

SP-2018-00016:

Ecovillage Steep Slopes (“Private Facilities”)



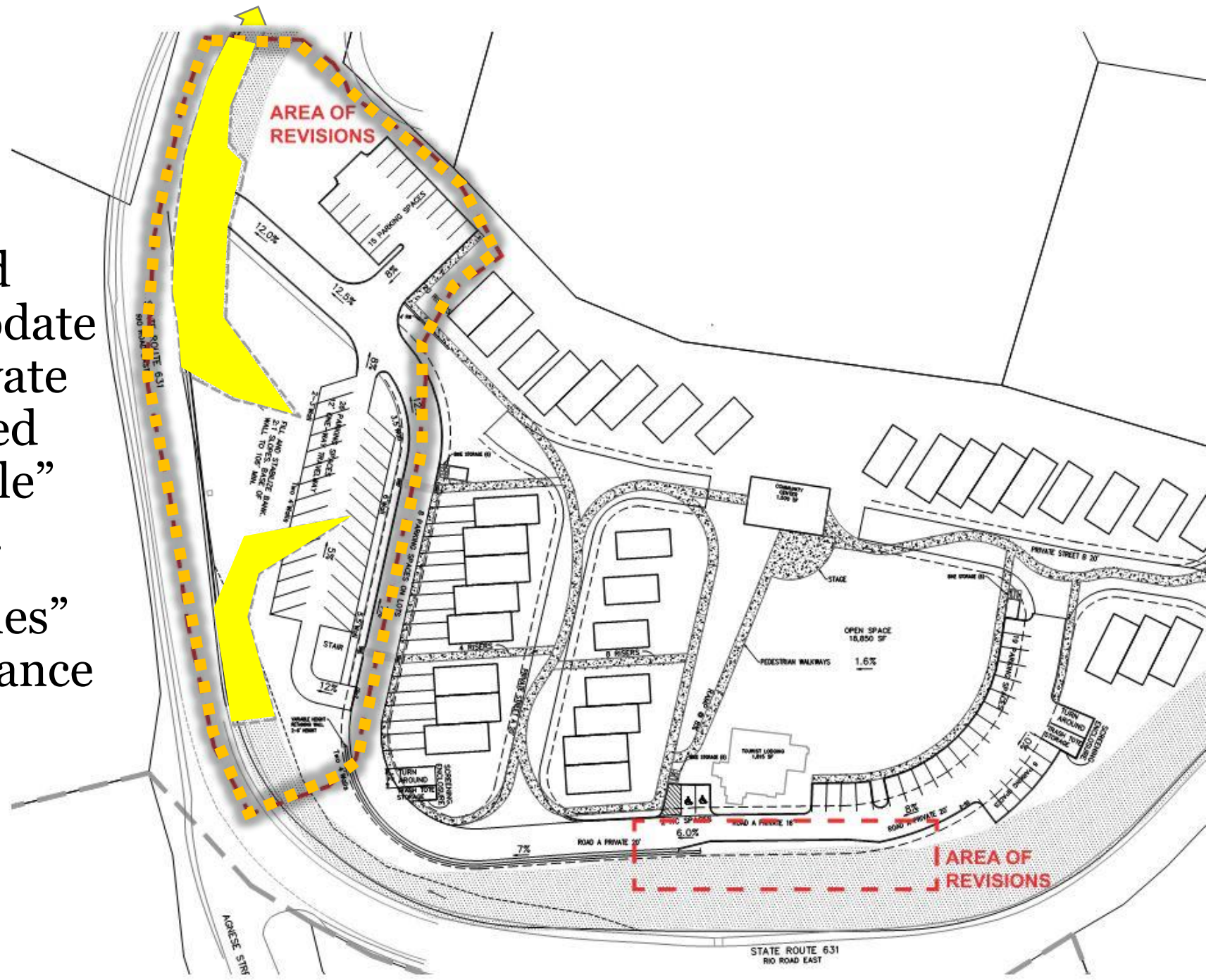
Board of Supervisors Public Hearing
May 1, 2019

SP-2018-16: Proposal (Summary)

SP-2018-16

Proposal:

- Disturbance of preserved steep slopes to accommodate the development of “private facilities” for the proposed “Ecovillage Charlottesville” residential development.
- Proposed “private facilities” include commercial entrance and parking areas.



SP-2018-16

Proposal:

- Disturbance of preserved steep slopes to accommodate the development of “private

fac

“Ec

res

- Pro

include commercial entrance and parking areas.

SP-2018-16

Petition:

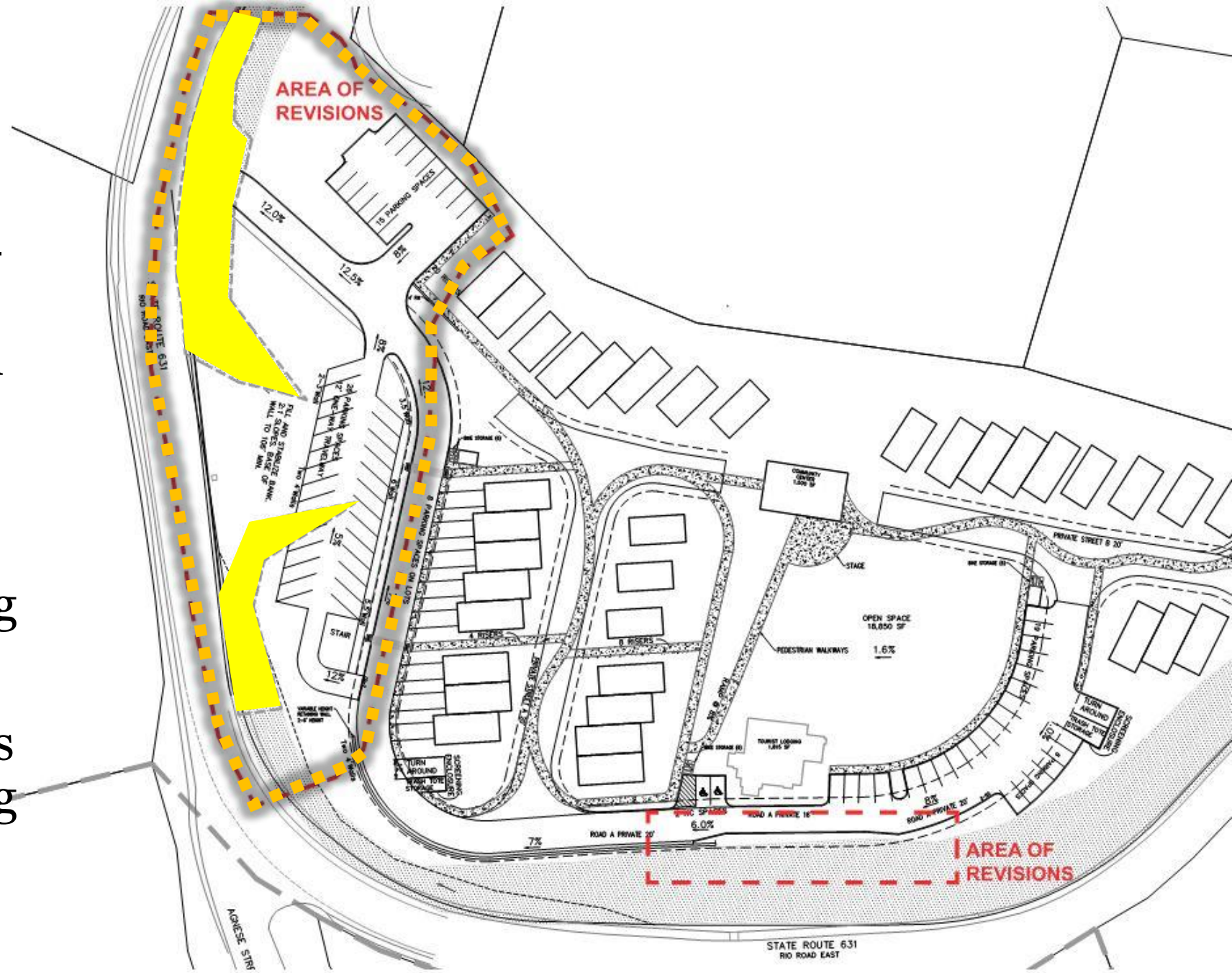
- Special Use Permit pursuant to Z.O. Section 30.7.4.b.2:

2. *By special use permit.* The only use permitted by special use permit on preserved slopes are private facilities such as accessways, utility lines and appurtenances, and stormwater management facilities, not otherwise permitted by right under subsection (b)(1)(e), where the lot does not contain adequate land area outside of the preserved slopes to locate the private facilities.

SP-2018-16

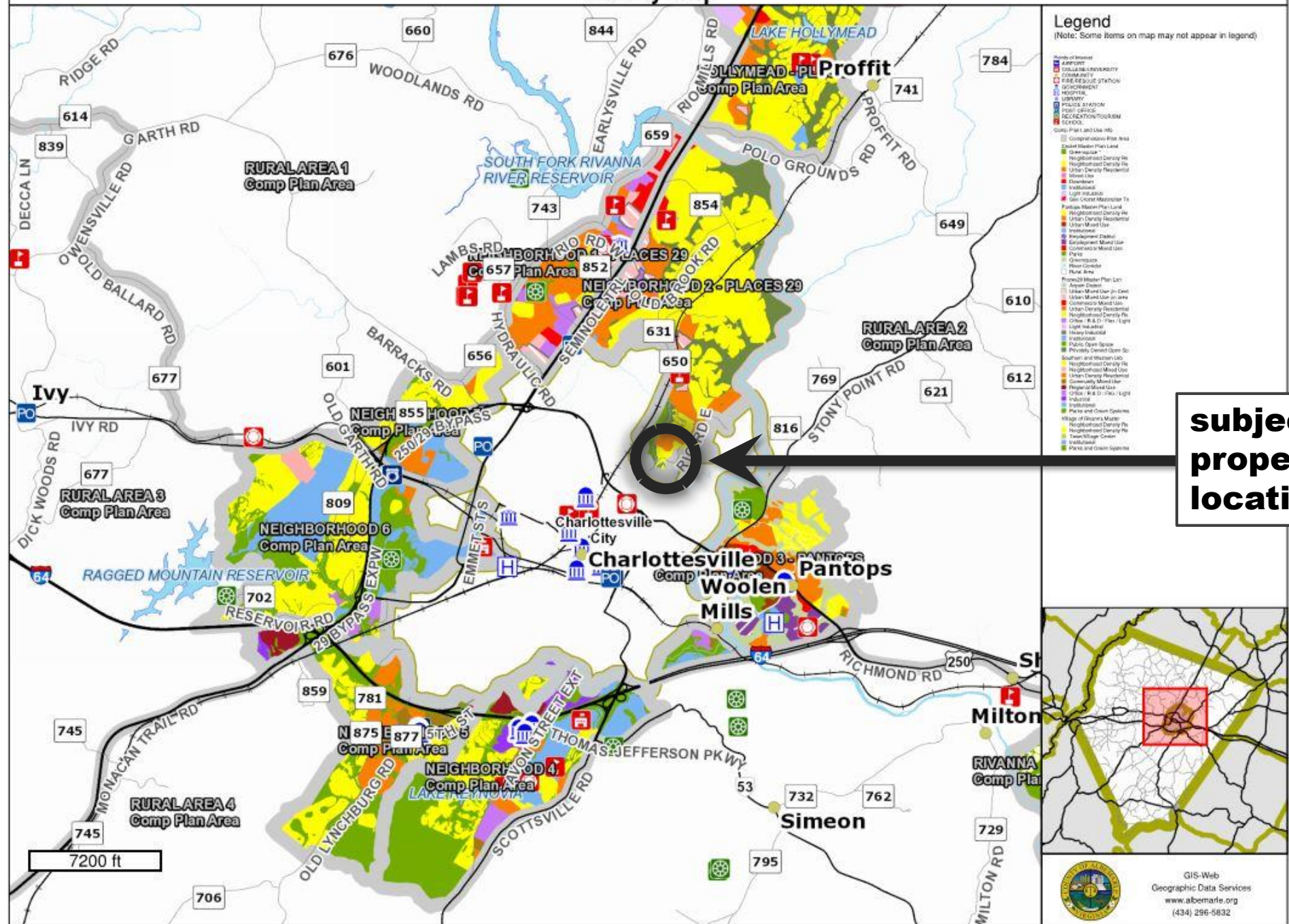
Proposal:

- “Private facilities” only – not overall project’s site plan, or water protection ordinance plan
- VDOT approval of commercial entrance would be required during site plan review
- Any necessary easements would be required during site plan review



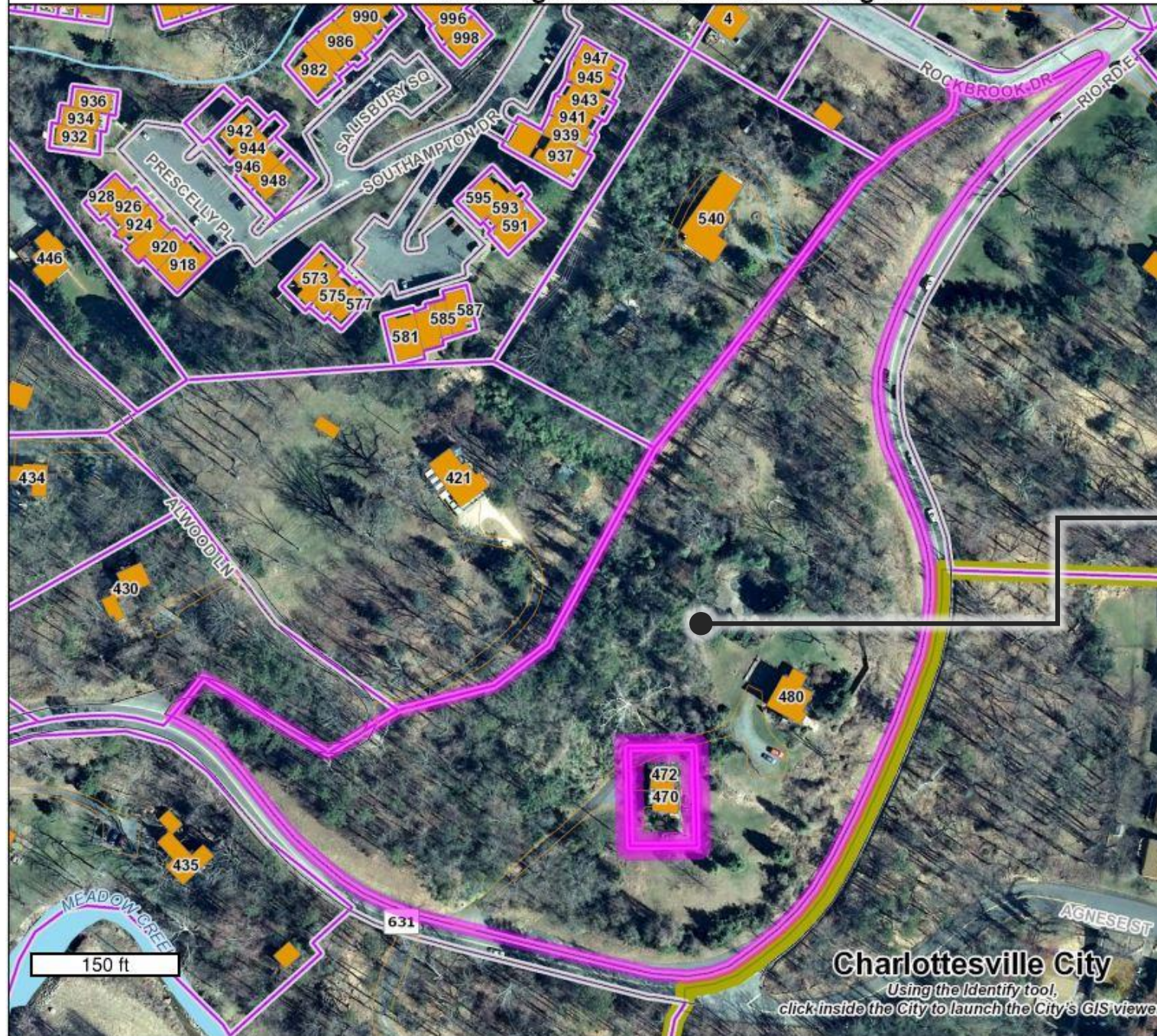
SP-2018-16: Location Maps

Vicinity Map



subject	property	location
1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
25	26	27
28	29	30
31	32	33
34	35	36
37	38	39
40	41	42
43	44	45
46	47	48
49	50	51
52	53	54
55	56	57
58	59	60
61	62	63
64	65	66
67	68	69
70	71	72
73	74	75
76	77	78
79	80	81
82	83	84
85	86	87
88	89	90
91	92	93
94	95	96
97	98	99
100	101	102
103	104	105
106	107	108
109	110	111
112	113	114
115	116	117
118	119	120
121	122	123
124	125	126
127	128	129
130	131	132
133	134	135
136	137	138
139	140	141
142	143	144
145	146	147
148	149	150
151	152	153
154	155	156
157	158	159
160	161	162
163	164	165
166	167	168
169	170	171
172	173	174
175	176	177
178	179	180
181	182	183
184	185	186
187	188	189
190	191	192
193	194	195
196	197	198
199	200	201
202	203	204
205	206	207
208	209	210
211	212	213
214	215	216
217	218	219
220	221	222
223	224	225
226	227	228
229	230	231
232	233	234
235	236	237
238	239	240
241	242	243
244	245	246
247	248	249
250	251	252
253	254	255
256	257	258
259	260	261
262	263	264
265	266	267
268	269	270
271	272	273
274	275	276
277	278	279
280	281	282
283	284	285
286	287	288
289	290	291
292	293	294
295	296	297
298	299	300
301	302	303
304	305	306
307	308	309
310	311	312
313	314	315
316	317	318
319	320	321
322	323	324
325	326	327
328	329	330
331	332	333
334	335	336
337	338	339
340	341	342
343	344	345
346	347	348
349	350	351
352	353	354
355	356	357
358	359	360
361	362	363
364	365	366
367		

Ecovillage Charlottesville: Existing Conditions

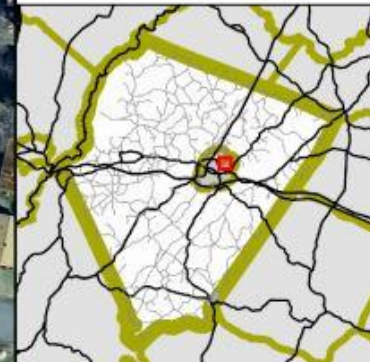


Legend

(Note: Some items on map may not appear in legend)

- Point of Interest
- Airport
- College/University
- Community
- Fire/Rescue Station
- Government
- Health
- Library
- Police Station
- Post Office
- Recreation/Tourism
- School
- Religious
- Public

**subject
property:
TMP #61-210**



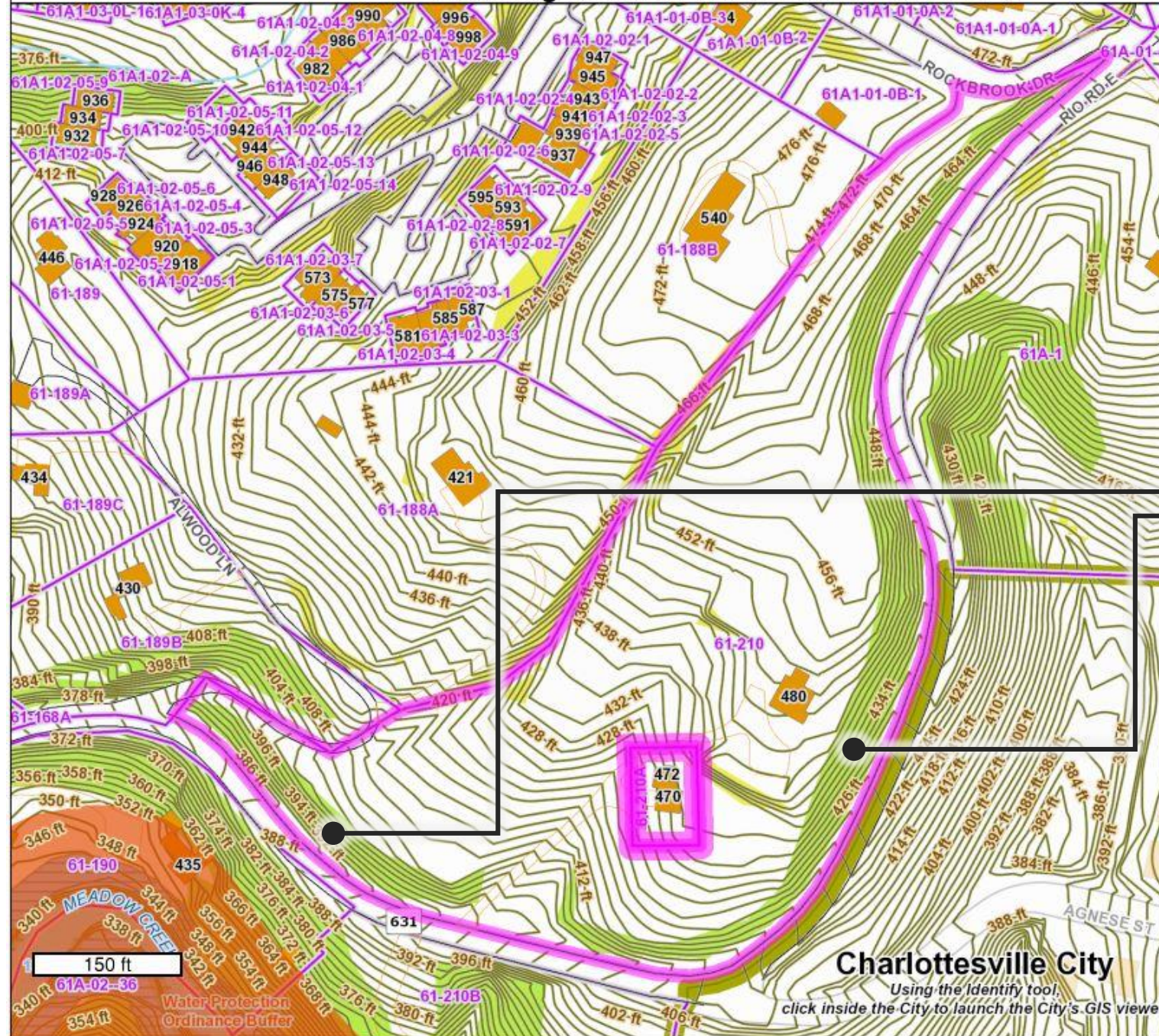
Charlottesville City

Using the Identify tool,
click inside the City to launch the City's GIS viewer.



GIS-Web
Geographic Data Services
www.albemarle.org
(434) 296-6832

Ecovillage Charlottesville: Critical Resources

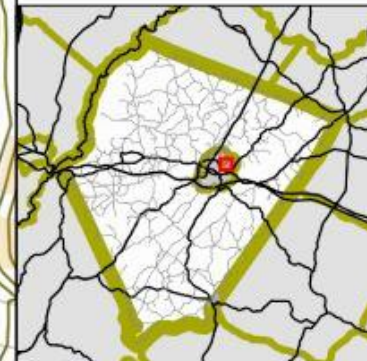


Legend

(Note: Some items on map may not appear in legend)

- Point of Interest
 - Airport
 - College/University
 - Community
 - Fire Station
 - Government
 - Highway
 - Library
 - Police Station
 - Post Office
 - Recreation/Tourism
 - School
- Overlay
 - Water Protection District
- Parcel Info
 - Parcel
- Elevation
 - 100 ft Elevation Contours
 - 200 ft Elevation Contours
 - 300 ft Elevation Contours
- zoning info
 - 100 ft Flood Hazard Overlay (FHO)
- Steep Slopes Overlay (SSO)
 - Critical Slopes
 - Shrub Slopes - Managed
 - Shrub Slopes - Preserved

**subject property:
Steep Slopes
Overlay District**

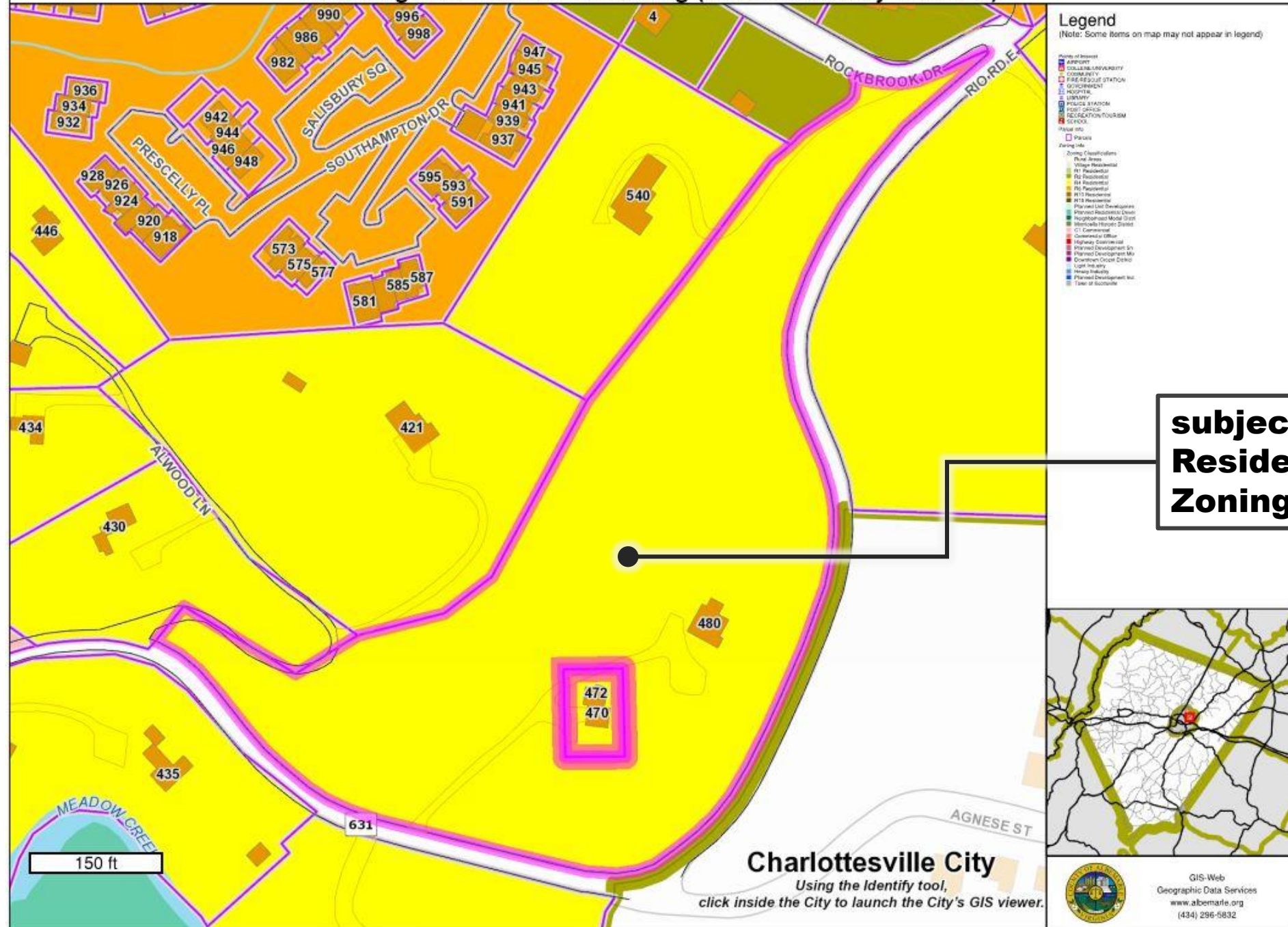


GIS-Web
Geographic Data Services
www.albemarle.org
(434) 296-5832

Charlottesville City

Using the Identify tool,
click inside the City to launch the City's GIS viewer.

Ecovillage Charlottesville: Zoning (Without Overlay Districts)



Ecovillage Charlottesville: Future Land Use Plan

Legend
(Note: Some items on map may not appear in legend)

Points of Interest
 AIRPORT
 COLLEGE/UNIVERSITY
 COMMUNITY
 FERRY/BOAT STATION
 GOLF/COUNTRY CLUB
 HOSPITAL
 LIBRARY
 POLICE STATION
 POST OFFICE
 RECREATION/TOURISM
 SCHOOL
 Social Hqs.
 Transit Hqs.

County/State Land Use Info
 Urban Development Area
 County/State Plan Area
 General Map Plan Level
 Greenhouse
 Neighborhood Density Res
 Neighborhood Density Res
 Urban Density Residential
 Mixed-Use
 Downtown
 Institutional
 Light Industrial
 Low Density Residential
 Medium Density Residential
 Urban Density Residential
 Urban Mixed-Use
 Institutional
 Employment District
 Employment Medium-Density
 Community Medium-Density
 Office
 Greenhouse
 River Corridor
 Rural Area
 Planning Region Plan Info
 - G - Community Center
 - D - Downtown Center
 - RD - Regional Road Service
 - L - Light Industrial
 - M - Medium Density Residential
 - U - Urban
 - P - Public Open Space
 - S - Southern and Mountain
 - T - Town/Village Center
 - W - Waterfront
 - Y - Youth Center
 - Z - Zoning District
 - A - Airport
 - C - College/University
 - H - Hospital
 - L - Library
 - P - Police Station
 - R - Recreation/Tourism
 - S - School
 - T - Transit Station
 - U - Urban
 - W - Waterfront
 - Y - Youth Center
 - Z - Zoning District

subject: "Neighborhood Density Residential"

Charlottesville City
 Using the Identify tool,
 click inside the City to launch the City's GIS viewer.

150 ft

AGNESE ST

631

MEADOW CREEK

435

430

434

446

472

470

480

421

540

581

585

587

575

573

918

920

924

926

928

932

934

936

942

944

946

948

947

945

943

941

939

937

990

986

996

998

SAUSBURY SQ

SOUTHAMPTON DR

PRESCULLY PL

ROCKBROOK DR

RIORDY DR

**subject property:
“Neighborhood
Density
Residential”**

Charlottesville City

Using the Identify tool,
click inside the City to launch the City's GIS viewer.



GIS-Web
Geographic Data Services
www.albemarle.org
(434) 296-5832

SP-2018-16: Existing Conditions







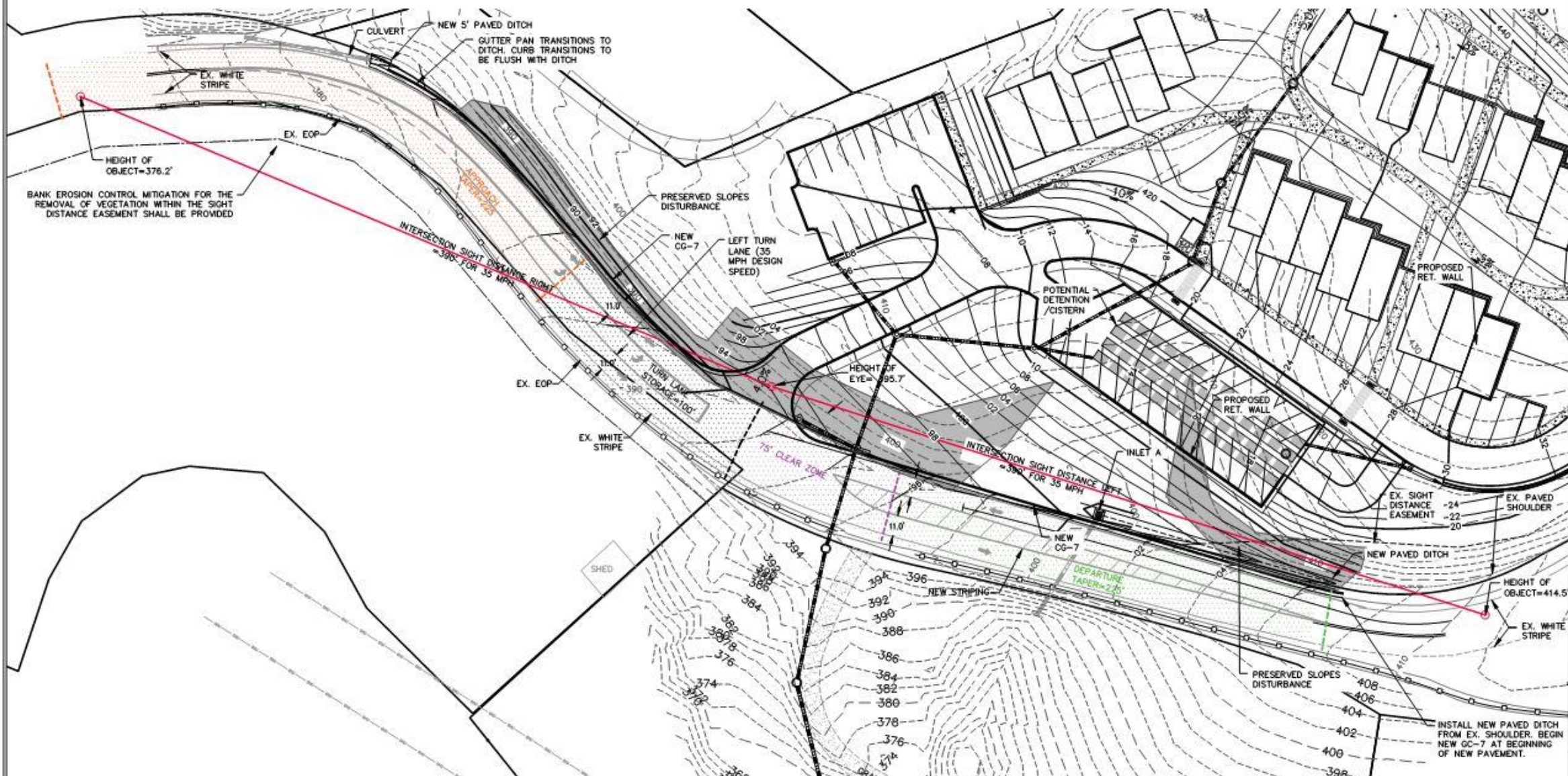


**SP-2018-16:
Proposal
(Additional Details)**

ECOVILLAGE: PROPOSED ENTRANCE LAYOUT

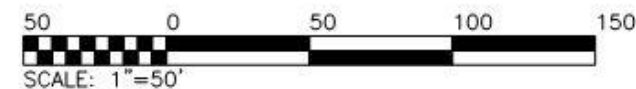
02-27-2019

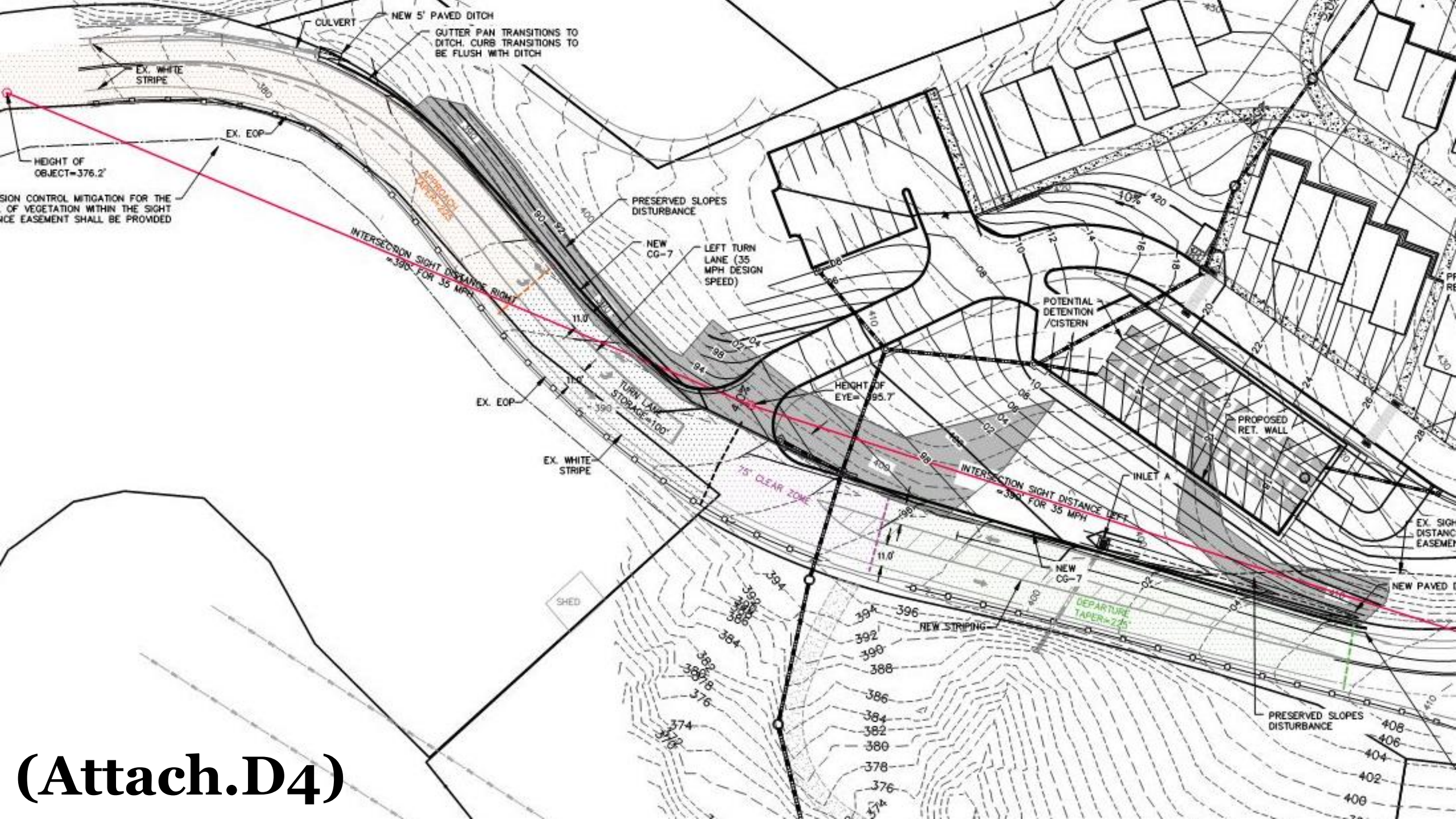
(Attach. D4)



NOTES

SOURCE OF TOPO: FIELD SURVEY BY
ROGER W. RAY & ASSOC. SURVEY
COMPLETED SEPTEMBER 7, 2018.
AADT OF RIO ROAD EAST = 10,000
TRIPS. RIO ROAD EAST IS A MAJOR
URBAN COLLECTOR, GS-7.





(Attach.D4)

SPECIES MODELED AFTER MEXIC MIXED-HARDWOOD FOREST PLANT COMMUNITY AS DEFINED BY VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION
-ALL SPECIES IN LANDSCAPE PLAN ARE NATIVE, CONFIRMED ON VIRGINIA DEPARTMENT OF CONSERVATION & RECREATION
DOCUMENTATION WITHIN THE 50% PERCENTILE OF RECORDED PLOTS SAMPLES.
-A VARIETY OF HERBACEOUS AND SHRUBS TO ESTABLISH A VARIED AND MORE NATURAL HABITAT FOR NATIVE WILDLIFE SPECIES

Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity
	Large Shade Tree	<i>Fagus grandifolia</i>	American Beech	1.5" Cal.	TBD
	Large Shade Tree	<i>Liriodendron tulipifera</i>	Tulip Poplar	1.5" Cal.	TBD
	Large Shade Tree	<i>Quercus alba</i>	White Oak	1.5" Cal.	TBD
	Evergreen	<i>Ilex opaca</i>	American Holly	4-5' HL.	TBD
	Small Tree	<i>Carpinus caroliniana</i>	American Hornbeam	4-5' HL.	TBD

1. Contractor to apply wood chip bedding around all proposed trees and shrubs.
2. All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
3. Groundcovers are to be planted up to the edge of the rootball. Rootballs to be covered in mulch. Hot mulch to be placed against the trunk of the tree.

Symbol	Planting Type	Botanical Name	Common Name	Height	Spacing	Quantity
	Deciduous Shrub	Viburnum acerifolium	Mapleleaf viburnum	24" HL./Plug	AS SHOWN	TBD
	Deciduous Shrub	Viburnum prunifolium	Blackhaw	24" HL.	AS SHOWN	TBD
	Deciduous Shrub	Rhododendron periclymenoides	Pinkstarbloom azalea	24" HL.	AS SHOWN	TBD
	Deciduous Shrub	Euonymus americanus	Strawberry bush	24" HL.	AS SHOWN	TBD
	Broadleaf Evergreen	Kalmia latifolia	Mountain laurel	24" HL.	AS SHOWN	TBD

Symbol	Planting Type	Botanical Name	Common Name	Seed	Spacing	Quantity
	Herbaceous	<i>Polygonatum biflorum</i>	Solomon's Seal	Var.	2' O.C.	TBD
	Herbaceous	<i>Sanguinaria canadensis</i>	Bloodroot	Var.	2' O.C.	TBD
	Herbaceous	<i>Symplocarhnum cordatum</i>	Blue wood-oater	Var.	2' O.C.	TBD
	Herbaceous	<i>Eurybia divaricata</i>	White wood-oater	Var.	2' O.C.	TBD
	Fern	<i>Polystichum acrostichoides</i>	Christmas Fern	Var.	2' O.C.	TBD



HABITAT REDEVELOPMENT

INITIAL SITE DEVELOPMENT PLAN FOR
ECOVILLAGE CHARLOTTESVILLE
ALBEMARLE COUNTY, VIRGINIA

Date	07/16/18
Scale	1" = 30'
Sheet No.	C7 OF 8
File No.	16.009

16,009

SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
301 E. MAIN ST. SUITE 10
CHARLOTTEVILLE, VA 22902
PHONE: (540) 307-8088
JULIAN@SHIMP-ENGINEERING.COM

(Attach. D3)

LANDSCAPE SCHEDULE: TREES						
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	
	Large Shade Tree	<i>Fagus grandifolia</i>	American Beech	1.5" Cal.	TBD	
	Large Shade Tree	<i>Liriodendron tulipifera</i>	Tulip Poplar	1.5" Cal.	TBD	
	Large Shade Tree	<i>Quercus alba</i>	White Oak	1.5" Cal.	TBD	
	Evergreen	<i>Ilex opaca</i>	American Holly	4-5' HL.	TBD	
	Small Tree	<i>Carpinus caroliniana</i>	American Hornbeam	4-5' HL.	TBD	

LANDSCAPE SCHEDULE: SHRUB						
Symbol	Planting Type	Botanical Name	Common Name	Height	Spacing	Quantity
	Deciduous Shrub	<i>Viburnum acerifolium</i>	Mapleleaf viburnum	24" HL./Plug	AS SHOWN	TBD
	Deciduous Shrub	<i>Viburnum prunifolium</i>	Blackhaw	24" HL.	AS SHOWN	TBD
	Deciduous Shrub	<i>Rhododendron periclymenoides</i>	Pinkbloom azalea	24" HL.	AS SHOWN	TBD
	Deciduous Shrub	<i>Euonymus americanus</i>	Strawberry bush	24" HL.	AS SHOWN	TBD
	Broadleaf Evergreen	<i>Kalmia latifolia</i>	Mountain laurel	24" HL.	AS SHOWN	TBD

LANDSCAPE SCHEDULE: GROUNDCOVER						
Symbol	Planting Type	Botanical Name	Common Name	Seed	Spacing	Quantity
	Herbaceous	<i>Polygonatum biflorum</i>	Solomon's Seal	Var.	2' O.C.	TBD
	Herbaceous	<i>Sanguinaria canadensis</i>	Bloodroot	Var.	2' O.C.	TBD
	Herbaceous	<i>Syrphobrychum cordatum</i>	Blue wood-aster	Var.	2' O.C.	TBD
	Herbaceous	<i>Eurybia divaricata</i>	White wood-aster	Var.	2' O.C.	TBD
	Fern	<i>Polystichum acrostichoides</i>	Christmas Fern	Var.	2' O.C.	TBD



(Attach. D3)

SP-2018-16 PC Recommendations:

The Albemarle County Planning Commission, at its meeting on March 19, 2019, voted 6:0 to **recommended approval of SP201800016 with conditions of approval**, as identified in the “Resolution To Approve” (Board Packet Attachment G):

1. The limits of disturbance within the Preserved Steep Slopes Overlay District shall be limited to the sizes, locations, and extents of disturbance as proposed in the “Ecovillage: Special Use Permit Supplementary Exhibits” packet prepared by Shimp Engineering, P.C. and dated 2/4/2019.
2. The final site plan and landscaping plan ... (continued)

SP-2018-16 PC Recommendations:

2. The final site plan and landscaping plan for Ecovillage Charlottesville shall be in general accord with the “Habitat Planting Plan” and “Landscape Schedule” exhibits prepared by Shimp Engineering, P.C. and dated 2/4/2019 and subsequently revised 2/26/2019, inclusive of additional modifications, as noted in a. and b. below, and to the satisfaction of the Director of Planning.
 - a. The “Landscape Schedule” for the “Habitat Planting Plan” must be revised so that a certain portion (25% - 33%) of the tree plant materials and shrub plant materials are specified at a minimum caliper or minimum height that, at the time of planting, meets the minimum size requirements for landscaping materials as would be required within the Entrance Corridor.
 - b. The “Habitat Planting Plan” must be revised to be supplemented with additional numbers of evergreen shrubs and evergreen trees at strategic locations in the vicinity of the proposed parking area private facility in order to sufficiently provide screening for this proposed private facility within the preserved steep slopes overlay district. A certain portion (33% - 66%) of these vegetative screening materials in this vicinity shall be specified at a minimum caliper or minimum height that, at the time of planting, meets the minimum size requirements for landscaping materials as would be required within the Entrance Corridor.

SP-2018-16 PC Recommendations:

3. Improvements related to stormwater, drainage, and grading shown on the final site plan and water protection ordinance plan for Ecovillage Charlottesville shall be in general accord with the same improvements and grading shown on the “Stormwater Improvements” exhibit and “Proposed Entrance Layout” exhibit for SP201800016, prepared by Shimp Engineering, P.C. and dated 2/4/2019 and subsequently revised 2/27/2019, inclusive of additional modifications as noted in a. – c. below, and to the satisfaction of the County Engineer.
 - a. All modified or newly constructed slopes to the east of the commercial entrance shall have a grade that does not exceed a 3:1 slope. Grading up to a 2:1 slope may be permitted for modified or newly constructed slopes to the west of the commercial entrance, if such grading is for the purpose of minimizing the limits of disturbance in order to prevent impacts to preserved steep slopes and to preserve existing vegetation, and provided that such grading complies with the applicable Design Standards specified in Zoning Ordinance Section 30.7.5.

SP-2018-16 PC Recommendations:

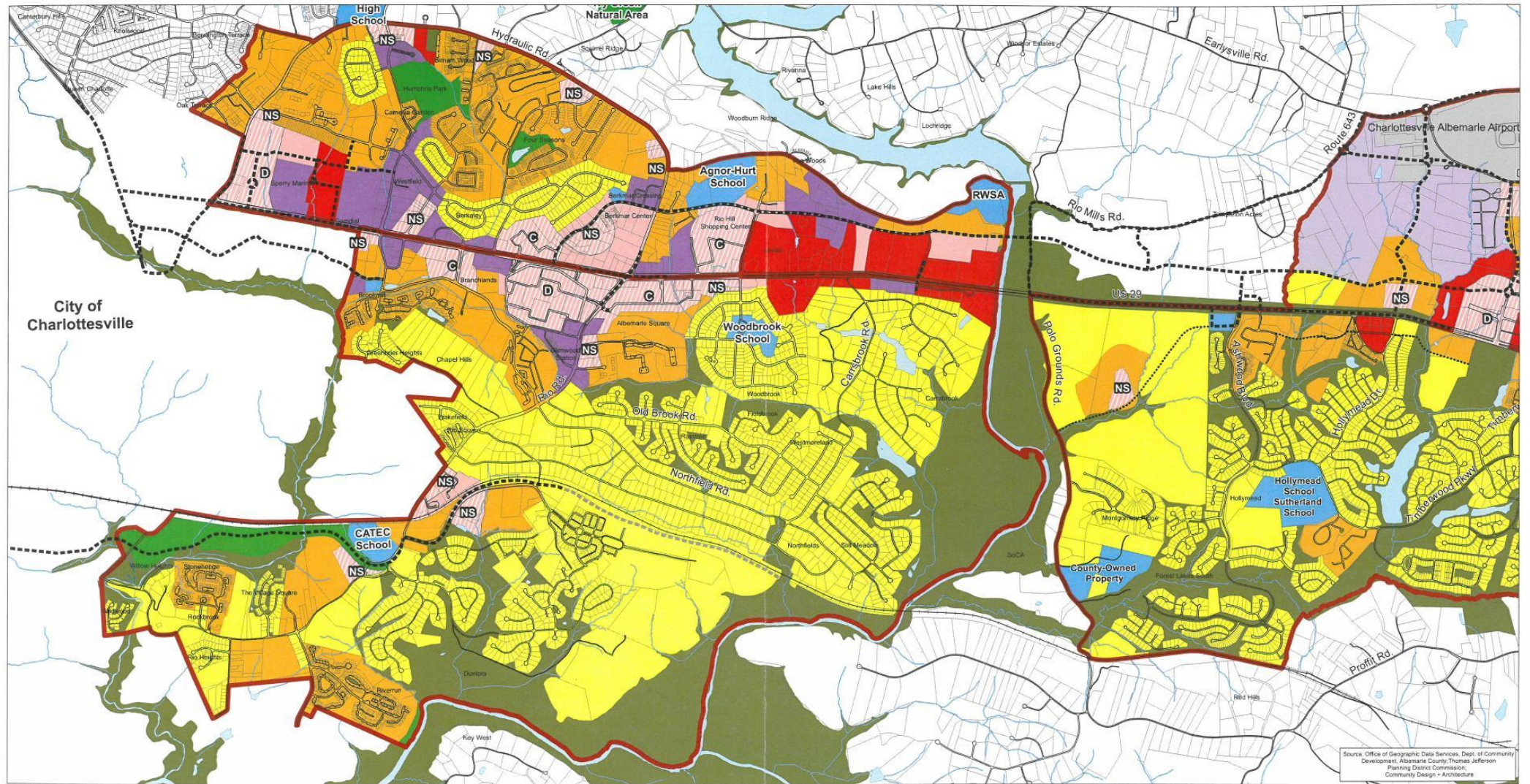
- b. Drainage improvements along Rio Road East shall be designed to manage the 25-year storm event without flooding.
 - c. Curb inlets shall be provided on both sides of the new entrance to collect site runoff before it enters the Rio Road East right-of-way.
 - d. The specific materials and practices for the proposed “off-site bank erosion control” will be approved by the County Engineer.
4. All stormwater treatment facilities and practices for ensuring water quality compliance shall be provided on-site through the use of DEQ-approved BMPs found on the Virginia Stormwater BMP Clearinghouse Website, or through the preservation of onsite forest/open space, to the satisfaction of the County Engineer.

SP-2018-16 Staff Recommendations:

Staff recommends that the Board follow the PC's recommendation and adopt the Resolution (Attachment G) to approve SP201800016 with conditions.

Landscaping Details:

Typical Requirements	E.C. Design Guidelines
Large Trees – amount: planted every 50' on center	Large Trees – amount: planted every 35' on center (road frontage) Planted every 40' on center (in parking areas)
Large Trees – minimum size: 1.5" caliper (min)	Large Trees – minimum size: 3.5" caliper (min) (road frontage) 2.5" caliper (min) (in parking areas)
Shrubs – amount: Single row planted 5' on center	Shrubs – amount: (TBD on a project basis)
Shrubs – minimum size: 12" height	Shrubs – minimum size: 24" height



TRANSPORTATION STUDY

Thomas Jefferson Planning District Commission
Virginia Department of Transportation

Consulting Team:
Meyer Mohaddes Associates, Inc.
Community Design + Architecture, Inc.
Urban Advantage

MASTER PLAN Albemarle County

Consulting Team:
Community Design + Architecture, Inc.
Meyer Mohaddes Associates, Inc.
ZHA, Inc.
Kathleen M. Galvin, Architect
Timmons Group
Urban Advantage

Legend

- Proposed Roadway Network (1)
- Possible Additions to Roadway Network (beyond 2025)
- Potential Connections (Pedestrian, Bicycle, or Vehicular)
- NS Neighborhood Service Center
- C Community Center
- D Destination Center
- U Uptown
- Parcels Y2008

NOTE: Users of the Places29 Future Land Use Map must also consult the Places29 Parks & Green Systems Map to see if additional open space should be preserved and/or trails preserved

(1) FOR BREAKDOWN OF PROPOSED ROADS INTO DIFFERENT CATEGORIES SEE TRANSPORTATION NETWORK DIAGRAM

Development Area Boundary

Airport District

Urban Mixed Use (in Centers)

Urban Mixed Use (in areas around Centers)

Commercial Mixed Use

Urban Density

Neighborhood Density

Office / R & D / Flex / Light Industrial

Light Industrial

Heavy Industrial

Institutional

Public Open Space

Privately Owned Open Space ; Environmental Features



Creating and
Connecting
Communities
in Northern Albemarle

FUTURE LAND USE SOUTH

Date: 2/2/2011



SP-2018-16 Staff Findings (1/15/19):

- Staff currently believes the favorable factors outweigh the unfavorable factors, with particular consideration given to:
 - the characteristics of these steep slopes;
 - the subject property's location within the Development Areas; and also
 - the extent to which the proposed Ecovillage project embodies, supports, and advances numerous Comprehensive Plan strategies, objectives, and policies.
- However, staff believes that position cannot be fully verified at this time:
 1. the applicant has not yet clearly demonstrated the physical necessity of all proposed areas of disturbance for locating private facilities within the Preserved Steep Slopes Overlay District, and most importantly, because
 2. the applicant has not clearly demonstrated “appropriate consideration and care in [the] design and construction” of the proposed landscape mitigation efforts or the proposed stormwater and storm drainage improvements along Rio Road East.

SP-2018-16 Staff Recommends (1/15/19):

Staff cannot currently recommend approval of SP-2018-00016, unless and until the outstanding issues are addressed and resolved to the satisfaction of County staff. Specifically, staff recommends the following at this time:

- a) The applicant should document the “appropriate consideration and care in [the] design and construction” of the proposed landscape mitigation and stormwater improvements
- b) The applicant should have a licensed professional field-identify the proposed limits of disturbance on site (using flags, stakes or other similar equipment); and
- c) The Commission should consider waiting to take action until after VDOT takes action (pending) on the Commercial Entrance Sight Distance Waiver Request (under review).