

Project Narrative For: T&N 209 12th St NE

Parcel Description: TMP 54-178

Pre-App Meeting Date: August 12, 2026

TMP	ACREAGE	EXISTING ZONING	PROPOSED ZONING	COMP PLAN DESIGNATION
54-178	0.1940	R-A	CX-3	General Residential

Location:

209 12th St NE

Surrounding Uses:

Residential, Commercial, Light industrial

Project Proposal:

NAPPA PROPERTIES, LLC (the “owner”) seeks to rezone and redevelop 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.

Consistency with CX-3 District Zoning Regulations:

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
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Dwellings per lot (max)	Unlimited	0
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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'