

**AN ORDINANCE  
AMENDING AND REENACTING THE ZONING MAP INCORPORATED  
WITHIN SECTION 34-1 OF THE CHARLOTTESVILLE CITY CODE,  
1990, AS AMENDED, BY THE REZONING OF A PORTION OF 901 EMMET STREET  
(WACHOVIA BANK BUILDING) TO ADD AN HISTORIC OVERLAY DISTRICT  
DESIGNATION TO THE PROPERTY, AND ALSO AMENDING AND REENACTING  
SECTION 34-273 OF THE CHARLOTTESVILLE CITY CODE TO ADD THE  
PROPERTY TO THE CITY'S LIST OF INDIVIDUALLY PROTECTED PROPERTIES.**

**WHEREAS**, at its meeting on January 7, 2008, City Council directed the Board of Architectural Review (BAR) to research and pursue individually protected property designation for properties the BAR deems worthy of protection; and

**WHEREAS**, the BAR held a work session on February 27, 2008 to review a list of properties ranked according to perceived threat of demolition, and twelve (12) properties were selected for further review; and

**WHEREAS**, on April 29, 2008, the BAR considered the factors set forth within Sec. 34-274 of the City Code and unanimously recommended the designation of a portion of 901 Emmet Street (Wachovia Bank Building), hereinafter the "Subject Property", and rezoning of the Subject Property to add an historic overlay district designation to the Subject Property on the City's Zoning Map, and to include the Subject Property on the City's list of individually protected properties identified within Sec. 34-273(b) of the Charlottesville City Code (together, the "Proposed Rezoning"); and

**WHEREAS**, a joint public hearing on the Proposed Rezoning was held before the City Council and Planning Commission on August 12, 2008, following notice to the public, to the property owner, and to adjacent property owners as required by law; and

**WHEREAS**, on August 12, 2008 the Planning Commission voted to recommend the Proposed Rezoning; and

**WHEREAS**, this Council finds and determines that:

(1) The Proposed Rezoning is consistent with the Comprehensive Plan, and with the purpose and intent of Chapter 34, Article I, Division 2 of the City's Zoning Ordinance (Historical Preservation and Architectural Design Control Overlay Districts), including Sec. 34-273 thereof (Individually Protected Properties); and

(2) Upon consideration of the criteria set forth within Sec. 34-274 of the City Code, the Subject Property is suitable and appropriate for designation as an individually protected historic property; and

(3) The public necessity, convenience, general welfare, or good zoning practice requires the Proposed Rezoning, and granting the Proposed Rezoning will further the goals and objectives set forth within Sections 34-271 and 34-273 of the City Code; now, therefore,

**BE IT ORDAINED** by the Council for the City of Charlottesville, Virginia, that:

1. The Zoning District Map Incorporated by reference within Chapter 34, Article I, Division 1, Section 34-1 of the Code of the City of Charlottesville, 1990, as amended, is hereby amended and reenacted, to designate a portion of 901 Emmet Street, as described below, as an Individually Protected Property and minor design control district.

A portion of the parcel at 901 Emmett Street further identified on City Real Property Tax Map #1 as Parcel 1 having approximately 2200 feet of frontage on Emmett Street and containing approximately 964,026 square feet of land or 22.131 acres. The Wachovia bank building (Former National Bank and Trust) and part of the existing parcel described as a polygon containing the entire building but excluding the rear canopy, and enclosed by a line drawn starting at the existing monument marker on Arlington Boulevard near Emmet Street, then following the existing property line a distance of 34.67 feet northeast to another existing monument marker on Emmet Street, then following the property line a distance of 65 feet northeast along Emmet Street, then following a line drawn parallel to the Arlington Boulevard property line a distance of 39 feet northwest, then following a line drawn to include the bank but not the canopy, a distance of 77 feet southwest, then following a line drawn parallel to the Emmet Street property line a distance of 29 feet southwest, then following the existing property line along Arlington Boulevard a distance of 70 feet southeast to the starting point, are the only structure and portion of the property under consideration for this map amendment (shown on the attached Exhibit A).

2. Section 34-273 of Article II of Chapter 34 (Zoning) of the Charlottesville City Code, 1990, as amended, is hereby amended and reordained, as follows:

**Sec. 34-273. Individually protected properties.**

(a) ....

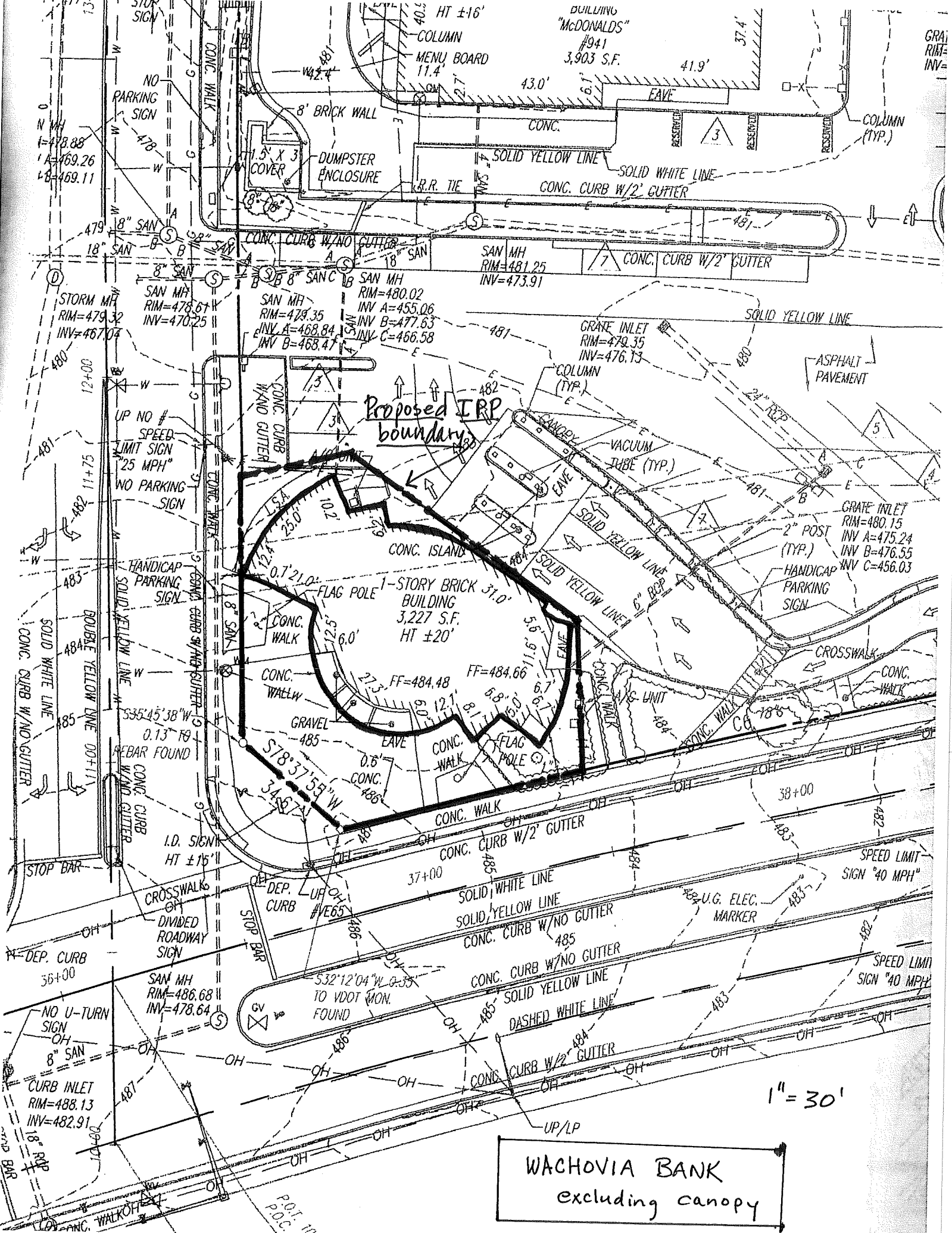
(b) Following is a list of landmarks, buildings and structures outside the city’s major design control districts, which are deemed by city council to be of special historic, cultural, or architectural value (each, individually, a “Protected Property”). Each parcel containing a protected property is hereby designated a minor design control district.

1.	759	Belmont Avenue	Tax Map 58	Parcel 172
2.	123	Bollingwood Road	Tax Map 7	Parcel 22
3.	1102	Carlton Avenue	Tax Map 56	Parcel 86, Lots 1, 2, 3
...	...	...		
<b>12.</b>	<b>901</b>	<b>Emmet Street</b>	<b>Tax Map 1</b>	<b>Parcel 1 (part)*</b>
	...	...		

- only the portion indicated on Zoning District Map of the City, as further described in City Council ordinance adopted October 6, 2008.

Approved by Council  
October 6, 2008

  
Clerk of City Council



WACHOVIA BANK  
 excluding canopy

1" = 30'