

## Agenda

### PLANNING COMMISSION REGULAR DOCKET TUESDAY, November 13, 2012 – 5:30 P.M. CITY COUNCIL CHAMBERS

- I. **PLANNING COMMISSION GATHERING** -- 4:30 P.M. (Held in the NDS Conference Room) Commissioners gather to communicate with staff. (4:30-5:30 P.M.)
- II. **REGULAR MEETING** -- 5:30 P.M.
- A. COMMISSIONERS' REPORTS
  - B. UNIVERSITY REPORT
  - C. CHAIR'S REPORT
  - D. DEPARTMENT OF NDS
  - E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA
  - F. CONSENT AGENDA  
(Items removed from the consent agenda will be considered at the end of the regular agenda)
    - 1. Minutes - October 9, 2012 – Pre meeting
    - 2. Minutes - October 9, 2012 – Regular meeting
    - 3. Minutes – September 18, 2012 - Work Session
    - 4. Minutes – October 23, 2012 - Work Session
    - 5. Site Plan – Burnett Commons Phase II
    - 6. Entrance Corridor Review - 973 Emmet Street (former Shell Station at Barracks Road Shopping Center) – review by the ERB
- III. **JOINT PUBLIC HEARINGS (Beginning at 6:00 P.M.)**
- G. JOINT PUBLIC HEARINGS
- 1. SP -12-09-11 The Plaza on Main Street - An application for a Special Use Permit (SUP) for increased density and building height for the redevelopment of 852-860 West Main Street into a mixed use development. The proposal includes the demolition of the existing structure and proposes a mixed use development with 219 residential units, 11,946 square feet of ground floor commercial space and underground parking. The SUP request is for an increase in density from 43 units per acre to 103.3 units per acre and an increase in height from 70 feet (by right) to 101 feet. The property is further identified on City Real Property Tax Map 30 Parcels 3 and 4 having frontage on West Main Street and 9<sup>th</sup> Street, SW. The site is zoned West Main South Corridor with Historic District Overlay and the total project area is 92,400 square feet or approximately 2.12 acres. **Report prepared by Ebony Walden, Neighborhood Planner**
  - 2. ZT-12-10-12 BAR housekeeping code changes - An ordinance to amend and reordain §34-86 Schedule of civil penalties; §34-277 Certificates of appropriateness; demolitions and removals; §34-340 Actions requiring certificate of appropriateness; exemptions; penalties; §34-285 Approval or denial of application by BAR; §34-346 Approval or denial of applications by BAR of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to update civil penalties and to provide consistent timeframes for applications. **Report prepared by Mary Joy Scala, Preservation and Design Planner.**

3. ZT-12-10-13 Medical Laboratories in Downtown North - An ordinance to amend and reordain 34-796 Use Matrix – Mixed use Corridor Districts of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, to allow for medical laboratories over 4000 square feet in the Downtown North Corridor. **Report prepared by Brian Haluska, Neighborhood Planner.**

**IV. REGULAR MEETING ITEMS (Cont.) – 8:00 P.M.**

**H. FUTURE MEETING SCHEDULE**

Date and Time	Type	Items
Tuesday, November 27, 2012 – 4:00PM	Work Session	Capital Improvement Program Comprehensive Plan Land Use Mini Retreat
Tuesday, December 11, 2012 – 4:30 PM	Pre- Meeting	
Tuesday, December 11, 2012 – 5:30 PM	Regular Meeting	Capital Improvement Program, Preliminary Discussion – Elliott Avenue Project ZTA –Bioscience and Technology in Mixed Use areas

**Anticipated Items on Future Agendas**

- LID Guideline Review
- Major Subdivision – Maury Avenue
- ZTA – PUD, SUP, Rezoning Procedures
- PUD – Elliott Avenue PUD

**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.**



City Council Action on Items with  
Planning Commission Recommendation  
October 2012

October 1, 2012

Regular Agenda

**3. REPORT/RESOLUTION\***

Approval of Special Use Permit for a Music Hall at 1304 East Market Street (1st of 1 reading)

Council voted to deny the request.

October 15, 2012

No Planning Commission items on this agenda.

**CITY OF CHARLOTTESVILLE  
PLANNING COMMISSION PRE MEETING  
TUESDAY, October 9 2012 -- 4:30 P.M.  
NDS CONFERENCE ROOM**

**Planning Commissioners present**

Ms. Genevieve Keller  
Mr. Dan Rosensweig  
Ms. Lisa Green  
Mr. Kurt Keesecker  
Ms. Natasha Sienitsky

**Staff Present:**

Mr. Jim Tolbert, Director  
Ms. Missy Creasy, Planning Manager  
Mr. Brian Haluska, Neighborhood Planner  
Mr. Richard Harris, Deputy City Attorney

The Commission began to gather at 4:30 and was called to order at 5:05pm. Ms. Creasy reviewed next steps with the Comprehensive Plan process.

Ms. Green asked what changes had been made to the Stonehenge PUD application since the review in August 2012. Mr. Haluska noted the changes made by the applicant which were mostly minor and highlighted that additional information had been submitted to confirm the number of lots which could be constructed by right. Ms. Green asked if there had been any past proposals for this site and staff was not aware of any. Mr. Keesecker had questions about the road grading that would need additional explanation from the applicant. Ms. Green asked staff for their opinion on whether a better design for this site could be accomplished. Staff noted that analysis was provided on the proposal presented by the applicant. There was a brief discussion on the order of application review and critical slopes for the site.

The discussion adjourned at 5:25pm.

MINUTES  
CITY OF CHARLOTTESVILLE  
PLANNING COMMISSION  
TUESDAY, October 9, 2012 -- 5:30 P.M.  
CITY COUNCIL CHAMBERS

Commissioners Present:

Ms. Genevieve Keller (Chairperson)  
Mr. Dan Rosensweig (Vice Chairperson)  
Ms. Lisa Green  
Ms. Natasha Sienitsky  
Mr. Kurt Keesecker  
Mr. John Santoski

Mr. David Neuman, Ex-officio, UVA Office of the Architect

Not Present:

Mr. Michael Osteen

Staff Present:

Ms. Missy Creasy, AICP, Planning Manager  
Mr. Brian Haluska, AICP, Neighborhood Planner  
Ms. Ebony Walden, AICP Neighborhood Planner

Also Present

Mr. Richard Harris, Deputy City Attorney

**II. REGULAR MEETING**

Ms. Keller convened the meeting.

**A. COMMISSIONERS' REPORT**

- Ms. Sienitsky-Attended the meeting to discuss the redesigning of Tonsler Park. She felt it was very informative and is looking forward in participating in the future.
- Ms. Green –No report
- Mr. Rosensweig- The HAC met and discussed unsubsidized affordable housing with the intent of identifying housing needs in Charlottesville.
- Mr. Keesecker- Nothing to report. The PACC Tech committee will meet on October 25th at the Albemarle County Office Building on 5<sup>th</sup> Street.

**B. UNIVERSITY REPORT**

Mr. Neuman – He noted additional student housing projects including three dorms will be built on Alderman Rd. A storm water plan is underway for drainage control on Observatory Mountain.

**C. CHAIR'S REPORT**

Ms. Keller –She also announced the 2012-2013 Planning Commission Committee Assignments and they are as follows:

- Thomas Jefferson Planning District Committee-Genevieve Keller
- Board of Architectural Review -Michael Osteen
- School Board CIP Committee-John Santoski
- Park and Recreation Advisory Committee-Natasha Sienitsky

- Board of Zoning Appeals-Genevieve Keller
- PACC Technical Committee-Kurt Keesecker
- CDBG Task Force-Lisa Green
- MPO Technical Committee-Lisa Green
- Federation of Neighbors-Kurt Keesecker
- Tree Commission- Michael Osteen

#### Ad Hoc Committees

- UVA Master Planning Council-Natasha Sienitsky
- Housing Advisory Committee-Dan Rosensweig
- Budget Development Committee-John Santoski
- CIP Ranking Committee-John Santoski

#### **D. DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN**

Ms. Creasy announced that the commissioners will soon receive information on their County Commissioner committee assignments. The dates for upcoming meetings have now been confirmed: November 27 will be a mini retreat where the CIP will be discussed and the next joint meeting with the County is December 4, 2012. The first session for One Community Project will be at City Space next Thursday from 6pm-8pm. There will be a total of 4 meetings in different locations in our planning area. There will also be three meetings dedicated to City Community Outreach for the Comp Plan. The first one will be on October 17<sup>th</sup> at Buford Middle School. The next two will be October 25<sup>th</sup> at Venable and November 1<sup>st</sup> at Clark. Details of the events are on the website. The City has dedicated a lot of time to publicity for these events and we are encouraging people to attend. Each comp plan chapter is now on the website and comments can be made on line. The October 23<sup>rd</sup> work session will be focused on the comp plan as we continue to work through the language.

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

Nancy Carpenter, a county resident, is really interested in statements she heard concerning affordable housing. She has heard about the new development on Main Street and would like to know if that will be affordable. She feels that we are behind the curve on affordable housing units. As new developments come forward this needs to be a factor so the basic needs of families can be met.

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

1. Minutes - September 11, 2012 – Pre meeting
2. Minutes - September 11, 2012 – Regular Meeting
3. Minutes – July 10, 2012 – Regular Meeting
4. Minutes- September 18, 2012-Work Session
5. Minutes- September 25, 2012- Work Session
6. Zoning Text Initiation-BAR demolition requirements and deferral timeframes, Allowance for Bioscience and Technology Space in various Zoning Classifications.

Item 6 on the Consent Agenda concerning “Allowance for Bioscience and Technology Space in various Zoning Classifications” was pulled.

Ms. Keller announced that the pulled item will be discussed at the end of the regular meeting.

Ms. Green made a motion to approve the Consent Agenda with part of item 6 being removed as stated above.

Mr. Rosensweig seconded the motion.

All in favor.

Consent agenda passes.

**G.** Presentation from Rivanna River Basin Commission-Rivanna Snapshot & Watershed Management planning

Leslie Middleton the Executive Director for the Rivanna River Basin Commission presented a PowerPoint presentation showing the snapshot and timeline of the Rivanna Watershed Action Plan

**H.** Critical Slope Waiver Request  
a. Stonehenge P UD

Ms. Keller stated that this item will be included with the Joint Public Hearing item below.

**III. JOINT PUBLIC HEARINGS**

**1. I. JOINT PUBLIC HEARINGS**

**ZM-12-14-06** – (Stonehenge PUD) A petition to rezone the property located off of Stonehenge Ave from R-1S Residential District to Planned Unit Development (PUD). This property is further identified as Tax Map 60 Parcels 81.8, 91, 120, 120A-C, 121, 122.4-7 having road frontage on Stonehenge Avenue and containing approximately 240,887 square feet of land or 5.53 acres. The PUD zoning allows an applicant to present a proposal independent of established zoning categories for consideration by the governing body. This proposal consists of 29 single family detached dwellings with open space and a density of no greater than 5.25 DUA. The general uses called for in the Land Use Plan of the Comprehensive Plan are for single-family Residential. **Report prepared by Brian Haluska, Neighborhood Planner.**

Mr. Haluska presented the staff report. He gave an overview of changes that the applicant made since the prior meeting. He also reviewed what rights the applicant has due to the way the property was platted.

Mr. Harris confirmed Mr. Haluska's statement concerning the plat.

**Questions from the Commission**

- What is the process for protecting streams on site and would this stream fall within state regulations for protection?
- What is the maximum slope percentage of a road with parking on it?
- Would the city determine the parking requirements?
- Are all the lots recorded as separate parcels?
- Has any previous application come forward to build on this lot?
- Has there been any discussion of the traffic impact on Quarry Rd?
- Has any connectivity change to the neighborhood been shown on this plan?

Mr. Haluska stated that this stream is not subject to stream protection because it is not shown on the USGS maps but the applicant has been working with agencies to protect this stream. He did not know the maximum slope for parking but noted that a road can slope not more than ten percent. Parking requirements will be determined at site plan phase and there has not been any other applicant to come forward with intention to development this property. Parcels are a system that the tax assessors use to bill



owners for properties that they own, so a bunch of lots may be on one parcel for tax purposes. He stated that there has been no new plan or changes for connectivity to the neighborhood and outlined that there would only be a small traffic impact on Quarry Rd.

Mr. Neuman asked if there is a standard or regulation applied for every tree that is removed as to what should be replanted. He also asked if there is a site engineering plan for the retaining walls.

Mr. Haluska stated that there is not a standard in place for tree replacement, but there is a list of trees that are permitted and not permitted. An engineering plan for retaining walls are only required once the wall is above a certain height.

Ms. Keller asked Mr. Harris if the “Doctorate of Merger” would pertain to this application.

Mr. Harris stated that he needs to research the “Doctorate of Merger” concept further to know.

### **Questions from Council**

Ms. Smith asked if the critical slope waiver is only for the road and could all of the other critical slopes be disturbed?

Mr. Haluska stated that the critical slope waiver is for the PUD as proposed.

Mr. Norris asked if there was an affordable housing proffer with this plan?

Mr. Haluska stated that was discussed with the applicant and no proffers were submitted.

Ms. Szakos asked what the housing price range for this development would be? This was unknown at this time.

Ms. Galvin asked if there was a Virginia Code that prohibits the applicant from clear cutting while waiting on a PUD. Staff noted there was not.

### **Comments from Council**

Ms. Galvin feels that the applicant is trying to benefit from the positives of both the PUD and By Right allowances. She also feels that the applicant has not made an attempt to provide alleys. She feels that the plan is not typical “Belmont” because the houses in the PUD are all front loaded.

Ms. Creasy noted that fewer critical slopes would be disturbed in the PUD than in the by right scenario.

### **Questions from the Commission**

The Commission's main question concerned understanding the rights of the applicant to build “By Right” and address critical slopes. They also asked about slope requirements for a sidewalk.

Mr. Haluska stated that if a sidewalk has to be built it would not matter if it was on a slope.

The applicant Justin Shimp (engineer) and Andrew Baldwin (developer) were present. Mr. Shimp explained what the applicant was trying to do with the site. He explained why they wanted to rezone to a PUD and not develop it by right. Mr. Baldwin noted that some of the lots would have less expensive houses. He stated that there can't be any connectivity to Druid because of the steepness of the road and that there would be entrances on Rockland and Stonehenge.

### **Questions from the Commission**

- What is the different from the by right grading plan versus the PUD plan?
- What would be the treatment of the stream in the PUD scenario?
- What is the depth of lots 29, 27 and 25?
- What type of pedestrian and bike connectivity is proposed?

Mr. Shimp stated that they are working with a group now to preserve the stream and the depth of the lots is 100ft. He also stated that by having the PUD plan it would allow them to haul in less dirt to get the development up to grade.

Mr. Baldwin stated that a pedestrian walkway would be coming down Druid Ave and if that connection was possible they would make it happen. They are in the process now of working with a developer to keep the houses similar to Belmont custom and make them affordable. He stated that the lots were cleared after they submitted the PUD application but the developer felt that the PUD plan would be better.

### **Ms. Keller opened the public**

Susan Bird, 361 Quarry Rd, stated that her property is adjacent to the development and she likes the idea. She is just worried about traffic congestion. There is a problem now when there are games in the park. Cars park everywhere which makes it difficult to access.

Steven Miller, 918 Druid Avenue, likes the design of the houses on Druid Avenue. They are 1 ½ story high. There are already problems with the pathways. Most pathways now have weeds that hang on other properties and affect power lines.

Michael Hennigar, 1006 Druid Avenue, feels the clearing of the trees started before the PUD application. He would like the developer to come back with a better PUD plan if the current one is not approved.

Jeanette Halpin, 1011 Druid Avenue, feels that the “by right use” has been held over their heads. She could support the PUD if certain concerns were addressed. She has concerns about the style and size of the houses and feels there is no concern for the Belmont neighborhood.

Sam Tower, 1601 Green Street, noted that a current development has been approved right behind his house (Rialto Beach) and was never developed. He feels the original Belmont plan is terrible and the PUD would be better.

### **Discussion**

Ms. Green wanted to see an overlay of the critical slopes on the lots

Mr. Haluska stated that they are shown on the larger site plan. Only lots 1-4 are disturbed by critical slopes.

Ms. Green feels that this is not an easy decision. She feels the applicant has not created a whole hearted effort to include bike and pedestrian paths and find better ways to mitigate the issues that the Planning Commission has. She thinks that there are ways to get this to work to meet the community vision

Ms. Keller asked when the application was submitted. Staff found this information.

Mr. Santoski feels that nobody likes the plan and something better could be built. At this point he would vote against the PUD.

Mr. Keesecker wanted to know how the Planning Commission asks for a deferral. He feels a deferral is needed due to missing information. He would like to know how the road would work and how the houses relate to the road. He feels one plan is less deferential to the environment but not convinced less dirt is being moved in a PUD scenario.

Ms. Sienitsky agrees that this is not the best PUD due to missing information. She feels it would put a lot of traffic through the neighborhood and she is on the fence right now.

Mr. Haluska stated that the application was submitted in April with a preliminary discussion in May. The applicant deferred in August. He explained that there can only be one deferral by the Planning Commission and if the Commission has not made a decision within 100 days it automatically goes to Council with a recommendation for approval.

Mr. Baldwin asked the Planning Commission for a deferral and will contact Ms. Green to set up a time to look at bike and pedestrian trails.

Mr. Rosensweig would not support the PUD. He feels there is a gesture towards environmental sensitivity. He feels the plan needs a lot of work to allow the streets to work around the park. He also feels that the housing prices are too high to be affordable.

Ms. Keller would not support the PUD. She has concerns about the slope waiver. She feels the applicant does not have a good plan of development. She also feels that having the houses face the back is not ideal.

The applicant requested a deferral.

Mr. Rosensweig made a motion to accept the applicant's request for a deferral.

Ms. Green seconded the motion

Ms. Creasy called the question:

Sienitsky	Yes
Green	Yes
Rosensweig	Yes
Keesecker	Yes
Santoski	No
Keller	Yes

Motion Passes

#### **IV. REGULAR MEETING ITEMS**

##### **J. Preliminary Discussion**

##### **1. The Plaza on Main Street SUP**

Ebony Walden gave a brief description of why the applicant was here and what kind of information the applicant was looking for from the Commission.

The applicants of Ambling University Development Group showed a PowerPoint presentation of how the building will look on West Main Street and what their intentions are for the area. They also explained how their company has gone into other college towns and built new housing for graduates and undergraduates.

## **Discussion**

Mr. Neuman is very happy to see this project but, would like the developers to really look at the impact the development will have on traffic along 9<sup>th</sup> Street. He feels with the development being so close to the hospital that it will attract medical staff and graduate students. He would like different traffic patterns studied and some sort of storm water requirement considered. He congratulated the developers on the project and he is glad they are ready to move forward.

The Commissioners would like the current streetscape to stay as is. They would also like the massing broken up. They are hoping that this project will promote public activity and that the public will be able to use the courtyard. It was also noted that there is enough space to have a bay of bike racks.

Ms. Keller closed by asking the applicant to consider teaming up with UVA and come up with something that will keep with the academic village theme that Thomas Jefferson has bestowed upon the University.

## **Consent Agenda Discussion**

Ms. Sienitsky stated that after speaking with Mr. Tolbert he has assured her that they are working closely with Economic Development to incorporate every part of the Target market study into the “Allowance for Bioscience and Technology Space in various Zoning Classifications”.

Mr. Rosensweig made a motion initiate study of “Allowance for Bioscience and Technology Space in various Zoning Classifications”

Ms. Green seconded the motion.

All in favor

Motion passes.

Ms. Sienitsky made a motion to adjourn to the second Tuesday in November.

Meeting adjourned at 9:26 pm

**CITY OF CHARLOTTESVILLE**  
**Joint City County Planning Commission Meeting**  
**TUESDAY, September 18 2012 -- 4:30 P.M.**  
**County Office Building**

**City Planning Commissioners present**

Ms. Genevieve Keller, Chair  
Mr. Dan Rosensweig, Vice Chair  
Ms. Lisa Green  
Mr. Michael Osteen  
Mr. Kurt Keesecker  
Ms. Natasha Sienitsky  
Mr. David Neuman

**County Planning Commissioners present**

Mr. Cal Morris, Chair.  
Mr. Tom Loach  
Mr. Don Franco,  
Mr. Ed Smith,  
Mr. Mac Lafferty, Vice-Chair,  
Mr. Bruce Dotson  
Mr. Keith Randolph.  
Ms. Monteith

**City Staff Present:**

Ms. Missy Creasy, Planning Manager  
Mr. Richard Harris, Deputy City Attorney

**County Staff Present:**

Mr. Wayne Cilimberg, Chief Planner  
Ms. Elaine Echols, Principal Planner

The Planning Commissions held a work session to set general direction and obtain feedback on the following issues:  
Livability Questionnaire and Joint Goals.

**Questionnaire Discussion**

Matt Weaver made a presentation on the findings of the Livable Communities Questionnaire Report.  
Commissioners made the following comments or asked the following questions:

- Is there was a link between the questionnaire and the joint goals to be discussed later in the meeting? Staff replied that the comments from the workshop series and the questionnaire were used to help shape the joint goals.
- Is it possible that the data is skewed? The small sample size may not be a representation of the population.
- Focus on the City and County data only, rather than include data from the surrounding localities.
- Don't eliminate the outlying counties – their residents have an impact on transportation in the Albemarle/Charlottesville area.

The joint commissions thanked Mr. Weaver and TJPDC staff for the information.

**Joint Goals Discussion**

Summer Fredrick gave a presentation about work leading to the creation of the joint goals and said that she would be asking the following questions for each of the eight areas:

*Is goal language appropriate?*  
*Does proposed language cover all areas we discussed?*

Commissioners made the following comments or asked the following questions:

- The goals need more detail and should reflect more specifically the City of Charlottesville and Albemarle County.
- The “high level” view is appropriate.

Staff commented that all of these goals are in the Comprehensive Plans now. They were provided for context with the strategies.

- Have a section in the comp plans to address “One Community” and the statements about what this joint effort means for the City and the County.
- Perhaps formation of subcommittees of the Commission should work through specific wording in each goal area. There was general agreement with this suggestion.

The Joint Commissioners thanked staff for providing the information.

### **Economic Development**

Commissioners made the following comments or asked the following questions:

- Provide a better definition of economic “connections” as the relationship between the City and County. The following example was given: Agribusiness in the County is about growing the crops and maintaining the open space where as in the city agribusiness refers to the marketplace or where the goods are sold.
- Provide a goal pertaining to the upward mobility of the workforce, allowing people a path out of low wage jobs.

Change the term, “environment” as it can be construed as “natural environment” or “context for everything we do”. For clarity, commissioners offered a suggestion of “foster a culture of growth.” replace “foster an environment that supports a range of businesses in targeted employment sectors.”

### **Entrance Corridors**

Commissioners made the following comments or asked the following questions:

- Change to the term “visual integrity” to something different in order to be clear on the principles of the Entrance Corridors, emphasizing functionality.
- Find ways to articulate more shared guiding principles in the Entrance Corridors rather than just providing similar language.

### **Environment**

Commissioners made the following comments or asked the following questions:

- Change the term “Urban Areas” to Development Areas to better associate the developed portions of the County with the City.
- Include the Watershed Protection areas of the County into the joint goals given the importance of drinking water supply to both City and County residents.
- Add a goal for energy efficiency.
- Consider expanding the list of shared waterways to include all of Albemarle County and the City rather than just the Urban Areas.

Several Commissioners noted that UVA, the City, and the County were working well together on the TMDL issues.

### **Land Use**

Commissioners made the following comments or asked the following questions:

- Provide a better definition for the term “destination” in relation to the Rivanna River. This phrase can mean different things to different people.
- Add “Limit Rural Area Development” to the Land Use goals as it was stated as a priority in the Questionnaire findings.
- Efforts to coordinate land use and infrastructure should be applied to all City-County boundary neighborhoods not just in Woolen Mills.

## **Parks and Recreation**

Commissioners made the following comments or asked the following questions:

- Include a statement about where parks should be located and how people will access them.
- Add a statement that acknowledges federal, state, and private facilities and coordination efforts with those entities.
- Why do the joint goals only address Parks and Recreation and not Community Facilities as a whole?
- Look into possible coordination with UVA to use university facilities.

## **Transportation**

Commissioners made the following comments or asked the following questions:

- Community education on transportation options are needed such as an upgraded CHART slideshow.
- End the vision statement after the word “option” as there are many reasons to promote regional multimodal transportation options.
- Add a bullet noting the need for improved rail and air travel options.
- Mention UVA in promoting multimodal opportunities as the university has a large impact on traffic and transportation.

## Public Comment

The following comments came from the public:

Tom Olivier, representing the Sierra Club, said that Albemarle County and City of Charlottesville are one community. The joint goals should have sustainability as a high level goal. Mr. Olivier said that population growth is not sustainable and there should be support for local assessments of biological capacity. Mr. Olivier said that economic development should focus on better career paths for the under privileged.

Diane Weber – stated that no conclusion can be drawn from the questionnaire report. The report cannot be used because it’s not scientific. There was a narrow list of priorities and there was no way to reject the priorities on the questionnaire. If the participant was allowed to reject or give a negative score to the priority it would have allowed a comparison against the favorable priorities. None of the goals should be taken seriously. She said that she believed the survey should not be used.

Charles Battig – said that the American Planning Association’s article on the Benefits of Growing Sustainably/Smart Growth demonstrates that this pattern of development is not appropriate. He said that the questionnaire was based on HUD’s and TJPDC choices of topics. He said it was shallow and statistically lacking, the sample size was ludicrously small, and the questionnaire was seriously flawed.

Charles Winkler – said that he has concerns over lack of scientific validity. He said he attended a meeting of the Sierra Club where an individual supplied people with pre-filled out questionnaires.

Carol Thorpe, former chair of the area Tea Party said that the sample size is miniscule. She said that she was a champion for the protection of property rights. She asked how the commissions would integrate protect private property rights into the Comprehensive Plan.

Jim Moore – said that the questionnaire was defective and should not to be used for establishing priorities. He said that the collection of data was flawed.

Bill Emory – said that he embraced the idea of the waterfront. Richmond is undergoing a revitalization effort focused around the James River. He said there needs to be more specific language for the Rivanna River. Objectives and policies protect resources, goals do not. The City staff has an example of work flow.

Audrey Wellborn – said that she has been concerned all along about the Sustainability Accords. She wondered how the proposed goals and strategies tie into sustainability plan. She said that the questionnaire could have been easier to fill out. She was concerned about the sampling size; small size and where the questionnaire was distributed. She

said that she has spoken with many County residents who have been alarmed about the Sustainability Accords. She said that she is a strong proponent of private property rights.

**Conclusion**

The Commissioners asked for stronger language for the goals and for the goals to represent the City of Charlottesville and Albemarle County. Interdependence of the goals of two localities is to be emphasized in order to create goal language that complements one another rather than providing verbatim language for both localities.



**Planning Commission Work session  
October 23, 2012  
Notes**

**Commissioners Present:**

Ms. Genevieve Keller (Chairperson)  
Mr. Kurt Keesecker  
Mr. Dan Rosensweig  
Mr. Michael Osteen

**Council member Present**

Kathy Galvin

**Staff Present:**

Missy Creasy  
Richard Harris  
Willy Thompson  
Brian Haluska  
Ebony Walden  
Mike Smith

Ms. Keller convened the meeting at 5:10 pm and turned it over to Ms. Creasy.

Ms. Creasy reminded the Planning Commission that they should have received an email from Summer at the PDC letting them know who they have been partnered with from the county planning commission. The first City community meeting on Oct 17, 2012 was a success. The turnout was not high, but the participation from the community discussion was wonderful. The next meeting will be at Venable Elementary on October 25<sup>th</sup>.

Ms. Creasy also confirmed that the next Joint Planning Commission meeting will be December 4<sup>th</sup>. A meeting place has not been set at this time. She also suggested that the Commission set aside dates on the calendar to be used for comprehensive plan review. She also suggested that they could add an extra hour to existing work sessions.

The Commission feels that they need additional time to review the material. They feel this will help them regroup and have a better time frame in reviewing the material given to them. The Commission has struggled with editing the chapters. They feel they need a more outlined structure as well as additional consistency with the goals and strategies. There was a request for a table of contents to assist in the review. They also agreed that a three tiered approach to the chapters should occur containing a vision statement, goals and objectives. Maybe a diagram that shows relationship that the vision, goals and strategies could also be created.

Ms. Creasy wanted to know what areas the commission wanted to start with and put the effort towards those first.

Ms. Galvin stated that Roanoke had done a great job with a diagram which could be helpful in the review.

Ms. Creasy wanted to know what would be helpful to the commission. Staff requested that the commission outline elements for inclusion “above the yellow line” on the draft and staff would provide draft language.

Ms. Keller feels that the information is positive, but the format may need some work.

Mr. Rosensweig feels that transportation is a big issue. He wanted to make sure that we discuss the many different ways one can move from one place to another. He feels that they should go through the chapters and highlight “words of excellence” for staff to include in the next draft.

Mr. Keesecker likes the idea of the statements being really simple. He would like the strategies to be underneath the goals and highlight single ideas.

Mr. Osteen would like to see a general concept above the line which is inclusive of all in our community.

Ms. Creasy noted that the commission should take a few moments to read each statement and highlight words or phrases that they are interested in having included in the draft language.

### **Transportation**

The Commission feels that the wording is excellent, but some things are missing. The vision should be about the connection of people and places. Shared streets and getting people to places in the city and county could be added to the vision. They feel that a parking goal is not needed.

### **Urban Design**

There should be a focus on the current character of neighborhoods. It should be more about the character of the space and not what the space will be used for.

### **Environment**

The first sentence of the chapter is a good start. The Rivanna River should be mentioned.

### **Housing**

The Commission feels that the sentence relating to the zoning impact should be taken out. Some additional language should be added to highlight transit oriented impact. They feel that a park doesn't have to be right in front of houses, but there should be an easy way to access a park close

to the neighborhoods. They also feel that there should not be any zoning in the vision, it should only be in the strategy.

A strong housing vision is important.

### **Economic Sustainability**

There was interest in outlining the target industries more fully in the vision as well as discussion about the connected nature of the City and County economies.

### **Public Comment**

Bill Emory, 1604 E Market St, is supportive of the changes to the chapters. He stated that Charlottesville only has one River, the Rivanna, and that should be mentioned by name.

Mr. Keesecker noted that he will be drafting diagrams for review of design concepts for the comprehensive plan and will consult with any parties which will be helpful in his work.

Meeting adjourned at 7:20 pm

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



**APPLICATION FOR APPROVAL OF  
PRELIMINARY SITE PLAN**

**PLANNING COMMISSION REGULAR MEETING**  
**DATE OF PLANNING COMMISSION MEETING: November 13, 2012**

**Author of Staff Report:** Willy Thompson, AICP

**Date of Staff Report:** November 5, 2012

**Project Name:** Burnet Commons Phase II, "The Woods"

**Applicant:** Burnet Commons Development LLC

**Applicant's Representative:** Charlie Armstrong, Southern Development

**Contact:** Michael Myers, Dominion Engineering

**Applicable City Code Provisions:** 34-800 through 34-827 (Site Plans), 34-490 through 34-519 (Planned Unit Development Districts)

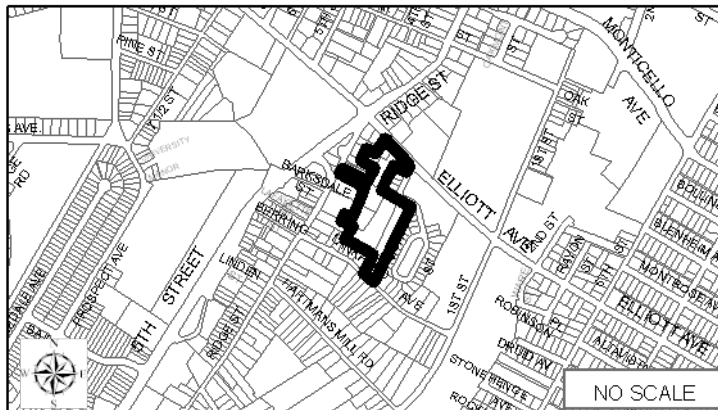
**Zoning District:** PUD (Planned Unit Development)

**Date of Preliminary Site Plan Submission:** June 13, 2012

**Date of Site Plan Review Conference:** July 5, 2012

**Reason for Planning Commission Review:** Section 34-820 requires the Planning Commission to review preliminary site plans submitted in connection with existing or proposed planned unit development.

**Site Map**



## **Legal Standard of Review**

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

## **Executive Summary**

The applicant, Burnet Commons Development, LLC., has submitted an application for approval of a preliminary site plan. The zoning ordinance requires the Planning Commission to review preliminary site plans submitted in connection with an existing or proposed PUD. On November 8, 2011, the Planning Commission recommended to approve rezoning the property to PUD and the application was subsequently approved by City Council. Following approval of a PUD development plan, preliminary and final site plan approvals shall be required. City staff has reviewed the preliminary site plan, provided comments, and the applicant has sufficiently addressed those comments with the exception of those comments included in the staff recommendation.

The preliminary site plan includes construction of 49 dwelling units. These units will consist of single-family detached, single-family attached, townhouses, and apartments. Also included are 3,000 square feet of non-residential uses to be located under the 10 apartment units in a mixed-use building.

## **Staff Checklist**

### **A. Compliance with applicable zoning district regulations**

Sections 34-490 through 34-519 (PUD) apply to the submitted preliminary site plan. The plan is in compliance with these sections.

### **B. Compliance with the City's Erosion and Sediment Control ordinance, City Code, Chapter 10:**

The applicant will be required to submit an Erosion and Sediment Control plan before approval of a final site plan.

### **C. Compliance with General Standard for site plans (Sections 34-800 through 34-827)**

#### **Section 34-827 Preliminary site plan contents**

(d) The preliminary site plan shall contain the following information:

1. Site plan contents:

- a. Name of the development: **Found on page PS1.**
- b. Names of the owner(s): **Found on page PS2.**
- c. Name of the developer: **Found on page PS2.**
- d. Name of the individual who prepared the plan: **Found on page PS1.**
- e. Tax Map and Parcel Number: **Found on page PS1.**
- f. Zoning District Classification: **Found on page PS2.**
- g. Descriptions of all:
  - Variances: **None.**
  - Zoning proffers: **Found on page PS2**
  - Bonus factors: **None.**
- h. City and State: **Found on page PS1.**
- i. North Point: **Found on page PS1.**
- j. Scale: **Found on page PS4.**
- k. One datum reference for elevation: **Found on page PS2.**
- l. Source of topography: **Found on page PS2.**
- m. Source of survey: **Found on page PS2.**
- n. Sheet number and Total number of sheets: **Present.**
- o. Date of drawing: **Found on page PS1.**
- p. Date and description of latest revision: **Found on page PS1.**
- q. For each adjacent parcel:
  - Zoning district: **N/A.**
  - Tax Map and Parcel number: **Found on page PS1.**
  - Present Use: **N/A.**
- r. Departing lot lines: **Found on page PS1.**
- s. Minimum setback lines: **Found on page PS2.**
- t. Yard and building separation requirements: **Found on page PS3.**
- u. Vicinity sketch: **Found on page PS1.**
- v. Boundary dimensions: **Found on page PS1.**

2. Written schedules or data as necessary to demonstrate that the site can accommodate the proposed use including:

- a. Proposed use: **Found on page PS2.**
- b. Maximum acreage occupied by each use: **Found on page PS2.**
- c. Maximum number of dwelling units by type: **Found on page PS2.**
- d. Gross residential density: **Found on page PS2.**
- e. Square footage of recreation areas: **Found on page PS2.**
- f. Percent and acreage of open space: **Found on page PS2.**
- g. Maximum square footage for non-residential uses: **Found on page PS2.**
- h. Maximum lot coverage: **Found on page PS2.**
- i. Maximum height of all structures: **Not found.**
- j. Schedule of parking:
  - Maximum required: **Found on page PS2.**

- Maximum provided: **Found on page PS2.**
  - k. Maximum amount of impervious cover on the site: **Found on page PS2.**
  - l. Maximum amount of paved parking and vehicular circulation areas: **Found on page PS2.**
3. Phase lines and proposed timing of development: **Found on PS4 and PS5.**
  4. Topography:
    - a. Existing contours for the site at maximum five foot contours: **Found on page PS3.**
    - b. Proposed grading at maximum two-foot contours: **Present.**
    - c. Sufficient offsite topography: **N/A.**
  5. Existing landscape features as described in Section 34-867:

The landscape plan shall depict existing landscape features, including, without limitation:

- a. Wooded areas and location of tree line: **Found on page PS3.**
  - b. Small groupings of trees: **Found on page PS3.**
  - c. Individual trees of six inches caliper or greater: **Found on page PS3.**
  - d. Ornamental trees of any size, approximate caliper, and location: **N/A.**
  - e. Distinctive natural features, such as rock formations or water features: **N/A.**
  - f. Man-made features of local or historic significance: **N/A.**
6. The name and location of all: (adjacent to or on the site)
    - a. Watercourses: **N/A.**
    - b. Waterways: **N/A.**
    - c. Wetlands: **N/A.**
    - d. Other adjacent bodies of water: **N/A.**
  7. One hundred-year floodplain limits: **N/A.**
  8. Existing and proposed:
    - a. Streets: **Found on page PS4, PS5.**
    - b. Access easements: **Found on page PS5.**
    - c. Alley easements: **N/A.**
    - d. Rights-of-way: **Found on page PS4, PS5.**
    - e. Other vehicular travelways: **Found on page PS4, PS5.**
    - f. Street names: **Found on page PS4, PS5.**
    - g. Right-of-way lines and widths: **Found on page PS4, PS5.**
    - h. Centerline radii: **Found on page PS4, PS5, PS8**
    - i. Pavement widths: **Found on page PS4, PS5.**
  9. Location and size of existing:
    - a. Water facilities and easements: **Found on page PS3.**

- b. Sanitary sewer facilities and easements: **Found on page PS3.**
  - c. Storm sewer facilities and easements: **Found on pagePS3.**
  - d. Drainage channels: **Not present.**
  - e. Drainage easements: **Not present.**
10. Proposed conceptual layout for water and sanitary sewer facilities and storm drain facilities including:
- a. Storm detention ponds and structures: **Found on page PS4, PS5.**
  - b. Arrows to indicate the flow in all pipes and watercourses: **Found on page PS4, PS5.**
11. Location of other existing and proposed utilities and utility easements: **Found on page PS4, PS5.**
12. Location of existing and proposed ingress to and egress from the property, showing the distance to the centerline of the nearest existing street intersection. **Found on page PS8.**
13. Location and dimensions of all existing and proposed improvements, including:
- a. Buildings: **Found on page PS4, PS5.**
  - b. Other structures: **Found on page PS4, PS5.**
  - c. Walkways: **Found on page PS4, PS5.**
  - d. Fences: **N/A.**
  - e. Walls: **PS4, PS5.**
  - f. Trash containers: **N/A.**
  - g. Outdoor lighting: **Not present.**

**(Section 34-978 of the City Code states that, "...lighting for single-family attached or detached, two-family, or multi-family dwellings containing up to four dwelling units shall not be required.")**

- h. Landscaped areas and open space: **Found on page PS6, PS7.**
  - i. Recreational areas and facilities: **Found on page PS6, PS7.**
  - j. Parking lots and other paved areas: **Found on page PS4, PS5.**
  - k. Loading and services areas: **N/A.**
  - l. Proposed paving material types for all walks, parking lots and driveways: **Present.**
14. All areas intended to be dedicated or reserved for public use: **Found on page PS4, PS5.**

**D. Additional information to be shown on the preliminary site plan as deemed necessary by the director or Commission in order to provide sufficient information for the director or Commission to adequately review the preliminary site plan.**

No additional information has been required.



### **E. Compliance with Additional Standards for Specific Uses (*Site Plan Ordinance §§34-930 – 34-934*)**

- Section 34-930 Car washes: **This site does not contain a car wash.**
- Section 34-931 Gas Stations: **This site does not contain a gas station.**
- Section 94-932 Dumpsters: **This site does not contain a dumpster.**
- Section 34-933 Animal shelters, boarding facilities and hospitals: **This site does not contain an animal shelter, boarding facility or hospital.**
- Section 94-934 Parking garages: **This site does not contain a parking garage.**

### **Public Comments Received**

A site plan conference was held on July 5, 2012. No public comment was received.

### **Recommendation**

Staff recommends approval of the preliminary site plan with the condition that the items below be addressed and submitted as part of the final site plan submittal:

1. Please provide maximum height of all structures PS2.
2. The sanitary sewer easement stops at the proposed property line near structure H1? Please clarify.
3. The proposed grading does not match the infiltration trench detail on sheet PS6. The sidewalk is several feet higher than the detail shows and will need guardrail or handrail for safety purposes. Also clarify the detail for the “concrete trough” in this system.
4. Show how runoff gets to the 60’x6’ infiltration ditch along Lankford Avenue.
5. Additional infiltration test results should be provided for the proposed infiltration trench along Lankford Avenue and the conceptual BMP off of Elliott Avenue.
6. On page 4 of the water quality calculations for drainage area A, the impervious area should be 3.31 acres. This will require more storage volume.
7. In the drainage area B water quality calculations, the L-pre(watershed) value on page 1 is miscalculated and should be 0.14 pounds per year.
8. The post-development time of concentration seems too long, considering much of the flow path is over impervious area. Please submit a more detailed analysis of how this value was determined; the time of concentration worksheets from chapter 3 of the TR-55 Manual would suffice.
9. The service lateral locations for Lot 13 will have to be reconsidered. The City does not allow private utility easements. An “access easement” does not legally provide a property owner to dig up another property to fix a privately owned utility line. Consider one of the following two options:
  - a. Move the property line of Lot 12 to the north and run both water and sanitary laterals in the strip of land that connects Lot 13 to Burnet Way. The separation will have to meet the requirements of the building code.
  - b. Water service will come from Langford.

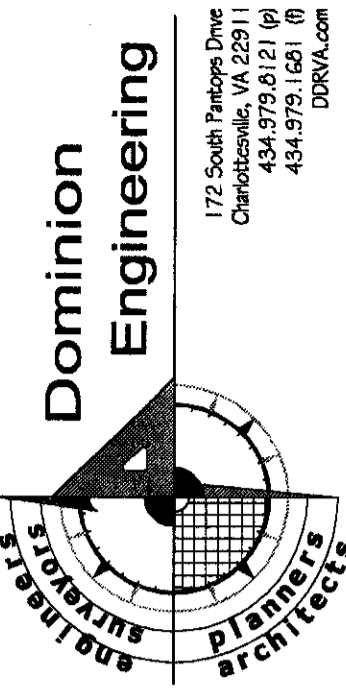
## **Suggested Motion**

1. I move to approve the preliminary site plan for Tax Map 25, Parcels 64, 65, 68, and 69; Tax Map 29, Parcels 262, 266C, and 266.1 identified as Burnet Commons Phase II, “The Woods with the condition that the comments provided by staff be addressed and submitted as part of the final site plan.”
2. I move to approve the preliminary site plan for Tax Map 25, Parcels 64, 65, 68, and 69; Tax Map 29, Parcels 262, 266C, and 266.1 identified as Burnet Commons Phase II, “The Wood.” with the following conditions:
3. I move to deny the preliminary site plan for Tax Map 25, Parcels 64, 65, 68, and 69; Tax Map 29, Parcels 262, 266C, and 266.1 identified as Burnet Commons Phase II, “The Woods” for the following reasons:

# PRELIMINARY SITE DEVELOPMENT PLAN FOR BURNET COMMONS PHASE II, "THE WOODS"

TM 25, PARCELS 64, 65, 68, AND 69  
TM 29, PARCELS 262, 266C, AND 266.1  
CITY OF CHARLOTTESVILLE, VIRGINIA

RECEIVED  
SEP 20 2012  
NEIGHBORHOOD DEVELOPMENT SERVICES



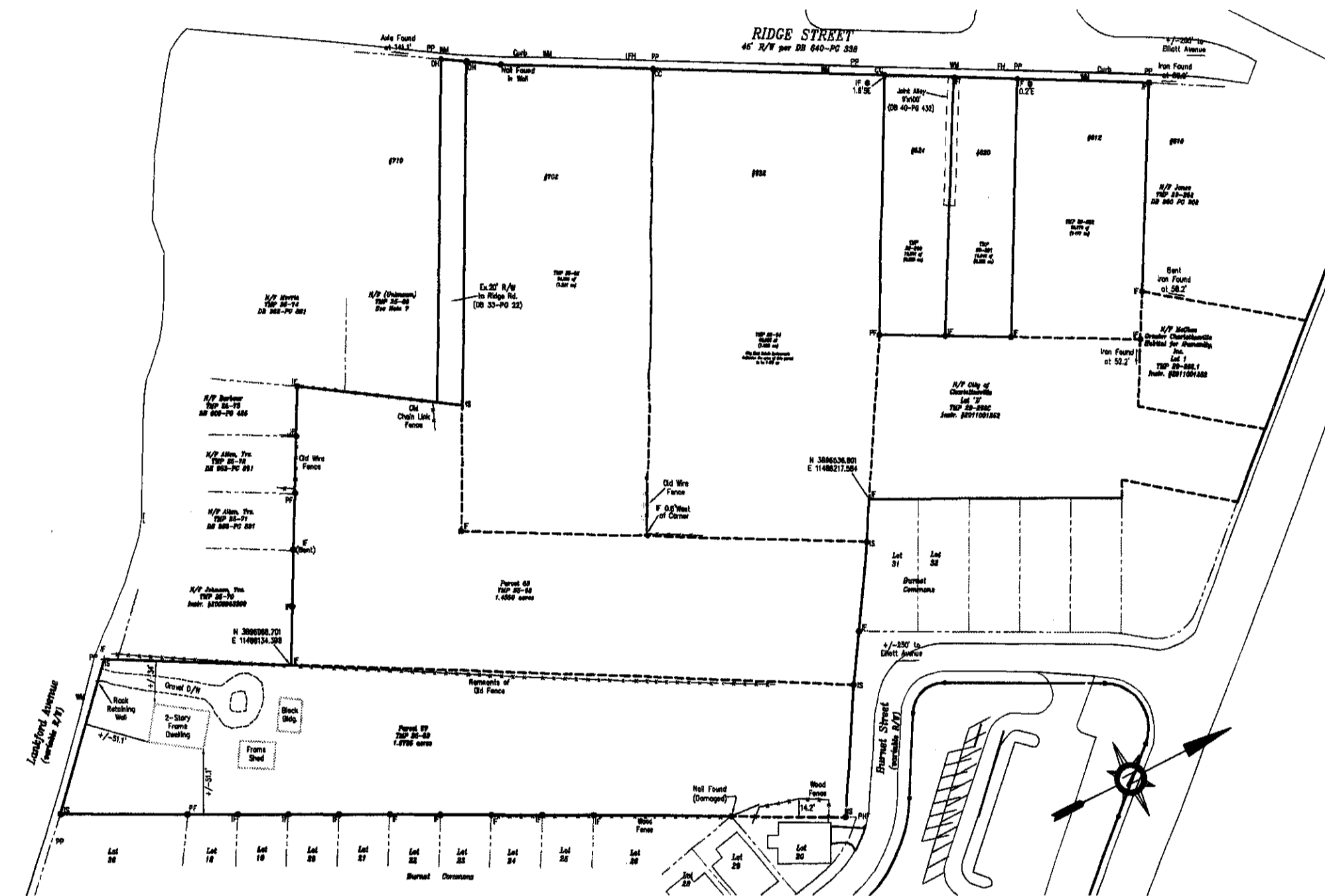
## VICINITY MAP

SCALE: 1" = 2000'



## PARCEL OVERVIEW

SCALE: 1" = 100'



## SHEET INDEX

PS1	1 of 8	Cover Sheet
PS2	2 of 8	Notes, Abbreviations, & Legend
PS3	3 of 8	Existing Conditions / Demo Plan
PS4	4 of 8	Site Plan
PS5	5 of 8	Site Plan
PS6	6 of 8	Landscape Plan
PS7	7 of 8	Landscape Plan
PS8	8 of 8	Sight Distance Plan

## SIGNATURE BLOCK

## DATE

DIRECTOR OF NEIGHBORHOOD DEVELOPMENT

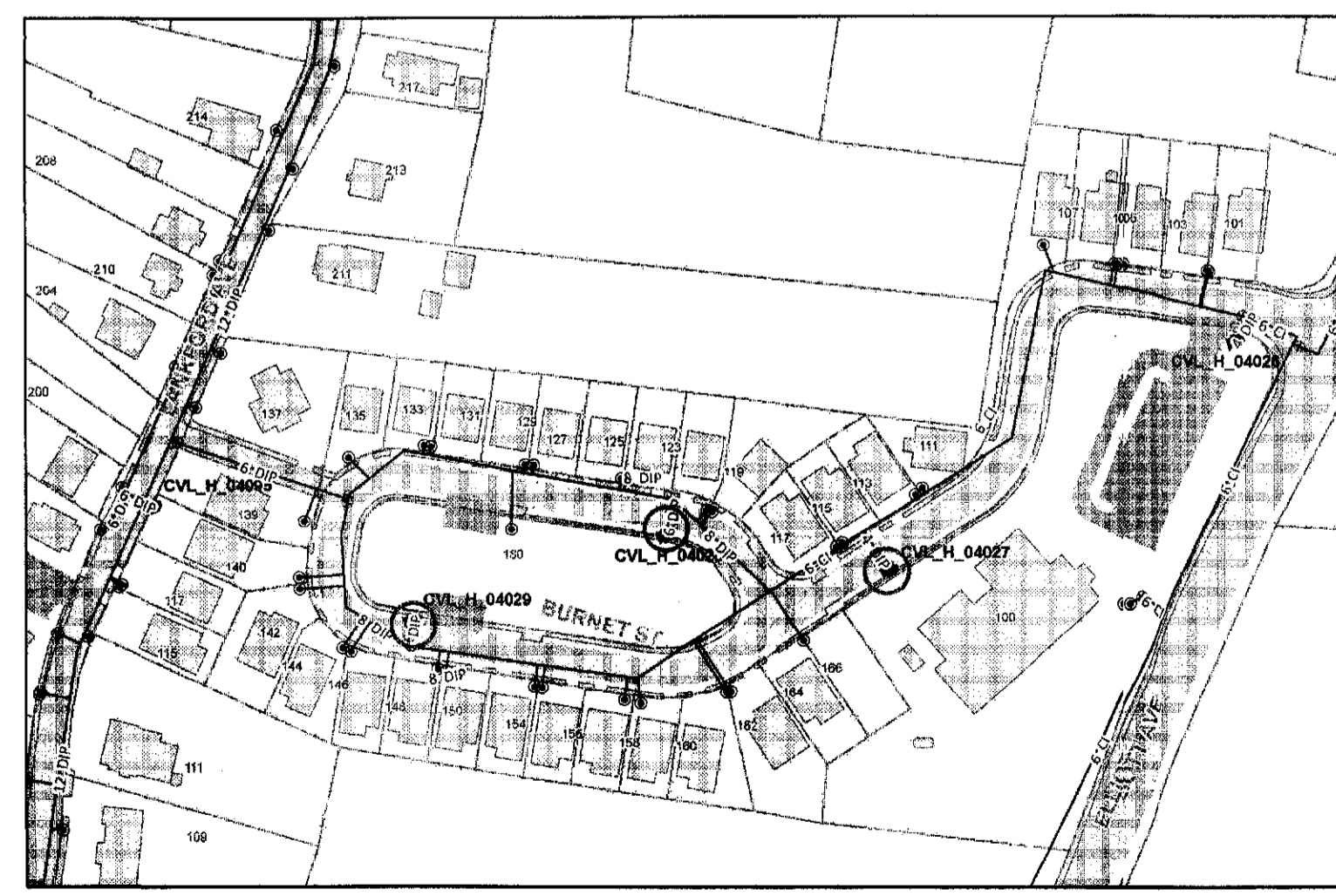
## FIRE FLOW TEST

### Fire Hydrant Test Report

Location: Burnet Commons		SM 300289708				
Date of Test: 8/2/2012	Time: 8:00 (am)					
Performed by: (list all) Mark Shifflett, Curtis Johnson, Lloyd Underwood						
Hydrant ID:	Location:	Pipe Size	Nozzle Size (in)	Pressure Static Res.	Flow (gpm)	Duration (min:sec)
Residual Hydrant: 04028	Across from 119 Burnet Street	8	2.5	82	76	
Flow Hydrant #1: 04029	Across from 148 Burnet Street	8	2.5		1350	15.00
Flow Hydrant #2: 04027	Across from 115 Burnet Street	6	2.5		1360	15.00
Flow Hydrant #3:			2.5			
Flow Hydrant #4:			2.5			
Flow Hydrant #5:			2.5			

Special Instructions:

Please attach GIS map with all hydrant locations shown and labeled.



This map was generated as an effort to provide essential data to the City of Charlottesville, Albemarle County Service Authority, University of Virginia, Albemarle County & State Authority, and the Public, in accordance with the Virginia Freedom of Information Act. This map is for reference purposes, and all other maps to be verified.



Pressure Hydrant

Flow Hydrant



Table 1  
Infiltration Test Results  
Burnet Commons - Phase 2  
Charlottesville, Virginia

Hole	Depth of Test (in.)	Material Description in Test Zone	Infiltration Rate (in./hr.)
1	48	Weathered mica schist - hard	0.125
2	48	Weathered mica schist - hard	0.1875
3	48	Weathered mica schist - hard	0.25
4	48	Red-brown silt	1.875
5	48	Light red silt with weathered schist fragments	1.0
6	12	Yellow-red clayey silt	0.5625
7	12	Brown silt with schist fragments (Colluvial)	1.5
8	48	Brown-gray silt with rock fragments (Colluvial)	1.0
9	12	Brown silt (Colluvial)	2.25
10	48	Yellow-red clayey silt	0.5
11	48	Light green silt with weathered schist fragments	0.625
12	48	Yellow-brown silt with weathered schist fragments	0.375
13	48	Yellow-red clayey silt	0.6875
14	48	Yellow silt	1.125

PRELIMINARY SITE DEVELOPMENT PLAN FOR  
BURNET COMMONS PHASE II  
CITY OF CHARLOTTESVILLE, VA

COVER SHEET

DOM. PROJECT NO: 10.0015

INDEX TITLE:

PS1

SHEET NO: 1 OF 8

DATE: 06/12/12

# SITE DATA & GENERAL NOTES

## SITE DATA

**OWNER/DEVELOPER:**  
BURNET COMMONS DEVELOPMENT, LLC.  
170 S. PANTOPS DRIVE  
CHARLOTTESVILLE, VIRGINIA 22911

**SOURCE OF BOUNDARY SURVEY:** SURVEY PREPARED BY DOMINION ENGINEERING.

**SOURCE OF TOPOGRAPHY:** LOUISA AERIAL SURVEY. MAPPING COMPLETED DATE MAY 23, 2011. SUPPLEMENTED WITH FIELD SURVEY PERFORMED BY DOMINION ENGINEERING. (USGS DATUM NAVD 1988).

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY.  
-FLOOD INSURANCE RATE MAP NUMBER: 51003002880, DATED: FEBRUARY 4, 2005.

**ZONING:** PUD, PLANNED UNIT DEVELOPMENT

**SETBACKS:** NONE, (10' VEGETATED BUFFER ZONE ALONG BOUNDARIES SHARED WITH EXISTING ADJACENT RESIDENTIAL LOTS).

**MAXIMUM NUMBER OF UNITS:** 50 RESIDENTIAL UNITS, 3,000 GROSS SF. OF NON-RESIDENTIAL.

**MAXIMUM DENSITY:** 9.2 DU/ACRE (50 UNITS IN 5.437 ACRES)

**PROPOSED UNITS:**  
16 SINGLE FAMILY DETACHED  
14 SINGLE FAMILY ATTACHED (DUPLIX UNITS)  
9 SINGLE FAMILY ATTACHED (TOWNHOUSE)  
10 APARTMENTS  
TOTAL: 49 DWELLING UNITS (9.0 DU/ACRE)

**TRAFFIC CALCULATIONS:** PROPOSED DEVELOPMENT CONSIST OF 16 SINGLE FAMILY, 23 TOWNHOUSE/DUPLIX, & 10 APT. UNITS  
DAILY TRIP GENERATION: (10 X 16) + (7 X 23) + (7 X 10) = 391 TRIPS/DAY

**CURRENT USE:** VACANT / EXISTING RESIDENTIAL

**PROPOSED USE:** RESIDENTIAL / RETAIL

PHASE 1 PARKING SCHEDULE:	SPACES REQUIRED:	SPACES PROVIDED:
REGULAR (50 1-4 Bedroom)	50 SPACES	113 SPACES (45 OFF-STREET, 68 GARAGE/DRIVEWAY)
HANDICAP	1 SPACES	1 SPACES
NON RESIDENTIAL	6 SPACES (1 PER 500 SF.)	6 SPACES
TOTAL SPACES:	57 SPACES	120 SPACES

LAND SCHEDULE:	PRE-DEVELOPMENT (SF)	%	POST-DEVELOPMENT (SF)	%
BUILDING(S)	2,862	1.2	43,408 (1.00 Acs.)	15.0
PAVED	2,266	1.0	50,313 (1.16 Acs.)	21.2
OPEN	231,708 (5.319 Acs.)	97.8	151,202 (3.47 Acs.)	63.8
TOTAL	236,836 (5.437 Acs.)	100%	236,836 (5.437 Acs.)	100%

TOTAL DISTURBED AREA: 5.09 Acs.

## CONTRACTOR'S COORDINATION RESPONSIBILITIES

- THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
- ANY TIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.
- THE CONTRACTOR IS TO CHECK THAT ALL EASEMENTS, LETTERS OF PERMISSION, ETC. ARE RECORDED/OBTAINED PRIOR TO THE START OF ANY CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL SITE PLANS AND PROFILES AND DETAILS FOR CONSISTENCY AND IF CONFLICTS EXISTS, CONTACT ENGINEER FOR CLARIFICATION AND/OR DIRECTION. INTERPRETATION DETERMINED BY CONTRACTOR SHALL BE DONE AT HIS/HER OWN RISK.
- THE CONTRACTOR IS TO VERIFY THAT THE RELOCATION OF ALL EXISTING UTILITIES IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED INCLUDING UTILITY POLES.
- CONTRACTOR SHALL COMPLY WITH FENCING AND TREE PRESERVATION SIGNAGE REQUIRED BY CITY OF CHARLOTTESVILLE CODE.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COMPLY WITH ALL WETLAND PERMIT REQUIREMENTS, IF A PERMIT EXISTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING, BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSWMP). GENERAL CONSTRUCTION PERMIT (GCP) PROGRAM AS ADMINISTERED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (DCR) UNDER THE JURISDICTION OF THE EPA. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL FILE A GCP NOTICE OF INTENT WITH THE DCR AND PREPARE A STORMWATER PREVENTION PLAN IN ACCORDANCE WITH THE VSWMP REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARDS SPECIFICATIONS, AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH UTILITY REPRESENTATIVES.

## GENERAL WATER & SEWER CONDITIONS

- WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF CHARLOTTESVILLE INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER SERVICE AUTHORITY OFFICIALS AT THE START OF THE WORK.
- THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN, ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "MISS UTILITY" (1-800-552-7001).
- ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF 3 FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER LINES, ETC.
- ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
- VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.

## GENERAL UTILITY NOTES

- CONTACT MISS UTILITY AT (800)552-7001 48 HOURS PRIOR TO ANY GRADING OR DIGGING TO HAVE UNDERGROUND UTILITIES MARKED. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION TO INCLUDE TYPE AND SIZE OF PIPE AND SERVICES TO HIS OWN SATISFACTION.
- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES HAVE BEEN TAKEN FROM AVAILABLE RECORDS AND ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- ALL HYDRANT LOCATIONS TO BE APPROVED BY THE CITY OF CHARLOTTESVILLE PRIOR TO FINAL APPROVAL BY THE CITY AND ARE TO BE INSTALLED ACCORDING TO CITY STANDARDS.
- RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND UNLESS OTHERWISE SPECIFIED SHALL BE SET/RESET AS FOLLOWS:  
A. IMPERVIOUS SURFACES: FLUSH  
B. PERVIOUS SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- ALL BLASTING REQUIREMENTS TO INSTALL UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CHARLOTTESVILLE STANDARDS AND THE PROJECT SPECIFICATIONS.
- ALL DRAINAGE STRUCTURE INTERIOR DIAMETERS SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. THE MINIMUM MANHOLE DIAMETER SHALL BE 4 FEET.
- ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND AS SPECIFIED ON THE DRAWINGS.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL TESTS REQUIRED BY THE CITY OR ALBEMARLE COUNTY SERVICE AUTHORITY TO SECURE ACCEPTANCE OF ALL UTILITIES.
- ALL CONCRETE USED IN UTILITY CONSTRUCTION SHALL BE 4000 PSI CONCRETE.
- NO PLANTINGS OR ERECTION OF OTHER OBSTRUCTIONS SHALL BE MADE WITHIN FOUR FEET OF ANY FIRE HYDRANT.
- ALL UTILITIES TO BE PLACED UNDER EXISTING CITY STREETS MUST BE BORED OR JACKED UNLESS SPECIFICALLY APPROVED OTHERWISE OR NOTED ON THE PLANS.
- WATER METERS SHALL BE LOCATED IN AN ACCESSIBLE LOCATION AND SHALL NOT BE INSTALLED UNDER EXISTING PIPING CLOSE TO OTHER FACILITIES.
- FOR UTILITIES INSTALLED UNDER ROADWAYS AND/OR EASEMENTS PLANNED FOR FUTURE ROADWAYS, BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY.
- CONTRACTOR IS TO VERIFY THAT ALL UTILITIES I.E., WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE, ETC., ARE IN PLACE PRIOR TO CONSTRUCTION OF SUBBASE AND/OR PAVING.
- ALL WATERLINES AND SANITARY SEWERLINES SHALL MAINTAIN A 10 FOOT HORIZONTAL SEPARATION OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE) IN ACCORDANCE TO VIRGINIA HEALTH DEPARTMENT STANDARDS.
- PROPOSED UNDERGROUND UTILITIES SUCH AS ELECTRIC, TELEPHONE, CABLE, AND GAS WHICH SERVE THIS FACILITY SHALL BE LOCATED WITH A MINIMUM 5 FOOT SEPARATION FROM PUBLIC WATERMANS AND SANITARY SEWER.
- ELECTRICAL POWER SHALL BE DERIVED FROM BUILDING ELECTRICAL PANELS TO GENERAL SITE LIGHTING IN ACCORDANCE WITH NATIONAL ELECTRIC CODE.
- ALL PIPES SHOWN AS RCP ON PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.
- ALL CONDENSATE DRAIN AND OTHER PLUMBING CONNECTIONS ARE TO BE INSTALLED ACCORDING TO BOCA NATIONAL PLUMBING CODE.
- EXISTING MANHOLE FRAMES AND COVERS AND VALVE BOXES AND COVERS TO REMAIN SHALL BE ADJUSTED OR RECONSTRUCTED, AS NECESSARY, TO MATCH FINISHED GRADES.

## GENERAL CONSTRUCTION NOTES (PART ONE)

- PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING CITY OF CHARLOTTESVILLE PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE CITY OF CHARLOTTESVILLE. THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT, WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT CITY OF CHARLOTTESVILLE SPECIFICATIONS AND STANDARDS UNLESS OTHERWISE NOTED.
- EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
- DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED.
- THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL), WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
- PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE CITY ENGINEER, OR DESIGNER, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
- UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.
- ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).

## GENERAL CONSTRUCTION NOTES (PART TWO)

- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- USE SELECT MATERIAL UNDER BUILDINGS AND STRUCTURES; USE COMMON FILL MATERIAL FOR GENERAL SITE GRADING. PLACE MATERIAL IN 6" LIFTS.
- COMPACT LAYERS OF FILL TO 95 PERCENT BY MODIFIED PROCTOR METHOD PER ASTM D 1557 BENEATH AND WITHIN 15 FEET OF BUILDINGS AND WITHIN 8 FEET OF BENCH AND WITHIN DETENTION POND EMPAKMENTS, PAVEMENTS, WALKS, AND ROAD.
- AREAS ON WHICH FILL IS TO BE PLACED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL. SOIL MATERIALS SHALL BE FREE OF DEBRIS, ROOTS, WOOD, SCRAP MATERIAL, VEGETATION, REFUSE, SOFT UNSOUND PARTICLES, AND FROZEN DELETERIOUS OR OBSTRUCTIONAL MATERIALS. THE MAXIMUM PARTICLE DIAMETER SHALL BE ONE-HALF THE LIFT THICKNESS. COMMON FILL MATERIAL SHALL BE UNCLASSIFIED SOIL MATERIAL WITH THE CHARACTERISTICS REQUIRED TO COMPACT TO THE SOIL DENSITY SPECIFIED FOR THE INTENDED LOCATION. BACKFILL AND FILL MATERIAL: ASTM D 2487, CLASSIFICATION GW, GP, GM, GC, SW, SP, SM, SO WITH A MAXIMUM ASTM D 4318 LIQUID LIMIT OF 35, MAXIMUM PLASTICITY INDEX OF 12, AND MAXIMUM OF 25 PERCENT BY WEIGHT PASSING ASTM D 1140, NO. 200 SIEVE. SELECT MATERIAL: ASTM D 2487, CLASSIFICATION GW, GP, SW, SP WITH A MAXIMUM OF 10 PERCENT BY WEIGHT PASSING ASTM D 1140, NO. 200 SIEVE.
- ALL FINISHED GRADING, SEEDING AND SOILING SHALL BE DONE IN SUCH A MANNER TO PRELUDE THE PONDING OF THE WATER ON THE SITE, PARTICULARLY ADJACENT TO THE BUILDINGS OR STORM INLETS.
- CUT AND PATCH WORK IN EXISTING PUBLIC STREETS MUST BE PERFORMED IN ACCORDANCE WITH WDOT AND CITY OF CHARLOTTESVILLE STANDARDS AND SPECIFICATIONS.
- ALL EXISTING CURB AND GUTTER ALONG THE FRONTAGE OF THIS SITE IN POOR CONDITION OR DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF CHARLOTTESVILLE.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECTED MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

## GENERAL NOTES

- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- ACCESSIBLE ROUTES TO HANDICAP ACCESSIBLE UNITS SHALL BE PROVIDED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- ALL STAIRS WITH THREE OR MORE RISERS ARE TO HAVE HANDRAILS ON BOTH SIDES.
- TO THE BEST OF OUR BELIEF AND KNOWLEDGE, THERE ARE NO KNOWN GRADE SITES ON THE SUBJECT PROPERTY.
- PLANTINGS WILL BE PROVIDED WITH MINOR ADJUSTMENTS IN THE FIELD TO ELIMINATE CONFLICTS WITH OTHER STRUCTURAL FEATURES.
- ALL LIGHT FIXTURES SHALL BE 3,000 LUMENS OR LESS.
- 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.

# ABBREVIATIONS

## GENERAL

ABAN	ABANDON(ED)	IF	IRON FOUND
ADJ	ADJUST	IS	IRON SET
APRX	APPROXIMATE	LOD	LIMIT OF DISTURBANCE
BFC	BOTTOM FACE CURB	LF	LINEAR FEET
BFE	BASEMENT FLOOR ELEVATION	LT	LEFT
BM	BENCHMARK	MAX	MAXIMUM
BC	BUILDING CORNER	MIN	MINIMUM
BOW	BOTTOM OF WALL	MON	MONUMENT CONCRETE
BS	BOTTOM OF SLOPE	NTS	NOT TO SCALE
CG12	ACCESSIBLE CURB RAMP	PRVD	PROVIDED
CF	CUBIC FEET	R	RADIUS
CL	CHAIN LINK	REQD	REQUIRED
CONC	CONCRETE	RT	RIGHT
CY	CUBIC YARDS	R/W	RIGHT OF WAY
C/C	CENTER TO CENTER	SE	SPOT ELEVATION
DIA	DIAMETER	SD	SQUARE
DC	DECK CORNER	STA	STATION
DW	DRIVEWAY	SW	SIDEWALK
EC	EDGE OF CONCRETE	TBA	TO BE ABANDONED
EP	EDGE OF PAVEMENT	TBC	TOP BACK CURB
ES	END SECTION	TBR	TO BE REMOVED
EXIST	EXISTING	TC	TOP OF CURB
FC	FENCE CORNER	TRM	TO REMAIN
FL	FENCE LINE	TOW	TOP OF WALL
FFE	FINISHED FLOOR ELEVATION	TS	TOP OF SLOPE
FT	FUEL TANK	TYP	TYPICAL
GE	GROUND ELEVATION	WET	WETLANDS
GR	GUARDRAIL	WSE	WATER SURFACE EDGE

## UTILITY

ARV	AIR RELEASE VALVE	LP	LIGHT POLE
BOA	BLOW OFF ASSEMBLY	MH	MANHOLE
CO	CLEANOUT	MHD	MANHOLE (DRAINAGE)
CPD	TELEVISION PIEDestal	MHE	MANHOLE (ELECTRIC)
CATV	CABLE TELEVISION	MHS	MANHOLE (SEWER)
CMP	CORRUGATED METAL PIPE	MHU	MANHOLE (UTILITY)
DFC	DRAINFIELD CORNER	OHE	OVERHEAD ELECTRIC
DI	DROP INLET	OHT	OVERHEAD TELEPHONE
DIP	DUCTILE IRON PIPE	PP	POWER POLE
ET	ELECTRIC TRANSFORMER	PVC	POLYVINYL CHLORIDE
EW	END WALL	RCP	REINFORCED CONCRETE PIPE
FH	FIRE HYDRANT	SAN	SANITARY
FM	FORCE MAIN	SCC	STORMWATER CONVEYANCE CHANNEL
FO	FIBER OPTIC	TOP	TOP ELEVATION
FT	FUEL TANK	TP	TELEPHONE POLE
GL	GAS LINE	TPD	TELEPHONE PEDESTAL
GM	GAS METER	TSV	TAPPING SLEEVE & VALVE
GQ	GREASE TRAP	UE	UNDERGROUND ELECTRIC
GP	GUY POLE	UP	UTILITY POLE
GW	GUY WIRE	UL	UNDERGROUND TELEPHONE
GV	GATE VALVE	WL	WATER LINE
HOPE	HIGH DENSITY POLYETHYLENE	WM	WATER METER
INV	INVERT	WW	WATER VALVE

## FIRE FLOW CALCULATIONS

DATE OF TEST: 08/02/12  
FIRE FLOW = 4766 gpm @ 20 psi RESIDUAL PRESSURE

REQUIRED FIRE FLOW PER ISO:

$$NFF = (C_1)(Q_1)[(1.04)^{(4+q)}]$$

$$C_1 = 18F(A)^{0.5}$$

$$C_2 = 18F(S)(100)^{0.5}$$

$$C_3 = 200Z$$

$$C_4 = 0.75$$

$$(x+1) = 0$$

$$NFF = 1500 \text{ gpm} < 4766 \text{ gpm OK}$$

## FIRE AND RESCUE NOTES

- IFC 505-The building street number to be plainly visible from the street for emergency responders.
- Landscaping in the area of fire department connections shall be of the type that will not encroach on the required five (5) foot radius on maturity of the landscaping.
- Overhead wiring or other obstructions shall be higher than 13 feet 6 inches.
- An approved water supply for fire protection shall be made available as soon as combustible material arrives on the site.
- All pavement shall be capable of supporting fire apparatus weighing 75,000 lbs.
- Fire Lanes: The location and method of marking fire lanes shall be clearly indicated on the submitted site plan. Fire lanes shall be a minimum of 20 feet in width. Signs and markings to delineate fire lanes or designated by the fire official shall be provided and installed by the owner or his/her agent of the property involved.

Construction & Demolition Comments:

- IFC 1404.1 - Smoking to be allowed in only designated spaces with proper receptacles.
- IFC 1404.2 - 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.
- IFC 1404.8 - Cutting and welding, Operations involving the use of cutting and welding shall be done in accordance with Chapter 26, of the International Fire Code, addressing welding and hot work operations.
- IFC 1414.1 - 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.
- 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.

# LEGEND

EXIST	NEW	DESCRIPTION	EXIST	NEW	DESCRIPTION
x 16" TC	x 12" TC	PROPERTY LINE	x 16" TC	x 12" TC	TOP OF CURB ELEVATION
x 16" BC	x 12" BC	ADJACENT PROPERTY LINE	x 16" BC	x 12" BC	BOTTOM OF CURB ELEVATION
x 16" FL	x 12" FL	VACATED PROPERTY LINE	x 16" FL	x 12" FL	FLOW LINE ELEVATION
x 16" EOP	x 12" EOP	BUILDING SETBACK	x 16" EOP	x 12" EOP	EDGE OF PAVEMENT ELEVATION
x 16"	x 12"	PARKING SETBACK	x 16"	x 12"	SPOT ELEVATION
x 16" TW	x 12" TW	ZONING LINE	x 16" TW	x 12" TW	TOP OF WALL ELEVATION
x 16" BW	x 12" BW	LIMITS OF DISTURBANCE	x 16" BW	x 12" BW	BOTTOM OF WALL ELEVATION
[Symbol]	[Symbol]	FLOODPLAIN LIMIT	[Symbol]	[Symbol]	TEST PIT LOCATION/BORING LOCATION
[Symbol]	[Symbol]	UNDISTURBED BUFFER ZONE	[Symbol]	[Symbol]	BENCHMARK
[Symbol]	[Symbol]	EDGE OF GRAVEL	[Symbol]	[Symbol]	IRON FOUND
[Symbol]	[Symbol]	EDGE OF PAVEMENT	[Symbol]	[Symbol]	IRON SET
[Symbol]	[Symbol]	ROLL TOP	[Symbol]	[Symbol]	UNDERDRAIN
[Symbol]	[Symbol]	STANDARD 6" CURB	[Symbol]	[Symbol]	STORM SEWER
[Symbol]	[Symbol]	STANDARD 4" CURB	[Symbol]	[Symbol]	ROOF DRAIN
[Symbol]	[Symbol]	COMBINATION 6" CURB & GUTTER	[Symbol]	[Symbol]	SEWER LINE
[Symbol]	[Symbol]	COMBINATION 4" CURB & GUTTER	[Symbol]	[Symbol]	TRENCH DRAIN
[Symbol]	[Symbol]	SIGN	[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	STEEL GUARDRAIL	[Symbol]	[Symbol]	FIRE PROTECTION LINE
[Symbol]	[Symbol]	WOOD GUARDRAIL	[Symbol]	[Symbol]	WATER SERVICE LINE
[Symbol]	[Symbol]	PATH	[Symbol]	[Symbol]	GAS LINE
[Symbol]	[Symbol]	TREE LINE	[Symbol]	[Symbol]	OVERHEAD ELECTRIC WIRE
[Symbol]	[Symbol]	FENCE	[Symbol]	[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	[Symbol]	BLOCK WALL	[Symbol]	[Symbol]	OVERHEAD TELEPHONE LINE
[Symbol]	[Symbol]	RETAINING WALL	[Symbol]	[Symbol]	CABLE TV
[Symbol]	[Symbol]	STREAM / WATER COURSE	[Symbol]	[Symbol]	DRAIN INLET (DI)
[Symbol]	[Symbol]	POND	[Symbol]	[Symbol]	STORM/SANITARY MANHOLE
[Symbol]	[Symbol]	INTERVAL CONTOUR	[Symbol]	[Symbol]	PLUG OR STUB
[Symbol]	[Symbol]	INDEX CONTOUR	[Symbol]	[Symbol]	HEADWALL
[Symbol]	[Symbol]	PARKING COUNT	[Symbol]	[Symbol]	SEWER CLEANOUT
[Symbol]	[Symbol]	CROSSWALK	[Symbol]	[Symbol]	WATER VALVE & BOX
[Symbol]	[Symbol]	HANDICAP ACCESSIBLE AISLE	[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	CG-12	[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	HANDICAP PARKING	[Symbol]	[Symbol]	WATER WELL
[Symbol]	[Symbol]	CONCRETE PAVEMENT / SIDEWALK	[Symbol]	[Symbol]	GAS VALVE
[Symbol]	[Symbol]	RIPRAP	[Symbol]	[Symbol]	GAS METER
[Symbol]	[Symbol]	UTILITY POLE	[Symbol]	[Symbol]	LIGHT POLE
[Symbol]	[Symbol]	SANITARY EASEMENT	[Symbol]	[Symbol]	TRANSFORMER PAD
[Symbol]	[Symbol]	GRADING EASEMENT	[Symbol]	[Symbol]	UTILITY POLE
[Symbol]	[Symbol]	DRAINAGE EASEMENT	[Symbol]	[Symbol]	GUY POLE
[Symbol]	[Symbol]	UTILITY EASEMENT	[Symbol]	[Symbol]	MATCHLINE
[Symbol]	[Symbol]	WATER EASEMENT	[Symbol]	[Symbol]	
[Symbol]	[Symbol]	ACCESS EASEMENT	[Symbol]	[Symbol]	
[Symbol]	[Symbol]	STORM DRAINAGE EASEMENT	[Symbol]	[Symbol]	

NOTES:  
1. THE SIZE OF THE SYMBOLS MAY VARY FROM THOSE SHOWN.  
2. ALL ABBREVIATIONS AND SYMBOLS SHOWN MAY NOT BE USED.  
3. REFER TO LANDSCAPE SHEET FOR ADDITIONAL SYMBOLS.

## PROFFERS

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA  
IN RE: PETITION FOR REZONING (City Application No. ZM-11-00002)  
STATEMENT OF FINAL PROFFER CONDITIONS  
For the "Burnet Commons Phase 2 - The Woods" PUD  
Dated as of November 29, 2011

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF CHARLOTTESVILLE:

The undersigned limited liability company is the owner of land subject to the above-referenced rezoning petition ("Subject Property"). Burnet Commons Development, LLC seeks to amend the current zoning of the property subject to certain voluntary development conditions set forth below. In connection with this rezoning application, Burnet Commons Development, LLC seeks approval of a PUD as set forth within a PUD Development Plan dated October 4, 2011.

Burnet Commons Development, LLC hereby proffers and agrees that if the Subject Property is rezoned as requested, the rezoning will be subject to, and the Owner will abide by, the approved PUD Development Plan as well as the following conditions:

- The Developer shall provide at least 7 Affordable Housing Units on site, as part of the project. Long term affordability of the Affordable Housing Units shall be guaranteed by one of the following methods:  
A. Affordable Housing Units will be subject to a restrictive covenant recorded with the deed to each Affordable Housing Unit that stipulates that the affordable units will be subject to an income limitation of 80% of the maximum Area Median Gross Income for a minimum of 30 years.  
B. For Affordable Housing Units built by Habitat for Humanity of Greater Charlottesville (HHFGC), HHFGC shall build Affordable Housing Units for Partner Families who qualify for and have completed HHFGC's homeownership program. The program targets families earning between 25% and 60% of Area Median Income. Habitat's deeds to Partner Families shall include a right of first refusal for HHFGC, appreciation sharing and forgivable mortgages to preserve long-term affordability of the unit while also helping build wealth for low-income families.
- The Developer shall preserve a large wooded area in the center of the community, "The Woods," as shown on the PUD Development Plan, as Open Space for the enjoyment of all of the residents. Pedestrian trails and sitting/gathering areas shall be provided within "The Woods" as part of Phase 1 of the development.
- On preserved open space on the corner of Elliot Avenue and Burnet Street shown on the PUD Development Plan, the developer shall provide additional landscaping in accordance with the Final Site Plan. Trails, sidewalks, community

REVISIONS		DATE	DESCRIPTION	CHECKED BY:	DATE
NO.	1	8-16-12	CITY COMMENTS	CWS	
NO.	2	9-27-12	CITY COMMENTS	CWS	

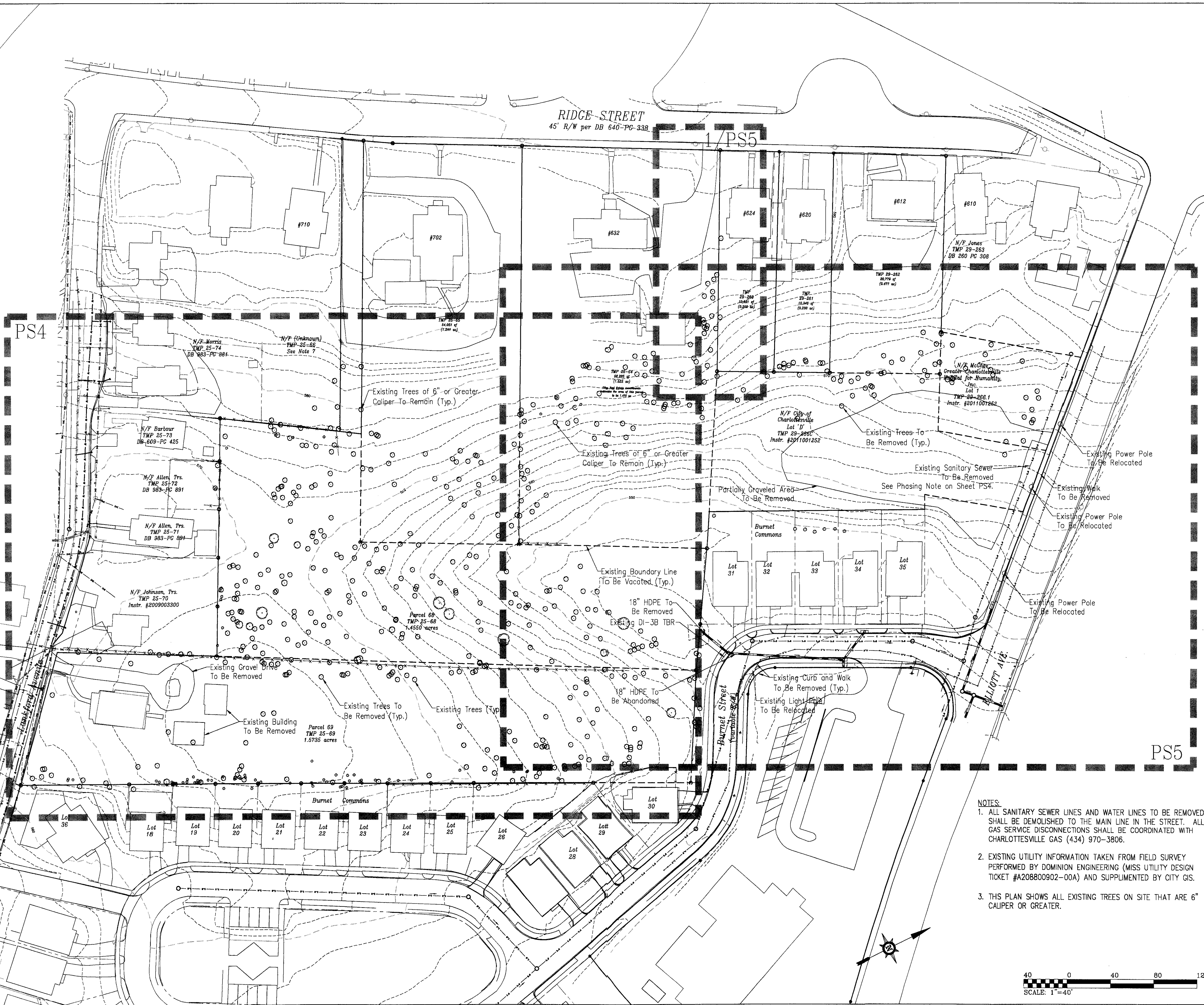
  

FILE NAME:	25-68-BURNET-PS.DWG	SCALE:	AS SHOWN	DESIGNED BY:	CWS	DRAWN BY:	CWS	CHECKED BY:	MFJ
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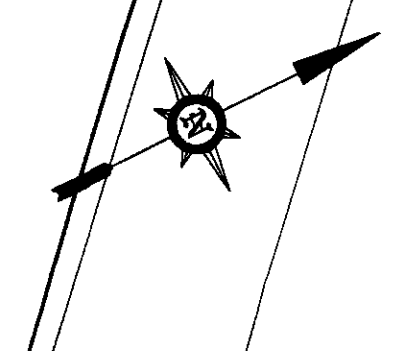
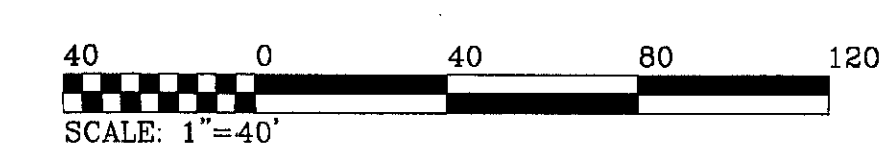
PRELIMINARY SITE DEVELOPMENT PLAN FOR  
**BURNET COMMONS PHASE II**  
 CITY OF CHARLOTTESVILLE, VA

SHEET TITLE:  
 EXISTING CONDITIONS / DEMO PLAN

DOM. PROJECT NO.: 10.0016  
 INDEX TITLE:  
**PS3**  
 SHEET NO.: 3 OF 8  
 DATE: 06/12/12



- NOTES:**
1. ALL SANITARY SEWER LINES AND WATER LINES TO BE REMOVED SHALL BE DEMOLISHED TO THE MAIN LINE IN THE STREET. ALL GAS SERVICE DISCONNECTIONS SHALL BE COORDINATED WITH CHARLOTTESVILLE GAS (434) 970-3806.
  2. EXISTING UTILITY INFORMATION TAKEN FROM FIELD SURVEY PERFORMED BY DOMINION ENGINEERING (MISS UTILITY DESIGN TICKET #A208800902-00A) AND SUPPLEMENTED BY CITY GIS.
  3. THIS PLAN SHOWS ALL EXISTING TREES ON SITE THAT ARE 6" CALIPER OR GREATER.

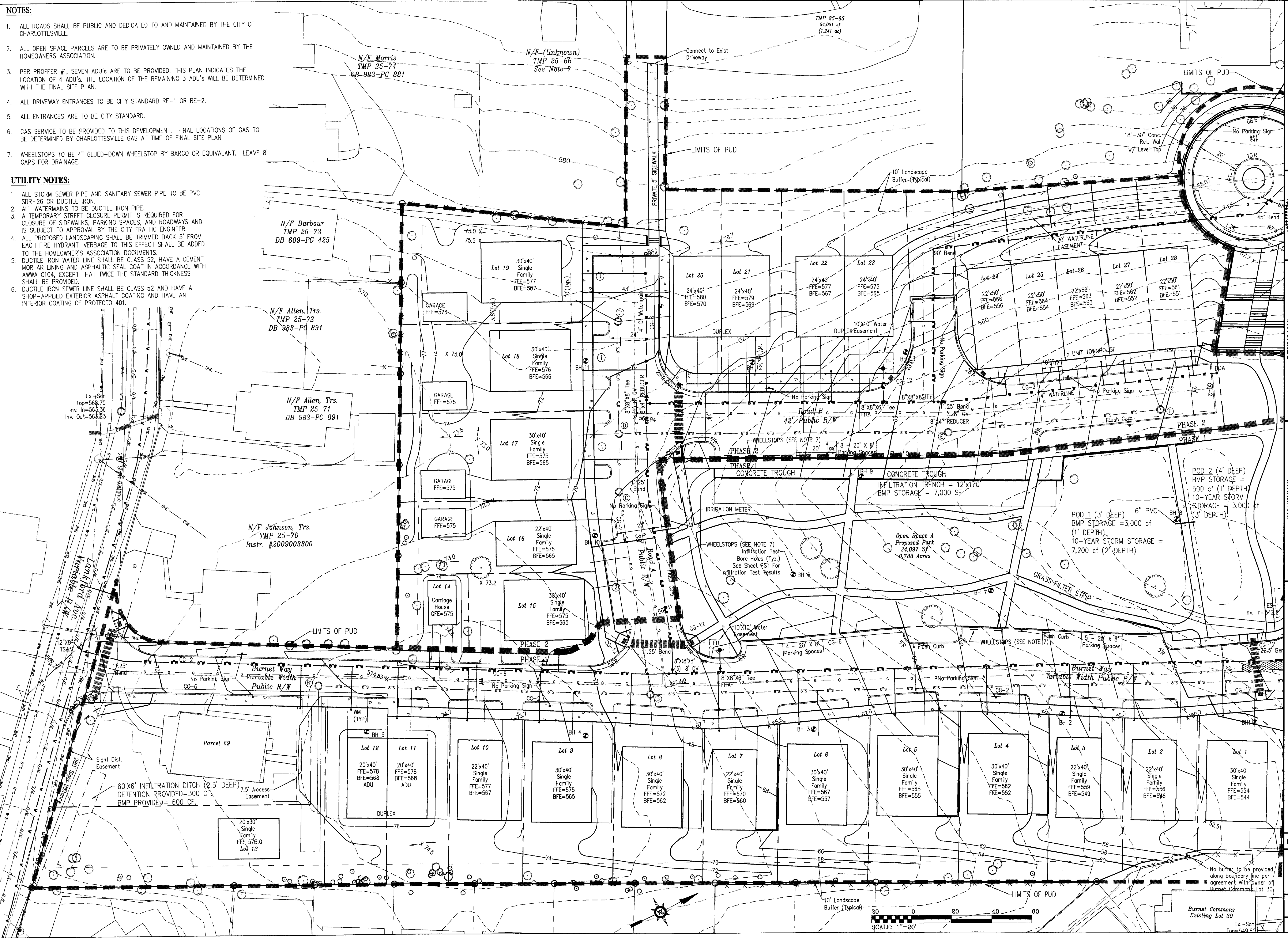


**NOTES:**

- ALL ROADS SHALL BE PUBLIC AND DEDICATED TO AND MAINTAINED BY THE CITY OF CHARLOTTESVILLE.
- ALL OPEN SPACE PARCELS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PER PROFFER #1, SEVEN ADU'S ARE TO BE PROVIDED. THIS PLAN INDICATES THE LOCATION OF 4 ADU'S. THE LOCATION OF THE REMAINING 3 ADU'S WILL BE DETERMINED WITH THE FINAL SITE PLAN.
- ALL DRIVEWAY ENTRANCES TO BE CITY STANDARD RE-1 OR RE-2.
- ALL ENTRANCES ARE TO BE CITY STANDARD.
- GAS SERVICE TO BE PROVIDED TO THIS DEVELOPMENT. FINAL LOCATIONS OF GAS TO BE DETERMINED BY CHARLOTTESVILLE GAS AT TIME OF FINAL SITE PLAN.
- WHEELSTOPS TO BE 4" GLUED-DOWN WHEELSTOP BY BARCO OR EQUIVALENT. LEAVE 8' GAPS FOR DRAINAGE.

**UTILITY NOTES:**

- ALL STORM SEWER PIPE AND SANITARY SEWER PIPE TO BE PVC SDR-26 OR DUCTILE IRON.
- ALL WATERMAINS TO BE DUCTILE IRON PIPE.
- 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.
- ALL PROPOSED LANDSCAPING SHALL BE TRIMMED BACK 5' FROM EACH FIRE HYDRANT. VERGAGE TO THIS EFFECT SHALL BE ADDED TO THE HOMEOWNER'S ASSOCIATION DOCUMENTS.
- DUCTILE IRON WATER LINE SHALL BE CLASS 52, HAVE A CEMENT MORTAR LINING AND ASPHALTIC SEAL COAT IN ACCORDANCE WITH AWWA C104, EXCEPT THAT TWICE THE STANDARD THICKNESS SHALL BE PROVIDED.
- DUCTILE IRON SEWER LINE SHALL BE CLASS 52 AND HAVE A SHOP-APPLIED EXTERIOR ASPHALT COATING AND HAVE AN INTERIOR COATING OF PROTECTO 401.



**DOMINION ENGINEERING**  
 172 South Page Drive  
 Charlottesville, VA 22902  
 434.579.1211  
 434.579.1611  
 DEMA.com

**REGISTERED PROFESSIONAL ENGINEER**  
 MICHAEL MYERS  
 Lic. No. 33028  
 9-2-12

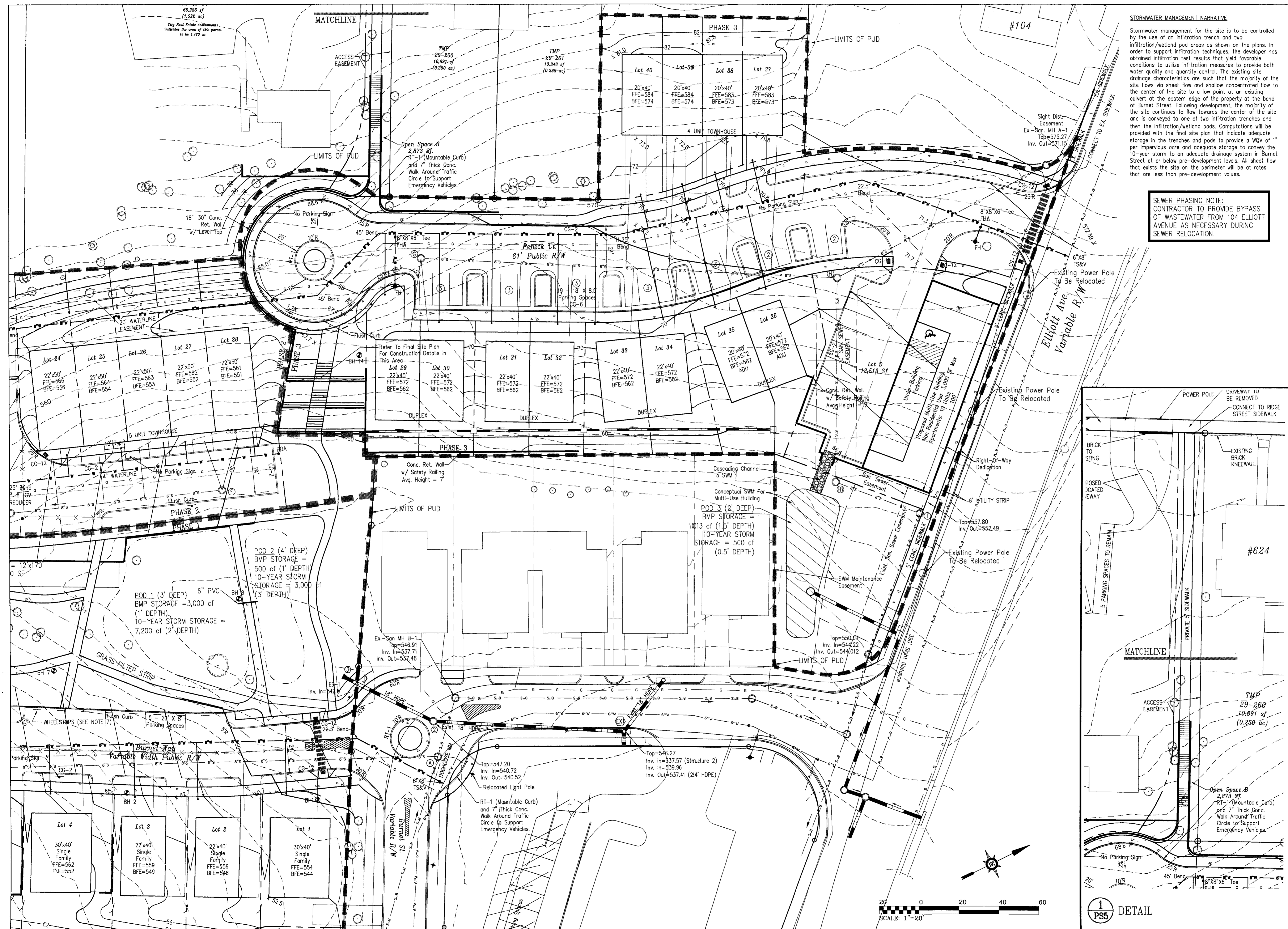
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NO.	DATE	DESCRIPTION	DATE
1	8-16-12	CITY COMMENTS	8-16-12
2	9-27-12	CITY COMMENTS	9-27-12

FILE NAME: 25-66-BURNET-PS.DWG  
 SCALE: AS SHOWN  
 DESIGNED BY: CWS  
 DRAWN BY: CWS  
 CHECKED BY: MPM

PRELIMINARY SITE DEVELOPMENT PLAN FOR  
**BURNET COMMONS PHASE II**  
 CITY OF CHARLOTTESVILLE, VA

SHEET TITLE: **SITE PLAN**

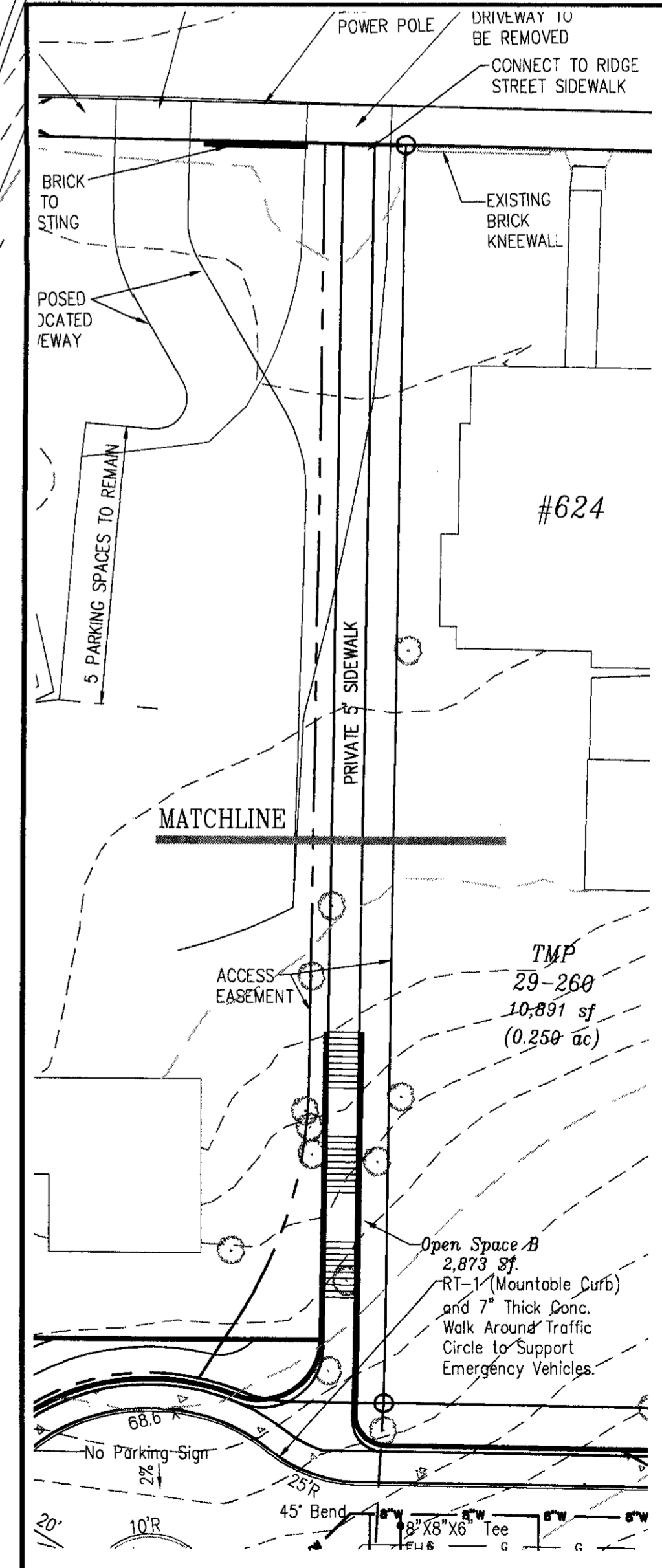
DOM. PROJECT NO: 10.0015  
 INDEX TITLE: **PS4**  
 SHEET NO: 4 OF 8  
 DATE: 06/12/12



**STORMWATER MANAGEMENT NARRATIVE**

Stormwater management for the site is to be controlled by the use of an infiltration trench and two infiltration/wetland pod areas as shown on the plans. In order to support infiltration techniques, the developer has obtained infiltration test results that yield favorable conditions to utilize infiltration measures to provide both water quality and quantity control. The existing site drainage characteristics are such that the majority of the site flows via sheet flow and shallow concentrated flow to the center of the site to a low point at an existing culvert at the eastern edge of the property at the bend of Burnet Street. Following development, the majority of the site continues to flow towards the center of the site and is conveyed to one of two infiltration trenches and then the infiltration/wetland pods. Computations will be provided with the final site plan that indicate adequate storage in the trenches and pods to provide a WOV of 1" per impervious acre and adequate storage to convey the 10-year storm to an adequate drainage system in Burnet Street at or below pre-development levels. All sheet flow that exists the site on the perimeter will be at rates that are less than pre-development values.

**SEWER PHASING NOTE:**  
 CONTRACTOR TO PROVIDE BYPASS OF WASTEWATER FROM 104 ELLIOTT AVENUE AS NECESSARY DURING SEWER RELOCATION.



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 MICHAEL MYERS  
 License No. 53028  
 PROFESSIONAL ENGINEER

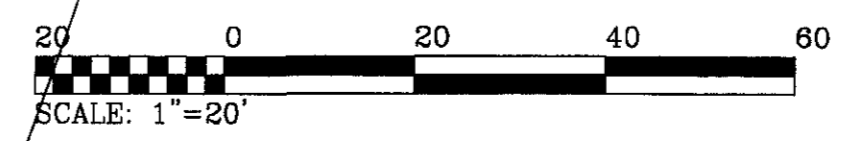
NO.	DATE	DESCRIPTION
1	9-16-12	CITY COMMENTS
2	9-27-12	CITY COMMENTS

REVISIONS CHECKED BY: MFM  
 DRAWN BY: CWS  
 DESIGNED BY: CWS  
 SCALE: AS SHOWN  
 FILE NAME: 25-68-BURNET-PS.DWG

PRELIMINARY SITE DEVELOPMENT PLAN FOR  
**BURNET COMMONS PHASE II**  
 CITY OF CHARLOTTEVILLE, VA

SHEET TITLE: **SITE PLAN**

DOM. PROJECT NO: 10.0015  
 INDEX TITLE: **PS5**  
 SHEET NO: 5 OF 8  
 DATE: 06/12/12



**1**  
 PS5 DETAIL

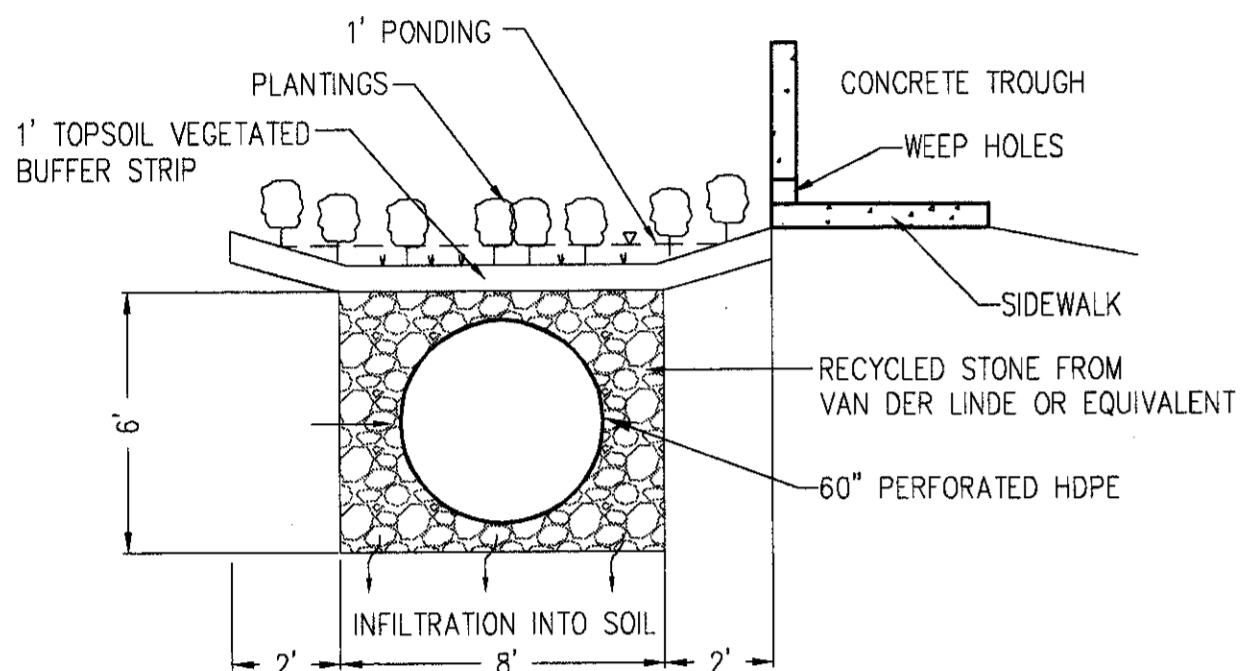
PLANTING SCHEDULE

TREES					
KEY	BOTANICAL NAME	COMMON NAME	CANOPY	QUANTITY	PROVIDED
AR	Acer rubrum	Red Maple	397	80	31,760
QC	Quercus coccinea	Scarlet Oak	370	74	27,380
SA	Sassafras albidum	Common Sassafras	197	14	2,758
KC	Gymnocladus dioica & cvs.	Kentucky Coffeetree	570	10	5,700
			TOTAL:	178	67,598

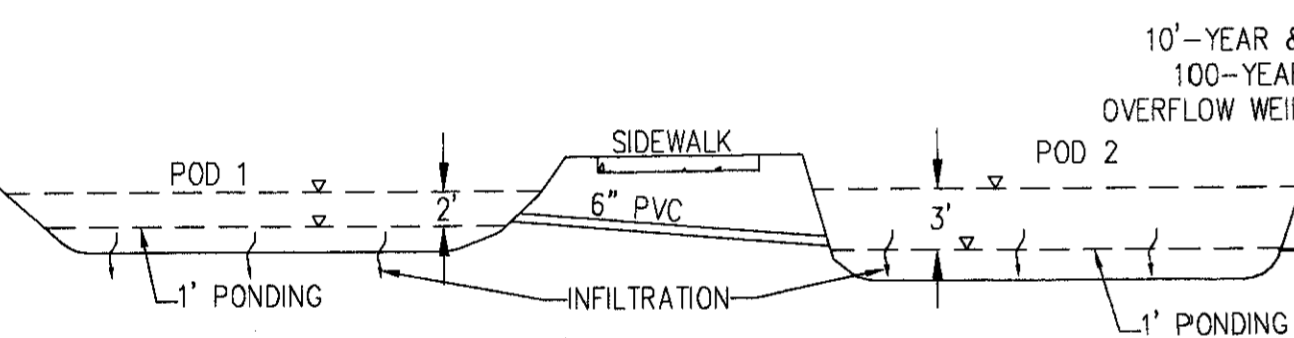
SHRUBS			
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY
VY	Viburnum x burkwoodii	Burkwood Viburnum	8
HV	Hamamelis vernalis	Vernal Witchhazel	5

LANDSCAPE CALCULATIONS:

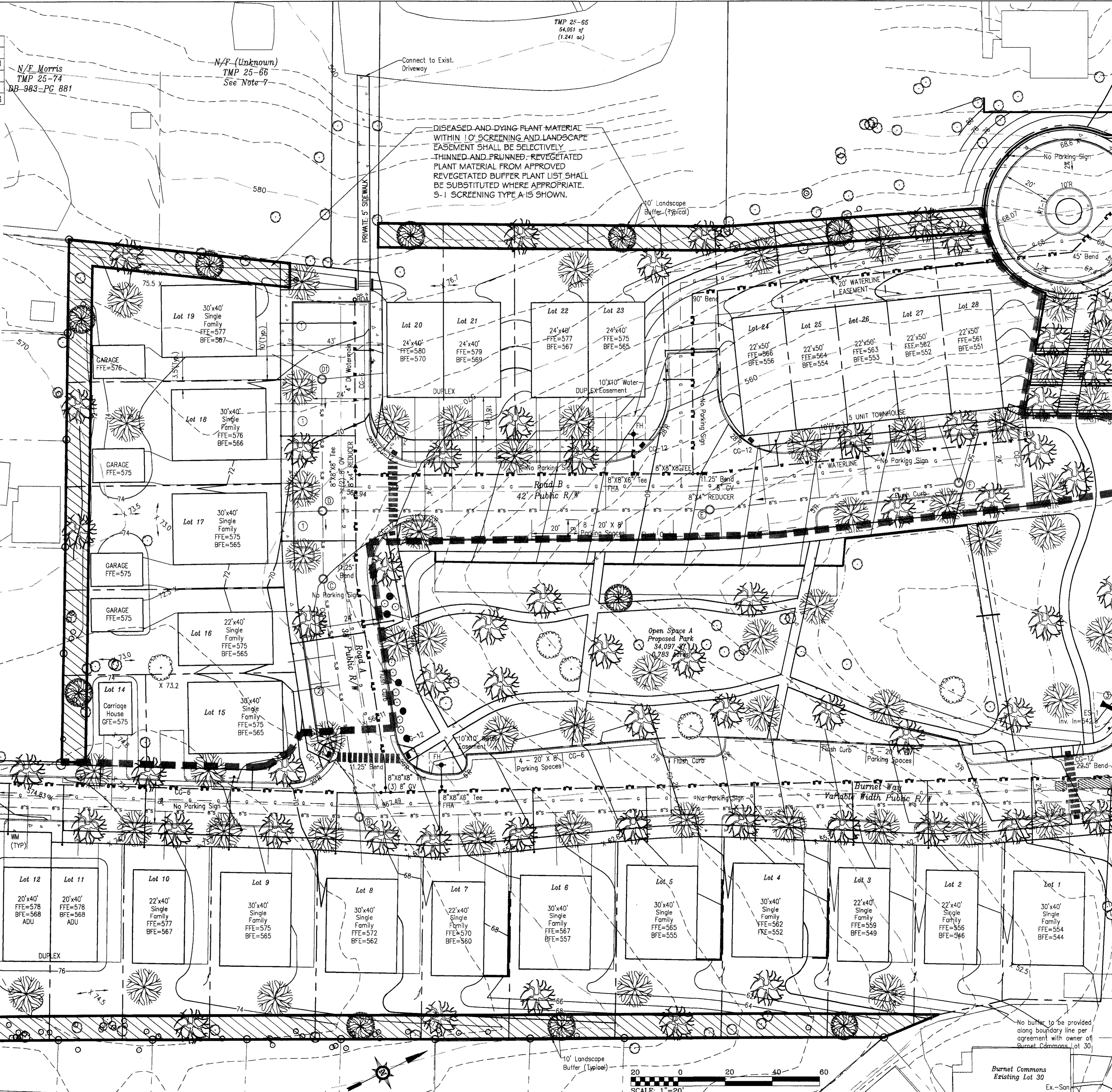
EXISTING CANOPY TO REMAIN: 11,479 SF  
 CREDIT FOR EXISTING CANOPY: 11,479 x 1.5 = 17,219  
 CANOPY REQUIRED: DENSITY LESS THAN 10 UNITS/ACRE REQUIRES 20% CANOPY COVERAGE  
 SITE AREA: 5.437 Ac.  
 5.437 x 43,560 x 0.20 = 47,367 SF REQUIRED  
 17,219 + 66,527 = 83,746 SF PROVIDED



1 INFILTRATION TRENCH DETAIL  
 PS6 Not To Scale



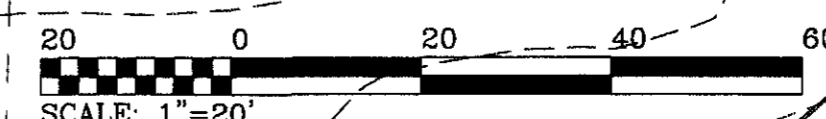
2 WETLANDS/INFILTRATION PODS DETAIL  
 PS6 Not To Scale



N/F Johnson, Trs.  
 TMP 25-70  
 Instr. #2009003300

DISEASED AND DYING PLANT MATERIAL WITHIN 10' SCREENING AND LANDSCAPE EASEMENT SHALL BE SELECTIVELY THINNED AND PRUNNED. REVEGETATED PLANT MATERIAL FROM APPROVED REVEGETATED BUFFER PLANT LIST SHALL BE SUBSTITUTED WHERE APPROPRIATE. 5-1 SCREENING TYPE A IS SHOWN.

No buffer to be provided along boundary line per agreement with owner of Burnet Commons Lot 30.



**Dominion Engineering**  
 170 South Parkside Drive  
 Charlottesville, VA 22911  
 434.979.1681 | 6  
 DPKVA.com

REVISIONS		DATE	DESCRIPTION	CHECKED BY:	DATE
1	CITY COMMENTS	8-16-12		CWS	
2	CITY COMMENTS	9-27-12		CWS	

FILE NAME: 25-08-BURNET-PS.DWG

SCALE: AS SHOWN

DESIGNED BY: CWS

DRAWN BY: CWS

CHECKED BY: RFM

**PRELIMINARY SITE DEVELOPMENT PLAN FOR  
 BURNET COMMONS PHASE II  
 CITY OF CHARLOTTESVILLE, VA**

LANDSCAPE PLAN

SHEET TITLE:

DOM. PROJECT NO: 10.0015

INDEX TITLE:

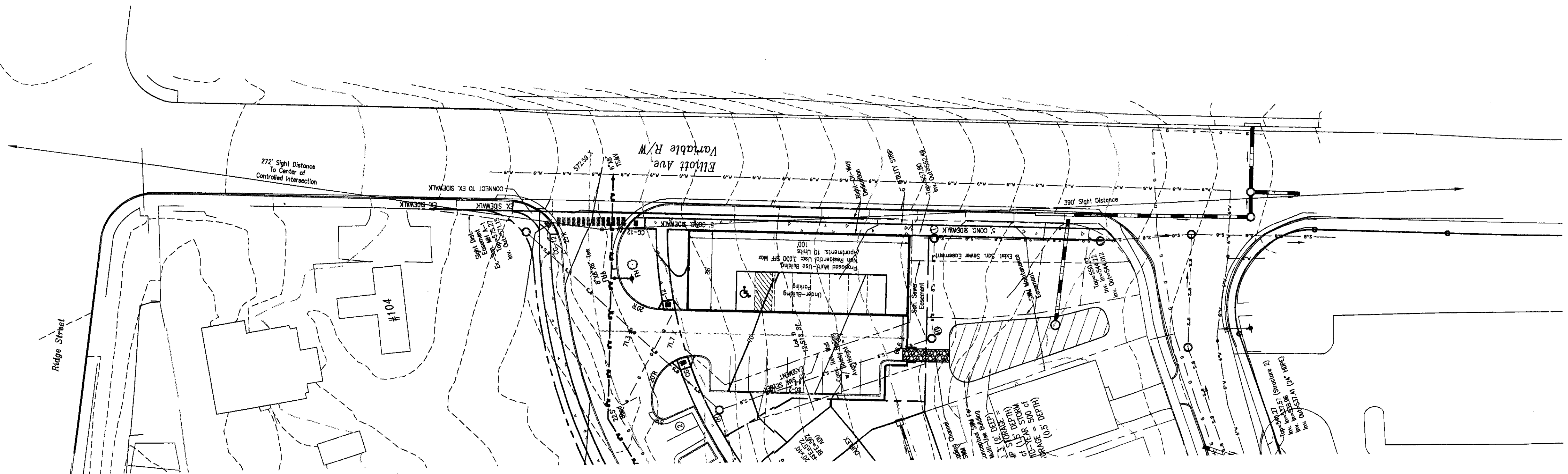
PS6

SHEET NO: 6 OF 8

DATE: 06/12/12







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COMMONWEALTH OF VIRGINIA  
 MICHAEL J. PETERS  
 Lic. No. 33028  
 PROFESSIONAL ENGINEER

REVISIONS		DATE	NO.	DESCRIPTION	DATE	NO.	DESCRIPTION
1	CITY COMMENTS	8-16-12					
2	CITY COMMENTS	9-27-12					

FILE NAME: 25-66-BURNET-PS.DWG  
 SCALE: AS SHOWN  
 DESIGNED BY: CWS  
 DRAWN BY: CWS  
 CHECKED BY: MFK

PRELIMINARY SITE DEVELOPMENT PLAN FOR  
**BURNET COMMONS PHASE II**  
 CITY OF CHARLOTTESVILLE, VA

SHEET TITLE: SIGHT DISTANCE

DOM. PROJECT NO: 10.0015  
 INDEX TITLE:  
**PS8**  
 SHEET NO: 8 OF 8  
 DATE: 06/12/12



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

**ENTRANCE CORRIDOR**  
**CERTIFICATE OF APPROPRIATENESS**

**DATE OF PLANNING COMMISSION MEETING: November 13, 2012**

**Project Name:** Barracks Road Shopping Center New Retail Building

**Planner:** Mary Joy Scala, AICP

**Applicant:** Brown Craig Turner Architects

**Applicant's Representative:** Pedro Sales

**Applicant's Relation to Owner:** Architect

**Application Information**

**Property Street Address:** 973 Emmet Street

**Property Owner:** Federal Realty Investment Trust

**Tax Map/Parcel #:** Tax Map 1, Parcel 1 (Online Record: 010001000)

**Total Square Footage/Acreage Site:** 22.131 acres

**Comprehensive Plan (Land Use Plan) Designation:** Commercial

**Current Zoning Classification:** Urban Corridor Mixed Use with Entrance Corridor (EC) Overlay and Individually Protected Property (IPP) Overlay on part

**Entrance Corridor Overlay District:** §34-307(a)(1) (Route 29 North)

**Current Usage:** Vacant service station

**Background**

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

Barracks Road Shopping Center recently made exterior renovations with sustainable materials that include existing red brick, new Hardie siding in a muted color palette (cream, beige, moss, off-white), synthetic slate roof, stained wood trellis, metal panels.

There is a Comprehensive Sign Plan in effect for Barracks Road Shopping Center. Almost all the wall signs at the main shopping center consist of white lighted channel letters. The North Wind signage is mostly back-lit letters in dark and subdued colors.

**Applicant's Request**

The applicant is requesting approval of a certificate of appropriateness to construct a commercial

building containing four retail spaces on an outlot fronting on Emmet Street. The existing vacant service station building will be demolished.

The proposed one-story building will have a service drive in the rear, and parking in the front. There is a large underground box culvert storm drain in the front, which prohibits building in that area.

The site plan shows an entrance and roadway configuration similar to existing. Extensive new landscaping is proposed. A paved pedestrian area in front of the building allows potential outdoor café space. The existing Magnolia trees will be retained.

Building materials consist of brick with accent brick band, metal panels, corrugated metal panels, metal canopies, wood panels, and wood louvers. Paving materials consist of clay and slate. Site walls with basalt tile are proposed, and wood benches.

Lighting consists of nine, 12 ft. tall full cut off fixtures.

### **Standard of Review**

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

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

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

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

The proposed building is 19 feet in height (one story) with a flat roof.

**Staff Analysis:** The height, mass and scale of the building are consistent with surrounding buildings.

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

Four retail entrances face Emmet Street. The front building elevation and front side building elevations are largely glass. The rear service area is screened and landscaped. A paved pedestrian area in front of the building allows potential outdoor café space.

**Staff Analysis:** The exterior architectural features and details are well done. The signage appears to be appropriately designed and sized. The signage is subject to a comprehensive signage plan in place for the shopping center. Generally two signs are permitted per retail use. Individual signage permits will be administratively reviewed at a later date.

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

The proposed building materials/colors consist of:

- Brick with accent brick bands,
- Silver metal panels,
- Silver corrugated metal panels,
- Painted red- and rust-colored metal canopies,
- Stained or painted wood panels and wood louvers.

Site materials consist of:

- Chocolate-colored and variegated clay pavers, and bluestone-colored slate pavers.
- Site walls with basalt tile and stained wood benches are proposed.

**Staff Analysis:** Barracks Road Shopping Center is distinguished by its simple architecture with red brick accents that unify the separate buildings. Other building materials (concrete, Hardie, metal, wood) are sustainable and attractive. The signs on most stores at the shopping center consist of white channel letters, or dark solid backlit letters, which are clearly visible but not intrusive.

The proposed new retail building is simple in design, with an attractive mix of sustainable building materials. The colors are consistent with the other shopping center colors. They are subdued, which will focus attention on the lighted interiors. It is important to continue the brick theme that is part of the shopping center's identity.

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

The vehicular circulation plan is largely the same as existing. The patios, walkways and crosswalks are designed to accommodate pedestrians. The proposed building is larger than the service station, but placed in the same general location.

**Staff Analysis:** The design is straightforward and easy for pedestrians to navigate.

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

street(s) as the subject property.

**Staff Analysis:** The height, mass and scale as viewed from the corridor are appropriate for an urban structure in this location. Pedestrian circulation and outdoor spaces have been incorporated into the design. The proposed materials, signage, colors, landscaping, and lighting are compatible.

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

Relevant sections of the guidelines include:

Section 1 (Introduction)

The Entrance Corridor design principles are expanded below:

• **Design For a Corridor Vision**

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

• **Preserve History**

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

• **Facilitate Pedestrian Access**

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

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

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

• **Preserve and Enhance Natural Character**

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

• **Create a Sense of Place**

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

• **Create an Inviting Public Realm**

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

• **Create Restrained Communications**

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

• **Screen Incompatible Uses and Appurtenances:**

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

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

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

Section 2 (Streetscape)

The Emmet Street vehicular entrances are similar to existing. Crosswalks have been added across these entrances to connect the City sidewalk, and also from the City sidewalk to the building.

The existing Magnolias will remain. Additional landscaping is proposed along Emmet Street, including two River Birch, one Redbud and three Japanese Flowering Cherry.

**Staff Analysis:** The streetscape design is appropriate. The Magnolias are important to maintain.

Section 3 (Site):

The new building is proposed to be landscaped on all four sides. Additional landscaping near Burger King will enhance this major entrance into the shopping center.

The wide pedestrian area in front of the building is an amenity. The pedestrian connection to the City sidewalk is important.

The service area is organized well in the rear.

**Staff Analysis:** The proposed site changes are appropriate.

Section 4 (Buildings):

Pertinent guidelines for buildings include architectural compatibility, mass, scale, height, façade organization, materials, color, and details.

**Staff Analysis:** The proposed building meets the guidelines.

Section 5 (Individual Corridors):

Route 29 North Vision

*While much of the growth of this corridor is expected to be within Albemarle County's section as it extends north, there is great opportunity to redevelop Charlottesville's parts with more intense retail and mixed uses. Scale of development will go from large to medium as you move south towards the City. More pedestrian scaled, mixed-use infill opportunities exist in the Barracks Road area as opposed to the auto-oriented north end.*

SUB-AREA C Barracks Rd to Ivy Rd Vision:

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

**Public Comments Received**

No public comments have been received regarding the Entrance Corridor application.

**Staff Recommendations**

This is an important site. The proposed design does a nice job of creating a new, modern face for the shopping center. The site is organized well; it incorporates pedestrian amenities; and extensive new landscaping is used to improve the shopping center entrance. The building design is restrained and attractive. It uses traditional brick as one of the sustainable materials to connect the building to the rest of the shopping center. Staff recommends approval as submitted.

**Suggested Motion**

I move to approve the Entrance Corridor Certificate of Appropriateness application for the new retail building at Barracks Road Shopping Center as submitted.



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



**ZT-12-10-13: REQUEST FOR A ZONING TEXT  
AMENDMENT**

**PLANNING COMMISSION REGULAR MEETING**  
**DATE OF PLANNING COMMISSION MEETING: November 13, 2012**

**Author of Staff Report:** Brian Haluska, AICP

**Date of Staff Report:** October 24, 2012

**Applicable City Code Provisions:** §34- 41 (Amendments to the Zoning Ordinance), §34-796  
(Use matrix-Mixed use corridor districts)

**Executive Summary**

This is a proposed zoning text amendment which would permit medical laboratories in excess of 4,000 square feet in the Downtown North zoning district by special use permit. Staff recommends approval of the text amendment.

**Background**

The recent Target Market study looked for potential future businesses and job creators in the City of Charlottesville. The sector that was identified in this study as being the best possibility in Charlottesville was the biosciences industry.

In response to this report, staff requested that the Planning Commission initiate a review of the zoning ordinance to identify potential changes to the zoning ordinance that could make the establishment of bioscience based businesses easier in the City.

The first proposal centers on the Downtown North zoning district because this district houses the old Martha Jefferson Hospital property, and properties surrounding the old hospital that could potentially support larger bioscience businesses than the ordinance currently permits.

**Study Period and Public Hearing**

Once an amendment has been initiated by City Council, it is deemed referred to the Planning Commission for study and recommendation (City Code §34-41(d)). From the time of initiation, the planning commission has **100 days** in which to make its recommendation to City Council, or else it will be deemed to be a recommendation of approval. **If the Planning Commission initiates the request, the 100 day recommendation requirement does not apply.** Staff will provide the Planning Commission with reports and analyses as appropriate and a joint public hearing will be scheduled for the next available date.

## **Standard of Review**

As per §34-42 of the City Code, if initiated, 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.

## **Proposed Zoning Text Change**

Permit medical laboratories greater than 4,000 square feet by special use permit in the Downtown North zoning district.

## **Standard of Review Analysis**

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

The first goal in the Land Use and Urban Design chapter of the Comprehensive Plan is to “Maintain a zoning ordinance that incorporates newer forms of mixed-use type of development desired by the community.” The first objective under this goal is to “Maintain a zoning classification where differences between zones are based on intensity of use as defined by density, height and maximum size of allowable use and not on type of use alone.”

In the case of the proposed change, the zoning text change would not permit any additional uses, but would permit larger laboratories in structures and on sites that were able to accommodate the use.

Additionally, the Economy Chapter of the Comprehensive Plan contains the following goals:

- Work to better capture entrepreneurial startup activity within the City.
- Expand the Downtown economic hub on to nearby side streets and other key corridors.

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

Among the purposes of the zoning ordinance listed in Section 34-3 of the City Code, are the following: “To encourage economic development activities that provide desirable employment and enlarge the tax base.”

The Target Market Study identified the bioscience industry as a means of adding jobs to the Charlottesville community, and permitting these businesses in more zoning districts will create more potential sites for them.

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

The current use matrix for the Downtown North corridor permits laboratories under 4,000 square feet in size, despite the fact that there are several potential sites that may be able to accommodate larger laboratories with no adverse impacts on the surrounding neighborhoods.

### **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.**

This zoning text amendment does not include a change in the zoning district classification of any particular property.

### **Public Comment**

Staff has received no public comment at the time of the drafting of this report.

### **Recommendation**

Staff believes that there may be properties in the Downtown North corridor that could potentially support medical laboratories in excess of 4,000 square feet. In an effort to facilitate the location of more bioscience businesses in the City, staff recommends approval of the zoning text amendment.

### **Appropriate Motions**

1. "I move to recommend approval of this zoning text amendment to amend and re-ordain Section 34-796 of the Code of The City of Charlottesville, 1990, as amended, to permit medical laboratories greater than 4,000 square feet in area by special use in the Downtown North district on the basis that the changes would serve the interests of *(public necessity, convenience, general public welfare and/or good zoning practice)*."
2. "I move to recommend approval of this zoning text amendment to amend and re-ordain Section 34-796 of the Code of The City of Charlottesville, 1990, as amended, to permit medical laboratories greater than 4,000 square feet in area by special use in the Downtown North district on the basis that the changes would serve the interests of *(public necessity, convenience, general public welfare and/or good zoning practice)* with the following additions and modifications:"
  - a.
  - b.

3. “I move to recommend denial of this zoning text amendment to amend and re-ordain Section 34-796 of the Code of The City of Charlottesville, 1990, as amended, to permit medical laboratories greater than 4,000 square feet in area by special use in the Downtown North district on the basis that the changes would not serve the interests of (*public necessity, convenience, general public welfare and/or good zoning practice*) for the following reasons: ....”
  - a.
  - b.

CITY OF CHARLOTTESVILLE  
NEIGHBORHOOD DEVELOPMENT SERVICES



MEMORANDUM

To: Charlottesville Planning Commission  
From: Mary Joy Scala, Preservation & Design Planner, AICP  
Meeting Date: November 13, 2012  
Re: ZT-12-xx (Zoning Text Amendment Request)  
Civil Penalty for Unapproved Demolitions/ Time Limit to Act on  
Certificate of Appropriateness (COA) Applications

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**Background:**

This request from staff for zoning text amendments was initiated by the Planning Commission on October 9, 2012. It responds to two different “housekeeping” items related to the Board of Architectural Review (BAR).

The first item is that the language regarding civil penalties in the Zoning Ordinance currently does not, but should, conform exactly to the language found in the City Charter. The City Charter states that the penalty for an unapproved demolition “shall not exceed” twice the fair market value, whereas the Zoning Ordinance currently describes a penalty “equal to” twice the fair market value. Therefore, the Zoning ordinance language found under three divisions, *Compliance and Enforcement*, *Historical Preservation and Architectural Design Control (ADC) Overlay Districts*, and *Historic Conservation Overlay Districts*, should be changed to conform to the City Charter (“shall not exceed”) language.

The second item is that the Zoning Ordinance language regarding time restrictions on the amount of time the BAR has to act on a COA application differs from actual procedure. Both the *Historical Preservation and Architectural Design Control (ADC) Overlay Districts*, and *Historic Conservation Overlay Districts* divisions contain language that requires the BAR to take action within 45 days after receipt of an application, or within 85 days “with the consent of the applicant.” Standard practice is that, if the BAR chooses to defer an application, they will always take action the following month (in an effort to meet the 45 day rule). When the applicant chooses to request deferral, the BAR usually accepts the request, allowing the applicant to return to the BAR for action when the applicant is ready.

In order to make the Zoning Ordinance language consistent with actual procedure, the language found under both divisions, *Historical Preservation and Architectural Design Control (ADC) Overlay Districts*, and *Historic Conservation Overlay Districts*, should be changed to: (1) allow the BAR 60 days rather than 45 days to take action, allowing a single month deferral; and (2) remove the 85 day limitation, allowing the applicant the option to request deferral for any length of time acceptable to the BAR.

**Standard of Review:**

As outlined in Section 34-42 of the Zoning Ordinance, 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.

**Staff Analysis:**

Conformity to Comprehensive Plan

These proposed changes are in conformity with the Comprehensive Plan, Chapter Five, Land Use and Urban Design, Goal II: Regulate the use of land to assure the protection, preservation and wise use of the City’s natural, historic and architecturally significant environment; and Goal IV: Revise the zoning ordinance and zoning map to provide a consistent and up-to-date zoning code for the City.

Intent of the Zoning Ordinance and General Welfare of the Community

This change will allow for more consistent and equitable design review procedures. In a general sense, it will facilitate the creation of a convenient, attractive, and harmonious community.

Need and Justification for Ordinance Change

These code changes: (1) make the penalty regulations consistent with the Charter and, therefore, more defensible; and (2) make the time limits for BAR action more reasonable, and allow the applicant to request indefinite deferral, which is consistent with current procedures.

Effect on Property, Public Services and Facilities

These changes do not affect the zoning district classification of property within the City.

**Staff Recommendations:**

The Planning Commission should recommend to City Council:

- (1) the amendment of Zoning Ordinance Sections 34-86, 34-277, and 34-340 regarding civil penalties for unapproved demolitions, to include the changes that would make these sections consistent with the language of the City Charter; and

(2) the amendment of Zoning ordinance Sections 34-285 and 34-346 regarding the BAR's time limit to take action on COA applications, to include changes that would make these sections consistent with current procedures.

**Suggested Motion:**

1. I move to recommend approval of this zoning text amendment request as proposed by staff to amend and reordain Sections 34-86, 34-277, 34-285, 34-340, and 34-346 of the Code of the City of Charlottesville, 1990, as amended (Zoning Ordinance) relating to the civil penalty for unapproved demolitions, and the BAR's time limit to take action on COA applications.

**Alternative Motions:**

2. I move to recommend approval of this zoning text amendment request to amend and reordain Sections 34-86, 34-277, 34-285, 34-340, and 34-346 of the Code of the City of Charlottesville, 1990, as amended (Zoning Ordinance) relating to the civil penalty for unapproved demolitions, and the BAR's time limit to take action on COA applications, with the following modifications/additions to the staff recommendation:
  - a. --
  - b. --
3. I move to recommend denial of this zoning text amendment request to amend and reordain Sections 34-86, 34-277, 34-285, 34-340, and 34-346 of the Code of the City of Charlottesville, 1990, as amended (Zoning Ordinance) relating to the civil penalty for unapproved demolitions, and the BAR's time limit to take action on COA applications, on the basis that the change would not serve the interest of the general public welfare and good zoning practice.

# ATTACHMENTS

## 1. Proposed Text Changes

### Article I. Administration

Division 5. Compliance and Enforcement  
§34-86. Schedule of civil penalties.

(a)...

(b)

Any person who demolishes, razes or moves any building or structure which is subject to the regulations set forth within section 34-277 or section 34-340 without approval of the BAR or city council, shall be subject to a civil penalty ~~equal to~~ not to exceed twice the fair market value of the building or structure, as determined by the city real estate tax assessment as the time of the demolition, razing or moving.

(1)

For purposes of this section, the term "person" shall include any individual, firm, partnership, association, corporation, company or organization of any kind, which is deemed by the Charlottesville Circuit Court to be responsible for the demolition, razing or moving.

(2)

An action seeking the imposition of the penalty shall be instituted by petition filed by the city in the Circuit Court of the City of Charlottesville, which shall be tried in the same manner as any action at law. It shall be the burden of the city to show the liability of the violator by a preponderance of the evidence. An admission of liability or finding of liability shall not be a criminal conviction for any purpose.

(3)

The defendant may, within twenty-one (21) days after the filing of the petition, file an answer and, without admitting liability, agree to restore the building or structure as it existed prior to demolition. If the restoration is completed within the time agreed upon by the parties or as established by the court, the petition shall be dismissed from the court's docket.

(4)

The filing of the action pursuant to this section shall preclude a criminal prosecution for the same offense, except where the demolition, razing or moving has resulted in personal injury.



Article II. Overlay Districts

Division 2. Historical Preservation and Architectural Design Control Overlay Districts

§34-277 Certificates of appropriateness; demolitions and removals.

- (a)...
- (b)...
- (c)...
- (d) Failure to obtain the permit required by this section shall subject the property owner to the civil penalty described within Article I, section 34-86(e) (b)(i.e., not to exceed twice the fair market value of the building or structure).

....

§34-285 Approval or denial of application by BAR.

- (a) Failure of the BAR to act on an application within ~~forty five (45)~~ sixty (60) days after receipt thereof shall be deemed approval. ~~With the consent of the applicant this time may be extended to eighty five (85) days.~~
- (b)...
- (c)....

Division 5. Historic Conservation Overlay Districts.

§34-340 Actions requiring certificate of appropriateness; exemptions; penalties;

- (a)...
- (b)...
- (c)...
- (d)...
- (e)...
- (f) Failure to obtain a COA as required by this section for the demolition, razing or moving of any contributing structure shall be subject to the civil penalty described within section 34-86(e) (b) (i.e., not to exceed twice the fair market value of the building or structure).

....

§34-346. Approval or denial of applications by BAR.

- (a)...
- (b) Failure of the BAR to act on an application determined to be subject to BAR review within ~~forty five (45)~~ sixty (60) days after receipt thereof shall be deemed approval. ~~With the consent of the applicant this time may be extended to eighty five (85) days.~~

## **2. Enabling Authority from City Charter**

### **Sec. 50.6. - Authority of City Council to impose civil penalties for wrongful demolition of historic buildings**

A.

Notwithstanding the provisions of any state law which authorize civil penalties for the violation of a local zoning ordinance, City Council may adopt an ordinance which establishes a civil penalty for the demolition, razing or moving of a building or structure without approval by the board of architectural review or City Council, when such building or structure is subject to the City's historic preservation zoning ordinance. The penalty established by the ordinance shall be imposed on the party deemed by the court to be responsible for the violation and shall not exceed twice the fair market value of the building or structure, as determined by the city real estate tax assessment at the time of the demolition.

B.

An action seeking the imposition of such a penalty shall be instituted by petition filed by the city in circuit court, which shall be tried in the same manner as any action at law. It shall be the burden of the city to show the liability of the violator by a preponderance of the evidence. An admission of liability or finding of liability shall not be a criminal conviction for any purpose. The filing of any action pursuant to this section shall preclude a criminal prosecution for the same offense, except where the demolition, razing or moving has resulted in personal injury.

C.

The defendant may, within twenty-one days after the filing of the petition, file an answer and without admitting liability, agree to restore the building or structure, as it existed prior to demolition. If the restoration is completed within the time agreed upon by the parties, or as established by the court, the petition shall be dismissed from the court's docket.

D.

Nothing in this section shall preclude action by the zoning administrator under Virginia Code, section 15.1-491(d) or by the governing body under Virginia Code, section 15.1-499, either by separate action or as a part of the petition seeking a civil penalty.