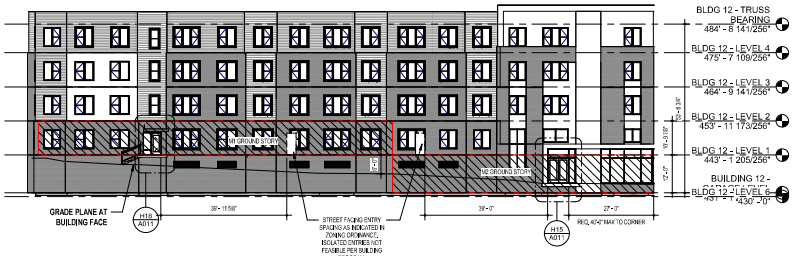
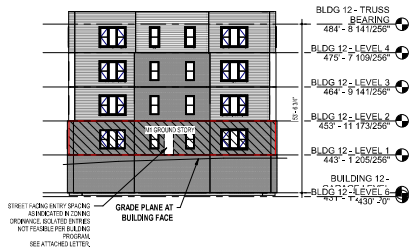
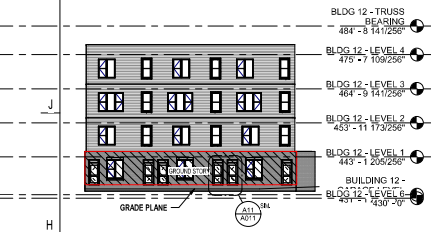
K17 BUILDING 12 - MONTICELLO AVE
1/16" = 1'-0"



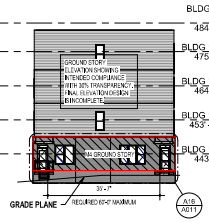
K9 BUILDING 12 - 2ND STREET
1/16" = 1'-0"



K4 BUILDING 12 - HINTON AVE
1/16" = 1'-0"

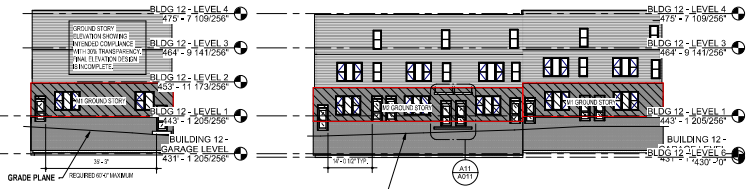


G17 BUILDING 11 - PARK
1/16" = 1'-0"



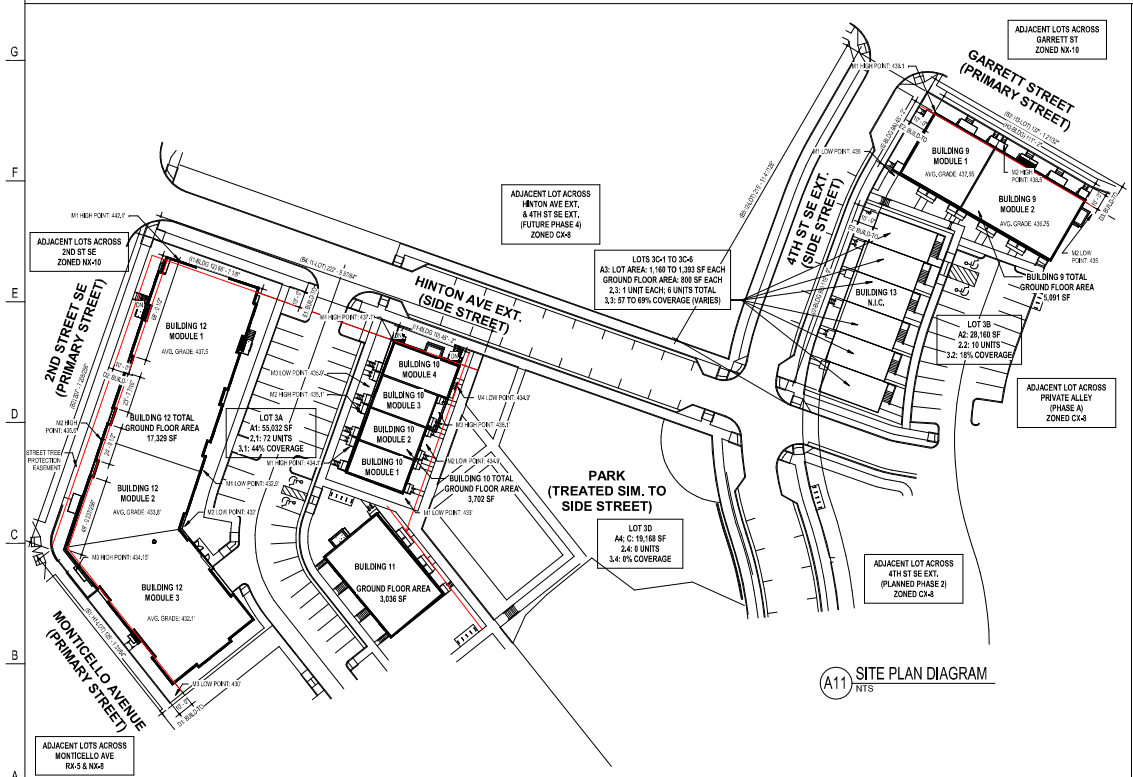
G14 BUILDING 10 - HINTON AVE
1/16" = 1'-0"

G10 BUILDING 10 - PARK
1/16" = 1'-0"



G7 BUILDING 09 - 4TH ST SE EXT.
1/16" = 1'-0"

G4 BUILDING 09 - GARRETT STREET
1/16" = 1'-0"



A11 SITE PLAN DIAGRAM
NTS

CX-8 ZONING CALCULATIONS

GENERAL NOTE ***BOLD / ITALICIZED*** ITEMS ARE NOT IN COMPLIANCE. PLANNED FUTURE REQUESTS FOR DEPARTURE FROM 914-NIGHT ZONING ARE NOTED.

A. LOT (REFER TO DETAIL A11/A010 FOR SUPPORTING INFORMATION)
1. LOT SIZE
AREA REQUIRED: NO MINIMUM
AREA PROVIDED:
A.1. LOT 3A: 55,032 SF
A.2. LOT 3B: 28,160 SF
A.3. LOTS 3C-1 TO 3C-6: N.I.C. SEE CIVIL
A.4. LOT 3D: 19,168 SF
A.5. TOTAL LOT AREA FOR PHASE 3: 106,760 SF (EXCLUDES R/W)
FRONT ACCESS WIDTH REQUIRED: 40' MIN.
FRONT ACCESS WIDTH PROVIDED:
B1. MONTICELLO AVE: 135'
B2. 2ND ST SE: 207'
B3. GARRETT ST: 131'
SIDE/REAR ACCESS WIDTH REQUIRED: 15' MIN
SIDE/REAR ACCESS WIDTH PROVIDED:
B4. HINTON AVE EXT.: 222'
B5. 4TH ST STREET EXT.: 215'

2. DENSITY
DWELLINGS PER LOT REQUIRED: UNLIMITED
DWELLINGS PER LOT PROVIDED:
2.1. LOT 3A (BLDGS 12, 11, 10): 72 UNITS
2.2. LOT 3B (BLDG 9): 10 UNITS
2.3. LOTS 3C-1 TO 3C-6 (BLDG 9B): 1 UNIT EACH
2.4. LOT 3D (PARK): NO UNITS

3. COVERAGE
BUILDING COVERAGE REQUIRED: NO MAXIMUM (BUILDING COVERAGE
BUILDING COVERAGE PROVIDED:
3.1. LOT 3A (BLDGS 12, 11, 10): 44%
3.2. LOT 3B (BLDG 9): 18%
3.3. LOTS 3C-1 TO 3C-6 (BLDG 9B): 57 TO 69% (VARIES)
3.4. LOT 3D (PARK): 0%
OUTDOOR AMENITY SPACE REQUIRED: 109,799 SF * 10% = 10,978 SF
OUTDOOR AMENITY SPACE PROVIDED:
C. 19,168 SF (LOT 3D) (E.G., OPEN SPACE; ALSO SEE 2.1) (ZONING DETERMINATION LETTER ON SHEET A011)

4. BUILDING SETBACKS
PRIMARY AND SIDE STREET LOT LINE REQUIRED: 0 TO 10' MAXIMUM
PRIMARY STREET LOT LINE SETBACK PROVIDED:
D1. MONTICELLO AVENUE: 10' MAXIMUM
D2. 2ND ST SE: 10' MAXIMUM
D3. GARRETT STREET: 0-60' MAXIMUM
SIDE STREET LOT LINE REQUIRED: 0' TO 10' MAXIMUM
SIDE STREET LOT LINE SETBACK PROVIDED:
E1. HINTON AVE EXT.: 10' MAXIMUM
E2. 4TH ST SE EXT.: 10' MAXIMUM

5. BUILD-TO
PRIMARY STREET REQUIRED: 70%
PRIMARY STREET PROVIDED:
H1. MONTICELLO AVE: 123.5' / 125.1' = 80%
H2. 2ND ST SE: 182.25' / 207.25' = 78%
H3. GARRETT ST: 111' / 131' = 81%
SIDE STREET REQUIRED: 40%
SIDE STREET PROVIDED:
H4. HINTON AVE EXT.: (68.5' + 45.2') / 222.3' = 58%
H5. 4TH ST. EXT.: (115.8' + 45.2') / 215.2' = 76%

6. TRANSITION
6.1. TO R3-5 ZONE: NONE REQUIRED
6.2. TO NX-8 ZONE: NONE REQUIRED
6.3. TO NX-10 ZONE: NONE REQUIRED

7. PARKING LOCATION: ALL ON-SITE PARKING IS LOCATED INTERNALLY TO OR AT THE SIDE / REAR YARD OF THE LOT IT SERVES. SEE CIVIL DRAWINGS FOR ON-SITE PARKING LOCATIONS AND 12-A1/A01 FOR GARAGE PARKING INFORMATION.

B. BUILDINGS (REFER TO DETAILS G4 THROUGH K17 ON SHEET A010 FOR SUPPORTING INFORMATION)
1. HEIGHT
BUILDING HEIGHT MAXIMUM: 8 STORIES, 114'
BUILDING HEIGHT PROMOTION (NOTTO HEIGHTS ARE APPROX. FINAL HEIGHTS WILL BE DOCUMENTED IN THE BUILDING PERMIT SUBMISSION)
A1. BUILDING 9: 4 STORIES, 45.96' MAX
A2. BUILDING 13: 3 STORIES ASSUMED, N.I.C.
A3. BUILDING 10: 4 STORIES, 46.00' MAX
A4. BUILDING 11: 4 STORIES, 46.00' MAX
A5. BUILDING 12: 5 STORIES, 66.50' MAX

2. MASSING
BUILDING WIDTH MAXIMUM: 275'
BUILDING WIDTH PROVIDED (APPROX):
C1. BUILDING 9: 45' x 111'
C2. BUILDING 13: 40 x 127' ASSUMED, N.I.C.
C3. BUILDING 10: 45 x 89'
C4. BUILDING 11: 39' X 67'
C5. BUILDING 12: 86' X 172' (MODULE 3), 68' X 160' (MODULES 1 & 2)
ACTIVE DEPTH COMPLIANCE WILL BE DEMONSTRATED IN BUILDING PERMIT SUBMISSION.

3. GROUND STORY
GROUND STORY RESIDENTIAL HEIGHT REQUIRED: 10' MIN.
GROUND STORY RESIDENTIAL HEIGHT PROVIDED:
F1. BUILDING 9: 15'-0"
F2. BUILDING 13: UNKNOWN, N.I.C.
F3. BUILDING 10: 10'-7"
F4. BUILDING 11: 10'-7"
F5. BUILDING 12: 10'-9" (MODULE 1) & 12' (MODULES 2 & 3)

RESIDENTIAL FINISHED FLOOR ELEVATION REQUIRED: 0' MIN., 6' MAX.
RESIDENTIAL FINISHED FLOOR ELEVATION PROVIDED:
1. BUILDING 9: (PLANNED VARIANCE REQUEST TO CALCULATE AVERAGE GRADE FROM STREET FRONTAGE ONLY - STEEP SLOPE OCCURS AT REAR FOR BASEMENT EXIT TO PARKING)
M1: +6.0'
M2: +4.0'
2. BUILDING 10:
M1: +1.25'
M2: +0.0
M3: +0.0
M4: +1.0'
3. BUILDING 11: +1.0'
4. BUILDING 12:
M1: +4.0'
M2: +0.25'
M3: -1.0' (PLANNED VARIANCE REQUEST)

4. TRANSPARENCY
GROUND STORY RESIDENTIAL MINIMUM: 35%; PRIMARY ST., 30%; SIDE ST.
GROUND STORY RESIDENTIAL PROVIDED:
BUILDING 9:
M1: 192.33/TRANSPARENCY) / 289.92/(TOTAL) = 35%
M2: GARRETT: 195.78 / 432.5 = 35%; 4TH: 86.26 / 263.72 = 30%
BUILDING 10: 85.26 / 289.72 = 30%
BUILDING 12:
M1: HINTON: 102 / 420.7 = 44%; 2ND: 389.94 / 797.74 = 48%
M2: 215.71 / 482.11 = 44%
M3: 343.02 / 713.81 = 48%
UPPER STORY TRANSPARENCY COMPLIANCE TO BE DEMONSTRATED WITH BUILDING PERMIT SUBMISSION.

5. ENTRANCES
PRIMARY STREET ENTRY SPACING REQUIRED: 40' MAX.
PRIMARY STREET ENTRY SPACING PROVIDED:
BUILDING 9: 34.0' MAX
BUILDING 12:
MONTICELLO AVE: 37' MAX
2ND ST. 82.5' MAX (PLANNED SPECIAL EXEPTION PERMIT DUE TO SECURITY CONCERNS BY BUILDING MANAGEMENT AND VIRGINIA HOUSING)

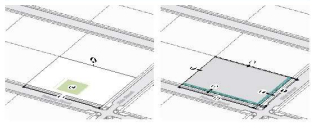
SIDE STREET REQUIRED: 60' MAX.
SIDE STREET PROVIDED:
BUILDING 9: 34.0' (4TH ST. EXT.)
BUILDING 10: 35.7' (HINTON AVE)
BUILDING 11: N/A
BUILDING 12:
HINTON AVE EXT.: 66.6' (PLANNED SPECIAL EXEPTION PERMIT DUE TO SECURITY CONCERNS BY BUILDING MANAGEMENT AND VIRGINIA HOUSING)

6. FENCES AND WALLS: REFERENCE CIVIL DRAWINGS

2.4.4. CX-8 CORRIDOR MIXED USE 8

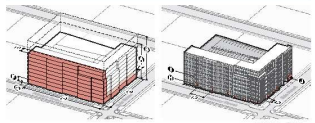
CORRIDOR MIXED USE

A. LOT



1. LOT SIZE	Sec. 2.10.2.	
Area (min)	None	
Width (min)		
Front access	40'	
Side / rear access	15'	
2. DENSITY	Sec. 2.10.3.	
Dwellings per lot (max)	Unlimited	
3. COVERAGE	Sec. 2.10.4	
Building coverage (max)	None	
Outdoor amenity space	10%	
4. BUILDING SETBACKS	Sec. 2.10.5.	
Primary street lot line (min/max)	0' / 10'	
Side street lot line (min/max)	0' / 10'	
Side lot line (min)	0'	
Rear lot line (min)	0'	
Alley lot line (min)	5'	
5. BUILD-TO	Sec. 2.10.6.	
Build-to width (min)		
Primary street	75%	
Side street	40%	
6. TRANSITION	Sec. 2.10.7.	
Transition type	Type B, D	
7. PARKING LOCATION	Sec. 2.10.8	
Front yard	Not allowed	
Side street yard	Not allowed	
Side yard	Allowed	
Rear yard	Allowed	

B. BUILDING



	Primary St.	Side St.
1. HEIGHT	Sec. 2.10.9.	
Building height (max stories/feet)		
Base	8 / 114'	
With bonus	11 / 156'	
2. MASSING	Sec. 2.10.10	
Building width (max)	275'	
Active depth (min)		
Primary street	15'	
Side street	9'	
3. GROUND STORY	Sec. 2.10.11.	
Ground story height (min)		
Residential	10'	
Nonresidential	14'	
Finished floor elevation (min/max)		
Residential	0' / 6'	
Nonresidential	-2' / 6'	
4. TRANSPARENCY	Sec. 2.10.12.	
Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
Upper story (min)	20%	20%
Blank wall width (max)	15'	25'
5. ENTRANCES	Sec. 2.10.13.	
Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes
6. FENCES AND WALLS	Sec. 2.10.14	
Front yard height (max)	4'	
Side street yard height (max)	6'	

123 East Main St. 2nd Floor
Charlottesville, VA 22902
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GP #22229.00

ZONING CODE STUDY
FRIENDSHIP COURT REDEVELOPMENT PHASE 3
CHARLOTTESVILLE, VA

DATE	SUBMISSION / REVISION

A010
01/28/2025
SPECIAL EXCEPTION PERMIT

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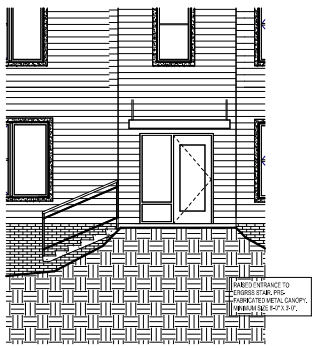
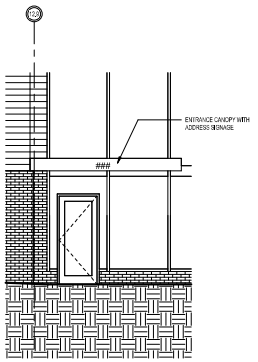
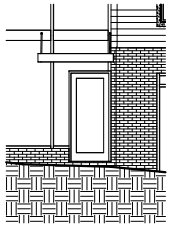


H18 BUILDING 12 - ENTRY A
1/4" = 1'-0"

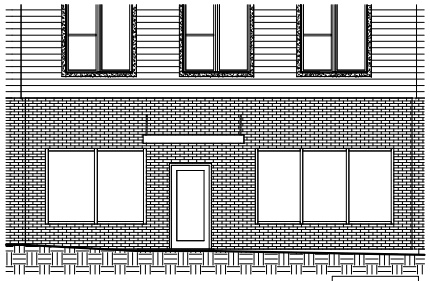


H15 BUILDING 12 - ENTRY B
1/4" = 1'-0"

PRECEDENT IMAGE BUILDING 12 MAIN ENTRANCE AT 2ND ST SE & MONTICELLO AVE.

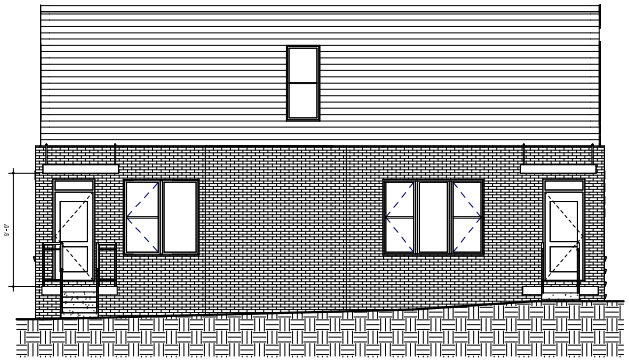


H11 BUILDING 12 - ENTRY C
1/4" = 1'-0"

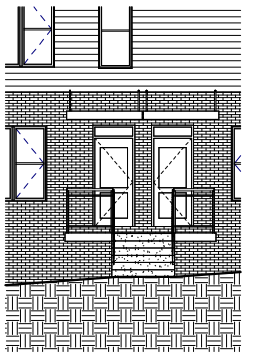


E16 BUILDING 12 - ENTRY D
1/4" = 1'-0"

PRECEDENT IMAGE FOR 2ND STREET SE PEDESTRIAN EXPERIENCE.



A16 BUILDING 9A/10- ENTRY A
1/4" = 1'-0"



A11 BUILDING 9A - ENTRY B
1/4" = 1'-0"

2.10.13 ENTRANCES CHARTS

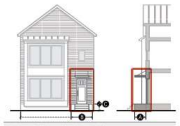
PORCH

A wide, raised platform, projecting in front of a street-facing entrance; that is entirely covered but not enclosed.

DIMENSIONAL STANDARDS	
A Depth (min)	5'
B Width (min % of building width)	30%
Covered entrance	n/a
Covered area (min)	100%
Enclosure (max)	50%

RAISED ENTRY

A raised platform accessed from an exterior staircase, providing covered access to a street-facing entrance.

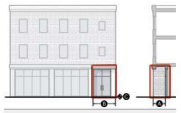


DIMENSIONAL STANDARDS	
A Depth (min)	3'
B Width (min)	4'
Covered entrance	Required
Covered area (min)	n/a
Enclosure (max)	50%

RULES FOR ZONING DISTRICTS

RECESSED ENTRY

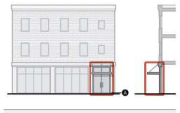
A space set behind the primary facade plane providing sheltered access to a street-facing entrance.



DIMENSIONAL STANDARDS	
A Depth (min/max)	3' / 15'
B Width (min)	5'
Covered entrance	Required
Covered area (min)	100%
Enclosure (max)	75%

COVERED ENTRY

A space that provides sheltered access to an at-grade street-facing entrance with an overhead projecting structure.



DIMENSIONAL STANDARDS	
Depth (min)	n/a
Width (min)	n/a
Covered entrance	Required
Covered area (min)	n/a
Enclosure (max)	50%

RULES FOR ZONING DISTRICTS

b. **Ground Story Facade Blank Wall Treatments**

Ground story facades that exceed the maximum allowed blank wall width may apply one or more of the following blank wall treatments and increase the allowed blank wall width by 100%.

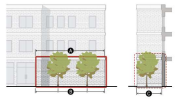
SMALL OR MEDIUM TREES

Small trees planted between a ground story facade with no window or door openings and the public realm.

DIMENSIONAL STANDARDS	
A Treatment width (min % of blank wall width)	100%
Tree type	Small or Medium
B Planting frequency (min avg.)	5 per 100'
C Planting area depth (min)	7'

LARGE TREES

Large trees planted between a ground story facade with no window or door openings and the public realm.



DIMENSIONAL STANDARDS	
A Treatment width (min % of blank wall width)	100%
Tree type	Large
B Planting frequency (min avg.)	3 per 100'
C Planting area depth (min)	15'

RULES FOR ZONING DISTRICTS

c. **Blank Foundation Wall Treatments**

Foundation walls that exceed the maximum allowed blank wall width may apply one or more of the following blank foundation wall treatments and increase the allowed blank wall width by 100%.

FOUNDATION PLANTING

Screening plants located between a foundation wall with no window or door openings and the public realm.

DIMENSIONAL STANDARDS	
A Treatment width (min % of blank wall width)	75%
Plant type	Screening plant
Planting frequency (min avg.)	3 per 10'
Planting area depth (min)	3'

PEDESTRIAN ACCESS

Stairs or ramps providing pedestrian access to a street-facing entrance located between a foundation wall with no window or door openings and the public realm.

DIMENSIONAL STANDARDS	
A Treatment width (min % of blank wall width)	75%
B Height above sidewalk (max)	4'

2.10.4 OUTDOOR AMENITY ZONING DETERMINATION

CITY OF CHARLOTTESVILLE
"A Great Place to Live for All of Our Citizens"
Department of Neighborhood Development Services

Memorandum

To: Sunshine Mathon, Executive Director, Piedmont Housing Alliance

From: James Freas, Director, Neighborhood Development Services & Zoning Administrator

Date: February 28, 2024

Re: Zoning Determination: Section 2.10.4 Outdoor Amenity Space

CC: Carrie Rainey, Senior Planner
Jay Stroman, City Attorney

Piedmont Housing Alliance (PHA) has requested a zoning determination that the proposed public park space to be included within the Friendship Court Phase 3 project meets the intent and requirements of the Outdoor Amenity Space provisions (Section 2.10.4.C) of the Charlottesville Development Code. This section is intended to ensure that there are adequate recreation and open space areas for occupants of a project and the code requirement is expressed as a minimum required percentage of a lot. For the reasons stated below, the Zoning Administrator finds that the proposed public park area meets the Outdoor Amenity Space requirements of the Charlottesville Development Code.

The Friendship Court site is zoned Corridor Mixed-Use B (CX-B), which requires that a minimum of 10% of the lot area be devoted to Outdoor Amenity Space, as described in Sec. 2.10.4.C. The relevant portions of the Intent, Application, and Standards sections of the Outdoor Amenity Space provisions are provided below.

C. Outdoor Amenity Space

An area on a lot designated to be used for active or passive recreation, calculated as a percentage of total lot area.

1. Intent

To facilitate the creation of a convenient, attractive, and harmonious community by:

a. Ensuring adequate recreation and open space areas for occupants, and to ensure such spaces are accessible, usable and safe; and

b. Encouraging projects to provide high-quality, pedestrian-oriented, and publicly accessible gathering spaces along streetscapes.

2. Application

a. The outdoor amenity space requirements apply to all lots.

b. Where the calculation of outdoor amenity space requires less than 400 square feet, no outdoor amenity space is required.

3. Standards

a. General Standards

i. A lot must provide outdoor amenity spaces having a cumulative area no less than the minimum percentage of outdoor amenity space specified by the zoning district.

ii. The required outdoor amenity space is classified as either Common Outdoor Amenity Space or Pedestrian Outdoor Amenity Space (see Sec. 2.10.4.C. Outdoor Amenity Space), and must meet the standards according to the classification.

c. Pedestrian Outdoor Amenity Space

Type of Outdoor Amenity Space that is publicly accessible and located in close proximity to the public sidewalk. Examples include patios and plazas.

Pedestrian outdoor amenity space must meet all of the general standards for outdoor amenity space in addition to the following requirements:

i. Each square foot of pedestrian outdoor amenity space provided counts as 2 square feet of required outdoor amenity space.

ii. A minimum of 25% of the pedestrian outdoor amenity space perimeter must abut and be directly accessible from the sidewalk along a primary or side street.

iii. Pedestrian outdoor amenity space cannot be separated from this public sidewalk by any structure for more than 40% of the width of the amenity space, with the exception of a wall or fence 42 inches in height or the maximum height specified by the zoning district, whichever is less. The allowed wall or fence must provide openings for pedestrian access at least once every 35 feet.

iv. The finished floor or ground surface of a pedestrian outdoor amenity space must be located either at the same grade as the sidewalk, or within the minimum and maximum finished floor elevations specified by the zoning district (see Sec. 2.10.9.B. Finished Floor Elevation).

v. All building facades facing pedestrian outdoor amenity space must meet the transparency (2.10.12. Transparency) and entrances (2.10.13. Entrances) standards required by the zoning district for the applicable primary or side street frontage.

vi. A minimum of 20% of the total area of each pedestrian outdoor amenity space must be planted area and meet the requirements of Div. 4.9. Landscaping.

vii. Mechanical and utility equipment cannot be located within a pedestrian outdoor amenity space, or between a pedestrian outdoor amenity space and an adjacent building facade.

Details of the Request

PHA began the redevelopment of the Friendship Court property in 2018 with the submission of the first site plan for phase 1 of the project. Overall, the project has 4 phases, the first 2 of which were reviewed and approved under the previous zoning ordinance. Phase 3 is the first to be subject to the recently adopted Charlottesville Development Code. The entire project is an affordable housing project with financial subsidies. As part of the financing strategy for the project, the City will be taking over the new streets and the central park space of the project, making these publicly owned and accessible facilities.

The central park area of the Friendship Court project is approximately 39,200 feet and 8.7% of the overall project area. The portion included within phase 3 is approximately 19,700 square feet and 17.7% of the phase 3 land area. With the information furnished to date, the park area meets the requirements for a Pedestrian Outdoor Amenity Space.

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Analysis

The key issue related to whether the public park area satisfies the Code's requirement to have 10% of the area as designated Outdoor Amenity Space is in the question of whether, once a new lot is established for the transfer of the park to the City, the remaining lot will now be bereft of its required Outdoor Amenity Space, and therefore in violation of the Zoning Ordinance. Absent the subdivision, the park area clearly exceeds the Outdoor Amenity Space requirements. There are two factors to consider:

1. The intent of the Outdoor Amenity Space requirements is to promote and incentivize the creation of publicly accessible Outdoor Amenity Space. The intent section clearly states this and Sec. 2.10.4.C.3.c. provides a powerful incentive by cutting in half the size of the requirement where it is publicly accessible. Turning the space over to the City is the most effective way of ensuring permanent public access to this space. Further, the residents will fully retain access to this space so there is no loss of the outdoor amenity space to them.

2. While only phases 3 and 4 of the Friendship Court project are subject to the December 2023 adopted Charlottesville Development Code, the overall project was designed a number of years ago with a large, centralized public park. While the zoning requirements may have changed, consideration must be given to the larger project design that was conceptualized and locked in long before there was any draft of the current code.

Zoning Determination

The zoning administrator hereby determines that the centralized public park in the Friendship Court development project satisfies the Outdoor Amenity Space requirement for phase 3 of this project even after it has been subdivided and dedicated to the City as a public park.

Approved

James Freas
Director
Neighborhood Development Services
Zoning Administrator

2-28-24
Date

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123 East Main St, 2nd Floor
Charlottesville, VA 22902
Tel: 434.465.6680
www.grimmandparker.com
G+P GRIMM AND PARKER

GP #22229.00

ZONING CODE STUDY
FRIENDSHIP COURT REDEVELOPMENT PHASE 3
CHARLOTTESVILLE, VA

DATE	SUBMISSION / REVISION

A011
01/28/2025
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