

## CITY OF CHARLOTTESVILLE

### Department of Neighborhood Development Services

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[www.charlottesville.gov](http://www.charlottesville.gov)



November 8, 2023

Dear Adjacent Property Owner(s)/Applicant(s)/Interested Parties:

As part of the City's desire to keep community residents informed about activities that might affect them, this letter is being sent to inform you that Shimp Engineering, P.C., on behalf of the owner, WP 501 Cherry LLC, has submitted a Preliminary Site Plan for a mixed-use development with (65) residential units, (7,290) square feet of grocery/general retail, (15,856) square feet retail/non-specific, and (5,026) square feet educational. The proposed development is referred to as 501 Cherry Avenue and received a rezoning, with proffers, and a Special Use Permit (SUP) for increased density, height, and modified setbacks from City Council on September 18, 2023. The proposed development has frontage Cherry Avenue, 5<sup>th</sup> Street SW, and 6<sup>th</sup> Street SW and is zoned B-3 Commercial with Proffers. The properties are located at 501-507 Cherry Avenue, 0 5<sup>th</sup> ST SW, and 0 6<sup>th</sup> ST SW, identified by Tax Map and Parcels (TMP) 290178000, 290178100, 290177000, 290178200, and 290179000. The proposed development is approximately 1.36 acres and identified as Neighborhood Mixed Use Corridor and General Residential (Sensitive Community area) in the City's Comprehensive Land Use Map.

You are invited to a meeting for the preliminary review of this plan to be held in the NDS Conference Room of City Hall, on **Wednesday, December 6, 2023 at 10:00 a.m.** The purpose of this meeting is to give you the chance to become familiar with the site plan element of the development. Please note this is an in-person meeting. If you do not wish to attend, but would still like to see the plans submitted, please reach out to me and arrangements can be made.

If you have any questions or wish to look at the site plan, please stop by the Department of Neighborhood Development Services, 2nd Floor of City Hall, or call/email me at (434) 970-3636 [alfelem@charlottesville.gov](mailto:alfelem@charlottesville.gov) and I will be happy to help you.

Sincerely,  
Matt Alfele, AICP  
City Planner