

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



PLANNING COMMISSION PRELIMINARY DISCUSSION
APPLICATIONS FOR A REZONING
DATE OF THE MEETING: October 13, 2023

Project Planner: Ben Koby

Date of Staff Report: September 29, 2026

Applicant: Shimp Engineering, P.C.

Applicant's Representative(s): Justin Shimp, Polina Andreeva

Current Property Owner: NAPPA PROPERTIES, LLC

Application Information

Property Street Address: 209 12th St NE

Tax Map & Parcel: 540178000

Total Square Footage/ Acreage Site: Approx. 0.194 acres (8450.64 square feet)

Comprehensive Plan (General Land Use Plan): General Residential

Current Zoning Classification: Residential A (R-A)

Overlay District: N/A

Purpose of Meeting and Applicant's Request (Summary)

Shimp Engineering (the "applicant") is inquiry on behalf of NAPPA PROPERTIES, LLC (the "owner") to explore the possibility of rezoning TMP 54-178 (the "property") from R-A to CX-3, matching the corridor mixed-use zoning designation already in place on the adjacent parcel, TMP 54-158, which is home to T&N Printing. T&N Printing was founded in 1982 and has operated continuously in Charlottesville for over four decades, providing offset and digital printing, bindery services, architectural blacklines, and management services to clients throughout Central Virginia.

The Applicant proposes to demolish the existing structure on the property and construct a new mixed-use building to accommodate T&N's expanding printing operations. The applicant is open to proffering building height to match the adjacent R-A requirements, rather than CX-3.

Where the Property abuts parcels remaining in the R-A district along common lot lines, the Owner acknowledges the applicable Type A transition requirement (Development Code § 4.7.1)

and will demonstrate full compliance, including required screened areas, building setbacks, and upper-story step-backs, at the Development Review stage.

Rezoning TMP 54-178 to CX-3 would eliminate the current split-zoning condition between the two contiguous commonly-owned lots and promote economic development for a long-time local business.

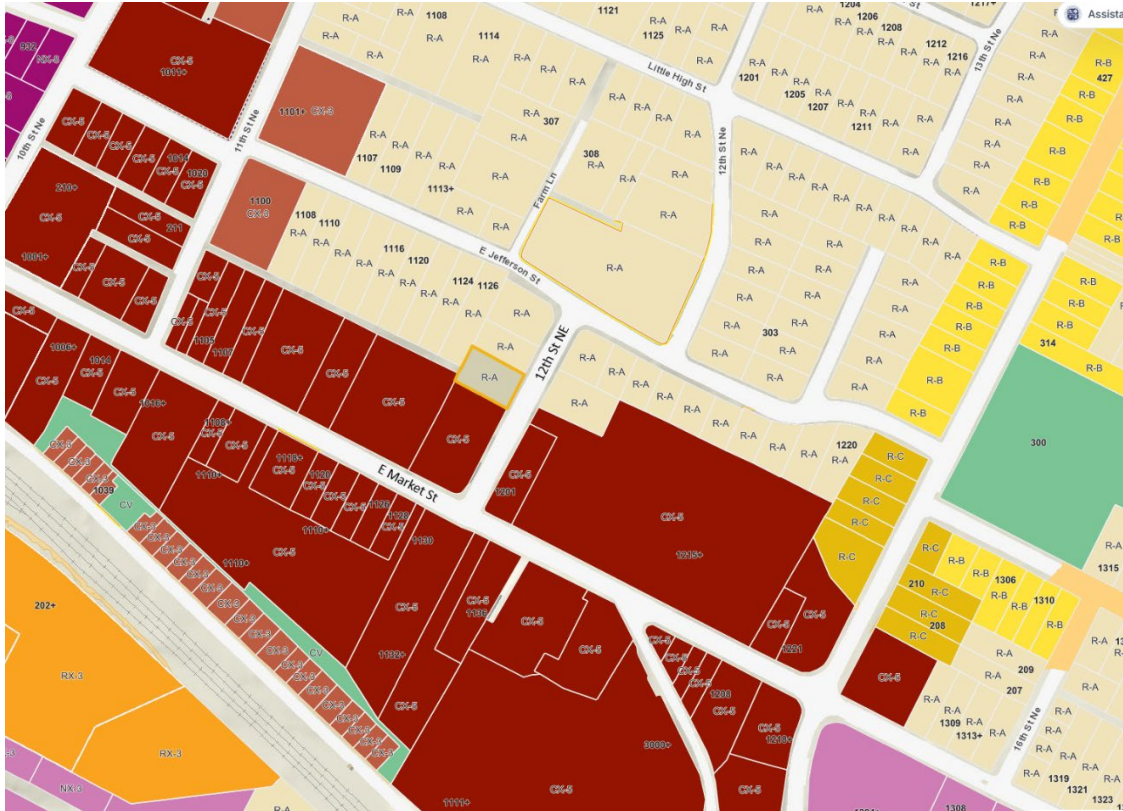
Vicinity Map



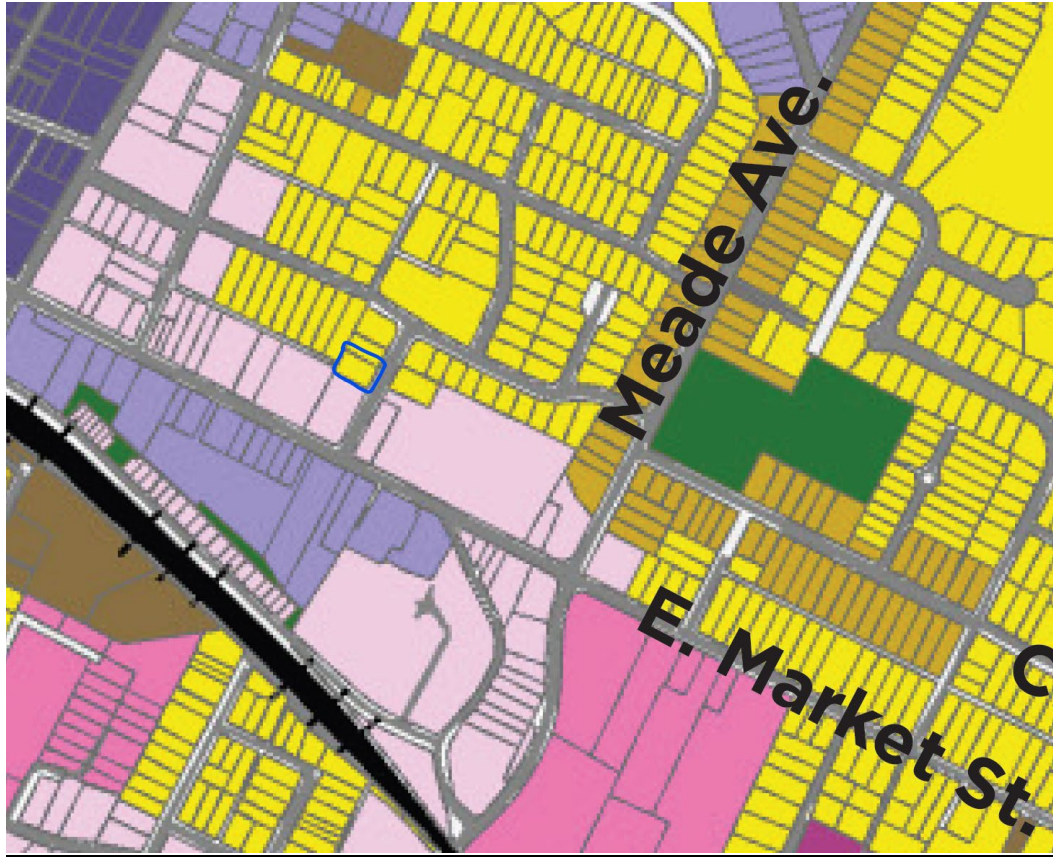
Context Map 1



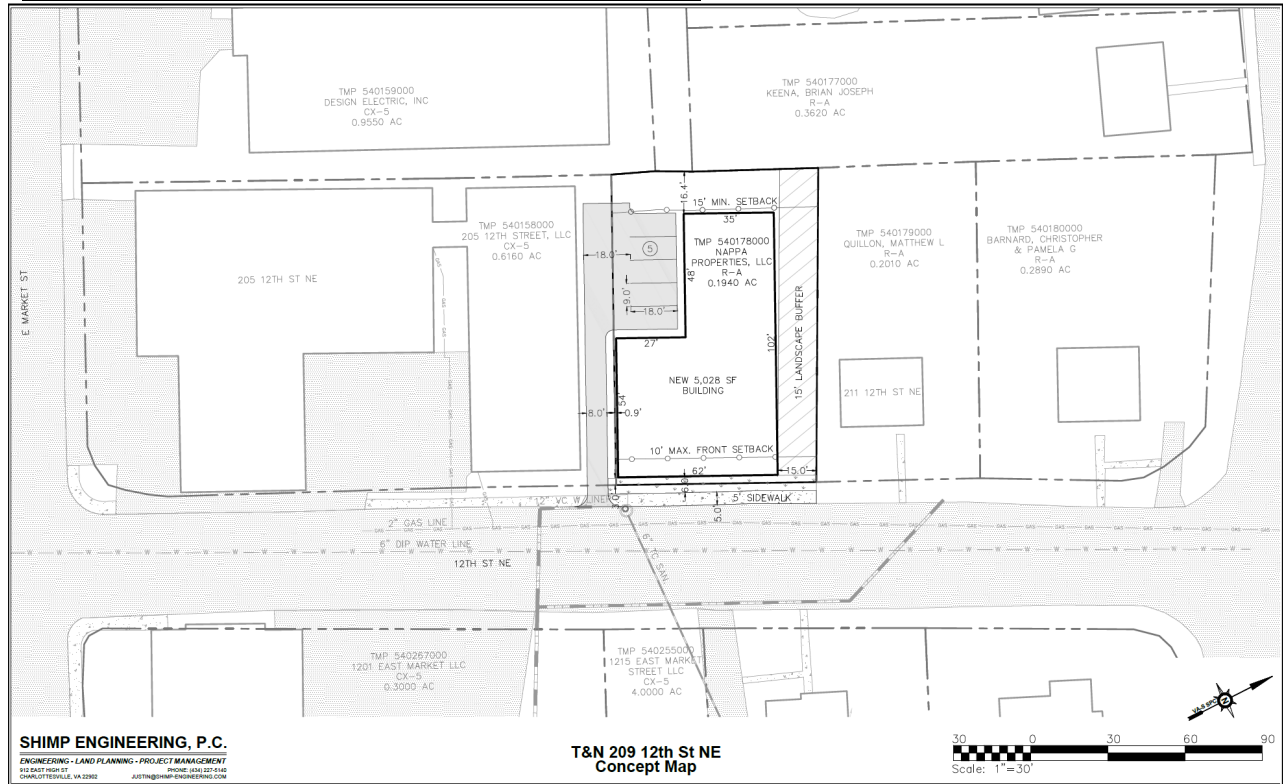
Context Map 2- Zoning Classifications



Context Map 3- General Land Use Plan, 2021 Comprehensive Plan



Key Elements of the proposed Development



Development Proposal:

Lot Size	Regulation	Proposed
Lot Area	None	8,450 SF, no change
Front Access Width (min)	40' (Front Access) 15' (Rear/Side Access)	77.8, no change

Density	Regulation	Proposed
Dwellings per lot (max)	Unlimited	0

Coverage	Regulation	Proposed
Building Coverage (max)	80%	59.5%
Outdoor Amenity Space (min)	10%	21%

Built-to	Regulation	Proposed
Primary Street (min)	75%	79%
Side Street	45%	NA

Height	Regulation	Proposed
Building Height (max stories/feet)	3/44' (Base)	To match R-A requirements, subject to future proffer conditions

Massing	Regulation	Proposed
Building width (max)	275'	62'
Active depth (min)	9'	At least 9'

Proposed Discussion points for the Planning Commission:

1. Is the proposed height limitation proffered, to match the height limitation in the R-A district suitable to ease the concerns for Planning Commission?
2. Are the allowed uses in the CX-3 zoning district compatible with this parcel?
3. Are there concerns the applicant should consider addressing if they move forward with the rezoning application?

Attachments

- A. Applicant Materials