

Agenda

PLANNING COMMISSION REGULAR DOCKET WEDNESDAY, October 13, 2020 at 5:30 P.M. Virtual Meeting

I. Commission Pre-Meeting (Agenda discussion(s))

Beginning: 5:00 p.m.

Location: (Electronic/Virtual)

II. Commission Regular Meeting

Beginning: 5:30 p.m.

Location: (Electronic/Virtual)

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)

III. JOINT MEETING OF COMMISSION/ COUNCIL

Beginning: 6:00 p.m.

Continuing: until all public hearings are completed

Format: (i) Staff Report, (ii) Applicant, (iii) Hearing

1. **ZT20-10-02**– (Family Day Home) A proposed amendment to the text of Chapter 34 (Zoning Ordinance) of the City of Charlottesville, 1990, as amended, to provide updates to family day home uses to include Section 34-420, 34-480, and 34-796 Use Matrixes to allow family day home (1-4 children) as a by-right use in all zoning districts which allow residential use, to allow family day home (5-12 children) as a provisional use in all districts which allow for residential use, to update Section 34-1200: Definitions under “Family day home” to confirm a lawfully established residential use prior to implementing a family day home and under “Occupancy, residential” to clarify that the family day home (1-4 children) use is considered residential occupancy, and to add a Section to Article IX. Generally Applicable Regulations, Division 9. Standards for Provisional Use to provide regulations for family day home (5-12 children) by provisional use. The purpose of the amendments is to provide updates to family day home use which comply with current State code requirements and provide allowances for provisional use permit requirements for Family day home (5-12 children). A copy of the proposed zoning text amendment is available for public inspection on line at <https://www.charlottesville.gov/268/Zoning>. Persons interested in this application may contact Assistant Director Missy Creasy by email creasym@charlottesville.org

IV. COMMISSION'S ACTION ITEMS

Continuing: until all action items are concluded.

1. Work Session - 1613 Grove Street (60 minutes)
2. Cville Plans Together (90 minutes)

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday November 10, 2020 – 5:00 PM	Pre-Meeting	
Tuesday November 10, 2020 – 5:30 PM	Regular Meeting	<u>Minutes</u> – August 11, 2020 – Pre-meeting and Regular meeting September 9, 2020 – Pre- meeting and Regular meeting Rezoning - 817 Nassau Street Joint Council Planning Commission Work Session - Cville Plans Together

Anticipated Items on Future Agendas

Zoning Text Amendments –Off-street parking facilities requirements along streets designated as “framework streets” (initiated May 8, 2018), Site Plan Requirements, Accessory Dwelling Unit, Middle Density zoning and Affordable Dwelling Unit

Comp Plan Amendment – Small Area Plan –Cherry Avenue, Community Vision Plan – Starr Hill

Rezoning – 1000 Monticello

Major Subdivision – Coleman Street

Site Plan – Grove Street PUD

Lighting report

Capital Improvement Program - December 2020

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.

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3182 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide a 48 hour notice so that proper arrangements may be made.

During the local state of emergency related to the Coronavirus (COVID19), City Hall and City Council Chambers are closed to the public and meetings are being conducted virtually via a Zoom webinar. The webinar is broadcast on Comcast Channel 10 and on all the City's streaming platforms including: Facebook, Twitter, and www.charlottesville.gov/streaming. Public hearings and other matters from the public will be heard via the Zoom webinar which requires advanced registration here: www.charlottesville.gov/zoom . You may also participate via telephone and a number is provided with the Zoom registration or by contacting staff at 434-970-3182 to ask for the dial in number for each meeting.

**LIST OF SITE PLANS AND SUBDIVISIONS APPROVED ADMINISTRATIVELY
9/1/2020 TO 9/30/2020**

1. Preliminary Site Plans

2. Final Site Plans

- a. 105 David Terrace– August 20, 2020
- b. Sunrise Park PUD – August 25, 2020
- c. 503 Rugby Road (Kappa Kappa Gamma) – September 9, 2020

3. Site Plan Amendments

- a. Harmony Ridge (installation of retaining way) – July 1, 2020
- b. Brandon Avenue Green Street and Utilities Plan – Bulletin 16 (sewer line) – July 1, 2020
- c. Monticello Avenue Partners Building D – Amendment #2 – September 22, 2020
- d. 1205 Long – Bank of America – Lighting plan – September 22, 2020

4. Subdivision

- a. 2508 Plateau Road – July 9, 2020 (verify recording)
- b. 105 David Terrace – August 20, 2020
- c. 909 Belmont Avenue – BLA – September 15, 2020
- c. 506-512 Ridge Street (TMP – 29-274 & 29-275) – September 2, 2020

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



REQUEST FOR A
ZONING TEXT AMENDMENT

PLANNING COMMISSION REGULAR MEETING
DATE OF PLANNING COMMISSION MEETING: October 13, 2020

Author of Staff Report: Missy Creasy, Assistant Director, Read Brodhead, Zoning Administrator, Craig Fabio, Assistant Zoning Administrator

Date of Staff Report: September 15, 2020

Proposed Change To Ordinance: Provision of updates to Family Day Home use.

Applicable City Code Provisions: Chapter 34 (Zoning Ordinance) of the City of Charlottesville, 1990, as amended, Section 34-420, 34-480, and 34-796 Use Matrixes, Section 34-1200, and Article IX. Generally Applicable Regulations, Division 9. Standards for Provisional Use

Executive Summary

This is a proposed zoning text amendment to provide updates to the use matrices, definitions and add a new section to the zoning ordinance to provide revisions for the Family day home use.

The draft code presented with this report is updated from the draft presented to the Planning Commission on September 9, 2020 and provides for the following changes from the current ordinance:

- Updates to the Use Matrixes to allow family day home (1-4 children) as a by-right use in all zoning districts which allow residential occupancy and to allow family day home (5-12 children) as a provisional use in all other districts which allow for residential occupancy.
- Update Section 34-1200: Definitions under “family day home” to confirm that the residential use must be lawfully established prior to an allowance for the family day home use.
- Update Section 34-1200: Definitions under “Occupancy, residential” to clarify that the family day home (1-4 children) use is considered residential occupancy.
- Add a Section to Article IX. Generally Applicable Regulations, Division 9. Standards for Provisional Use to provide regulations for family day home (5-12 children) by provisional use.
- Staff provided updated language to the hours of operation provision based on Planning Commission comments on September 9, 2020.

Background

At the July 2020 Planning Commission meeting, the following Zoning Text Amendment request was

initiated:

A Zoning Text Initiation to make family day homes for up to 12 children by right uses in all zoning districts and exempt them from off street parking requirements, and to also ask staff to develop standard drop off and pick up code to ensure safety given this change. In addition, make all efforts to administratively speed up childcare applications.

Staff took two different routes for review of this item including state and local actions. Ms. Robertson contacted the City Council's legislative subcommittee about this matter and worked to develop more specific recommendations for Delegate Hudson and Senator Deeds, as to which of the state regulations the City contemplates might be most easily [and safely] relaxed during COVID. Though legislative items must come from Council directly, this is likely an item to receive their support.

In addition, Ms. Robertson put together an informational/ background memo for the PC and council subcommittee on this issue which was sent on July 22, 2020.

The request for changes required at the state level has been submitted and feedback is forthcoming.

In addition to state level consideration, staff reviewed the city code provisions and state code updates and drafted language for consideration that would bring our local ordinance up to date and provide for additional allowances for larger family day homes. Please note that any state code requirement currently in place is allowable regardless of the outdated language we have in the current city code.

Staff provided draft ordinance language for discussion at the September 9, 2020 Planning Commission meeting. It provided for compliance with the number of children per state code, allowances for family day home in all areas allowing for residential use and provisional use permit requirements for Family Day Home (5-12 children).

The Commission provided feedback and it was requested that language updates for hours of operations be provided.

Study Period and Public Hearing

The Planning Commission initiated the proposed text amendment in July 2020. There is no required timeframe per the code for moving this item forward for City Council review.

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

A proposed amendment to the text of Chapter 34 (Zoning Ordinance) of the City of Charlottesville, 1990, as amended, to provide updates to family day home uses to include Section 34-420, 34-480, and 34-796 Use Matrixes to allow family day home (1-4 children) as a by-right use in all zoning districts which allow residential use, to allow family day home (5-12 children) as a provisional use in all districts which allow for residential use, to update Section 34-1200: Definitions under “Family day home” to confirm a lawfully established residential use prior to implementing a family day home and under “Occupancy, residential” to clarify that the family day home (1-4 children) use is considered residential occupancy, and to add a Section to Article IX. Generally Applicable Regulations, Division 9. Standards for Provisional Use to provide regulations for family day home (5-12 children) by provisional use. The purpose of the amendments is to provide updates to family day home use which comply with current State code requirements and provide allowances for provisional use permit requirements for Family day home (5-12 children).

A copy of the language is included with this report.

Standard of Review Analysis

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

The 2013 Comprehensive Plan provides provisions for updating regulations to support uses that provide for economic vitality.

Goal 5 of the Land Use Chapter: Explore progressive and innovative land use, design standards and zoning regulations to accomplish the City’s vision

Goal 1 of the Economic Sustainability Chapter: Create an Entrepreneurial environment that fosters the creation and success of businesses

Objective 1.5 Work strategically to continue to develop and implement land use policies and regulations that ensure the availability of sites for business to locate and expand.

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

The purposes of Chapter 34 of the City Code (Zoning Ordinance) would be furthered by providing the updates and additional provisions for the Family day home use. The changes would allow for a compressed, less costly and more predictable process for obtaining city approval for family day home (5-12 children) while providing for similar oversight.

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

The current city code pertaining to Family day home is not in alignment with the state code provisions and these changes would allow for that update. Please note that any state code requirement currently in place is allowable regardless of the outdated language in the current city code. This would also broaden the locations where this use can be considered. In addition, larger family day homes must currently go through a special use permit process which is long and costly and a provisional use permit process would streamline that yet provide for similar oversight and public engagement requirements.

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 proposal is not specific to an individual parcel. Family day home (1-4 children) is an allowable use in any area that allows for residential occupancy. The proposal would allow our code to reflect that correctly. There would be some expanded areas provided for Family day home (5-12 children) but as part of the state code requirements for this use, there is a public notification requirement so a public engagement element remains in addition to the other requirements outlined in the provisional use permit. These larger Family day homes are required to have state licensure and therefore have oversight at more than one level.

Public Comment

Staff has not received any comments on the proposal at this time.

Recommendation

Staff recommends approval of the proposed zoning text amendment.

Suggested Motions

- 1. "I move to recommend approval of this zoning text amendment to the text of Chapter 34 (Zoning Ordinance) of the City of Charlottesville, 1990, as amended, to provide updates to family day home uses to include Section 34-420, 34-480, and 34-796 Use Matrixes to allow family day home (1-4 children) as a by-right use in all zoning districts which allow residential use, to allow family day home (5-12 children) as a provisional use in all districts which allow for residential use, to update Section 34-1200: Definitions under "Family day home" to confirm a lawfully established residential use prior to implementing a family day home and under "Occupancy, residential" to clarify that the family day home (1-4 children) use is considered residential occupancy, and to add a Section to Article IX. Generally Applicable Regulations, Division 9. Standards for Provisional Use to provide regulations for family day home (5-12 children) by provisional use on the basis that the changes would serve the interests of public necessity, convenience, general public welfare and good zoning practice."*

2. *“I move to recommend approval of this zoning text amendment to the text of Chapter 34 (Zoning Ordinance) of the City of Charlottesville, 1990, as amended, to provide updates to family day home uses to include Section 34-420, 34-480, and 34-796 Use Matrixes to allow family day home (1-4 children) as a by-right use in all zoning districts which allow residential use, to allow family day home (5-12 children) as a provisional use in all districts which allow for residential use, to update Section 34-1200: Definitions under “Family day home” to confirm a lawfully established residential use prior to implementing a family day home and under “Occupancy, residential” to clarify that the family day home (1-4 children) use is considered residential occupancy, and to add a Section to Article IX. Generally Applicable Regulations, Division 9. Standards for Provisional Use to provide regulations for family day home (5-12 children) by provisional use on the basis that the changes would serve the interests of public necessity, convenience, general public welfare and good zoning practice with the following additions and modifications:”*
 - a.
 - b.
3. *“I move to recommend denial of this zoning text amendment for changes to family day home use requirements*

Attachments:

Proposed Ordinance updates

Background data on Daycare regulations

Link to September 9, 2020 Planning Commission materials (starting on page 117):

<https://charlottesvilleva.civicclerk.com/Web/Player.aspx?id=397&key=-1&mod=-1&mk=-1&nov=0>

Family Day home - Draft language for discussion – Updated September 15, 2020

Highlight indicates updates since September 9, 2020 Planning Commission meeting

Family day home means a child care program serving one (1) to twelve (12) children under the age of thirteen (13) (exclusive of the provider's own children and any children who reside in the home), where such program is offered in the **lawfully established** residence of the provider or the **lawfully established** residence of any of the children in care. Any program serving more than twelve (12) children shall be considered a child daycare facility.

Occupancy, residential for purposes of this zoning ordinance, this term refers to the number of persons who may reside together within one (1) dwelling unit, as a single housekeeping unit. Each of the following shall be deemed a single housekeeping unit: (i) one (1) person; (ii) two (2) or more persons related by blood or marriage, together with any number of their children (including biological children, stepchildren, foster children, or adopted children); (iii) two (2) persons unrelated by blood or marriage, together with any number of the children of either of them (including biological children, stepchildren, foster children, or adopted children); (iv) within certain designated university residential zoning districts: up to three (3) persons unrelated by blood or marriage; (v) within all other residential zoning districts: up to four (4) persons unrelated by blood or marriage; (vi) group homes, residential facilities and assisted living facilities, as defined in the Code of Virginia, § 15.2-2291, which are licensed by the department of social services or the department of behavioral health and developmental services and which are occupied by no more than eight (8) mentally ill, mentally retarded, developmentally disabled, aged, infirm, or disabled persons together with one (1) or more resident counselors; (vii) a group of persons required by law to be treated as a single housekeeping unit, in accordance with the Federal Fair Housing Act, or a similar state law. A family day home that serves one (1) to (4) four children shall be considered part of a residential occupancy by a single family.

Update 34-420 Use Matrix, 34-480 Use Matrix, and 34-796 Use Matrix
Family Day Home

1-4 Children - "B" in all districts which have allowances for residential occupancy

~~5-12 Children - "B" to remain for B-1, B-2 and B-3 to mirror current allowances~~

5-12 Children - "P" in all districts ~~besides B-1, B-2 and B-3~~ which have allowances for residential occupancy

		Residential Zoning Districts										
Family day home		R-1	R-1U	R-1S	R-1SU	R-2	R-2U	R-3	R-UMD	R-UHD	MR	MHP
1-4 1-5 children		B	B	B	B	B	B	B	B	B	B	B
5-12 6-12 children		S P	S P	S P	S P	S P	S P	B P	P	P	B P	P

Commercial Zoning Districts						
Family day home	B-1	B-2	B-3	M-I	ES	IC
1-4 1-5 children	B	B	B	B		B
5-12 6-12 children	B P	B P	B P	P		P

Mixed Use Zoning Districts														
Family day home	D	DE	DN	WME	WM W	CH	HS	NCC	HW	WSD	URB	SS	CD	CC
1-4 1-5 children	B	B	B	B	B	B	B	B	B	B	B	B	B	B
5-12 6-12 children	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Add this section under Article IX. Generally Applicable Regulations, Division 9. Standards for Provisional Use

Sec. 34-XXXX. Family Day Home (5-12 children)

A provisional use permit that authorizes a Family Day Home (5-12 children) shall be subject to the following regulations:

1. Each provisional use permit for a family day home will be valid from January 1 (or such other date during a calendar year on which such permit is issued) through December 31 of the calendar year in which the permit is issued.
2. The operator of the Family Day Home must reside at the property as his/her primary residence, or must be caring for children who reside within the residence.
3. No clients or employees shall be allowed to visit the property on which a family day home is conducted earlier than 7:00 a.m. or later than 6:00 p.m. 6:00 a.m. or later than 11 p.m. The family day home may operate up to 12 hours within each 24 hour period.
4. Applicants for a family day home provisional use permit must obtain, and provide to the zoning administrator:
 - a. A copy of a valid city business license (or a statement from the commissioner of revenue that no city business license is required)
 - b. A copy of a valid state license. Following initial issuance of the provisional use permit, the operator shall keep the zoning administrator supplied with a valid state license at all times while the provisional use permit is valid.
 - c. A traffic safety plan that addresses drop-off and pick-up procedures related to automotive traffic.
5. In addition to the resident(s) of the dwelling, not more than one (1) other individual may be engaged in the activities of the family day home on the property at any given time.
6. One (1) exterior sign, of dimensions no greater than two (2) square feet, may be placed on

the exterior of the dwelling or an accessory structure to indicate the presence of the family day home. The sign shall not be lighted.

7. A provisional use permit for a family day home may be revoked by the Zoning Administrator should a permit holder fail to maintain compliance with any of the regulations set forward in this section. An operator whose provisional use permit has been revoked pursuant to this paragraph shall not be permitted to apply for a new permit for any location for one calendar year after the end of the permit term.

8. Once an application requesting a provisional use permit is received by the Zoning Administrator, notification shall be sent by registered or certified letter to the last known address of each adjacent property owner. If the zoning administrator receives no written objection from a person so notified within 30 days of the date of sending the letter and determines that the family day home otherwise complies with the provisions of the ordinance and all other applicable local ordinances, the zoning administrator shall issue the permit. If the zoning administrator receives a written objection from a person so notified within 30 days of the date of sending the letter and determines that the family day home otherwise complies with the provisions of the ordinance, the zoning administrator shall consider such objection and may (i) issue or deny the permit or (ii) refer the permit to the local governing body for consideration.

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
SERVICES
STAFF REPORT



PRELIMINARY DISCUSSION: DEVELOPMENT

DATE OF PLANNING COMMISSION MEETING: October 13, 2020

Project Planner: Matt Alfele, AICP
Date of Staff Report: September 22, 2020
Project Name: 1613 Grove St. Ext.
Property Owner: Lorven Investments, LLC
Applicant's Representative: Shimp Engineering, P.C.

RE: Planning Commission Work Session for a proposed development at 1613 Grove St. Ext.

Background

Justin Shimp, P.E. (Shimp Engineering P.C.), representing Lorven Investments, LLC (owner) is proposing to develop the properties at 1613 Grove St. Ext. (TMP 230135000), 1611 Grove St. Ext. (TMP 230133000), and 0 Grove St. Ext. (TMP 230133000) (Subject Property) outside the current by-right land use designation. The Subject Property is approximately 0.65 acres with road frontage on Valley Road Ext. and Grove Street Ext. (Grove Street Ext is a platted but unimproved right-of-way). The Comprehensive Land Use Map for this area calls for Low Density Residential. Low Density Residential is described as land occupied by single or two-family types of housing. The density in these areas by-right should be no greater than 15 units per acre. Prior to moving the plan forward to a Community Meeting and Public Hearing, the applicant is requesting feedback from the Planning Commission on the proposed plan.

The proposal calls for a twenty (20) unit residential development within four (4) individual buildings. The development would have eight (8) four (4) bedroom units, and twelve (12) two (2) bedroom units for a total of fifty-six (56) bedrooms. Twenty-eight (28) parking spaces would be required by code for a development at this count and the max height would not exceed forty-five (45) feet. To achieve the type of development proposed within the application materials, the applicant will need to:

- Rezone the Subject Property from R-2 to R-3
- Receive a Special Use Permit to increase density and adjust setbacks
- Receive a Critical Slope Waiver to impact critical slopes on site

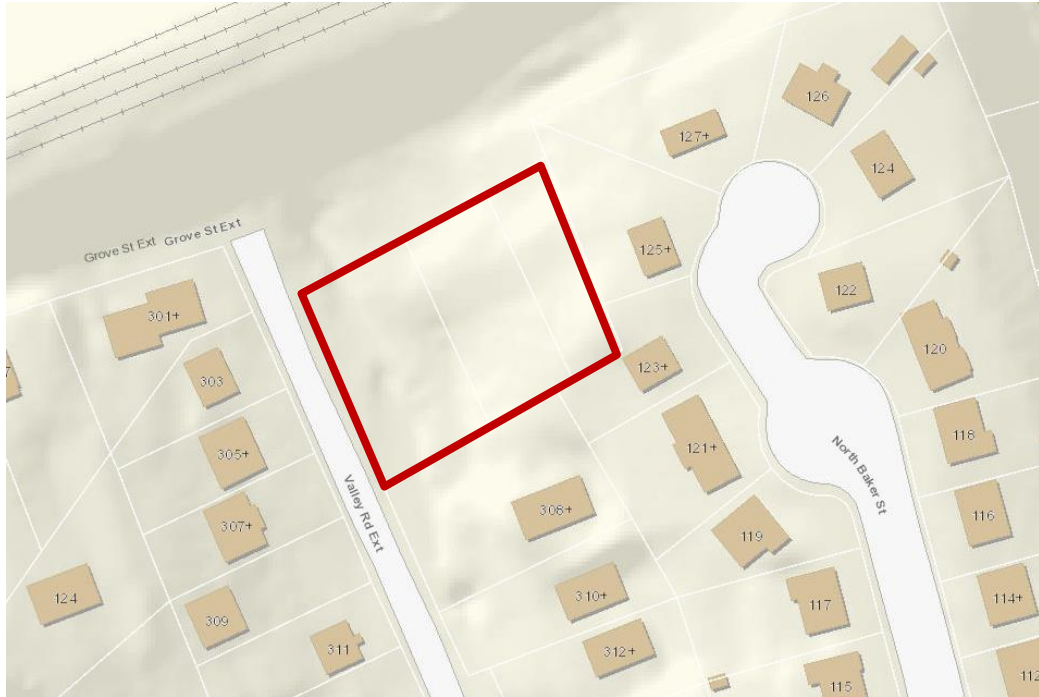
	*Existing R-2	RZ to R-3	RZ to R-3 with SUP
Density	6 total units (each unit can have 4 unrelated for a total of 24 bedrooms) <u>No DUA</u>	13 total units (each unit can have 4 unrelated for a total of 52 bedrooms) <u>21DUA</u>	20 total units (8 four bedroom and 12 two bedroom for a total of 56 bedrooms) <u>30 DUA</u>
Height	35' Max	45' Max	42' per application materials
Setbacks	Front: 25' Sides: 20' for the corner lot and a minimum of 5' depending of dwelling type Back: 25'	Front: 25: Sides: 20' for the corner (North) side and 50' for the side (South) and back adjacent to low-density residential. (Sec. 34-353(b)(4))	Front: 25' North Side: 5' South Side: 14' Back: 25'
Lot Coverage	Not Applicable	75% Max	80% Max
Parking	6 spaces minimum (1 per unit)	This would depend on the number of bedrooms, but 13 minimum.	28 spaces minimum

*The analysis for the existing R-2 uses the 3 lots as platted and assumes road improvements to Grove St. Ext. for access.

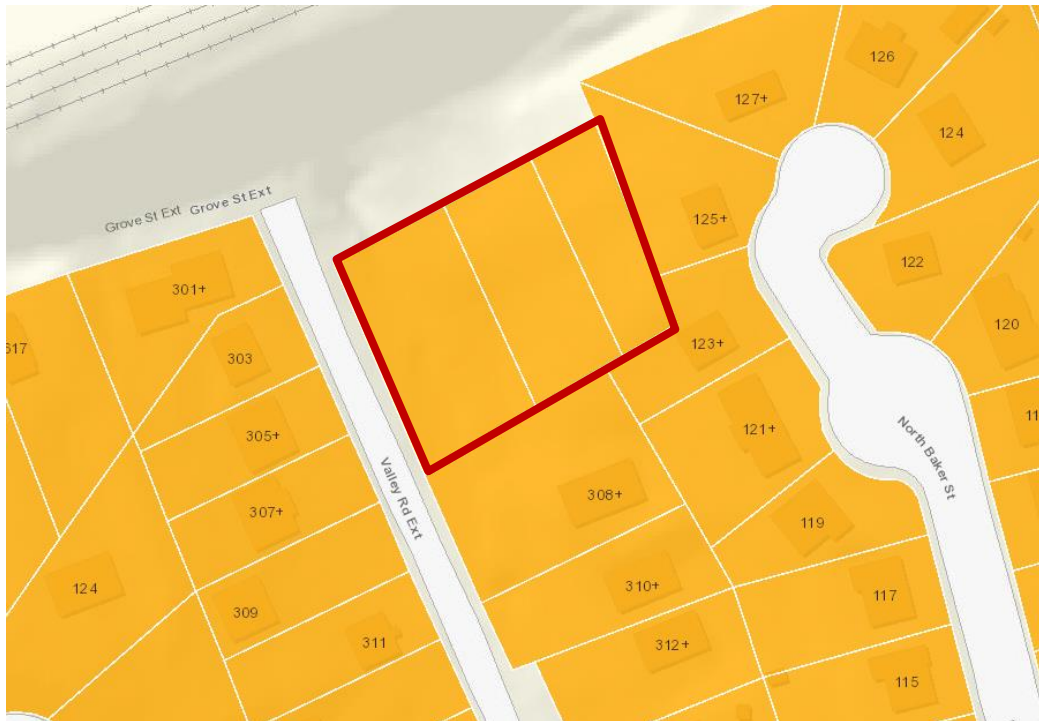
Proposed Discussion points for the Planning Commission:

1. Is this location appropriate for the proposed density and housing type?
2. Is the existing infrastructure (Valley Road Ext.) adequate to handle a development at this density?
3. What could be the environmental impacts to Rock Creek?
4. If rezoned, what would reasonable preliminary conditions be for the SUP?

Vicinity Map



Zoning Map

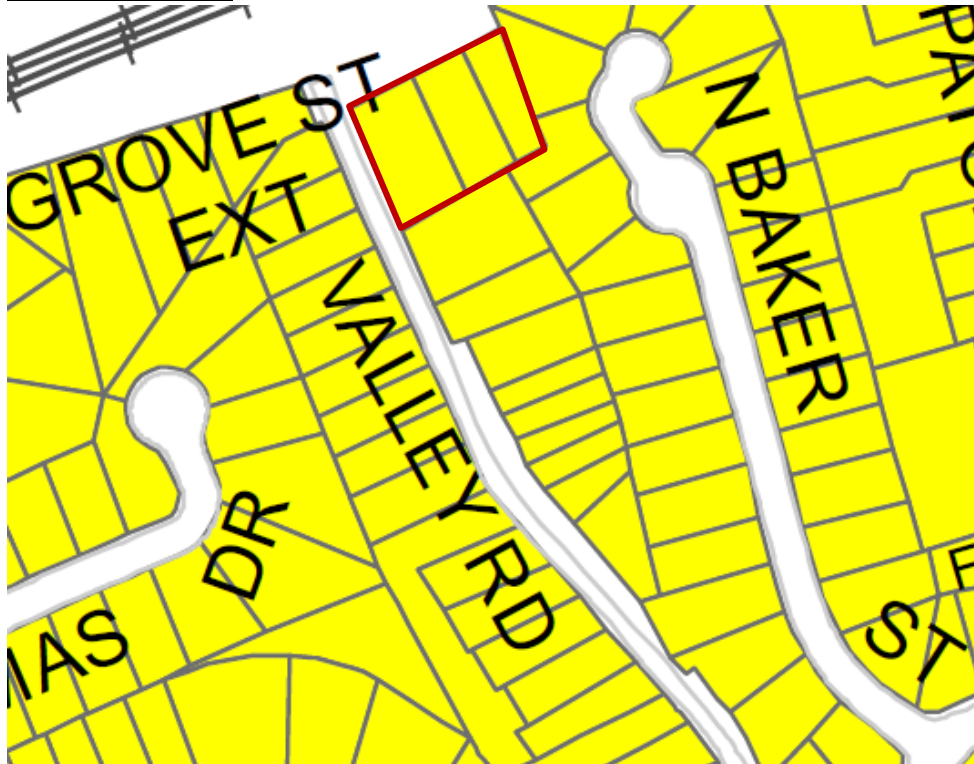


Orange: R-2 (Two-family)

2018 Aerial

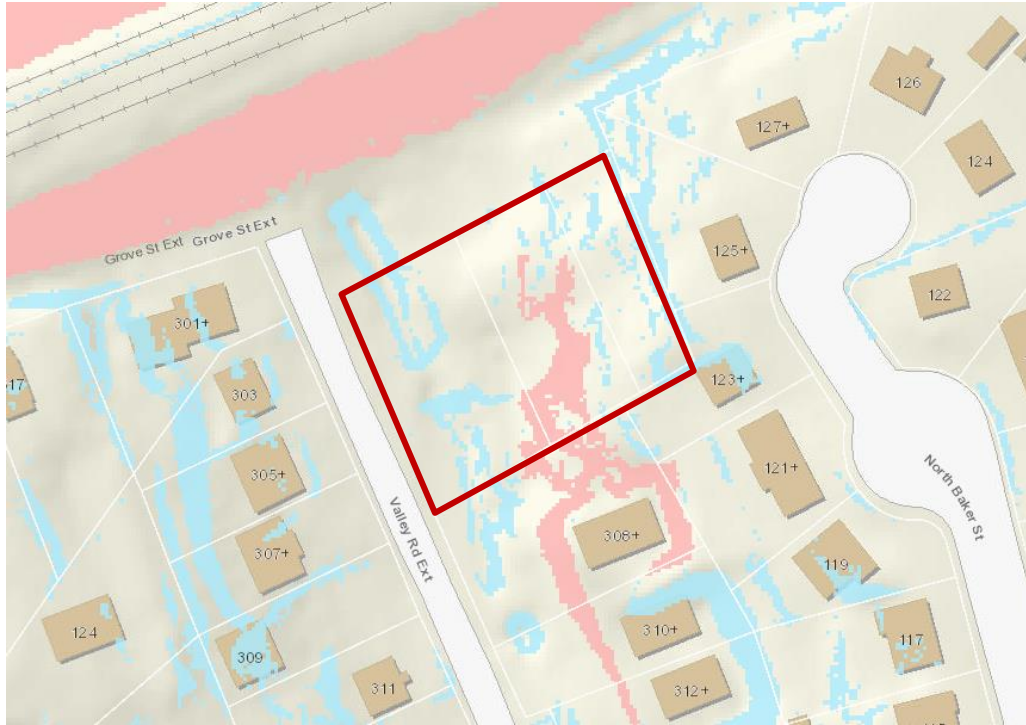


2013 Comp Plan



Yellow: Low Density Residential

Critical Slopes



Red: Critical Slope Lot Regulations (Site Plan), Blue: Critical Slope Subdivision Regulations

Photos of the Site (September 24, 2020)

From the intersection of Grove St. Ext and Valley Rd Ext looking southeast (September 28, 2020)



From Valley Rd Ext looking north (September 28, 2020)

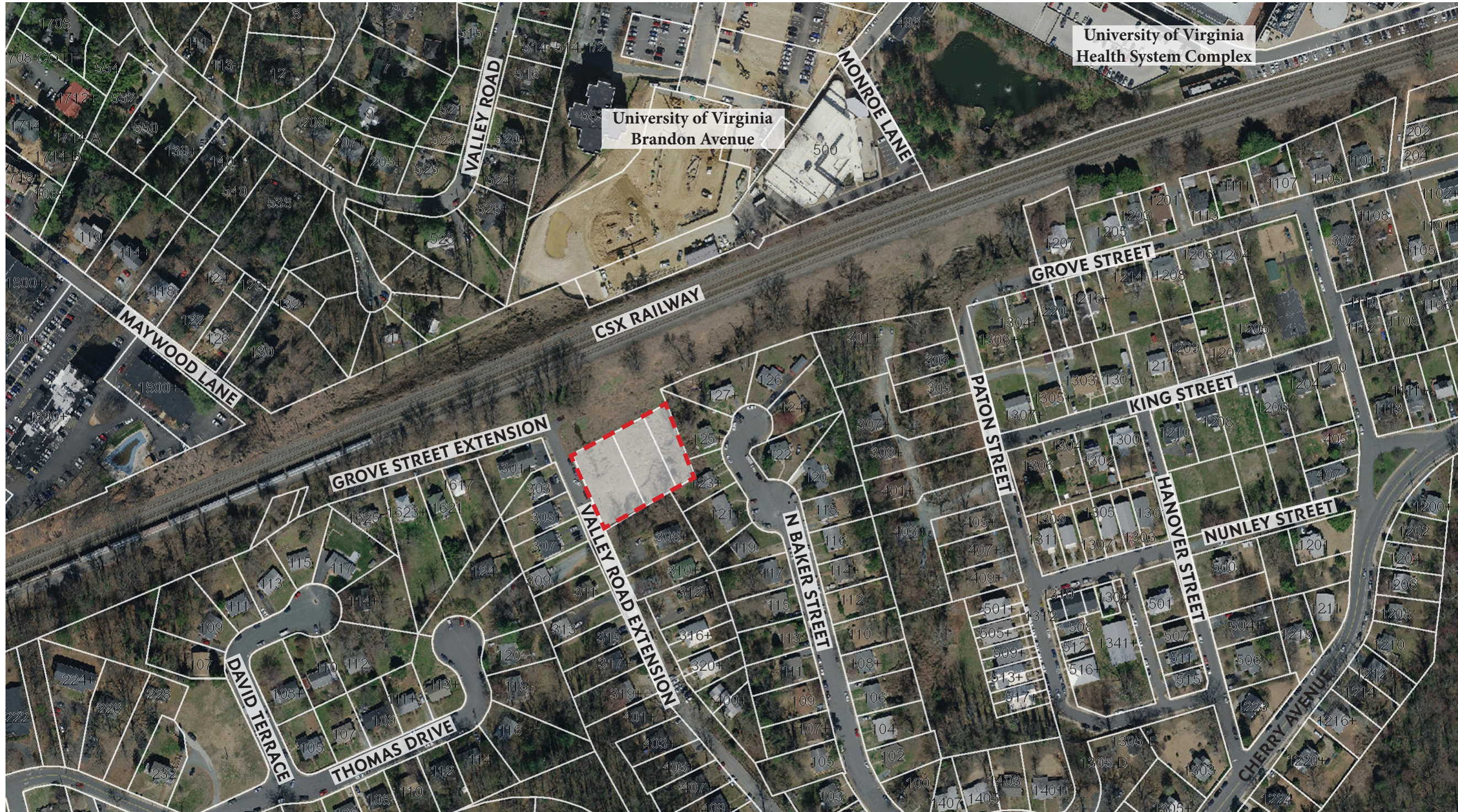


Attachments

- A. Rezoning and SUP Applicant Narrative
- B. Narrative
- C. Preliminary Site Plan

1613 GROVE STREET SITE CONTEXT

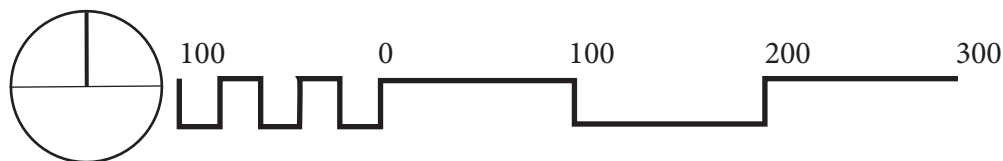
Sheet 1 of 7



TMP(s) 23-133, 23-134, 23-135

SUBMITTED 14 JULY 2020

project: 20.010



1613 GROVE STREET
SITE & REZONING INFO

Sheet 2 of 7

OWNER/DEVELOPER

Lorven Investments, LLC
4776 Walbern Ct
Chantilly, VA 20151

TMP(s)

23-133, 23-134, 23-135

ACREAGE

0.652

NEIGHBORHOOD

Fifeville

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0269D), this property does not lie within a Zone X 100-year floodplain.

USE

EXISTING: Vacant
PROPOSED: Multifamily

ZONING

EXISTING: R2
PROPOSED: R3, with concurrent special use permit submitted for increased density (21 DUA to 22-43 DUA)

DENSITY

COMPREHENSIVE PLAN DESIGNATION: Low density residential (<15 DUA)
PROPOSED: 20 units proposed; 30 DUA

BUILDING HEIGHT

Per Section 34-353 of the Charlottesville Zoning Ordinance, a maximum building height of 45' shall be permitted. Proposed building height is 42'.

SETBACKS

Per Section 34-353 of the Charlottesville Zoning Ordinance, setbacks shall be permitted as follows:
FRONT MINIMUM: 25'
SIDE MINIMUM: 14'*
REAR MINIMUM: 25'

*For 22-43 DUA, side setbacks shall be 1 foot/3 feet in building height, 10' minimum. Maximum allowable building height is 45'. Proposed building height is 42'.

Side setback to be reduced to 5' from the northern boundary (adjacent to the railroad ROW) with SUP exception

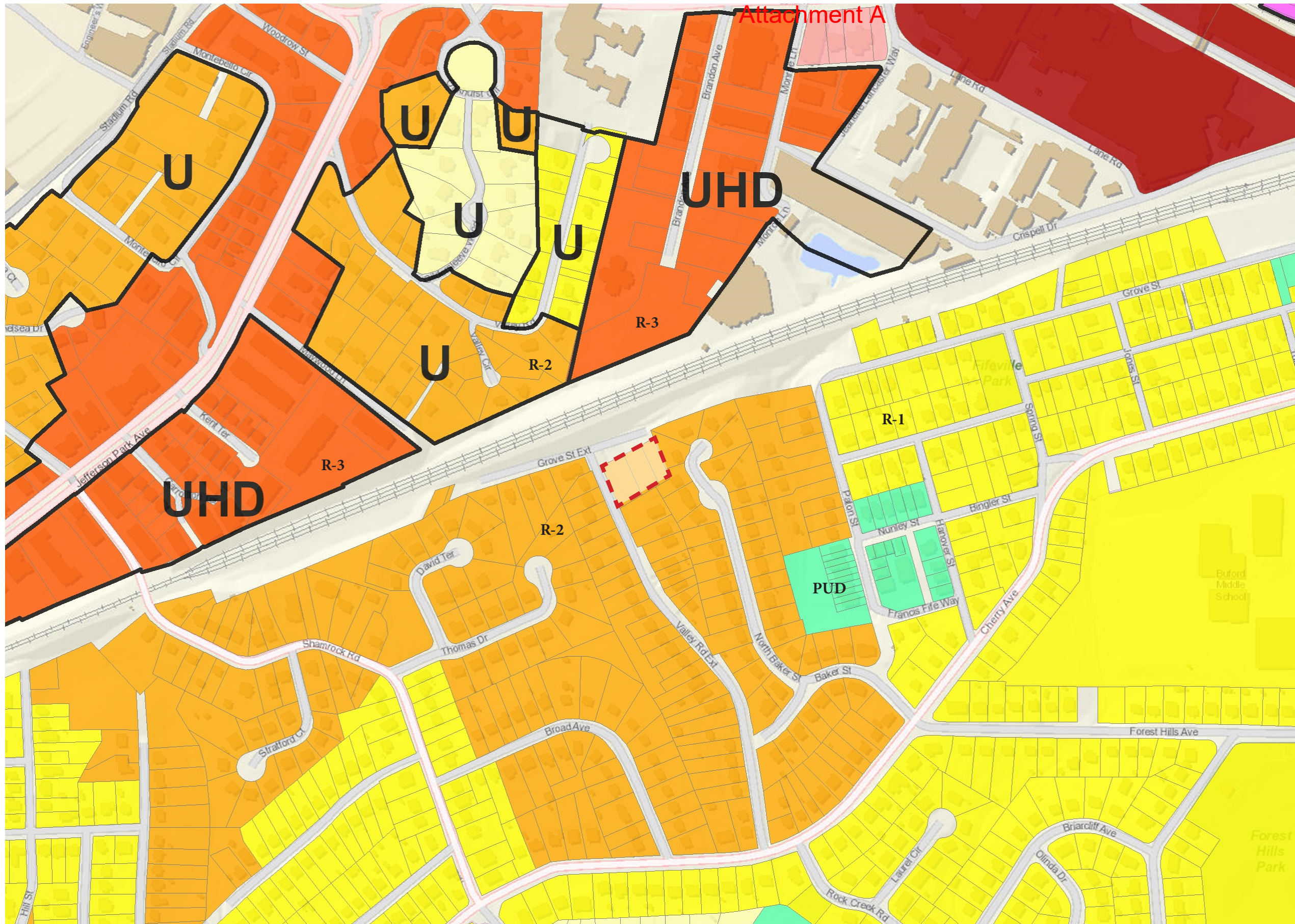
TMP(s) 23-133, 23-134, 23-135

SUBMITTED 14 JULY 2020

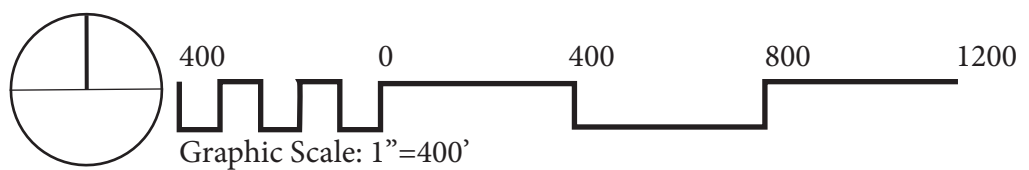
project: 20.010

1613 GROVE STREET ZONING MAP

Sheet 3 of 7



Attachment A



TMP(s) 23-133, 23-134, 23-135

SUBMITTED 14 JULY 2020

project: 20.010

SHIMP ENGINEERING, P.C.

Attachment A

REZONING + SPECIAL USE PERMIT
APPLICATION EXHIBIT

1613 GROVE STREET
LAND COVERAGE

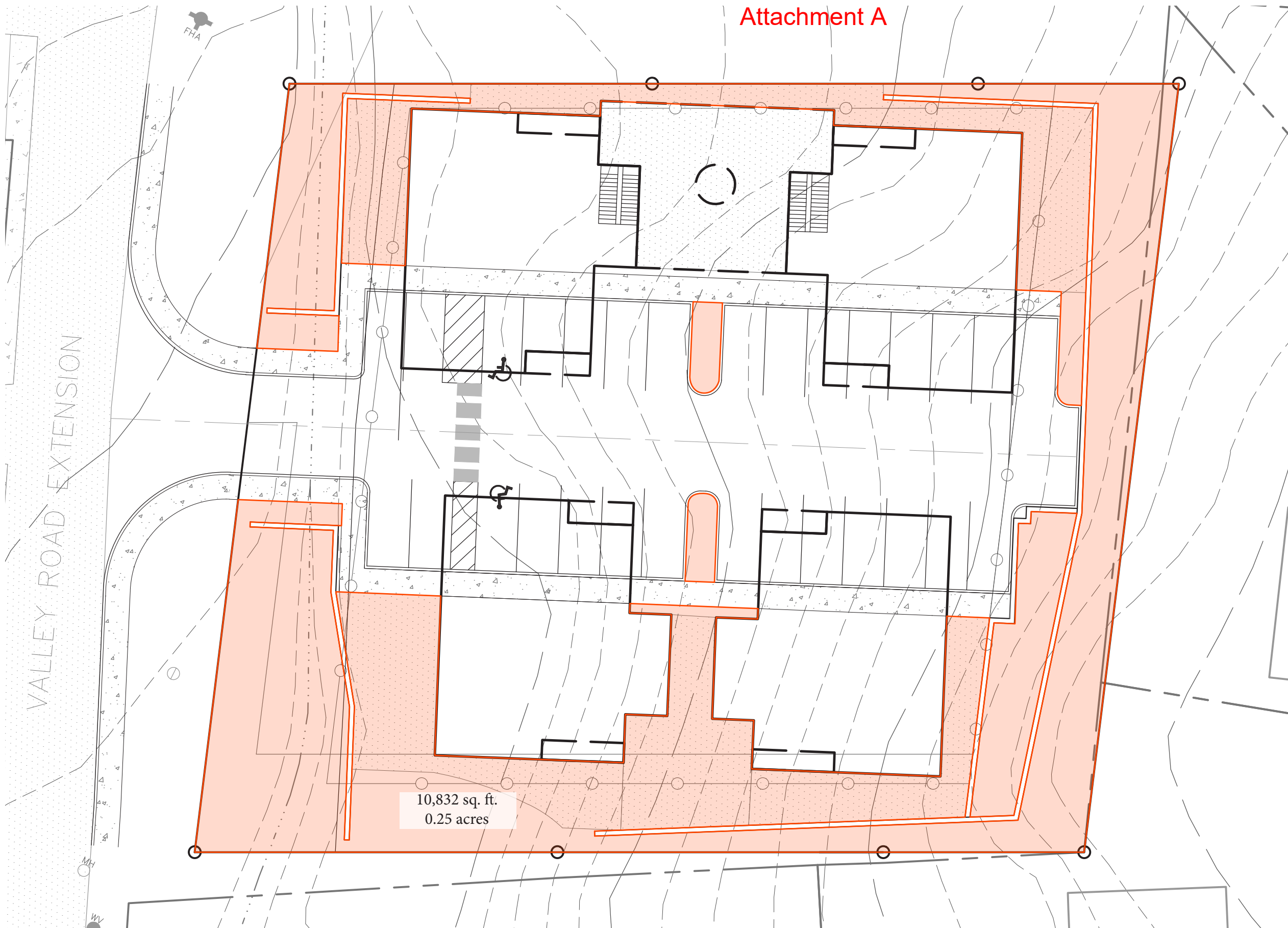
Sheet 4 of 7

Per Sec. 34-353 of the Charlottesville Zoning Ordinance, land coverage in R-3 zoning districts shall not exceed 80% of the total site for 22-87 DUA.

Total site area is 0.652 AC or 28,401.12 sq. ft.

Required open space is 20% of total site area, or 0.1304 AC or 5,680.224 sq. ft.

Total proposed open space is 0.2528 AC or 10,832 sq. ft.

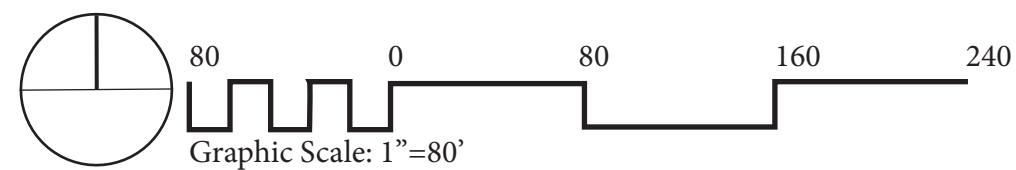


10,832 sq. ft.
0.25 acres

TMP(s) 23-133, 23-134, 23-135

SUBMITTED 14 JULY 2020

project: 20.010



Graphic Scale: 1"=80'

SHIMP ENGINEERING, P.C.

1613 GROVE STREET ELEVATIONS

Sheet 5 of 7



TMP(s) 23-133, 23-134, 23-135

SUBMITTED 14 JULY 2020

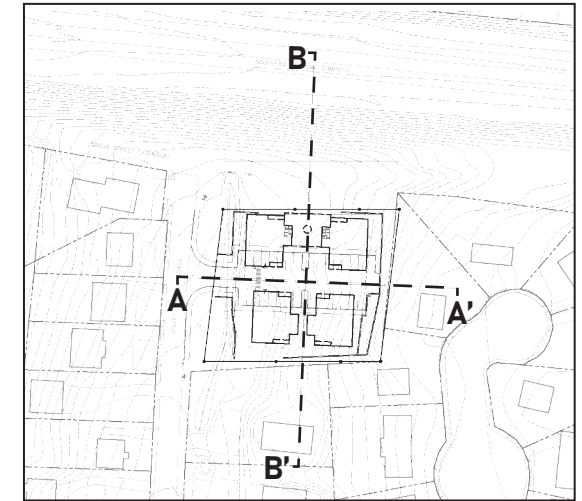
project: 20.010

1613 GROVE STREET
SITE SECTIONS

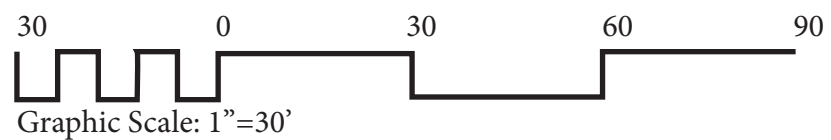
Sheet 6 of 8



SECTION A-A'



SECTION B-B'



TMP(s) 23-133, 23-134, 23-135

SUBMITTED 14 JULY 2020

project: 20.010

1613 GROVE STREET
MASSING DIAGRAM

Sheet 7 of 8

GROVE ST. EXTENSION RENDERED VIEW
SHIMP ENGINEERING, P.C.



TMP(s) 23-133, 23-134, 23-135

SUBMITTED 14 JULY 2020

project: 20.010

1613 GROVE STREET
MASSING DIAGRAM

Sheet 8 of 8



TMP(s) 23-133, 23-134, 23-135

SUBMITTED 14 JULY 2020

project: 20.010

Attachment B

SHIMP ENGINEERING, P.C.

Design Focused Engineering

Project Narrative For: ZMA and SUP 1613 Grove St Ext

Parcel Description: Tax Map 23, Parcels 133, 134, 135

Initial Submittal: July 14, 2020

Pre-App Meeting Date: March 12, 2020

TAX MAP PARCEL NO.	ACREAGE	EXISTING ZONING	PROPOSED ZONING	COMP PLAN DESIGNATION
TMP 23-133	0.147	R-2	R-3	Low-Density Residential
TMP 23-134	0.239	R-2	R-3	Low-Density Residential
TMP 23-135	0.266	R-2	R-3	Low-Density Residential
Total:	0.652			

Location:

The parcels front an unimproved portion of Grove Street Extended with parcel 23-135 abutting Valley Road Extended. The properties are located within the Fifeville Neighborhood and are included in the Cherry Avenue Small Area Plan Draft. The CSX railroad runs parallel to the properties' north boundaries.

Project Proposal:

Lorven Investments, LLC is the owner (the "owner") of tax map parcels 23-133, 23-134 and 23-135 in the City of Charlottesville (collectively, the "property"). On behalf of the owner, we request a rezoning and special use permit to allow for a cluster of neighborhood scale multi-family buildings with a total of 20 residential units on the property. To realize this housing opportunity, we request to rezone the property from Two-family Residential (R-2) to Multi-family Residential (R-3). Concurrent with the rezoning request, we request a special use permit for additional residential density of up to 31 dwelling units per acre to allow for medium density multi-family residential uses. To accommodate a multi-family development on the property, the existing interior boundary lines will be vacated to create one .66 acre parcel (the "new parcel"). In conjunction with the special use permit request, and in accordance with modifications allowed by Sec. 34-162, we request a reduction of the northern side setback (adjacent to the unimproved portion of Grove St. Ext) of the new parcel to 5' and for an exception from Sec.34-353(B)(4) which requires the distance between the façade of a multifamily dwelling having between 22-43 DUA and the boundary of any low density residential district to be 50 feet.

We propose a cluster of four (4) neighborhood-scale multi-family buildings that in total will house 20 residential units. The buildings will be organized on the property in a skewed quadrant and will be constructed on the site to create different areas of outdoor leisure and recreation space between and around the buildings. Each building will have five (5) units, with three of the units in each building being two bedroom units and two of the units being four bedroom units. Parking is provided on site, in accordance with City parking requirements, to serve the needs of future residents. The buildings are designed to relegate the parking from Valley Road Extended and most of the parking spaces are

Attachment B

accommodated underneath the overhang of the buildings, limiting the amount of impervious surface on-site required to accommodate both the residential units and the required parking areas.

The site, including the banks of Rock Creek is currently overtaken with Kudzu, an invasive species, and the preliminary site plan included with this special use permit request demonstrates a native replanting design along the banks that will contribute to a robust canopy and green screen along Valley Road Extended.

The buildings are proposed at a height of 42' and will not exceed 45' in height, the maximum by-right allowance for the R-3 Residential Zoning District. The property is bordered by R-2 zoned properties which are subject to a maximum height of 35'. Just across the railroad right-of-way, just north of the property, there are B-1 and UHD zoned properties which have a maximum height of 45' and 50' respectively. Although the maximum height in the R-3 district is 10' taller than the by-right height in the R-2 district, the grade of the property will greatly contribute to mitigating the 10' height differential between with existing and proposed zoning district on the property. The property sits at a lower elevation than most of its surrounding context; the proposed finish floor elevation of the buildings is between 436' and 438'. The finished floor elevation of the structures to the east is approximately 462', the finished floor elevation of the structures to the south is approximately 442', the approximate floor elevations of the properties opposite Valley St. are 440', and the ridge of the adjacent railroad right-of-way is 479'.

The project design will establish:

- 1) A neighborhood-scale multi-family housing development with off-street parking in close proximity to major regional employers
- 2) Greenspace and green screens, providing open space for future residents that is inviting and supports the enhancement of Rock Creek, and
- 3) Intentional recreational areas for residents that encourage outdoor leisure and play
- 4) Sidewalk improvements along the new parcel frontage along Valley Rd Ext that ultimately may be incorporated into a more robust pedestrian and bicycle improvements network if the multi-use tunnel under the railroad right-of-way, as called for in the Bike and Pedestrian Master Plan, is realized in the future

Public Need or Benefit

The Comprehensive Regional Housing Study and Needs Analysis completed by Partners for Economic Solutions in 2019 states in the executive summary that, “over the past two decades, housing prices in Planning District 10 have increased rapidly as new construction failed to keep pace with the increase in demand at all but the highest rent and price levels.”¹ This proposed project will contribute to the “missing middle” housing stock and help to meet demand for housing in Charlottesville City limits.

Surrounding Uses:

The new parcel will have frontage on Valley Road Extended. The property is bordered by two family residential structures to the east and south and by an unimproved section of Grove St. Ext and CSX railroad right of way to the north. Directly north of the CSX ROW is property owned by the University of Virginia that is subject to the “Brandon Avenue Master Plan.”

¹ “Comprehensive Regional Housing Study and Needs Analysis.” Partners for Economic Solutions. March 22, 2019

Attachment B

Several bus stops are located along Cherry Avenue, which intersects with Valley Road Extended, with one in particular being located at the corner of Cherry Avenue and Valley Road Extended. Updates to Charlottesville's Bicycle and Pedestrian Master Plan recommend a proposed greenway underpass and multi-use trail immediately adjacent to the property which would create more pedestrian friendly connectivity between Fifeville and other Charlottesville neighborhoods.

The Fifeville neighborhood boasts 3 city-maintained parks, has an abundance of green space and trees on its local neighborhood streets, and is known for its small-town character that makes it unique from other neighborhoods around the City of Charlottesville. We believe this design proposes density at a neighborhood scale and will contribute to the small-town character of Fifeville once complete.

R-3 Justification

The proposed development is consistent with the intent of the R-3 zoning district which states, "The purpose of the multifamily residential zoning district is to provide areas for medium- to high-density residential development" and that R-3 consists, "of medium-density residential areas in which medium-density residential developments, including multifamily uses, are encouraged." This project proposes a medium density multi-family development, consistent with the intent of the R-3 district.

Development of the property aligns with the goals and opportunities of the Fifeville Neighborhood as outlined in the Cherry Avenue Small Area Plan Draft. The Land Use Chapter of the Cherry Avenue Small Area Plan states, "There is also concern that the existing land use and zoning policies lack a focus on smart, intentional growth. The largely single-family zoning is also a challenge for increasing affordable housing in the neighborhood", and that, "The City's Comprehensive Plan update is an opportunity to reexamine current zoning and implement change" (Cherry Avenue Small Area Plan Draft, 10). The multifamily development on Grove Street Extended could be an opportunity to address the challenge of meeting housing demand in the largely single-family zoning district in the Fifeville neighborhood.

A medium-density multi-family development would not be out of character in this neighborhood, especially as it is located on a corner lot at the edge of the Fifeville neighborhood and will be designed in a manner to complement, and not overshadow the existing neighborhood context. The front setback is consistent with the surrounding building setbacks and the buildings are designed to be set in to the topography of the site, which largely works to screen the proposed development from surrounding two family dwellings. Generous green screens will be planted at the edges of the property which will contribute to a robust landscape program on the site, adding to the tree canopy in the neighborhood while providing sufficient privacy for future residents. This will ensure that the tree and green space character of the neighborhood local streets will not only be preserved but *enhanced*.

Furthermore, updates to the Bicycle and Pedestrian Master Plan indicate a proposed greenway underpass at the end of Valley Road Extended going under the railroad tracks immediately adjacent to the property. There also appears to be a proposed multi-use pathway running along the railroad tracks (although it is unclear in the map which side of the tracks it is meant to be on). This proposed underpass and multi-use trail will eventually connect the Jefferson Park Avenue neighborhood to Fifeville, and Fifeville to the greater Charlottesville area, making the property an ideal location to house a multi-family development in close proximity to the multitude of job opportunities at UVA and the UVA Health System that are located within walking distance of the proposed development.

Residents of the Fifeville neighborhood expressed in the Cherry Avenue Small Area Plan Draft that they do not want to see huge apartment buildings (like those on Main Street) constructed in their neighborhood—this medium-density multi-family development will not tower over Fifeville and cast a

Attachment B

“shadow” as the taller construction surrounding the neighborhood does. No current residents will be directly displaced as a result of this development as the property is currently vacant.

Consistency with the Comprehensive Plan:

The property is located within the Western portion of the Fifeville Neighborhood and is located on the Western-most edge of the Cherry Avenue Small Area Plan Draft. The property fronts an unimproved portion of Grove Street Extended and extends along Valley Road Extended. Rock Creek is located on the western edge of tax map parcel 23-135, parallel to Valley Road Extended.

Although this area is designated as Low-Density Residential on the future land use map, the Cherry Avenue Small Area Plan Draft encourages re-examination of allowable uses in the zoning code and exploration of methods to increase the number of affordable housing options in low-density portions of the neighborhood. Additionally, as this portion of the neighborhood is zoned for and consists of two-family residential (R-2) properties, an increase of density to medium-density multi-family (R-3) would not be out of character. A zoning map amendment for this property will contribute to the enhancement of housing options in the neighborhood and this proposed design contributes to protecting the character of the area.

This rezoning will achieve the intent of several of the City’s housing goals including: creating quality housing opportunities for all and growing the City’s housing stock for residents of all income levels. The higher density may serve the community as a mixed-income multi-family development with convenient access to both UVA and future Cherry Avenue developments.

The development is consistent with the Comprehensive Plan in the following ways:

Chapter 1 Land Use

- *Goal 5.5 Revise the Future Land Use Map so that it represents the desired vision for the City’s future. Pay special attention to increasing the supply of affordable housing, increasing employment opportunities for all citizens, and encourage the development of mixed income neighborhoods throughout the City.* A medium-density multi-family development on the property will bring a greater variety of housing units and contribute to a neighborhood of even more mixed income.

Chapter 4 Environment

- *Goal 2: Promote practices throughout the City that contribute to a robust urban forest.* The preliminary site plan included with this rezoning request shows a landscape plan that would add a variety of native trees and plants to the site along the banks of Rock Creek, along the borders of the property, and internally in parking and recreational areas.
- *Goal 4: Improve public and private stormwater infrastructure while protecting and restoring stream ecosystems.* The proposed development will adhere to all local and state stormwater regulations. A native planting stream buffer is proposed along the banks of Rock Creek which will help to contribute to the restoration of the stream ecosystem. At present, the banks of the stream are unprotected from stormwater runoff and are overtaken by invasive plant species.

Chapter 5 Housing

- *Goal 3: Grow the City’s housing stock for residents of all income levels.* A medium-density multi-family development on this property is an opportunity to incorporate more housing options

Attachment B

throughout the City and help the City attain its goal of achieving a mixture of incomes and uses in as many areas of the City as possible.

Impacts on Public Facilities & Public Infrastructure:

American Community Survey (ACS) 5 year estimates indicate the average household size in Charlottesville is 2.38 people². Using the ACS average, a multi-family development with a maximum of 20 proposed units could potentially yield 48 new residents within Police District 7 and Ridge Street Station Fire District.

Despite the additional density trips generated by the development are expected to be minimal, and thus will not greatly impact congestion on Cherry Avenue, which is a concern expressed in the Cherry Avenue Small Area Plan. A CAT bus stop is located a short distance from the property at the intersections of Cherry Avenue and Valley Road Extended and the development intends to provide bike lockers for residents. It is expected that these two alternative transportation methods will lower the already low trip estimate.

The Charlottesville Bicycle and Pedestrian Master Plan has other pedestrian-friendly infrastructure proposed (the afore mentioned greenway tunnel and multi-use pathway) that will connect Fifeville and the immediate property to Charlottesville, encouraging even more pedestrian trips in the future.

Impacts on Schools:

This property lies within the Johnson Elementary School district. After attending neighborhood elementary schools, all Charlottesville students attend Walker Upper Elementary School, Buford Middle School, and Charlottesville High School.

ACS 2018 5 year estimates show that there are an estimated 4,800 residents between the ages of 5-17 within City limits.³ By dividing this estimate by the number of occupied housing units in the city, 18,613, it can be approximated that there are approximately .26 children per housing unit in Charlottesville.⁴ Since 20 units are proposed on the site, it is estimated there will be an additional five school-aged children within the development.

Impacts on Environmental Features:

All design and engineering for improving the property will comply with applicable City and State regulations for erosion and sediment control and stormwater management. Rock Creek (located at the western portion of tax map parcel 23-135) will be protected during and after construction.

Compliance with USBC Regulations:

The proposed project will comply with all applicable USBC regulations.

² ACS 2013-2017 5 YR Estimates Table B25010 "Average Household Size of Occupied Housing Units by Tenure"

³ ACS 2018 5 YR Estimates Table DP05 "ACS Demographic and Housing Estimates"

⁴ ACS 2018 5 YR Estimates Table DP04 "Selected Housing Characteristics"

PRELIMINARY SITE PLAN
1613 GROVE STREET
TAX MAP 23, PARCEL 133, 134, 135
CHARLOTTESVILLE, VIRGINIA

LEGEND

Table with columns: EXISTING, NEW, DESCRIPTION. Lists various site plan symbols and their corresponding descriptions, including boundaries, setbacks, topography, floodzone, and utilities.

OWNER/DEVELOPER

Lorven Investments, LLC
4776 Walbern Court
Chantilly, VA 20151

ZONING

R-2 Residential; R-3 rezoning application submitted in conjunction with the preliminary site plan

SETBACKS

Per R-3 setback regulations:
FRONT MINIMUM: 25'
SIDE MINIMUM: 14"
REAR MINIMUM: 25'
*Northern side setback to be reduced to 5'; SP submitted in conjunction with the preliminary site plan

SOURCE OF TITLE

DB 2020 PG 578

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary information obtained from plat of record
Topographic information provided by City of Charlottesville GIS

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective February 4, 2005
(Community Panel 51003C0269D), this property does not lie in a floodplain.

WATER & SANITARY SERVICES

Site is served by City of Charlottesville public water and sewer.
All waterline shutdowns must be coordinated with and performed by the City, and the developer must hand out notices to affected customers at least 48 hours in advance.

CITY PERMITS

- 1. The contractor shall be responsible for obtaining a street cut permit from the City.
2. 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.
3. The contractor shall provide adequate pedestrian barriers and circulation during construction.

FIRE MARSHAL'S NOTES

- SITE PLAN:
1. VSFPC 505.1-The building street number to be plainly visible from the street for emergency responders.
2. VSFPC 506.1 - An approved key box shall be mounted to the side of the front or main entrance.
3. VSFPC 506.1.2 - An elevator key box will be required if the building has an elevator.
4. VSFPC 507.5.4 - Fire hydrants, fire pump test header, fire department connections or fire suppression system control valves shall remain clear and unobstructed by landscaping, parking or other objects.
5. VSFPC 503.2.1 - Overhead wiring or other obstructions shall be higher than 13 feet 6 inches.
6. VSFPC 3312.1 - An approved water supply for fire protection shall be made available as soon as combustible material arrives on the site.
7. VSFPC 507.5.1.1 - Hydrant for standpipe system- Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of fire department connections.
8. VSFPC 503.2.1 Overhead wiring or other obstructions shall be higher than 13 feet 6 inches.
9. VSFPC 3312.1 An approved water supply for fire protection shall be made available as soon as combustible material arrives on site.
10. VSFPC 905.3.1 If the floor level of the highest story is more than 30 feet above the lowest level of fire department vehicle access, then a Class I standpipe must be installed in addition to the sprinkler system.
11. VSFPC 3311.1 Where a building has been constructed to a height greater than 50 feet or four (4) stories, at least one temporary lighted stairway shall be provided unless one or more of the permanent stairways are erected as the construction progresses.
12. VSFPC 503.3 Marking Fire Lanes, The location and method of marking fire lanes shall be clearly indicated on the submitted plan.
13. VSFPC 3313.1 Where required-Buildings four or more stories in height shall be provided with not less than one standpipe for use during construction.
14. VSFPC 3304.2 - Waste disposal of combustible debris shall be removed from the building at the end of each workday.
15. VSFPC 507.5.1.1 Hydrant for standpipe system-Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of the fire department connections.

CONSTRUCTION & DEMOLITION:

- 1. VSFPC 310.3-310.5 - Smoking to be allowed in only designated spaces with proper receptacles.
2. VSFPC 3304.2 - Waste disposal of combustible debris shall be removed from the building at the end of each workday.
3. IFC 1410.1-Access to the building during demolition and construction shall be maintained.
4. VSFPC 3304.6 - Operations involving the use of cutting and welding shall be done in accordance with Chapter 35, of the Virginia Statewide Fire Prevention Code, addressing welding and hotwork operations.
5. VSFPC 3315.1 - 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.
6. VSFPC 3310.1 - Required vehicle access for fire fighting shall be provided to all construction or demolition sites.

RECREATIONAL AREA

(8) 4-bedroom units & (12) 2-bedroom units proposed; 4000 sq. ft. of adult and 720 sq. ft. of child recreational space required. 25% or 1,180 sq. ft. of indoor or weather-protected facilities are required.
4,565 sq. ft. of adult recreational area is provided.
780 sq. ft. of child recreational area is provided.
1,252 sq. ft. of covered recreational area is provided.

BUILDING HEIGHTS

Maximum Allowable: 45'

EXISTING USE

Vacant

PROPOSED USE

4 apartment buildings - total 20 units
Residential density of 30 DUA

LAND USE SCHEDULE

Table with columns: EXISTING, Area, %. Lists existing building, pavement, sidewalk, and open space areas.

Table with columns: PROPOSED, Area, %. Lists proposed building, pavement, sidewalk, and open space areas.

PARKING SCHEDULE

- Multifamily dwellings:
4 bedrooms, 2 spaces per unit
2 bedrooms, 1 space per unit
(8) 4 bedroom units, 16 spaces required
+(12) 2 bedroom units, 12 spaces required
28 spaces required
28 spaces provided

ITE Trip Generation

Table showing ITE Trip Generation with columns for Use, ITE Code, IV, AM (In, Out, Total), PM (In, Out, Total), and Daily Total.

ITE Trip Generation, 10th Generation Edition reflects AM and PM peak hour traffic.

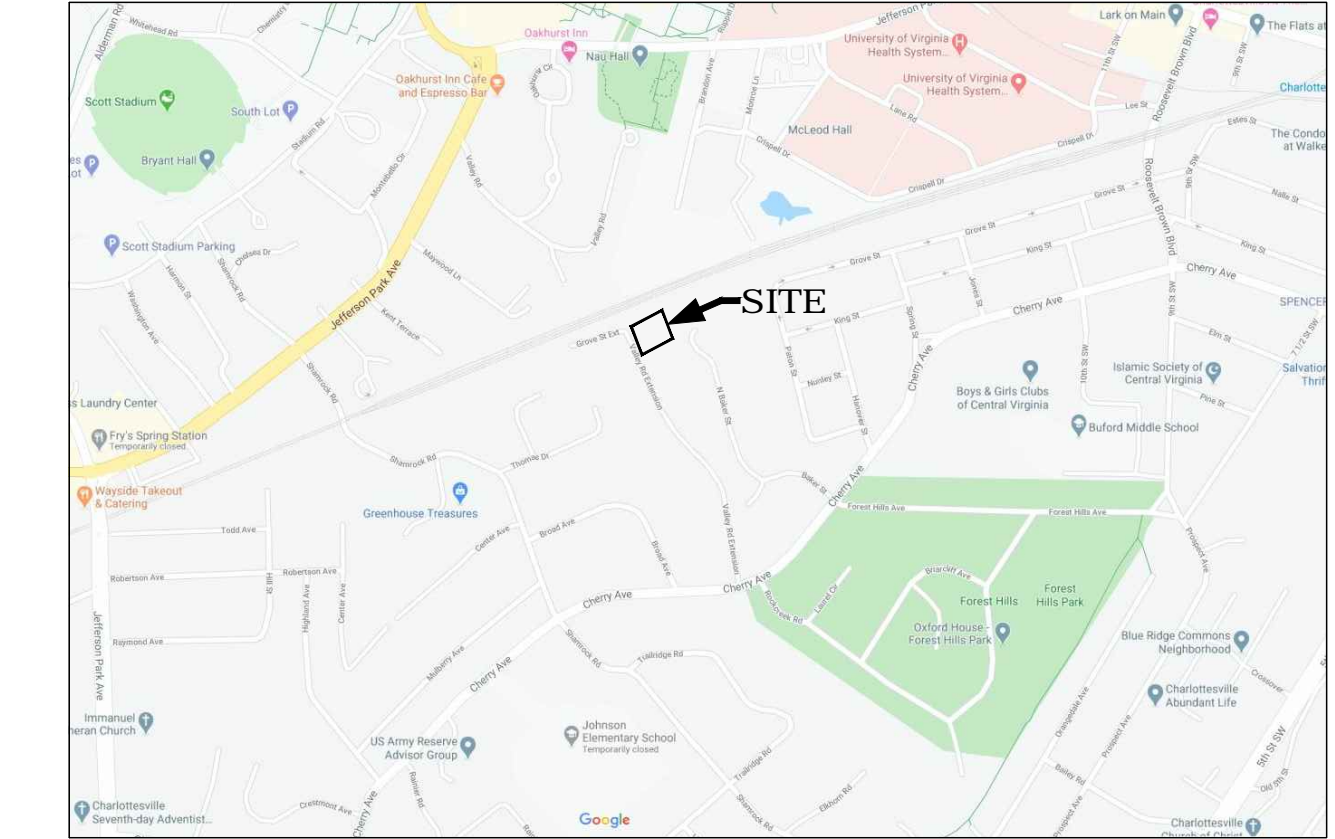
SIGNS

All signs and pavement shall conform with the latest edition of the MUTCD Guidelines.
A sign permit must be issued in accordance with the City of Charlottesville Sign Regulations prior to placement of any signs on-site.

GENERAL NOTES

- 1. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).
2. The location of existing utilities across or along the line of the proposed work are not necessarily shown on the plans and where shown based on "MISS UTILITY" markings and are only approximately correct.
3. The contractor shall verify the locations of all boundaries, buildings, existing elevations, vegetation and other pertinent site elements.
4. The contractor shall be responsible for notifying "MISS UTILITY" - 1-800-552-7001.
5. Any damage to existing utilities caused by the contractor or its subcontractors shall be the contractor's sole responsibility.
6. All paving, drainage related materials and construction methods shall conform to current specifications and standards of the City of Charlottesville unless otherwise noted.
7. An erosion and sediment control plan is required with this site plan.
8. All slopes and disturbed areas are to be fertilized, seeded and mulched.
9. Paved, rip-rap or stabilization mat lined ditch may be required when in the opinion of the Engineer it is deemed necessary in order to stabilize a drainage channel.
10. All traffic control signs shall conform to the 2011 Virginia Supplement to the 2009 Manual on Uniform Control Devices.
11. Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.
12. All material inside concrete forms shall be clean and free of all rocks and other loose debris.
13. Concrete and asphalt shall not be placed unless the air temperature is at least 40 degrees in the shade and rising.
14. All existing curbs, curb and gutters and sidewalks to be removed shall be taken out to the nearest joint.
15. Existing asphalt pavement shall be saw cut and removed as per VDOT Road and Bridge Specifications 2016.
16. The contractor shall exercise care to provide positive drainage to the storm inlets or other acceptable drainage paths in all locations.
17. Contact information for any necessary inspections with City: E&S inspector, NDS- 970-3182 (for the E&S inspections) Project Inspectors, NDS-970-3182 (for other construction items like sidewalk, pavement patches, road, storm sewer etc) Water and Sanitary Sewer-Public Works 970-3800 Street cut, Public Works 970-3800 Other public ROW issues-City Engineer 970-3182.
18. Any sidewalk and/or curb damage identified in the site vicinity due to project construction activities as determined by City inspector shall be repaired at the contractor's expense.
19. 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.
20. Per the Virginia Department of Health Waterworks Regulation (Part II, Article 3, Section 12 VAC 5-590 through 630), all buildings that have the possibility of contaminating the potable water distribution system (hospitals, industrial sites, breweries, etc) shall have a backflow prevention device installed within the facility.
21. All buildings that may produce wastes containing more than one hundred (100) parts per million of fats, or grease shall install a grease trap.
22. Please contact the Regulatory Compliance Administrator at 970-3032 with any questions regarding the grease trap or backflow prevention devices.

VICINITY MAP SCALE: 1"=1000'



Map provided by Google.com

SHIMP ENGINEERING & ARCHITECTURE logo and contact information: 912 E. HIGH ST., CHARLOTTESVILLE, VA, 22902



- SHEET INDEX
C1 COVER
C2 EXISTING CONDITIONS
C3 PRELIMINARY PLAT
C4 SITE PLAN
C5 LANDSCAPE PLAN

PRELIMINARY SITE PLAN
CITY OF CHARLOTTESVILLE, VA
1613 GROVE STREET

SUBMISSION: 2020.07.14
REVISION:

APPROVALS
Director of Neighborhood Development Services Date

FILE NO. 20.010

COVER SHEET C1 OF 5

C1



912 E. HIGH ST. CHARLOTTEVILLE VA, 22902 434.227.5140 JUSTIN@SHIMP-ENGINEERING.COM



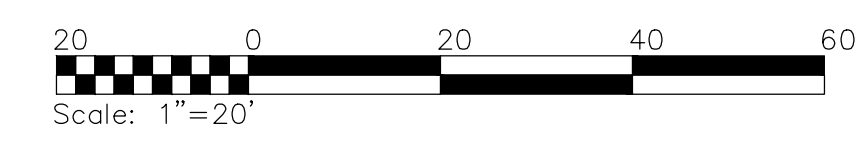
PRELIMINARY SITE PLAN
CITY OF CHARLOTTEVILLE, VA
1613 GROVE STREET

SUBMISSION:
2020.07.14
REVISION:

FILE NO. 20.010

EXISTING CONDITIONS

SHEET C2 OF 5



C2



SHIMP ENGINEERING
 LAND PLANNING - PROJECT MANAGEMENT

912 E. HIGH ST.
 CHARLOTTESVILLE VA, 22902

434.227.5140
 JUSTIN@SHIMP-ENGINEERING.COM



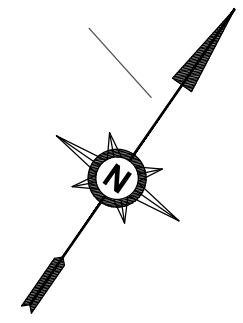
PRELIMINARY SITE PLAN
 CITY OF CHARLOTTESVILLE, VA
1613 GROVE STREET

SUBMISSION:
 2020.07.14
 REVISION:

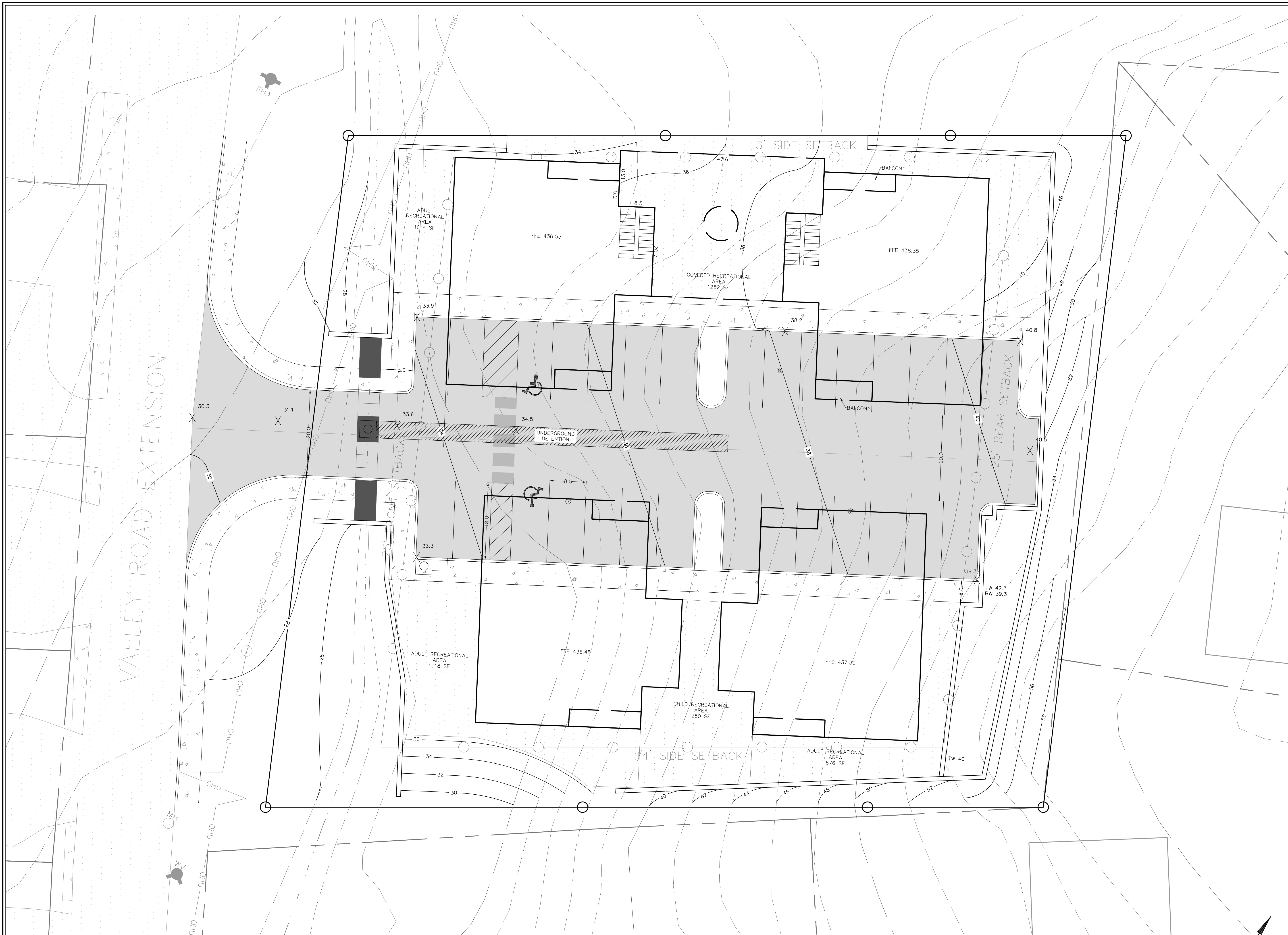
FILE NO. 20.010

PRELIMINARY PLAT

SHEET C3 OF 5



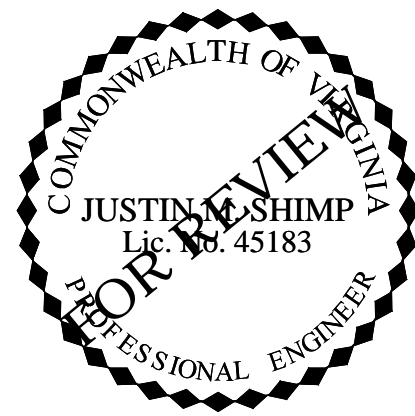
C3



VALLEY ROAD EXTENSION



912 E. HIGH ST.
CHARLOTTEVILLE VA, 22902
434.227.5140
JUSTIN@SHIMP-ENGINEERING.COM



PRELIMINARY SITE PLAN
CITY OF CHARLOTTEVILLE, VA
1613 GROVE STREET

SUBMISSION:
2020.07.14
REVISION:

FILE NO. 20.010

SITE PLAN

SHEET C4 OF 5

C4



PROPOSED LANDSCAPE SCHEDULE							
Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy	Total Canopy
	Large Shade Tree	Quercus bicolor	Swamp White Oak	2" Cal.	2	299	598
	Large Shade Tree	Betulus nigra	River Birch	2" Cal.	3	397	1191
	Large Shade Tree	Taxodium distichum	Bald Cypress	2" Cal.	2	79	158
	Large Shade Tree	Ulmus americana	American Elm	2" Cal.	2	397	794
	Large Shade Tree	Quercus alba	White Oak	2" Cal.	5	243	1215
	Medium Shade Tree	Salix nigra	Black Willow	2" Cal.	3	707	2121
	Medium Shade Tree; Interior Parking Tree	Carpinus betulus	European Hornbeam	2" Cal.	3	177	531
	Small Flowering Tree	Amelanchier x grandiflora	Serviceberry	6-7' Ht.	2	130	260
	Riparian Buffer		Native Grasses Mix			0.025 AC	
						TOTAL CANOPY PROVIDED	6868 SF
						TOTAL CANOPY REQUIRED	2844 SF

SITE REQUIREMENT (SEC. 34-869): R-3, 10% CANOPY REQUIRED.
 SITE AREA 28,401.12 SF x 10% = 2,840.12 SF
 CANOPY REQUIRED: 2,840.12 SF
 CANOPY PROVIDED: 6,868 SF

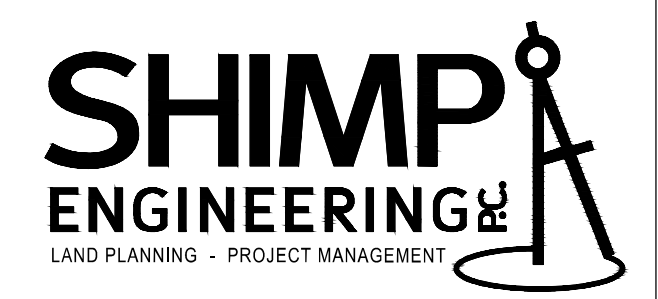
STREET TREES (SEC. 34-870): 1 LARGE SHADE TREE, 40' O.C. OR 1 MEDIUM SHADE TREE, 25' O.C.
 PROVIDED: VALLEY ROAD EXT - 2 LARGE SHADE TREES & 3 MEDIUM SHADE TREES

INTERIOR PARKING LANDSCAPING (SEC 34-873(d)(1-2)): 5% OF PAVED PARKING AREA.
 6175 SF x 5% = 308.75 SF
 LANDSCAPE REQUIRED: 308.75 SF
 LANDSCAPE PROVIDED: 345.35 SF

1 TREE PER 8 SPACES
 28 PARKING SPACES (28/8 = 3.5)
 REQUIRED: 3 INTERIOR PARKING TREES
 PROVIDED: 3 INTERIOR PARKING TREES

RIPARIAN BUFFER NATIVE GRASSES MIX:
 Mixture should include the following or equivalent types: switchgrass (Panicum virgatum), Virginia wild rye (Elymus virginicus), river oats (Chasmanthium latifolium), long hair sedge (Chasmanthium latifolium), soft rush (Juncus effusus)

- NOTES:
- Contractor to apply mulch bedding around all proposed trees and shrubs. All other landscaped areas shall be sodded.
 - 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.
 - All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.



912 E. HIGH ST. CHARLOTTEVILLE VA, 22902 434.227.5140 JUSTIN@SHIMP-ENGINEERING.COM



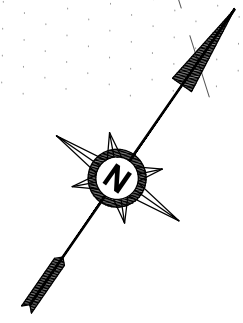
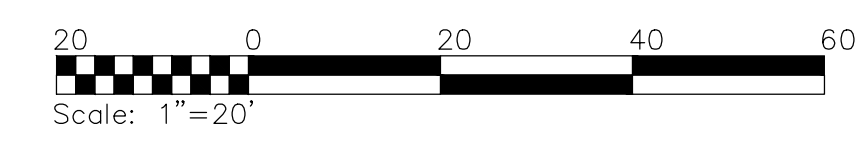
PRELIMINARY SITE PLAN
 CITY OF CHARLOTTEVILLE, VA
1613 GROVE STREET

SUBMISSION:
 2020.07.14
 REVISION:

FILE NO. 20.010

LANDSCAPE PLAN

SHEET C5 OF 5



C5

Agenda and Materials

To aid this discussion, you may wish to review some of the following items:

- **Final May-June [community input summary](#)**
- **Materials from the Steering Committee meeting on 8/24, when we discussed potential Comprehensive Plan updates related to structure, values, and vision statements.**
 - [Presentation](#) (PDF) – Comprehensive Plan discussion begins at slide 12
 - [Recording](#) (YouTube) – Comprehensive Plan discussion begins at 33:30
 - [Meeting Notes](#) – Comprehensive Plan discussion begins on page 4
- **Materials from the Steering Committee work session on 9/10, when we discussed the draft housing recommendations in virtual break-out groups.**
 - [Presentation with draft recommendations](#) (PDF)
 - [Recording](#) (YouTube Playlist)
 - [Meeting Notes](#) – Because there were several concurrent breakout discussions, this is a lengthy document. A table of contents is provided to guide you to sections that may be of particular interest.

1. **General Project Updates since August meeting (5 mins)**
 - A. Finalized May-June Engagement Summary
 - B. Steering Committee – 8/24 meeting & 9/10 work session
2. **Housing Plan (20 mins)**
 - A. Overview of process to develop draft recommendations
 - i. Summary of Steering Committee work session
 - B. Discussion of relationship to future land use plan
 - C. Next steps
3. **Comprehensive Plan (55 mins)**
 - A. Values/Guiding Principles – content and function (15 mins)
 - B. Topic-specific chapters (35 mins)
 - i. Titles/topics
 - ii. Vision statements
 - C. Next steps (5 mins)
4. **Upcoming Community Engagement (10 minutes)**