

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

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October 4, 2013

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

Please Take Notice

A Work Session of the Charlottesville Planning Commission will be held on **Tuesday October 22, 2013 at 5:00 p.m. in the NDS Conference Room in City Hall (610 East Market Street).**

AGENDA

1. Standards and Design Manual
2. Planned Unit Development (PUD) Ordinance
3. Public Comment – 15 minutes

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

CITY OF CHARLOTTESVILLE NEIGHBORHOOD DEVELOPMENT SERVICES



MEMORANDUM

To: Charlottesville Planning Commission and City Council
From: Missy Creasy, Planning Manager
Date: October 14, 2013
Re: October 22, 2013 Work Session materials

The Commission has two items for discussion at the October 22, 2013 work session.

Standards and Design Manual (S A D M) Update

Staff has been reviewing the document and outlined a number of items in need of updating. Many of these items would be framed as “housing keeping” as the updates are required by changes in regulations since it was last reviewed. There are also considerations for the S A D M which are more policy based and will need further discussion. The Commission has expressed interest in this portion of the review in terms of street requirements. Staff has met initially to discuss the process for this review and will share information on that meeting with the Commission. In addition, this is an opportunity for the Commission to provide feedback on overall ideas to include in the review based on the update of the Comprehensive Plan. Included in this packet is a listing of objectives from the Plan which call for updates to the S A D M which may be helpful in identifying items.

Planned Unit Development (P U D) Ordinance Discussion

The Commission approved housing keeping changes to the PUD regulations in the Summer of 2013. As a next step, the Commission wanted to take a in depth review of the ordinance to evaluate if it is helping us to reach community goals and what might be done to update it to better meet those goals. At the June 25, 2013 work session, the Commission discussed data which would be helpful in that review and staff has been working to collect that data. Included in your packet is a PUD booklet which provides data on each of the PUDs currently in the City.

Also, as a part of the Regional Livability Project, the Code and Ordinance report provides some information on PUD ordinances around the Commonwealth. This information may also be helpful in looking at what other communities have been doing to see if there is potential for carryover.

As you review the materials, please spend time on the questions outlined as the discussion will begin with these questions. In addition, think about potential next steps in the review process.

Attachments:

S A D M proposed update information
S A D M Comprehensive Plan References
PUD Booklet
Draft Code and Ordinance report items related to PUD

City of Charlottesville

MEMO



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TO: Planning Commission
FROM: James E. Tolbert, AICP, Director
DATE: October 14, 2013
SUBJECT: **Standards and Design Manual (SADM)**

The SADM is a very extensive document that includes design specifications for infrastructure improvements to guide both private and City installations. Some of the items included in the document are standards for:

- Sidewalks – Widths and Construction Standards
- Street Section – Construction Standards
- Street Cuts
- Water Line Details
- Sewer Line Details
- Traffic Calming Details
- Curb and Gutter Details
- Storm Drainage Details
- Utility Location Standards
- Monuments
- Bike and Pedestrian Improvements
- Stormwater Best Management Practices
- Lighting
- Traffic Control Devices
- Bridges, Retaining Walls and Other Related Structure

Many of these standards are set by the State or Federal Government and our updates will be required to continue align with those standards.

Some, such as street sections, are essentially at our discretion within basic framework as established by VDOT or state code. Our hope is to focus review on those items.

Staff discussion has focused on the need to make sure our standards lead to a “context sensitive” street design and one that incorporates requirements and provisions for sustainable infrastructure. Toward that end we believe the driving parts of the review should address the street section including:

- Lane Width
- Bike Accommodation
- Sidewalk Width
- Street and Sidewalk Materials
- Lighting
- Storm Drainage
- Street Trees
- Parking

These will need to be coordinated with the other standards to be sure there are no unintended conflicts like happened with the street trees and utilities in Burnett Woods.

Our planned approach is to have this discussion and one with PLACE to determine the big picture concerns that you may have with the current standards. In that discussion we will be looking for focus areas, not solutions. We then intend to form a steering committee to work with a staff team to review our standards and develop new standards where needed. Steering committee membership will include representatives of the following:

- Tree Commission
- Planning Commission
- PLACE Design Task Force

- Bike/Ped Committee
- Design Professionals
- Developers

Staff that will be asked to serve on the team will include representatives from:

- NDS Planning
 Traffic Engineering
 Bike/Ped
 Engineering
- Public Works Utilities
 Streets
 Environmental
 Stormwater
- Parks & Recreation
- Transit

Our hope is to engage our on-call consultant team of Toole Design to provide the technical and design assistance necessary to complete this work. They are currently under contract to update the Bike/Ped Plan and they have extensive experience in helping communities with context sensitive design processes.

At the work session we hope you will focus on the big picture items you would like to see addressed in this process. There will be ample opportunity for you to provide input into specific solutions.

JET:sdp

Standard and Design Manual References in the 2013 Comprehensive Plan

Land Use

1.1: Examine opportunities in the following areas: Downtown to Elliott between Avon and Ridge; Woolen Mills; West Main/Ridge McIntire; Cherry/Roosevelt Brown; Fontaine Neighborhood Commercial; Rose Hill; Preston Avenue; McIntire/Harris/Allied; River Road; Emmet Street North of the 250 bypass; High Street/Martha Jefferson; and Fifth Street Extended.*

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

2.5: Expand the network of small, vibrant public spaces, particularly in areas that are identified for higher intensity uses and/or potential higher density.

Goal THREE: Enhance formal public spaces of community interaction in Charlottesville that support the City's role as a center of urban vitality.

3.2: Enhance existing neighborhood commercial centers and create opportunities for others in areas where they will enhance adjacent residential areas. Provide opportunities for nodes of activity to develop, particularly along mixed-use corridors.

4.1: Coordinate with Albemarle County and other regional stakeholders to create a link between the City's pedestrian infrastructure and Monticello.*

5.3: Update the Standards and Design Manual and subdivision ordinance so that these documents promote pedestrian-oriented, environmentally sensitive design where appropriate.

Community Facilities

1.1: Develop and apply as appropriate system-wide design standards.

3.6: Incorporate best design practices for creating multiple, complimentary uses in urban scale parks while following best practices for the stewardship of the parks' historic resources.

5.1: Fully implement the Bicycle, Pedestrian, and Greenway Plan that has been approved by City Council.

6.1: Ensure that all new trails and trail improvements are designed within the context of surrounding natural systems and urban areas to maximize positive and minimize negative impacts on environmental systems and cultural and historic resources by formalizing natural environment-focused trail system guidelines for trail design, trail construction materials and trail maintenance and improvements. Trails should avoid large trees and their root zones, steep slopes and environmentally sensitive areas such as wetlands and use native plants and trees when restoring disturbed natural areas or creating new trails.

7.3: Make existing and future parks and recreation facilities ADA accessible.

Economic Sustainability

4.4: Proactively participate in planning and development studies such as the Small Area Plans, particularly as they relate to economic development opportunities in strategic areas throughout the City.*

6.2: Partner with University of Virginia and other adjacent property owners for continued implementation of the West Main Street Plan.

Environment

4.1: Implement the Stormwater Utility Ordinance and the Water Resources Protection Program (WRPP) to meet a range of water resources goals and challenges, including regulatory compliance, stormwater infrastructure maintenance and rehabilitation, drainage system improvements, strategic planning and federal and state-mandated water quality protections required as part of the Chesapeake Bay Total Maximum Daily Load (TMDL).

4.3: Assess infrastructure and prioritize solutions for the repair, upgrade and improvement of the City's stormwater infrastructure, utilizing green infrastructure when advisable. Establish an ongoing program for inspections, operation and maintenance.*

4.4: Identify and track stormwater hazards such as flooding and drainage problems that may threaten people and property and identify or establish funding to remedy or prevent safety hazards.*

4.5: Reduce and/or eliminate stormwater runoff impacts from sites that lack adequate stormwater treatment by incentivizing reductions in overall imperviousness (i.e., effective imperviousness) and encouraging retrofits on developed properties to address stormwater management.*

4.6: Examine feasibility of sustainable municipal storm water management facilities such as rain gardens to facilitate higher floor-to-area ratios (FAR) on urban lots, particularly in or adjacent to target zones such as entrance corridors.*

4.7: Update the subdivision ordinance and standards and design manual to allow for greater design flexibility that encourages tree protection and pervious surfaces.*

Housing

3.2 Incorporate affordable units throughout the City, recognizing that locating affordable units throughout the community benefits the whole City.

6.1 Examine feasibility of augmenting reductions to existing review time for projects including affordable housing in targeted areas.

7.2 Encourage the use of the Design for Life C'ville program to promote and expand visit-ability/live-ability features and market inclusion

7.3 Encourage appropriate design so that new supported affordable units blend into existing neighborhoods, thus eliminating the stigma on both the area and residents.

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.

Transportation

- 1.3: Provide design features on roadways, such as street trees within buffers, street furniture and sidewalk widths that improve the safety and comfort level of all users and contribute to the City's environmental goals. *
- 1.4: Explore and implement safe, convenient and visually attractive crossing alternatives to enable pedestrians and bicyclists to cross major thoroughfares. *
- 1.6: Consistently apply ADA standards to facility design and ensure that accessible curb ramps exist at all pedestrian crossings where conditions allow.
- 1.7: Examine and update the Standards and Design Manual to better incorporate Complete Street and Living Street design features in the public right of way.
- 2.3: Improve walking and biking conditions by discouraging and/or minimizing curb cuts for driveways, garages, etc. in new development and redevelopment.
- 2.5: Develop a comprehensive set of street design guidelines based on the Complete Streets Resolution and ITE/CNU's Walkable Urban Thoroughfares Context Sensitive Solutions (CSS) Approach that balances multimodal transportation options while considering design techniques that allow for urban scale, walkable communities where appropriate.
- 2.6: Promote urban design techniques, such as placing parking behind buildings, reducing setbacks and increasing network connectivity, to create a more pedestrian friendly streetscape and to reduce speeds on high volume roadways.
- 2.7: Encourage businesses to provide on-site amenities such as transit shelters, bicycle storage (racks/lockers) to promote alternative transit for their workers.
- 3.3: Develop Access Management standards for new development and redevelopment along primary entrance corridors.
- 5.1: Continue to provide bicycle parking at public buildings and explore opportunities to provide bicycle parking within public right-of-way to support local businesses.

Urban Design and Historic Preservation

- 1.1: Emphasize the importance of public buildings, public spaces, and other public improvements as opportunities to promote a sense of place and a welcoming environment for residents and visitors.
- 1.3: Facilitate development of nodes of density and vitality in the City's Mixed Use Corridors, and encourage vitality, pedestrian movement, and visual interest throughout the City.
- 1.4: Develop pedestrian-friendly environments in Charlottesville that connect neighborhoods to community facilities, to commercial areas and employment centers, and that connect neighborhoods to each other, to promote a healthier community.
- 1.5: Encourage community vitality and interaction through the incorporation of art in public spaces, neighborhoods, signage, and gateways.
- 1.6: Encourage the incorporation of meaningful public spaces, defined as being available to the general public, into urban design efforts.

- 1.7: Promote design excellence for public projects and installations at all scales.
- 2.3: Continue to interpret historic resources to the community through markers, publications, events and other means. Strive to include the narratives and resources of underrepresented groups and areas significant in our local history. Coordinate this interpretation of historic resources with City improvement projects and other City initiatives. *
- 4.5: Survey and evaluate all City-owned property, including schools and parks, for historic and design significance and integrity.
- 5.2: Recognize and respect cultural values and human resources, as well as built resources within the City's older neighborhoods.
- 5.4: Study the urban forms in historic neighborhoods and consider allowing similar design standards in new neighborhoods.
- 7.2: Consider the effects of decisions on historic resources by all public decision-making bodies.
- 7.3: Evaluate transportation decisions for their effects on historic districts, such as the Ridge Street District, and on Individually Protected Properties.
- 7.6: Encourage sustainable and green building designs as complementary goals to historic preservation.
- 7.8: Coordinate with the Public Works and Parks Departments regarding maintenance and construction that would affect historic features of the City's neighborhoods. Where possible, maintain and repair granite curbs, retaining walls, distinctive paving patterns and other features instead of replacing them.
- 7.9: Adopt a policy of applying the Secretary of the Interior Standards for Historic Rehabilitation for all City-owned property more than 50 years old, and apply appropriate preservation technologies in all additions and alterations, while also pursuing sustainable and energy conservation goals.
- 7.11: Encourage retaining and replenishing shade trees, particularly large trees where possible, in all neighborhoods as we strive to make the City more walkable.
- 8.4: Use street trees, landscaping, and pedestrian routes to provide shade, enclosure and accessibility in streetscapes.
*

*These goals and objectives are in accordance with the City of Charlottesville and Albemarle County Joint Vision and Goals.

**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**



MEMORANDUM

To: Planning Commission
Missy Creasy AICP, Planning Manager
From: Brian Haluska AICP, Neighborhood Planner
Date: October 14, 2013
Re: Planned Unit Development Ordinance Review

Background

The Planning Commission initiated a review of the Planned Unit development ordinance at their September 11, 2012 meeting, citing concerns about the amount of information required in a PUD application, and whether the information was sufficient to permit the Commission to conduct a complete review of the proposed rezoning.

Following two work sessions on the topic of PUDs, the Commission agreed on a two pronged approach to editing the PUD ordinance. The first revisions were minor changes to the ordinance that clarified and expanded on the information required from applicants in a complete PUD rezoning application. These changes were brought forward and approved by City Council earlier this year.

The Commission also agreed to spend additional time to review the PUD ordinance for major changes that could fundamentally change the role the PUD ordinance plays in the City's land use strategy. This memo is intended to start this process by establishing the framework for the review as well as starting a review of previously approved PUDs in the City.

Framework for Review

In agreeing to the two-stage review of the PUD ordinance, the Commission agreed to focus on "housekeeping" changes to the ordinance initially, and postponing a broader review of the ordinance for several months to permit the Comprehensive Plan to be approved, and for staff to do more research on the topic of Planned Unit Developments.

Staff reviewed the number of Planned Unit Developments within the City, and found 36ⁱ PUDs. Given the large number of examples of these developments within the City limits, staff felt that it would be a worthwhile exercise to catalog the current PUDs in the City and use these examples as reference points for a discussion on how the Planned Unit development ordinance has or has not aided the City in achieving its long term planning goals.

Staff intends to have an initial conversation with the Commission along these lines, broadly discussing what aspects of previously approved PUDs are positive, and where have previously approved PUDs not been as successful. This discussion will aid staff in determining how the Planning Commission views the PUD ordinance currently and what physical characteristics should be promoted in any revised ordinance.

Staff envisions a subsequent conversation will discuss the process of review that these proposals go through, and if any changes to the framework of these reviews are possible based on the state enabling legislation.

Previously Approved PUDs

Staff has compiled a booklet with images and statistics from the 36 Planned Unit Developments in the City. The booklet is a document that will refresh the memory of anyone who participated in the review of the newer PUDs, as well as relay information on some of the older PUDs that have been developed in the City.

The purpose of the booklet is to permit City officials to understand the sheer number of PUDs in the City, decide on which of these PUDs they may wish to visit to get a better grasp on how the finished product relates to the surrounding neighborhood and fulfills City planning goals. This knowledge will help answer some of the questions for discussion below.

At least one Commissioner requested a history of the changes made in PUDs that deviated from the concept plan. Staff has attempted to address these within the narrative of each PUD.

Questions for Discussion

1. What are some of the physical characteristics of the existing PUDs in the City that you find appealing?

2. What are some of the physical characteristics of the existing PUDs in the City that you find less than successful?

3. What are some of the aspects of the existing PUDs in the City that positively contribute to their surrounding neighborhoods?

4. What are some of the aspects of the existing PUDs in the City that negatively contribute to their surrounding neighborhoods?

5. Which PUDs do you think most successfully fulfilled the PUD Ordinance's intent and why?

6. Which PUDs do you think least successfully fulfilled the PUD Ordinance's intent and why?

7. Did these PUDs implement the vision outlined in the Comprehensive Plan? If not, what was envisioned?

8. If the PUD Ordinance is not implementing the vision outlined in the Comprehensive Plan, what areas of the code should be reviewed?

Attachments

PUD Booklet

ⁱ There are technically 37 Planned Unit Developments in the City. St. Charles Court was rezoned to R-2 PUD back when the PUD was a floating zone that did not replace the underlying zoning. St. Charles Court was subsequently developed under the guidelines of the original underlying zoning (R-2) and thus is not a “true” PUD, since it did not make use of any the flexibility in the PUD code.

Report 2:

Planned Zoning Districts

Planned districts, sometimes known as PUDs, are a popular zoning tool that allows for flexibility and creativity with the development process. These are zoning districts that essentially allow an applicant to design his/her own land use regulations, established in a development plan, for a specific site. While planned districts offer flexibility, localities usually place a general framework of regulations to these types of development. Those regulations can set general standards on the mixture of uses, the amount of open space, building designs, road connectivity and other features of a development. Planned districts are increasingly popular throughout Virginia. Previously, these ordinances were only present in cities and urbanized counties, but even rural communities are beginning to adopt these zoning districts.

State Code Reference:

Virginia Code Enabled §15.2-2201

The State Code defines planned districts as:

“A form of development characterized by unified site design for a variety of housing types and densities, clustering of buildings, common open space, and a mix of building types and land uses in which project planning and density calculation are performed for the entire development rather than on an individual lot basis.”

Purpose:

With a planned district, there should be a detailed link with neighborhood design which highlights mixed-use development. The purpose section should also make a strong link to the comprehensive plan or any other locally adopted planning documents. With a clearer definition of mixed-use development, developers and applicants will be held to the goals outlined in the comprehensive plans. This provides a clear understanding to those involved in a rezoning case that this district is intended to promote a mixed-use community that meets desirable planning principles.

“The PDH District is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; to encourage the provision of dwellings within the means of families of low and moderate income; and otherwise to implement the stated purpose and intent of this Ordinance. To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.”
(Fairfax County: Planned District, 6-101 Purpose and Intent)

“The planned development mixed use district is established to promote areas appropriate for office, retail, and residential uses, designed in a unified and cohesive manner in order to create an attractive environment in which to live, work and recreate. Two or more uses shall be integrated into a mixed use project. The district is appropriate in areas suitable for redevelopment as identified in the jumpstart plan contained within the comprehensive plan, and those areas designated for mixed use development to provide a process and design criteria that can be used to transition from established uses while accommodating new growth and evolving market trends. Vertical integration of uses is encouraged where appropriate.

This district is considered an urban-style model with uses that are mixed together and easily walkable; for example, main entrances are located close to public streets, parking lots serve multiple uses, residential densities are higher to promote more activity within the development, as well as more public open spaces, and buffers located between different uses within the borders of the development are reduced or eliminated.

The district shall promote a compact mixed-use design, traditional neighborhood pattern of development which includes a hierarchy of interconnected streets and blocks, pedestrian friendly walkable streets, a variety of housing types and lot sizes, mixed-use commercial neighborhood centers, and a connected passive and active open space network.”

(City of Fredericksburg: Planned Development Mixed-Use District, Sec. 78-623. Purpose and intent)

“P-TND Planned - Traditional Neighborhood Development. The purpose of the P-TND is to provide areas of the county which are suitable for an approach to land-use planning and urban design that promotes the development or redevelopment of pedestrian-friendly neighborhoods with a mix of uses, housing types and prices, lot sizes and density, architectural variety, a central civic building and use, a network of streets and alleys that may include on-street parallel parking, and defined development edges.”

(Stafford County: P-TND Planned – Traditional Neighborhood Development)

Link to Local Plans and Guides:

The introductory section should tie the application of the zoning ordinance to the local comprehensive plan. There is validity in referencing other official guides and documents as well.

“The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.”

(Fairfax County, 16-101 General Standards)

“A final development plan shall be submitted and approved concurrently with the conceptual development plan for the proposed development. The conceptual and final development plan shall specify the uses and gross floor area for the proposed development and shall provide site and building designs that will integrate with the adjacent communities and complement existing and planned development by incorporating high standards of urban design. The plan shall also be in general accordance with any specific urban design concept and streetscape plans for the area including the provision of convenient and accessible pedestrian walkways and connections, all as set forth in the adopted comprehensive plan.”

(Fairfax County: Planned Residential Mixed-Use District, 6-406 Use Limitations)

Defining Mixed-Use:

In Virginia, there are several localities that provide detailed definitions and standards for the term “mixed-use.” A planned district can provide very detailed standards, even determining the percent distribution of uses on the site or within each building. While a development plan serves as the main guiding document for planned districts, these defined standards on mixed-use serve as the parameters for an applicant’s proposed plan. A planned district may require that multi-story buildings have commercial uses on the first floor, with residential or office uses on the upper stories. These standards could apply to any urban corridor, where the form and use of the *street-wall* is particularly important. To allow for the flexibility intended for planned districts, the ordinance can allow for waivers to the required mix of uses.

“It is encouraged that the final development plan be submitted and approved concurrently with the conceptual development plan for all or a portion of the proposed development. The proposed development shall provide integrated site and building designs primarily incorporating a mix of uses within multiple story structures that

will complement existing and planned development by incorporating high standards of urban design; shall be in accordance with any specific urban design concept and streetscape plans for the area including the provision of convenient and accessible pedestrian walkways and connections, all as set forth in the adopted comprehensive plan. To ensure consistency with the urban design guidelines for the Tysons Corner Urban Center, detailed streetscape, landscaping and building design plans, to include the location and height of rooftop features and amenities and the designation of the build-to lines, a phasing plan, if applicable, and a parking plan shall all accompany an application for a rezoning to the PTC District pursuant to Part 5 of Article 16.”

(Fairfax County: Planned Tysons Corner Urban District, 6-505 Use Limitations)

“A PD-MU district shall contain the following standards:

- a) Commercial uses. At least 40 percent and no more than 65 percent of the gross land area of the district shall be used to determine or compute the permitted floor area ratio in accordance with 78-626(2). In the case of vertically mixed use buildings, the commercial use on the ground floor shall be used to calculate this percentage.*
- b) Vertical mix. At least 20% of the buildings containing commercial uses within the district shall contain uses from at least two (2) different use categories. The applicable use categories are professional office, retail, and multifamily dwelling units above the first floor.*

The PD-MU district requires a mix of uses based on the number of residential units as set forth in section 78-626(3) and commercial use expressed as a percentage as set forth in section 78-627(1)(a). The percentage shall mean the percentage of the total gross land area of the district subject to the rezoning application. The mix of uses under sections 78-626 and 78-627 shall be calculated in accordance with the following rules:

- a) The vertical stacking of residential uses in the same building as nonresidential uses is permitted.*
- b) Phasing of the development may be approved at the time of rezoning. Each phase of development shall contain a tabulation of the site by use category, the accumulated total FAR, total number of residential units and percentage open space to demonstrate that the development is in conformance with the GDP. Individual phases of the development may have densities that exceed the maximum or minimum requirements so long as such densities for the number of residential units or percentage of commercial use as shown on the GDP comply with the PD-MU district.*

Notwithstanding any other provisions of this division the city council may adjust the percentage ratios for those uses set forth above.”

(City of Fredericksburg: Planned Development Mixed-Use District, Sec. 78-627. Additional regulations)

“Residential uses shall be permitted in the PD-R district only in conjunction with one or more neighborhood commercial uses, unless authorized by the planning commission in accordance with the comprehensive plan. Neighborhood commercial uses. At least five percent but not more than 15 percent of the gross area of the PD-R development shall be devoted to neighborhood commercial uses. The neighborhood commercial uses must be provided in such a manner that they are accessible to both vehicles and pedestrians, with primary emphasis on the pedestrian circulation system. Such neighborhood commercial uses shall be located within a commercial or village center area and contain such uses as professional offices, specialty shops, hardware stores and other permitted uses, as listed in section 102-502.”

(Fredericksburg: Planned Development Residential District, Sec. 78-414. Use limitations.)

“A. The proposed development will yield a minimum of one hundred thousand (100,000) square feet of gross floor space.

B. The proposed development will be a logical extension of an existing P district, in which case it must yield a minimum of forty thousand (40,000) square feet of gross floor area.”

(Spotsylvania County: Planned Development Commercial District, Sec. 23-6.23.6. Development standards)

Design Standards:

While planned districts are intended to be flexible, a locality can include general design standards that will act as a framework for a proposed development plan. While rezoning cases include local discretion

and negotiation, more detailed design guidelines give the locality greater leverage to implement goals from the comprehensive plan. These standards can apply to all planned districts or only to buildings that are adjacent to urban corridors. With this approach, a locality can better ensure that corridors consist of a main street design, rather than relying on developer to propose a desirable development plan.

“When located within the same building as residential uses, commercial and office uses shall be limited to the lowest two (2) floors.”

(Fairfax County: Planned District, 6-106 Use Limitations)

“Structures exceeding 40 feet in height shall be set back from any single-family residential district a distance equal to a distance not less than one foot for each one foot of height in excess of 40 feet.”

(City of Fredericksburg: Planned Development Mixed-Use District, Sec. 78-626. Bulk regulations)

“No application shall be approved for a planned development mixed use district under the provisions of this division unless the generalized development plan accompanying such application satisfies the following general standards and design criteria:

1. *The development offers a variety of two or more of the following uses: commercial, residential, office;*
2. *The development consists of an orderly and creative arrangement of land uses, both in respect to each other and to adjacent properties;*
3. *The application provides a comprehensive and integrated transportation system that separates pedestrian and vehicular traffic, including roadways, bicycle paths, pedestrian walkways, and public transportation facilities, where applicable;*
4. *The application provides opportunities for cultural, educational, or recreational facilities for all segments of the development;*
5. *The site design and structures take advantage of their natural and manmade environment and to address sustainability.*
6. *The application provides for adequate public facilities;*
7. *The planned development substantially conforms to the comprehensive plan with respect to type, character and intensity of use and public facilities;*
8. *The development does not hinder, deter or impede development of surrounding properties in accordance with the comprehensive plan;*
9. *Sidewalks and other pedestrian pathways that link developed areas of the city and the proposed development are in accordance with the comprehensive plan, zoning ordinance or deemed appropriate for the development;*
10. *The proposed land uses are recommend in the comprehensive plan or jumpstart plan as appropriate uses in the particular planning area in which the development is to be located; and*
11. *Where applicable, the development includes special provisions for the identification, restoration and preservation of buildings, structures, and sites which have historic, architectural, or archeological significance.*
12. *The buildings shall be designed and arranged in such a way as to promote energy efficiency through the design of environmentally friendly buildings utilizing environmentally sensitive guidelines such as those published by the leadership in energy and environmental design through their green building rating system.*
13. *Landscaping and open space shall be used to provide shading, screening and erosion and sediment control.*
14. *The development shall reflect the existing natural topography of the site by preserving the natural character and existing trees to the greatest extent possible.”*

(City of Fredericksburg: Planned Development Mixed-Use District, Sec. 78-628. General standards)

Standardized Sub-Areas:

Some Virginia localities require that planned developments have multiple development types, or transects. For example, an ordinance may require that a planned district include multiple zones, chosen

from a list of natural zone, rural zone, suburban zone, general urban zone, urban center zone, urban core zone or special districts. This approach avoids scenarios where developers propose planned developments with a uniform layout of a single use. With each sub-area or zone, the ordinance may set general development standards that apply to all proposals under that district. Other ordinances require that applicants break their proposals into land bays, which are subdivisions or units of a planned development application. There may be similar design guidelines that apply to different types of sub-areas, based on their location or orientation with critical roadways and adjacent sites.

“Planned-Traditional Neighborhood Development (P-TND).

- 1 *Applicability. The regulations and provisions for P-TND, where permitted, by right or conditional use permit in accordance with table 3.1, shall comply with this section. No use shall incorporate any of the regulations or provisions of this section unless reclassified as a P-TND district in accordance with this chapter.*
- 2 *Streets.*
 - a. *The P-TND shall use the narrowest width of streets permitted to present the traditional town center environment, reduce the speed of vehicles, and encourage pedestrian access through the P-TND.*
 - b. *Refer to the traditional neighborhood development appendix to the comprehensive plan for specific classification of streets within a development in the P-TND district.*
- 4 *Transect zones. The traditional neighborhood development (TND) shall comprise of all or some of the following transect zones:*
 - a. *T1, natural zone. Consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. This shall include all lands designated as critical resource protection area (CRPA), unless approved by the appropriate county, state, or federal offices to permit certain activities within the CRPA.*
 - b. *T2, rural zone. Consists of lands in open or cultivated state, or sparsely settled. These include woodlands, agricultural lands, grasslands, and regulated or dedicated athletic fields and golf courses.*
 - c. *T3, suburban zone. Consists of low-density suburban residential areas, differing by allowing home occupations. Planting is naturalistic with setbacks relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.*
 - d. *T4, general urban zone. Consists of a mixed use but primarily residential urban fabric. It has a wide range of building types: single, patio and townhouses. Setbacks and landscaping are variable. Streets typically define medium-sized blocks.*
 - e. *T5, urban center zone. Consists of higher-density mixed use building types that accommodate retail, offices, townhouses and multifamily. It has a tight network of streets with wide sidewalks, steady street tree planting and buildings set close to the frontages.*
 - f. *T6, urban core zone. Consists of the highest density, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings set close to the frontage.*
 - g. *SD-C, special districts-commercial. Consists of larger structures for commercial uses. The use may serve more than the development. The use may be appropriate when the development is in close proximity to a major transportation network. Proportion to scale between the height of the building and the street should be taken into consideration. Such uses may require a larger scale of parking in which mitigation and the use of parking structures would be strongly encouraged.*
- 8 *Architectural standards in all transect zones.*
 - a. *The exterior finish material on all facades, colors of balconies and porches, and material for fences along the principal or side street line shall be determined by the approved neighborhood design standard.*
 - b. *Flat roofs shall be enclosed by parapets a minimum of forty-two (42) inches high, or as required to conceal mechanical equipment.*
 - c. *Mechanical equipment, whether on the ground or the roof of a building shall be screened to where it is not visible from any street.*
 - d. *To maintain positive drainage of rainfall, all residential buildings, excluding multifamily units, shall have pitched roofs and shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12.”*

(Stafford County: P-TND Planned – Traditional Neighborhood Development, Sec. 28-39. Special regulations)

This ordinance includes land bays, which are subdivisions or units of a PUD application. This district includes design guidelines for architecture, streetscapes, parking, landscaping and open space – for town centers.

“Planned development districts shall be divided into land bays shown on the master zoning plan. Land bays shall be sequentially numbered or lettered. Land bays may contain more than one designation to achieve a mix of uses, but the designations shall be depicted and a list of uses identified to ensure compatibility with the land use classifications of the comprehensive plan and the purposes and objectives of this part.

- a. *Residential land bays shall designate the uses and the standards found in Article III, and shall be established in accordance with the following density ranges:*
 - *Areas of low density residential (one to four dwellings per acre) (LDR);*
 - *Areas of medium density residential (four to six dwellings per acre) (MDR);*
 - *Areas of high density residential (eight to 16 dwellings per acre) (HDR);*
 - *Areas of urban density residential (16 to 30 dwellings per acre) (UDR); and*
 - *Areas of urban high density residential (minimum of 31 dwellings per acre) (UHDR).*
- b. *Non-residential areas shall designate the uses and the standards, found in Article IV, and shall be established in accordance with the following zoning districts:*
 - *B-1, General Business.*
 - *B-2, Neighborhood Business.*
 - *O(L), Office Low-Rise.*
 - *O(M), Office Mid-Rise.*
 - *O(H), Office High-Rise.*
 - *O/F, Office/Flex.*
 - *M-2, Light Industrial.*
- c. *Areas to remain as open space or conservation areas shall be labeled as such or may be incorporated into a land bay as OS.*

Upon creation of a planned development district, uses permitted in each land bay shall be determined by its use designation, subject to any restrictions in the particular planned district regulations, the master zoning plan and any applicable proffers or special use permit conditions.

The designation of permitted uses by land bay as required by subsections 1. and 2. above shall not be required in planned development districts approved prior to November 22, 1991, provided that if the owners shall substantially change the project from the approved in the original rezoning, the planning director may require that any application for amendment of the master zoning plan conform to the requirements of this part.”

(Prince William County: Planned District Standards, Sec. 32-280.11. Land bay designations)**Impervious Surfaces:**

Most planned districts require that a set percentage of the development remain for open space or recreational purposes. Rather than focus on open space, some localities set percentages of site space for pervious services. Developers can meet these standards with parking lots, so long as there is pervious pavement. The focus is on water quality, rather than open space. While many planned district require open space, there are few standards on the quality of those areas.

“Coverage. Maximum coverage permitted of all impervious surfaces in any P-D district shall not exceed 50 percent of the total gross acreage. Areas used for swimming pools, bathhouses, tennis courts and other outside recreational space that is improved with a hard surface, to the extent that it does not exceed five percent of the gross acreage, shall not be counted as covered area. At least 20 percent of the gross tract area shall be in open space sections of at least 10,000 square feet each.”

(City of Fairfax: P-D Planned Development District, Sec. 110-634)

City of Charlottesville

Inventory of Planned Unit Developments

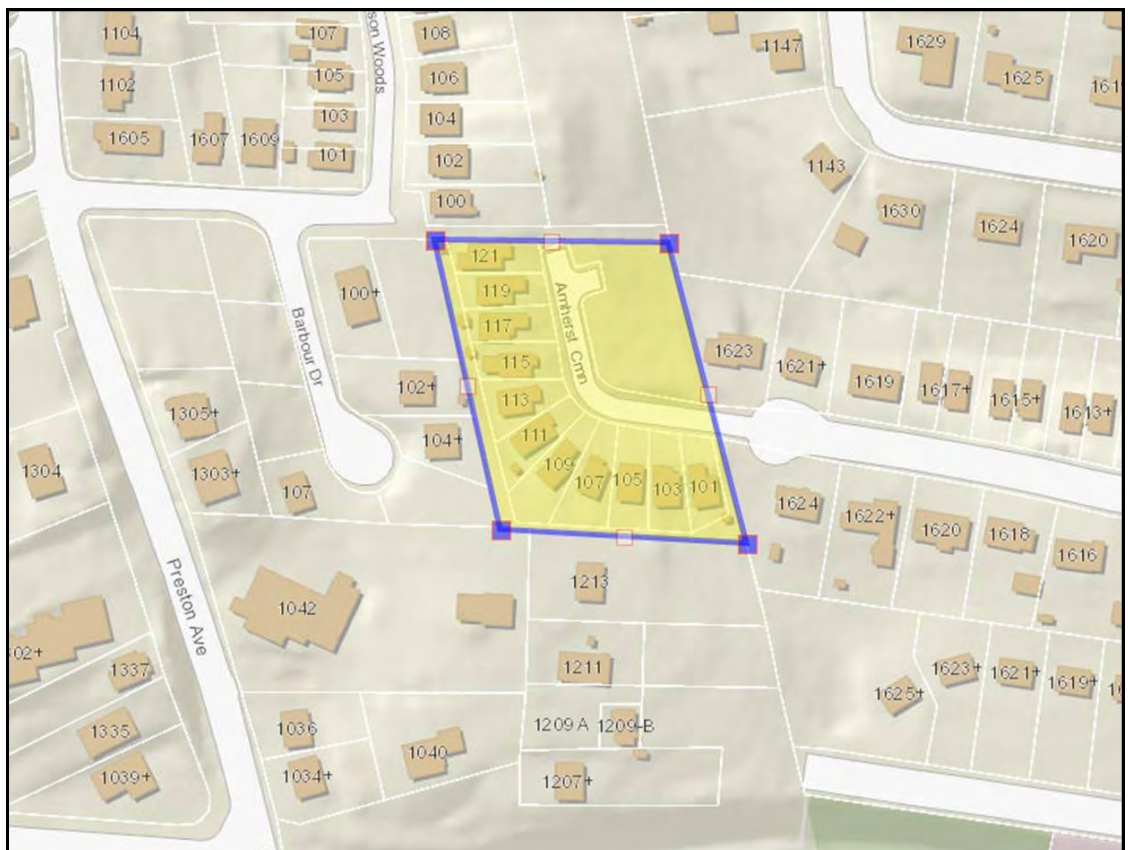


October 10, 2013

Amherst Commons

Date Approved	October 18, 1997
Year Built	1998
Size	2.57 acres
Open Space	0.48 acres
Percent Open Space	18.78%
Number of Units	12
Density	4.67 units per acre
Density in Developed Area	5.74 units per acre
Prior Zoning	R-1, R-2

Amherst Commons is a PUD comprised of 11 single-family units fronting on a private street. There is a trail in the open space for the development that connects with another PUD, Robinson Woods. 1143 Kensington Avenue, to the right of the development is technically part of Amherst Commons. It is left out on the vicinity map because it doesn't relate well to the rest of the PUD, and pre-dates the PUD by over 40 years.





Anderson Street

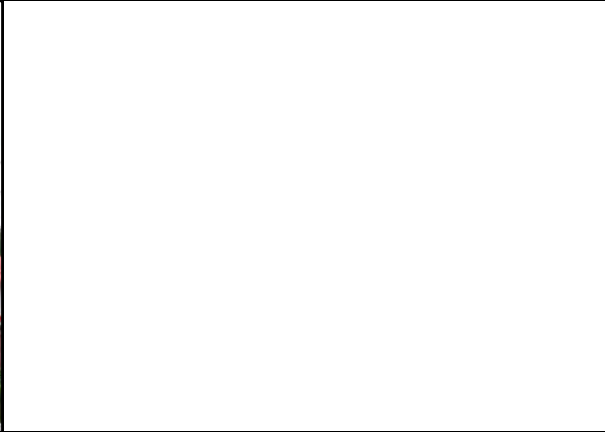
Date Approved	December 16, 2002
Year Built	2003
Size	0.4 acres
Open Space	0.13 acres
Percent Open Space	32.5%
Number of Units	4
Density	10 units per acre
Density in Developed Area	14.81 units per acre
Prior Zoning	R-2

The Anderson Street PUD was an existing house that was renovated, and had an additional two units built on the property—one on each side of the original structure.

The PUD is four units total, one duplex and two single family units, with a common parking area to the rear. The Anderson Street PUD is the PUD with the least



amount of units in the City. The open space in the PUD is the rear parking area, which would not qualify as open space in a PUD today.

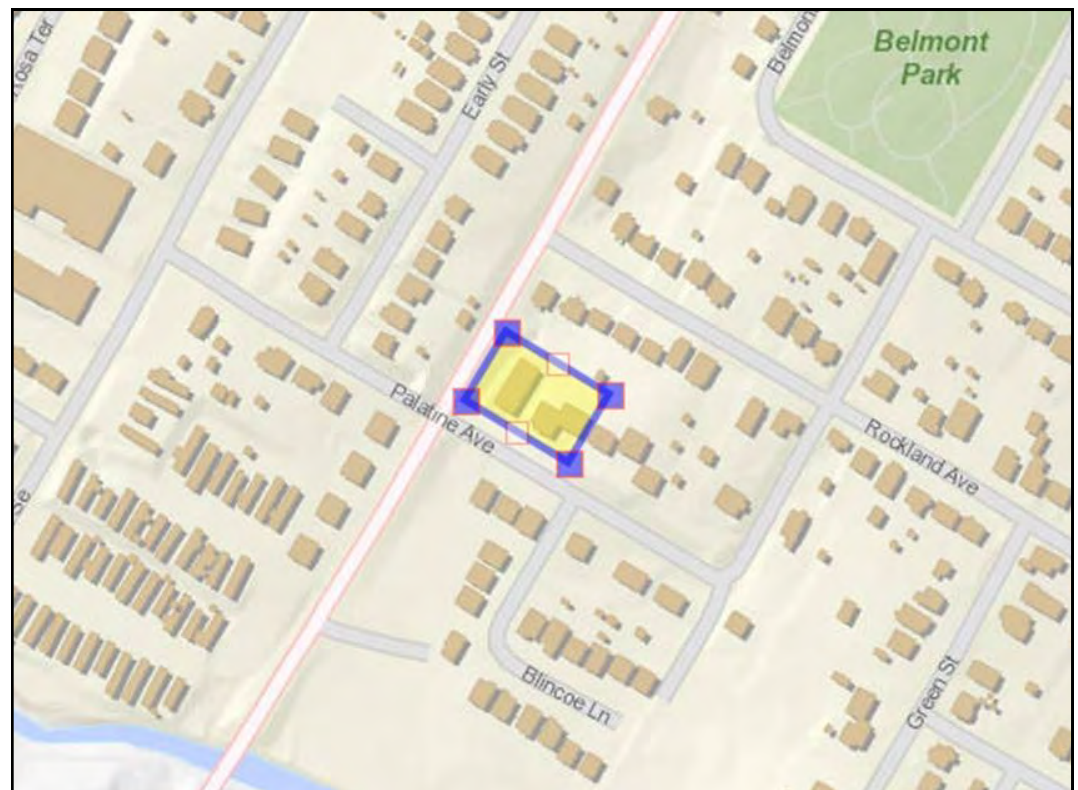


Avon Terrace

Date Approved	December 1, 2004
Year Built	2007
Size	0.56 acres
Open Space	0.14 acres
Percent Open Space	24.82%
Number of Units	8
Density	14.29 units per acre
Density in Developed Area	19 units per acre
Prior Zoning	R-1S

Avon Terrace is an 8 unit PUD made up of 4 townhouse units and 2 duplex units. The two duplexes were pre-existing, and renovated as a part of the PUD. The four townhouse units were added to the property following PUD approval.

The site was challenging, with the presence of a drainage swale along Avon Street necessitating the construction of bridge walkways to access the houses from Avon Street.





Belmont Cottages

Date Approved	December 5, 2005
Year Built	Under Construction
Size	2.13 acres
Open Space	1.08 acres
Percent Open Space	50.7%
Number of Units	15
Density	7.04 units per acre
Density in Developed Area	14.29 units per acre
Prior Zoning	R-1S

Belmont Cottages is a 15 unit PUD located at the corner of Palatine Avenue and Avon Street. The project was originally envisioned as 15 cottages similar to the 5th Street Cottages PUD around a common parking area. Following approval, the project went through several re-designs, as well as changing hands. The plan under construction consists of 4 duplex units and 7 single-family detached units.

The desire to re-design the project came from the desire to sell the units within the PUD as fee simple units, and the need to subdivide those units. The City's prohibition on lots that do not front on a publicly accepted street made this impossible.



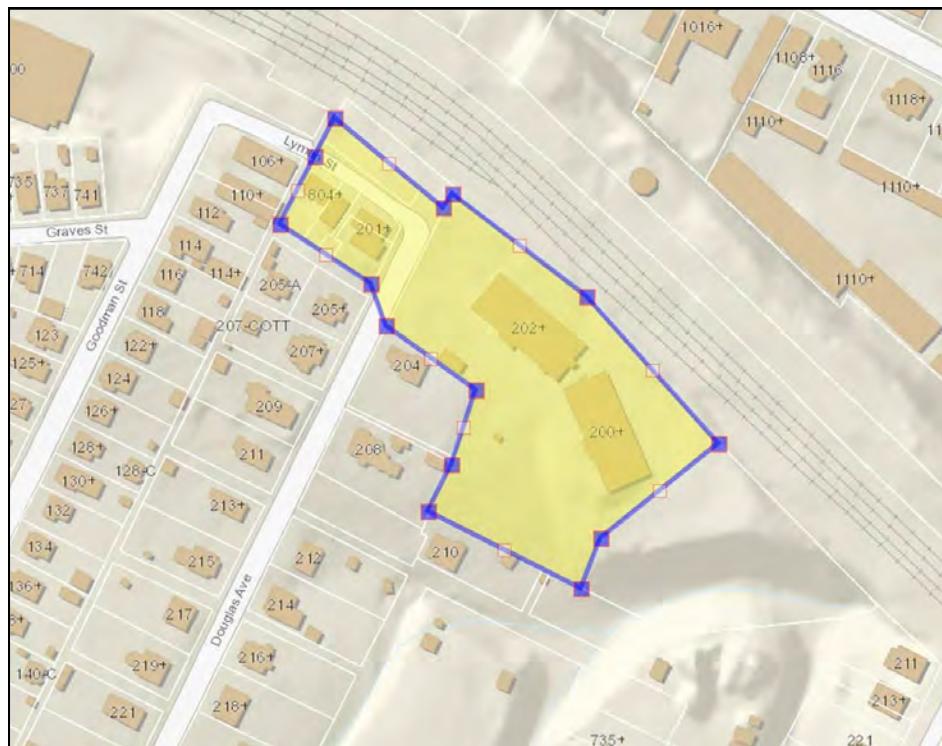


Belmont Lofts

Date Approved	December 3, 2001
Year Built	2003
Size	3.01 acres
Open Space	0.7 acres
Percent Open Space	23.26%
Number of Units	45
Density	14.95 units per acre
Density in Developed Area	19.48 units per acre
Prior Zoning	R-2, M-1

Located at the corner of Douglas Avenue and Lyman Street, the Belmont Lofts PUD is one of the few PUDs in the City that features multi-family housing. The project consisted of two condominium buildings and two duplexes. There are 41 condominium units in the development, and 4 units in the duplexes, for a total of 45 units.

The approval of the PUD rezoning in 2001 was preceded by the City Council voting to eliminate the 3 acre minimum lot size requirement for Planned Unit Developments.





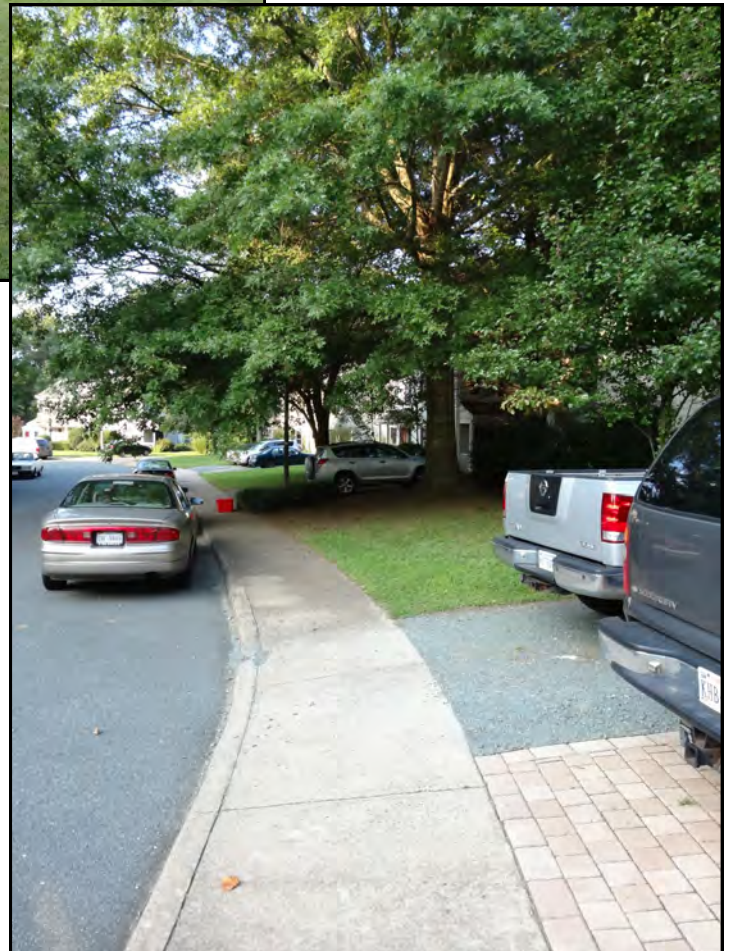
Birdwood Court

Date Approved	December 16, 1985
Year Built	1988
Size	3.93 acres
Open Space	0.48 acres
Percent Open Space	12.14%
Number of Units	30
Density	7.63 units per acre
Density in Developed Area	8.69 units per acre
Prior Zoning	R-1

Birdwood Court is a PUD made up of 15 duplex units located in the North Downtown planning area. The development is accessed via the 250 bypass, and backs up to the McIntire Plaza Shopping Center. There is a substantial grade change between the residential neighborhood and the shopping center.

The parcel was previously a part of the McIntire School property. The development features a modified loop road. The open space serves as a focal point as a visitor enters the development, as well as providing a playground for children in the neighborhood.



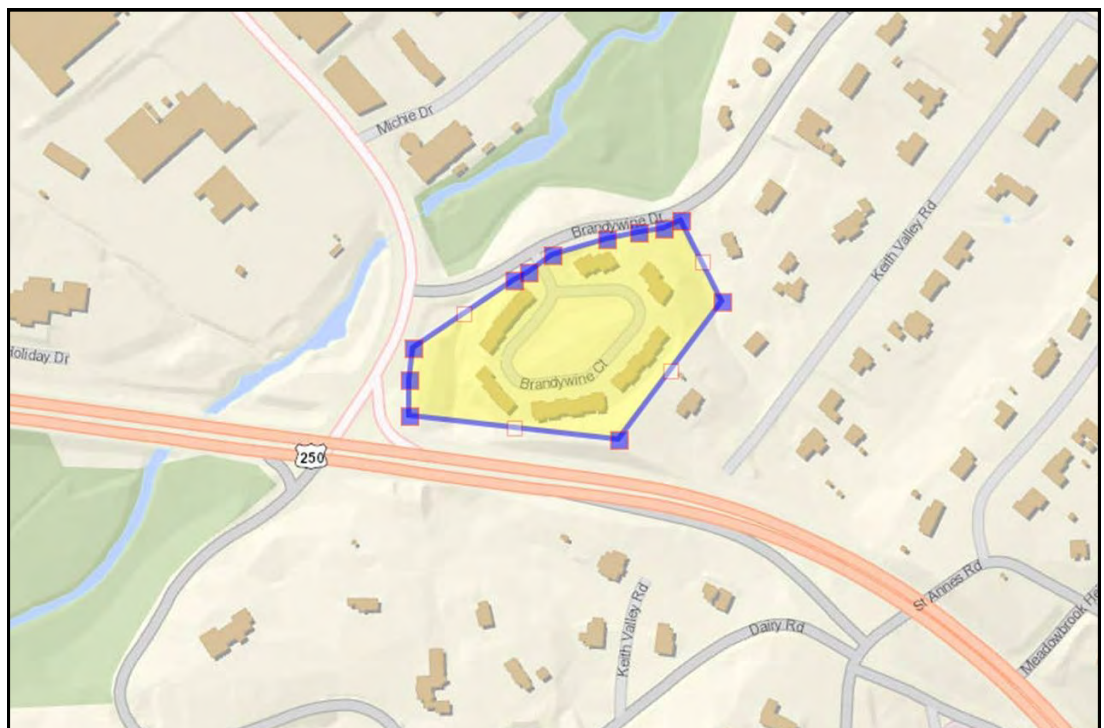


Brandywine Court

Date Approved	June 3, 1978
Year Built	1979
Size	4.69 acres
Open Space	2.85 acres
Percent Open Space	60.68%
Number of Units	30
Density	6.4 units per acre
Density in Developed Area	16.27 units per acre
Prior Zoning	R-1

Brandywine Court is a PUD made up of 30 townhouse units. The first buildings in the development were constructed in 1979. The final buildings, however, were not completed until the 1990's. Brandywine Court was the first of several PUDs in the City to utilize a loop drive around the common area, making the open space the focal point of the development. Parking is provided in driveways in front of the dwellings, as well as on the loop road across from the residences.

Brandywine Court is the second oldest PUD in the City, having been rezoned in 1978.





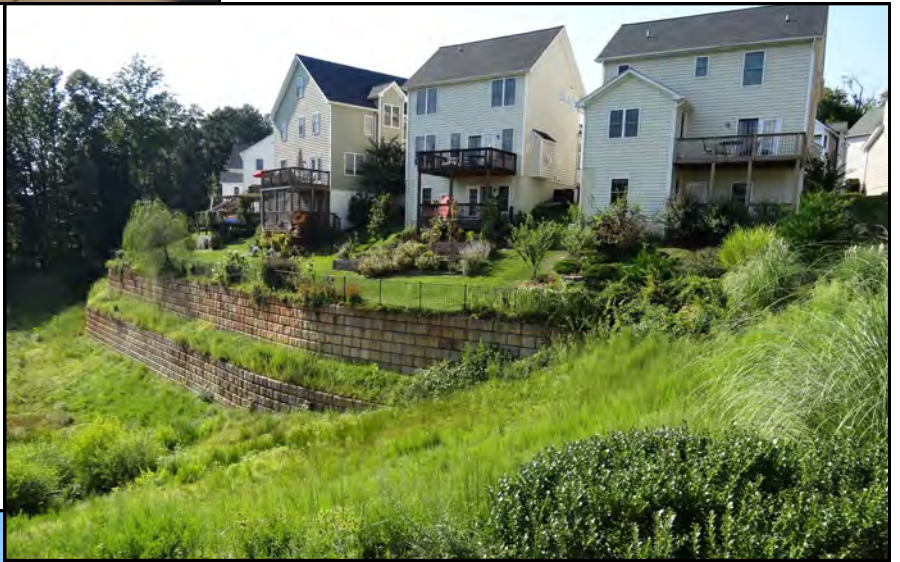
Brookwood

Date Approved	July 20, 2006
Year Built	2007
Size	6.04 acres
Open Space	2.6 acres
Percent Open Space	43.05%
Number of Units	32
Density	5.3 units per acre
Density in Developed Area	9.3 units per acre
Prior Zoning	McIntire-5th Residential

The Brookwood PUD was submitted following the approval of the original Brookwood site plan. The original site plan showed townhouse units throughout the development. The developer requested a PUD to amend the required lot sizes in order to convert two phases of the Brookwood development to single-family detached housing.

Following approval, the developer amended the plan for the loop drive portion of the PUD to add additional parking.





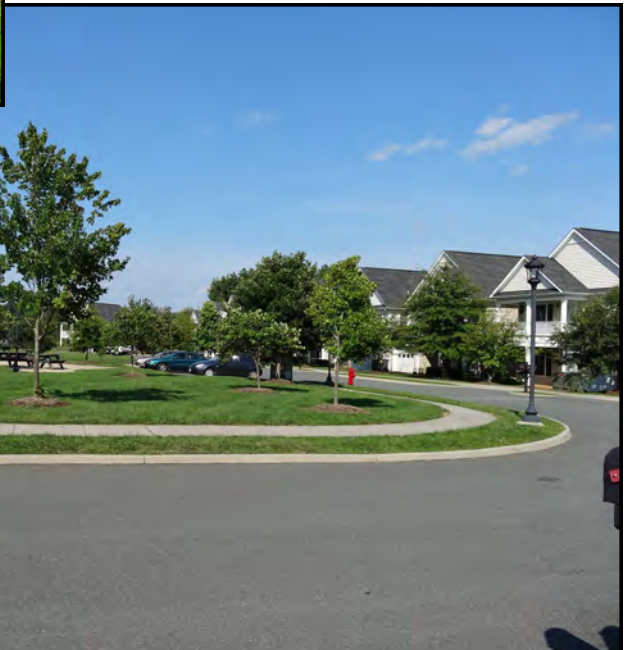
Burnett Commons

Date Approved	September 3, 2002
Year Built	2003
Size	4.16 acres
Open Space	0.59 acres
Percent Open Space	14.18%
Number of Units	36
Density	8.65 units per acre
Density in Developed Area	10.08 units per acre
Prior Zoning	B-2, R-3

Burnet Commons is a 36 unit PUD located in the Ridge Street planning area. The development features a loop road that rings the open space in the neighborhood, as well as providing additional parking beyond what is found in front of the 36 single-family detached residences.

It should be noted that while there are two other PUDs that have the Burnet Commons name, this development was submitted in 2002 as a stand-alone project. This contrasts with the Johnson Village PUD, which addressed Cherry Hill, Village Place, and Johnson Village Phase 3 in one document. Phases 2 and 3 of Burnet Commons were approved much later than this PUD.





Burnet Commons 2

Date Approved	December 19, 2011
Year Built	Under Construction
Size	5.44 acres
Open Space	3.47 acres
Percent Open Space	63.82%
Number of Units	50
Density	9.2 units per acre
Density in Developed Area	25.42 units per acre
Prior Zoning	R-1S, R-2

Burnet Commons Phase 2, also known as “The Woods” is a 50 unit PUD in the Ridge street planning area that features a mixture of residence types. The concept plan shows townhouse, two-family and single family units centered on a common green. The project is adjacent to the existing Burnet Commons PUD, and is currently under construction.





Burnet Commons 3

Date Approved	April 15, 2013
Year Built	Not Applicable
Size	3.09 acres
Open Space	0.66 acres
Percent Open Space	21.36%
Number of Units	50
Density	16.18 units per acre
Density in Developed Area	20.58 units per acre
Prior Zoning	R-3

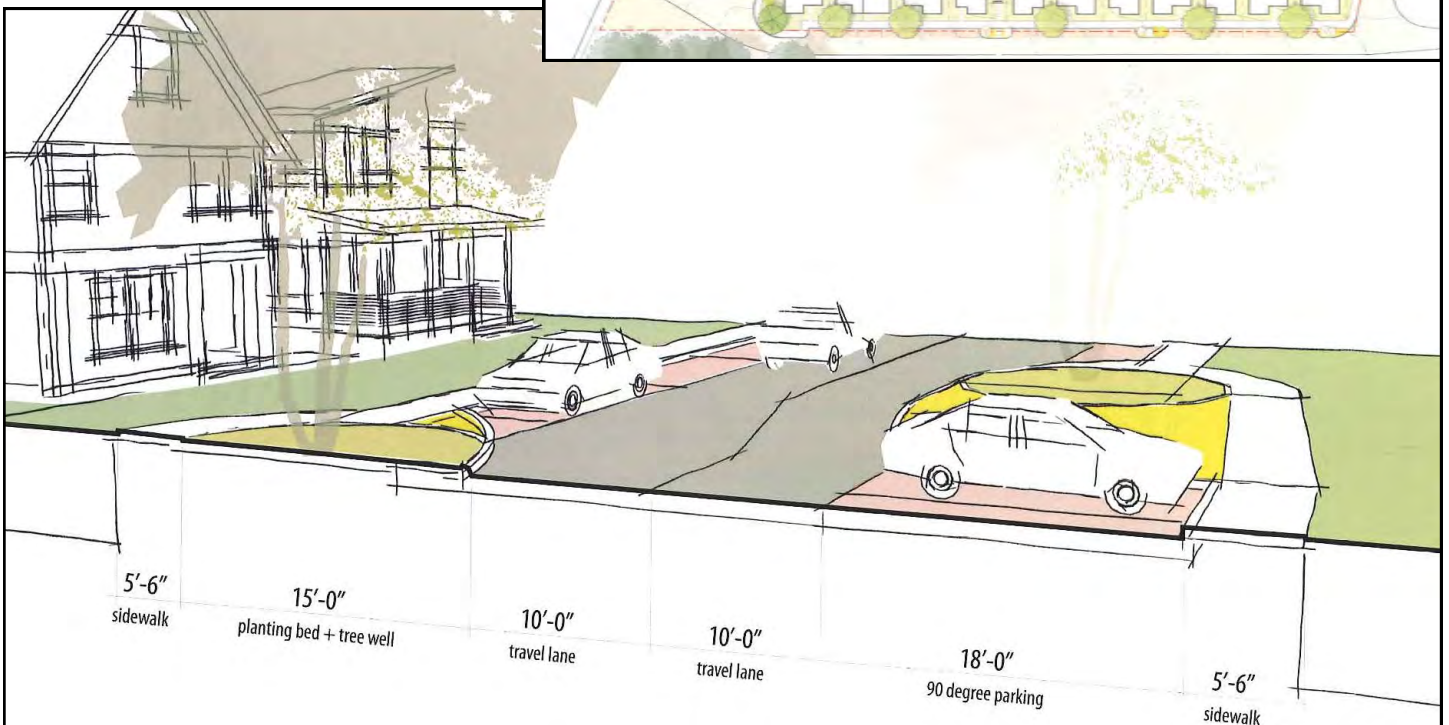
Burnet Commons Phase 3 is an approved PUD in the Ridge Street planning area across Elliott Avenue from Burnet Commons and “The Woods”. The land was previously owned by the City of Charlottesville, and was sold to developers in exchange for a guarantee that the resulting residential development would contain a certain percentage of affordable housing.

The plan for Burnet Commons 3 shows 50 units made up of single-family detached, two-family and townhouse residences, along with an elementary school facility. The site plan for this PUD is currently in review.





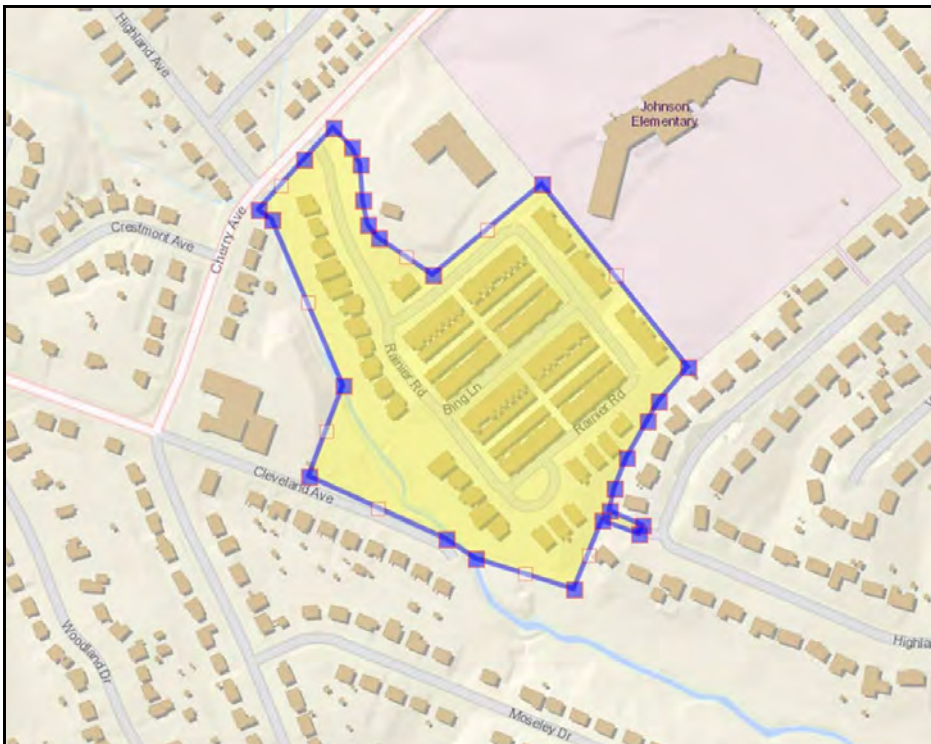
ELLIOTT AVENUE PUD



Cherry Hill

Date Approved	April 5, 2004
Year Built	2007
Size	12.02 acres
Open Space	4.29 acres
Percent Open Space	35.69%
Number of Units	117
Density	9.72 units per acre
Density in Developed Area	15.14 units per acre
Prior Zoning	R-1S

The Cherry Hill development is a 117 unit development that is a mixture of townhouses and single-family development. The development was part of the larger Johnson Village Planned Unit Development. The townhouse portion of the development has access via the roads in the development, as well as rear access via an alley that serves as the location of trash pickup, as well as garage parking. The Cherry Hill portion of the



Johnson Village PUD had a controversial issue regarding the vehicular access. The PUD was approved with one way in and out of the development, along with emergency access via the existing Johnson Village neighborhood. During construction, the neighborhood near the exit to the development objected to the lone point of vehicular access.



Chisholm Place

Date Approved	May 16, 1990
Year Built	1996
Size	3.21 acres
Open Space	0.48 acres
Percent Open Space	14.95%
Number of Units	19
Density	5.92 units per acre
Density in Developed Area	6.96 units per acre
Prior Zoning	R-2

Chisholm Place is a 19 unit PUD in the Woolen Mills planning area. Not all units have been completed in the development. The units are single-family detached residences.



Chisholm Place is adjacent to

Meade Park, and has a pedestrian connection from the development to the park. The road within Chisholm Place is privately maintained.

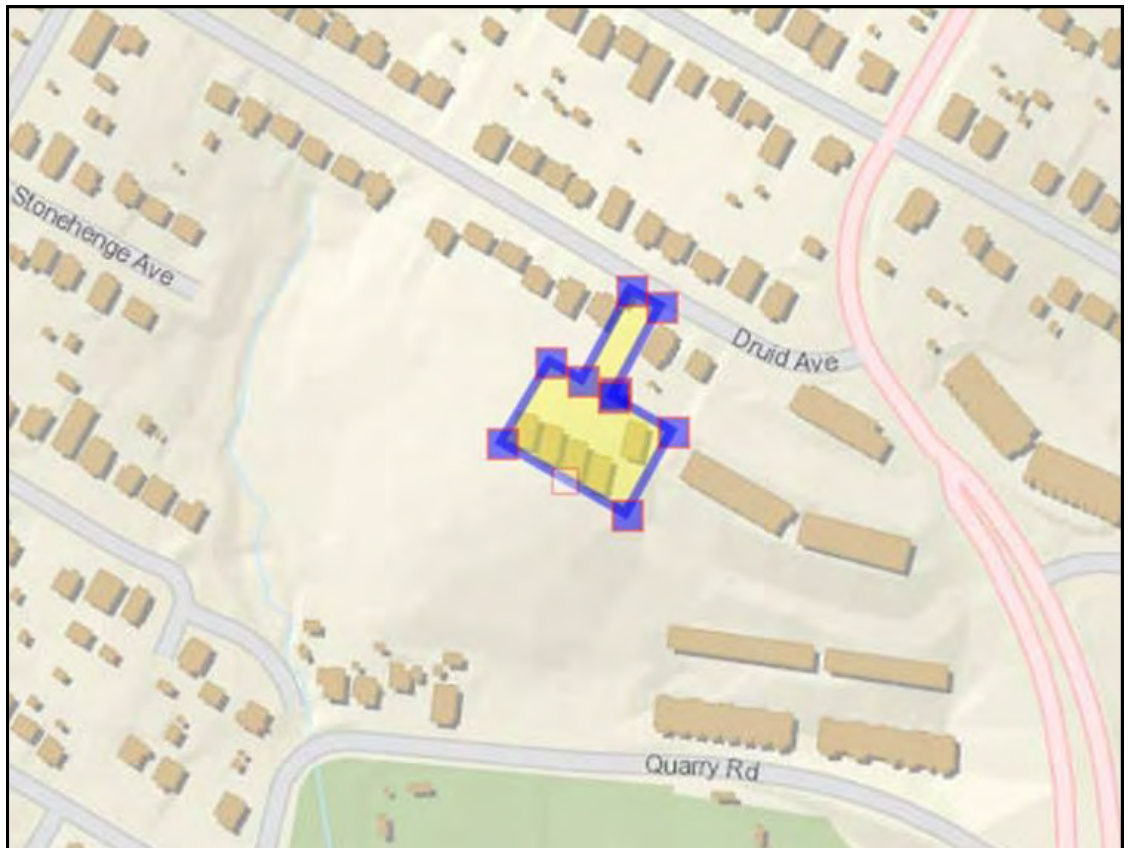


Druid Avenue Residences

Date Approved	May 16, 2005
Year Built	2007
Size	0.72 acres
Open Space	0.34 acres
Percent Open Space	47.22%
Number of Units	5
Density	6.94 units per acre
Density in Developed Area	13.16 units per acre
Prior Zoning	R-1S

The Druid Avenue Residences are a 5 unit PUD located on Druid Avenue in the Belmont neighborhood. The development is 5 single-family residences, although the original PUD approval was for 10 units total.

The residential units are set back from Druid Avenue, and accessed via a private driveway that leads to a parking area.



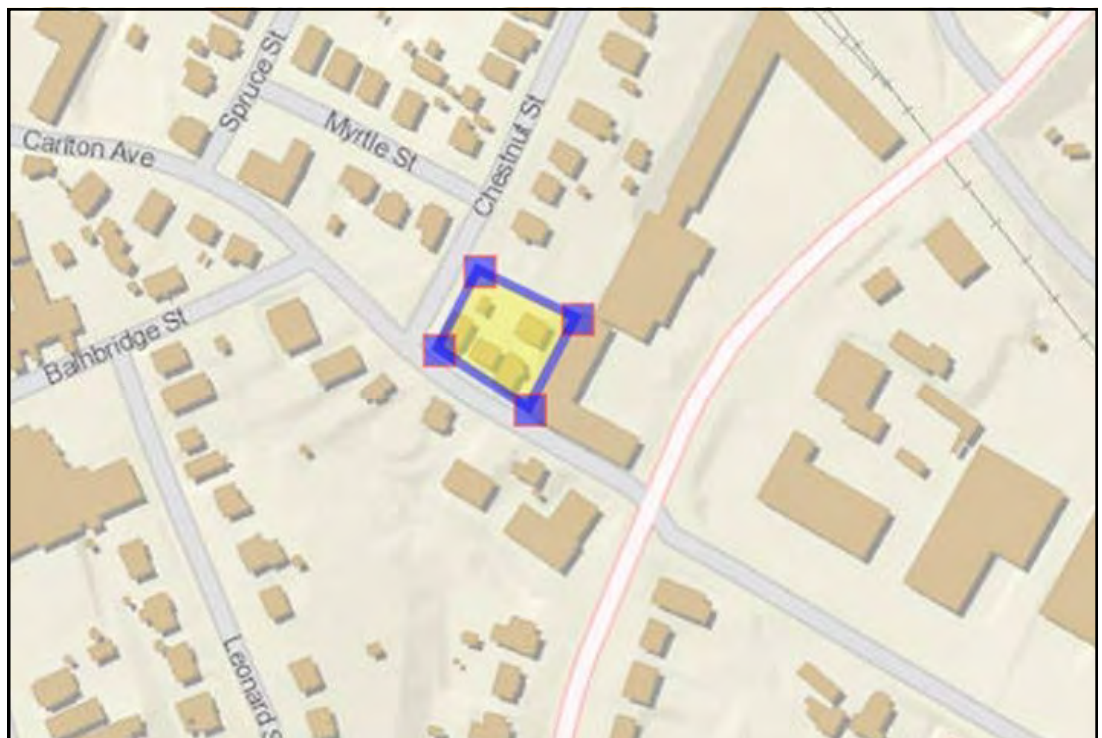


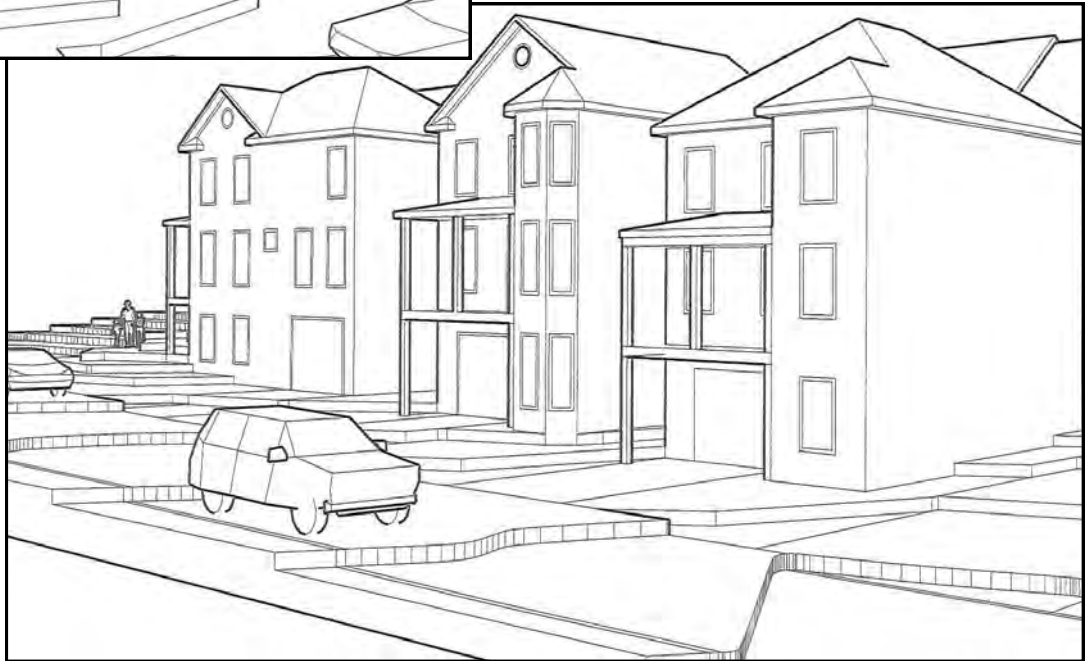
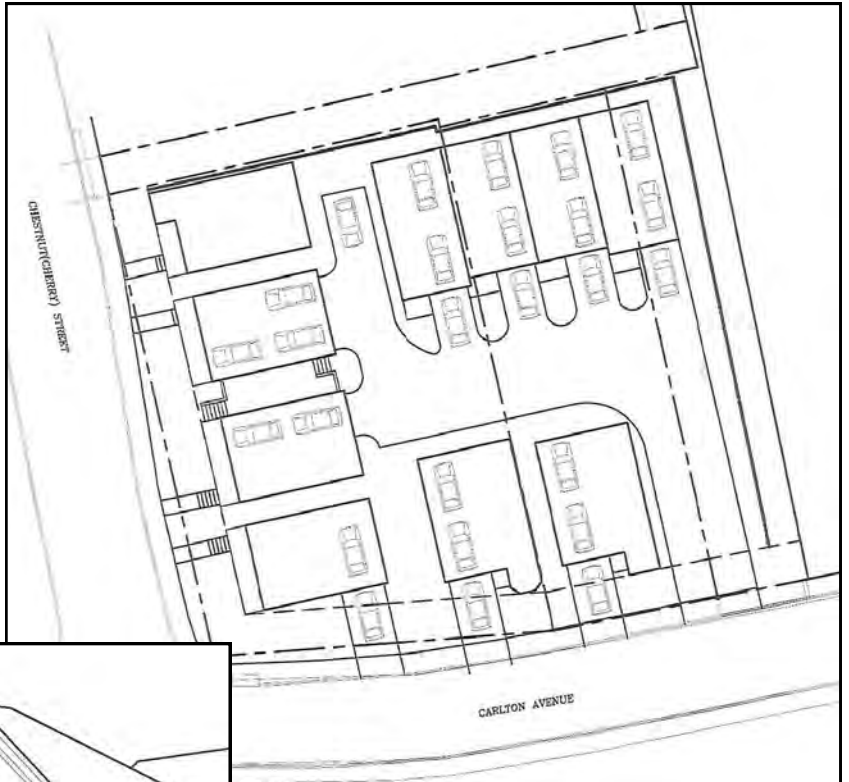
Eddins Cottages

Date Approved	March 20, 2006
Year Built	Not Applicable
Size	1.01 acres
Open Space	0.26 acres
Percent Open Space	25.74%
Number of Units	10
Density	9.9 units per acre
Density in Developed Area	13.33 units per acre
Prior Zoning	R-2, M-1

Eddins Cottages is a 10 unit PUD in the Belmont planning area. The development would consist of 6 single-family residences, and 4 townhouse units. The project has not been constructed.

A major concern that was addressed in the review of this PUD was the provision of open space, and how applicants were meeting their open space requirements. The first version of this PUD indicated the open space in the side yards between the houses on the property, as well as the parking surface. A subsequent submission provided additional landscaping and did not count the parking area, and has approved by Council.





Grove Street

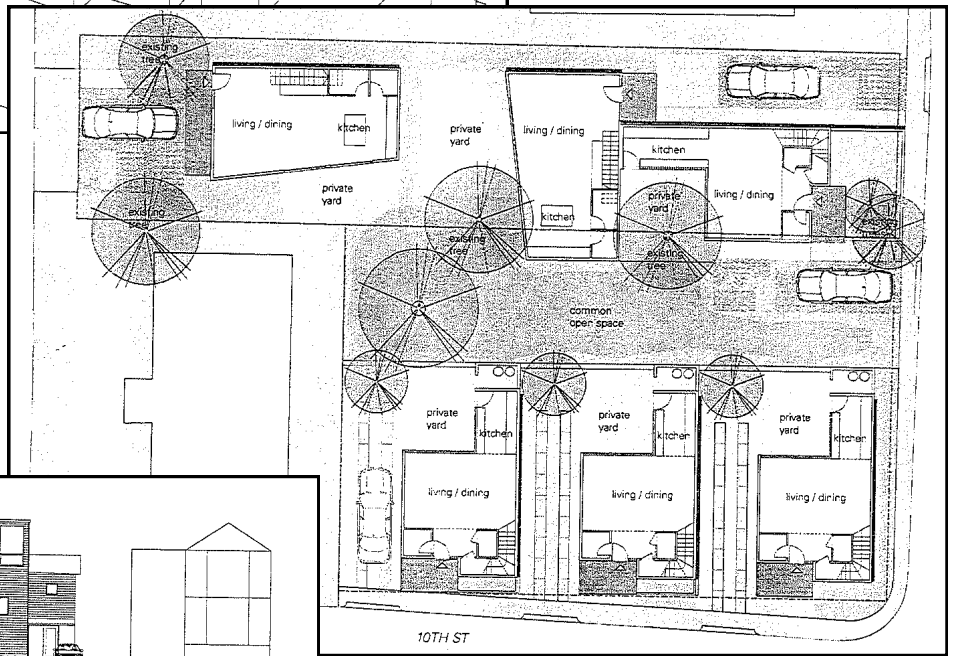
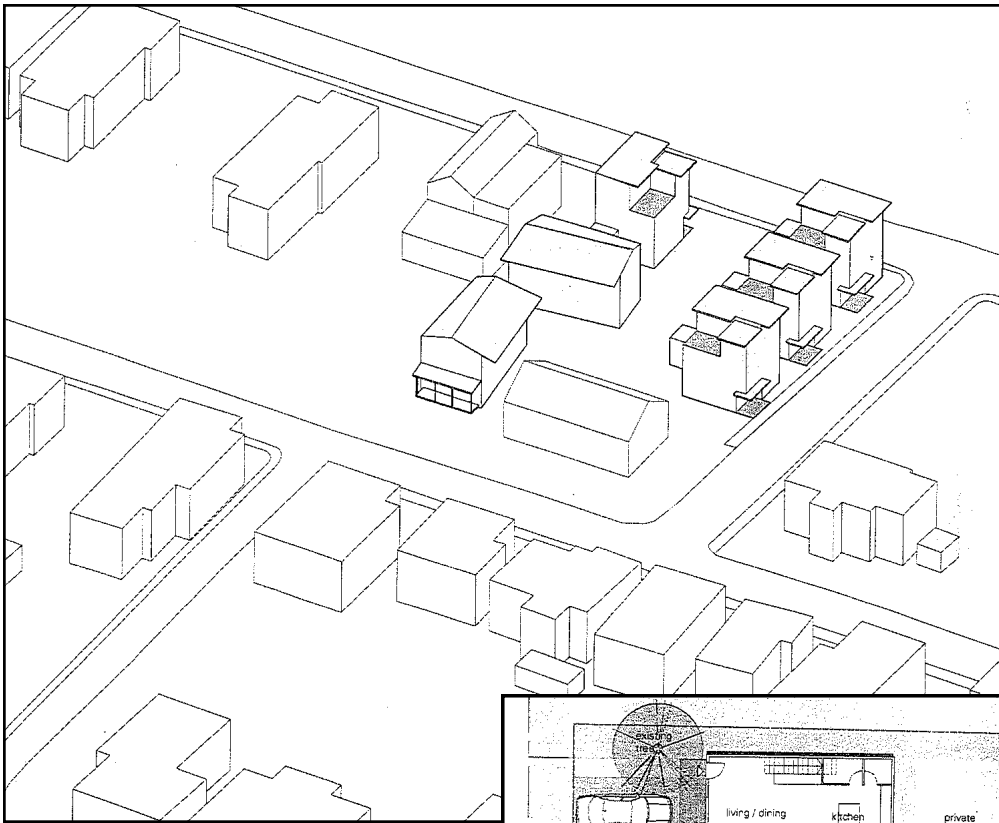
Date Approved	August 21, 2008
Year Built	Not Applicable
Size	0.32 acres
Open Space	0.05 acres
Percent Open Space	15.63%
Number of Units	6
Density	18.75 units per acre
Density in Developed Area	22.22 units per acre
Prior Zoning	R-1S

The Grove Street PUD is a six unit PUD in the Fifeville planning area that fronts on both King Street and Grove Street. Grove Street PUD is the smallest PUD in the City landwise, and the second smallest in terms of the number of approved units. No site plan has been submitted for this development.

The discussion of this project included an involved consideration of the nature of open space in PUDs with a limited amount of land.

This PUD was one of several projects on small parcels of land that lead to the discussion about the appropriate size of PUD parcels, which ultimately resulted in the City instituting a 2 acre minimum size for PUDs, and creating the Infill Special Use Permit to permit developments like the Grove Street PUD to continue to come forward.

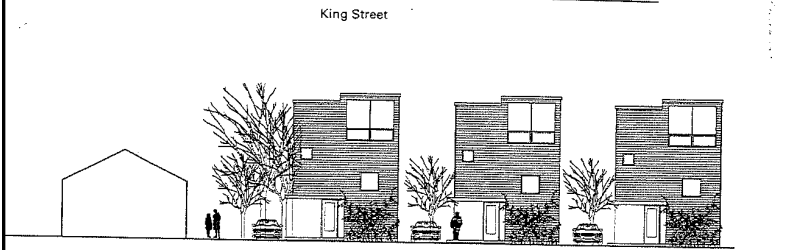




Grove Street



King Street

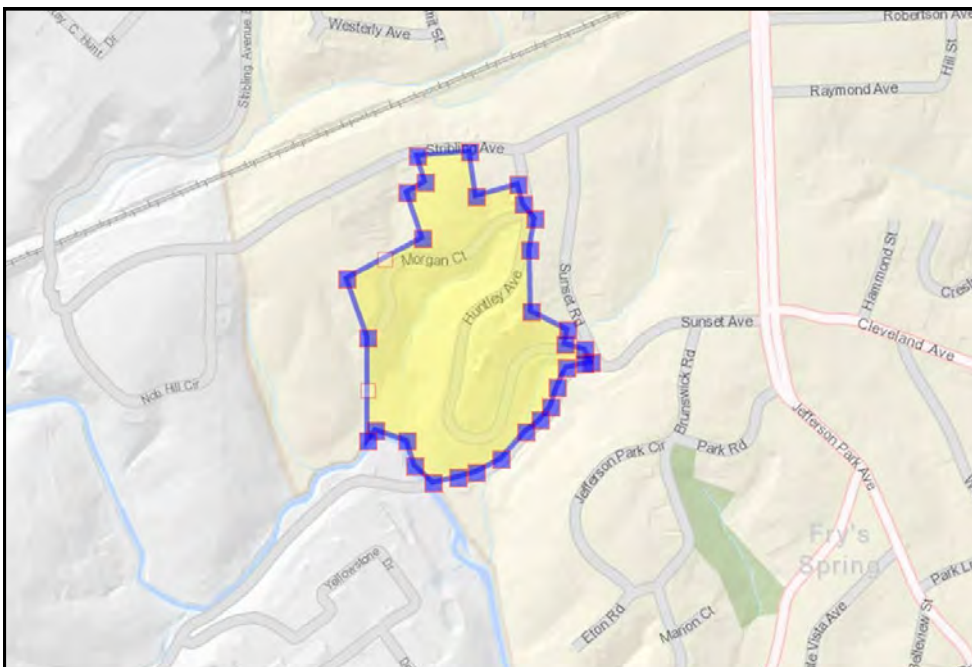


10 th Street

Huntley

Date Approved	December 16, 2002
Year Built	2006
Size	20.35 acres
Open Space	6.91 acres
Percent Open Space	33.96%
Number of Units	110
Density	5.41 units per acre
Density in Developed Area	8.18 units per acre
Prior Zoning	R-1S

The Huntley PUD is a three phase development located in the Fry's Spring neighborhood. The first and second phase are single-family residential development along Morgan Court and Huntley Avenue. The third phase, which has not been constructed, incorporates the historically designated Huntley Hall on Stribling Avenue.



The Huntley PUD was a source of much controversy related to changes in the landscape plan made after the project started. Several trees that were shown as being preserved in the original plan were removed, and the developer had to revisit the Planning Commission for an amendment to the landscape portion of the site plan as a result.



John Street

Date Approved	May 16, 2005
Year Built	2007
Size	0.44 acres
Open Space	0.11 acres
Percent Open Space	25%
Number of Units	6
Density	13.64 units per acre
Density in Developed Area	18.18 units per acre
Prior Zoning	R-2U

John Street PUD is a 6 units PUD in the Venable planning area. The property was previously owned by the City of Charlottesville, before being transferred to the Piedmont Housing Alliance for construction of two three-family residences. The open space requirement is met by the grassy areas to the east and west of the development.

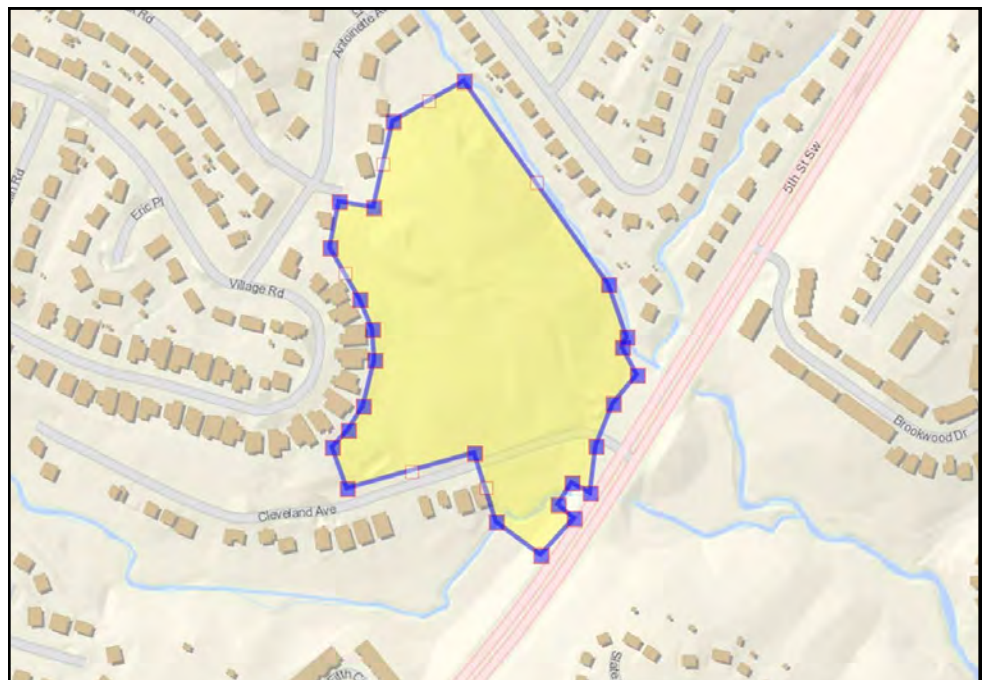




Johnson Village Phase 3

Date Approved	April 5, 2004
Year Built	Not Applicable
Size	12.69 acres
Open Space	5.14 acres
Percent Open Space	40.5%
Number of Units	189
Density	14.89 units per acre
Density in Developed Area	25.03 units per acre
Prior Zoning	McIntire-5th Residential

The Johnson Village PUD consisted of three phases. The third phase is 12.7 acres accessed via 5th Street Extended, at the intersection with Cleveland Avenue. The third phase was planned to be developed with either townhouses, or a mix of townhouses and apartments. The owner has an approved site plan for a town house development for half of the site closest to 5th Street.



The original PUD approval also mentioned the possibility of mixed use within this phase of the PUD. The small portion of land across Cleveland from the bulk of the land was shown as possibly being a location for a small commercial establishment.

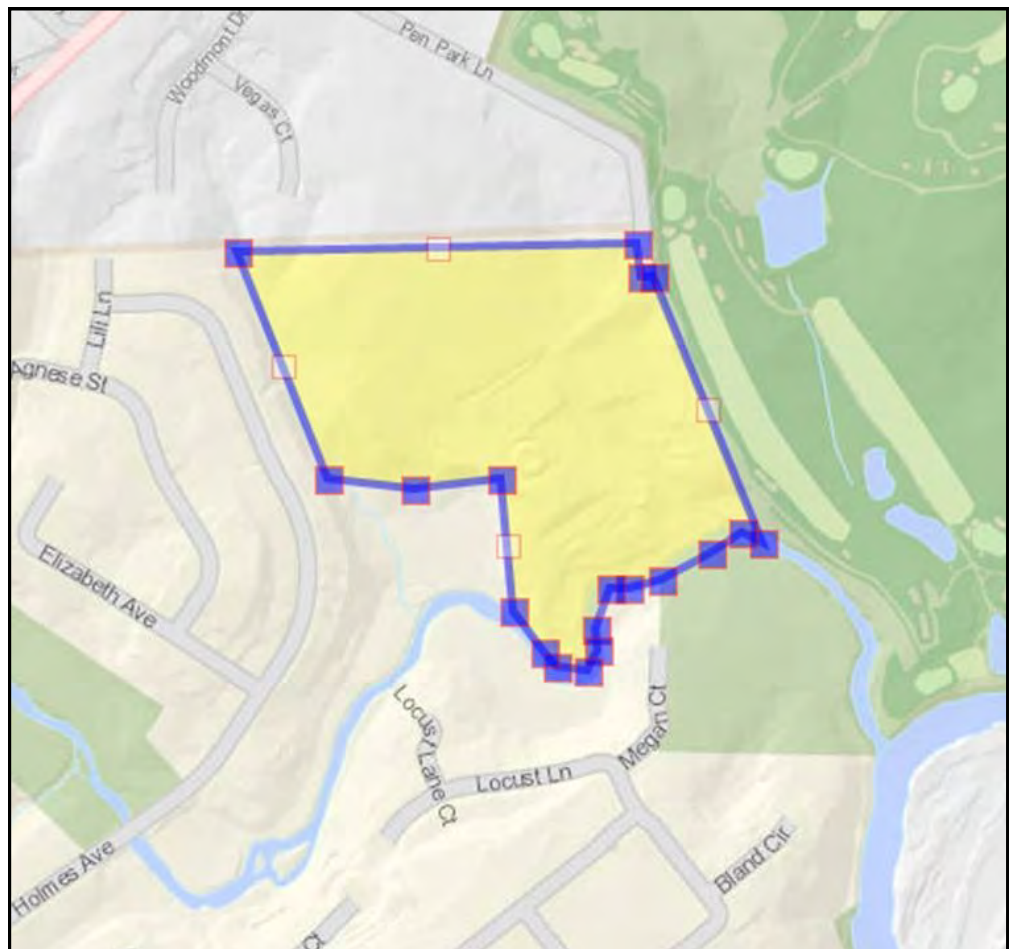


Lochlyn Hill

Date Approved	September 4, 2012
Year Built	Not Applicable
Size	25.48 acres
Open Space	7.03 acres
Percent Open Space	27.59%
Number of Units	148
Density	5.81 units per acre
Density in Developed Area	8.02 units per acre
Prior Zoning	R-2

Lochlyn Hill is the second largest PUD sizewise in the City at 25.5 acres. It is located in the Locust Grove planning area, and is on the City's northern boundary. The development includes a portion of land in the County of Albemarle, although the City piece is larger than the county portion.

The project consists of single-family detached, multi-family, townhouse and cottage units, along with a central open space and clubhouse.

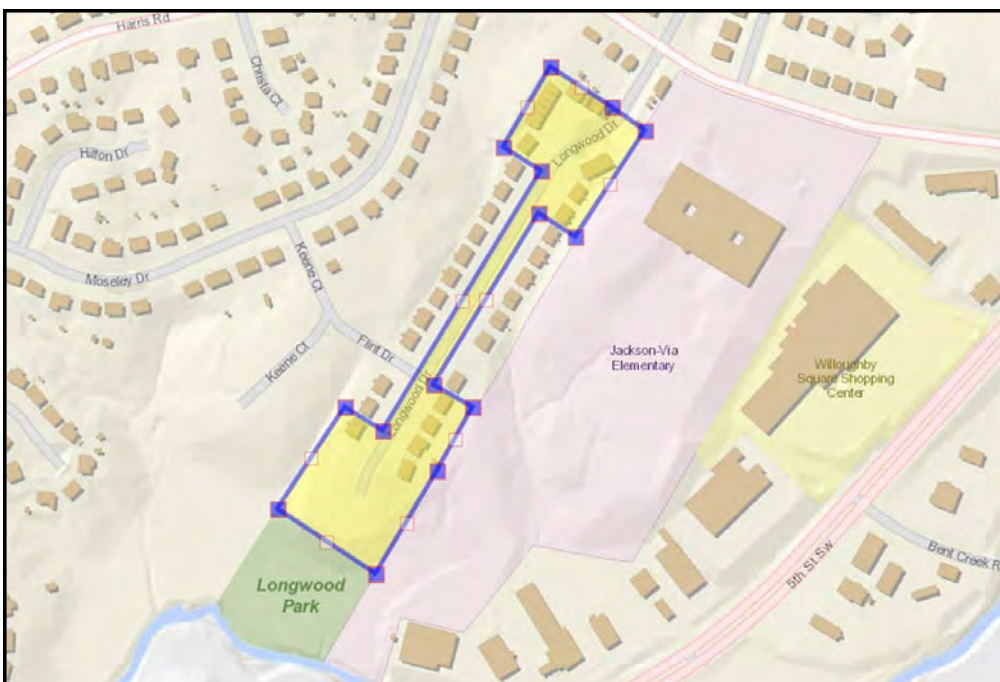




Longwood

Date Approved	July 20, 2009
Year Built	2012
Size	4.01 acres
Open Space	0.74 acres
Percent Open Space	18.45%
Number of Units	60
Density	14.96 units per acre
Density in Developed Area	18.35 units per acre
Prior Zoning	R-2

The Longwood PUD is a 60 unit development near 5th Street Extended. The development is unique in that the PUD included many existing units on Longwood Drive. Some of the units were rehabilitated, while others were removed and replaced by townhouse units. The northern portion of the PUD has been constructed, while the southern portion with the new loop cul-de-sac has not been constructed.





Madison Place

Date Approved	February 19, 2002
Year Built	2002
Size	2.19 acres
Open Space	0.51 acres
Percent Open Space	23.29%
Number of Units	21
Density	9.59 units per acre
Density in Developed Area	12.5 units per acre
Prior Zoning	R-2, B-1

Madison Place is a 21 unit PUD located in the Rose Hill planning area. The residences in the development are single-family detached units. Not all of the units approved on the site have been constructed. The PUD was approved in two phases.

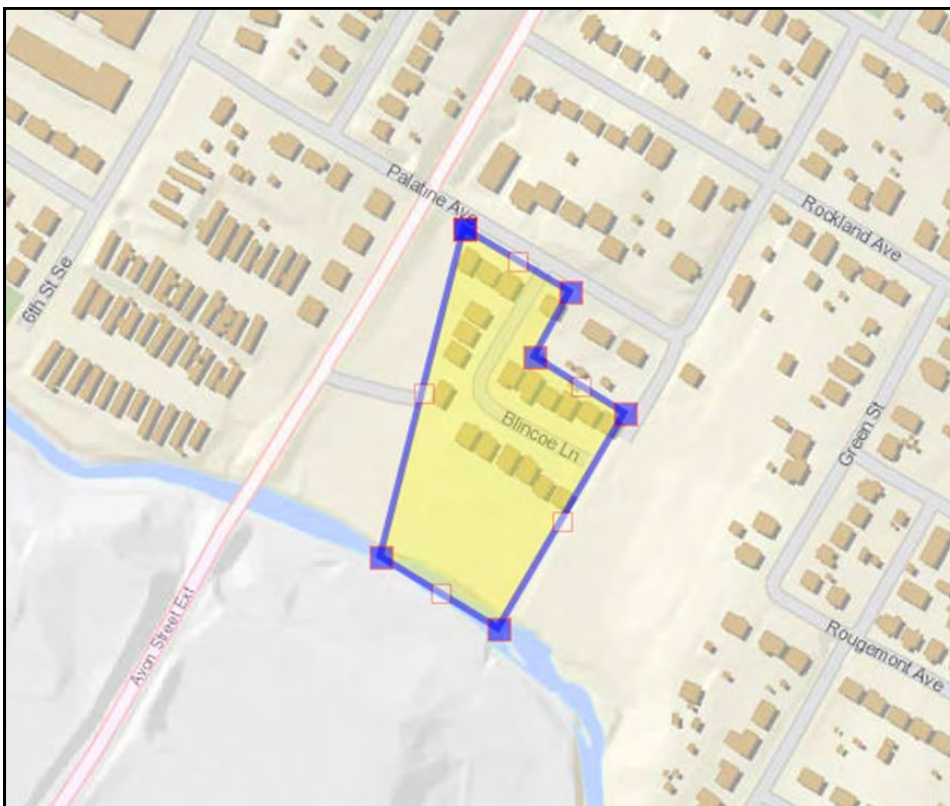




Moore's Creek

Date Approved	January 3, 2005
Year Built	2007
Size	3.43 acres
Open Space	1.4 acres
Percent Open Space	40.82%
Number of Units	21
Density	6.12 units per acre
Density in Developed Area	10.34 units per acre
Prior Zoning	R-1S

The Moore's Creek PUD is located in the Belmont planning area, and is a 21 unit single-family detached residential development. The development has one point of access on Palatine Avenue, but is close to the intersection of Palatine and Avon Street. The development is adjacent to Moore's Creek to the south, and the open space is the area between the houses and the southern property line.





Oak Lawn Cottages

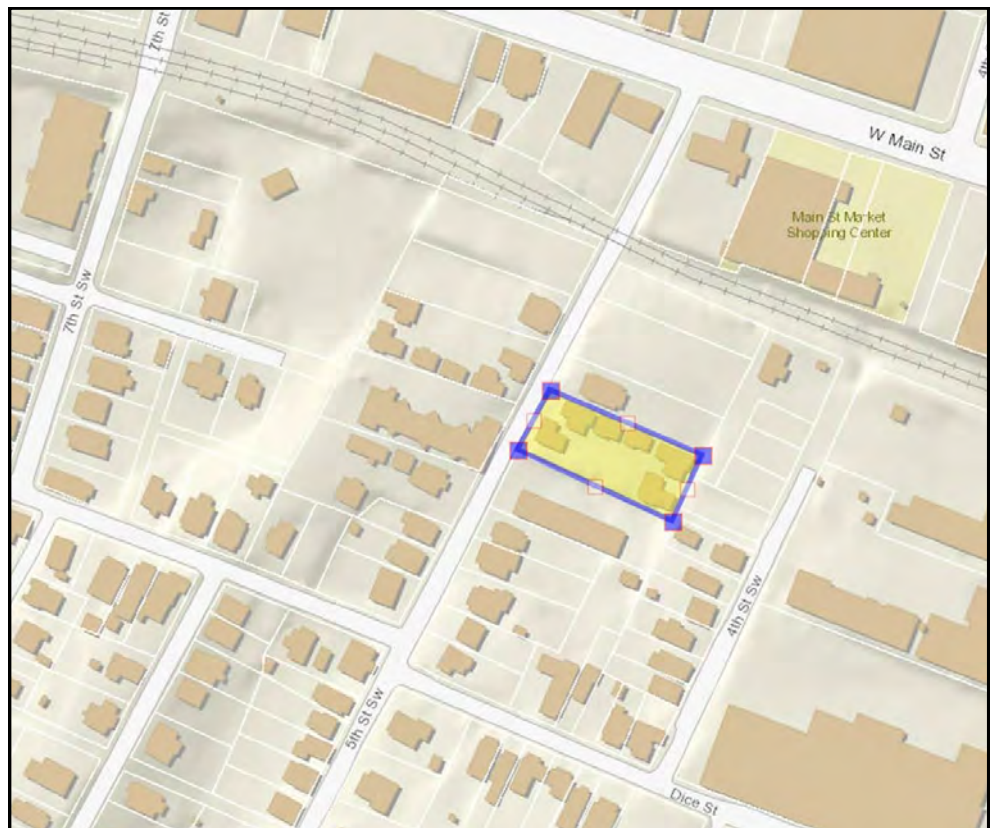
Date Approved	March 15, 2004
Year Built	2005
Size	0.39 acres
Open Space	0.12 acres
Percent Open Space	30.77%
Number of Units	6
Density	15.38 units per acre
Density in Developed Area	22.22 units per acre
Prior Zoning	R-1S

The Oak Lawn Cottages are a six unit PUD in the Fifeville planning area, just to the south of Main Street. There are six single-family detached residences in the development located around a common parking area.

The PUD mirrors a similar six unit development across the street that was developed under the Cherry Avenue Corridor zoning.

The units within the development have fairly small footprints, although each cottage has multiple floors. The developer intended to have the units serve as a slightly more affordable single-family detached unit. The units, however, are assessed at \$250,000 or more as of 2012.

The Fifth Street Cottages are the second smallest PUD in land area, and one of six PUDs that have less than 10 units.





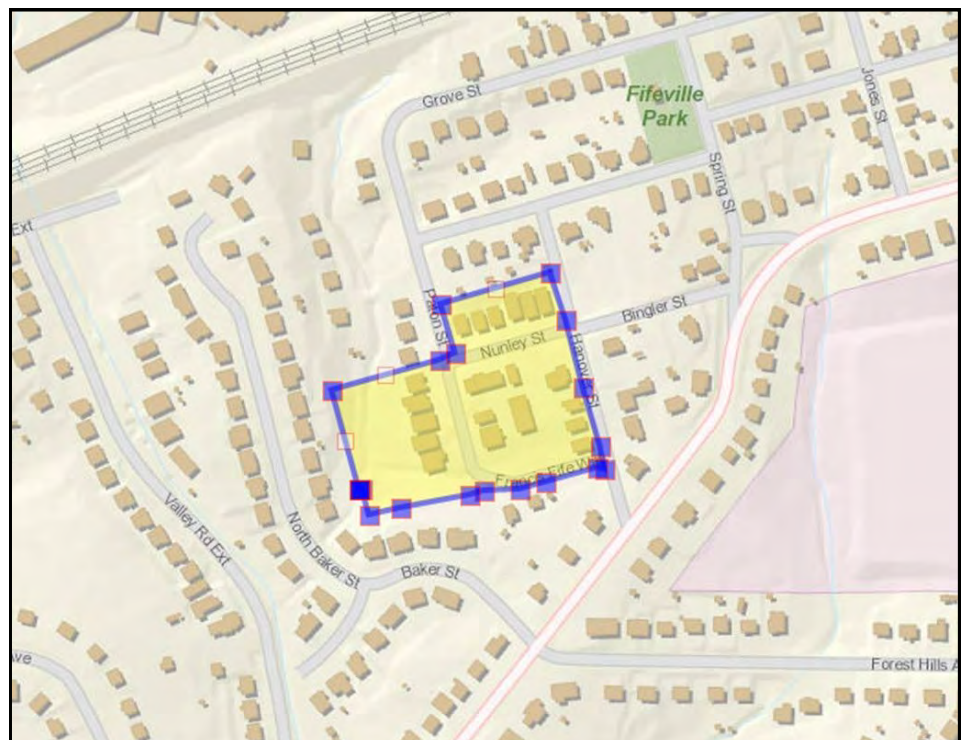
Paton Street

Date Approved	March 21, 2005 (Phase 1) November 11, 2006 (Phase 2)
Year Built	2006
Size	3.34 acres
Open Space	0.95 acres
Percent Open Space	28.44%
Number of Units	35
Density	10.48 units per acre
Density in Developed Area	14.64 units per acre
Prior Zoning	R-1S, R-2

The Paton Street PUD is a 35 unit development in the Fifeville planning area. The development includes single-family detached residences, single-family attached units, residential cottages and a small apartment building. The development also included construction of several new streets.

The original PUD was approved in two phases. The original first phase was 6 single-family detached unit along Nunley Street, and 10 single-family detached units along an extension of Paton Street.

The second phase included the remaining 19 units on the interior of the property bounded by the four streets in the development.



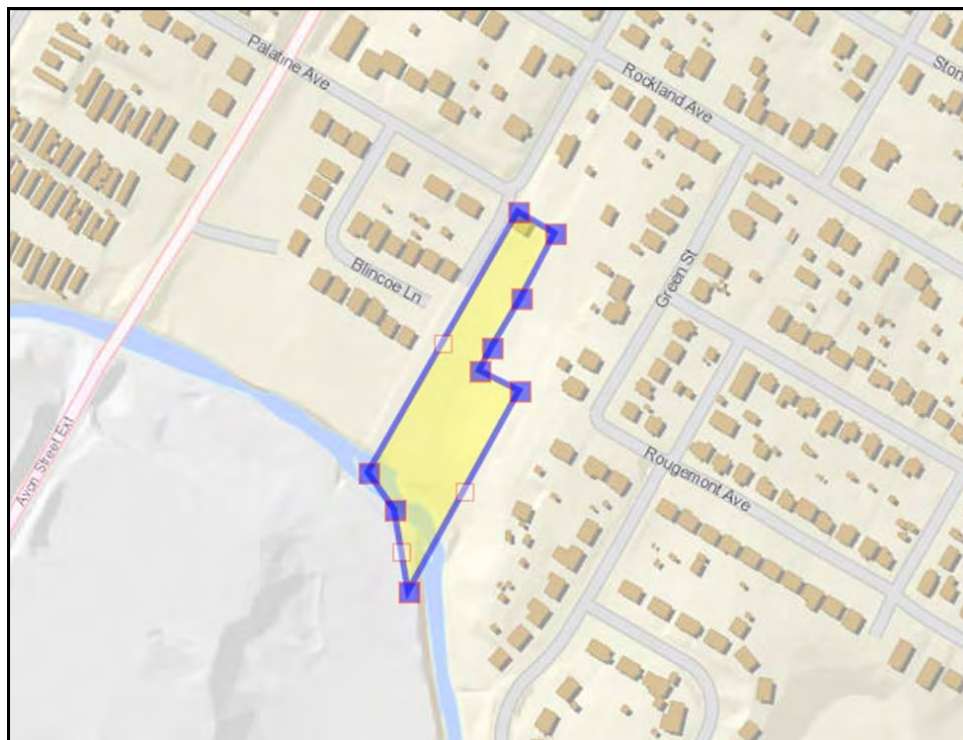


Rialto Beach

Date Approved	October 15, 2007
Year Built	Not Applicable
Size	2.34 acres
Open Space	0.50 acres
Percent Open Space	21.37%
Number of Units	19
Density	8.12 units per acre
Density in Developed Area	10.33 units per acre
Prior Zoning	R-1S

The Rialto Beach PUD is in the Belmont planning area, and is currently unbuilt. The approved plan is for 19 units, primarily single-family detached residences. The property is located at the end of Palatine Avenue, and would be accessed via an extension of Rialto Street in the existing public right-of-way.

One of the major discussion points in the consideration of the Rialto Beach PUD was the availability of utility capacity in the area for continued growth. The southern portion of the property is crossed by the Moore's Creek interceptor, which carries a large amount of the City's sanitary sewage, and was in the process of being replaced with a larger pipe in 2007.



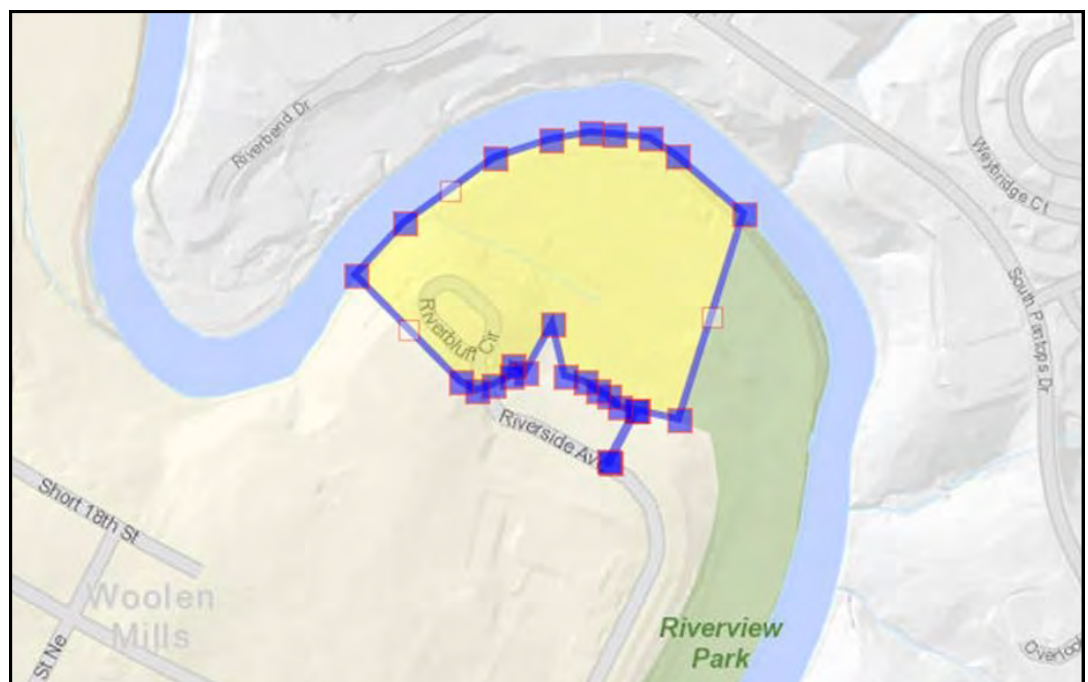


River Bluff

Date Approved	April 5, 2004
Year Built	2005
Size	19.66 acres
Open Space	18.67 acres
Percent Open Space	94.94%
Number of Units	22
Density	1.12 units per acre
Density in Developed Area	22.11 units per acre
Prior Zoning	R-1S

The River Bluff PUD is at the end of Riverside Avenue, and is comprised of 22 single-family detached units. Not all of the units have been constructed. The PUD includes the largest percentage of open space of any PUD in the City. Much of the open space is steep slopes and floodplain area, and is the location of a popular stretch of the City's Rivanna Trail.

The development was frequently mentioned during the initial consideration and passage of the City's critical slope ordinance. While the project ultimately preserved the large majority of on site critical slopes, several heavy rainstorms during construction caused two highly visible erosion and sediment control failures that impacted the Rivanna Trail and River.



RIVERBLUFF CIRCLE



River's Edge

Date Approved	April 5, 2004
Year Built	2007
Size	1.71 acres
Open Space	0.49 acres
Percent Open Space	28.65%
Number of Units	10
Density	5.85 units per acre
Density in Developed Area	8.2 units per acre
Prior Zoning	R-1S

River's Edge PUD is a 10 unit PUD in the Woolen Mills planning area that was approved at the same meeting the River Bluff PUD. The units are single-family detached units. The PUD plan included a land swap agreement with the City, whereby the City received a portion of land at the north end of the development to be added to Riverview Park, and deeded a portion of Riverview Park at the south end of the development to the developer.

The development included two lots that were designated for use by Habitat for Humanity as affordable housing. These units have been constructed, but not all 8 market rate units have been built on the site.

The development has a small grass clearing that serves as the open space for the project, as well as a buffer between the rear of the units and the park.

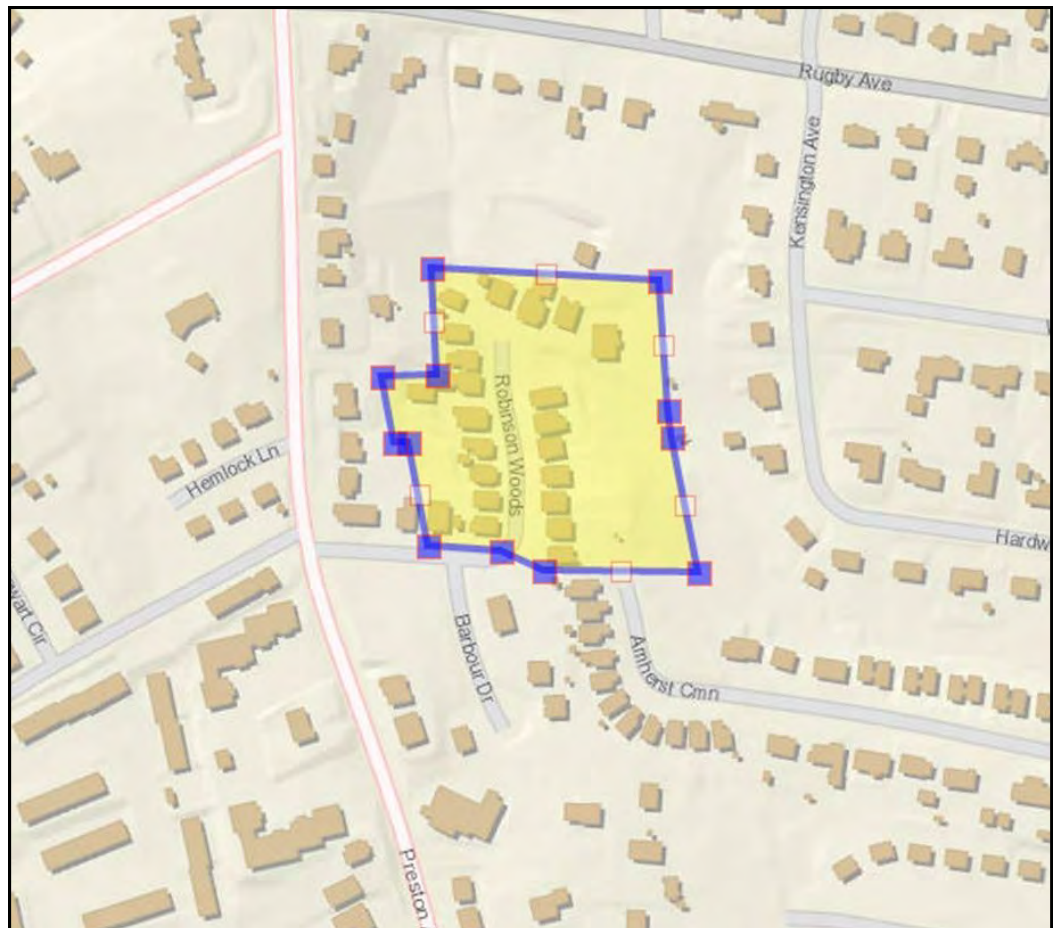


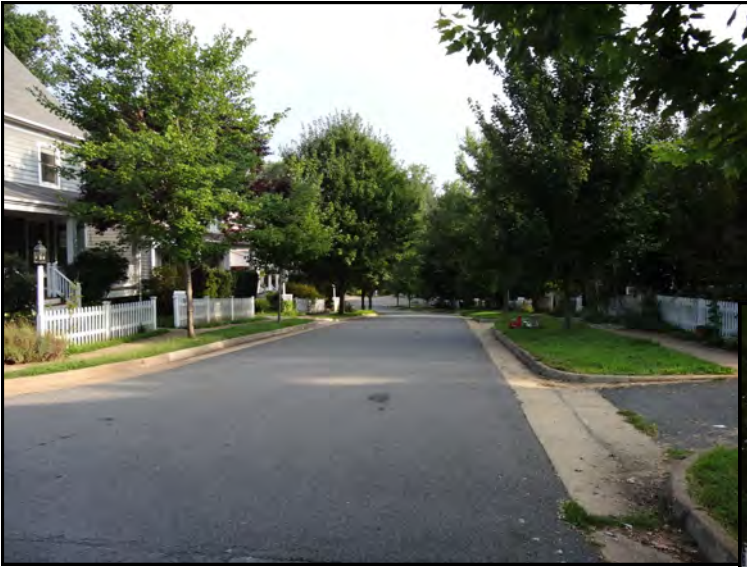


Robinson Woods

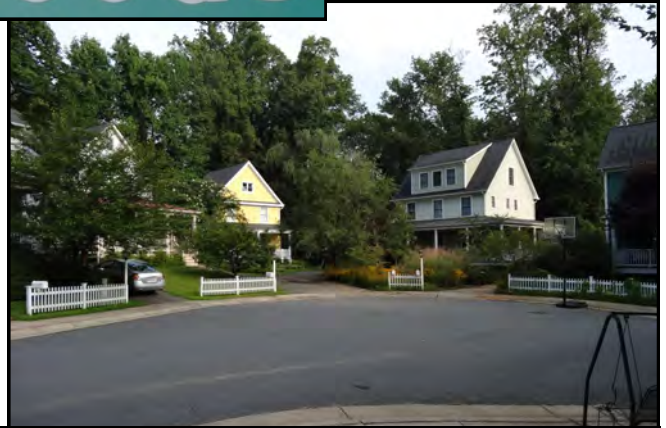
Date Approved	October 18, 1997
Year Built	2000
Size	4.63 acres
Open Space	0.57 acres
Percent Open Space	12.38%
Number of Units	21
Density	4.54 units per acre
Density in Developed Area	5.18 units per acre
Prior Zoning	R-1

Originally known as the Kellytown PUD, Robinson Woods is a 21 unit single-family detached residential PUD located in the Barracks/ Rugby planning area. The open space contains a trail that links the development with the Amherst Commons PUD, which was rezoned to PUD on the same day as Robinson Woods.





Robinson Woods



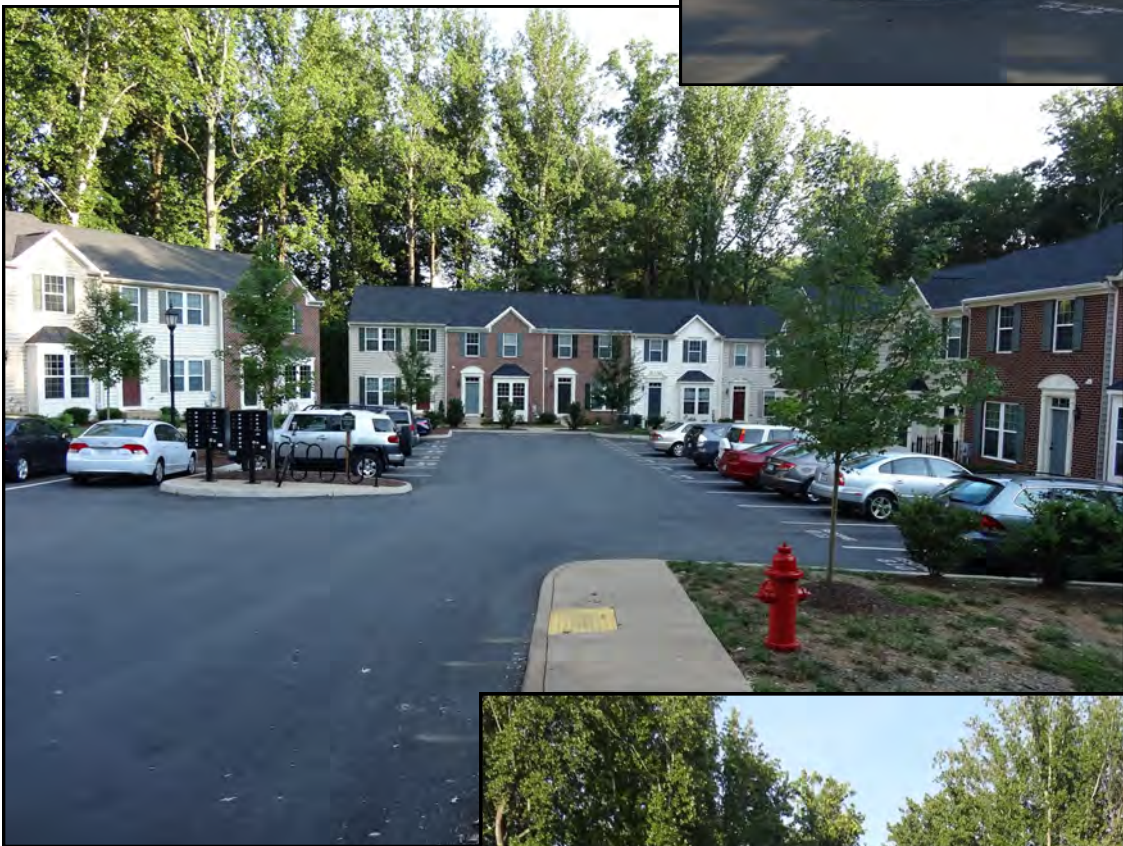
Rock Creek Village

Date Approved	August 19, 1985
Year Built	2010
Size	4.59 acres
Open Space	1.69 acres
Percent Open Space	36.82%
Number of Units	24
Density	5.23 units per acre
Density in Developed Area	8.28 units per acre
Prior Zoning	R-2

Rock Creek Village is a PUD that has 24 townhouse units, and is located within the Fifeville planning area. The original parcel of property was larger, but the owner of the development donated a portion of the property to the City, and the property was added to Tonsler Park.



Rock Creek Village is notable in that the property was rezoned in 1985, but not constructed until 2010. This caused some difficulty, because the rules regarding PUDs had changed in the meantime. Previously, PUDs were an overlay zone that relied on the underlying zoning for density calculations. When the ordinance changed, it left previously approved but unbuilt PUDs in a questionable regulatory situation.



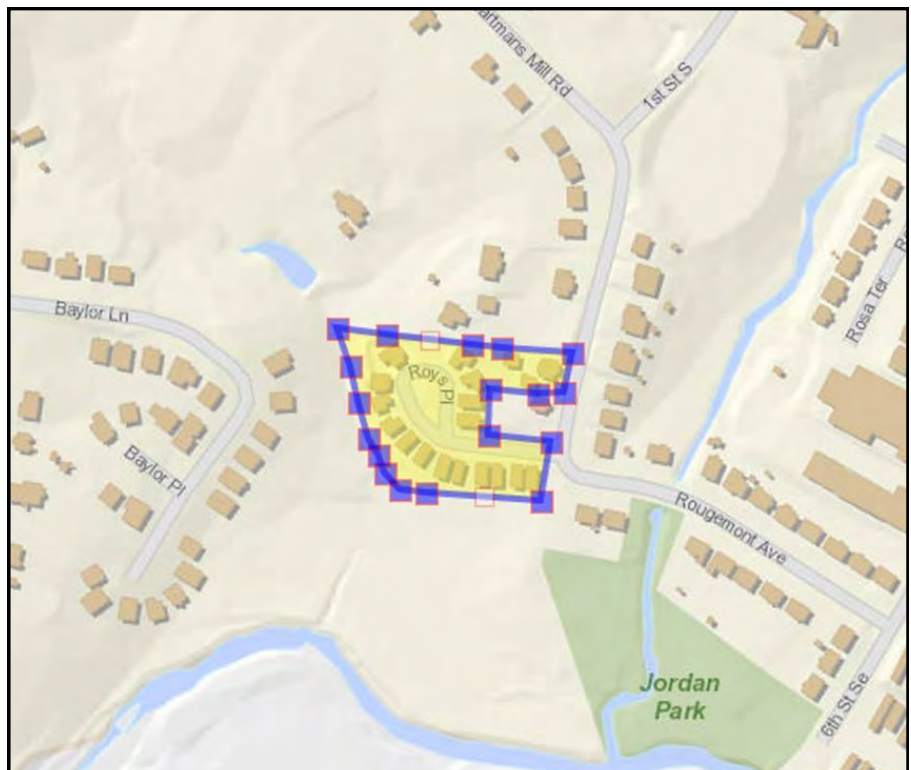
Roy's Place

Date Approved	July 21, 2003
Year Built	2006
Size	1.74 acres
Open Space	0.38 acres
Percent Open Space	21.84%
Number of Units	19
Density	10.92 units per acre
Density in Developed Area	13.97 units per acre
Prior Zoning	R-1S

The Roy's Place Planned Unit Development is a 19 unit development in the Ridge Street planning area. The units are single-family detached residences. Not all units have been constructed. The new road built as a part of the PUD has a loop road feature, and the open space is in the middle of the loop.

Roy's Place has several issues that arose during implementation. The first was the parking restrictions that were put in place after residents moved into the development. The requirement from City departments for clear vehicular access reduced the amount of available parking in the development.

Additionally, the residents of the development were not receiving City services for several year as the roads had not been accepted by the City, and lodged complaints about the situation.

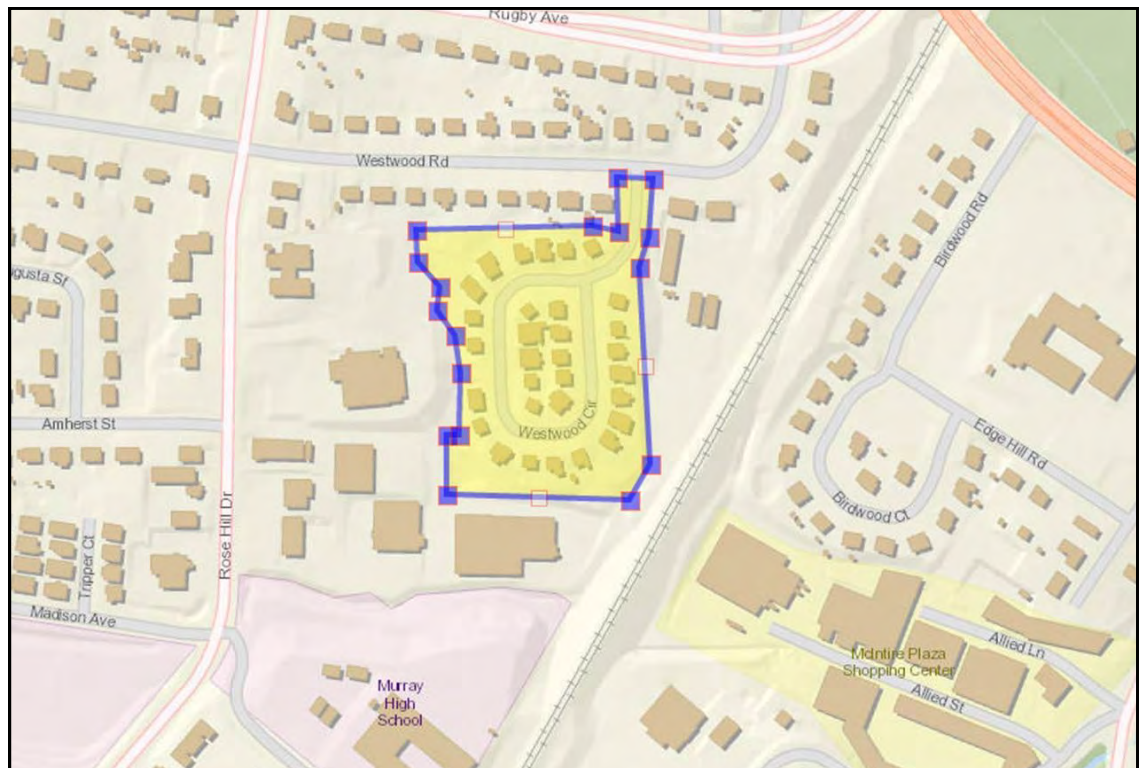


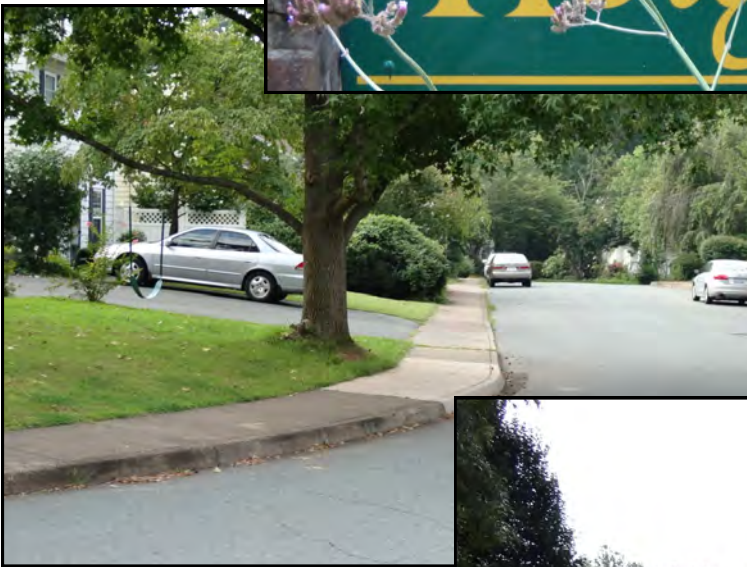


Rugby Heights

Date Approved	March 17, 1986
Year Built	1986
Size	5.14 acres
Open Space	1.75 acres
Percent Open Space	34.05%
Number of Units	31
Density	6.03 units per acre
Density in Developed Area	9.14 units per acre
Prior Zoning	R-1

The Rugby Heights PUD is one of the City's older PUDS, having been approved in 1986, with construction starting the same year. The development contains 31 single-family detached units situated around a large loop road. The road is wide enough to permit parking on both sides of the street along with two-way travel for moving vehicles. Unlike similar layouts, the middle of the loop road is dedicated to individual lots, and the open space for the development is located around the periphery of the original parcel.



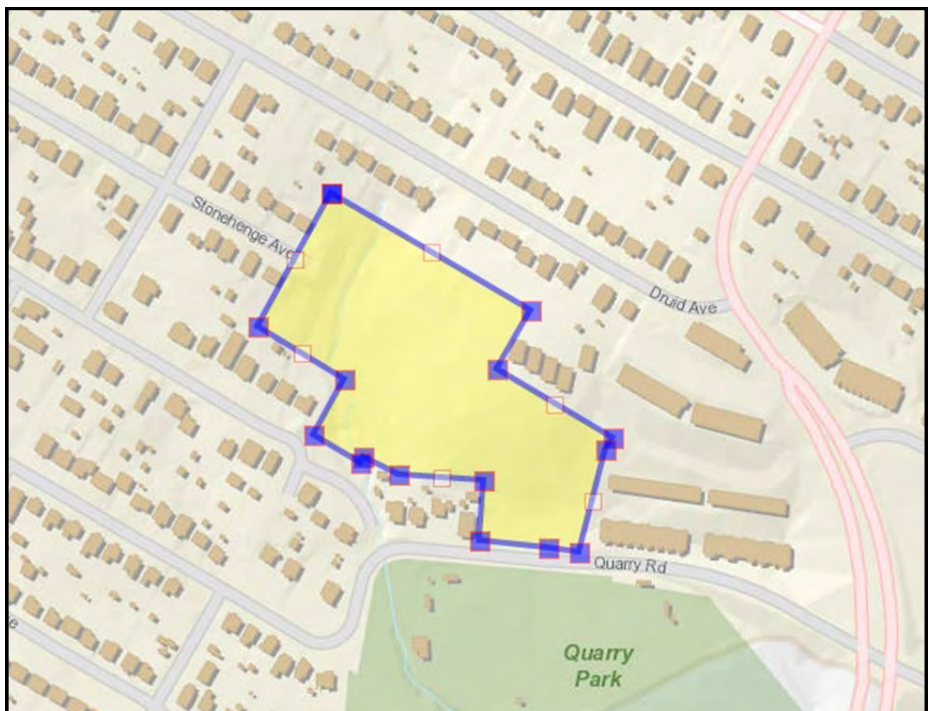


Stonehenge

Date Approved	May 20, 2013
Year Built	2013
Size	6.36 acres
Open Space	3.09 acres
Percent Open Space	48.58%
Number of Units	24
Density	3.77 units per acre
Density in Developed Area	7.34 units per acre
Prior Zoning	R-1S

Stonehenge Avenue Extended is the most recently approved PUD in the City. The project contains 24 residential units, all single-family detached units. The project has not been constructed. The Stonehenge PUD was a unique situation in that the land proposed for the PUD was already subdivided by the original Belmont plat. The applicant's proposal was a resubdivision of the land, using the PUD ordinance allowances for modified lot area and size to make what the applicant considered was a more responsible development layout. One of the chief concerns with the development was how it related to the established neighborhood around it.

The controversy around the Stonehenge PUD led to the current effort to look at the PUD ordinance, and evaluate whether the ordinance was serving the greater needs of the community.





STONEHENGE AVENUE EXTENDED

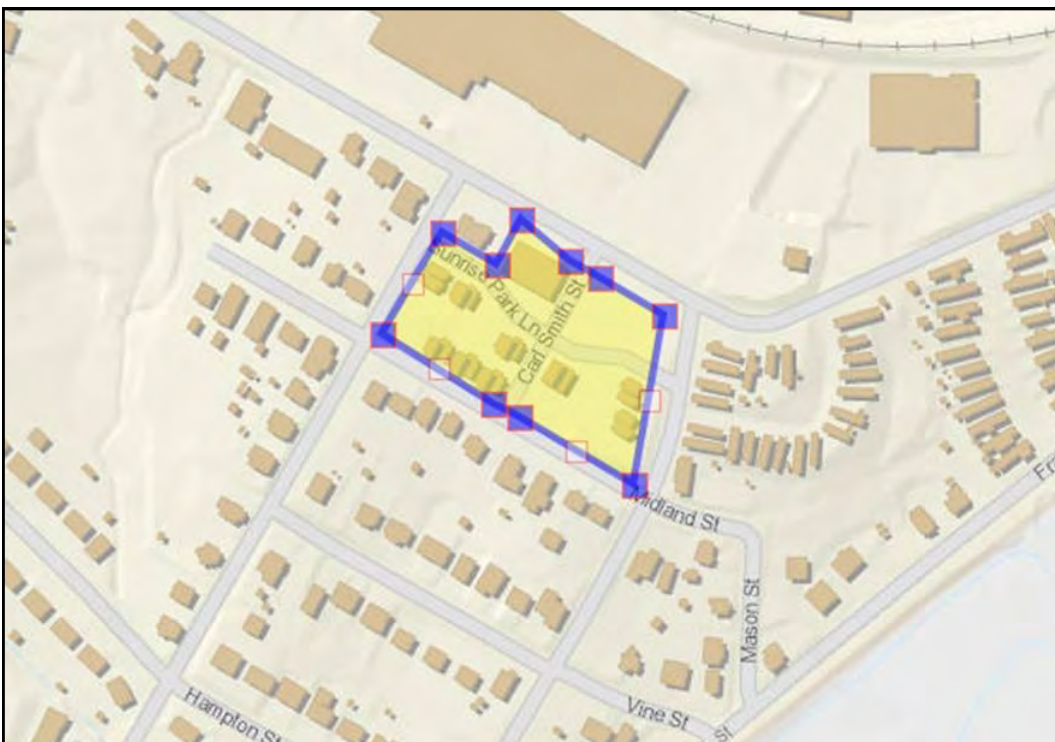


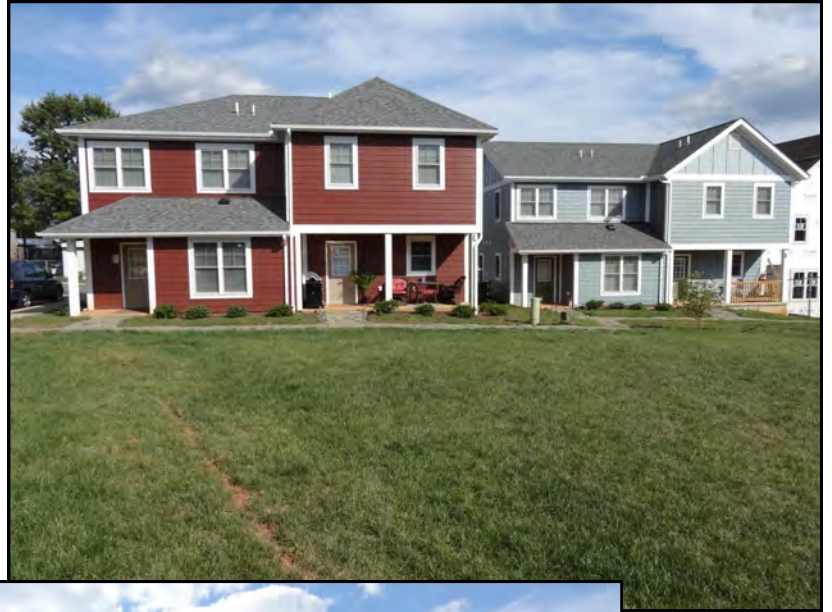
Sunrise

Date Approved	November 16, 2009
Year Built	2011
Size	1.84 acres
Open Space	0.54 acres
Percent Open Space	29.35%
Number of Units	54
Density	29.35 units per acre
Density in Developed Area	41.45 units per acre
Prior Zoning	R-2, B-2, B-3

The Sunrise PUD is a 54 unit development in the Belmont planning area. The PUD contains single-family residences, two-family residences, a multi-family residential building, and community space. Additionally, two new roads were constructed internal to the PUD. The project is located on the site of land previously used for a mobile-home park. The idea for Sunrise was original submitted in 2004, before being revived 5

years later. The project is not complete, but a majority of the units have been constructed on the site.

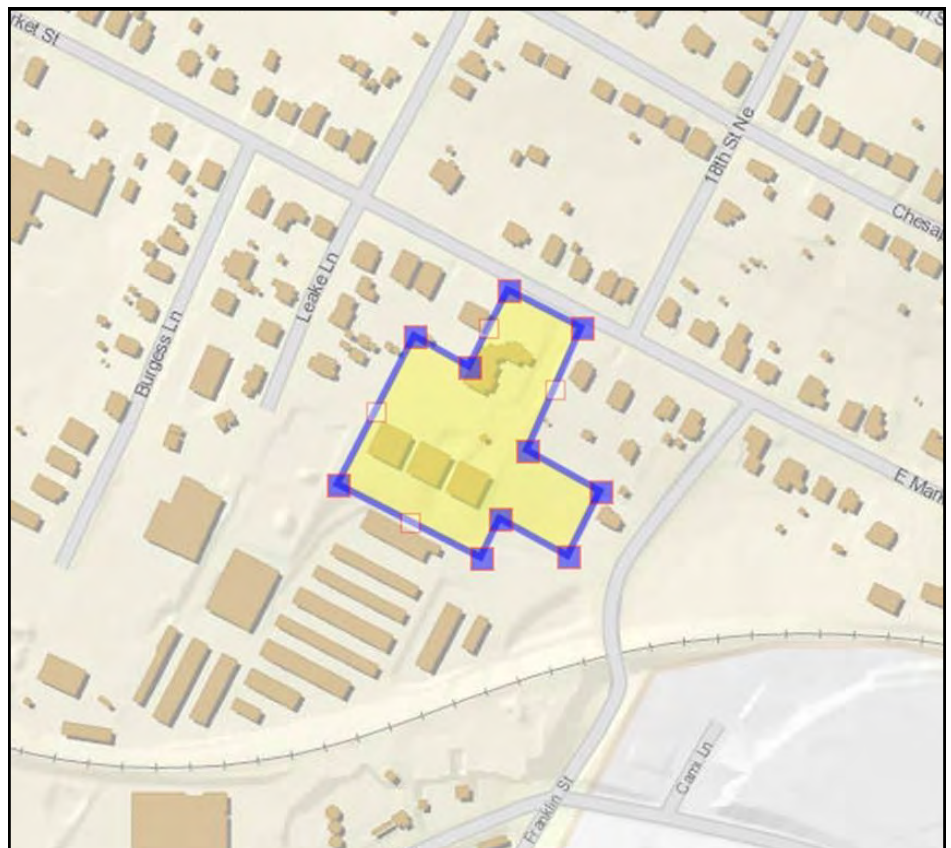


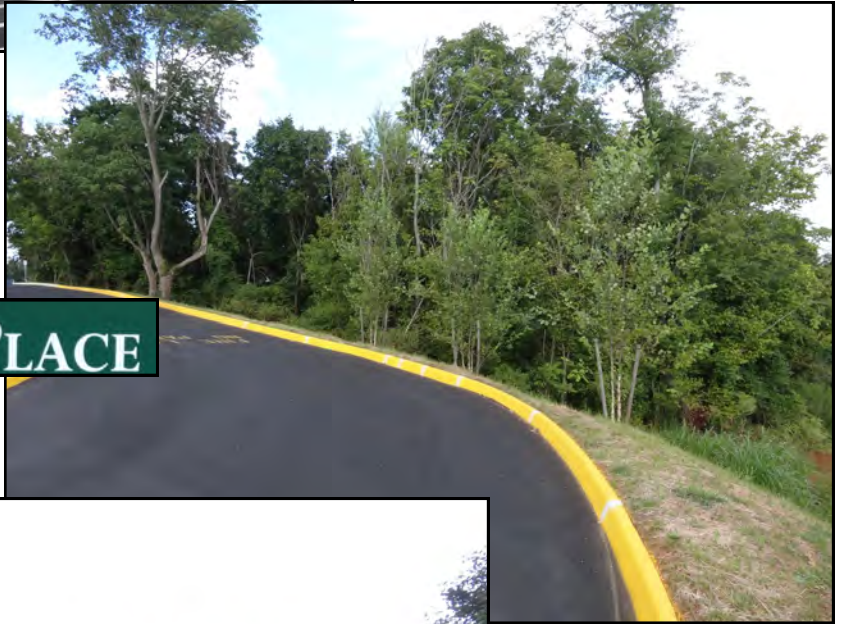


Timberlake Place

Date Approved	May 17, 2010
Year Built	2012
Size	2.89 acres
Open Space	0.41 acres
Percent Open Space	14.19%
Number of Units	28
Density	9.69 units per acre
Density in Developed Area	11.29 units per acre
Prior Zoning	R-1S

Timberlake Place is a 28 unit Planned Unit Development in the Woolen Mills planning area. The site was previously the location of a historic structure being used as a senior center. As a part of the approved PUD, the historic structure was renovated and converted to residential units, and three new multi-family residential structures were built behind the historic house. The multi-family structures were designed to cater to a senior population, and are fully ADA accessible.





TIMBERLAKE PLACE

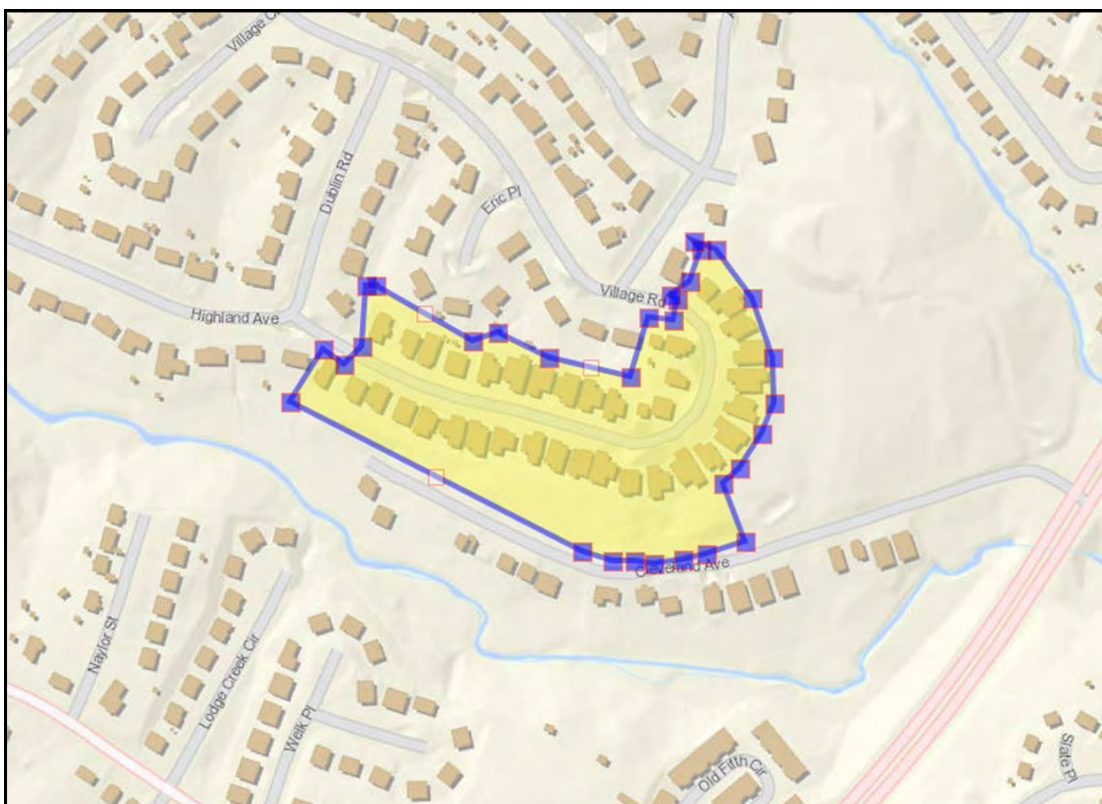


Village Place

Date Approved	April 5, 2004
Year Built	2006
Size	8.08 acres
Open Space	1.62 acres
Percent Open Space	20.05%
Number of Units	36
Density	4.46 units per acre
Density in Developed Area	5.57 units per acre
Prior Zoning	McIntire-5th Residential

Village Place was the first phase of the Johnson Village PUD to be constructed. The development connected the ends of Highland Avenue and Village Road, and consists of 36 single-family detached residential units.

Residents of this development when the adjacent Johnson Village Phase 3 was proposed to be developed. The open space for Village Place runs along the rear of the properties on the eastern end of the development, but is also relatively narrow between the two phases.





William Taylor Plaza

Date Approved	November 2, 2009
Year Built	Not Applicable
Size	2.78 acres
Open Space	1.39 acres
Percent Open Space	50%
Number of Units	50
Density	17.99 units per acre
Density in Developed Area	35.97 units per acre
Prior Zoning	R-1S, R-2, CH

William Taylor Plaza is an approved mixed-use PUD at the corner of Cherry Avenue and Ridge Street. The approved concept plan shows 50 multi-family residential units, as well as commercial space suited for retail or office uses.

The project location is arguably one of the most controversial sites in the City, as it contains many mature trees, several of which are especially large. The concept plan leaves some of the site undisturbed in hopes of preserving some of these trees.





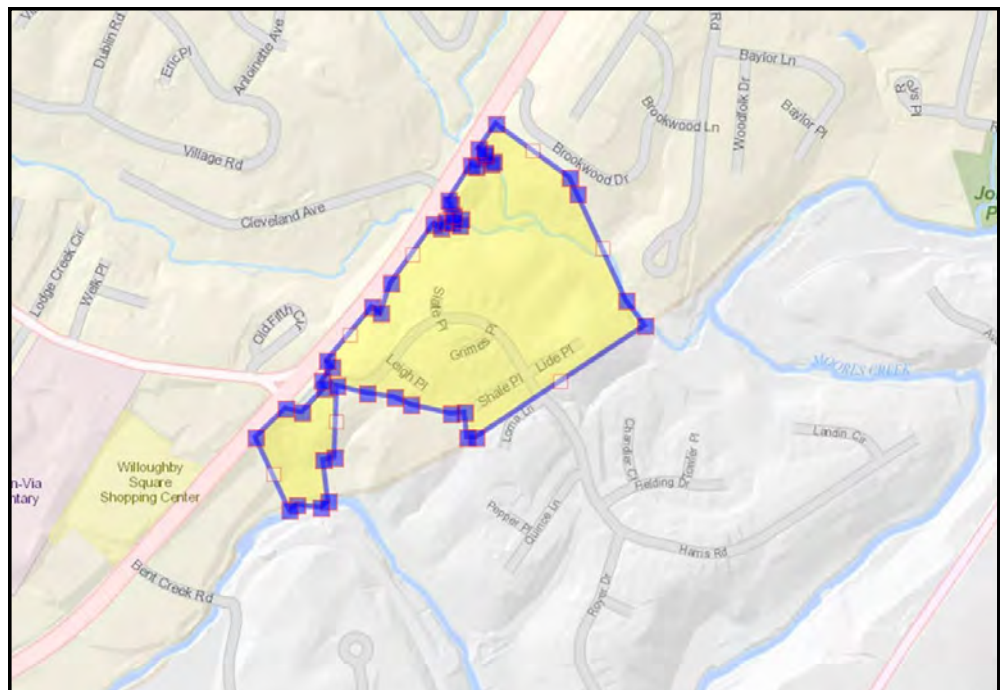
Willoughby

Date Approved	May 3, 1976
Year Built	1978
Size	29.01 acres
Open Space	18.3 acres
Percent Open Space	63.08%
Number of Units	47
Density	1.62 units per acre
Density in Developed Area	4.39 units per acre
Prior Zoning	R-3

Willoughby is the oldest Planned Unit Development in the City of Charlottesville, with residential units that date back to 1978 after being approved in 1976. It is also the largest PUD in the City, at 29 acres, and is one of four PUDs in the City to preserve more than 60% of the area of the PUD as open space. The development contains 47 single-family detached units, and is located in the Ridge Street planning area.

Willoughby is one of two PUDs in the City that crosses the City/County line. In this case, the bulk of the Willoughby neighborhood is in the County of Albemarle, although the vehicular access is through the City.

One feature of the Willoughby PUD that would be echoed in several other PUDs is the cul-de-sac with a planting area in the middle.



Willoughby

