

CITY OF CHARLOTTESVILLE

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.gov



September 9, 2024

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 Timmons Group, on behalf of UP Campus Development, has submitted a Final Site Plan for a new mixed-use building. The proposed development is identified as **2117 Ivy Road**, has frontage on Ivy Road and Copeley Road, and is zoned CX-8 Corridor Mixed-Use. The site is subject to a PUD Development Plan and proffers approved by City Council on January 22, 2024. The property is further identified by Tax Map and Parcel (TMP) 070001200. The proposed development is approximately 1.02 acres and identified as Urban Mixed-Use Corridor in the City's Future Land Use Map.

You are invited to a meeting for the public review of this plan to be held in the NDS Conference Room in City Hall, on **Thursday, September 19, 2024 at 2:00 p.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) 970-3991 oconnelld@charlottesville.gov and I will be happy to help you.

A handwritten signature in black ink that reads 'Danner O'Connell'.

Sincerely,
Danner O'Connell, AICP
City Planner