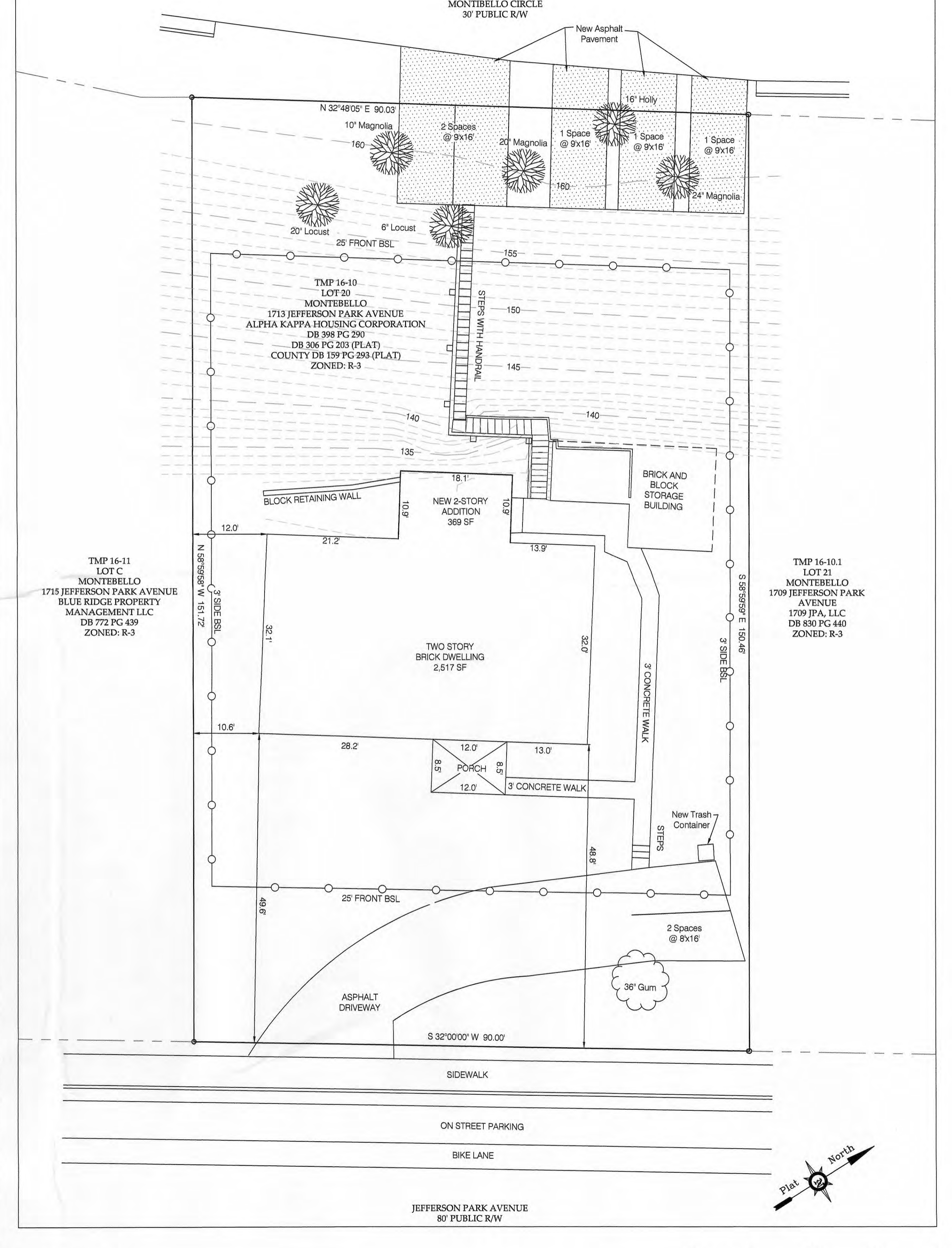
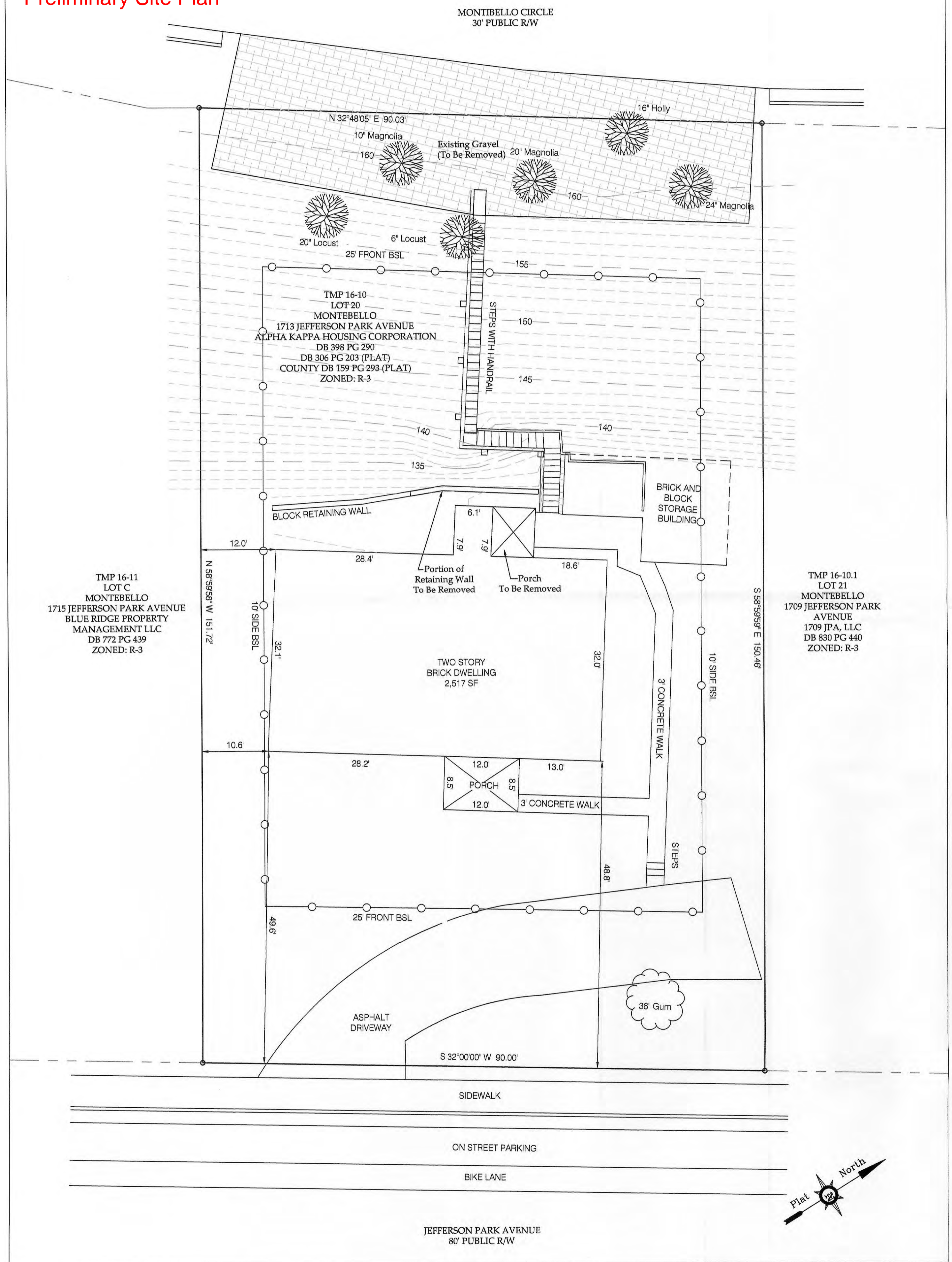
The project is not in a historic district and does not contain any historic structures

### *Conclusion*

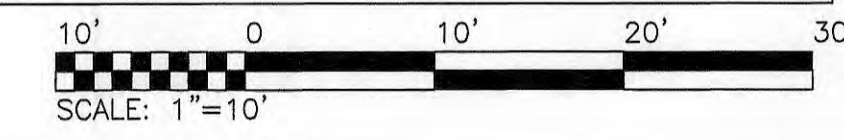
Because this Special Use Permit is intended to align the existing use with current standards there are no major impacts on the surrounding neighborhood. Therefore, no measures need to be taken to mitigate these impacts.

Attachment B

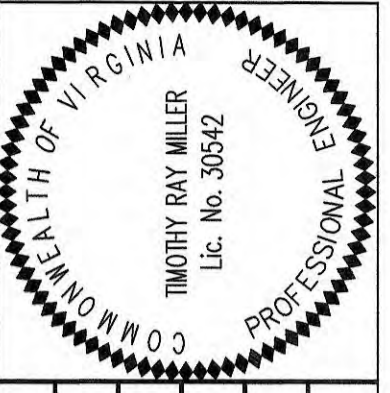
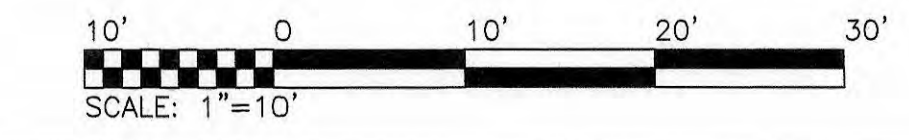
Preliminary Site Plan



1 EXISTING CONDITIONS/DEMOLITION PLAN  
SCALE: 1" = 10'



2 SITE PLAN  
SCALE: 1" = 10'



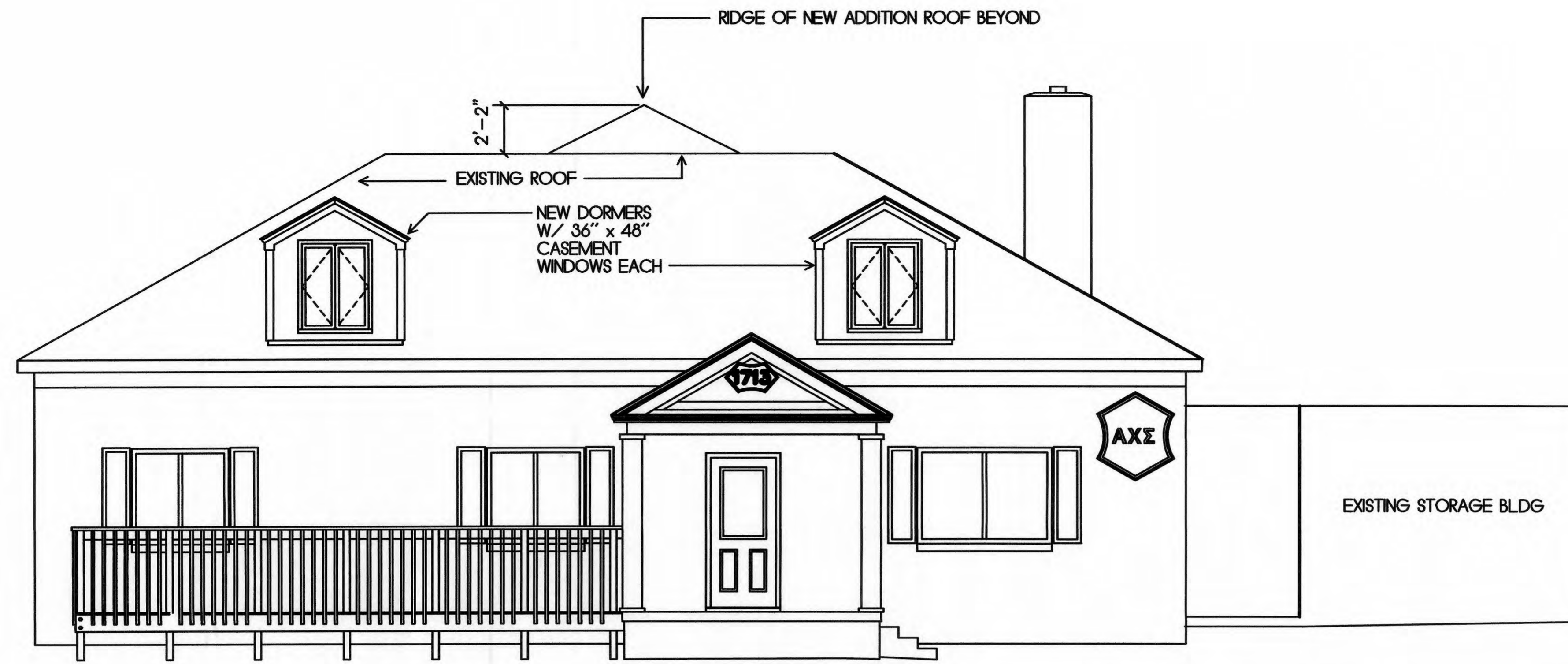
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DATE:	07/22/2016
SCALE:	AS SHOWN
DRAWN BY:	TRM
DESIGNED BY:	TRM
CHECKED BY:	

**MERIDIAN**  
PLANNING GROUP, LLC  
ENGINEERING\*SURVEYING\*PLANNING  
440 PREMIER CIRCLE, SUITE 200  
CHARLOTTEVILLE, VA  
PHONE: 434-862-0121  
WWW.MERIDIANWE.COM

NO.	DESCRIPTION	DATE
1	City Comments	08/11/19

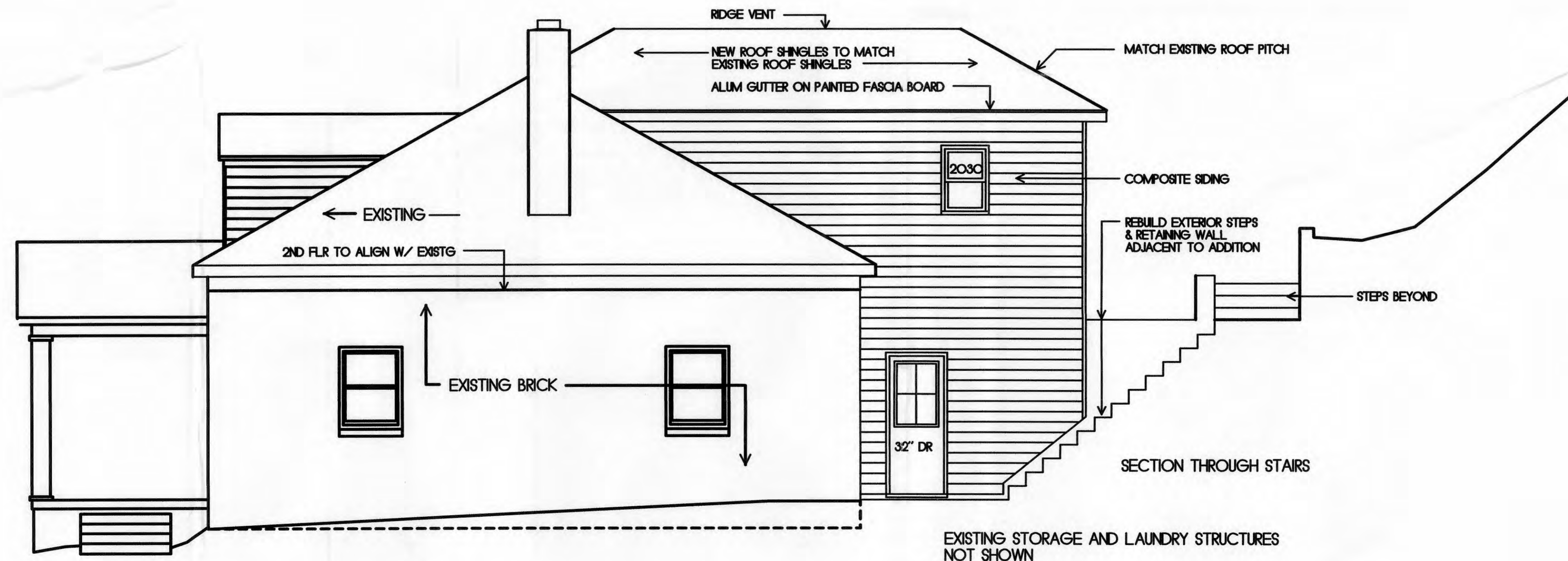
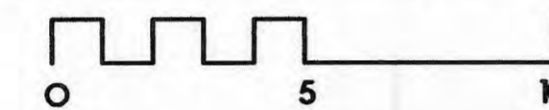
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SPECIAL USE PERMIT  
APPLICATION PLAN  
FOR AXE HOUSE

SHEET TITLE:  
EXISTING CONDITIONS/DEMOLITION  
PLAN & SITE PLAN



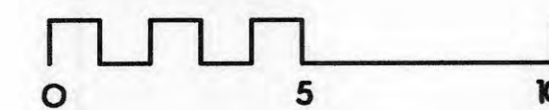
**FRONT ELEVATION (EAST)**

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

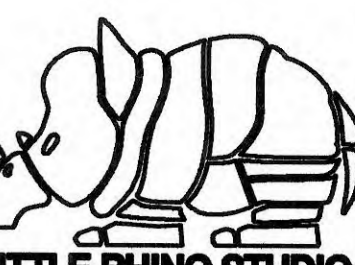


**RIGHT SIDE ELEVATION (NORTH)**

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



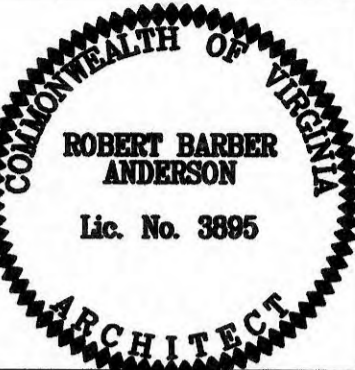
ALL NEW WINDOWS TO BE LOW-E WITH CLEAR, INSULATED GLASS



**LITTLE RHINO STUDIO**  
201 2nd Street NW, Charlottesville, VA 22902  
Telephone 434-996-2457 littlerhino.com

**DESIGNS UNLIMITED, INC.**  
ENGINEERS

4340 Terris Court  
Boston, Virginia 22976  
Telephone 540-547-2622



REVISIONS	
DATE	DESCRIPTION
xxx	xxx

ISSUE:  
WORKING DRAWINGS

LITTLE RHINO STUDIO ARCHITECTURE & PLANNING P.O. BOX 2257 Charlottesville, Virginia 22902 bob@littlerhino.com 434-996-2457 (CELL)	CHECKED BY: RBA
	DRAWN BY: RBA

**FRONT & RIGHT SIDE ELEVATIONS**  
**RENOVATION OF THE AXE HOUSE**  
1713 JEFFERSON PARK AVENUE  
CHARLOTTESVILLE, VIRGINIA

DRAWING TITLE:  
PROJECT NUMBER:  
PROJECT NAME:

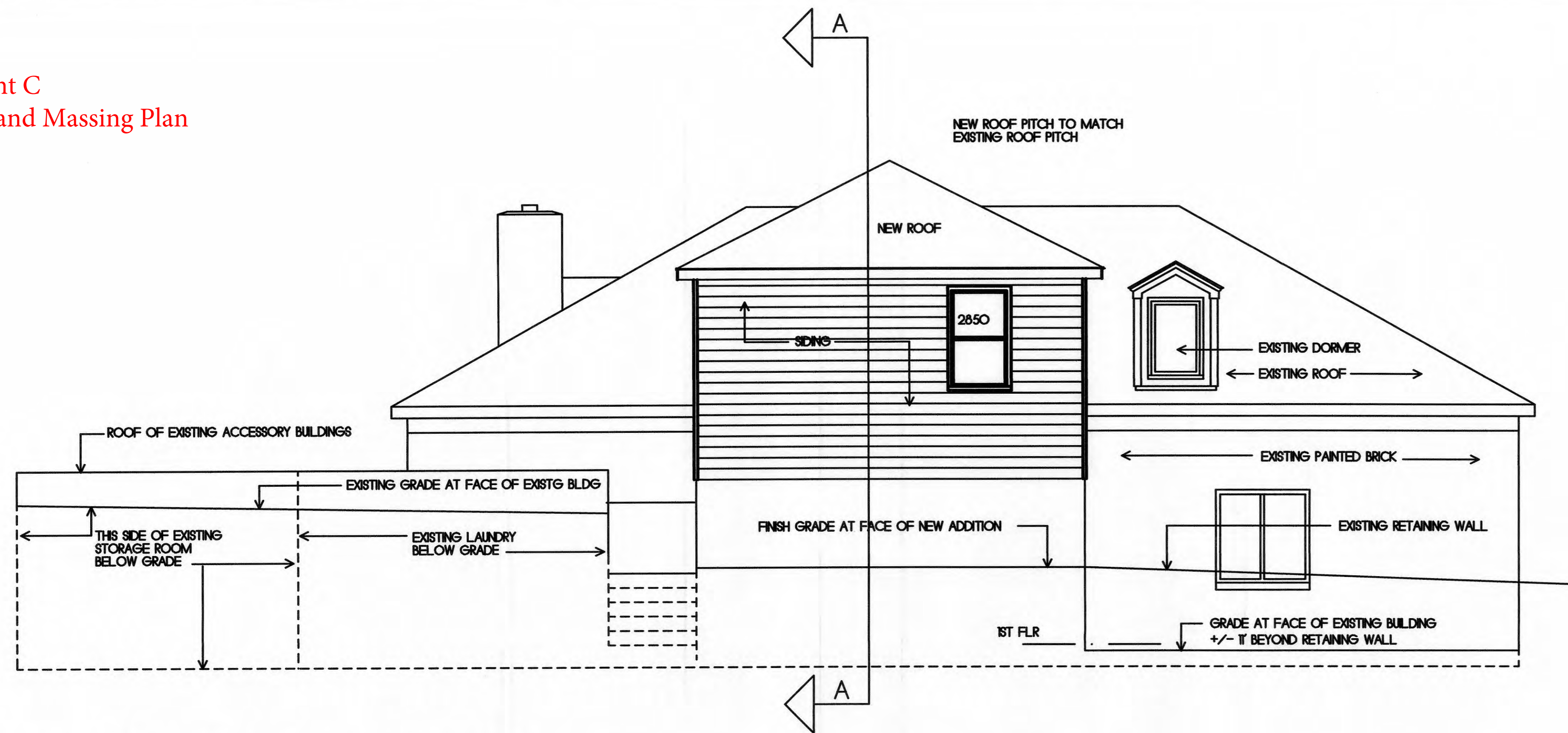
1602

SHEET NUMBER:



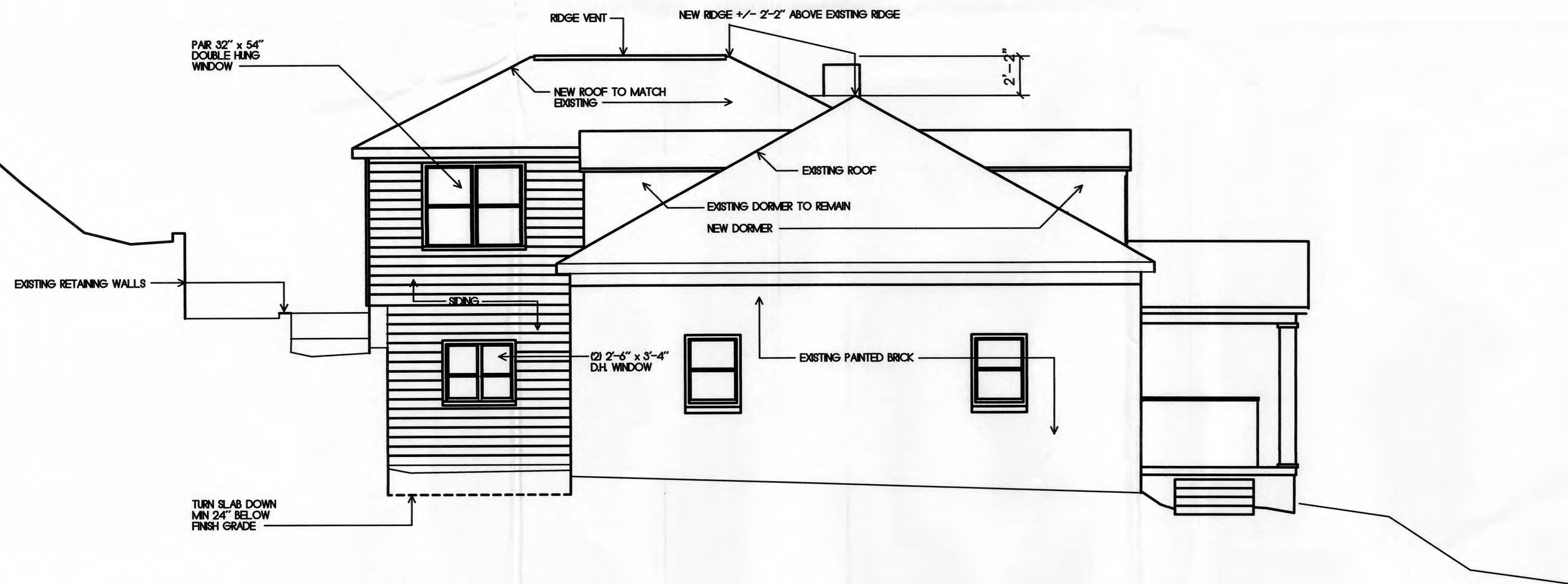
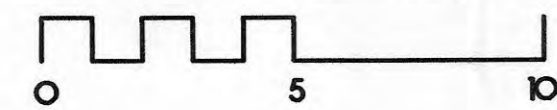
DATE:  
JULY 14, 2016

Attachment C  
Elevation and Massing Plan



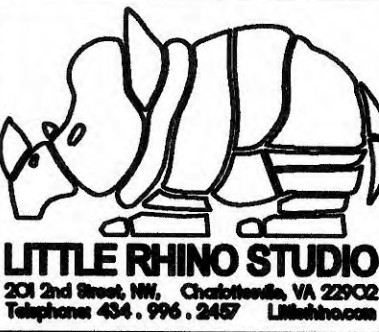
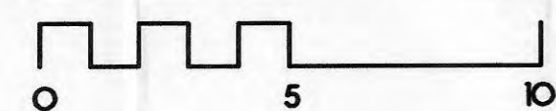
**REAR ELEVATION (WEST)**

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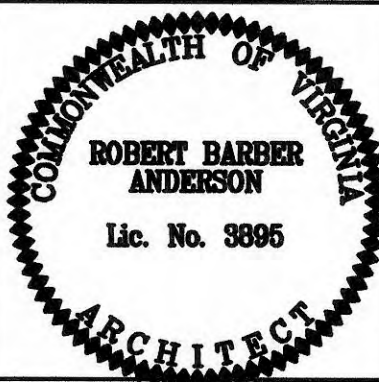
**LEFT SIDE ELEVATION (NORTH)**

SCALE 1/4" = 1'-0"



**LITTLE RHINO STUDIO**  
301 2nd Street, NW, Charlottesville, VA 22902  
Telephone 404-996-2467 LittleRhino.com

**DESIGNS UNLIMITED, INC.**  
ENGINEERS  
6560 Terrell Court  
Boulder, Virginia 22076  
Telephone 540-547-2662



REVISIONS	
DATE	DESCRIPTION
xxx	xxx

ISSUE:  
WORKING DRAWINGS

LITTLE RHINO STUDIO ARCHITECTURE & PLANNING P.O. BOX 2257 Charlottesville, Virginia 22902 bob@littlerhino.com 404-996-2467 (CELL)	CHECKED BY:	RBA
	DRAWN BY:	RBA

DRAWING TITLE: **REAR & LEFT SIDE ELEVATIONS WALL SECTION**  
PROJECT NAME: **RENOVATION OF THE AXE HOUSE**  
1713 JEFFERSON PARK AVENUE  
CHARLOTTESVILLE, VIRGINIA

PROJECT NUMBER: 1602

SHEET NUMBER:

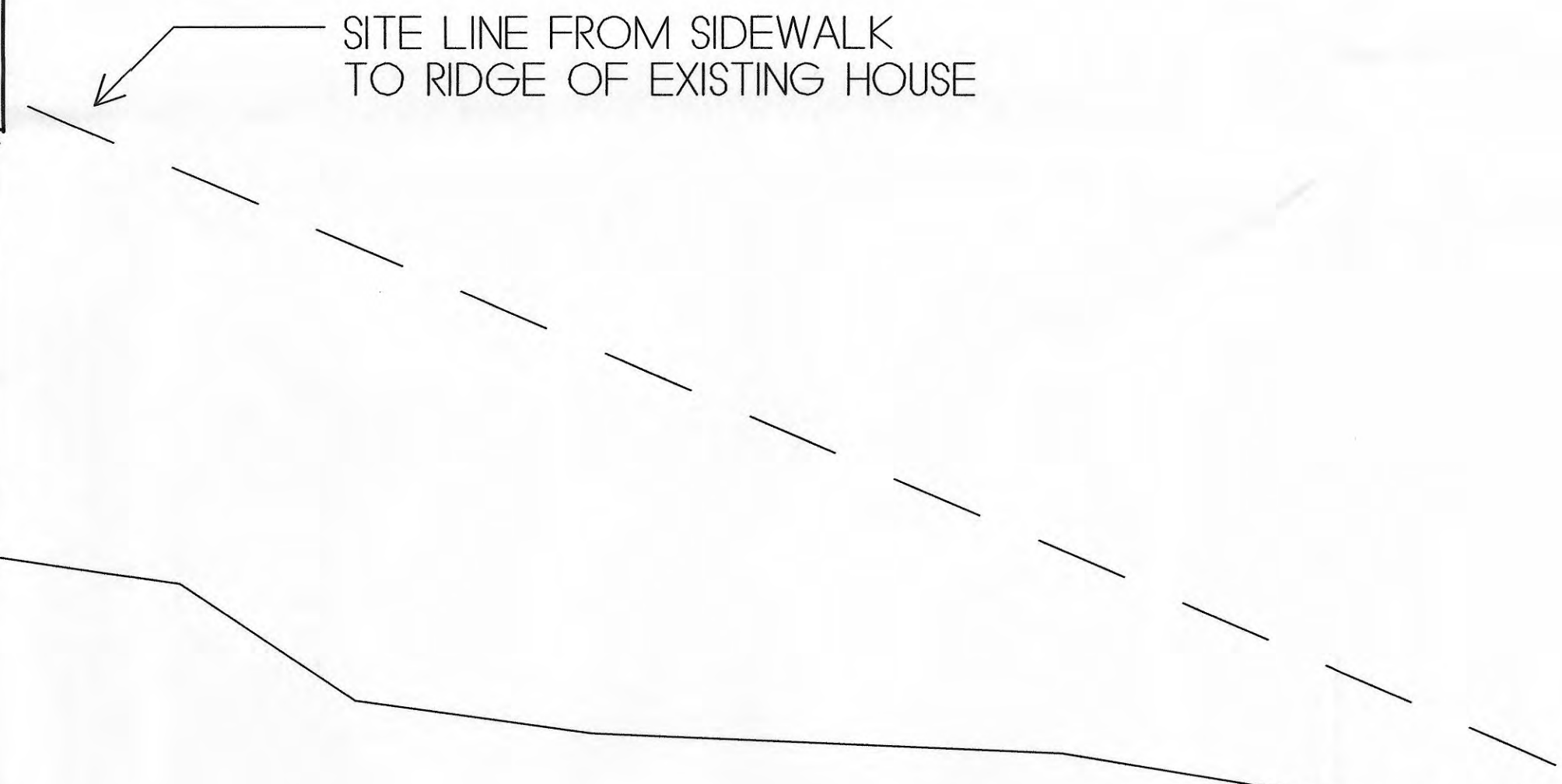
**02.1**  
OF:

DATE: JULY 14, 2016

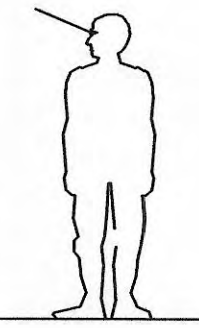
Attachment C  
Elevation and Massing Plan



SITE LINE FROM SIDEWALK  
TO RIDGE OF EXISTING HOUSE



RETAINING WALL HT VARIES  
UP TO 6' HIGH FROM WALK



JEFFERSON PARK AVE

SITE LINE DIAGRAM AT FRONT OF 1713 JEFFERSON PARK AVENUE FROM SIDEWALK TO HIGHEST VISIBLE RIDGE

Attachment C  
Elevation and Massing Plan



CONTEXT ELEVATION OF 1713 JEFFERSON PARK AVENUE WITH ADJACENT BUILDINGS



To: Secretary  
Board of Zoning Appeals  
City Hall  
Charlottesville, Virginia

PETITION FOR APPEAL

Gentlemen:

Your Petitioner is the owner of the following described property situated  
in this City: (Give legal description and street name and number) Fronting western  
side of Jefferson Park Avenue, and adjoining eastern side of Montebello Circle, designated a  
Lot 20 on plat recorded in Deed Book 306, page 203 in land records of City of Charlottesville  
Address: 1713 Jefferson Park Avenue

The City Building Administrator has denied the application of the undersigned for  
a (Building Permit) (Certificate of Occupancy) ( Other )

for the reason that the proposed use of the property violates the Zoning Ordinance of  
this City in the following particulars:

Section 31-154 (a) (4) in that six (6) parking spaces are required for the 600 sq. ft.  
of bedroom space.

Your Petitioner believes that the enforcement of this ordinance with regard to  
the above described property creates an unnecessary hardship on its owner for the  
following reasons:

Please see attached sheets

Attachment D

Your Petitioner therefore, request that the action of the Building Administrator  
be reviewed, and, if necessary that a variance from the terms of the Zoning Ordinance  
be granted which will permit said property to be used in the manner set out in said  
application, which is enclosed herewith. Also enclosed is a sketch of the property  
showing the location of the (existing) (proposed) improvements and a check in the  
amount of \$50.00 payable to the City as required by law.

Respectfully submitted,

Robert F. Graff  
Petitioner

7-29-79  
Date  
James Davis  
Sign Given By

## Attachment D

Gentlemen:

Alpha Kappa Housing Corporation, acting for Alpha Chi Sigma Professional Chemistry fraternity, purchased the house at 1713 Jefferson Park Avenue on December 1, 1978. At present, the house is being occupied by seven individuals who began leasing under the previous owner and whose lease expires this summer.

There is presently no parking on the property except for on the driveway on the Jefferson Park Avenue side of the lot. This Fall, the Alpha Kappa Housing Corporation plans to lease space in the house to seven members of the Alpha Chi Sigma Professional Chemistry fraternity.

The house is situated on a well landscaped lot that would only lose some of its character with grading for and construction of parking spaces. Rather than violate the land and trees on the property, and incidentally somewhat alter the residential flavor of the neighborhood, we respectfully submit to the Board of Zoning Appeals the following proposals:

(1) Residents of 1713 Jefferson Park Avenue be allowed to park at Scott Stadium. This is a viable alternative to construction of parking spaces (6) as students may purchase permits to park in this lot, and the Scott Stadium lot is less than a block away from the residence at 1713 Jefferson Park Avenue.

In view of the nearby facility for parking, the costs to be incurred in constructing six (6) Code required parking lots, and the character of the lot and neighborhood, the Alpha Kappa Housing Corporation asks the Board to exempt the Corporation from Zoning Ordinance Section 31-154 (a) (4).

In conjunction with the above proposal, the Alpha Kappa Housing Corporation submits that the existing driveway can be used as parking space for three vehicles without any disturbance to the property or neighborhood. Thus, if the Board of Zoning approves our variance from the above cited Code section, three spaces could still be provided for members of the fraternity. Furthermore, there would be no hardship to the neighborhood caused by this proposal as there are seven vehicles belonging to the present tenants which apparently cause no discomfort to the area.

In the event that the above proposal is not acceptable to the Board and parking is required, the Corporation submits the set of circumstances and proposal which follows.

Recently, the Corporation learned that the house is situated on a double frontage lot, and that a parking area must be located 25 feet from both the Jefferson Park Avenue and Montebello Circle property lines. As one can see from the sight plans, 25 feet from Montebello Circle is an extremely severe grade. Even if it were possible to overcome the considerable engineering difficulties in construction of a lot 25 feet from Montebello Circle on this slope, it would be prohibitively expensive to do so. Most importantly, no site on this property is both sufficiently level and large to accommodate the required number of parking spaces. In view of the topography of the lot as shown in the site plans submitted, we submit the following as an alternative solution in the event proposal (1) is not suitable to the Board.

(2) Four parking spaces paralleled to Montebello Circle and two others on the existing driveway off Jefferson Park Avenue.

## Attachment D

Although this plan entails removal of several trees near Montebello Circle, with the planned screening and new plantings, the site would be at least as attractive as now. The proposed two parking spaces on the existing driveway are already well screened by a large sweetgum, holly, and dogwood trees. Since the driveway is already present, this plan would not change the appearance of the house on the Jefferson Park Avenue front.

To carry out this proposal, the Petitioner request variances on the 25 foot setback requirement at both the JPA and Montebello property lines, and a variance for the required backout distance on the driveway.

The only other alternatives which would be quite costly and would ruin the character of the lot and neighborhood are as follows:

(3) Four spaces paralalled to Montebello Circle and two spaces off the driveway alongside the house in front. These two spaces off the driveway would meet all setback requirements, and thus we would require a variance on setback requirements only for the other four. But this proposal would involve considerable expense since a 7 foot deep cut into the hill next to the house would be necessary to accomodate two cars.


(4) Six diagonal spaces to be built at Montebello Circle. With this plan, we would make every effort to save most of the trees along Montebello Circle. Furthermore, this plan would be the easier to construct, than proposal (3) and it would confine all parking in one area.

For this plan, we would request variances on the 25 foot setback requirement, as well as variances on the restrictions pertinent to number of and distances between curb cuts.

In conclusion, the petitioner strongly believes that Proposal (1) for the reasons stated above is the most desirable solution. But, if the Board does not find Proposal (1) satisfactory, Proposal (2) is the next proferred alternative. The hardship created by a double fronted lot is the unique problem facing your Petitioner. Your Petitioner respectfully submits that the City Zoning Ordinance does harshly affect this parcel of land and house and that to require parking spaces in the first place is an undue burden aesthetically and economically. But if parking spaces are required Proposal (2) would be the most desirable solution. Proposal (3) is feasible, but quite prohibitively costly. Proposal (4) is similiar to Proposal (2) but for the greater expense and greater degradation of the property and residential area.

Thank you for your consideration of this request.

Respectfully submitted,

  
For Petitioner, Alpha Kappa Housing  
Corporation




UNIVERSITY OF VIRGINIA  
DEPARTMENT OF PARKING AND TRANSPORTATION SERVICES

Attachment D

1512 JEFFERSON PARK AVENUE  
CHARLOTTESVILLE, VIRGINIA 22903  
(804) 924-7231

April 18, 1979

MEMO TO: Robert Graff, Alpha Chi Sigma Fraternity  
FROM: Gary S. Graham, Assistant Director   
SUBJECT: Scott Stadium Parking

In reference to our conversation, this memo is to confirm that faculty and students of the University may purchase permits to park at Scott Stadium as long as they have registered their vehicles. The permits will be sold at the regular rates. There are no plans at this time to change any of the parking at Scott Stadium. It will remain a commuter lot available for any staff or faculty who live off Grounds.

If you have any questions, please do not hesitate to contact me.

GSG/slhh

## Attachment E

# Piedmont Development Group

LAND DEVELOPMENT  CONSTRUCTION SERVICES

2811 Hydraulic Rd. Charlottesville, Virginia 22901 PH: 434-973-6055

### Notice of Community Meeting:

Notice is hereby given that the Piedmont Development Group will hold a community meeting regarding the expansion of the existing Alpha Chi Sigma House located at 1713 Jefferson Park Avenue, Charlottesville Virginia. The property in question is currently zoned R-3, high density residential; however, it has a conditional use which allows it to serve as the house of a fraternity organization. The developer, Piedmont Development Group, is requesting to add several bedrooms to the property to accommodate the needs of the organization. In order to facilitate this expansion while maintaining the property's existing use, the developer is requesting a Special Use Permit. The special use permit will allow the developer to expand the property under its existing use by aligning the use with current zoning standards.



The meeting will take place in the **McIntire Room of the Jefferson Madison Regional Library** on **Tuesday, August 30th** and will begin at **7:00pm** followed by a question and answer segment. This is an informational session where the developer will provide information about the proposed changes to the house as a part of the larger community as well as to allow for questions. The Jefferson Madison regional Library is located at 201 E Market St, Charlottesville, VA 22902. For further information please contact Katurah Roell, President of Piedmont Development Group at (434)906-2702, [kroell@pdg-inc.net](mailto:kroell@pdg-inc.net).

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



**Special Use Permit Recommendation by Entrance Corridor Review Board**

Property Street Address: 1713 Jefferson Park Avenue

Zoning: R-3 Multifamily with Entrance Corridor Overlay

Tax Parcel: 160010000

Site Acreage: 0.312 acres

Date of Hearing: September 13, 2016

Application Number: SP16 – 00009 Alpha Kappa Housing Corporation

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

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**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 is currently occupied by a fraternity that has been in place since 1978, but is considered non-conforming because a special use permit is now required for a fraternity use. The applicant is requesting a SUP to allow a fraternity. There are currently 5 bedrooms, and they propose a rear addition that will add 3 bedrooms for a total of 8 bedrooms. In the future they would like to allow up to 12 residents/bedrooms. They are requesting a parking modification to allow 7 parking spaces instead of the 10 required for 12 bedrooms. They are also requesting a side yard setback modification to allow 3 feet instead of 10 feet minimum.

**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.”

This property is located within Sub-Area C (Maury Avenue to Emmet Street) of the Fontaine Avenue/Jefferson Park Avenue Entrance Corridor. “The JPA section serves as a concentration of multi-unit apartment buildings for University students.”

In staff opinion, the proposed SUP request to make the existing fraternity conforming, and to allow a rear addition with reduced parking and side yards will not have an adverse impact on the EC district. The addition will have minimal visual impact on the corridor; the reduced side yards will not appear out of character with the corridor; and requiring fewer parking spaces may be viewed as a positive impact.

**Suggested Motions:** I move to find that the proposed special use permit to allow a fraternity use with modifications to parking and side yard setbacks at 1713 Jefferson Park Avenue will not have an adverse impact on the Jefferson Park Avenue Entrance Corridor district.



**CITY OF CHARLOTTESVILLE**  
**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES**  
**STAFF REPORT TO THE ENTRANCE CORRIDOR REVIEW BOARD (ERB)**

**ENTRANCE CORRIDOR (EC)**  
**CERTIFICATE OF APPROPRIATENESS**

**DATE OF PLANNING COMMISSION MEETING:** September 13, 2016

**Project Name:** 1170 Emmet Street North, CVS Pharmacy  
**Planner:** Mary Joy Scala, AICP  
**Applicant:** The Rebkee Company  
**Applicant's Representative:** Ashley Davies, Williams Mullen  
**Applicant's Relation to Owner:** Developer

**Application Information**

**Property Street Address:** 1170 Emmet Street North  
**Property Owner:** 1134 Emmet Street, LLC  
**Tax Map/Parcel #:** Tax Map 1, Parcels 4 and 4.1 (Online Records: 010004000 and 010004100)  
**Total Square Footage/Acreage Site:** 1.270 acres (CVS)  
**Comprehensive Plan (Land Use Plan) Designation:** Mixed Use  
**Current Zoning Classification:** URB Urban Corridor with Entrance Corridor (EC) Overlay  
**Entrance Corridor Overlay District:** §34-307(a)(1) Route 29 North from corporate limits to Ivy Road  
**Current Usage:** Three - one-story buildings formerly occupied by: ALC Copy Center, Anderson's Seafood Market, and Tavern Restaurant (buildings to be demolished).

**Background**

The ERB reviews Entrance Corridor Certificate of Appropriateness applications when the proposal is for new construction.

October 8, 2013 the ERB recommended (5-1) denial of a critical slopes waiver request on this site. The ERB then recommended (6-0) deferral of a Certificate of Appropriateness application for a four-story apartment building on the SE corner of the property. Commissioners noted this is an urban site; a gateway to the community; they preferred massing closer to the intersection; they noted the incongruous siting of the building and architecture. The public realm and pedestrian components should be addressed.

January 14, 2014 – The ERB granted the applicant a deferral on a revised plan for an apartment building and a mixed use building.



## **Applicant's Request**

The current request is for approval of a certificate of appropriateness to construct a one-story pharmacy building with a drive-through window, and surface parking for 66 cars and 10 bicycles. The building is approximately 95' x 143'; and varies in height (steps up) from 21' at the rear to 24.5' at the front.

The current site rises from an elevation of approximately 441 at Barracks Road to approximately 455 at the Emmet Street entrance. The proposed plan shows the building having a finished floor elevation of 447.8, which is 4 feet higher than the ALC building is currently at 443.9 feet. The area between the building and sidewalks is graded and landscaped. A four foot red brick retaining wall is proposed at the back of the sidewalk along Barracks Road. .

The vehicular circulation includes two, two-way entrances, off Emmet Street North and Barracks Road, which will eliminate multiple entrances currently serving this site. Additional right-of-way is being dedicated along Barracks Road for an east-bound right turn lane, and along both streets for a 7' width sidewalk. The 30' maximum building setback along Emmet Street will allow room for the City to add a right turn lane off Emmet Street onto Barracks Road in the future, if warranted.

Proposed landscaping includes street trees (Shumard Red Oak), interior trees (Bosque Elms), shrubs, mulch, and fescue lawn.

Building materials consist of structural brick in red and tan blends; synthetic cornice; fiberglass trellis trim; aluminum storefront windows and doors; aluminum drive-through canopy.

Signage is proposed on the south and west sides, on the entrance canopy at the SW corner, and on the drive-through canopy.

## **Standard of Review**

The Planning Commission serves as the entrance corridor review board (ERB) responsible for administering the design review process in entrance corridor overlay districts. This development project requires a site plan, and therefore also requires a certificate of appropriateness from the ERB, pursuant to the provisions of §34-309(a)(3) of the City's Zoning Ordinance. The ERB shall act on an application within 60 days of the submittal date, and shall either approve, approve with conditions, or deny the application. Appeal would be to City Council.

## **Standards for considering certificates of appropriateness:**

In conducting review of an application, the ERB must consider certain features and factors in determining the appropriateness of proposed construction, alteration, etc. of buildings or structures located within an entrance corridor overlay district. Following is a list of the standards set forth within §34-310 of the City Code:

**§34-310(1): Overall architectural design, form, and style of the subject building or structure, including, but not limited to: the height, mass and scale;**

The building is approximately 95' x 143'; and varies in height (steps up) from 21' at the rear to 24.5' at the front.

The building form is a rectangular box, with chamfered corners on the Emmet Street side, and a flat roof that steps down front to rear.

**Staff Analysis:**

A building of this height, mass and scale is appropriate in this location, if articulated appropriately. A multi-story building would add prominence to this important corner.

**§34-310(2): Exterior architectural details and features of the subject building or structure;**

The walls are red brick to a height of 16.5', with a tan brick sign band (3.5'-7' high) above, then a cornice made of EIFS (Exterior Insulation Finishing System).

The main entrance with double doors, transom, canopy, and decorative trellis is located at the SW chamfered corner. The NW chamfered corner has a 7' high, 6-pane window with 3.5' high sill, and a decorative trellis.

The Emmet Street elevation has 5 ft high windows with 5.5' high sill that extend the full width of the elevation; the Barracks Road elevation has 3' high windows with 8' high sill that extend approximately 90 feet width; the south elevation facing the side parking lot has 3' high windows with 8' sill that extend approximately 52' width; and the rear elevation has no windows other than the drive-through window with a canopy.

Exterior signage is proposed on the building's sign band on the south and west sides, on the entrance canopy at the SW corner, and on the rear drive-through canopy.

Four types of lighting are proposed on the building:

- LED cove lighting on the sides and rear of the building at the cornice height (19.3' or 21');
- Downlights under the rear canopy at 9.8' height, and under the two front trellises at 22' height;
- Wall mounted lights on rear wall at 12' height;
- Decorative wall lights flanking front entrance at 8.3' height.

Mechanical equipment will be hidden on roof behind taller front parapet; on the rear a screen will be added.

**Staff Analysis:** There are good aspects of this building design, including the transparent windows, but building details and features could be improved. Main issues are: the general design of the building that focuses (similar to many examples of franchise design) on making the whole building into a sign, rather than the architecture; the location of the primary entrance in relation to the entrance corridors; the lack of importance given to the prominent NW corner; and the lighting located above twelve feet height.

Three signs are permitted as shown, with a maximum aggregate area of 75 sq ft. [The small pharmacy drive-through sign on the rear canopy is considered directional, so does not require a permit.]

**§34-310(3): Texture, materials and color of materials proposed for use on the subject building or structure;**

The proposed building materials consist of:

- Walls: Quik Brick structural brick in Richfield Blend (red) and Jared Tan Blend (tan)
- Cornice Trim: EIFS STO Premier System Color Raftertail
- Doors and Windows – Clear anodized aluminum storefront
- Metal Doors: Painted Benjamin Moore Giant Sequoia
- Front Canopy: Canvas awning, Burton Signworks, Inc., Deep Red Weblon
- Rear Canopy: Mapes Architectural Canopies – Class II Clear anodized
- Trellis: Prefabricated Fiberglass Trellis with Peachy Beige EIFS finish
- Building Lighting: (Cut sheets) Litholia wall lights; Eclipse decorative wall lights; LF Illumination downlights; Gotham downlights; Solid State Luminaires eCoveline XL Wet cove luminaire.
- Site Lighting: (Cut sheets and lighting plan) (11) Spaulding Pedestrian Site Lighting Cimmaron LED mounted 12' height; and (4) Spaulding Cimmaron LED mounted 20' height.

**Staff Analysis:** The red brick is recommended, and the aluminum transparent windows and canvas awning material are appropriate. EIFS should be avoided. Zoning requires lighting to be mounted at maximum 12 feet height because the site is adjacent to low density residential zoning.. The applicant should confirm that all lighting will be dark sky compliant when installed.

**§34-310(4): Design and arrangement of buildings and structures on the subject site;**

The site plan is generally compliant with City site plan regulations. The building has been pulled as close to the intersection as possible. The area between the building and sidewalks is graded and landscaped. A four foot red brick retaining wall is proposed at the back of the sidewalk along Barracks Road. Parking is located to the rear of the building, and has been coordinated with the strip mall parking. Street trees and interior landscaping have been provided per the zoning regulations.

**Staff Analysis:** The design and arrangement of the building on site is generally appropriate, but a corner site at this location deserves to be a statement building. This could be the first new building located on a corner site on Emmet Street in recent years. An application was approved in 2013 for a two-story bank at the intersection of Hydraulic Road, but it has not yet been built.

This is an auto-oriented use appropriately located on Emmet Street. The proposed parking layout and function are greatly improved from the existing conditions. Entrances have been combined, and the drive-through and parking lot have been well-designed.

However, there is a desire to make this general location more pedestrian-friendly. For this

particular site it means designing the building and site so that pedestrians are given the same importance as the patrons arriving by car.

There is a good pedestrian path established through the parking lot. But a person walking along Emmet Street or Barracks Road will encounter a physical separation from the building. The site layout should be adjusted to accommodate recommended changes to the NW building corner. For example, steps from Emmet Street sidewalk to the building should be considered.

**§34-310(5): The extent to which the features and characteristics described within paragraphs (1)-(4), above, are architecturally compatible (or incompatible) with similar features and characteristics of other buildings and structures having frontage on the same EC street(s) as the subject property.**

**Staff Analysis:** The goals are to make the site function well for the users of this site and the entrance corridor, and to have an attractive development that is compatible with its surrounding context.

The site design will function as well as possible, given it is a by-right development, and existing roadway and traffic constraints. Compared to other buildings and structures having frontage on the same EC street, this site is very prominent and deserves a statement building. Staff has suggested changes that will make it more compatible with the corridor, but the ERB may have additional suggestions.

**§34-310(6): Provisions of the Entrance Corridor Design Guidelines.**

Relevant sections of the guidelines include:

**Section 1 (Introduction)**

The Entrance Corridor design principles are expanded below:

**• Design For a Corridor Vision**

New building design should be compatible (in massing, scale, materials, colors) with those structures that contribute to the overall character and quality of the corridor. Existing developments should be encouraged to make upgrades consistent with the corridor vision. Site designs should contain some common elements to provide continuity along the corridor. New development, including franchise development, should complement the City's character and respect those qualities that distinguish the City's built environment.

**• Preserve History**

Preserve significant historic buildings as well as distinctive architecture from more recent periods. Encourage new contemporary design that integrates well with existing historic buildings to enhance the overall character and quality of the corridor.

**• Facilitate Pedestrian Access**

Encourage compact, walkable developments. Design pedestrian connections from sidewalk and car to buildings, between buildings, and between corridor properties and adjacent residential areas.

- **Maintain Human Scale in Buildings and Spaces**

Consider the building scale, especially height, mass, complexity of form, and architectural details, and the impact of spaces created, as it will be experienced by the people who will pass by, live, work, or shop there. The size, placement and number of doors, windows, portals and openings define human scale, as does the degree of ground-floor pedestrian access.

- **Preserve and Enhance Natural Character**

Daylight and improve streams, and retain mature trees and natural buffers. Work with topography to minimize grading and limit the introduction of impervious surfaces. Encourage plantings of diverse native species.

- **Create a Sense of Place**

In corridors where substantial pedestrian activity occurs or is encouraged, or where mixed use and multi-building projects are proposed, one goal will be creating a sense of place. Building arrangements, uses, natural features, and landscaping should contribute, where feasible, to create exterior space where people can interact.

- **Create an Inviting Public Realm**

Design inviting streetscapes and public spaces. Redevelopment of properties should enhance the existing streetscapes and create an engaging public realm.

- **Create Restrained Communications**

Private signage and advertising should be harmonious and in scale with building elements and landscaping features.

- **Screen Incompatible Uses and Appurtenances:**

Screen from adjacent properties and public view those uses and appurtenances whose visibility may be incompatible with the overall character and quality of the corridor, such as: parking lots, outdoor storage and loading areas, refuse areas, mechanical and communication equipment, Where feasible, relegate parking behind buildings. It is not the intent to require screening for utilitarian designs that are attractive, and/or purposeful.

- **Respect and Enhance Charlottesville's Character**

Charlottesville seeks new construction that reflects the unique character, history, and cultural diversity of this place. Architectural transplants from other locales, or shallow imitations of historic architectural styles, for example, are neither appropriate nor desirable. Incompatible aspects of franchise design or corporate signature buildings must be modified to fit the character of this community.

### Section 2 (Streetscape)

**Staff Analysis:** The street trees and landscaping will create a nice frontage and a comfortable place to walk.

### Section 3 (Site):

**Staff Analysis:**

The site features are generally appropriate but more consideration should be given to the NW corner of the site.

#### Section 4 (Buildings):

##### **Staff Analysis:**

The building design is generally appropriate but could be improved.

#### Section 5 (Individual Corridors):

##### Route 29 North (Barracks Road to Ivy Road) Vision:

*Emmet Street has the potential to become more of an urban boulevard, with lively pedestrian activity and a greater mix and integration of uses. Both Barracks Road Shopping Center and Meadowbrook Shopping Center may redevelop with retail, office, hotels, housing, and structured parking. The attractive magnolia street trees along Emmet Street should be retained and new landscaping added to the streetscape as redevelopment occurs. There are opportunities for unified landscaping along the corridor that would help enhance the pedestrian connection. If possible, character-defining architecture should be incorporated into redevelopment plans. As the University redevelops its property on the southern end of the sub-area, including the University Arts Center, there may be opportunities to include student housing and community-related facilities in mixed use projects that front on Emmet Street.*

#### **Public Comments Received**

The Meadowbrook Neighborhood Association has participated with great interest in the site plan review. No comments have been received to date on the entrance corridor review.

#### **Staff Recommendations**

Staff has attached several images of CVS pharmacies around the country, to show the wide variety of building designs. For example, the Gainesville, Florida design, includes a single color dark brick with what is possibly cast stone trim. In that example, the vertically-oriented windows with dark aluminum muntins are appropriate and attractive. The lighting and signage are restrained. The building and site designs are pedestrian-oriented. These are some of the qualities lacking in the proposed design.

Staff recommends deferral, so that the following revisions are considered before the entrance corridor certificate of appropriateness is approved:

1. Design the building so it is given the architectural attention that this site deserves;
2. In particular, give more importance to the NW corner of the building, and consider a corner entrance;
3. Make a better connection between the City sidewalk and the building, preferably at the corner;
4. All lighting should be 12' height maximum and should be confirmed as meeting the City's dark-sky requirements;
5. Consider replacing EIFS trim with a more sustainable material such as cultured stone;

6. Submit specifications for the clear glass in the windows. Consider dark aluminum storefront (windows and doors) with vertical orientation;
7. Verify that all mechanical units will be screened- submit screening design for rear;
8. The signage may be red during the day but it should be perforated type design that appears lit white at night;
9. Consider including some Magnolia trees in the site design to reference those on the other side of Emmet Street.

### **Suggested Motion**

1. "I move to defer the Entrance Corridor Certificate of Appropriateness application for the new CVS pharmacy at 1170 Emmet Street."

### **Alternate Motion**

1. "I move to approve the Entrance Corridor Certificate of Appropriateness application for the new CVS pharmacy at 1170 Emmet Street, with the following modifications.....".

### **Attachments:**

Other CVS examples (3 pages)

EC Application form (2 pages)

Aerial map views (2 pages)

EIFS Cornice detail

Lighting cut sheets (8 pages)

EC Project Narrative (2 pages)

Elevations color drawing

Grading plan

Lighting plan

Lighting cut sheets

Planting plan

Planting schedule

Color perspectives (10 views)

Exiting conditions photos (2 views)



Gainesville, Florida





Philadelphia



Redwood, California



Prairie Village, Kansas



Oberlin, Ohio



Miami



**Entrance Corridor Review Application (EC)  
Certificate of Appropriateness**

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.  
For a new construction project, please include \$375 application fee. For all other projects requiring EC approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.  
The Entrance Corridor Review Board (ERB) meets the second Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next ERB meeting by 3:30 p.m.

Owner Name 1134 Emmet Street, LLC Applicant Name Ashley Davies, Williams Mullen  
 Project Name/Description CVS Pharmacy 1556 Parcel Number ~~10-40, 10-41~~ 1-4; 1-4.1  
 Street Address 1138 Emmet Street, Corner of Barracks Road and Emmet Street  
1170

**Applicant Information**

Address: 321 East Main Street, Suite 400  
Charlottesville, VA 22902  
 Email: adavies@williamsmullen.com  
 Phone: (W) 434-951-5725 (H) 434-409-9127  
 FAX: \_\_\_\_\_

**Property Owner (if not applicant)**

Address: 455 Second Street, SE, 5th Floor  
Charlottesville, VA 22902  
 Email: jos.hall@redlightmanagement.com  
 Phone: (W) 434-245-4954 (H) \_\_\_\_\_  
 FAX: \_\_\_\_\_

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Ashley Davies 3-9-16  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Ashley Davies 03-09-16  
 Print Name \_\_\_\_\_ Date \_\_\_\_\_

**Property Owner Permission (if not applicant)**

I have read this application and hereby give my consent to its submission.

Andrew J. Dwyer 3/20/16  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Andrew J. Dwyer 3/20/16  
 Print Name \_\_\_\_\_ Date \_\_\_\_\_

Description of Proposed Work (attach separate narrative if necessary):  
Construction of CVS store and upgrades to parking and site landscaping.

Attachments (see reverse side for submittal requirements):  
Building elevations with colors and materials, material board, 3-D model views, landscape plan, existing conditions.

**For Office Use Only**

Received by: \_\_\_\_\_ Approved/Disapproved by: \_\_\_\_\_  
 Fee paid: 315.00 Cash/Ck. # 1620 Date: \_\_\_\_\_  
 Date Received: 3/22/16 Conditions of approval: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**Entrance Corridor Review Application (EC)  
Certificate of Appropriateness**

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
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For a new construction project, please include \$375 application fee. For all other projects requiring EC approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.  
The Entrance Corridor Review Board (ERB) meets the second Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next ERB meeting by 3:30 p.m.

Owner Name Meadowbrook Shopping Center, LLC Applicant Name Ashley Davies, Williams Mullen  
Project Name/Description CVS Pharmacy 1556 Parcel Number 10-40, 10-41  
Street Address 1170 Emmet Street. Corner of Barracks Road and Emmet Street  
*1170*

**Applicant Information**

Address: 321 East Main Street, Suite 400  
Charlottesville, VA 22902  
Email: adavies@williamsmullen.com  
Phone: (W) 434-951-5725 (H) 434-409-9127  
FAX: \_\_\_\_\_

**Property Owner (if not applicant)**

Address: 1754 Stony Point Road  
Charlottesville, VA 22911  
Email: cbwhandsur@aol.com  
Phone: (W) 434-249-8664 (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

**Signature of Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

*Ashley Davies 3/29/16*  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Ashley Davies 03-09-16  
Print Name \_\_\_\_\_ Date \_\_\_\_\_

**Property Owner Permission (if not applicant)**

I have read this application and hereby give my consent to its submission.

*Clara Galt Williams 3/29/2016*  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
*Clara Galt Williams 3/29/2016*  
Print Name \_\_\_\_\_ Date \_\_\_\_\_

Description of Proposed Work (attach separate narrative if necessary):  
Construction of CVS store and upgrades to parking and site landscaping.

Attachments (see reverse side for submittal requirements):  
Building elevations with colors and materials, material board, 3-D model views, landscape plan, existing conditions.

**For Office Use Only**

Received by: \_\_\_\_\_ Approved/Disapproved by: \_\_\_\_\_  
Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_ Date: \_\_\_\_\_  
Date Received: \_\_\_\_\_ Conditions of approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CVS**  
pharmacy

NORTHERN 13,226  
REAR DRIVE-THRU

STORE NUMBER: RELO 1556  
EMMET AND BARRACKS RD  
CHARLOTTESVILLE, VA  
PROJECT TYPE: RELOCATION  
DEALING FEE FOR SERVICE

CS PROJECT NUMBER: 0656209

ENGINEER

**Kimley»Horn**

CONSULTANT:

KIMLEY-HORN  
AND ASSOCIATES, INC.  
1700 WILLOW LAWN DR,  
SUITE 200  
RICHMOND, VA 23230  
TEL (804) 673-3882  
FAX (804) 673-3980

DEVELOPER:

THE REBEEK COMPANY  
19871 CITY NEW DRIVE,  
SUITE 200  
MIDDLEBORO, VA 23113  
TEL (804) 419-0740  
FAX: (804) 419-0759

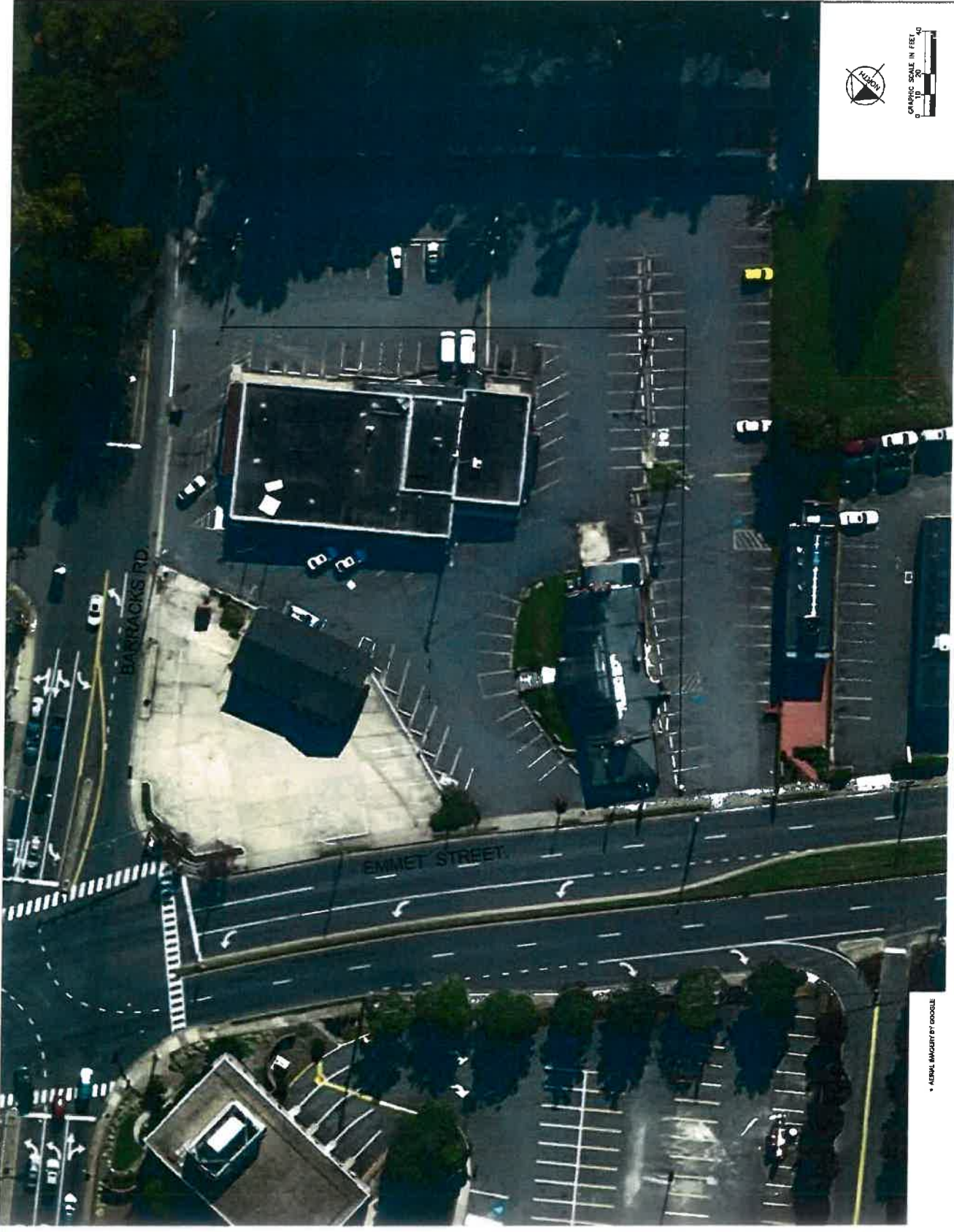
SEAL:

REVISIONS:

DRAWING SET: 10/14/14  
DATE: 12/14/14  
JOB NUMBER: 110001373  
TITLE:

EXISTING CONDITIONS  
SHEET NUMBER

COMMENTS: 1 OF 2  
NOT RELEASED FOR CONSTRUCTION

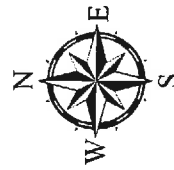


GRAPHIC SCALE IN FEET  
0 10 20

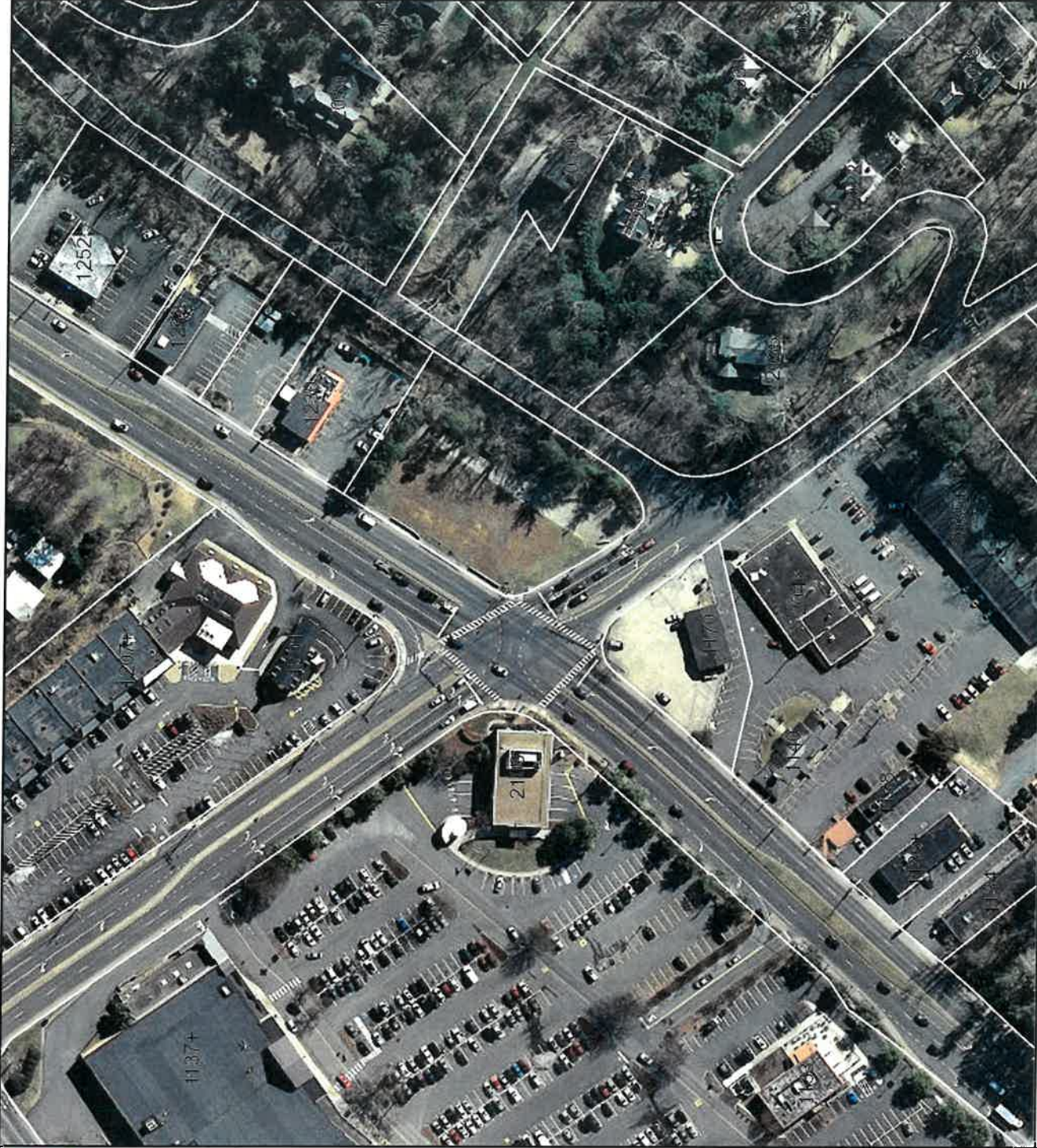
\* AERIAL IMAGERY BY GOOGLE

**Legend**

- Parcels
- Addresses
- City Limits



Feet

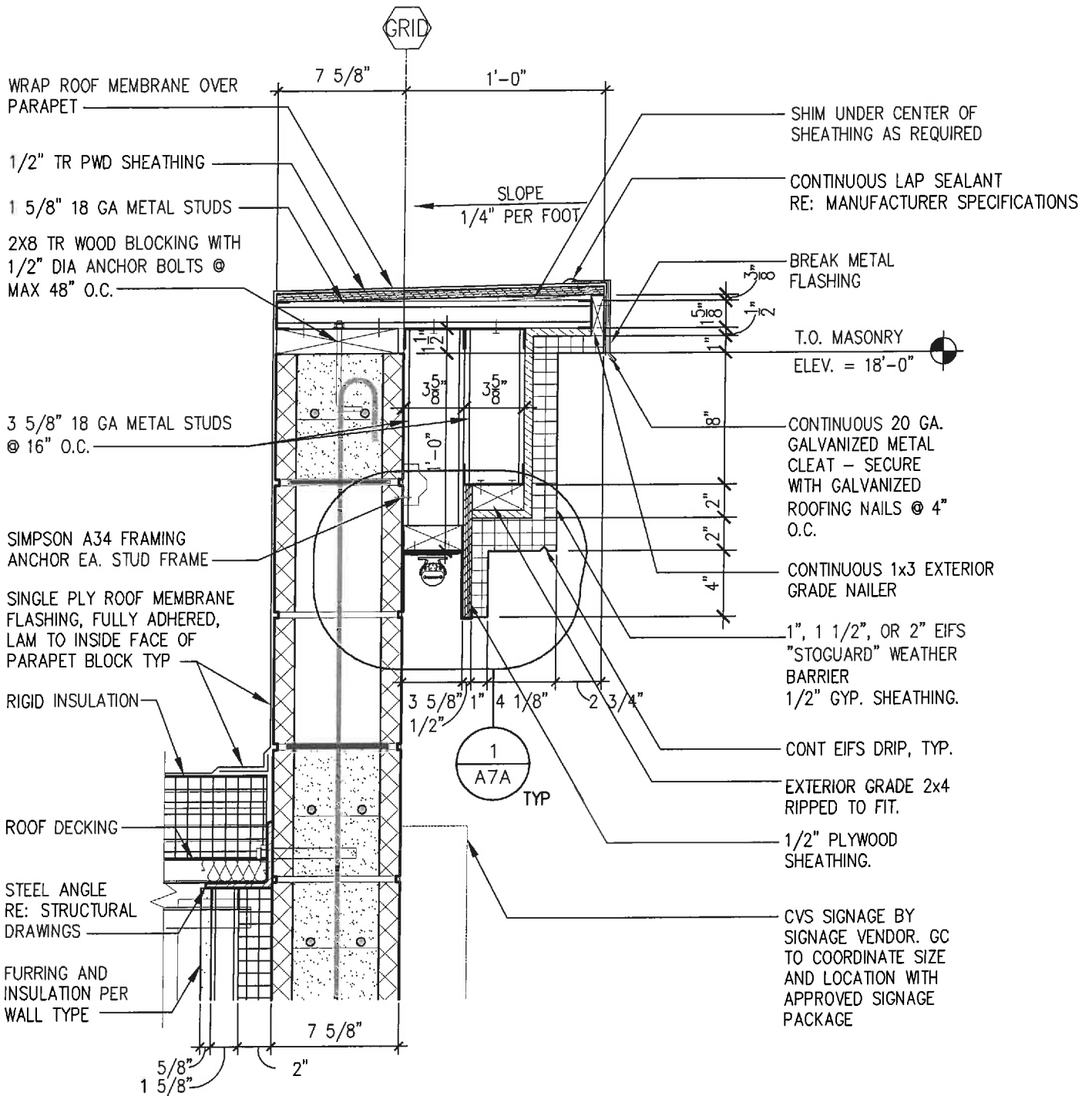


**Title:**

**Date:** 4/11/2016

*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 Charlotteville is not responsible for its accuracy or how current it may be.*





**3**  
A7A
**EIFS CORNICE DETAIL**  
SCALE: 1 1/2" = 1'-0"

# CVS: Emmet and Barracks

---

## Lighting Cut Sheets

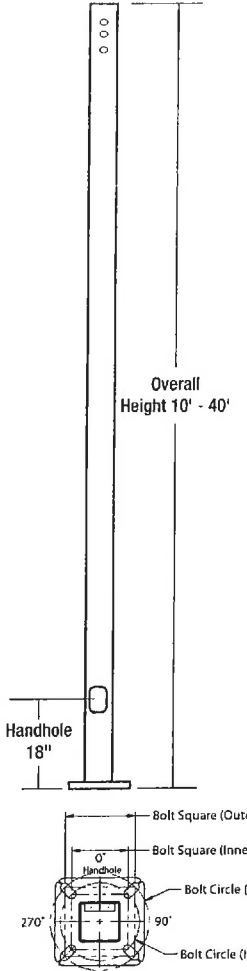
March 22, 2016



# SSS-S SERIES POLES

SQUARE STRAIGHT STEEL

Cat.#	
Job	Type
Approvals	



### APPLICATIONS

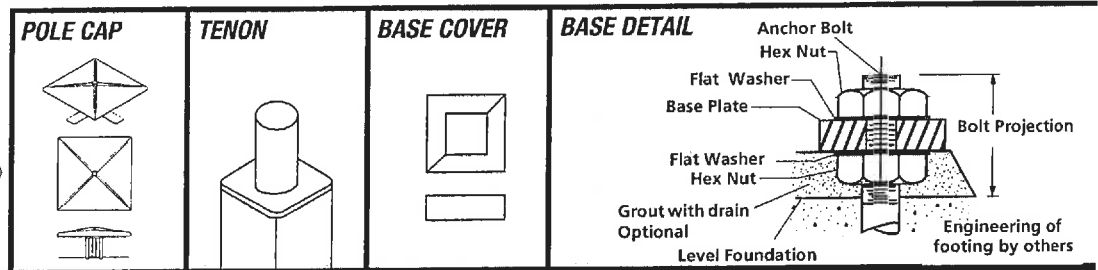
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

### CONSTRUCTION

- **SHAFT:** One-piece straight steel with square cross section, flat sides and minimum 0.238" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- **BASE COVER:** Two-piece square aluminum base cover included standard
- **POLE CAP:** Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- **HAND HOLE:** Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- **ANCHOR BOLTS:** Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

### FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in seven standard colors; Custom colors available; RAL number preferable; Internal protective coating available



### ORDERING INFORMATION

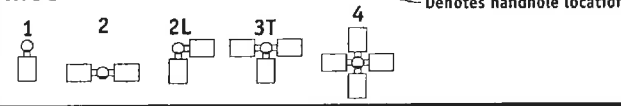
Reference page 2 for available configurations

ORDERING EXAMPLE:

**SSS - S - 25 - 40 - A/B/C - 2L - S2 - DB - UL**

SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING	DRILL PATTERN	FINISH	OPTIONS
SSS-S Square Straight Steel Pole Spaulding	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	<b>1</b> Single arm mount <b>2</b> Two fixtures at 180° <b>2L</b> Two fixtures at 90° <b>3T</b> Three fixtures at 90° <b>4</b> Four fixtures at 90° <b>TA</b> Tenon (2.375" OD) <b>TB</b> Tenon (2.875" OD) <b>TC</b> Tenon (3.5" OD) <b>TR</b> <sup>1</sup> Removable Tenon (2.375 x 4.25) <b>OT</b> No drilling (includes pole cap)	<b>S2</b> Spaulding #2 2 bolt 3.5" pattern 	<b>DB</b> Dark Bronze <b>BL</b> Black <b>WH</b> White <b>GR</b> Gray <b>PS</b> Platinum Silver <b>RD</b> Red (premium color) <b>FG</b> Forest Green (premium color) <b>CC</b> Custom Color	<b>HSC</b> Internal Coating (Hubbell Seal) <b>GFI</b> <sup>2</sup> 20 Amp GFCI Receptacle and Cover <b>EHH</b> <sup>2</sup> Extra Handhole <b>C05</b> <sup>2</sup> .5" Coupling <b>C07</b> <sup>2</sup> .75" Coupling <b>C20</b> <sup>2</sup> 2" Coupling <b>MPB</b> <sup>2</sup> Mid-pole Luminaire Bracket <b>VM2</b> 2nd mode vibration damper <b>LAB</b> Less Anchor Bolts <b>UL</b> UL Certified

### MOUNTING ORIENTATION



### ACCESSORIES- Order Separately

Catalog Number	Description
VM1	1st mode vibration damper
VM2SXX	2nd mode vibration damper

<sup>1</sup> Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: **SSS-S-25-40-A-1-S2-TR-DB**  
<sup>2</sup> Specify option location using logic found on page 2 (**Option Orientation**)



# CIMARRON LED

Cat.#

Job

Type



**SPAULDING**  
LIGHTING

Approvals

## SPECIFICATIONS

### Construction:

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris from gathering on top of the housing
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- Separate optical and electrical compartment for optimum component operation
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Complements the Hubbell Southwest series of outdoor fixtures
- Weight - 45.0 pounds, EPA - 1.3 ft<sup>2</sup>
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31

### Optics:

- Choice of 72 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- Auto optics designed for front row 1A and interior rows 2A (see distribution under ordering and page 2)
- CCT: 3000K (80 CRI), 4000K (70 CRI), 5100K (67 CRI), and turtle friendly Amber LED options
- CRI: 70

### Electrical:

- Universal input voltage 120-277 VAC, 50/60 Hz
- Integral step-down transformer for 347V & 480V
- Ambient operating temperature -40° C to 40° C
- Automatic thermal self-protection
- Drivers have greater than 90% power factor and less than 10% THD
- Optional continuous dimming to 10% or dual circuitry available

- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- 1050 mA driver available with 90L configuration for increased lumen output
- LED electrical assembly, including PR devices, consumes no power in the 'off' state
- Field replaceable surge protection device provides 20KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. The SPD is designed with a clamping voltage of 1600V at 20KA using industry standard 8/20µs waveform.

### Controls:

- Drivers are 0-10V dimming standard. Photocell and occupancy sensors available for complete on/off and dimming control

### Lumen maintenance:

- L90 at 60,000 hours (Projected per IESNA TM-21-11)

### Installation:

- Two die-cast aluminum arm designs: The decorative arm offers a sleek upswept look while the straight arm follows the housing's contoured lines for continuity of style
- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern
- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

### Finish:

- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

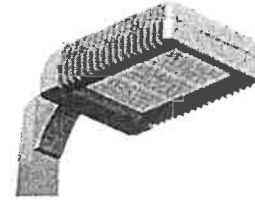
### Warranty:

Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

### Listings:

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- Models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.designlights.org/QPL>
- IDA approved • IP65

## PRODUCT IMAGE(S)



90 LED 3/4 VIEW



30 LED

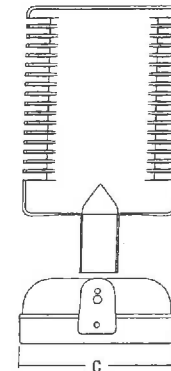
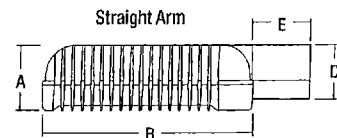
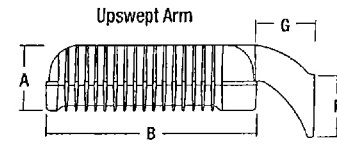


60 LED



90 LED

## DIMENSIONS



A	B	C	D	E	F	G
6 3/4"	21 3/4"	16"	6 5/8"	6 5/16"	5 5/8"	6 1/8"
171mm	552mm	406mm	168mm	160mm	143mm	155mm

## CERTIFICATIONS/LISTINGS



## ORDERING INFORMATION SEE NEXT PAGE



Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

© 2015 SPAULDING LIGHTING, All Rights Reserved • For more information visit our website: [www.spauldinglighting.com](http://www.spauldinglighting.com) • Printed in USA CL1LED-SPEC 2/15





# D-Series Size 1 LED Wall Luminaire

TYPE WP  
DSXW1-LED 10C-1000-40K-TFTM-  
MVOLT-DDBXD



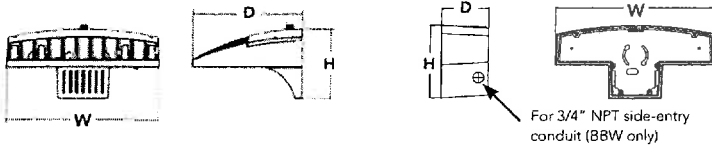
d<sup>series</sup>

## Specifications Luminaire

**Width:** 13-3/4" (34.9 cm) **Weight:** 12 lbs (5.4 kg)  
**Depth:** 10" (25.4 cm)  
**Height:** 6-3/8" (16.2 cm)

## Back Box (BBW, ELCW)

**Width:** 13-3/4" (34.9 cm) **BBW Weight:** 5 lbs (2.3 kg)  
**Depth:** 4" (10.2 cm) **ELCW Weight:** 10 lbs (4.5 kg)  
**Height:** 6-3/8" (16.2 cm)



## Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

## Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

### DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options	Other Options	Finish (required)
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT <sup>1</sup>	<b>Shipped included</b> (blank) Surface mounting bracket  <b>BBW</b> Surface-mounted back box (for conduit entry) <sup>3</sup>	<b>Shipped installed</b> <b>PE</b> Photoelectric cell, button type <sup>4</sup> <b>DMG</b> 0-10V dimming driver (no controls) <b>PIR</b> 180° motion/ambient light sensor, <15' mtg ht. <sup>5</sup> <b>PIRH</b> 180° motion/ambient light sensor, 15-30' mtg ht. <sup>5</sup> <b>ELCW</b> Emergency battery backup (includes external component enclosure) <sup>6</sup>	<b>Shipped installed</b> <b>SF</b> Single fuse (120, 277 or 347V) <sup>7</sup> <b>DF</b> Double fuse (208, 240 or 480V) <sup>7</sup> <b>HS</b> House-side shield <sup>8</sup> <b>SPD</b> Separate surge protection <sup>9</sup>	<b>DDBXD</b> Dark bronze
		530 530 mA	40K 4000 K						
		700 700 mA	50K 5000 K	T3S Type III Short	208 <sup>1</sup>				
	20C 20 LEDs (two engines)	1000 1000 mA (1 A)	AMBPC Amber phosphor converted	T3M Type III Medium	240 <sup>1</sup>				
				T3M Type III Short	277 <sup>1</sup>				
				T3M Type III Medium	347 <sup>2</sup>				
				T3M Type III Medium	480 <sup>2</sup>				
	TFTM Forward Throw Medium								
	ASYDF Asym-metric diffuse								

### NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- PIR specifies the Sensor Switch SBGR-10-ODP control; PIRH specifies the Sensor Switch SBGR-6-GCP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at [www.lithonia.com](http://www.lithonia.com)
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
- Also available as a separate accessory; see Accessories information.
- See the electrical section on page 3 for more details.

### Accessories

Ordered and shipped separately

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory



# Aztec

## GALILEO BASIC R SERIES

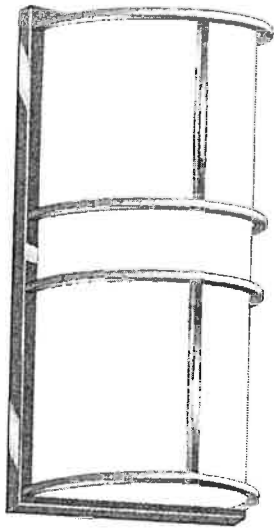
ROUND DIFFUSER, NO PERFEX, NO SHIELD  
Wall Mount Indoor/Outdoor Sconce;  
LED Luminaire



ARRA  
Compliant

We reserve the right to revise the design or components of any product without notice.

TYPE WS  
AZ-5L-LED75-4K-(2)EBU-BB-CTB-BZ



### SPECIFICATIONS

- BACKBOX — 16 Ga. aluminum (AL) with wire access on four sides and back through 7/8" dia. KO flattened water tight (Optional for surface conduit entry or standard with emergency battery, H.I.D. and some fluorescent models)
- BACKPLATE — 16 Ga. aluminum (AL)
- CAGE — Modular design using 3/8" or 1/2" Square extruded aluminum bars (SQB) permanently secured by hidden means to the frame. Standard configurations shown. Custom spacing is available.
- DIFFUSER — White translucent, fully enclosed non-yellowing 100% virgin acrylic, .125 Thick (1/8"). Optional Clear (CTB) top and/or bottom — CTB is Standard with Uplight or /and Downlight; Opaque (OQT) top and/or bottom; or Open (ONT) top and/or bottom — Dry Location Only.
- FASTENERS — Stainless steel tamperproof screws (2) to secure lens in place
- FINISH — Corrosion and Weather resistant pre-treated extremely durable oven baked polyester powder finish
- GASKETING — High temp, non-aging black epdm and/or neoprene rubber around the entire lens perimeter & rear wire entrance hole to protect against dust, moisture & outside contaminants
- MOUNTING — Use (4) 5/16" dia. holes for 1/4" diameter bolts for outdoor or indoor (no center access hole for J-box mount). Must derate lamping for horizontal.
- UL/ULC Listed to U.S. and Canadian safety standard. Suitable for wet locations.
- WALL WASH — CTB is Standard with Uplight or/and Downlight.

LED technology is advancing. Consult Factory or website for periodic updates as additional wattages with higher efficacy may be available.

**LED lighting facts**  
A Program of the U.S. DOE

Light Output (Lumens)	5183
Watts	77.3
Lumens per Watt (Efficacy)	67

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Color Accuracy  
Color Rendering Index (CRI): **85**

Light Color  
Correlated Color Temperature (CCT) **4269 (Bright White)**

2700K 3000K 4500K 6500K

Warranty\*\* **Yes**

Actual lumens, efficacy, CRI, CCT, and color rendering may vary slightly from the values shown above. For more information, visit [www.lightingfacts.com](http://www.lightingfacts.com).

\*\* See [www.lightingfacts.com/products](http://www.lightingfacts.com/products) for details.



The U.S. Department of Energy's LED Lighting Facts<sup>2</sup> Program has verified product performance based on industry-standardized testing.



For details, see: Aztec Series  
Model # AZ-5L-LED75-4K-(2)EBU-BB-CTB-BZ

[www.lightingfacts.com/products](http://www.lightingfacts.com/products)

ORDERING GUIDE:

SERIES	SIZE	OPERATING WATTS	COLOR TEMP	VOLTAGE/PWR FACTOR	FINISH
AZ	XL2	75W LED	4K	(2)EBU	BZ

SERIES  
AZ = Aztec Series

SIZE  
XL2 = 12 1/4" wide x 26 1/4" tall x 7 1/4" deep

LAMP TYPE/QUANTITY/WATTAGE  
LED75 = ±75 Watt LED

COLOR TEMP  
4K = ±4000K range

VOLTAGE  
(2)EBU = Two High Temp Universal Volt (120-277v) Electronic Drivers

OPTIONS  
CTB = Clear Top & Bottom (Standard with Uplight or/and Downlight)

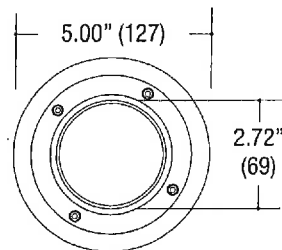
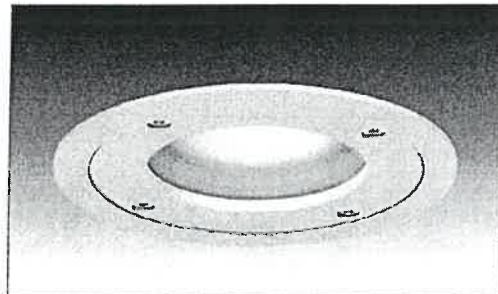
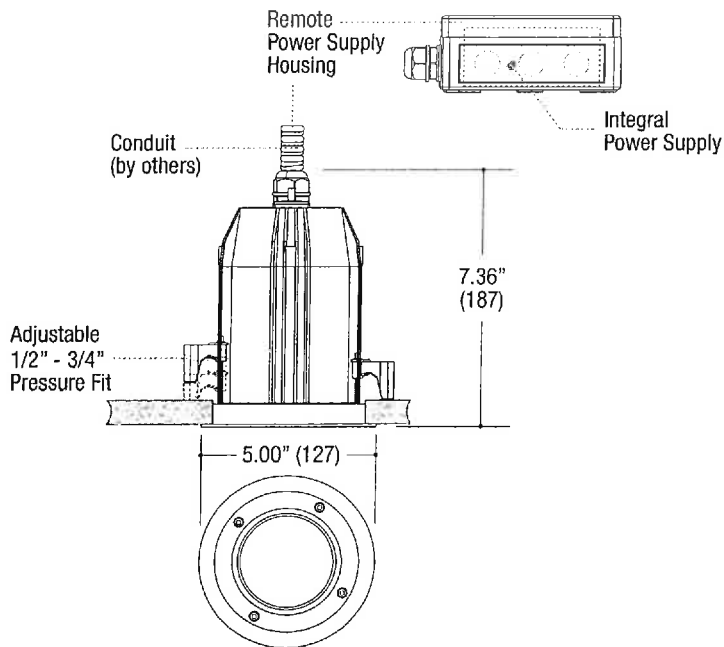
FINISH  
BZ = Bronze Finish



PROJECT

TYPE **OB**

5811-1SA-T-20L8040MD2USS



#### DOWNLIGHT

- Recessed fixed downlight
- Die-cast aluminum trim
- Powder coat finish

#### HOUSING

- Extruded aluminum central housing
- Powder coat finish
- Dust and water jet tight sealed
- **Ceiling Cut-Out - Ø4.65"**

#### LED SOURCE

- Field replaceable LED
- Field-changeable optic
- 20W / 1000lm, 30CRI / 3000K
- Accepts up to 2 or more optical accessories

#### ELECTRICAL

- Remotely installed LED driver
- Separated primary wiring compartment with integral power supply
- Double cable entry for through wiring
- Superpure aluminum reflector
- Dimmable

#### MOUNTING

- Swing out pressure fit mounting clips
- Adjustable up to 1.18" max. ceiling thickness

#### LABELS

- Suitable for wet location
- Title 24 Compliant
- IP66 rated

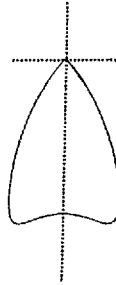
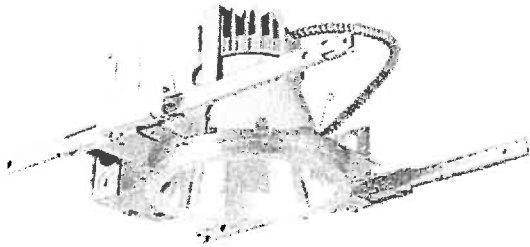
**10 YEAR  
WARRANTY**  
Limited



#### ORDERING INFO

SERIES	WATTAGE	CRI / COLOR	BEAM	DRIVER	VOLTAGE	FINISH	OPTIONS	
<b>5811-1SA-T</b>  <b>BULLET Recessed</b> Die-Cast Aluminum Trim Fixed Downlight Trimmed Fixture	20L 20W LED 1000 lm nom.	8027 80CRI / 2700K	N Narrow	LD LED Driver	1 120V	BB Black	CP Chicago Plenum	
		8030 80CRI / 3000K	M Medium	D1 Phase Dimming	U 120-277V	SS Silver	EM Emergency Relay	
		8035 80CRI / 3000K	W Wide	120V	3 347V*			
		8040 80CRI / 4000K		D2 0-10V Dimming	120-277V			
		9027 90CRI / 2700K		D3 Lutron Hi-Lume	120-277V			
		9030 90CRI / 3000K		D4 Lutron Eco-System	120-277V			
		9727 97CRI / 2700K						
		9730 97CRI / 3000K						

Ordering Example: **5811-1SA-T-20L-8030-N-D1-1-SS-CP**



TYPE OC  
EVO 40/30 8AR MWD 120 EZ1

Gotham Architectural Downlighting  
LED Downlights

8" Evo®  
Downlight

Solid-State Lighting



FEATURES

**OPTICAL SYSTEM**

- Self-flanged semi-specular, matte-diffuse or specular finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

**MECHANICAL SYSTEM**

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out ) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

**ELECTRICAL SYSTEM**

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

**LISTINGS**

- Fixtures are CSA certified to meet US and Canadian standards: wet location, covered ceiling

**WARRANTY**

- 5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

**EXAMPLE: EVO 35/25 8AR MWD LSS 120 EZ1**

Series	Color temperature	Nominal lumen values	Aperture/Trim color	Distribution	Finish	Voltage
EVO	27/ 2700 K	20 2000 lumens	8AR Clear	VND Very narrow (0.5 s/mh)	LSS Semi-specular	120
	30/ 3000 K	25 2500 lumens	8PR Pewter	ND Narrow (0.7 s/mh)	LD Matte-diffuse	277
	35/ 3500 K	30 3000 lumens	8WTR Wheat	MD Medium (0.9 s/mh)	LS Specular	347
	40/ 4000 K		8GR Gold	MWD Medium wide (1.0 s/mh)		
			8WR <sup>1</sup> White	WD Wide (1.2 s/mh)		
			8BR <sup>1</sup> Black			
			8WRAMF <sup>1</sup> White anti-microbial			

**Driver<sup>3</sup>**

EZ1	eldoLED ECOdrive 0-10V dimming driver. Minimum dimming range level 1%
EZB	eldoLED SOLOdrive 0-10V dimming driver. Minimum dimming level <1%.
EDAB	eldoLED SOLOdrive DALI dimming driver. Minimum dimming level <1%. Minimum lumen 1500/Maximum lumen 3000.
EDXB	eldoLED POWERdrive DMX with RDM (remote device management). Minimum dimming level <1%. Includes termination resistor. Minimum lumen 1500/Maximum lumen 3000.
EXA1	XPoint Wireless, eldoLED ECOdrive 1% dimming, 0-10V. Refer to XPoint tech sheet.
EXAB	XPoint Wireless, eldoLED SOLOdrive <1% dimming, 0-10V. Refer to XPoint tech sheet.

**Options**

SF	Single fuse. Specify 120V or 277V.	BGTD	Bodine generator transfer device. Specify 120V or 277V.
TRW <sup>4</sup>	White painted flange	CR190	High CRI (90+)
TRBL <sup>5</sup>	Black painted flange	CP <sup>9</sup>	Chicago plenum. Specify 120V or 277V.
EL <sup>6</sup>	Emergency battery pack with integral test switch	RRL	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.
ELR <sup>9</sup>	Emergency battery pack with remote test switch		
NPS80EZ <sup>7</sup>	nLight® dimming pack controls 0-10V eldoLED drivers.		
NPS80EZER <sup>7,8</sup>	nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.		

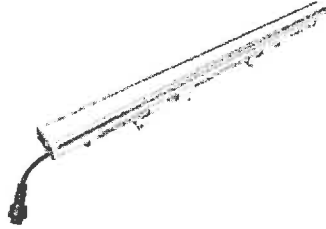
ORDERING INFORMATION



EC24W  
TCAPW  
SC10W

Type: ECVLXWET21204K3060  
Fixture: TYPE S4  
Project: ECVLXWET41204K3060  
TYPE S6  
ECVLXWET61204K3060

## eCOVELINE XL WET



The **eCOVELINE XL WET** is a powerful and versatile interior / exterior cove luminaire. **eCOVELINE XL WET** comes in a 1 ft, 4 ft or 6 ft nominal lengths and 2700K, 3000K or 4000K color temperatures. The housing is constructed of extruded aluminum with tooled end caps and is IP67 rated for interior & exterior use. Features IP68 line voltage Plug N' Play connectors for easy installation. Power supply is integral, no remote driver required. Universal orientation fixture; up, down, horizontal or vertical positioning and 2 optical solutions. Flicker free dimmable to 5% full brightness with ELV trailing edge dimming.

### SPECIFICATION

<b>color temperature</b>	<b>2700K</b>	<b>3000K</b>	<b>4000K</b>
<b>beam spread</b>	30° x 60° - 120°		
<b>lumen output</b>	530 per foot	538 per foot	555 per foot
<b>LEDs per foot</b>	14		
<b>color consistency</b>	3-step MacAdam Ellipse		
<b>lifetime</b>	> 90,000 hours / L70 or better		
<b>input voltage</b>	120V AC / 220V AC / 277V AC / (347V consult factory)		
<b>power consumption</b>	6.5 W per foot		
<b>dimensions [ L x W x H ]</b>	12.25" x 1.77" x 1.9"	47" x 1.77" x 1.9"	70.25" x 1.77" x 1.9"
<b>weight</b>	1.3 lbs. per foot		
<b>housing</b>	extruded aluminum housing with tooled end caps		
<b>lens</b>	etched polycarbonate		
<b>mounting</b>	surface mounting with adjustable brackets		
<b>operating temperature</b>	-10°C to 40°C		
<b>junction temperature</b>	73°C @ T <sup>a</sup> 25°C		
<b>interface</b>	dimmable to 5% full brightness, electronic low-voltage trailing edge		
<b>power supply</b>	integral, electronic high-power factor, >94% Power Factor		
<b>certification</b>	ETL / cETL or CE		
<b>standards</b>	UL-Class I / IES LM-79 / LM-80		
<b>environment</b>	wet, exterior location / IP67 (Connectors IP68)		
<b>warranty</b>	5 year limited warranty (refer to website for details)		

Due to continuous development and improvements, specifications are subject to change without notice.

### CATALOG NUMBER

#### ECVLXWET

model	length	voltage	temperature	optics	accessories
ECVLXWET eCOVELINE XL WET	1 305 mm [ 12 in. ]	120 120V	27K 2700K	3060 30° x 60° beam	SC10W 10 ft. Starter Connection Cord
	4 1189 mm [ 46.8 in. ]	220 220V	3K 3000K	120 120° beam	SC6W 6 ft. Starter Connection Cord
	6 1778 mm [ 70 in. ]	277 277V	4K 4000K		EC12W 12 in. Extension Cord
	2	347* 347V*			EC24W 24 in. Extension Cord
					EC60W 60 in. Extension Cord
					TCAPW Terminator Cap
					DDL Direct Diffuser Lens

\*Consult factory (minimum order required)

**REQUIRED:** Starter Cable (SC6) and Terminator Cap (TCAP) for every run.  
Maximum Run Length = 100 feet

The Rebkee Company, on behalf of CVS, proposes the construction of a new CVS store at the corner of Emmet Street and Barracks Road. Both streets are Entrance Corridors in the City of Charlottesville. The store will be located on Tax Map Parcels 10-40 & 10-41 in front of the existing Meadowbrook Shopping Center. The buildings that housed ALC Copies, Anderson Seafood and the Tavern will be demolished, and the site will undergo significant upgrades in parking, access control, auto and pedestrian circulation, stormwater quality, lighting and landscaping. (Words written in *italic* are phrases from the Entrance Corridor Guidelines)

*Emmet Street has the potential to become more of an urban boulevard, with lively pedestrian activity and a greater mix and integration of uses.* Locating the CVS at this important intersection helps define the shopping center as well as the intersection; creating a more urban and pedestrian friendly environment.

*Retail uses, shared parking, consolidation of smaller parcels, and upgrades to existing building and site elements are all recommended in the Barracks Road Entrance Corridor.* A variety of commercial uses have been located on this site. The CVS store will maintain the retail presence of this shopping center and replace the previous retail establishments. The result is a revitalization of this entire quadrant of the intersection.

CVS shares the City's goal to *actively pursue strategies designed to keep the City a thriving and vital retail center of the region* by providing high quality retail in this commercial corridor. The Entrance Corridor Guidelines also speak to the importance of infill development in the commercial corridors. CVS is happy to improve the pedestrian experience along Barracks Road and Emmet Street while providing *options for walking, bicycling, and transit promote healthy living and reduce dependence on automobiles and energy use.* To this end, the proposed site improvements create a vastly safer and more enjoyable environment for pedestrians by:

- Reducing the number of auto access points from 9 to 2. (*Avoid excessive curb cuts for vehicular access across pedestrian ways.*)
- Rebuilding sidewalk along the frontages
- Providing ample green space and large shade trees along the sidewalk
- Providing convenient bike racks next to the store entrance
- Providing safe pedestrian connections to both of the buildings on the site as well as between the buildings

The site as it currently exists is almost entirely impermeable with very little landscaping. The proposed plan reduces impervious surfaces from 96% to 81% of the site. Large canopy trees will be planted throughout the site, providing a sense of enclosure, creating shade for the pedestrian and defining the edges of the site along both Entrance Corridors. Plantings are included to buffer the parking area and the internal service area.

The proposed CVS building is oriented towards Emmet Street and Barracks Road, creating an urban presence on the corner as envisioned in the Urban Corridor zoning district. The building



entrance is located on a diagonal so it can be oriented towards the corridor and the parking lot. The building will help define the space of the intersection and provide a comfortable backdrop for the pedestrian. Convenient bike facilities are provided on Emmet Street next to the store entrance.

At 24 feet tall and approximately 13,000 square feet, the proposed building is comparable to others in the district in terms of height, scale and massing. *Use quality materials consistently on all visible sides of commercial buildings. Durable building materials such as brick, wood, cementitious siding, and metal roofs are economical and more compatible with the character of the community.* The primary building material is brick in two complementary shades. EIFS is used sparingly for the building's cornice and entry feature.

The proposed CVS is architecturally compatible with other existing buildings in both the Barracks Road and Emmet Street Entrance Corridors. Most buildings along the corridors are one story brick structures with varying levels of glazing and detailing. *Encourage the use of awnings at the storefront level to shield displays and entry and to add visual detail.* Awnings are used to call attention to the building entrance. Mechanical equipment on the flat roof of building will be fully screened from the Entrance Corridors behind the parapet roof.

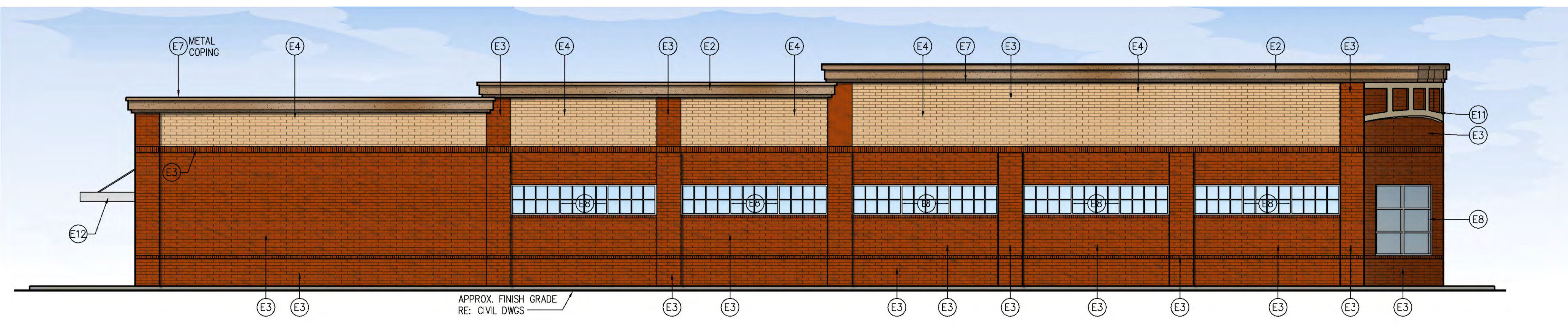
*Use massing reduction techniques of articulated base, watertables, string courses, cornices, material changes and patterns, and fenestration to reduce the apparent height of a larger building.* The building is broken down into components both vertically and horizontally. The side elevations show three primary bays with the cornice line stepping down for each bay. Each larger bay is divided into two smaller bays separated by brick pilasters. The front and the rear of the building have a consistent cornice line with the same rhythm of smaller bays. Two string courses in the brick give the sense of three vertical zones that coincide with the base of the building, the storefront and the cornice. The lighter color brick in the top third of the building helps to define the cornice zone and differentiate the space from the area of red brick below.



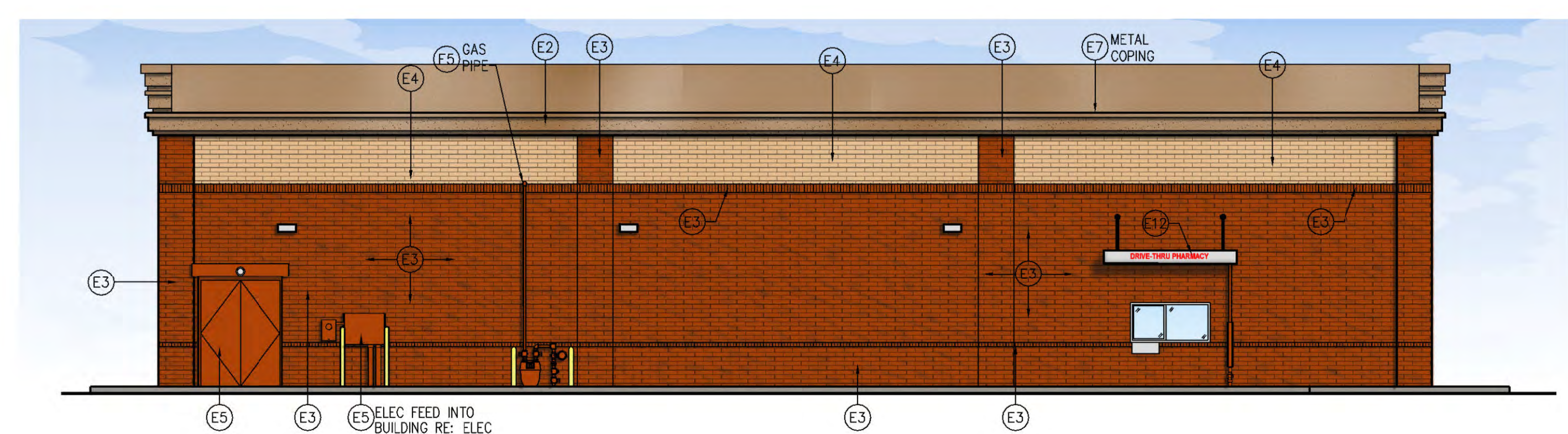
1 RIGHT SIDE ELEVATION (INTERNAL PARKING LOT / CASH POINT)  
A4 SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION (EMMET STREET)  
A4 SCALE: 1/8" = 1'-0"



3 LEFT SIDE ELEVATION (BARRACKS ROAD)  
A4 SCALE: 1/8" = 1'-0"



4 REAR ELEVATION (MEADOWBROOK SHOPPING CENTER)  
A4 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE				
TAG	MATERIAL / DESCRIPTION	MFR. / STYLE / CAT. NO.	COLOR	NOTES
E1	EIFS/ DEFS	STO LOTUSAN SYSTEM 191 STOLIT, LOTUSAN 1.5	NAG6-0029 PEACHY BEIGE	INSTALLED PER MANUF. SPECIFICATIONS
E2	EIFS	STO LOTUSAN SYSTEM 191 STOLIT, LOTUSAN 1.5	NAG5-0001 RAFTERTAIL	CORNICE
E3	STRUCTURAL BRICK	QUIK BRICK	RICHFIELD BLEND	MORTAR COLOR -LEHIGH LIGHT BEIGE
E4	STRUCTURAL BRICK	QUIK BRICK	JARED TAN BLEND	MORTAR COLOR -LEHIGH LIGHT BEIGE
E5	PAINT	BENJAMIN MOORE	PAINT TO MATCH "E3" BRICK	HOLLOW MTL DOORS/FRAMES, GUTTERS/DOWNSPOUTS
E6	BOLLARD COVER	INNOPLAST BOLLARDGARD BC752 OR BC452	YELLOW	TYP FOR ALL PIPE BOLLARDS EXCEPT USE BLUE AT ACCESSIBLE PARKING RE: CIVIL DWGS
E7	PREFINISHED METAL EDGE FLASHING & FASCIA		COLOR TO MATCH "E2" EIFS	
E8	ALUM STOREFRONT		CLEAR ANODIZED	
E9	ALUM AUTOMATIC DOOR	STANLEY DURAGLIDE 5300	CLEAR ANODIZED	
E10	CANVAS AWNING	BURTON SIGNWORKS, INC.	WEBLON #2926 DEEP RED	SUPPLIED & INSTALLED BY GC
E11	PREFAB. FIBERGLASS TIRELLIS		(E1)	RE: SPECIFICATIONS
E12	ALUMINUM CANOPY	MAPES ARCHITECTURAL CANOPIES	CLASS II CLEAR ANODIZED	

**LEGEND**  
 (X) - RE: EXTERIOR FINISH SCHEDULE  
 NOTE:  
 SIGNAGE UNDER SEPARATE PERMIT. REFER TO APPROVED SIGNAGE PACKAGE FROM SIGNAGE VENDOR FOR SIZES AND LOCATIONS OF SIGNS. EXTERIOR SIGNAGE TO BE EXPANSION ANCHORED.



**NORTHERN 13225-RIGHT REAR DRIVE-THRU**

STORE NUMBER: 1556

N EMMETT ST. & BARRACKS RD. (Sec)  
CHARLOTTESVILLE, VA 22901

PROJECT TYPE: RELOCATION  
DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 65209



Larson Design Group

1000 Commerce Park Drive  
Suite 201  
Williamsport, PA 17701  
Phone: 570.323.6603  
Fax: 570.323.9902  
www.larsondesigngroup.com  
ARCHITECTS ENGINEERS SURVEYORS

CONSULTANT:

SEAL:

DEVELOPER:  
 THE REBKEE COMPANY  
 15871 CITY VIEW DRIVE  
 SUITE 300  
 MIDLOTHIAN, VA 23113  
 TEL: (804) 419-0740  
 FAX: (804) 419-0759

DRAWING BY: JLW

DATE: 01 APR 2016

JOB NUMBER: 6558-040

TITLE:

ELEVATIONS

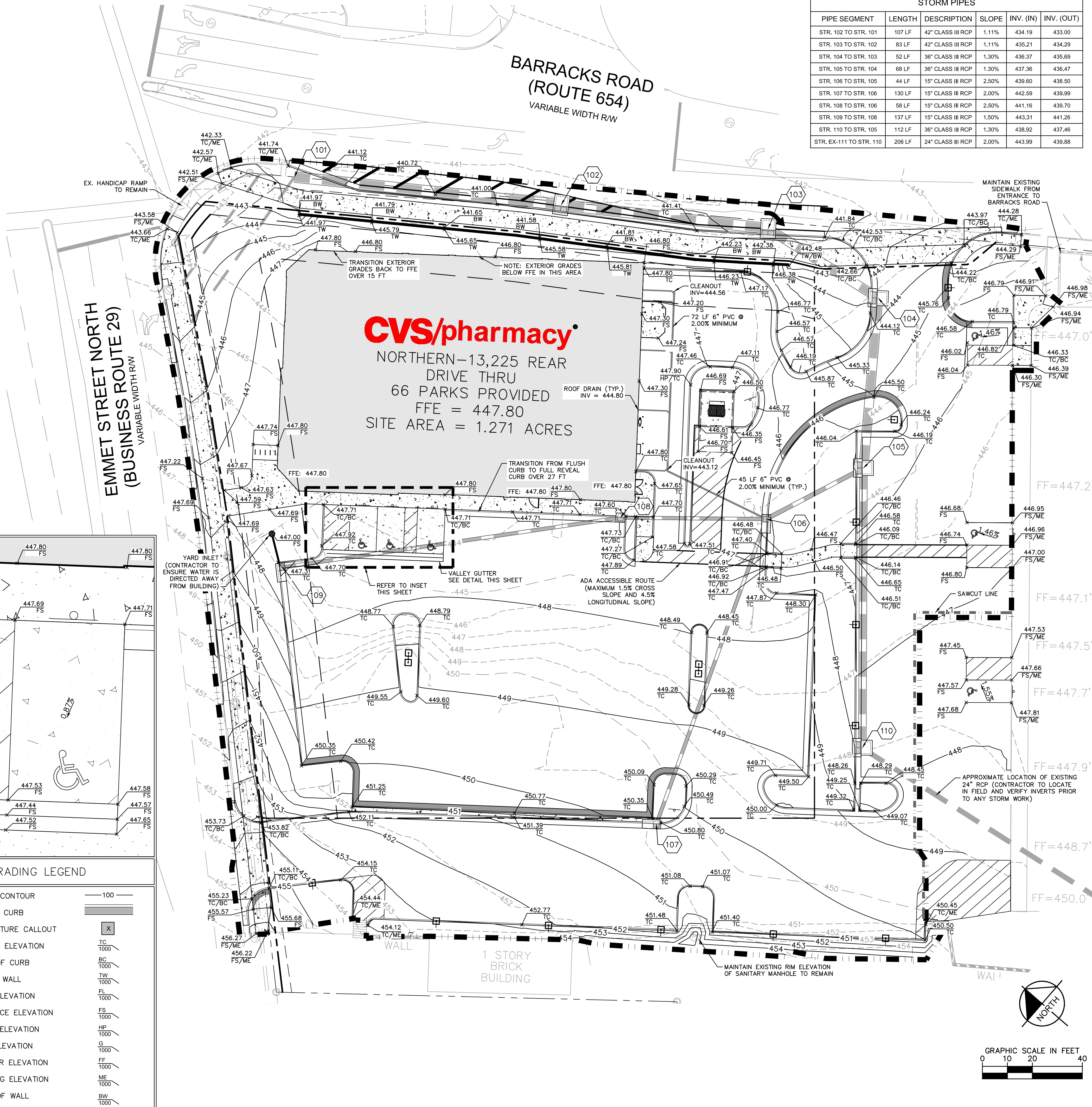
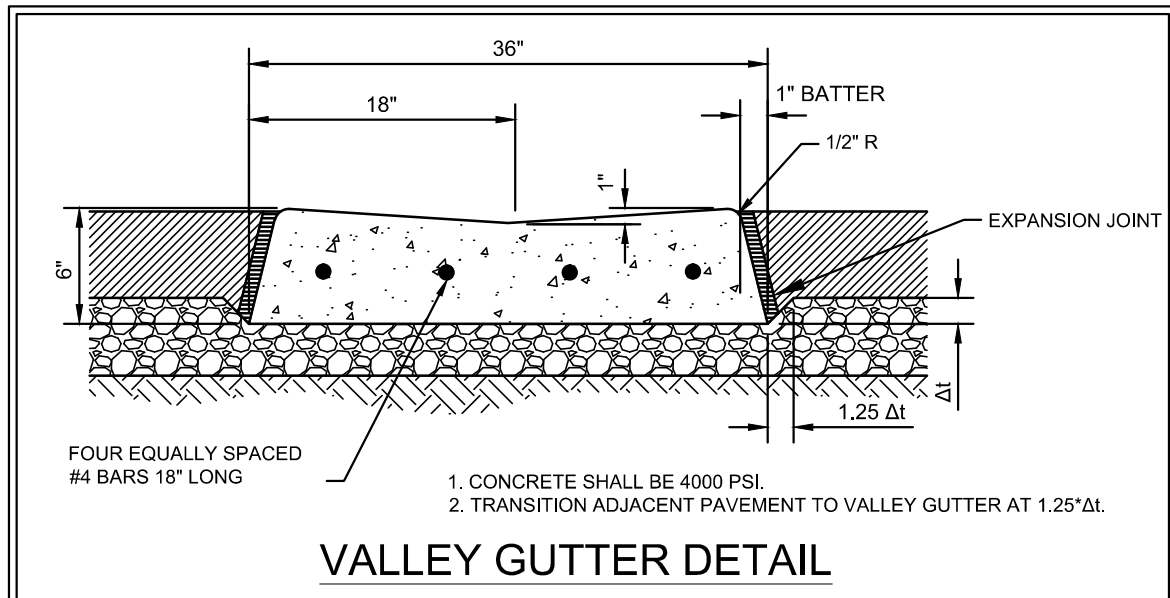
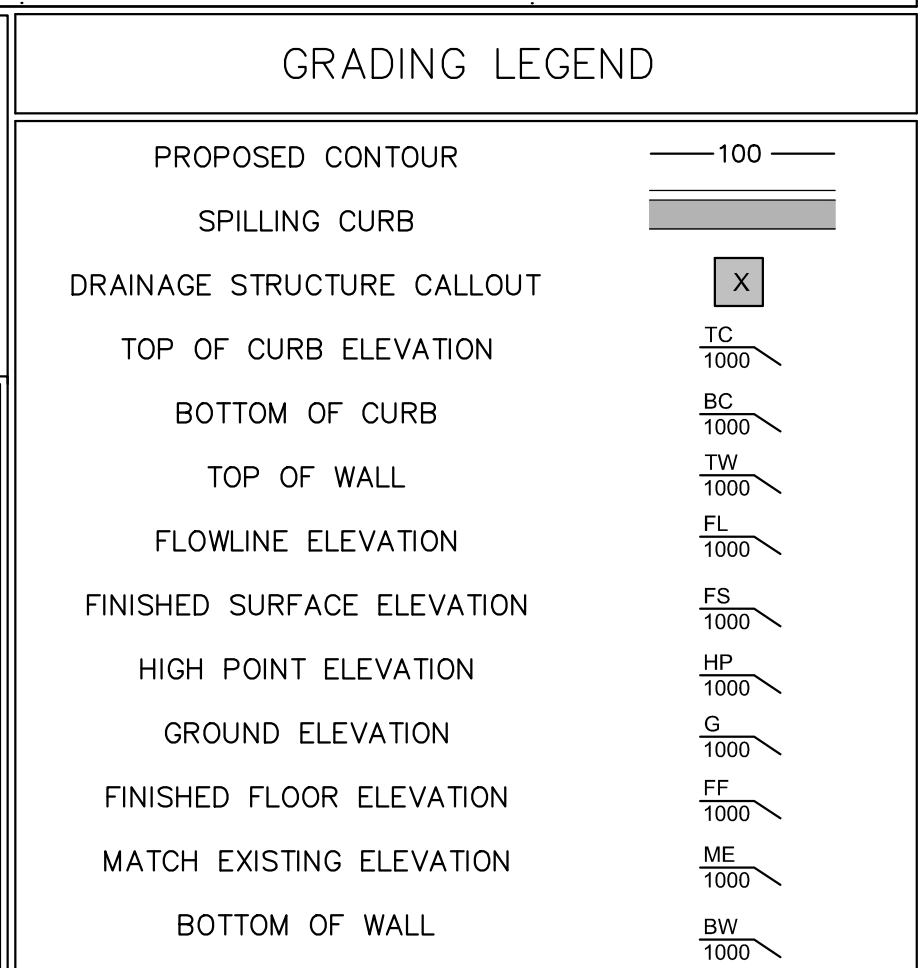
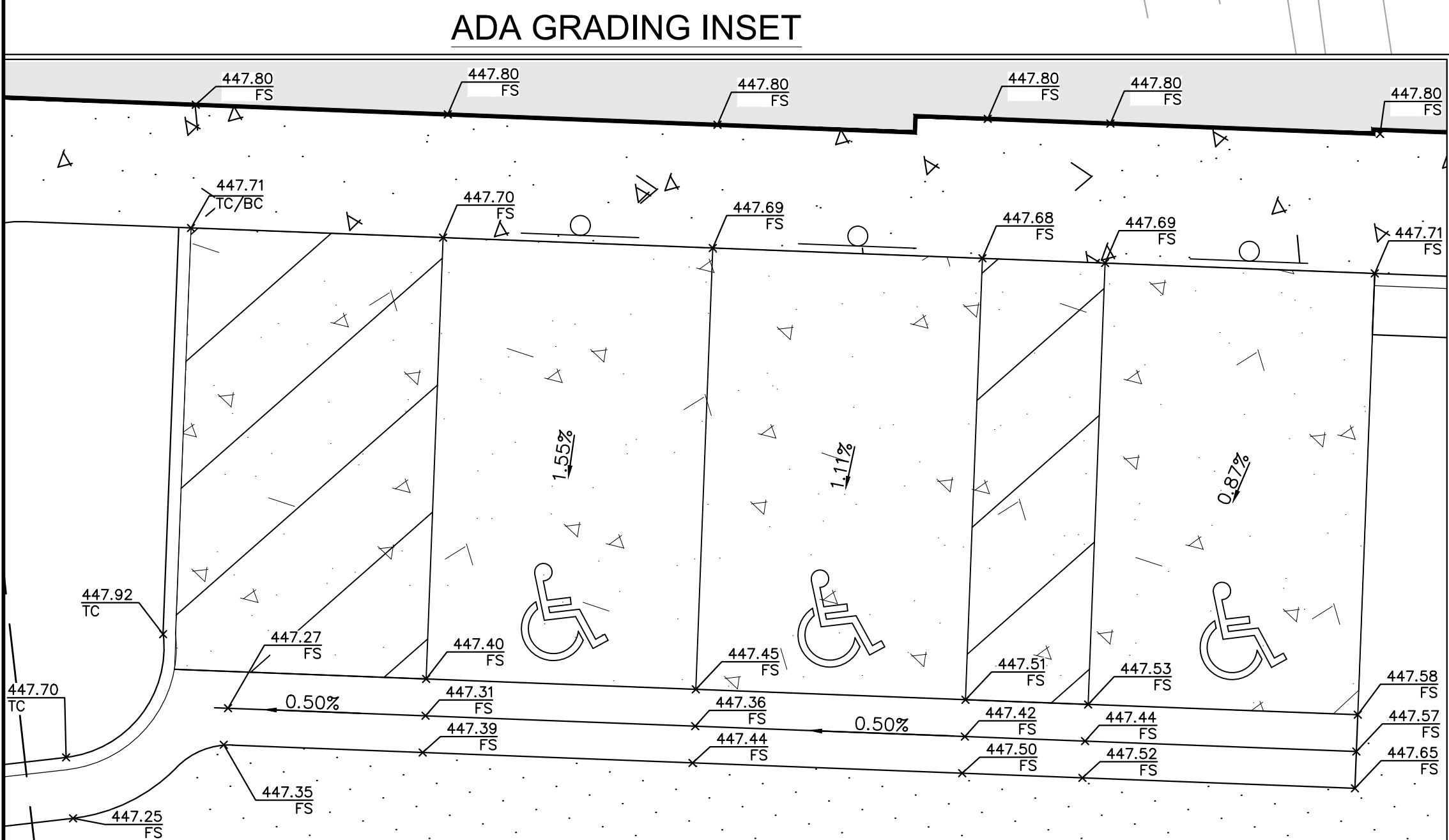
SHEET NUMBER:

**A4**

COMMENTS:

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
101	EXISTING BOX CULVERT RIM: 441.82 INV IN: 433.00	FROM 102, 42" RCP INV IN: 433.00 @ 1.11%	
102	VDOT STD. DI-2D; L=6' RIM: 441.08 INV IN: 434.29 INV OUT: 434.19	FROM 103, 42" RCP INV IN: 434.29 @ 1.11%	TO 101, 42" RCP INV OUT: 434.19 @ 1.11%
103	VDOT STD. DI-2F; L=6' RIM: 441.62 INV IN: 435.69 INV OUT: 435.21	FROM 104, 36" RCP INV IN: 435.69 @ 1.30%	TO 102, 42" RCP INV OUT: 435.21 @ 1.11%
104	VDOT STD. DI-2D; L=6' RIM: 443.82 INV IN: 436.47 INV OUT: 436.37	FROM 105, 36" RCP INV IN: 436.47 @ 1.30%	TO 103, 36" RCP INV OUT: 436.37 @ 1.30%
105	VDOT STD. DI-2F; L=6' RIM: 445.97 INV IN: 437.46 INV IN: 438.50 INV OUT: 437.36	FROM 110, 36" RCP INV IN: 437.46 @ 1.30% FROM 106, 15" RCP INV IN: 438.50 @ 2.50%	TO 104, 36" RCP INV OUT: 437.36 @ 1.30%
106	VDOT STD. DI-2B; L=6' RIM: 447.00 INV IN: 439.70 INV IN: 439.99 INV OUT: 439.60	FROM 108, 15" RCP INV IN: 439.70 @ 2.50% FROM 107, 15" RCP INV IN: 439.99 @ 2.00%	TO 105, 15" RCP INV OUT: 439.60 @ 2.50%
107	VDOT STD. DI-2B; L=6' RIM: 450.80 INV OUT: 442.59		TO 106, 15" RCP INV OUT: 442.59 @ 2.00%
108	VDOT STD. DI-2A; L=6' RIM: 447.60 INV IN: 441.26 INV OUT: 441.16	FROM 109, 15" RCP INV IN: 441.26 @ 1.50%	TO 106, 15" RCP INV OUT: 441.16 @ 2.50%
109	VDOT STD. DI-2B; L=6' RIM: 447.31 INV IN: 443.19 INV OUT: 443.31	FROM 109-A, 8" PVC INV IN: 443.19 @ 0.48%	TO 108, 15" RCP INV OUT: 443.31 @ 1.50%
110	VDOT STD. DI-2D; L=6' RIM: 447.94 INV IN: 439.88 INV OUT: 438.92	FROM EX-111, 24" RCP INV IN: 439.88 @ 2.00%	TO 105, 36" RCP INV OUT: 438.92 @ 1.30%
EX-111	EXISTING 24" RCP RIM: 446.74 INV OUT: 443.99		TO 110, 24" RCP INV OUT: 443.99 @ 2.00%

STORM PIPES					
PIPE SEGMENT	LENGTH	DESCRIPTION	SLOPE	INV. (IN)	INV. (OUT)
STR. 102 TO STR. 101	107 LF	42" CLASS III RCP	1.11%	434.19	433.00
STR. 103 TO STR. 102	83 LF	42" CLASS III RCP	1.11%	435.21	434.29
STR. 104 TO STR. 103	52 LF	36" CLASS III RCP	1.30%	436.37	435.69
STR. 105 TO STR. 104	68 LF	36" CLASS III RCP	1.30%	437.36	436.47
STR. 106 TO STR. 105	44 LF	15" CLASS III RCP	2.50%	439.60	438.50
STR. 107 TO STR. 106	130 LF	15" CLASS III RCP	2.00%	442.59	439.99
STR. 108 TO STR. 106	58 LF	15" CLASS III RCP	2.50%	441.16	439.70
STR. 109 TO STR. 108	137 LF	15" CLASS III RCP	1.50%	443.31	441.26
STR. 110 TO STR. 105	112 LF	36" CLASS III RCP	1.30%	438.92	437.46
STR. EX-111 TO STR. 110	206 LF	24" CLASS III RCP	2.00%	443.99	439.88



**CVS pharmacy**  
NORTHERN 13225 - RIGHT  
REAR DRIVE-THRU

STORE NUMBER: 1556  
EMMET STREET AND BARRACKS ROAD  
CHARLOTTESVILLE, VA 22901  
PROJECT TYPE: NEW STORE  
DEAL TYPE: FFS

CS PROJECT NUMBER: 65209

ENGINEER:  
**Kimley»Horn**

CONSULTANT:  
KIMLEY-HORN  
AND ASSOCIATES, INC.  
1700 WILLOW LAWN DR,  
SUITE 200  
RICHMOND, VA 23230  
TEL (804) 673-3882  
FAX (804) 673-3980

DEVELOPER:  
THE REBKEE COMPANY  
15871 CITY VIEW DRIVE,  
SUITE 300  
MIDLOTHIAN, VA 23113  
TEL: (804) 419-0740  
FAX: (804) 419-0759

SEAL:  
COMMONWEALTH OF VIRGINIA  
RYAN R. PERKINS  
Lic. No. 046565  
06.27.16  
PROFESSIONAL ENGINEER

REVISIONS:

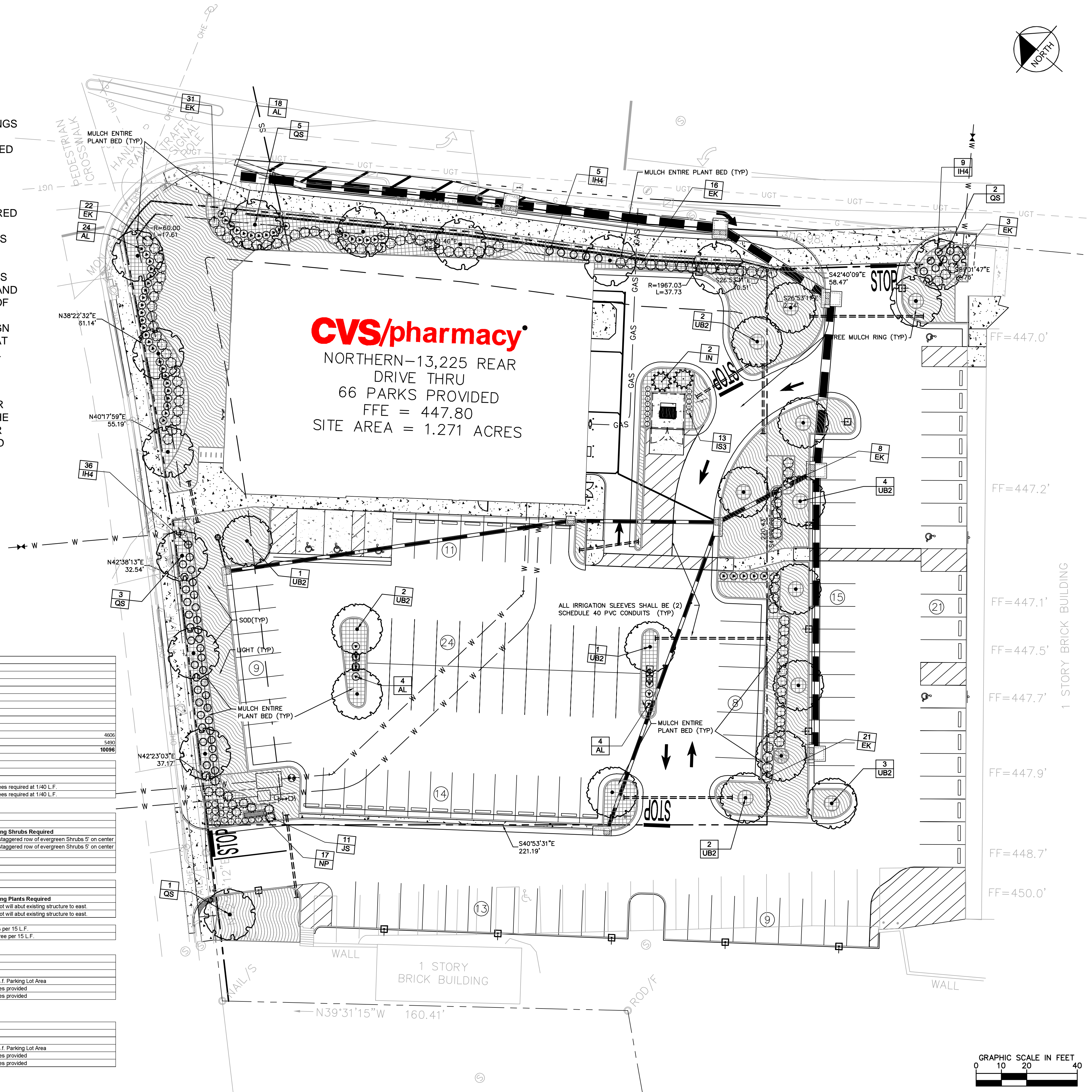

DRAWING BY: KRW  
DATE: JUNE 27, 2016  
JOB NUMBER: 113001373  
TITLE: **GRADING PLAN**  
SHEET NUMBER: **CG-101**  
COMMENTS:





NOTE :

- FESCUE SOD SHALL NOT BE INSTALLED WHENEVER THE GROUND IS FROZEN.
- ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE NOT OTHERWISE COVERED BY BUILDING, PAVING, PLANT BEDS, MULCH RINGS OR OTHERWISE PERMANENTLY STABILIZED WITH LAWN SHALL BE PERMANENTLY SEEDED ACCORDING TO THE SEEDING NOTES ON SHEET CP-501
- TO PREVENT SLIPPAGE SOD ON SLOPES 3:1 OR GREATER SHALL BE STAKED WITH BIO-DEGRADABLE STAKES AS MANUFACTURED BY GREENSTAKE, INC.
- ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
- THE CONTRACTOR SHALL PROVIDE A DESIGN BUILD AUTOMATIC IRRIGATION SYSTEM THAT PROVIDES 100 PERCENT COVERAGE OF ALL LANDSCAPE AND LAWN AREAS. THE IRRIGATION SYSTEM SHALL AT A MINIMUM PROVIDE SEPARATE ZONES FOR PLANTED BEDS AND LAWN AREAS. THE CONTRACTOR SHALL PROVIDE AN IRRIGATION PLAN TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ALL IRRIGATION RELATED WORK SHALL BE COORDINATE WITH OTHER DISCIPLINES.



Canopy Calculations			
Lease Area of CVS =	2.15	acres	
tree canopy required =	10	percent	
site area	9365.0	sf	
canopy required	936.5	sf	
	14 shumard oak	329	4606
	15 bosque elm	366	5490
<b>TOTAL CANOPY IN LEASE AREA</b>			<b>10096</b>

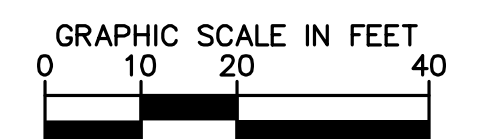
Streetscape Trees			
Street Frontage	L.F. Frontage		
Emmet Street	263	6 Large trees required at 1/40 L.F.	
Barracks Road	263	7 Large trees required at 1/40 L.F.	

Entrance Corridor Parking Lot Screening			
Street Frontage	L.F. Frontage		Screening Shrubs Required
Emmet Street	128	51	Double staggered row of evergreen Shrubs 5' on center
Barracks Road	89	36	Double staggered row of evergreen Shrubs 5' on center


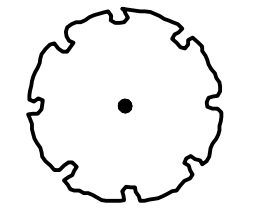
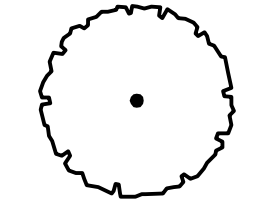


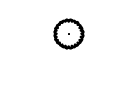
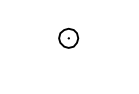


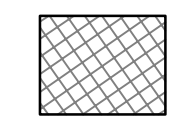
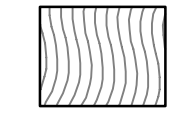
Parking Lot Screening from Perimeter Property.			
Parking lot against adj. property	L.F. Frontage		Screening Plants Required
East side shrubs required	NA	NA	parking lot will abut existing structure to east.
East side trees required	NA	NA	parking lot will abut existing structure to east.
South side shrubs required	277	55	3 shrubs per 15 L.F.
South side trees required	277	18	1 large tree per 15 L.F.

Interior Parking Lot Landscaping (66 spaces)			
Street Frontage	Required	Provided	
6 Percent Landscape Area Required	1,718	2,233	34,365 s.f. Parking Lot Area
1 tree per 8 parking spaces Required	9	9	66 spaces provided
3 shrubs per 8 parking spaces Required	26	26	66 spaces provided

Interior Parking Lot Landscaping for adjacent new parking lot (35 spaces)			
Street Frontage	Required	Provided	
6 Percent Landscape Area Required	1,718	2,233	34,365 s.f. Parking Lot Area
1 tree per 8 parking spaces Required	9	9	66 spaces provided
3 shrubs per 8 parking spaces Required	26	26	66 spaces provided



**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS	
	IN	2	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	B & B		7'-8" HT. MIN.		
	QS	14	QUERCUS SHUMARDII	SHUMARD RED OAK	B & B	2" CAL			
	UB2	15	ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE ELM	B & B	2" CAL			
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	REMARKS	
	AL	55	ABELIA X GRANDIFLORA 'LITTLE RICHARD'	LITTLE RICHARD ABELIA	CONT.	18" HT. MIN.			
	EK	101	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	MANHATTAN EUONYMUS	CONT.	24" HT. MIN.			
	IH4	49	ILEX CRENATA 'HOOGENDOORN'	HOOGENDOORN JAPANESE HOLLY	CONT.	24" HT. MIN.			
	IS3	13	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	CONT.	24" HT. MIN.			
	JS	11	JUNIPERUS CHINENSIS 'SARGENTII'	SARGANT JUNIPER	CONT.	18"-24" HT. MIN.			
	NP	17	NANDINA DOMESTICA 'FIRE POWER'	FIREPOWER NANDINA	CONT.	15"-18" SP.			
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	FIELD3	SPACING	REMARKS
	HS	6,586 SF	HARDWOOD MULCH	SHREDDED HARDWOOD MULCH	NONE				
	CB	7,487 SF	PERMANENT LAWN	SOD	SOD				SEE NOTES REGARDING TYPE OF SOD TO USE

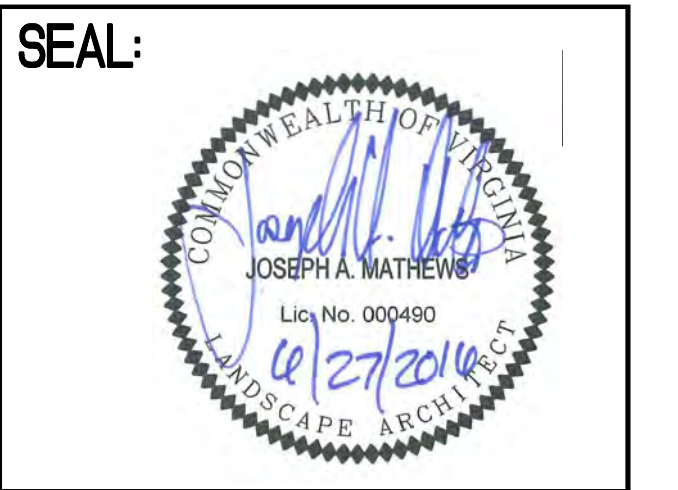


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DRAWING BY: KRW  
 DATE: JUNE 27, 2016  
 JOB NUMBER: 113001373  
 TITLE: **PLANTING SCHEDULE**  
 SHEET NUMBER:  
**CP-502**  
 COMMENTS:

# CVS at Barracks & Emmet









# Store Entrance & Updated Streetscape



# Intersection of Barracks & Emmet



# Emmet St Elevation



CVS/pharmacy

View from the Parking Lot



Barracks Road Elevation



# Site Improvements & Drive Thru



# Intersection





Emmet St looking North

US-29 BUS



Exit Street View



N

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[Report a problem](#)

38°03'08.05" N 78°29'57.09" W elev 440 ft eye alt 448 ft

Barracks Rd



Exit Street View



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38°03'08.83" N 78°29'56.09" W elev 445 ft eye alt 455 ft