

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, July 10, 2018 at 5:30 P.M. CITY COUNCIL CHAMBERS

I. Commission Pre-Meeting (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

D. DEPARTMENT OF NDS

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

F. CONSENT AGENDA

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

1. Minutes – May 8, 2018 – Pre- meeting and Regular meeting

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. **ZM-17-00004 - 1206 Carlton Avenue** – Justin Shimp (Shimp Engineering) on behalf of Chris Hulett (owners of 1206 Carlton Ave) has submitted a rezoning petition for 1206 Carlton Avenue (Subject Property). The rezoning petition proposes a change in zoning from the existing R-2 Two-family Residential to R-3 Multi-family with proffered development conditions. The proffered development conditions include: (i) **affordable housing:** one unit will be designated affordable and will rent at a rate set by HUD home rents, making the unit affordable to those with income of up to 80% AMI for a period of not more than 10 years, (ii) **building height:** no building on the site shall exceed 35' in height from grade. The Subject Property is further identified on City Real Property Tax Map 57 Parcels 127. The Subject Property is approximately 0.26 acres. The Land Use Plan calls for Low Density Residential. The Comprehensive Plan specifies density no greater than 15 units per acre. Information pertaining to request may be viewed online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this rezoning petition may contact Matt Alfele, City Planner by email at (alfelem@charlottesville.org) or by telephone (434-970-3636).
2. **SP17-00008 - 1206 Carlton Avenue** – Justin Shimp (Shimp Engineering) on behalf of Chris Hulett (owners of 1206 Carlton Ave) has submitted an application seeking approval of a Special Use permit (SUP) for 1206 Carlton Avenue (Subject Property). The SUP application proposes increasing the density from a By-Right 21 Dwelling Units per Acres (DUA) to 24 DUA (per City Code Section 34-420) and adjusting the southeastern side setback from 10' to 8' (per City Code Section 34-162(a)). The applicant is requesting a rezoning (see petition ZM-17-00004) and a SUP to build a 6 unit apartment. The Subject Property is further identified on City Real Property Tax Map 57 Parcels 127. The Subject Property is further identified on City Real Property Tax Map 57 Parcels 127. The

Subject Property is approximately 0.26 acres. The Land Use Plan calls for Low Density Residential. The Comprehensive Plan specifies density no greater than 15 units per acre. Information pertaining to request may be viewed online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this rezoning petition may contact Matt Alfele, City Planner by email at (alfelem@charlottesville.org) or by telephone (434-970-3636).

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded

1. Entrance Corridor Review Board
 - a. Seminole Square Shopping Center

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday, July 17 & 31, 2018 – 5:00 PM	Work Session	Comprehensive Plan
Tuesday, August 14, 2018 – 4:30 PM	Pre- Meeting	
Tuesday, August 14, 2018 – 5:30 PM	Regular Meeting	<u>Entrance Corridor</u> - Lexington Avenue and East High Street - Tarleton Oak <u>Entrance Corridor SUP recommendation</u> - 140 Emmet <u>Special Permit</u> – 140 Emmet Street <u>Zoning Text Amendments</u> –Temporary Construction Laydown and Temporary Parking Areas (initiated June 12, 2018) <u>Minutes</u> – April 24, 2018 – Work Session, June 12, 2018 - Pre- meeting and Regular meeting

Anticipated Items on Future Agendas

Zoning Text Amendments –Off-street parking facilities requirements along streets designated as “framework streets” (initiated May 8, 2018) Temporary Construction Laydown and Temporary Parking Areas (initiated June 12, 2018)
SUP –MACAA (1021 Park Street), 167 Chancellor Street
Rezoning and Special Permit - 918 Nassau Street (Hogwaller Farm Development)
PUD - ZM18-00002- 1335, 1337 Carlton Avenue (Carlton Views PUD)
513 Rugby Road

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

PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE PRIOR TO THE MEETING.

PLEASE NOTE: We are including suggested time frames on Agenda items. These times are subject to change at any time during the meeting.

**LIST OF SITE PLANS AND SUBDIVISIONS APPROVED ADMINISTRATIVELY
6/1/2018 TO 6/30/2018**

- 1. Preliminary Site Plans**
- 2. Final Site Plans**
 - a. William Taylor Plaza PUD Phase II– June 28, 2018
- 3. Site Plan Amendments**
- 4. Subdivision**
 - a. BLA – Carlton View II Apartments (TMP 56-43.1 & 43.2) - June 5, 2018

Minutes
PLANNING COMMISSION REGULAR DOCKET
TUESDAY, May 8, 2018 – 5:30 P.M.
CITY COUNCIL CHAMBERS
NDS Conference Room

I. Commission Pre-Meeting (Agenda discussion(s))

Beginning: 4:30 p.m.

Location: City Hall, 2nd Floor, NDS Conference

Members Present: Chairman Lisa Green, Commissioners John Santoski, Genevieve Keller, Jody Lahendro, and Taneia Dowell

Members Absent: Lyle Solla-Yates

Chair Green called the meeting to order at 5:00pm and Ms. Creasy provided an overview of the agenda. Commissioner Keller asked for a refresher on the protocols for PUDs and that information was provided.

Brian Hogg asked about the BAR approval for 167 Chancellor Street. Ms. Creasy stated that as this is an item for preliminary discussion this evening, this a good time to provide feedback.

Chair Green asked if there were any questions on 227 Brookwood. Commissioner Keller wanted to make sure there was a safety plan for the site as well as a plan for drop off and pick up. Chair Green wanted clarity that any future owner who would use the family day home permit would be appropriately licensed. Ms. Robertson noted that the requirements have some exemptions on licensure requirements so the wording would need to take that into account.

Commissioner Keesecker asked if the 10th Street façade could be considered as part of the EC as he has concerns about the wall of the garage. It was noted it could.

II. Commission Regular Meeting

Beginning: 5:30 p.m.

Location: City Hall, 2nd Floor, Council Chambers

Members Present: Chairman Lisa Green, Commissioners Genevieve Keller, Jody Lahendro, Kurt Keesecker, John Santoski, and Taneia Dowell

Members Absent: Lyle Solla-Yates

COMMISSIONERS' REPORTS

Commissioner Lahendro: reported he did not attend the April 19th 2018 PACC TECH meeting because he was out of town but was able to obtain the minutes. There were three items presented: 1) the UVA athletics master plan update was discussed as well as a draft phasing of the different athletic projects; 2) the County presented an update on the Three Notched Trail planning; and 3) there were project updates by each agency representatives. Mr. Hogg was at the meeting and may have something else to add. He also reported the HAC Allocations Committee met on April 26th and were reviewing the affordable housing fund application process. We are working to simplify the application process, to provide greater flexibility, and implement a committee selection process that includes affordable housing representatives. The Tree Commission met on May 1st which he had to miss that because we gave our Comprehensive Plan public presentation that night.

Commissioner Keller: no report

Commissioner Keesecker: reported he attended the Hydraulic and 29 Steering Committee meeting on April 12, 2018 to talk over some details related to the Hydraulic and 29 plan. This is after the day that the Planning Commission had endorsed the Small Area Plan in general so the foundation of that plan is consistent in moving forward but with the consultants continuing to explore options at various 'pinch points' on the edges of the work area, for instance trying to improve the right hand northbound lane from Hydraulic to 29. They considered an option for taking 2 lanes west bound under Hydraulic and under 29 to improve that flow; discussed the interface of Hydraulic and Brandywine and the stretch that moves around that curve; discussed some options to review for bike lane options and connectivity at the 29/Hydraulic

intersection proper and in the end the committee recommended that consultants look further at an option that connected all 4 quadrants at that intersection for bike/pedestrian.

On April 18th he attended the Emmet Streetscape meeting which was the initial kickoff meeting where the consultants provided their observations of the existing conditions. They presented a brief overview of the study process, timeline, and goals based on the Smart Scale application provisions. The team anticipates a visioning process with three principles, complete street, safety, and beautification of the corridor. This study runs from Ivy Road to Arlington and Emmet Street. He said there was a group discussion on how to resolve one of the major questions that the team will have to address which is how to move the multimodal trail on the stretch of Emmet through the pinch point where the train trestle is. There is an existing very narrow area so there is some discussion of a tunnel. He reported on another Hydraulic and 29 meeting on April 26th which he did not attend but a discussion was held regarding how to package the different projects within the work area into an application for Smart Scale. He recalled the study area included eight projects and not all could be funded at once so there was some discussion about what combination of those would be put forward and when. We got an email from Mr. Emory that it was a pleasure to see how quick the Hydraulic and 29 plan came together and how it might have benefitted other parts of the city if those had been undertaken at different times; but it hasn't been that quick because they met for about 15 months and met every two weeks. It has been a fairly concerted effort and the VDOT staff has done a super good job organizing it in a way to keep it moving.

Commissioner Santoski: no report

UNIVERSITY REPORT, Brian Hogg: reported that May 17th is the PACC meeting and at that meeting the University of Virginia Foundation will be presenting their plans for demolishing the Cavalier Inn and beginning clearing for the Ivy Corridor site. My colleague, Michael Joy will present an update on the Athletics Master Plan. At the June Board of Visitors meeting there will be several items on the Buildings and Grounds Committee's agenda: The design of the Ivy Mountain Musculoskeletal Center will be presented for final approval. It is just over the City line in the County and it will be replacing the Kluge Children's Health Center. The designs of the proposed addition and renovation of Alderman Library, of the new Softball complex, and of the new Student Health building (the next project on the east side of Brandon Avenue) will all be presented to the Buildings and Grounds Committee for review.

CHAIR'S REPORT, Lisa Green: reported she did not have any meetings this month. The Citizen Transportation and Advisory Committee will meet on the 16th of May, 7:00 pm at Water Street Center. The East High Streetscape Project does not have another meeting set as of yet but she encourages you to go to East High Streetscape.org and take the survey and let your voice be heard. This is an add on to the Belmont Bridge as part of Smart Scale funding to have the project extend all the way to 10th Street past the bridge. The Emmet Street project meeting is May 12th at the Cavalier Inn from 9:00 am to 11:00 am. This is a citizen information meeting and there is a walking tour beginning at 11:00.

DEPARTMENT OF NDS Missy Creasy: reported we have two Comprehensive Plan meetings this week, one on Thursday from 12:00 noon to 2:00 pm. at City Space and one on Saturday from 10:00 until 12:00 at the Central Library in the McIntire Room on the third floor. These are two of the four that we have scheduled for the month of May for citizen participation for the Comprehensive Plan to gather feedback on the different chapters as well to gather feedback on the draft map that the Planning Commission has put together. The next meeting is May 29th in the Belmont neighborhood in the evening. Following the meetings the Planning Commission will be working with the comments received and providing updates to materials moving forward through the Comprehensive Plan process. The Commission has a work session scheduled on the 22nd on the calendar that doesn't have a specific topic to it and wondered if you had a topic and/or would like to take a break since we do have four meetings this month.

Commissioner Keller moved to dispense with the May 22nd work session, seconded by Commissioner Santoski, motion passes 5-0.

MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA – no speakers present

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

No vote was taken on the consent agenda. Items will be forwarded to the next meeting.

Vice Mayor Heather Hill gaveled in City Council

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

SP18-00006 - 227 Brookwood Drive – Landowner Diane Anderson has submitted an application pursuant to City Code 34-420, seeking approval of a Special Use Permit (SUP) for this property to authorize a Family Day Home for up to eight (8) children on the Subject Property

Matt Alfele provided the staff report.

Chair Green opened the public hearing. There were no speakers so she closed the public hearing

Commissioner Keller moved to recommend approval of this application for a Special Use Permit for the subject property in the R-1S zone to permit a Family Day Home with the following listed conditions.

- a. Limiting the number of children to a maximum of eight (8).
- b. Limiting operation hours from 7:00am to 5:30pm.
- c. That there be on file with the City a plan for the drop off and pick up of children exiting and entering cars and that it be provided annually to all of the parents whose children are attending this facility and as a new child joins it be provided to that family as well.
- d. A requirement for state licensure as required.

Seconded by Commissioner Keesecker, motion passes 5-0.

ZM18-00002- 1335, 1337 Carlton Avenue (Carlton Views PUD)- Hydro Falls, LLC, Carlton Views I, LLC, Carlton Views II, LLC, and ADC IV C' ville, LLC (landowners) have submitted an application pursuant to City Code 34-490 et seq., seeking a zoning map amendment to change the zoning district classifications of the following four (4) parcels of land: 1335 Carlton Avenue (Tax Map 56 Parcel 430), 1337 Carlton Avenue (Tax Map 56 Parcel 431), Tax Map 56 Parcel 432, and Tax Map 56 Parcel 433.

Report by Matt Alfele:

Fountainhead Properties has asked to rezone four parcels of land to the "planned unit development" category, which allows for customized rules for specific sites. Two buildings have already been constructed and a third is nearing a groundbreaking. The rezoning request is part of a larger development that started back in 2012. The first phase of the development was the completion of the by-right Blue Ridge PACE Center. He said this January, the Planning Commission approved a site plan for a third phase known as Carlton Views II. This calls for 48 units and is moving forward in part because Council authorized the spending of \$1.44 million from the Charlottesville Affordable Housing Fund.

Scott Collins, Civil engineer: represented Fountainhead before the Planning Commission. He understood the concerns about the PUD process but said the approach was taken to expand the possibility of more affordable housing within city limits. He stated we're actually building on a very successful project and it looks great and has been well received in the community. This is really providing something for the community that Charlottesville doesn't have. It's providing for a campus style development that provides accessible and affordable housing next to an amenity that is set up to provide services for residents within a walkable area.

Stacy Pethia Housing Coordinator: said the first two residential buildings were financed with low-income housing tax credits which are received through the Virginia Housing and Development Authority. They have already signed agreements clarifying that those units will be affordable for 30 years. Fountainhead could only build four housing units on the remaining land by-right. The rezoning would increase the residential density on the entire site from 21 to 32 dwelling units per acre. Ms. Pethia said Fountainhead has contacted her to request additional funding for the third residential

building. That will require the rezoning to be granted in order to qualify for the low-income housing tax credits from the VHDA.

Commissioner Santoski: said he has grown wary of the planned unit development (PUD) mechanism.

He noted that we've had it happen in the past that when we've looked for PUD documents, most recently thinking about the one out on 5th Street, there was a lack of documentation within the public files about what exactly that document was. He was referring to the Beacon on 5th Street, a recently constructed apartment complex built by Riverbend Development. Council approved a PUD rezoning for the project in March 2004 but it wasn't constructed until over a dozen years later. Commissioner Santoski expressed concern that if the rezoning took place now and the development was not built, the development could be out of synch with changes that might come in the current review of the Comprehensive Plan.

Mr. Alfele: said he is aware of that frustration but that Fountainhead's application laid out expectations for the future. He pointed out how they provided a really good document so that if someone in ten years comes along they would have this document and would really know what they can and cannot do on this parcel. That has not always been the case.

Commissioner Lahendro: said he was also skeptical of using the PUD method in this case. He felt that we're not getting the real benefit of a PUD when two-thirds of the site has already been decided upon and the third that's left is at the opposite end of the site.

Open the Public Hearing

Mark Kavitt: said he is in favor of seeing more affordable housing done if it is really affordable housing. Until last week he was employed at Blue Ridge PACE Center and is familiar with this piece of property and had been following this matter for quite some time but he had been told to really not discuss much and keep my mouth shut which I don't have to worry about that now. His main concern is parking, and the site line from the street with cars going back and forth as well as entering and exiting the street. The parking lot beside PACE is used 100% by PACE. They are now using street parking in addition to the front of the building and a little bit up the hill. He saw an initial plan sometime back on the parking area that made it look like it was over where the dumpsters are and that is totally not true. They are using the entire space and they are still growing. There are about 25 JAUNT buses that come into PACE in the mornings and 25 that go out in the evening. With cars parked on the street you are not able to see the distance going up the hill on both sides while turning. We could really use some affordable housing for seniors. He feels that more research needs to be done on this project and more details in the plans as well that addresses some of the concerns that have been brought up tonight.

Bill Emory: a resident of Woolen Mills neighborhood said he was also opposed to the project. This development as initially designed spread out across the 4.8 acres at 21 DUA which allowed for focusing on the well-being of the residents vis a vis recreation and open space. Bumping up the density will come at the residents' expense. The Planning Commission understands but the general public might not understand that there is no different zoning for rich and poor, there is no special Hogwaller lens that changes the scope of review in this matter to "This is good enough for where it is going, this is good enough for who it is for". I have faith that the ten PUD objectives and the Zoning Map Amendment requirements will be evaluated here exactly as you would evaluate them if this rezoning was in a higher income portion of the City. The meaning of "not complying with the Land Use Map" is as significant here as it would be on Dairy Road. I wish you all had been given the opportunity for a work-session as you often do with PUD applicants. There are questions and concerns that could have been addressed with the developer in such a format, these include: The former SUP conditions regarding maximum number of bedrooms and fifty foot height limit which have not been carried forward. The lack of innovative arrangement of buildings and open space. The lack of the higher quality which is possible through PUD zoning. Is this a cohesive unified project? What percentage of the current residents are working for PACE or are PACE clients? Will the pedestrian linkage between buildings A, Carlton Views II, and the PACE Center actually come to pass? Instead of having to walk out in the street or take the JAUNT bus. Can it be required? Where is the Carlton Views II open space? (Parcel A) Generally, the quality of the open space is minimal. It is not usable for recreation, much of it is not accessible to the elderly. Where is the variety of housing types? Where is the mix of incomes? What employment or stores exist near this proposed residential density? Why would we locate the economically vulnerable people in an area with no services within walking distance? Westhaven is walkable, South 1st Street is walkable, and this neighborhood is not.

What is improved by changing from M-I with an SUP to PUD? Staff finds the only substantial and realistic change the rezoning to PUD will achieve is an increase in residential density.

The code, the PUD objectives, should lead to quality like Timberlake Place rather than quantity, people warehouses floating on asphalt, like this. The PUD ordinance allows a developer to build a neighborhood, this doesn't make the cut.

Rachel Vigor: a current resident of the existing Carlton Views said the quality of life in the building is not high. She said there's general frustration with the apartment. She said people experience it as being hastily built and not built right and things such as broken dishwashers, the sliding doors for balconies being too heavy to move, doors closing on people as they enter or exit their apartments. Ms. Vigor said management is lacking and people are asked to go to another apartment complex on Prospect Avenue if they have complaints. She added she cannot afford to live there and will be moving out soon.

Closed the Public Hearing

Mr. Collins: rebutted stating the plan is conceptual at this time. He also said that as more units come on line there would be more on-site management staff. Most apartment complexes, if it's anywhere below 100 units, it's very typical to find the leasing offices and staffing off-site because they do it from another place.

Commissioner Keller: said for all of the specificity of this, there's still a good number of details and questions that remain unanswered for instance, she wanted to see a diagram depicting how people would be able to walk and circulate around the entire community. She said we want these to be very good and livable and successful communities. She commented that maybe a little more time to address some of these questions would result in a better community and a better PUD.

Lisa Robertson, Interim City Attorney: pointed out of that if the item was deferred, four different planning Commissioners would hear the presentation from scratch.

Mr. Collins: asked for a deferral when it appeared the Commission was going to vote to recommend denial. He had hoped for a recommendation for an approval because of the timing of getting funding to help subsidize the project.

Commissioner Santoski: said he understood that complexity. He said these things are so complicated and pull in so many different pieces of funding and it's not the developer or the agency's fault. It's so hard to grab that federal money and other local monies to make these things work.

Commissioner Lahendro moved to accept the deferral Seconded by Commissioner Keller, motion passes 5-0.

IV. COMMISSION'S ACTION ITEMS

Chair Green Gaveled out of the Planning Commission and into Entrance Corridor

Entrance Corridor Review Board - 10th Street and East High Street:

This is a certificate of appropriateness for a three-story medical office building at the corner of East High Street and 10th Street NE. The 1.1-acre property at the corner of 10th Street and East High Street is owned by Sentara Martha Jefferson Hospital. Three buildings currently on the site would be demolished. The Comprehensive Plan calls for "mixed-use" at the site and the zoning is in the Downtown North district, which would allow for the new building without further approvals from City Council.

Jeff Werner: Historic Preservation Planner, said the proposed new building is a three-story medical office building with a two-story entrance fronting on High Street and a two-story rear parking structure with 178 spaces.

Chair Green: said it goes against every single thing that we've been talking about in the design of what we're doing in this area. It's everything we're trying to go away from.

Ms. Creasy: added there are comments in the preliminary site plan that note the continued conversations and compatibility with the project and one of those changes was a request to put a pedestrian entrance on East High Street. She said staff has determined that the height, mass and scale of the building is appropriate under the entrance corridor guidelines.

Mr. Werner: said compared to existing buildings and structures fronting on East High Street this site is prominent and the proposed building's scale and materials are appropriate for a corner building. Also the large parking deck at the rear is unfortunate in terms of massing but permitted. The project's architect said he felt his team had provided a site plan and drawings that well placed the new building within its surroundings.

Mark Dignard: Innovate Architecture | Interiors: pointed out how this building embodies a tough site, a very acute angle on a corner with sloping streets that surround it. The idea is, how do we put a building there and its parking in such a way that adds to as opposed to taking away from the community and the entrance corridor. Mr. Dignard said the project will use some of the same materials and elements as at a portion of the former Martha Jefferson Hospital that now houses the CFA Institute.

Many of the commissioners felt the parking deck was not the best use of the space.

Commissioner Keller: said we need housing and we need mixed-use. One of the worst things now about downtown is the parking deck at the other medical building on East Jefferson Street. To add this one, we'd just become a wasteland.

Mr. Dignard: said from 10th street, pedestrians will only see a brick wall with planting. He said the rendering included in the application shows a white surface in the parking deck, but the actual product would look different. He said from a vehicular standpoint or a pedestrian standpoint, we've kind of hidden the cars along High Street. You get a glimpse of the entrance driveway along the side of the building to get back to the parking, but you really can't see it very well.

Commissioner Keller: said she thought the building looked like a "mini-hospital" rather than a medical office building. She feels that it just doesn't fit that corner very well, and then you add the parking deck to it and it's just an insult.

Mr. Dignard: said medical office buildings tend to be square. He explained the reason is the medical design wants you to have a nice rectilinear space to be able to lay out the space, and as you develop a project, you want to develop every square foot you can.

Commissioner Lahendro moved to deny the certificate of appropriateness because the brick wall along 10th Street was too high. They also said the pedestrian experience on East High Street would not be improved by the current application. Motion passes 4-0-1 vote; Commissioner Keesecker abstained; Seconded by Commissioner Santoski.

Entrance Corridor Review - 1000 East High Street - Ready Kids, A certificate of appropriateness for an addition at the ReadyKids building operated by Children, Youth and Family Services at 1000 East High Street.

Commissioner Keller moved to approve the certificate of appropriateness for an addition at the ReadyKids building with the staff recommendations for conditions:

1. The ERB should view material samples. Cut sheets for materials should be submitted.
2. All glass must be specified as clear, with minimum 70% visible light transmittance (VLT).
3. Signage requires separate permits. All signage shall appear to be lit white at night.
4. Rooftop mechanical equipment will be screened within appurtenance.

Chair Green Gaveled out of Entrance Corridor and back to the Planning Commission.

2. **Preliminary Discussion 167 Chancellor Street:** The applicant is seeking to amend the existing special use permit to modify the setbacks where the addition would encroach. The applicant is not seeking to increase the number of residents allowed on both properties or change the use of the special use permit; the use of Sorority/fraternity and the limit to no more than thirty-three residents would remain the same. The preliminary proposal calls for increasing the gross

square footage (GSF) of the existing building from is 3,815 GSF to 5,505 GSF with addition, pedestrian improvements including a new six (6) foot sidewalk on the east side of Madison Lane where there currently is no sidewalk, enhanced landscaping including new street trees and proposed pedestrian lights on-site.

Mr. Keesecker said on a corner condition heavily traveled basically a building with two fronts will require a fairly unique architectural solution. He said the massing has the ability to be appropriate and as a SUP the impacts of the loss of the setbacks and the improvements to the space between building and the public way to make that space more animated and better.

Chair Green: The question coming to us is the approval of the SUP and to grant a more non-conforming setback.

Commissioner Lahendro: said he objects because this violates every one of the secretary standards of rehabilitation and a façade-ostomy and using it for the back of the house and it is not a façade anymore. He said it is inappropriate for the scale and the massing for the building and the context around it.

Applicant: Chancellor is a lot more like a typical Charlottesville residential street. The front entrance is usually a bump-out dormer and residential feel. Chancellor Street was the primary street. This is the BAR submission, to face Chancellor Street as Madison Lane developed, the elevation flipped to address Madison Lane more appropriately fit.

Mr. Hogg: said St. Anthony's is perfectly symmetrical; it was neo-classical building when it started and now it's got two big neo-classical porticos. This was a Queen Ann house with porch facing Chancellor Street and this was the back of the house. The two houses at the end, 165 and 167, in fact face Chancellor Street and the reason is that this is the back yard. He said all of the other houses on Madison Lane face Madison Lane. He commented that a large portion of this addition is the big party room going onto the patio, legibly their dining room. Every fraternity in the last five years has come to the BAR or some other regulatory agency saying that we need a party room and we will put it underground so it won't be so noisy when we are on Preston Avenue near people. It's basically demolishing the south end of this house. He is not sure that your analysis of trying to fit this in to this pattern of development in this neighborhood as a variation of the setbacks is really convincing. Mr. Hogg said he doesn't think the board's discussion of the compression and release really reflects his experience on that side of the street. He also finds it interesting you are proposing a 6 foot sidewalk and he feels the sidewalk on that side of Madison lane is 3 or 4 feet.

Ms. Newmyer: said this is just a local street but it's always said if we can provide a wider sidewalks that is great.

Commissioner Santoski: said he thought it looked nice and thought the changes to it enhance the building were good.

3. Zoning Text Amendment – Mixed Use in Downtown Extended

Commissioner Keller move to initiate a Zoning Text Amendment to implement changes to the Mixed Use Zoning regulations to specify minimum gross floor area requirement that must be satisfied in order for a development to receive additional height or density. This minimum standard is 12.5% of gross floor area and would apply only in zoning districts which no different percentages specified. This amendment is proposal one endorsed by PLACE via March 9, 2018 correspondence, Seconded by Commissioner Lahendro, motion passes, 4-0-1 (Commissioner Keesecker abstained).

Commissioner Keller move to initiate the Zoning Text Amendment based off of proposal two consideration in our packet. the that within mixed use, buildings, developments and projects; off street parking facilities must meet the following requirements along streets designated as framework streets and the Streets That Work element of the Comprehensive Plan 1) within structures pertaining parking any floor at street level of a framework shall devoted to a permitted use other than parking or little to any parking use at the street level of a framework street shall be concealed from view from the framework street using linear retail residential, commercial or office space; 2) entrances to surface parking lots and structured parking lot shall be located along the framework street but shall be located along non-framework streets or alleys; 3) the surface parking lot must be located behind building and screened from the framework street with landscape elements, Seconded by **Commissioner Lahendro**, motion passes 5-0.

Ms. Robertson said she will do the report for proposal one using the same information she put in the legal audit code review and received a recommendation from the PLACE Design Task Force. This one will be ready by the June meeting. She said proposal two seems straight forward but the PLACE Task Force said there needs to be some further study to determine whether there are any problematic areas that if it were adopted as a requirement that this couldn't be accomplished.

Commissioner Keller said it has been an honor and a privilege and a pleasure to serve with you guys (Commissioner Keesecker and Commissioner Santoski) since 2009 and looks forward to seeing you in other venues. Thank you for all of your commitment, hard work, vision, chairing and vice chairing and all of those things that you both have done so well.

Meeting adjourned at 1:30

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



APPLICATION FOR A REZONING OF PROPERTY

JOINT CITY COUNCIL AND PLANNING COMMISSION
PUBLIC HEARING

DATE OF HEARING: July 10, 2018
APPLICATION NUMBER: ZM17-00004

Project Planner: Matt Alfele
Date of Staff Report: June 25, 2018

Applicant: Shimp Engineering
Applicants Representative: Justin Shimp with Shimp Engineering, P.C.
Current Property Owner: Chris Hulett (Hulett Management Services)

Application Information

Property Street Address: 1206 Carlton Avenue
Tax Map/Parcel #: Tax Map 57, Parcel 127
Total Square Footage/ Acreage Site: Approx. 0.26 acres (11,325 square feet)
Comprehensive Plan (General Land Use Plan): Low Density Residential
Current Zoning Classification: R-2
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.) Sec. 34-41.

Applicant's Request (Summary)

On March 13, 2018 the Planning Commission held a Public Hearing for the rezoning of 1206 Carlton Avenue from R-2 Two-Family Residential to R-3 Multi-family with no proffered development conditions; and an accompanying SUP request for the same property to increase density from twenty-one (21) DUA to twenty-four (24) DUA and modify the southeast side yard setbacks from eleven point six (11.6') feet to eight (8') feet. The Planning Commission

voted four (4) to two (2) to recommend denial of the rezoning request to City Council and six (6) to zero (0) to recommend denial of the SUP.

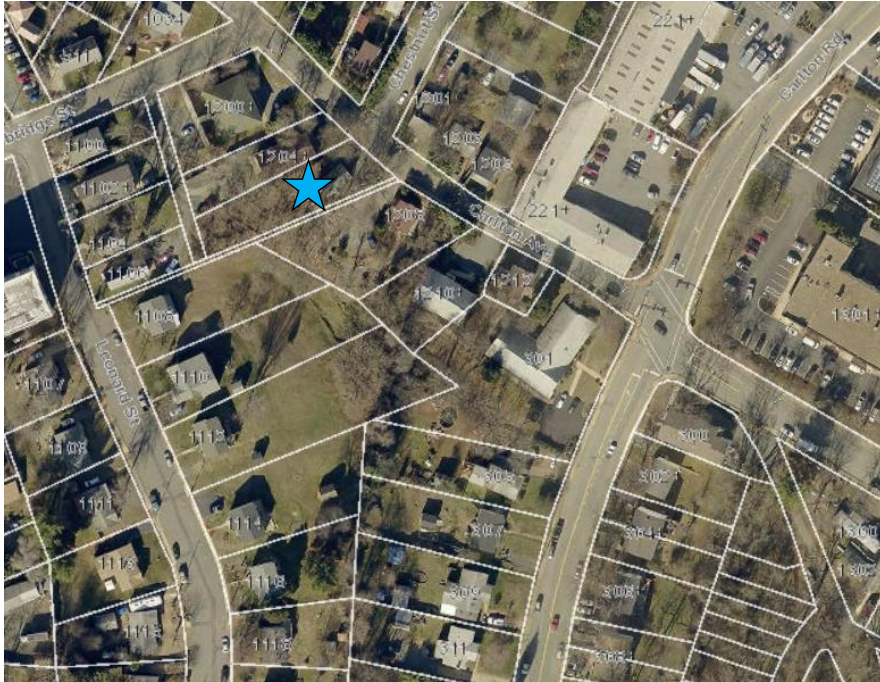
*On March 30, 2018 the applicant emailed City Council and staff a signed Proffer Statement (**Attachment A-1**) that was not included in the March 13th Public Hearing materials.*

At the April 2, 2018 City Council meeting, Council referred the rezoning and SUP request back to Planning Commission for new Public Hearings based on the information within the March 30th Proffer Statement. All materials within the application are the same as presented to the Planning Commission on March 13th with the addition of the following proffer language:

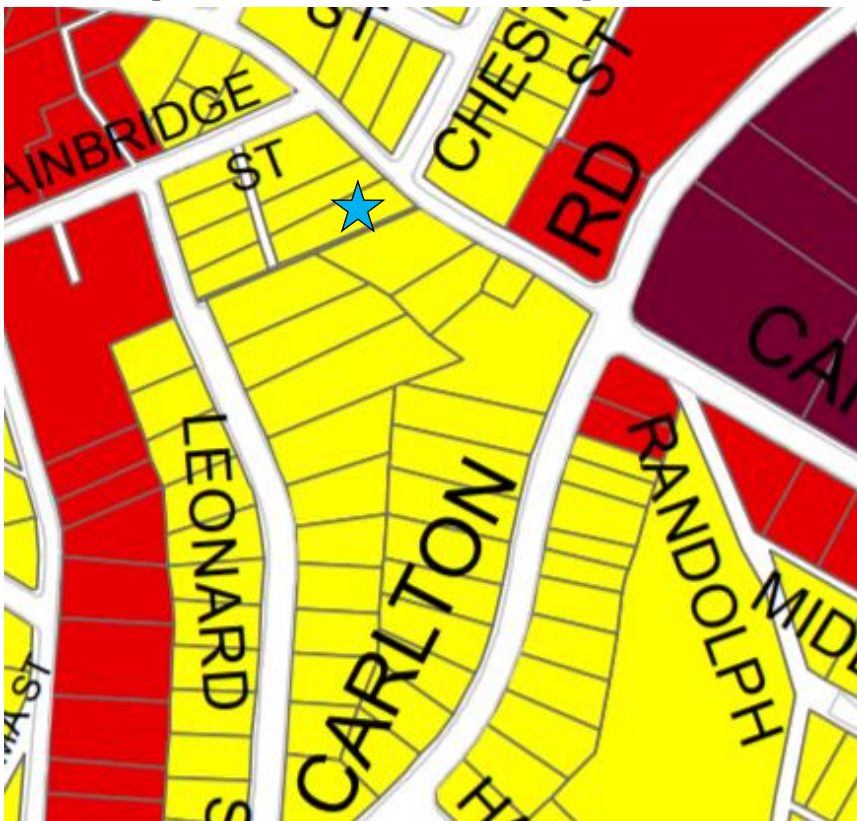
- 1. The proposed development does not trigger affordable housing requirements per Sec. 34-12. However, one unit will be designated affordable and will rent at a rate set by HUD home rents, making the unit affordable in those with income of up to 80% AMI for a period of not more than 10 years.*
- 2. No building on the site shall exceed 35' in height from grade. This is the maximum allowable height in the low density residential districts: R-1, R-1S, and R-2.*

The following Staff Report has been update to include the addition of the applicant's Proffer Statement.

Justin Shimp (Shimp Engineering) on behalf of Chris Hulett (owners of 1206 Carlton Ave) has submitted a rezoning petition for 1206 Carlton Avenue (Subject Property). The rezoning petition proposes a change in zoning from the existing R-2 Two-family Residential to R-3 Multi-family with proffered development conditions. The proffered development conditions include: (i) affordable housing: one unit will be designated affordable and will rent at a rate set by HUD home rents, making the unit affordable to those with income of up to 80% AMI for a period of not more than 10 years, (ii) building height: no building on the site shall exceed 35' in height from grade The rezoning application is being requested (in conjunction with SUP application SP17-00008) to accommodate a proposed six (6) unit apartment building on the subject property that would not be permitted under the current zoning.



2013 Comprehensive Plan Land Use Map



Yellow: Low Density Residential, **Red:** Neighborhood Commercial, & **Dark Red:** Business and Technology

Standard of Review

City Council may grant an applicant a rezoning request, giving consideration to a number of factors set forth within Z.O. Sec. 34-41. The role of the Planning Commission is and make an advisory recommendation to the City Council, as to whether or not Council should approve a proposed rezoning based on the factors listed in Z.O. Sec. 34-41(a):

(a) All proposed amendments shall be reviewed by the planning commission. The planning commission shall review and study each proposed amendment to determine:

- (1) Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;
- (2) Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community;
- (3) Whether there is a need and justification for the change; and
- (4) When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification.

Preliminary Analysis

The applicant is proposing to rezone the subject property from R-2 to R-3 and is congruently requesting a Special Use Permit for increased density and modified setbacks to facilitate the development of an apartment building with six (6) two-bedroom units and supporting parking. Under the current zoning the subject property could accommodate one (1) two-family dwelling. If rezoned to R-3 the subject property DUA would be:

- By-right: twenty-one (21) DUA = five (5) units on the subject property
- Special Use Permit (maximum) eighty-seven (87) DUA = twenty-two (22) units on the subject property.

The proposed development, as described in the SUP application (SP17-00008), will allow a maximum of six (6) dwelling units (0.26 acres X 24 = 6 units based on preliminary data).

Zoning History of the Subject Property

Year	Zoning District
1949	B-2 Business
1958	R-3 Multiple Dwelling District or M-1 Restricted Industrial (The 1958 Land Use Map was not parcel based and is difficult to refine beyond R-3 or M-1)
1976	R-3 Multiple Dwelling District

1991	R-3 Multiple Dwelling District
2003	R-2 Residential

Z.O. Sec. 34-42

1. Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;

a. Land Use

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 provided in the Background section of the proposed rezoning application.

Staff Analysis

The Subject Property is currently zoned R-2 which is one of the most restrictive zoning categories in the City. All by-right, provisional, and special uses allowed within this zoning district are residential and related per Z.O. Sec. 34-420 and single-family attached and two-family are the most common of these uses. The 2013 Comprehensive Plan Land Use Map indicates the Subject Property remain low-density residential. The land use section of the comprehensive plan indicates all single or two-family type housing and a density less than fifteen (15) DUA is Low Density. High Density are locations with a DUA over fifteen (15) or locations with multi-family housing types (townhouses, apartment, condominiums). The applicant is requesting a rezoning of the Subject Property to R-3 residential to accommodate a higher density development. The R-3 zoning district allows a wide range of by-right, provisional, and special uses per Z.O. Sec. 34-420, but the majority of uses remain residential or related in nature. In the narrative statement the applicant is proposing a six (6) unit residential apartment building with related parking. The applicant is proposing to retain all uses permitted in the R-3 zoning district as allowed under Z.O. Sec. 34-420. The Proffer Statement (**Attachment A-1**) calls for one (1) of the units be affordable for ten (10) years. According to the land use section of the comprehensive plan, a six (6) unit apartment is considered High Density.

The Subject Property is bordered by:

Direction	Zoning District	Current Use
East	PUD (Eddins Cottages) NOT BUILT	Cluster of single family homes.
South	B-2	Residential

South	R-2	Vacant spike strip about 5' wide
West	Not Zoned	Alley leading to Bainbridge Street
West	R-2	Residential
North	R-3	Multi-family Residential

Staff finds the proposed rezoning is not consistent with the City's future Land Use Map, but may contribute to other goals within the Land Use chapter of the Comprehensive Plan. As the subject property is centrally located to single family, multi-family, and commercial centers, a slightly higher residential density on Carlton Avenue, at this location, could contribute to Goal 2.3 (*Enhance pedestrian connections between residences, commercial centers, public facilities, amenities and green space.*) in the Land Use chapter of the Comprehensive Plan.

Although the development being proposed is consistent with surrounding uses, staff would like to point out any rezoning could have unintended consequence. Potential future development allowed in R-3 districts might not integrate into the fabric of low density neighborhoods. In addition to the rezoning request, the applicant is also submitting an application for a SUP (SP17-00008) to build an apartment building with six (6) two-bedroom units on the subject property. The proposed use in the SUP application (high density residential) is consistent with the current uses surrounding the subject property, but the rezoning application retains all uses found in the section Z.O. Sec. 34-420 Use Matrix of the zoning code. Planning Commission should consider other uses that are allowed within the use matrix (Z.O. Sec. 34-420) during review of this application. Examples of a uses allowed in the R-3 district that are not permitted with in the R-2 districts are:

- Public Health Clinic
- Bed & Breakfast
- Townhouse

b. Community Facilities

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 provided in the Background section of the proposed rezoning application.

Staff Analysis

The City's Comprehensive Plan identifies community facilities as fire protection, police enforcement, and emergency response services; public

utilities and infrastructure; and public parks and recreation opportunities. Each of these departments reviewed the Development Plan and found no impacts to community facilities.

c. Economic Sustainability

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 provided in the Background section of the proposed rezoning application.

Staff Analysis

Staff finds no direct conflict with Chapter 3 (Economic Sustainability) of the Comprehensive Plan with a change of use from M-2 to R-3.

d. Environment

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 provided in the Background section of the proposed rezoning application.

Staff Analysis

Staff finds uses in R-3, such as a small apartment and required parking, could increase impervious surface and stormwater runoff. Current stormwater regulations will prevent the subject property from discharging additional stormwater above current levels. The subject property is undeveloped which will require innovative design to keep stormwater at current levels. These concerns would be addressed at site plan review.

e. Housing

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 provided in the Background section of the proposed rezoning application.

Staff Analysis

The application was reviewed by the City's Housing Development Specialist and finds the uses which could occur as part of a R-3 development, such as a small apartment building, on the subject properties could contribute to Goals 1.1, 1.2, 3.6, 8.2, & 8.5 in the Housing chapter of the Comprehensive Plan. Per Z.O. Sec. 34-12 the applicant is not required to provide on or off site affordable housing or payment into the City's Affordable Housing Fund.

Although the applicant is not required to provide any affordable housing for the proposed development, the accompanying proffer statement indicates the applicant will include one (1), on-site affordable unit. This unit will be priced at a rent level affordable to households with incomes no greater than 80% of area median income (currently \$1,027/month for a one bedroom apartment or \$1,179/month for a two bedroom unit), as established annually by the Department of Housing and Urban Development. Provision of this unit will help meet the needs of the 320 households with incomes at 80% of area median income who are paying more than half of their income for rent each month.

f. Transportation

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 provided in the Background section of the proposed rezoning application.

Staff Analysis

The application was reviewed by the City's Traffic Engineer and finds the uses which could occur as part of a R-3 development, such as a small apartment building, could contribute to Goals 1.2, 2.6, & 6.1 in the Transportation chapter of the Comprehensive Plan and section 4.1 of Streets that Work. According to the application materials, any future development will utilize the existing alley to the west of the subject property.

g. Historic Preservation & Urban Design

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 provided in the Background section of the proposed rezoning application.

Staff Analysis

Staff finds the uses which could occur as part of a R-3 development, such as a small apartment building, could contribute to Goal 1.4 in the Historic Preservation & Urban Design chapter of the Comprehensive Plan. The subject property is currently vacant.

2. Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community;

The applicant's own analysis of the development's furtherance of the general welfare of the entire community is provided in the applicant's narrative statement.

Staff Analysis

Staff finds that a land use change from R-2 to R-3, with a minor increase in density as noted in the applicant's narrative statement, could benefit the surrounding community by providing additional residential housing options.

3. Whether there is a need and justification for the change;

The applicant has provided information on the factors that led to a request to rezone the subject properties from R-2 to R-3 in the Narrative section of their application.

Staff Analysis

According to the City's 2013 Land Use Map, this portion of the City should be Low Density Residential with a DUA under fifteen (15). In reality this portion of the City is a mix of low density residential, high density residential, industrial, and commercial uses. Rezoning the subject property from R-2 to R-3 would be consistent with the current land use fabric of the neighborhood.

4. When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification.

The location of the subject property is currently served by existing public utilities and facilities. The applicant has provided a narrative statement on adverse effects and mitigation in their application materials.

Staff Analysis

Any development on the subject property would be evaluated during site plan review and need to meet all current regulations related to public utilities and facilities. Due to the location and previous use of the subject property, staff believes all public services and facilities would be adequate to support development.

The purposes set forth per Z.O. Sec. 34-350 are:

Two-family (R-2). The two-family residential zoning districts are established to enhance the variety of housing opportunities available within certain low-density residential areas of the city, and to provide and protect those areas. There are two (2) categories of R-2 zoning districts:

R-2, consisting of quiet, low-density residential areas in which single-family attached and two-family dwellings are encouraged. Included within this

district are certain areas located along the Ridge Street corridor, areas of significant historical importance.

Multifamily. The purpose of the multifamily residential zoning district is to provide areas for medium- to high-density residential development. The basic permitted use is medium-density residential development; however, higher density residential development may be permitted where harmonious with surrounding areas. Certain additional uses may be permitted, in cases where the character of the district will not be altered by levels of traffic, parking, lighting, noise, or other impacts associated with such uses. There are three (3) categories of multifamily residential zoning districts:

R-3, consisting of medium-density residential areas in which medium-density residential developments, including multifamily uses, are encouraged.

Staff finds the development, as proposed in the application materials, would meet the purpose as set forth at the beginning of the district classification.

Public Comments Received

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

On November 13, 2017 the applicant held a community meeting at Clark Elementary. The applicant gave an overview of the project as it related to the need for a rezoning and a SUP. The community voiced the following concerns with the proposed development:

- One (1) parking space per unit would be inadequate. Traffic and a shortage of parking in the neighborhood is an ongoing problem and this development could contribute to that.
- The existing alley is not adequate for ingress/egress.
- The building should be pushed north to allow additional sunlight into the apartments.

On March 13, 2018 the Planning Commission held a Public Hearing for the rezoning of the subject property from R-2 to R-3 with no proffers. During the Public Hearing, two members of the public spoke. One spoke in support of the project and believed it was in line with the “social fabric” of the neighborhood. The other speaker read a list of concerns from the Belmont-Carlton Neighborhood Association. The speaker indicated the concerns were not related to this specific project, but the concentration of development overall in Belmont and the need for the City to address infrastructure.

As of the date of this report, Staff received a number of emails regarding this project and they have been forwarded to Planning Commission and City Council. The main concern

noted is related to inadequate parking for this project and the effect that will have on the surrounding neighborhood.

Staff Recommendation

Staff finds the proposed development, as presented in the rezoning application could contribute to many goals of the City's Comprehensive Plan. Staff finds that the by-right uses for R-3, as outline in Z.O. Sec. 34-420, are appropriate for the subject property and differ only slightly from the existing by-right R-2 uses. Any SUP would require additional review by staff, Planning Commission, and City Council. Staff is concerned that a rezoning of the subject property would not conform to the City's 2013 Land Use Map.

Summarizing the Standard of Review, staff finds:

(1) Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan.

No: *Staff finds the proposed rezoning (as presented in the application materials) would not comply with the City's Comprehensive General Land Use Plan Map, but would contribute to other chapters of the City's 2013 Comprehensive Plan.*

(2) Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community.

Yes: *Staff finds the proposed rezoning (as presented in the application materials) would further the purposes of this chapter and the general welfare of the entire community.*

(3) Whether there is a need and justification for the change.

Yes: *Staff finds a justification for the change should Planning Commission determine additional density is suitable for this location.*

(4) When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification.

Yes: *Staff finds the proposed rezoning (as presented in the application materials) would have no impact on public services or facilities, and would meet the objectives of the zoned district.*

Suggested Motions

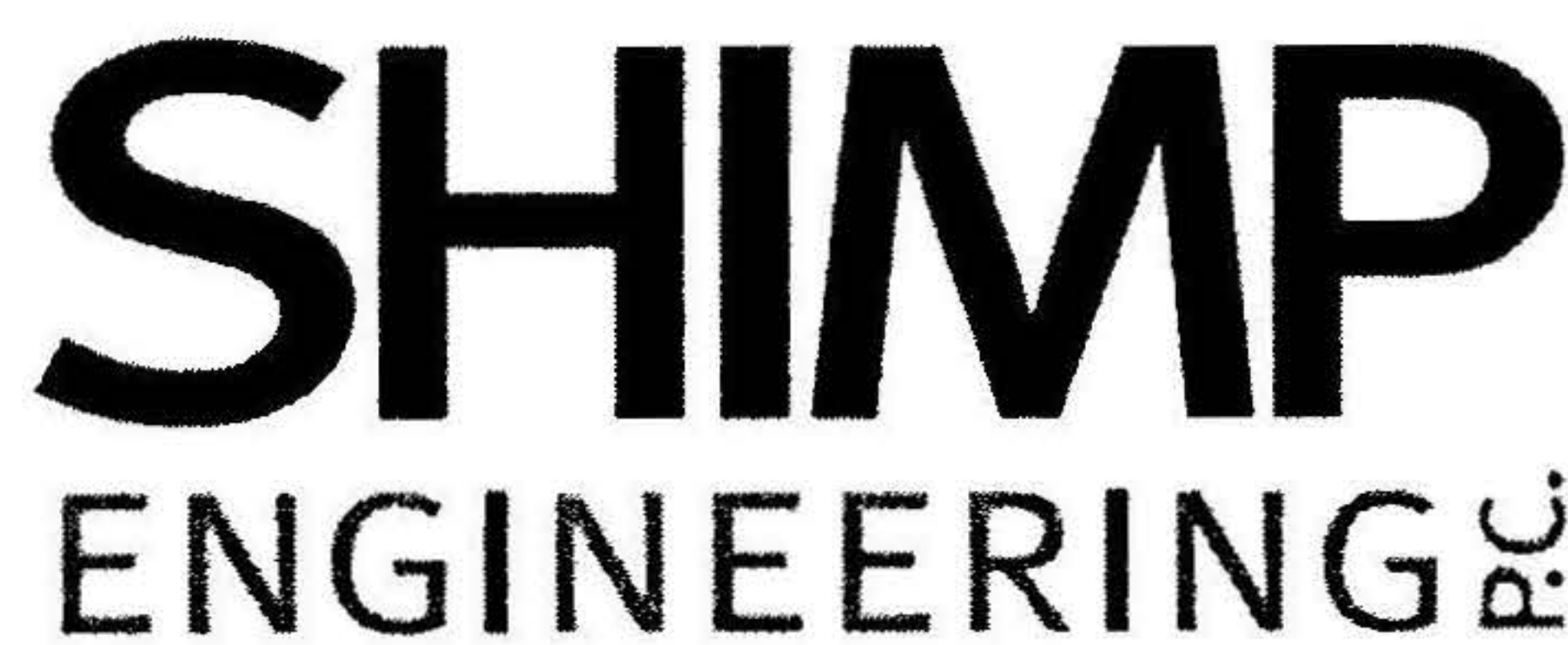
1. I move to recommend approval of this application to rezone the subject property from R-2, to R-3, on the basis that the proposal would service the interests of the general public and good zoning practice.

OR,

2. I move to recommend denial of this application to rezone the subject property from R-2 to R-3, on the basis that the proposal would not service the interests of the general public and good zoning practice.

Attachments

- A. Rezoning Application dated December 22, 2017
- A-1. Proffer Statement dated March 29, 2018 and signed March 30, 2018
- B. Applicant's Narrative Statement and supporting documents dated December 22, 2017



PROJECT MANAGEMENT
CIVIL ENGINEERING
LAND PLANNING

March 29, 2018

RE: Proffer Statement / TMP 57-127 / 1206 Carlton Avenue

Justin Shimp of Shimp Engineering (on behalf of property owner, Hulett Management Services) submitted a rezoning application in accordance with Sec. 34-41 for 1206 Carlton Avenue from the property's current residential zoning, R-2, to multi-family residential, R-3. Additionally, in accordance with Sec. 34-158 an application was submitted for a special use permit to allow for residential density of 24 dwelling units per acre and an adjustment to the side yard setback from 11'6" to 8'.

Agreement to be bound by proffers:

The applicant agrees that if the property is rezoned, the property will be subject to the following proffered conditions:

Affordable Housing:

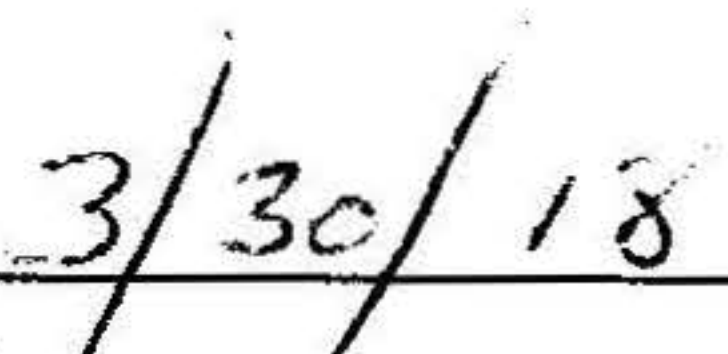
The proposed development does not trigger affordable housing requirements per Sec. 34-12. However, one unit will be designated affordable and will rent at a rate set by HUD home rents, making the unit affordable to those with income of up to 80% AMI for a period of not more than 10 years.

Physical Improvements:

No building on the site shall exceed 35' in height from grade. This is the maximum allowable height in the low density residential districts: R-1, R-1S, and R-2.

The conditions outlined in this proffer statement are contingent upon City Council's approval of the requested rezoning from R-2 to R-3 and the conditions outlined in the Special Use Permit application: adjustment of side yard setback from 11'6" to 8' and allowing 24 DUA. If ZM-17-00004 is approved, these conditions will be applied to TMP 57-127.


Chris Hulett, Hulett Management Services


Date



City of Charlottesville

Application for Rezoning

Project Name: 1200 Carlton

Address of Property: 1200 Carlton Ave

Tax Map and Parcel Number(s): 57 - 127

Current Zoning: R-2

Proposed Zoning: R-3

Comprehensive Plan Land Use Designation: low density residential

Applicant: Shimp Engineering

Address: 201 E. Main St. Charlottesville, VA 22902

Phone: (434) 227-5140 Email: justin@shimp-engineering

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

Owner Engineer/Designer Owner's Agent Contract Purchaser

Owner of Record: Hulett Management Services (Chris Hulett)

Address: 1808 N Quantico St. Arlington, VA 22205

Phone: _____ Email: chulett@kiwestcorporation.com

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

(1) Signature [Signature] Print Justin Shimp Date 12/22

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

(2) Signature [Signature] Print S.C. Hulett Date 11/20/17

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

2MN-00004



City of Charlottesville

Pre-Application Meeting Verification

Project Name: 1206 CARLETON RD

Pre-Application Meeting Date: 25 OCTOBER 2017

Applicant's Representative: JUSTIN SHIMP

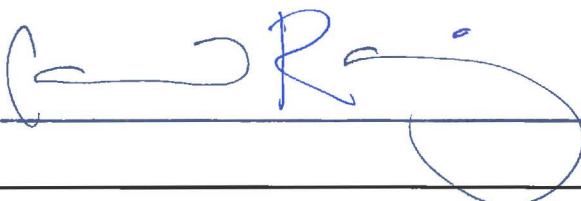
Planner: CARRIE RAINY, MATT ALFELE

Other City Officials in Attendance:

BRENNAN DUNCAN

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

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

Planner Signature: 



City of Charlottesville

Application Checklist

Project Name: 1206 Carlton

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

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

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

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

Completed proffer statement

All items noted on the Pre-Application Meeting Verification.

Applicant

Signature

Print

Justin Shimp

Date

12/22/17

By Its:

Shimp Engineering for Hulett Management Services

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



City of Charlottesville

Community Meeting

Project Name: 1201 Canton

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

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

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

Applicant: [Signature]

By: Shimp Engineering for Hulett Management Services
Signature _____ Print _____ Date _____

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



City of Charlottesville

Personal Interest Statement

Project Name: 1206 Carlton

I swear under oath before a notary public that:

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

Planning Commissioner(s): _____

Or

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

And

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

City Councilor(s): _____

Or

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

Applicant: Shimp Engineering for Hulett Management

By:

Signature Kelsey Schlein Print Kelsey Schlein Date 12-22-17

Its: Shimp Engineering for Hulett Management (Officer, Member, Trustee, etc.)

Commonwealth of Virginia

City of Charlottesville

The foregoing instrument was subscribed and sworn before me this 22nd day of December, 20 17 by Kelsey Schlein

Notary Signature [Signature]

Registration #: 7734575 Expires 1-31-2021

LISA ANNE JOHNSON
Notary Public
Commonwealth of Virginia
7734575
My Commission Expires 01/31/2021



City of Charlottesville

Owner's Authorizations

(Not Required)

Project Name: _____

Right of Entry- Property Owner Permission

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

Owner: _____ Date _____

By (sign name): _____ Print Name: _____

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

Other (specific): _____

Owner's Agent

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

Name of Individual Agent: _____

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

Owner: _____ Date: _____

By (sign name): _____ Print Name: _____

Circle one:

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

Other (specific): _____



City of Charlottesville

Fee Schedule

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

Office Use Only

Amount Received: _____ Date Paid _____ Received By: _____



City of Charlottesville

LID Checklist

Project Name: _____

(not required)

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

Applicant's Signature

Signature _____ Print _____ Date _____

December 22, 2017

RE: 1206 Carlton Special Use Permit/Rezoning Project Narrative
TMP 57-127

Shimp Engineering, serving as owner's agent to Hulett Management Services, Inc., is applying concurrently for a rezoning and a special use permit on TMP 57-127 to allow for the construction of a multi-family residential structure with six, two-bedroom units. In accordance with Sec. 34-41 of the Charlottesville Zoning Ordinance, Shimp Engineering is applying to rezone the parcel from R-2 (Residential) to R-3 (Multi-Family Residential). In accordance with Sec. 34-158, Shimp Engineering is applying for a Special Use Permit to reduce the side setback on the southeast property boundary from 10' to 8' and to increase the DUA allowed in a R-3 district from 21 DUA to 24 DUA to allow for the proposed six units.

Compatibility with Existing Conditions: The property is bordered on the north by a parcel zoned R-3 with an existing six unit apartment building on the property. Adjacent to the six unit structure located at 1204 Carlton is another multi-family residential structure at the corner of Bainbridge St. and Carlton Ave. The parcel opposite TMP 57-127 on Carlton Ave is zoned PUD (Planned Unit Development). Immediately to the south of the property is a spite strip zoned R-2. The remainder of the parcels on the block fronting on the south side of Carlton Avenue are zoned B-2 (Commercial).

Residential uses, both single family and multi-family, constitute the greatest use immediately surrounding the property. A proposed six-unit multi-family structure is consistent with the existing patterns of use and development. The proposed structure is three stories, making it slightly taller than surrounding buildings; however, the site sits at a lower grade than the parcels immediately to its north, where the existing multi-family structures are located, and the site is at a lower grade than the parcels directly opposite Carlton Avenue. The proposed three story structure does not exceed the allowable height by-right in an R-2 district, 35'.

Consistency with Comprehensive Plan: The proposed improvements to the vacant property align directly with goals outlined in the transportation, land and housing sections of the Comprehensive Plan.

Transportation: Goal 2.4 "Encourage a mix of uses in priority locations, such as along identified transit corridors and other key roadways, to facilitate multimodal travel and increase cost-effectiveness of future service." TMP 57-127 is serviced directly by Bus Route 3, providing residents with convenient bus access to Downtown and 5th St. Station.

Goal 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." The proposed improvements to the site place the required parking behind the structure, away from the street.

Housing: Goal 3 "Grow the City's housing stock for residents of all income levels." The proposed development will provide a housing type, the two bedroom apartment, that is more affordable to a broader range of income levels in Belmont, as opposed to the single family dwelling.

Goal 3.3 "Achieve a mixture of incomes and uses in as many areas of the City as possible.*" The availability of a variety of housing types is a platform for the development of diverse, mixed-income neighborhoods.



Affordable Housing: The size of the proposed dwelling units in the multi-family structure will provide a welcome juxtaposition in pricing to the existing single family dwellings in the Belmont neighborhood. The lot is currently vacant and does not have any existing affordable housing. The FAR of the proposed development does not exceed 1.0 and so this project does not require affordable housing to be built on or off site and it does not require payment into the city's affordable housing fund. The GFA of the project is 7,332' sq ft. and all of this square footage is dedicated to residential use.

Compliance with USBC Provisions: The proposed development will comply with all applicable USBC Provisions.

Potential Adverse Impacts: Adverse traffic impacts will be minimal because the plan provides for adequate parking and the proposed one-way entrance off of Carlton Ave allows for access to the property without compromising the safety of pedestrians with a two way entrance.

Attachments: 2 Site Context Maps

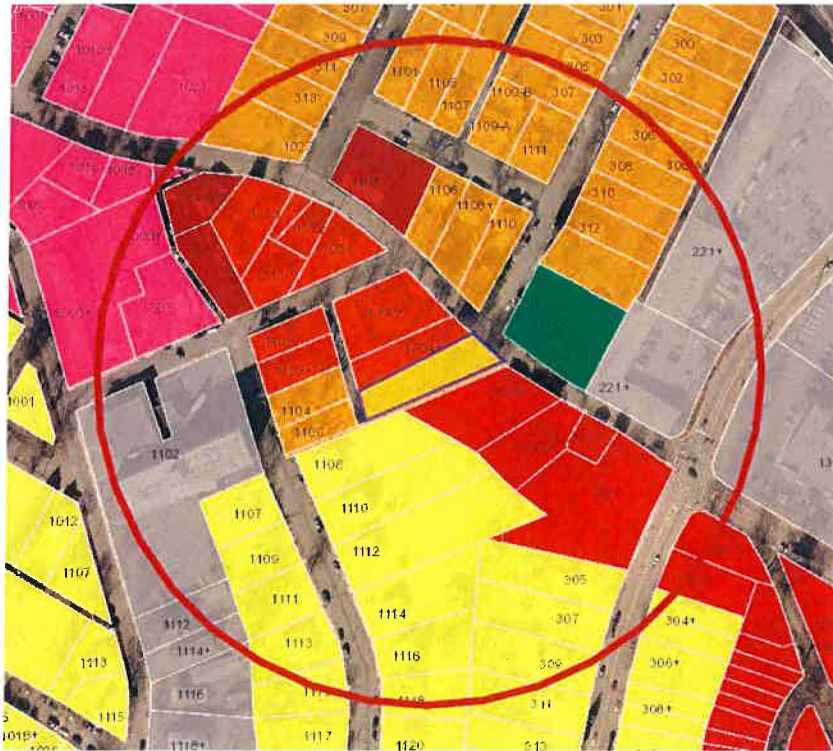
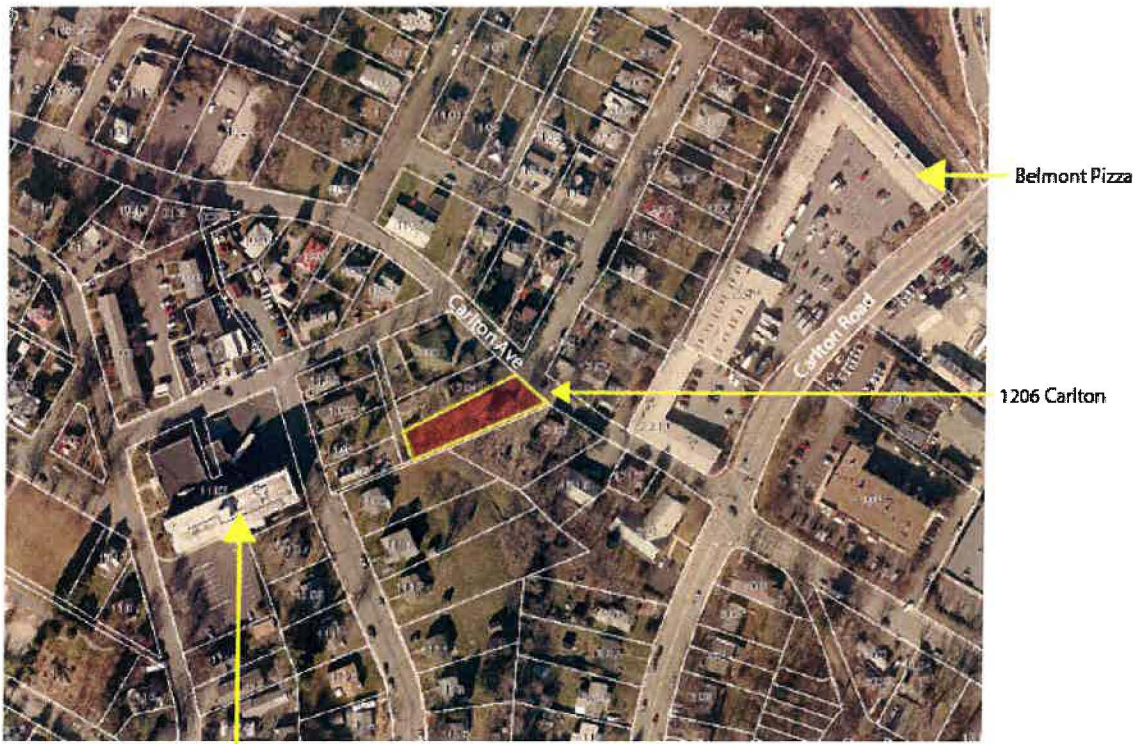


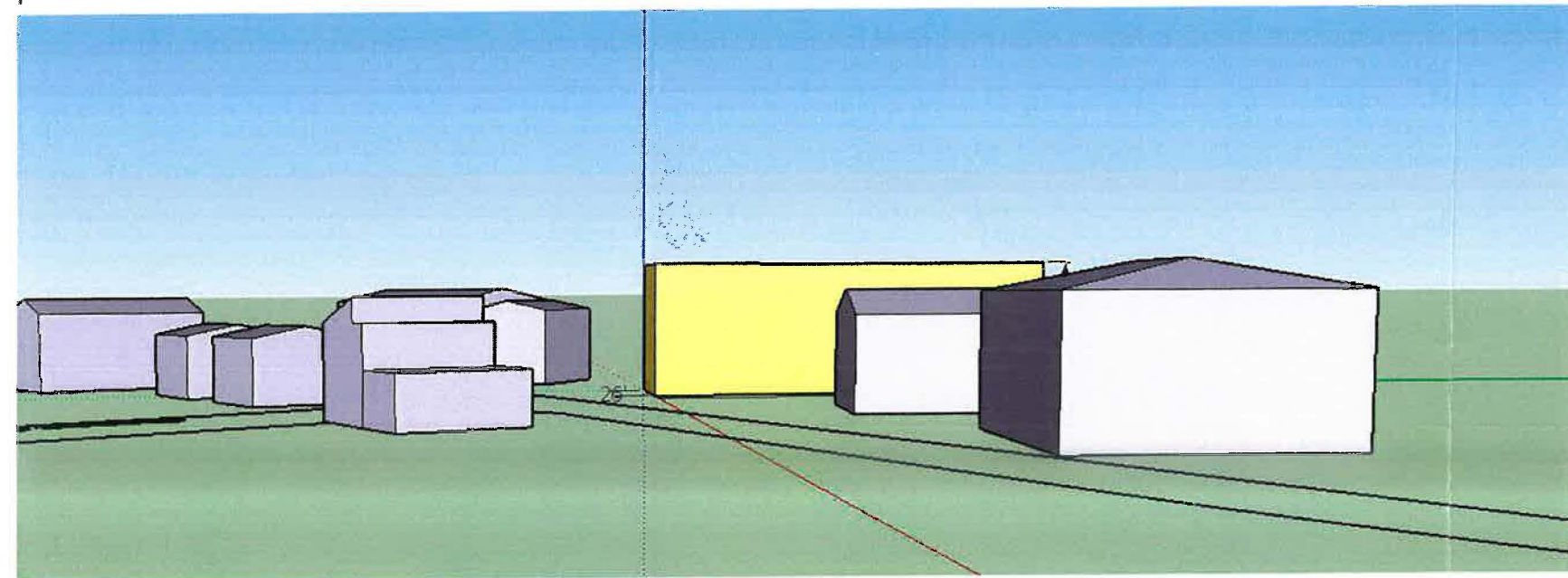
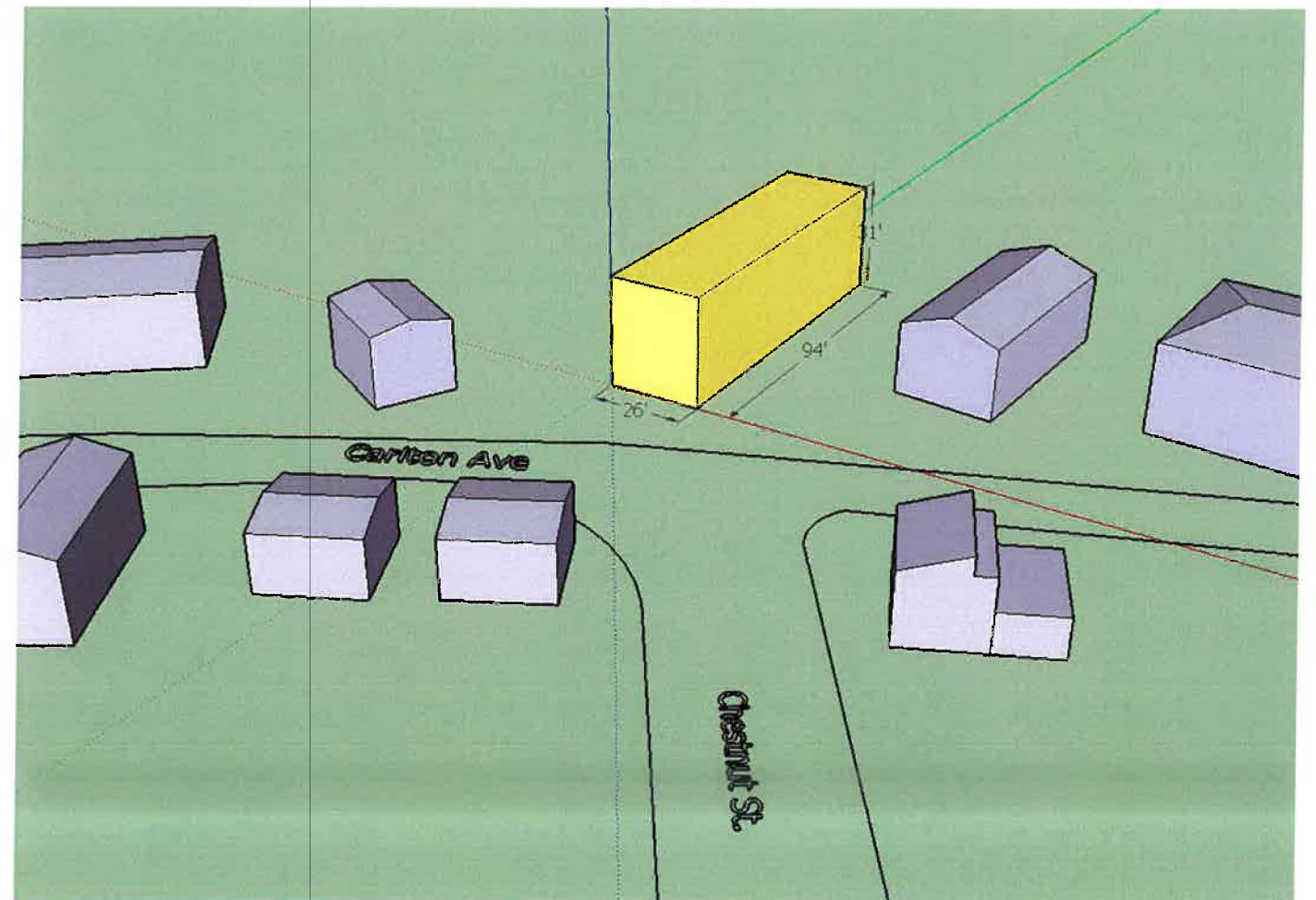
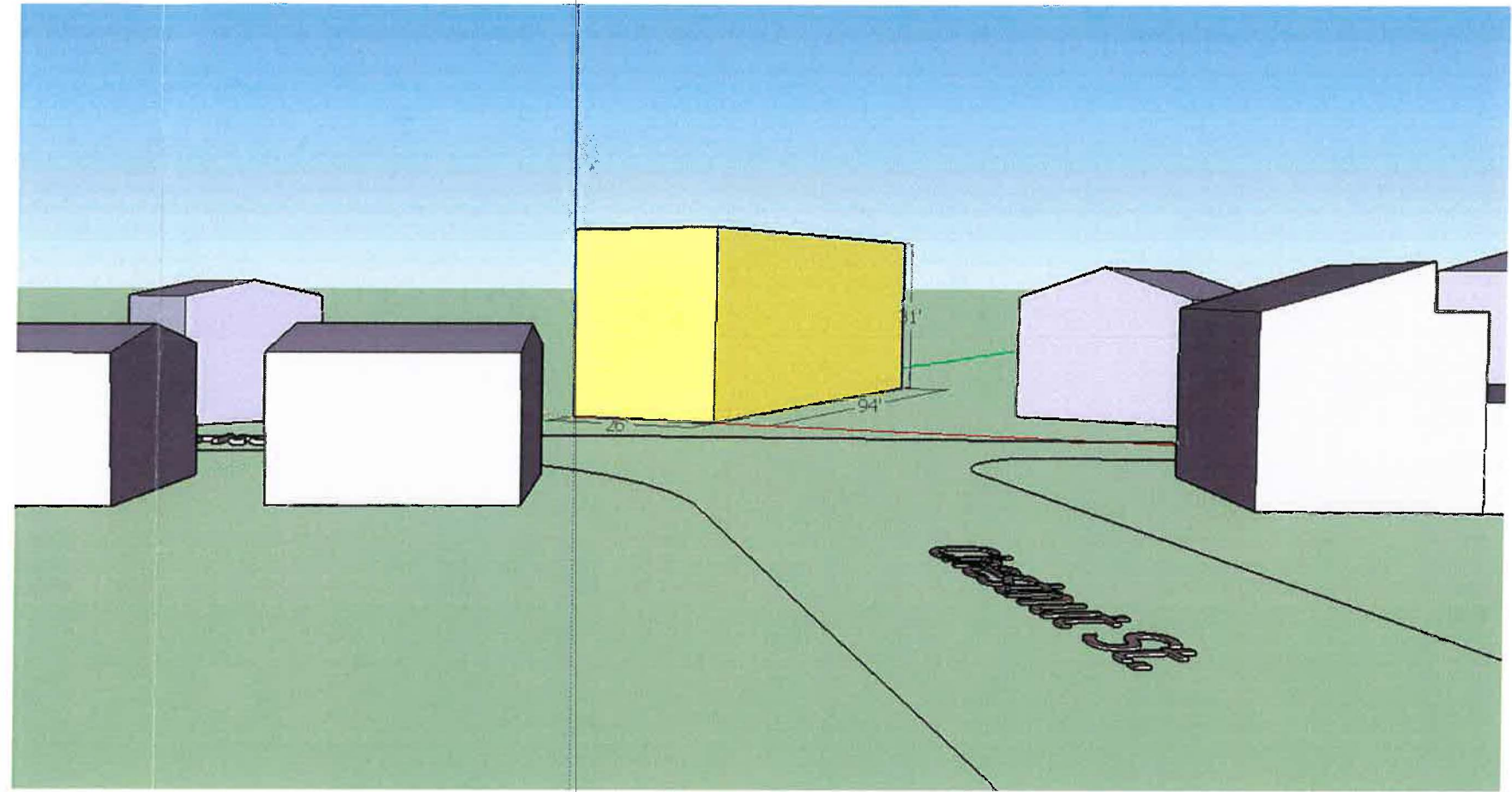
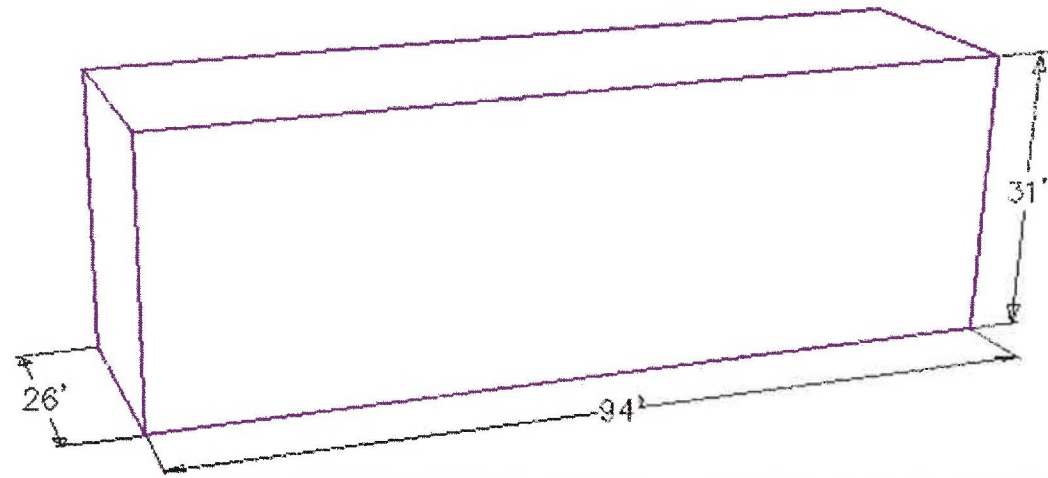
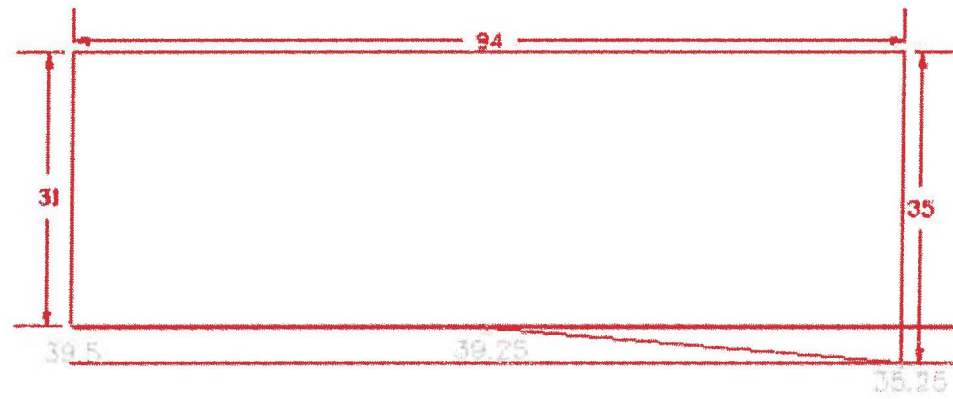
Figure 1: 500' Radius Existing Zoning



VA Industries for the Blind

Figure 2: Site Context

1206 CARLTON MASSING DIAGRAMS



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: July 11, 2018
APPLICATION NUMBER: SP17-00008

Project Planner: Matthew Alfele Date
of Staff Report: June 27, 2018

Applicant: Shimp Engineering
Applicant's Representative: Justin Shimp with Shimp Engineering, P.C.
Current Property Owner: Chris Hulett (Hulett Management Services)

Application Information

Property Street Address: 1206 Carlton Avenue
Tax Map/Parcel #: Tax Map 57, Parcel 127
Total Square Footage/ Acreage Site: Approx. 0.26 acres (11,325 square feet)
Comprehensive Plan (General Land Use Plan): Low Density Residential
Current Zoning Classification: R-2
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).

Applicant's Request (Summary)

On March 13, 2018 the Planning Commission held a Public Hearing for the rezoning of 1206 Carlton Avenue from R-2 Two-Family Residential to R-3 Multi-family with no proffered development conditions; and an accompanying SUP request for the same property to increase density from twenty-one (21) DUA to twenty-four (24) DUA and modify the southeast side yard setbacks from eleven point six (11.6') feet to eight (8') feet. The Planning Commission

voted four (4) to two (2) to recommend denial of the rezoning request to City Council and six (6) to zero (0) to recommend denial of the SUP.

On March 30, 2018 the applicant emailed City Council and staff a signed Proffer Statement (**Attachment A-1**) that was not included in the March 13th Public Hearing materials.

At the April 2, 2018 City Council meeting, Council referred the rezoning and SUP request back to Planning Commission for new Public Hearings based on the information within the March 30th Proffer Statement. All materials within the application are the same as presented to the Planning Commission on March 13th with the addition of the following proffer language:

1. The proposed development does not trigger affordable housing requirements per Sec. 34-12. However, one unit will be designated affordable and will rent at a rate set by HUD home rents, making the unit affordable in those with income of up to 80% AMI for a period of not more than 10 years.
2. No building on the site shall exceed 35' in height from grade. This is the maximum allowable height in the low density residential districts: R-1, R-1S, and R-2.

The following Staff Report has been update to include the addition of the applicant's Proffer Statement.

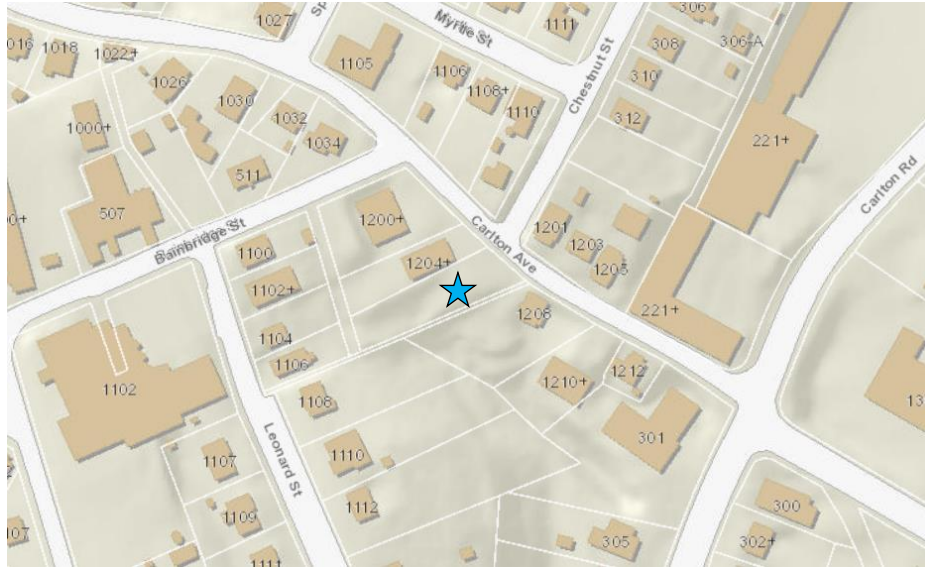
Justin Shimp (applicant), on behalf of the owner, (Hulett Management Services) has submitted a Special Use Permit (SUP) application pursuant to City Code Z.O. Sec. 34-420, which states residential density up to 43 DUA (Dwelling Units per Acres) is permitted with an SUP for R-3 zoned properties. 1206 Carlton Avenue (Subject Property) is currently zoned R-2 and the applicant is perusing a rezoning of the subject property to R-3 per petition ZM17-00004. In addition to increased density, the applicant is requesting adjustments to side yard regulations per Z.O. Sec. 34-162. The subject property has frontage on Carlton Avenue and is approximately 0.26 acres. The 2013 Land Use Map calls for Low Density Residential.

The applicant has submitted a rezoning petition (ZM17-00004) and a SUP application in order to develop a specific project on the subject property (**attachment C**). Per the two applications the proposed development involves:

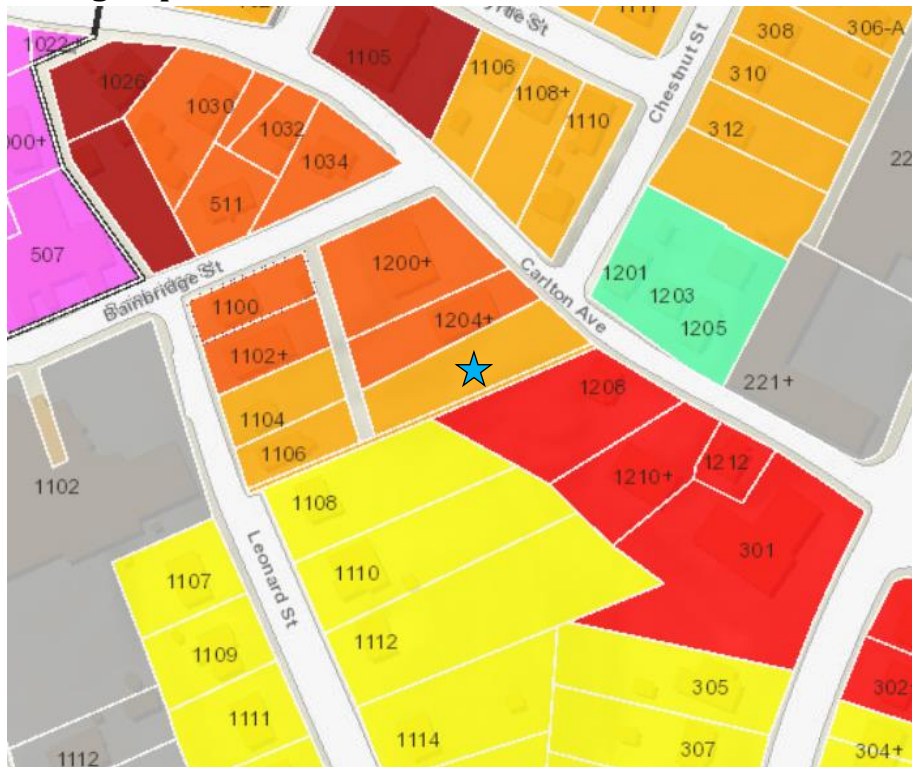
- ZM17-00004 – A rezoning request of the subject property with proffered development conditions from R-2 to R-3.
- SP17-00008 – A SUP request to increase density from twenty-one (21) DUA to twenty-four (24) DUA.
- SP17-00008 – A SUP request to modified the southeast side yard from the required eleven point six (11.6') feet to eight (8') feet.

The applicant is proposing an apartment building with six (6) two-bedroom units and seven (7) parking spaces. The modification to the side yard requirement is to accommodate a one-way driveway to the north of the apartment building.

Vicinity Map

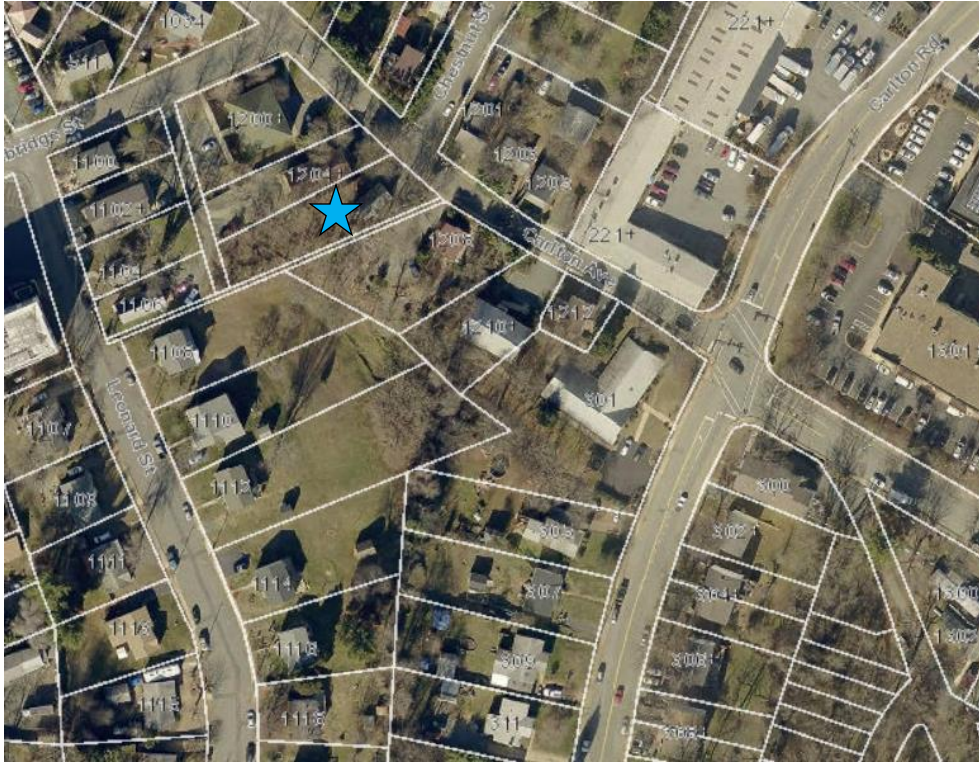


Zoning Map

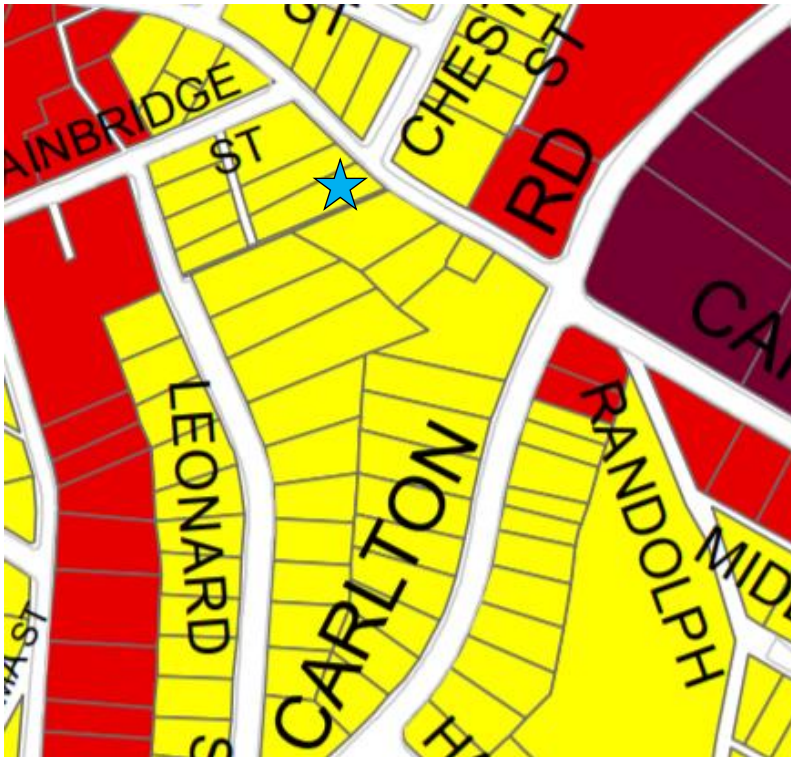


- Gray:** Industrial
- Light Orange: (R-2)** Residential Two-family
- Yellow: (R-1)** Residential Single-Family
- Purple: (NCC)** Neighborhood Commercial Corridor
- Red: (B-2)** Commercial
- Green:** Planned Unit Development
- Dark Orange: (R-3)** Residential Multi-family
- Dark Red: (B-3)** Commercial

2016 Aerial



2013 Comprehensive Plan Land Use Map



Yellow: Low Density Residential, **Red:** Neighborhood Commercial, & **Dark Red:** Business and Technology

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 propose 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.

(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	Zoning District	Current Use
East (across Carlton Ave)	PUD (Eddins Cottages) NOT BUILT	Cluster of single family homes.
South	B-2	Residential
South (abutting)	R-2	Vacant spike strip about 5’ wide
West (abutting)	NA	Alley leading to Bainbridge Street
West	R-2	Residential
North (abutting)	R-3	Multi-family Residential

The uses surrounding the subject property are mostly a mix of single family, two-family, and multi-family. In addition, commercial and industrial uses are in close proximity to the subject property. Most of the surrounding buildings are one (1) or two (2) story in height. The buildings adjacent to the subject property have footprints covering ¼ to ½ of the available lot area. Directly across the street from the subject property is the Eddins Cottages PUD. This is an approved PUD not currently under construction. When completed, Eddins Cottages will contain a mix of ten (10) attached and detached dwellings. The Virginia Industries for the Blind and Clark Elementary are also in close proximity to the subject property.

Staff Analysis: The site plan (**attachment C**) and application materials (**attachment A and B**) proposes a three (3) story apartment building with six (6) two-bedroom units and seven (7) parking spaces. The footprint of the building will cover less than a ¼ of the site with parking located behind the building. The proposed use is harmonious with the existing patterns of uses within the neighborhood.

(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**)

Below are specific areas of the Comprehensive Plan for which the development may be in compliance:

a. Land Use

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

b. Housing

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

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

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

3.4: Encourage creation of new, onsite affordable housing as part of rezoning or special use permit applications.

3.5: Consider the range of affordability proposed in rezoning and special use permit applications, with emphasis on provision of affordable housing for those with the greatest need.

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

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.

c. Transportation

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

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

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.

Below are specific areas of the Comprehensive Plan for which the development may not be in compliance:

d. Land Use

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

Comprehensive Plan

The 2013 Comprehensive Plan Land Use Map calls for the subject property and adjacent areas to be Low Density Residential. Low Density Residential, as described within the Land Use Map, includes all land occupied by single or two-family types housing. The density in these areas by-right should be no greater than 15 dwelling units per acres.

Staff Analysis: As noted in 2(a) through 2(c) above, many of the City's Comprehensive Plan goals could be achieved through a residential development of this type on the subject property. The location could promote more pedestrian and cycling trips to Downtown Belmont, the Mall (the subject property is in close proximity to the mixed use trail on Water Street), and to Kathy's Shopping Center. Several goals in the Comprehensive Plan speak to a desire to have density, as appropriate, in locations that will foster alternative transportation options to employment, entertainment, and education centers. The proposed development is consistent with existing development patterns along Carlton Avenue, although these patterns are not consistent with the Comprehensive Land Use Map. A small six (6) unit apartment building will provide additional housing options within Belmont without creating a major impact on the neighborhood or supporting infrastructure.

Streets that Work Plan

The Streets that Work Plan (approved September 2016 as an amendment to the Comprehensive Plan) labels Carlton Avenue as Local. 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>

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.

Staff Analysis: Based on the application package and supporting documents (**attachments, A, B, & C**), staff concludes that the pedestrian network along the subject property's frontage is consistent with the Streets that Work Plan. In addition, the development will utilize the existing alley to the rear of the property creating a one-way traffic pattern on site. This will minimize the size of the curb cut on Carlton Avenue.

(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 (**attachment A and C**), the proposed development would likely comply with applicable building code regulations. However, final determinations cannot be made prior to having the details required for final site plan and building permit approvals.

(4) Potential adverse impacts, including, but not necessarily limited to:

a) Traffic or parking congestion

Traffic, Parking, and Other Modes of Transportation

The City Traffic Engineer has reviewed the development plan and finds a six (6) unit apartment building will not adversely affect traffic on Carlton Avenue or the surrounding street network. Due to the location of parking (behind the building) and one-way traffic flow; the development will create additional traffic for the nonpublic alley as vehicles circle through the development looking for parking or making deliveries. The availability of mass transit (Bus Route 3 <http://www.charlottesville.org/home/showdocument?id=34085>), biking, and walking options could negate any rise in vehicular traffic.

The development plan calls for an apartment building with six (6) two-bedroom units and a total of seven (7) parking spots. This meets the requirements per Z.O. Sec. 34-984 of the City Zoning Code. Parking congestion may occur if residents have more than one (1) vehicle or have guests that visit by car. On street parking is currently allowed on Carlton Avenue and Chestnut Street. This could become a bigger concern when the Eddins Cottages PUD is completed.

Staff Analysis: The City Traffic Engineer has reviewed the development plan and finds it will not have a major impact on the amount of traffic or parking on Carlton Avenue or surrounding street network.

Vehicular Access

One (1) point of vehicular access off a City maintained street is required for the proposed development per Z.O. Sec. 34-896(a). Current vehicular ingress and egress to the subject property includes one (1) access point on Carlton Avenue and one (1) access point off of Bainbridge Street by way of an unaccepted alley. The site plan (**attachment C**) shows the access point off of Carlton Avenue will be one-way. Per Z.O. Sec. 34-975(e)(1), the one-way driveway will be required to install and maintain control devices, such as signs, pavement markings, etc., as may be reasonably necessary to provide direction and control of vehicular movements.

Staff Analysis: The vehicular ingress /egress and circulation pattern, as shown on the site plan (**attachment C**); will lower chances of conflict with pedestrians on Carlton Avenue. By having a one-way vehicular circulation pattern and utilizing the alley, the curb cut on Carlton Avenue can be kept to a minimum width and be consistent with other curb cuts along Carlton Avenue. Staff is concerned that any conflict that could arise regarding the alley is a civil matter which the City would have no or limited standing. Staff also recommends the one-way circulation pattern should flow traffic off Carlton Avenue into the development. A sign should be placed in the parking lot directing traffic to use the alley to access Bainbridge Street and markings on the pavement should also indicate direction of use.

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

The proposed development should result in only a moderate increase in noise, as the development only proposes six (6) two-bedroom units. The site plan (**attachment C**) shows street trees and landscaping per Z.O. Sec. 34-867. The site plan also shows vegetation screening of the parking. No lighting plan was provided but will be required during final site plan review.

Staff Analysis: A six (6) unit apartment building at this location will have minimal impact and can be mitigated through existing site plan regulations.

c) Displacement of existing residents or businesses

The subject property is currently vacant. No residents or businesses will be displaced.

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

As noted above, the subject property is vacant and any use has the potential to add to the City's tax base.

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

The City's Comprehensive Plan identifies community facilities as fire protection, police enforcement, and emergency response services; public utilities and infrastructure; and public parks and recreation opportunities. The applicant's proposal narrative (**attachment A**) has not adequately discussed this issue within its comprehensive plan analysis required by Z.O. Sec. 34-41(d)(3).

Staff Analysis: Staff finds the development will have little impact on existing community facilities. The proposed development is on a City maintained street and can be served by existing fire, police, and emergency response services. The additional density of the site will also have limited impact on surrounding parks. The site plan (**attachment C**) indicates stormwater collected on site that is piped into the City's system. The development will also be required to install a sewer lateral from the apartment building into the City's main.

f) Reduction in the availability of affordable housing in the neighborhood

The subject property is currently vacant. No affordable housing units will be lost per this development.

g) Impact on school population and facilities

The applicant's project proposal narrative (**attachment A**) does not specifically analyze this factor, as required by Z.O. Sec. 34-158(b).

Staff Analysis: Because housing is open to all, there is a possibility that families with children could take residence here. Therefore, some impact could be created on school population and facilities.

h) Destruction of or encroachment upon conservation or historic districts

The subject property is not within any design control district.

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

Based on the information contained within the application (**attachment A, B, and C**), the proposed development would likely comply with applicable federal and state

laws. As to local ordinances (zoning, water protection, etc.), it generally appears that this project, as detailed in the application, can be accommodated on this site in compliance with applicable local ordinances; however, final determinations cannot be made prior to having the details required for final site plan and building permit approvals. Specific Z.O. requirements reviewed preliminarily at this stage include massing and scale (building height, setbacks, stepbacks, etc.) and general planned uses.

j) Massing and scale of project

The application materials (**attachment A, B, and C**) depict a new building three (3) stories above the surface of the subject property, as viewed from Carlton Avenue. The site plan (**attachment C**) indicates the maximum height of the building will be thirty-five (35') feet. The proffer statement included in the rezoning application (ZM17-00004) also indicates the allowable height for any development is thirty-five (35') feet. The maximum height for districts zoned R-3 is forty-five (45') feet. The massing information in the application indicates the building will be larger than the surrounding structures, but will be located at a lower grade.

The subject property's frontage is on Carlton Avenue. Z.O. Sec. 34-353 calls for twenty-five (25') feet minimum front yard, twenty-five (25') minimum rear yard, and one (1') foot for every three (3') feet in height with a ten (10') feet minimum side yards for developments containing twenty-two (22) to forty-three (43) DUA. To accommodate the building location, driveway, and parking the applicant is requesting altering the southeast side yard from eleven point six (11.6') feet to eight (8') feet per Z.O. Sec. 34-162. No architectural or elevation drawings were submitted with this application.

Staff Analysis: The massing, with the corresponding proffer statement, and footprint are consistent with R-3 requirements. Staff also finds the adjustment to the southeast side yard from eleven point six (11.6') feet to eight (8') feet to be appropriate. Due to the additional five (5') foot strip of land, the proposed development will still be thirteen (13') feet from parcel 57-126 (1208 Carlton Avenue).

(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 1949 the property was zoned B-2 Business. In 1958 the property was zoned R-3 Multiple Dwelling District/ or M-1 Restricted Industrial (the map has some overlay in this location). In 1976 the property was zoned R-3 Residential Multiple Dwelling. In 1991 the property was maintained as R-3 Residential Multiple Dwelling. In 2003 the

property was zoned R-2 Residential. (Application ZM17-00004 is requesting the zoning return to R-3).

According to Z.O. Sec. 34-350(b)(1), R-2, consisting of quiet, low-density residential areas in which single-family attached and two-family dwellings are encouraged.

According to Z.O. Sec. 34-350(c)(1), R-3, consisting of medium-density residential areas in which medium-density residential developments, including multifamily uses, are encouraged.

Staff Analysis: If the Planning Commission recommends approval of the corresponding rezoning request (ZM17-00004), staff finds the proposed development to be harmonies with the zoning district. If Planning Commission recommends denial of the corresponding rezoning request, staff finds the proposed development not to be harmonious with the zoning district.

(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 and site plan (**attachment A, B, and C**), 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.

(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 not located in a design control district.

Public Comments Received

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

On November 13, 2017 the applicant held a community meeting at Clark Elementary. The applicant gave an overview of the project as it related to the need for a rezoning and a SUP. The community voiced the following concerns with the proposed development:

- One (1) parking space per unit would be inadequate. Traffic and a shortage of parking in the neighborhood is an ongoing problem and this development could contribute to that.
- The existing alley is not adequate for ingress/egress.
- The building should be pushed north to allow additional sunlight into the apartments.

On March 13, 2018 the Planning Commission held a Public Hearing for the rezoning of the subject property from R-2 to R-3 with no proffers. During the Public Hearing, two members of the public spoke. One spoke in support of the project and believed it was in line with the “social fabric” of the neighborhood. The other speaker read a list of concerns from the Belmont-Carlton Neighborhood Association. The speaker indicated the concerns were not related to this specific project, but the concentration of development overall in Belmont and the need for the City to address infrastructure.

As of the date of this report, Staff received a number of emails regarding this project and they have been forwarded to Planning Commission and City Council. The main concern noted is related to inadequate parking for this project and the effect that will have on the surrounding neighborhood.

Staff Recommendation

Staff recommends the Planning Commission focus on the following items during review:

- Appropriate density
- Impact to the surrounding neighborhood
- Increased traffic and access.
- If the subject property is rezoned from R-2 to R-3 the by-right density would equal a total of five (5) units. The request for a SUP to add one (1) additional unit combined with the proffer language would equal a total of six (6) units. Planning Commission should give some thought to:
 - No rezoning or SUP = a max of two (2) market rate units
 - Rezoning from R-2 to R-3 = a max of four (4) market rate units and one (1) affordable unit.
 - Rezoning from R-2 to R-3 with a SUP = a max of five (5) market rate units and one (1) affordable unit.

Recommended Conditions

Staff recommends that a request for higher density and adjusted southeast side yard requirement could be approved with the following conditions:

1. Up to 24 dwelling units per acre (DUA) are permitted on the subject property.

2. The design, height, and other characteristics of the development shall remain essentially the same, in all material aspects, as described within the application materials (**attachment C**) received December 26, 2017 and dated December 22, 2017. Except as the design details of the development may subsequently be modified to comply with staff comments, or by any other provision(s) of these SUP Conditions, any change of the development that is inconsistent with the application shall require a modification of this SUP. Key elements of this design are:
 - a. One (1) apartment building containing six (6) two-bedroom units.
 - b. Southeast side yard setback of eight (8') feet.
 - c. One-way vehicular traffic pattern.
 - d. Vegetation used to screen parking.
 - e. Parking lot shall be located behind the building and not visible from Carlton Avenue.
 - f. Pedestrian circulation pattern shall be independent from the vehicular traffic pattern.
3. Full cutoff luminaires shall be used and shall be equipped with devices for redirecting light such as shields, visors, or hoods to eliminate the luminaire glare and block direct illumination from neighboring properties. The fixture shall completely conceal and recess the light source from all viewing positions except those positions permitted to receive illumination. Directional luminaires such as floodlights, spotlights, and sign lights shall illuminate only the task and do not shine directly onto neighboring properties, roadways, or distribute excessive light skyward.
4. The development shall provide one (1) bicycle storage space per two (2) dwelling units for a minimum of three (3) storage spaces.
5. Signage and pavement markings shall be provided indicating one-way traffic pattern.
6. Trash facility shall be provided and if outside needs to be screened per Z.O. Sec. 34-872(b)(2).

Suggested Motions

1. I move to recommend approval of this application for a Special Use Permit in the R-2 (application ZM14-00004 under review to rezone from R-2 to R-3) zone at 1206 Carlton Avenue to permit residential development with additional density and adjustment to the southeast side yard requirement with the following listed conditions.
 - a. _____
 - b. _____
 - c. _____
 - d. _____

- e. _____
- f. _____
- g. _____
- h. _____

OR,

- 2. I move to recommend denial of this application for a Special Use Permit in the R-2 zone at 1206 Carlton Avenue.

Attachments

- A. Special Use Permit Narrative and supporting documents Dated December 22, 2017
- B. Special Use Application Dated December 22, 2017
- C. Site Plan Dated December 22, 2017

December 22, 2017

RE: 1206 Carlton Special Use Permit/Rezoning Project Narrative
TMP 57-127

Shimp Engineering, serving as owner's agent to Hulett Management Services, Inc., is applying concurrently for a rezoning and a special use permit on TMP 57-127 to allow for the construction of a multi-family residential structure with six, two-bedroom units. In accordance with Sec. 34-41 of the Charlottesville Zoning Ordinance, Shimp Engineering is applying to rezone the parcel from R-2 (Residential) to R-3 (Multi-Family Residential). In accordance with Sec. 34-158, Shimp Engineering is applying for a Special Use Permit to reduce the side setback on the southeast property boundary from 10' to 8' and to increase the DUA allowed in a R-3 district from 21 DUA to 24 DUA to allow for the proposed six units.

Compatibility with Existing Conditions: The property is bordered on the north by a parcel zoned R-3 with an existing six unit apartment building on the property. Adjacent to the six unit structure located at 1204 Carlton is another multi-family residential structure at the corner of Bainbridge St. and Carlton Ave. The parcel opposite TMP 57-127 on Carlton Ave is zoned PUD (Planned Unit Development). Immediately to the south of the property is a spite strip zoned R-2. The remainder of the parcels on the block fronting on the south side of Carlton Avenue are zoned B-2 (Commercial).

Residential uses, both single family and multi-family, constitute the greatest use immediately surrounding the property. A proposed six-unit multi-family structure is consistent with the existing patterns of use and development. The proposed structure is three stories, making it slightly taller than surrounding buildings; however, the site sits at a lower grade than the parcels immediately to its north, where the existing multi-family structures are located, and the site is at a lower grade than the parcels directly opposite Carlton Avenue. The proposed three story structure does not exceed the allowable height by-right in an R-2 district, 35'.

Consistency with Comprehensive Plan: The proposed improvements to the vacant property align directly with goals outlined in the transportation, land and housing sections of the Comprehensive Plan.

Transportation: Goal 2.4 "Encourage a mix of uses in priority locations, such as along identified transit corridors and other key roadways, to facilitate multimodal travel and increase cost-effectiveness of future service." TMP 57-127 is serviced directly by Bus Route 3, providing residents with convenient bus access to Downtown and 5th St. Station.

Goal 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." The proposed improvements to the site place the required parking behind the structure, away from the street.

Housing: Goal 3 "Grow the City's housing stock for residents of all income levels." The proposed development will provide a housing type, the two bedroom apartment, that is more affordable to a broader range of income levels in Belmont, as opposed to the single family dwelling.

Goal 3.3 "Achieve a mixture of incomes and uses in as many areas of the City as possible.*" The availability of a variety of housing types is a platform for the development of diverse, mixed-income neighborhoods.



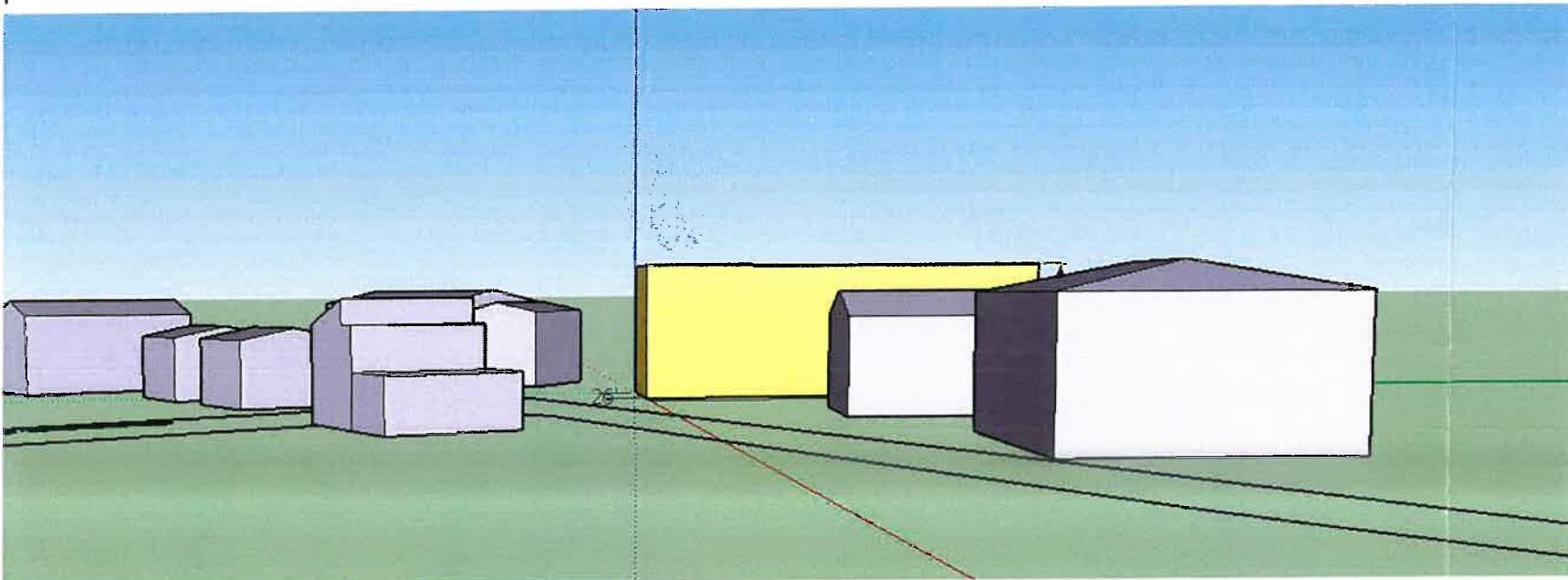
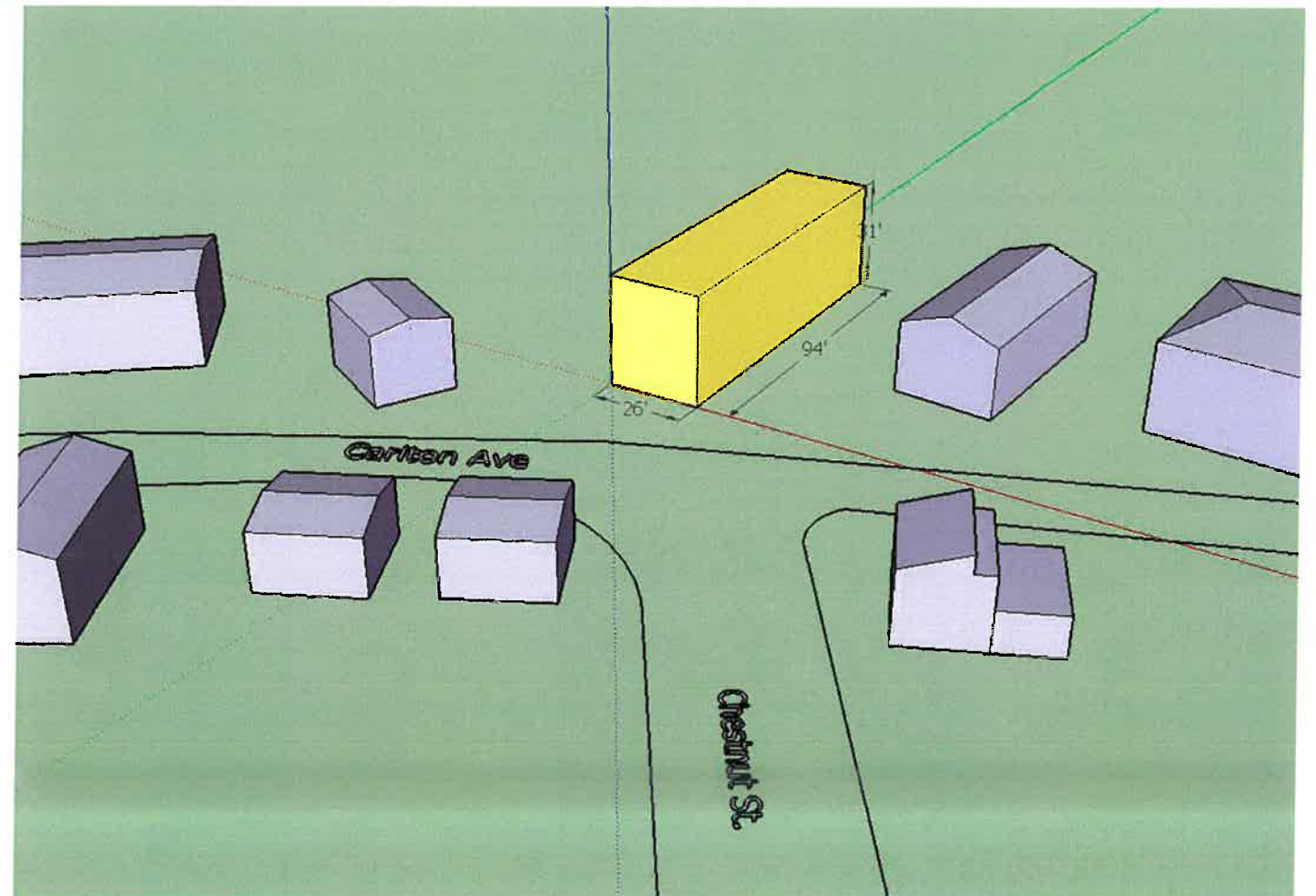
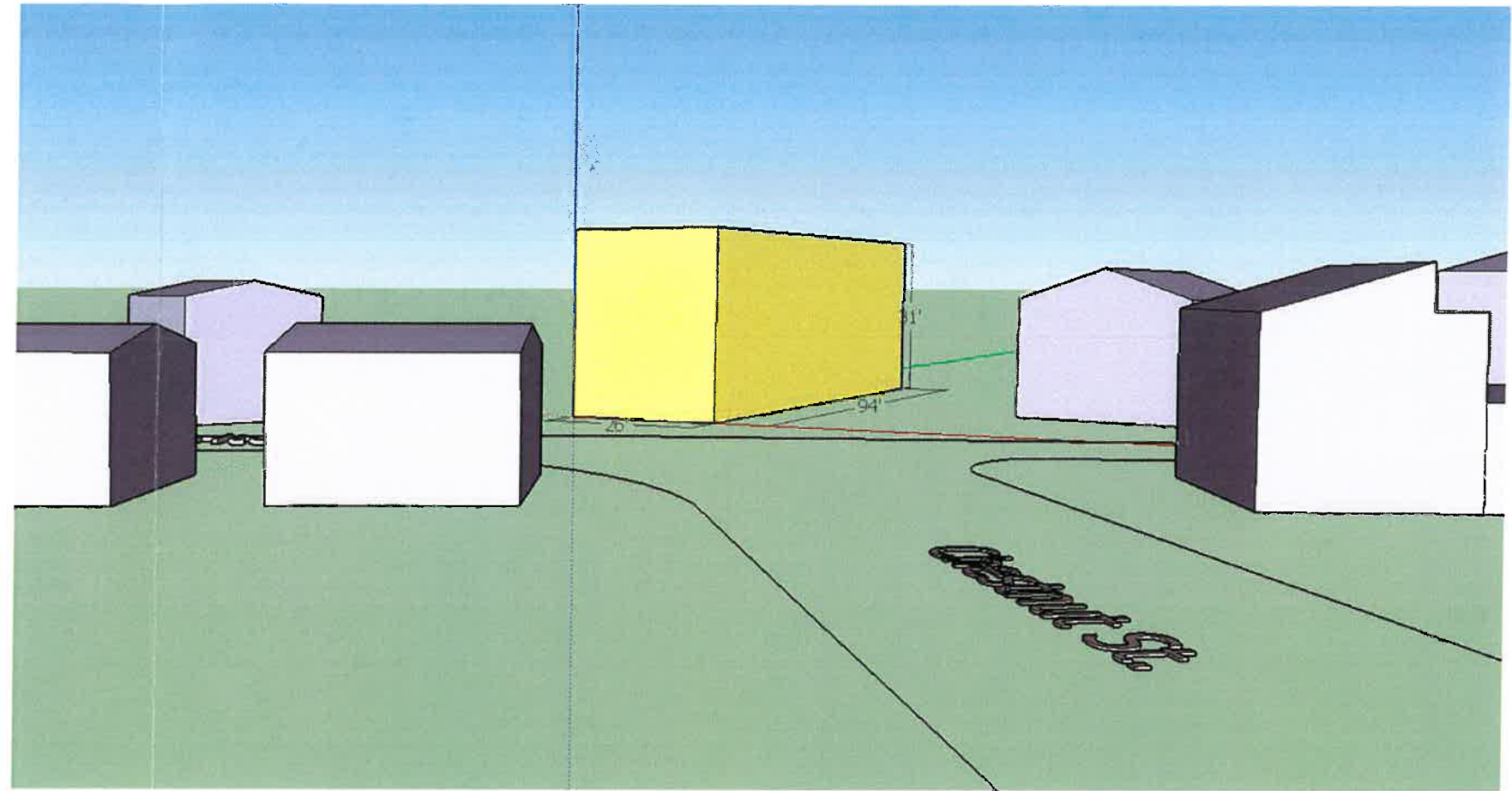
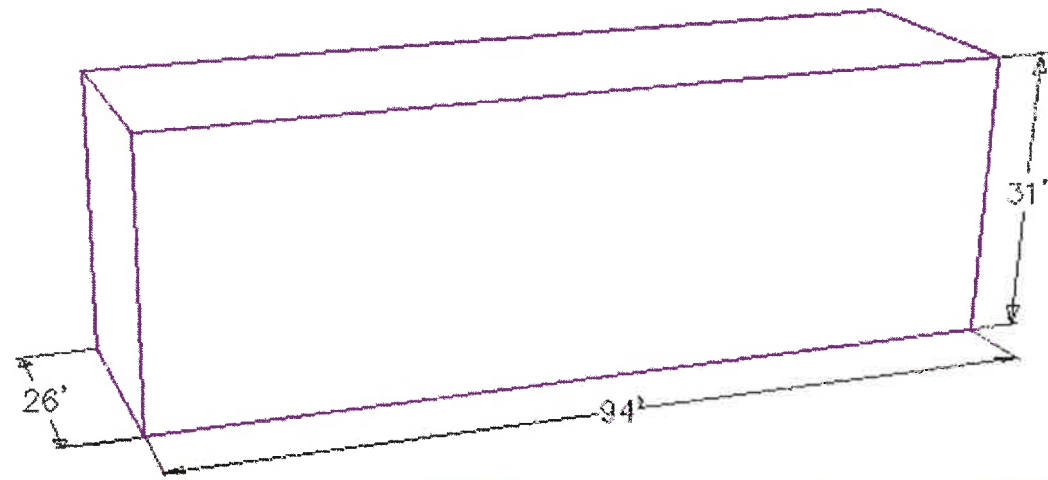
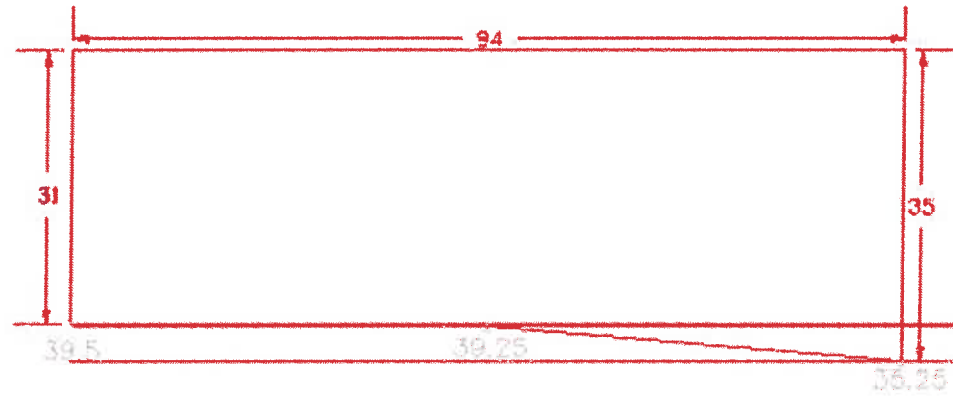
Affordable Housing: The size of the proposed dwelling units in the multi-family structure will provide a welcome juxtaposition in pricing to the existing single family dwellings in the Belmont neighborhood. The lot is currently vacant and does not have any existing affordable housing. The FAR of the proposed development does not exceed 1.0 and so this project does not require affordable housing to be built on or off site and it does not require payment into the city's affordable housing fund. The GFA of the project is 7,332' sq ft. and all of this square footage is dedicated to residential use.

Compliance with USBC Provisions: The proposed development will comply with all applicable USBC Provisions.

Potential Adverse Impacts: Adverse traffic impacts will be minimal because the plan provides for adequate parking and the proposed one-way entrance off of Carlton Ave allows for access to the property without compromising the safety of pedestrians with a two way entrance.

Attachments: 2 Site Context Maps

1206 CARLTON MASSING DIAGRAMS





City of Charlottesville

Application for Special Use Permit

Project Name: 1206 Carlton

Address of Property: 1206 Carlton Ave

Tax Map and Parcel Number(s): 57-127

Current Zoning District Classification: R-2

Comprehensive Plan Land Use Designation: low density residential

Is this an amendment to an existing SUP? NO

If "yes", provide the SUP #: _____

Applicant: Shimp Engineering

Address: 201 E. Main Charlottesville, VA 22902

Phone: (434) 227-5140 Email: justin@shimp-engineering

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

Owner Owner's Agent ^{Engineer} Designer Contract Purchaser

Owner of Record: Hulett Management Services (Chris Hulett)

Address: 1808 N Quantico St. Arlington, VA 22205

Phone: _____ Email: chulett@kiwestcorporation.com

Reason for Special Use Permit:

Additional height: _____ feet

Additional residential density: 6 units, or 24 units per acre (contingent upon R-3 rezoning)

Authorize specific land use (identify) _____

Other purpose(s) (specify City Code section): reduced side setback Sec. 34-353

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

(1) Signature [Signature] Print Justin Shimp Date 12/22/17

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

(2) Signature [Signature] Print S.C. Hulett Date 11/20/17

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

SP 17-00008



City of Charlottesville

Pre-Application Meeting Verification

Project Name: 1206 CARLTON RD

Pre-Application Meeting Date: 25 OCTOBER 2017

Applicant's Representative: JUSTIN SHIMP

Planner: CARLE RAWLEY, MOTT ALFELD

Other City Officials in Attendance:
BRENNAN DUNCAN

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

1. MASSING DIAGRAM
2. _____
3. _____
4. _____
5. _____

Planner Signature: [Handwritten Signature]



City of Charlottesville

Application Checklist

Project Name: 1206 Carlton Ave.

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

- 34-158(a)(1): a site plan (ref. City Code 34-802(generally); 34-1083(communications facilities))
- 34-158(a)(3): Low-impact development (LID) methods worksheet (required for developments that include non-residential uses, and developments proposing 3 or more SFDs or TFDs)
- 34-158(a)(4): a building massing diagram, and building elevations (required for applications proposing alteration of a building height or footprint, or construction of any new building(s)) *(not required)*
- 34-158(a)(5) and 34-12: affordable housing data. (i) how many (if any) existing dwelling units on the property are an "affordable dwelling unit" by the city's definitions? (ii) Will existing affordable units, or equivalent affordable units, remain following the development? (iii) What is the GFA of the project? GFA of residential uses? GFA of non-residential uses?
- 34-157(a)(1) Graphic materials that illustrate the context of the project, and a narrative statement as to compatibility with existing patterns of use and development
- 34-157(a)(2) Narrative statement: applicant's analysis of conformity with the Comprehensive Plan
- 34-157(a)(3) Narrative statement: compliance with applicable USBC provisions
- 34-157(a)(4) Narrative statement identifying and discussing any potential adverse impacts, as well as any measures included within the development plan, to mitigate those impacts
- 34-158(a)(6): other pertinent information (narrative, illustrative, etc.)
- All items noted on the Pre-Application Meeting Verification.

Applicant

Signature

Print

Justin Shimp

Date

12/22/17

By Its: _____

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



City of Charlottesville

Community Meeting

Project Name: 1206 Carlton Ave

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

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

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

Applicant: Shimp Engineering for Chris Hulett
(Hulett Management Services)

By:

Signature [Handwritten Signature] Print Justin Shimp Date 12/22/17

Its: _____ (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: _____ Date _____

By (sign name): _____ Print Name: _____

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

Other (specific): _____

Owner's Agent

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

Name of Individual Agent: _____

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

Owner: _____ Date: _____

By (sign name): _____ Print Name: _____

Circle one:

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

Other (specific): _____



City of Charlottesville

Disclosure of Equitable Ownership

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

Name Chris Hulett Address 1808 N. Quantico St. Arlington, VA 22205

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

Attach additional sheets as needed.

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

Applicant: Shimp Engineering for Hulett Management Services

By:

Signature _____ Print _____ Date 12/22/17

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



City of Charlottesville

Fee Schedule

Project Name: 1206 Carlton Ave

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

Office Use Only

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

SITE DEVELOPMENT PLAN FOR 1206 CARLTON TAX MAP 57, PARCEL 127 CITY OF CHARLOTTESVILLE, VIRGINIA

VICINITY MAP SCALE: 1"=1000'

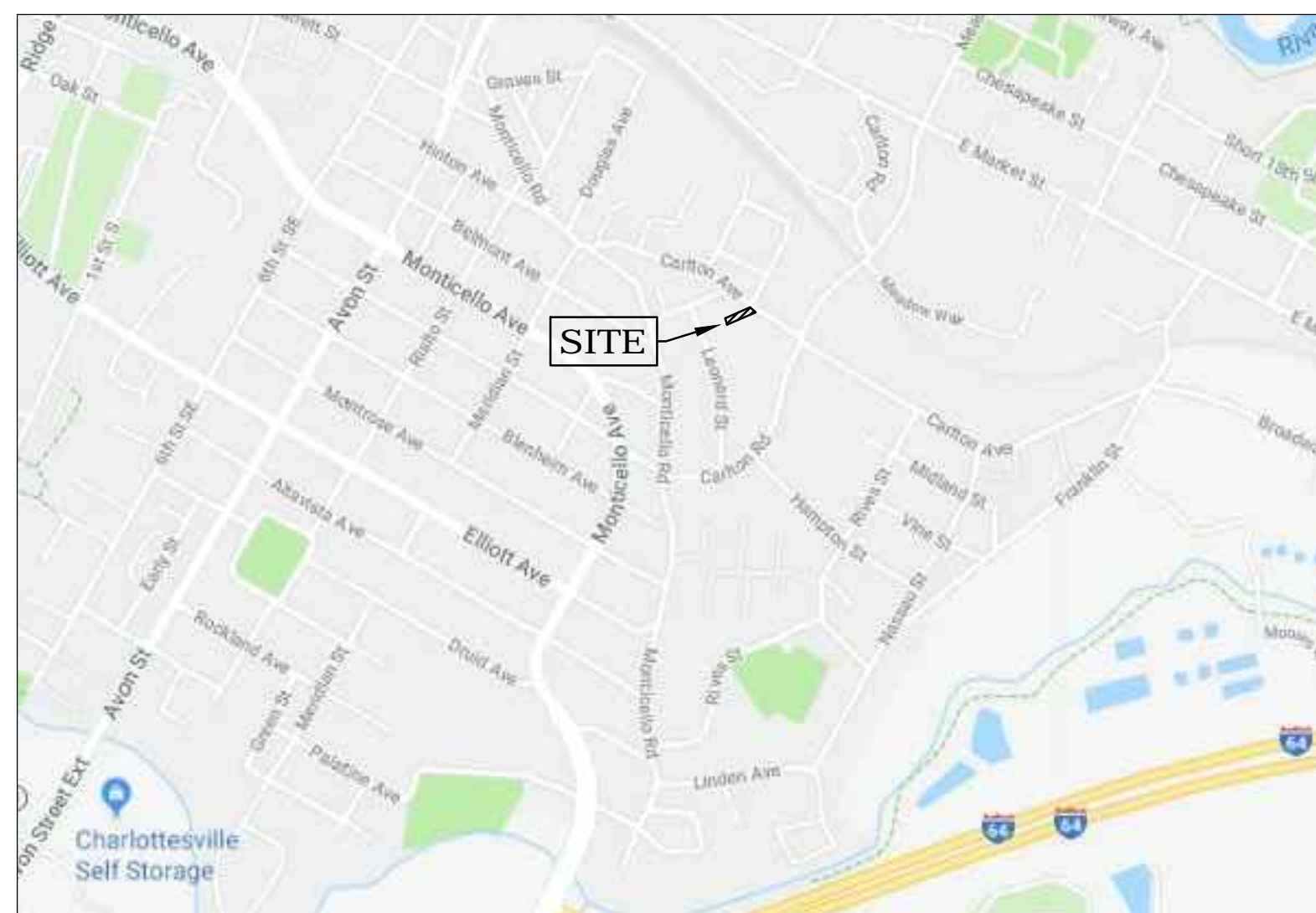


IMAGE PROVIDED BY GOOGLE MAPS

LEGEND		DESCRIPTION
EXIST	NEW	
16 ⁵ TC	x 12 ² TC	TOP OF CURB ELEVATION
16 ⁵	x 12 ²	SPOT ELEVATION
16 ⁵ TW	x 12 ² TW	TOP OF WALL ELEVATION
16 ⁵ BW	x 12 ² BW	BOTTOM OF WALL ELEVATION
		BENCHMARK
		STORM SEWER
		ROOF DRAIN
		SEWER LINE
		WATER LINE
		GAS LINE
		OVERHEAD ELECTRIC WIRE
		UNDERGROUND ELECTRIC
		OVERHEAD TELEPHONE LINE
		UNDERGROUND TELEPHONE LINE
		DRAIN INLET (DI)
		STORM/SANITARY MANHOLE
		PLUG
		WATER VALVE & BOX
		FIRE HYDRANT
		WATER METER
		LIGHT POLE
		UTILITY POLE
		PROPERTY LINE
		ADJACENT PROPERTY LINE
		VACATED PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		SANITARY EASEMENT
		GRADING EASEMENT
		DRAINAGE EASEMENT
		UTILITY EASEMENT
		WATER EASEMENT
		ACCESS EASEMENT
		STORM DRAINAGE EASEMENT
		TREE LINE
		FENCE
		STREAM
		INTERVAL CONTOUR
		INDEX CONTOUR
		STANDARD 6" CURB
		COMBINATION 6" CURB & GUTTER
		CONCRETE PAVEMENT / SIDEWALK
		RIPRAP
		ASPHALT
		GRASS
		EC-2 MATTING
		EC-3 MATTING
		WETLAND
		COMPACT PARKING
		CROSSWALK
		HANDICAP ACCESSIBLE AISLE
		CG-12
		HANDICAP PARKING

NOTE:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

SHEET INDEX

- SHEET C1 - COVER SHEET
- SHEET C2 - EXISTING CONDITIONS
- SHEET C3 - SITE PLAN
- SHEET C4 - LANDSCAPE PLAN

NOTES

- All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).
- The location of existing utilities across or along the line of the proposed work are not necessarily shown on the plans and where shown based on "MISS UTILITY" markings and are only approximately correct. The contractor shall locate all underground lines and structures as necessary.
- The contractor shall verify the locations of all boundaries, buildings, existing elevations, vegetation and other pertinent site elements. Contractor shall immediately report any discrepancies to the engineer of record.
- The contractor shall be responsible for notifying "MISS UTILITY" - 1-800-552-7001.
- Any damage to existing utilities caused by the contractor or its subcontractors shall be the contractor's sole responsibility to repair. This expense is the contractor's responsibility.
- All paving, drainage related materials and construction methods shall conform to current specifications and standards of the City of Charlottesville unless otherwise noted.
- An erosion and sediment control plan is required with this site plan.
- All slopes and disturbed areas are to be fertilized, seeded and mulched. The maximum allowable slope is 2:1. Where it is reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
- Paved, rip-rap or stabilization mat lined ditch may be required when in the opinion of the Engineer it is deemed necessary in order to stabilize a drainage channel.
- All traffic control signs shall conform to the 2011 Virginia Supplement to the 2009 Manual on Uniform Control Devices.
- Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.
- All material inside concrete forms shall be clean and free of all rocks and other loose debris. Sub-base material shall be compacted by mechanical means. Remove all standing water from area inside forms.
- Concrete and asphalt shall not be placed unless the air temperature is at least 40 degrees in the shade and rising. Material shall not be placed on frozen subgrade.
- All existing curbs, curb and gutters and sidewalks to be removed shall be taken out to the nearest joint.
- Existing asphalt pavement shall be saw cut and removed as per VDOT Road and Bridge Specifications 2007. Removal shall be done in such a manner as to not tear, bulge or displace adjacent pavement. Edges shall be clean and vertical. All cuts shall be parallel or perpendicular to the direction of traffic.
- The contractor shall exercise care to provide positive drainage to the storm inlets or other acceptable drainage paths in all locations.
- Contact information for any necessary inspections with City: E&S inspector, NDS- 970-3182 (for the E&S inspections) Project Inspectors, NDS-970-3182 (for other construction items like sidewalk, pavement patches, road, storm sewer etc) Water and Sanitary Sewer-Public Works 970-3800 Street cut, Public Works 970-3800 Other public ROW issues-City Engineer 970-3182.
- Any sidewalk and/or curb damage identified in the site vicinity due to project construction activities as determined by City inspector shall be repaired at the contractor's expense.
- A temporary street closure permit is required for closure of sidewalks, parking spaces and roadways and is subject to approval by the City Traffic Engineer.

OWNER/DEVELOPER

Hulett Management Services Inc
1808 N. Quantico Street
Arlington, VA 22205

ZONING

Zoned R-2 - Residential

LEGAL REFERENCE

TM 57 Parcel 127
DB 69 PG 302 (Plot)

SOURCE OF BOUNDARY & TOPO

Boundary information obtained from plot of record
Topography information obtained from City of Charlottesville GIS

BUILDING HEIGHT

Maximum Building Height Allowed in R-3.45'
Maximum Proposed Building Height: 35'

BUILDING SETBACKS

Front Primary Street: 25' Min.
Rear Alley: 25' Min.
Side Adjacent to R-3 Medium Density Residential: 10' Min.
Side Adjacent to R-2 Low Density Residential Spite Strip: 10' Min, 5' Requested for 8'

EXISTING USE

Low Density Residential

PROPOSED USE

6 - 2 Bedroom Residential Units
Gross Residential Density:
6 Units/0.26 Acres = 24 Units Per Acre

LAND USE SCHEDULE

	Area	%
EXISTING		
Impervious area	0 SF	0%
Open space	11,326 SF	100%
Total=	11,326 SF (0.26 ac.)	
PROPOSED		
Building	2,444 SF	21.6%
Pavement	4,106 SF	36.3%
Sidewalk	1,028 SF	9.1%
Impervious area	7,578 SF	66.9%
Open Space	3,748 SF	33.1%
Total=	11,326 SF (0.26 ac.)	

LAND DISTURBANCE

0.26 acres of total land disturbance is proposed with this plan.

CITY PERMITS

- The contractor shall be responsible for obtaining a street cut permit from the City.
- A Temporary Street Closure Permit is required for closure of sidewalks, parking spaces and roadways and is subject to approval by the City Traffic Engineer. The contractor contact information will be provided with the final plans.

SIGNS

All signs and pavement markings shall conform with the latest edition of the MUTCD Guidelines.

FIRE MARSHAL'S NOTES

SITE PLAN:

- VSFPC 505.1-The building street number to be plainly visible from the street for emergency responders.
- VSFPC 506.1 - An approved key box shall be mounted to the side of the front or main entrance.
- VSFPC 506.1.2 - An elevator key box will be required if the building has an elevator.
- VSFPC 507.5.4 - Fire hydrants, fire pump test header, fire department connections or fire suppression system control valves shall remain clear and unobstructed by landscaping, parking or other objects.
- VSFPC 503.2.1 - Overhead wiring or other obstructions shall be higher than 13 feet 6 inches.
- VSFPC 3312.1 - An approved water supply for fire protection shall be made available as soon as combustible material arrives on the site. Fire hydrants shall be installed and useable prior to the start of any building construction.
- All pavement shall be capable of supporting fire apparatus weighing 85,000 lbs.
- Required vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
- Buildings four or more stories in height shall be provided with not less than one standpipe for use during construction. Such standpipes shall be installed when the progress of construction is not more than 40 feet in height above the lowest level of fire department access. Such standpipe shall be provided with fire department hose connections at accessible locations adjacent to useable stairs. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

CONSTRUCTION & DEMOLITION:

- VSFPC 310.3: 310.5 - Smoking to be allowed in only designated spaces with proper receptacles.
- VSFPC 3304.2 - Waste disposal of combustible debris shall be removed from the building at the end of each workday.
- IFC 1410.1-Access to the building during demolition and construction shall be maintained.
- VSFPC 3304.6 - Operations involving the use of cutting and welding shall be done in accordance with Chapter 35, of the Virginia Statewide Fire Prevention Code, addressing welding and hotwork operations.
- VSFPC 3315.1 -Fire extinguishers shall be provided with not less than one approved portable fire extinguisher at each stairway on all floor levels where combustible materials have accumulated.
- VSFPC 3310.1 - Required vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections, if any. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

FLOOD ZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003002880), this property does not lie within a Zone A 100-year flood plain.

ELECTRIC / TELEPHONE / CABLE TV

If feasible, all new service lines for electricity, telephone and cable TV are to be installed underground. Care is to be taken to assure their location does not conflict with any other aspects of the proposed site plan.

PARKING SCHEDULE

Required Parking:
1 space per 1-2 bedroom residential unit. = 6 Units X 1 = 6 Spaces Req.
Accessible Parking: 1 Spaces Per 25 Total Req. = 6/25 = 1 Spaces
Total Required: 6 Spaces

Provided Parking:
6 Spaces Total Provided
Includes 1 Space as Van Accessible

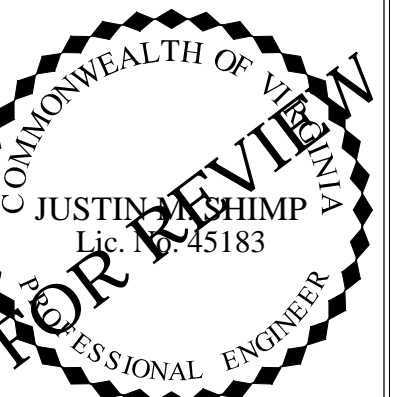
Bike Parking:
1 space per 2 residential units = 6 Units X 0.5 = 3 Spaces Req.
3 Parking Spaces Provided

ITE TRIP GENERATION

Use Description	ITE	Qty	AM			PM		
			in	out	Total	in	out	Total
Apartment	220	6 units	1	2	3	2	2	4

APPROVALS:

DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES _____ DATE _____



COVER SHEET

Rev. #	Date	Description



SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
 201 E. MAIN ST., SUITE M
 CHARLOTTEVILLE, VA 22902
 PHONE: (434) 227-5140
 JUSTIN@SHIMP-ENGINEERING.COM

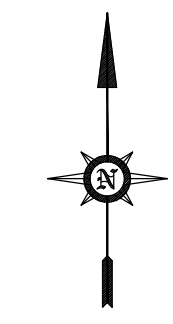
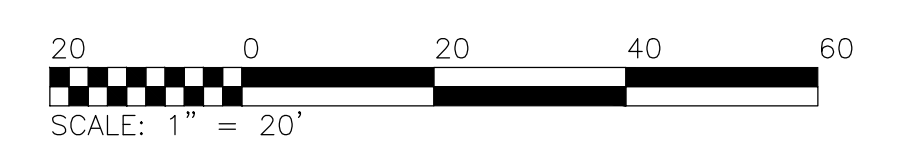


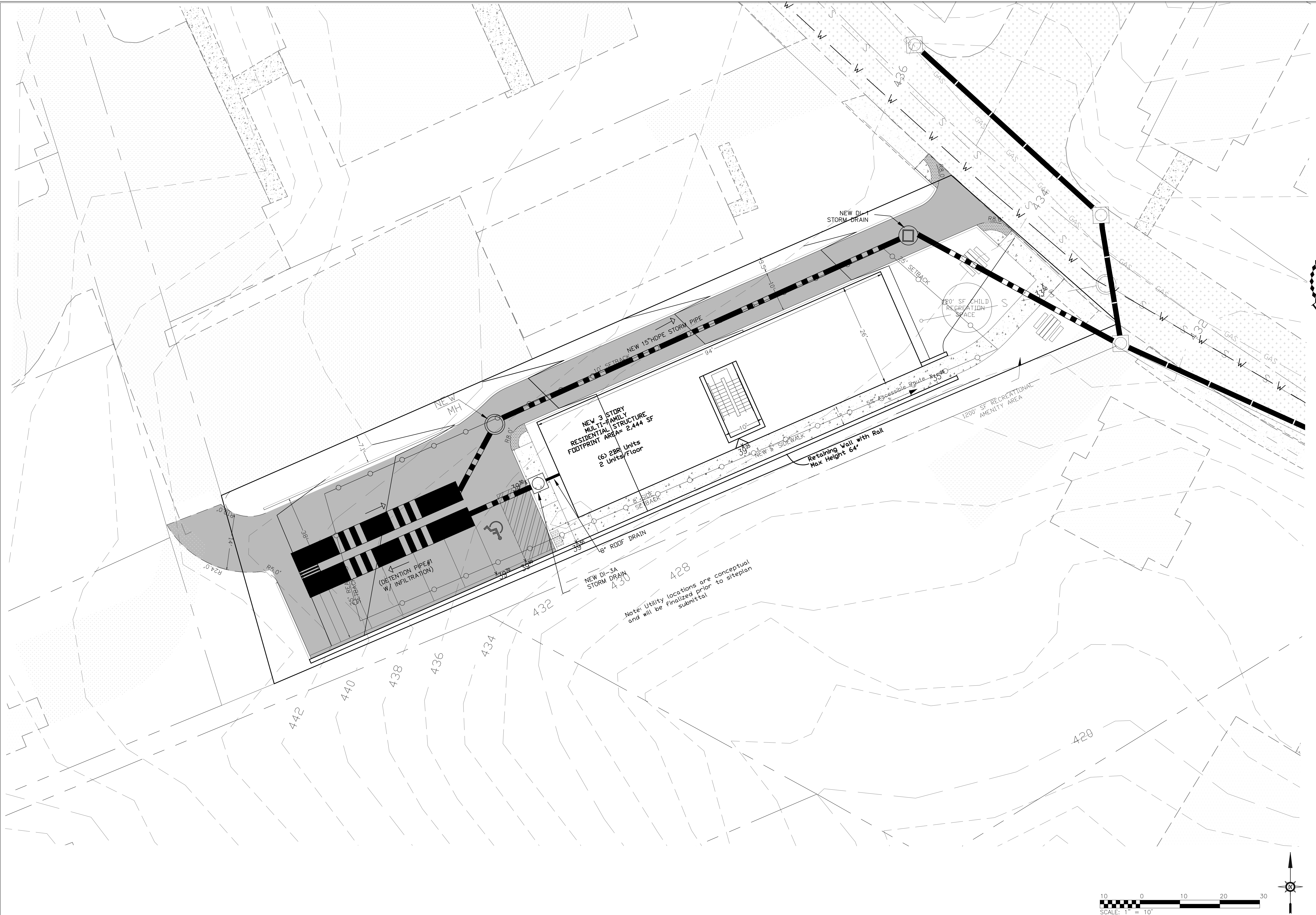
EXISTING CONDITIONS

Rev. #	Date	Description

SPECIAL USE PERMIT APPLICATION
1206 Carlton Ave
 CITY OF CHARLOTTEVILLE, VIRGINIA

Date	12/22/2017
Scale	1" = 20'
Sheet No.	C2 OF 4
File No.	17.039





Note: Utility locations are conceptual and will be finalized prior to siteplan submittal

SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
 201 E. MAIN ST., SUITE M
 CHARLOTTEVILLE, VA 22902
 PHONE: (434) 227-5140
 JUSTIN@SHIMP-ENGINEERING.COM

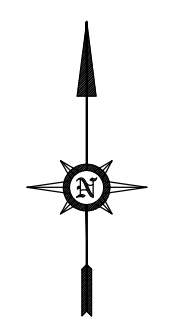
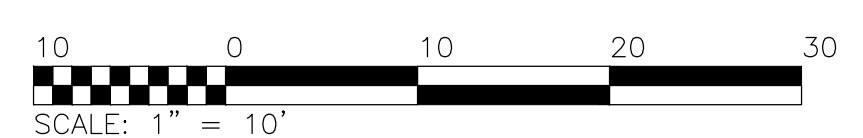


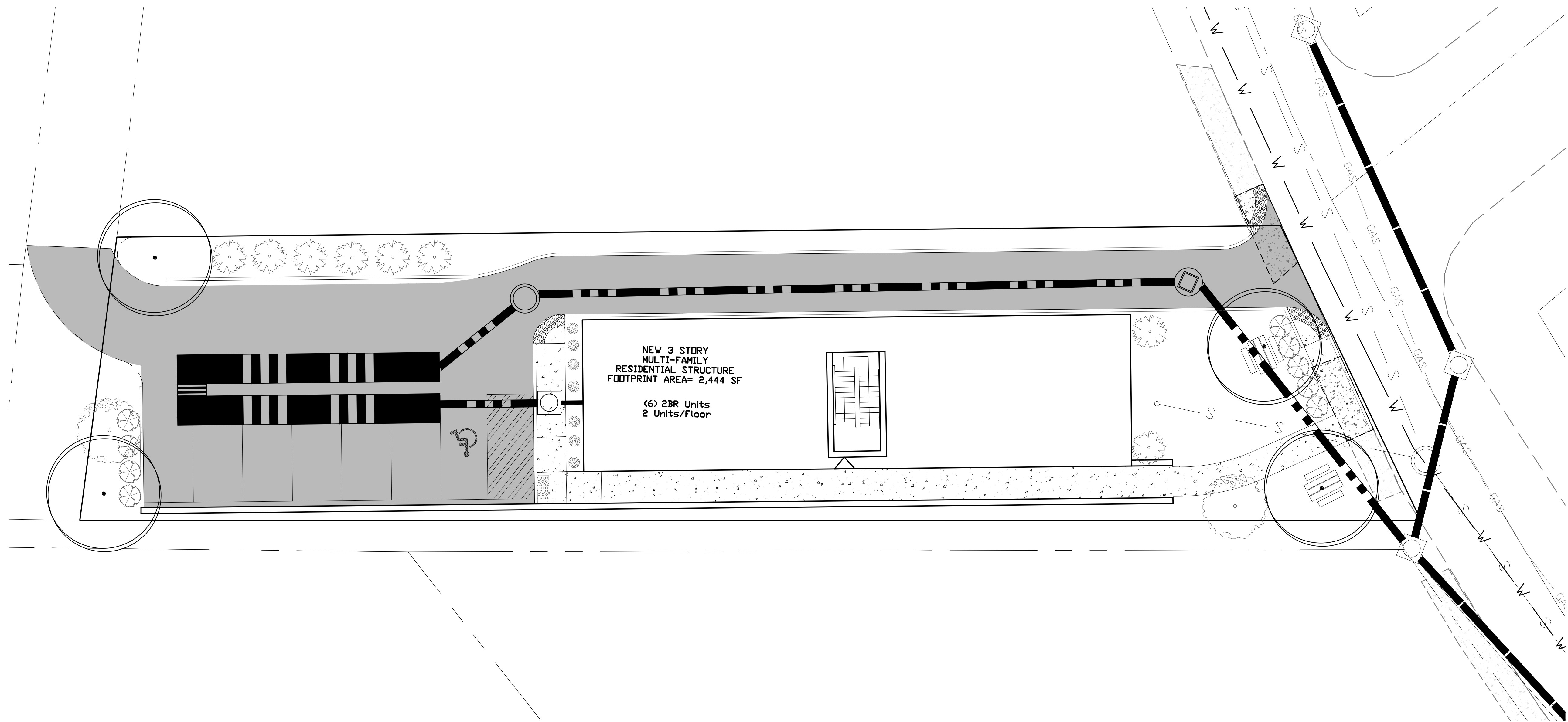
SITE PLAN

Rev. #	Date	Description

SPECIAL USE PERMIT APPLICATION
1206 Carlton Ave
 CITY OF CHARLOTTEVILLE, VIRGINIA

Date: 12/22/2017
 Scale: 1" = 10'
 Sheet No.: C3 OF 4
 File No.: 17.039

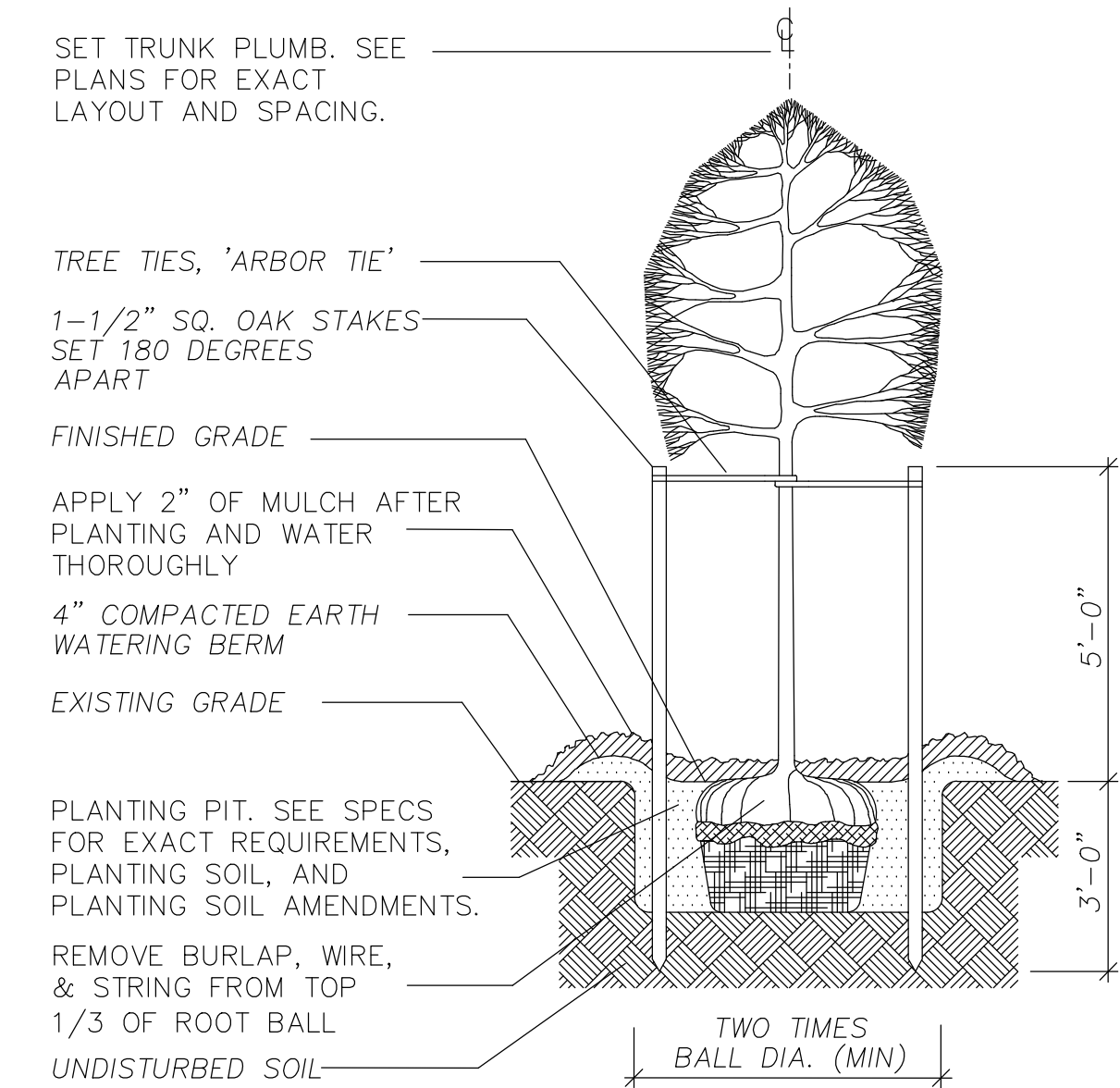




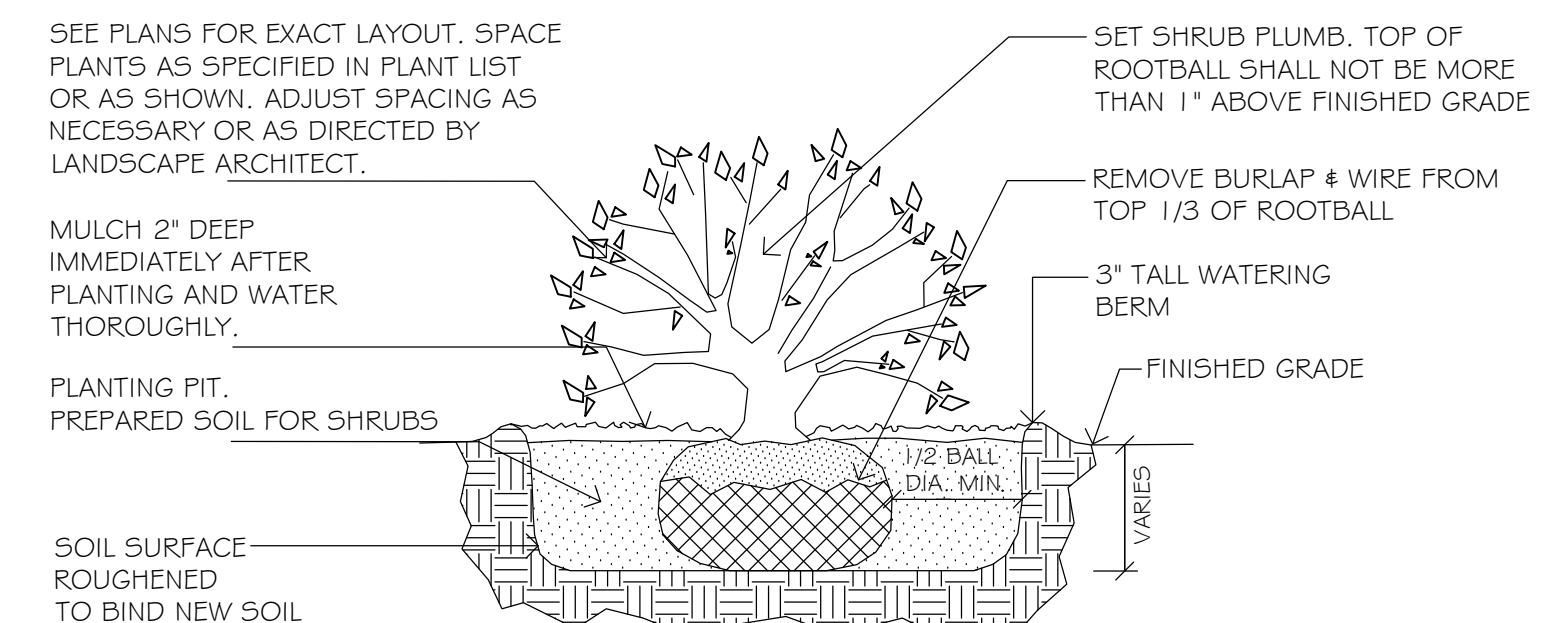
LANDSCAPING NOTES:
 STREETScape REQUIREMENT (SEC 34-870) :
 66 LINEAR FEET / 40 = 2 TREES
 2 STREET TREES PROVIDED PROVIDED
 INTERIOR PARKING LOT LANDSCAPING (SEC. 34-873) :
 5% * 1,345 SF (GROSS PARKING AREA) = 68 SF
 1 LARGE SHADE TREE & 4 SHRUBS PROVIDED
 CANOPY REQUIREMENT (SEC. 34-869):
 R2 REQUIRES 15% OF TOTAL SITE AREA FOR CANOPY COVER
 0.15 * 10,658 SF (0.245 AC) = 1,599 SF REQUIRED
TOTAL CANOPY PROVIDED: 1,631 SF

- NOTES:**
- Contractor to apply mulch bedding around all proposed trees and shrubs. All other landscaped areas shall be sodded.
 - 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.
 - Canopy from 10 YR growth.

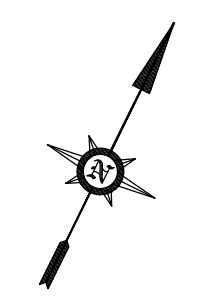
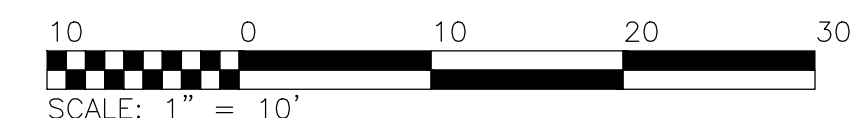
PROPOSED LANDSCAPE SCHEDULE									
Plant Symbol	Key	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy SF (in 10 Yrs)	Total Canopy SF	
⊙	QA	Large Deciduous Tree	Quercus alba	White Oak	2" Cal.	4	243	972	
⊙	HV	Ornamental Tree	Hamamelis virginiana	Common Witch Hazel	6'	2	113	226	
⊙	MC	Broadleaf Evergreen	Myrica cerifera	Southern Waxmyrtle	6'	8	44	352	
⊙	CA	Deciduous Shrub	Cephalanthus occidentalis	Buttonbush	2'	9	9	81	
⊙	RA	Deciduous Shrub	Rhus aromatica 'low-gro'	Flameleaf Sumac 'low-gro'	2'	7	0	0	
⊙		Ground Cover		Premium Double Shredded Mulch		0			
								TOTAL SF:	1631



1 TREE PLANTING DETAIL
 C6 Not To Scale



2 SHRUB PLANTING DETAIL
 C6 Not To Scale



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LANDSCAPE PLAN

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