# **Agenda**

# PLANNING COMMISSION REGULAR TUESDAY, June 10, 2025 at 5:30 P.M. Hybrid Meeting

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

Beginning: 5:00 p.m.

Location: (NDS Conference Room, 610 East Market Street, Charlottesville, VA 22902)

# II. Commission Regular Meeting

Beginning: 5:30 p.m.

Location: (Council Chambers, 605 E. Main Street, Charlottesville, VA 22902 and

Electronic/Virtual)

# A. COMMISSIONERS' REPORTS

- B. UNIVERSITY REPORT
- C. CHAIR'S REPORT
- D. DEPARTMENT OF NDS
  - 1. Work Plan Presentation

# 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)

- 1. Minutes March 11, 2025 Regular Meeting
- 2. <u>Minutes</u> April 8, 2025 Regular Meeting
- 3. <u>Subdivision</u> Seminole Square/Hillsdale Apartments

# III. PLANNING COMMISSION PUBLIC HEARING

Beginning: 6:00 p.m.

Continuing: until all public hearings are completed Format: (i) Staff Report, (ii) Applicant, (iii) Hearing

None Scheduled

# IV. COMMISSION'S ACTION ITEMS

Beginning: following the hearings

Continuing: until all public hearings and action items are completed Format: (i) Staff Report, (ii) Applicant, (iii) Hearing (as applicable)

- 1. Special Exception Critical Slope Waiver 2030 Barracks Road
- 2. Special Exception Entry Feature 2030 Barracks Road

# V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday June 24, 2025 – 5:00 PM	Work	TBD
	Session	
Tuesday July 8, 2025 - 5:00 PM	Pre-	
	Meeting	

Tuesday July 8, 2025 – 5:30 PM	_	<u>Minutes</u> – May 27, 2025 – Work Session

# **Anticipated Items on Future Agendas**

Entrance Corridor Review - 1185 Seminole Trail

PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE PRIOR TO THE MEETING.

<u>PLEASE NOTE</u>: 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) 970-3185 or submit a request via email to <a href="mailto:ada@charlottesville.gov">ada@charlottesville.gov</a>. The City of Charlottesville requests that you provide a 48 hour notice so that proper arrangements may be made.

Planning Commission premeeting and regular meetings are held in person and by 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: <a href="www.charlottesville.gov/zoom">www.charlottesville.gov/zoom</a>. 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 4/1/2025 TO 5/31/2025

- 1. Preliminary Site Plans
- Development Plan (Major)
   Final Site Plans
- - a. 211 Albemarle Street May 21, 2025
- 4. Site Plan Amendments
- 5. Subdivision

# PLANNING COMMISSION REGULAR MEETING March 11, 2025 – 5:30 P.M. Hybrid Meeting

# I. COMMISSION PRE-MEETING (Agenda discussion(s))

**Beginning:** 5:00 PM

Location: NDS Conference Room

**Members Present**: Chairman Mitchell, Commissioner Solla-Yates, Commissioner Schwarz, Commissioner d'Oronzio, Commissioner Joy, Commissioner Stolzenberg, Commissioner Roettger,

Commissioner Yoder

Staff Present: Patrick Cory, Missy Creasy, Ben Koby, Matt Alfele

Chair Mitchell called the meeting to order and asked Ms. Creasy to provide a process explanation for each item on the agenda. Following that review, Commissioner Schwarz asked how long the process was for an application to move through the Special Exception process. Ms. Creasy noted observations on this to date and Commissioner Schwarz noted this was good information as we look ahead to opportunities to evaluate the code in the future. There was a brief discussion about future code review. Mr. Alfele noted that City Council will be looking at development code items in the Spring and that we will need to schedule a time for the Planning Commission. Following the outcome of those meetings, determinations for joint meetings as well as code process can be evaluated.

Commissioner Stolzenberg asked for guidance on the depth of input on the Parks and Recreation Plan that should be given as a hearing is occurring with Council next week. Should we refrain from significant substantive comments? Ms. Creasy provided background on what will be part of the presentation. The plan had a specific scoping and there are items that it covers and those that it does not. The presentation may clarify concerns but if not, additional discussion in the meeting is appropriate.

# II. COMMISSION REGULAR MEETING – Meeting called to order by Chairman Mitchell at 5:31 PM

Beginning: 5:30 PM

**Location**: City Hall Chambers

## A. COMMISSIONERS' REPORTS

Commissioner Stolzenberg — We had an MPO Tech meeting. We talked about the smart scale scores that came out. We did not get anything. The one project in our region that was funded is called the 250 Rolkin Road/Peter Jefferson Parkway Bundle. It adds a few blocks of sidewalks along 250 and some pedestrian crossings. It also includes some median hardening so you will not be able to turn left across the median. It will change the traffic flow over by Martha Jefferson. Because of the recent snow and hurricanes, VDOT is moving over \$1 billion in the 6-year improvement plan from construction to operations because of the increased costs. It is possible that even fewer smart scale projects are funded. Some will be cut. The amount of money given to the entire district for this grant program was less than the budgeted cost for some of the applications submitted. We will have to work on improving that process in future cycles to submit better applications. The amount in smart scale has leveled off from a high level of funding in the first 2 years. Because of the way they phased in the gas taxes that led to the increased funding and because of the 6-year improvement plan, everything is added at the end. We are now at 6 years after that first happened. When that first happened, we were getting extra taxes for extra years on top of what we were planning for. The whole amount in smart scale will be lower moving forward. We did get an interesting presentation on a smart intersection project that VDOT is doing in conjunction with The Innovation

and Technology Transportation Fund. They will be installing cameras at 4 intersections around town in the county. They will be trying to measure pedestrian counts; vehicle counts and find near misses. A lot of our safety needs are based on crash data. Crashes are low frequency. If you can add near misses and see when those happen, you can get a more detailed understanding about potential safety issues before crashes happen. The ones that they have in mind are Rio/29, Old Ivy, Alderman/McCormick, and another one. I had a LUPEC meeting. It was also on transportation. There are several projects that are soon going to construction. People will be happy that the 240 and 250 roundabout is going to construction first. Later this year, Fontaine work will start. That will be an interchange reconfiguration. That was the displaced left turn project. The city's Fontaine Streetscape Project is now being managed by VDOT. It is part of that bundle. They will be closing the left turn from 29 to 64 west to funnel that traffic through the Fontaine intersection. The District Avenue Roundabout has been moved forward. That will be sometime in 2026.

Commissioner Schwarz – With the BAR, we approved the demolition of the Violet Crown Cinema (200 West Main). The BAR does not tell anybody what to do. We don't control private property. We are asked permission to do certain things. We say whether it meets our guidelines or not. This was one thing that there was no way in our guidelines that we could have denied this demolition. We did condition it. They will have to get an approved building permit for a new building before they can tear down the existing building. That is something that we have been conditioning a lot of demolitions on to prevent having a big open site. We looked at 218 West Market Street, which is the proposed hotel where the Artful Lodger is. The applicant made several changes to the massing of the project. We have asked them to work more on the materiality. It is still a large EIFS building. A 6-story building downtown does not meet our guidelines. We looked at 1000 Wertland Street, which is UVA's affordable housing project in the 10<sup>th</sup> and Page neighborhood. That is only 6 stories. Its footprint is very large. We have been working with them to try to find a way to make the Wertland Street elevation not as long and monotonous as it is. There is still some work that they are going to be doing on that. Fortunately, they can proceed with their tax credit application without getting BAR approval. They can continue to work on this while the project proceeds. It should not be slowing anything down.

Commissioner Solla-Yates – Some legislation that I worked on that was inspired by our Charlottesville Plans Together process has passed both chambers in Richmond and awaits the signature from the Governor. The bill is HB-2153-Comprehensive Plan Housing Development by Nonprofit Organizations. It broadly eases the way for other localities to follow us in streamlining their comprehensive plan, housing strategies, and zoning to allow the kinds of successful nonprofit housing efforts we have approved and funded here. It also offers administrative support from the state to get this done, which many small localities would benefit from. Virginia Beach, Alexandria, Falls Church, and the City of Charlottesville have reached out to Governor Youngkin to encourage his signature.

Commissioner d'Oronzio – The HAC has not met in 2025 due to bad weather in January and February. The CAHF Committee has met many times. I think it is going to City Council on the 17<sup>th</sup>. We managed to 'plow' through that short version of \$1.6 million. It was \$850,000 on the sticks and bricks side. \$575,000 was available on the HOP side. That was a tough road. The group did a very good job of getting through that. There were a lot of different perspectives. We came up with what we thought was a nuanced way of moving forward. CDBG is scheduled to meet many times in March. I do not yet have the summary. I have all the applications. That is this weekend's project. I will let you know. I do not know what the funding is going to look like. We might be proceeding on the extraordinary assumption that funding will be there. The Thomas Jefferson Planning District has met. We did a lot of work on rural transportation and development of the strategic plan surrounding that. The Regional Housing Partnership annual summit is at the end of this week. They ended up funding the whole thing from contributions.

Commissioner Roettger – I have mainly been doing The Tree Commission. I don't think that I have reported on that. It is an awesome and passionate group. They had a work session with City Council to deliver The State of The Tree Canopy. There was a good discussion. The second part was talking about storm water management fees and a couple ideas of how to recalculate that to be better for homeowners versus commercial parking lots

**Commissioner Yoder** – No Report.

#### **B.** UNIVERSITY REPORT

Commissioner Joy – We have 2<sup>nd</sup> year housing, which consists of 780 beds that will be in 2 buildings. They are at the western end of the Emmet/Ivy Corridor. That has officially started construction. That is looking for a delivery in 2026. We have Darden student housing, which is currently under construction. That is 348 beds. That is located north of The Forum Hotel. It is adjacent to the existing Darden Parking Garage. That will also be a 2026 delivery. The Fontaine Parking Garage construction is preceding and on schedule. It will open this fall. It will add over 1200 parking spaces for clinic use and University commuters. The North Grounds Parking Garage started construction. That is in the northwest corner of Massie and Copley Roads where Copley Housing One was. That construction is underway. That is going to bring 1000 spaces. That will be completed in 2026. The Hospital Towers are in preconstruction phases. That was completed in advance of the pandemic. There were 3 floors that were left 'shelled.' Those will be built out with construction starting next year. The Center for the Arts is returning to The Board of Visitors for approval in June. There are ongoing conversations between our consultant team, The Board, and Leadership to balance the programmatic needs for that building and to create a contextually sensitive architectural envelope at that site. There will be more on that as we get closer to that June meeting.

# C. CHAIR'S REPORT

Chairman Mitchell – The Wertland Street proposal, managed by the UVA Foundation, did make it to the BZA. What they want to do is get a variance on the entrance spacing; to make that work. The other thing that I have been working on is Parks and Recreation. We are going to hear about that tonight. I will congratulate the Parks and Recreation team and the consultants. They put in a lot of work in the Advisory Board on getting us to the point where we are ready to present this to this body and to Council next week.

## D. DEPARTMENT OF NDS

Missy Creasy, Deputy Director – We don't have a work session scheduled for March. We are getting ready for work sessions. We have 2 hearings scheduled for April. CDBG is planning to come forward. As we are working with them, we are advertising that it provides for what the funding was last year. They are moving forward in that manner until they are given direction to do something different. We have a request for a special use permit for a bed & breakfast. This will be our first special use permit for an actual use in a long time.

# E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA No Public Comments

## F. CONSENT AGENDA

- 1. Minutes December 10, 2024 Regular Meeting
- 2. Minutes November 26, 2024 Work Session
- 3. Resolution Planning Commission Regular Meeting Schedule

Motion to Approve the Consent Agenda – Commissioner Roettger – Second by Commissioner Stolzenberg – Motion passes 7-0.

Planning Commission was recessed until 6:00 PM.

Planning Commission was called back to order at 6:00 PM.

#### III. PLANNING COMMISSION PUBLIC HEARINGS

Continuing: Until all public hearings are complete

# 1. Notice of Intent to Amend the City Comprehensive Plan

PUBLIC HEARING NOTICE: notice is hereby given by the Charlottesville Planning Commission that, on Tuesday, March 11, 2025, beginning at 6:00 p.m., the Charlottesville Planning Commission will conduct a public hearing for consideration of a proposed action to amend the Comprehensive Plan for the City of Charlottesville. Persons affected by the proposed action may appear virtually or in person at the meeting and present their views. On that same date, following the public hearing, it is the intention of the City that the Planning Commission will vote on the proposed action. (City Council's vote would take place at a later City Council meeting agenda, following receipt of the Commission's recommendation). The 2021 Comprehensive Plan, as amended, that is proposed to be amended is currently available for viewing on the City's website: https://www.charlottesville.gov/DocumentCenter/View/7073/Comprehensive-Plan-Document---2021-1115-Final?bidId=

Proposed Action: the proposed action is as follows: Amendment to Chapter 9 (Community Facilities and Services), to add the City's Parks and Recreation Master Plan, provide strategic direction and vision to meet current and emerging public needs, as well as remain the primary steward of the significant natural, cultural, and historic resources. The Plan can be reviewed here: Master Plan | Charlottesville, VA

# i. Staff Report

**Riann Anthony, Director** – I would like to thank the community. The community came out. They are really invested in the beautiful parks and recreation amenities that we offer in the city. I would like to thank our staff. Our staff did a wonderful job. We were in front of Council in October 2023. It has been a long process.

This is a comprehensive master plan. It is a guide and road map with community priorities in mind. We used our professional guidance to put a strategic plan together for the next 10 years.

#### **Next Slide**

The journey started out with the community to our advisory board last month. We are now before the Planning Commission. Once we get through the Planning Commission, we will be going to the last stop in front of City Council.

**Michael Svetz, Consultant** – I wanted to provide an overview of the larger pieces of the Master Plan process. I want to use this opportunity to respond to some of the comments that were made at the Advisory Board last month.

#### **Next Slide**

The first thing we want to talk about and be clear about is what this Master Plan process was. It is all encompassing. One of the things that we tried to work through was to understand the implementation on the front end and throughout the process. We did not wait to discuss implementation until the end. We wanted to make sure that this was a realistic, implementable, and financially sustainable plan. It is a 10-year planning horizon. It is based on city of Charlottesville resident need, unmet need, and importance as it relates to experiences and opportunities desired. The plan focuses on investment and reinvestment in the city owned and co-owned parks and facilities primarily within the city of Charlottesville's borders. This is a city of Charlottesville centric plan. We did look at other planning efforts. We are not making recommendations at a regional level, whether it be a Planning Commission District level or whether it be Albemarle County. This is focused on the city of Charlottesville.

# **Next Slide**

There is alignment with other current plans and policies from the Urban Forest Management Plan that is about 16 years old through some of the plans that were done right before COVID, the Bike & Pedestrian Green Way Plan by the Thomas Jefferson Planning District Commission, climate goals, the Comp Plan. This is going to be a key part of updating the Rivanna Corridor Plan, Three Notched Trail Master Plan, other multiple internal plans, and City Council Strategic Plan, Climate Action Plan, the Visitors Bureau Tourism Plan, Downtown Mall Tree Plan, and the latest Capital Improvement Plan.

#### **Next Slide**

We tried to focus this on wholistic and continuous engagement. Some master plan efforts focused on just engaging the community. We made a concerted effort to keep the community in the loop and gather their feedback along the way. We focused on in-person engagement. We complimented that with surveys and opportunities for people to provide continuous feedback using the project website.

## **Next Slide**

This gives you a quick summary of the in-person engagement. There were about 33 different engagement opportunities along the way. That started back in November 2023. It is continuing with tonight's public hearing and the City Council meeting next week. We had almost 2500 different participants. I don't want to say unique participants but different touch points with people along the way. This is the in-person side of the equation.

#### **Next Slide**

In terms of where we held these community engagement opportunities, you can see that there were 13 different locations where we focused our engagement effort. Many of them focused on downtown, south of Charlottesville, and typically in communities that we do not hear from. The effort was made from a location perspective to really try to engage the whole community and try to get out to people.

#### **Next Slide**

In terms of the kind of in-person community engagement, there is one thing missing from this screen. That is increased river access. The graphic has been updated in the Master Plan document. In addition to increased river access, economic development through park investment, reinvesting in the existing park system, continually reinvesting, shared-use path system expansion connectivity, continued increased awareness, advocacy and outreach and sustainable funding are the key themes that came out of all our engagement. It certain isn't all the detail associated with it. What did we hear? These are some of the key components that we heard from the community as part of the in-person engagement.

## **Next Slide**

In terms of overall community priority rankings, there are a couple of things to point out. Looking at the things that are the high-priority, medium-priority, and low-priority, high-priority means that the city of Charlottesville residents wants the city to provide more of those things, whether it be space and place or programs and services yesterday. If you had budget cuts or if you had opportunities to expand your budget, it is going to be focused on the things that are in the red category. Medium-priority means that you have it right. You always want to continue to evaluate it and to ensure it does not become a high priority or drop into the low priority. Low priority does not mean that you don't do it. Low priority means that it is usually very special interest. It is usually age specific or it is skill specific. You will see a lot of sports, sport fields, sport-type of programs: programs that are tied to very specific age groups in the low priority. It does not mean that you do not do it. It is that you will not provide those services to the community. They are going to have a specific target market and/or a specific location in which you are going to have those. You see golf there on the low end of the program and service assessment. You have plenty of golfers. Your entire community is not going to golf or wants to golf. You are going to focus your golfing efforts at Meadow Creek.

With comparing the high priority between programs, facilities, and amenities, you see that there are more high priority items in the facility and amenity chart than you do on the program and service. What this reflects is that Park & Recreation systems are utilized for self-directed activities and programs and services. One out of every three people in your community typically will engage in a true program or a service, attend a special event, go to the City Market, participate in a performing art program, participate in roller skating at Carver. About 80 to 90 percent of the community over all uses Parks & Recreation facilities and locations. Through Other, that delta becomes that self-directed activity such as taking the dog for a walk/for exercise. You will see that there is not a one-to-one correlation between formal program and service offerings and the space and place requirements. That is the distinction as to why.

#### **Next Slide**

We put together 3 slides that speak to level of service. The first slide is the old standby. How much do you have of any one thing based on your population? This is usually measured in terms of park acreage per 1000 people. The national median for the median service level for agencies of Charlottesville size is about 10.2 acres per 1000. Charlottesville has 49 acres per 1000 people. It is almost 5 times greater than what we typically see in park systems, in which you are servicing 50,000 people. You can also see that in terms of amenities and facilities. Charlottesville also provides a greater level of service than the national average.

#### **Next Slide**

This slide gets into having equitable access to your parks through what we are referring to as a 10-minute walk. 84 percent of Charlottesville residents live within a 10-minute walk of a park. You compare this to an urban community and that national median is 55 percent. The walkability of the community to get to parks is significantly higher than what we see for other communities across the country. We are not 'resting on our laurels.' We want to improve upon that, which is why we did the connectivity analysis associated with this plan.

#### **Next Slide**

One other level of service that we wanted to measure was the river. So often in the survey, it came up often on the website and in-person. We wanted to get back and reference the study that had been previously done. This plan does not go into depth to identifying opportunities for improvement. They think that is a much larger effort that would need to be done jointly with the county, especially since access points exist in the county. There are other potential access points that would take place at Darden Towe Park. There are only 4 different boat launches along the entire Rivanna River starting at Ivy Creek Natural Area and running down towards Woolen Mills. Unfortunately, there are many informal access points that people have made on their own. This creates significant safety issues that need to be addressed. We are recognizing that increased river access is important. What we are trying to do as part of this plan is to elevate the need to dive into studying that much further at what we would refer to as a site-specific process. That is the recommendation as part of this plan.

# **Next Slide**

In terms of connectivity goals, we are talking about shared-use paths. What is a shared-use path? How does that differentiate between that and the Rivanna Trail? Shared-use paths are accessible paved or stone dust trails. They are intended to be utilized by different people, people that walk, jog, ride bikes, skate, and use scooters. The idea is to ensure that they are multi-use in nature and they serve both opportunities for recreation and connectivity. They truly are accessible to multiple modes of transportation. They are not intended to be utilized by any motorized vehicles. That does not include e-bikes. I mean trucks, cars, and anything powered by a motor. The opportunities that we tried to dive into on this connectivity was to understand working with Chris Gensic where those shared-use path segments needed to be updated, where the opportunity was to expand the system and to prioritize this.

# **Next Slide**

You can see here that there are proposed shared-use paths. I want to say around 20 different segments that would add 12 miles of additional shared-use paths in the system. How does that measure against today? Today, there is around 8 to 9 miles. It would be more than doubling the shared-use path system that exists in the city today. There is an entire chapter on this. I am happy to address any questions on this that you might have. We knew going into this project that this was going to come out of the community's need process. We wanted to get out in front of it and ensure that this was a part of the overall Master Plan scope.

#### **Next Slide**

In terms of cost estimating for capital improvements, we have identified this in 3 specific buckets. One is sustainable, which is life cycle replacement. The second one is expanded services, which is about reinvesting in existing parks that go beyond just replacing a playground. The visionary bucket is such things as adding to the shared-use path system. The recommendations that we are making, as it relates to the cost estimating for capital improvements, is for Fiscal Year 26-27 through Fiscal Year 34-35. We are not double counting. We are not including projects in this cost estimating plan that are in the current capital improvement budget. That is a part of the city's next budget process, which will be adopted in the next month. All the current projects that are currently slated to be funded and incorporated the next 16 to 18 months are not included in this plan. This plan is intended to guide the future development of the capital improvement plan that Parks & Recreation put together.

# **Next Slide**

We did ask a specific question on the survey about the community's preferred level of additional tax rate, financial support for the improvement of Parks & Recreation services. In looking at the lighter blue and the gray shaded sections of the pie, that is indicating to you that 67 percent of the community are willing to add a minimum of 1 cent to the additional tax rate for the improvement of Parks and Recreation services. The key here is to recognize that only 14 percent of the community supported no additional tax rate for Parks & Recreation. There is strong support and advocacy for Parks & Recreation in terms of people putting their money where their mouth is.

#### **Next Slide**

In terms of the cost estimating approach, the sustainable bucket is about \$16 million, expanded services is \$17 million, and visionary projects is \$44 million for a total of \$78 million over the course of 10 years. The new paved trails and investment in the framework plan at Washington Park, Tonsler Park, Court Square Park, and Market Street Park make up about 40 percent of the total cost estimating plan. Just developing all the new shared-use paths over the next 10 years and the reinvestment in the framework plans make up 40 percent of that total. One thing to recognize is that the total is \$78 million. It is not intended that \$78 million would be fully funded by the city of Charlottesville taxpayers. There are many funding sources as identified in the Master Plan including several granting opportunities for shared-use paths. Even though we are saying that this is \$78 million, it is not the city adopting a \$78 million cost estimating plan. It is reflecting the total cost including escalation factors over the next 10 years for the improvements identified in the plan.

## **Next Slide**

With the overall goals, there is a lot more detail in the Master Plan. The goals are:

- Safe, accessible, public spaces.
- Meaningful recreation programs and events.
- Prioritizing health and equity across the city.
- Ensuring that the department has a diverse and dynamic workforce to carry out the residents' wishes and needs.
- Continuing to build innovative and lasting partnerships. Charlottesville Parks & Recreation can be a conduit for so many recreational opportunities. It does not have to do it all itself.

- Environmentally sustainable park ecosystem.
- Clearly and transparently communicating with the community and making sure that we have a financially sustainable and resilient operation.

## **Next Slide**

All these things are in the Master Plan. The key is to recognize the 10-year planning horizon tied to Charlottesville City residents and investment and reinvestment in city-owned and/or co-owned places. We feel this is realistic. We feel that it is implementable. We do recognize the need for it to be financially sustainable.

Commissioner Roettger – I love all the connectivity. I feel that is important. As a resident, my kids are teenagers. They have been using the programs. One of them works for Parks & Recreation. It is a great place for youth to get programming, jobs, and be part of the city.

Commissioner Yoder – I sent in a question via email today about the 3 buckets of funding. It was sustaining what we have, expanding and visionary and how this fits in with the Capital Improvement budget. The answer was that the visionary and expanded projects are not included in any Capital Improvement plans. I look forward to considering those projects when they come to us in future years. That was an interesting survey result on people's willingness to have a tax increase for parks. When I know what the money is doing, I am happy for tax money to go to parks and transportation. I wonder if it is something the city should consider with more transportation.

**Commissioner Solla-Yates** – With public outreach, did you collect demographic information? Did you find interesting differences between groups.

Mr. Svetz – Through this statistically valid survey, we have provided cross-tabulation information based on different household types. Households that have kids that are 0 to 9 have different needs than an adult between the ages of 18 and 25. We did do cross-tabulation based on different household types. We also did crosstabulation based on geography. There were some significant obvious differences between young families with kids 0 to 9 and what they want versus university students or empty nest middle agers or the senior population. The lists are much longer for the household types. We also found some significant differences in terms of geography. There were a lot of consistencies whether it be programs and services, or facility amenities requested across the city. There were some additional amenities and/or facilities and programs and services requested from the 10<sup>th</sup> & Page area and Rose Hill. That information has been incorporated into the overall program and service. It was contemplated. A part of our decision-making as we went through and made specific recommendations on a park-by-park basis; understanding where that park is, who that park is serving, understanding what that park could do in terms of providing a different kind of experience. We were also mindful of not making sure that we did the whole 'square peg in a round hole' thing. A park, based on its location and geography, access points, size, topography can only handle so much of improvement. We utilized that information in that way. In terms of the in-person engagement, we did not collect demographic data. It is not something that we typically do as part of the in-person engagement. The effort was made to recognize that we wanted to reach different people, which is why we 'took the show on the road.' We did this in concert with the Parks and Recreation Department to ensure that we reached out to different communities, microcommunities as part of the process.

**Commissioner Solla-Yates** – I see the word 'equity' a lot. I am pleased to see that. Did you work with the Office of Racial Equity Diversity and Inclusion to make sure we got this right?

**Mr. Svetz** – Absolutely. That was at the table as part of the steering committee and helped to inform the criteria that went into prioritizing the connectivity analysis. There is a large social equity criteria associated with the connectivity analysis. That was factored into that decision-making.

Commissioner d'Oronzio – I note that when breaking down some of the demographics that we are defining millennials as born up to 1999 in this. I noted that the sports and fitness industry associations participation report use that methodology. Is that some peculiarity of this part of the statistical world? Did something happen that I did not notice? Was this deliberate or incidental?

Mr. Svetz — We have tapped into how others have defined that without questioning it. We have tried to utilize consistency across the board in terms of defining different generations. Of most importance for us, as part of this plan, we feel the national trend information is great. It is awesome for people to know what people like to do at different demographics. It is more critically important for us to hone in on what we refer to as life mode or household type, which came out of that statistically valid survey. It helps to dial in the differences of experiences desired for Parks & Recreation based on how people must live their lives. We did utilize and did incorporate the sport fitness industry association generational information. I would use that as more information as opposed to using it to inform recommendations or the interpretation of recommendations in the plan.

**Commissioner d'Oronzio** – I did read through their sports, fitness, and leisure report. That is a lot of data. That is what they used. We will 'go along for the ride.'

The Master Plan calls for an administrative reorganization of the department and splitting it into 6 divisions. How deep of a dive did you and the department take into that? Is that a generalized recommendation that we need to dig into when it comes to implementation?

**Mr. Svetz** – It was a deep dive with the department. There is information of where we started in there from an organizational functionality perspective and where we ended up. That was a 'big lift.' Mr. Anthony mentioned the staff's input and staff's contributions. There was a lot of conversation to make sure we got that right. It is important not just to understand where your inefficiencies and ineffectiveness are now. If you don't get that right going forward, it will be that much harder for you to implement a master plan. That was done in lock step with the department.

**Mr. Anthony** – We must look through the lens of not individuals. We look through the functions. Once we remove individuals, it can get very sticky. We look through the function of what the community expects from us. We had to pivot. We must look at the need. In the recommendations, the community wants more events. We don't have an event coordinator. We are looking into that even further. We must look deeper. We must pivot and look at our functions. We did a deep dive.

**Commissioner d'Oronzio** – When you start putting together an implementation strategy, the 'nuts and bolts' of what you are going to do and in what order will come forward.

**Mr. Anthony** – That is correct.

**Commissioner d'Oronzio** – Would that have implications for an expanded staff. There are some direct statements about expanding the staff capacity. Do you have a sense of the number?

Mr. Anthony – When we worked on this plan, even in this fiscal year, we made a recommendation of close to 3 or 4 positions within the cycle. We had a major need in terms of cleaning our parks. That was one of the complaints. We only have 3 people that clean all our parks within Charlottesville. We requested an FTE for that. If you look at the Master Plan calling for reinvestment, what does that mean? It means that our facilities are crumbling. We don't have a dedicated project manager within Parks & Recreation. We called that out. Hopefully through the budget process, we will get that. We have Chris Gensic, who started out with little milage of trails. We now have a robust trail system. It is still a department of one. How are we maintaining our

trails? We are focusing on infrastructure. How do we maintain our infrastructure? Those are our focuses. The other position was an inclusion coordinator. We must be inclusive. Unfortunately, we are not yet there. We are trying to get those resources so we can be efficient and effective for the community.

**Commissioner d'Oronzio** — With this administrative reorganization that is going to take place over time, there is going to be a review of staffing and how that is structured. It is not a table of organization. We have these 6 divisions that we need to split things into.

**Commissioner Stolzenberg** – (Moved to Slide on Level of Service) This chart is different from the same chart in the plan.

Mr. Svetz – It is different because we need to update this slide. There were a couple of things that have some moving parts, even over the last week or so in terms of acreage. There were some things that had to be moved around. I think what we ended up doing is reducing some of the acreage. What I am looking at in the plan as it has been updated is 45.1 acres per 1000 whereas the presentation is showing closer to 50 acres per 1000.

**Commissioner Stolzenberg** – It seems like the top line population is different. In the plan, it is inconsistently applied to the numbers. There were probably a couple other charts that similarly have errors like this. I think there is one that says the Ridge Street neighborhood has one tenth of the population density at least in 2034 than Greenbrier and Barracks/Rugby. You could do a sweep through that and catch those technical errors.

I was excited to see all the shared-use paths proposed in the plan. I was a little surprised. I attended the open house at Carver Recreation Center last fall. I don't remember hearing about them. Looking at the map, it seems that none of them touch the proposed Three Notched Trail. The county got \$2 million grant from the federal government to start planning up to the city limits. In other parts of the state, similar very long trails have become the recreational focal point of the trail system and of the park system. Did you put any thought into making a connection to the Three Notched Trail or even through the city so that one day it can continue onto Richmond.

Chris Gensic, Trails Manager – This is a park plan. We work a lot with transportation. Most of it coming into the city would be Woolen Mills up the Coal Tower to the Downtown Mall. It is on the street. Unless the railroad went out of business, it would make the trail easier. You must get out to Ivy Road, and you are basically using West Main, University, and Ivy with improvements on that side. Yes, is the answer. Most of that is going to be on the Public Works and Traffic Engineering side. We want to make sure, as much is as comfortable as possible. The Capital Trail is great. Getting away from traffic is great. That may not always be possible here to get it all together. I am glad that they are going west. I just need to build it back to the flood zone.

**Mr. Svetz** – The key to the shared-use path system is that it is off-road. With all these segments that have been identified, we can pull off the road. They are not sidewalks or sharing sidewalks. They are not sharing bike lanes or roads. These are true off-road shared-use path connections.

Commissioner Schwarz – I noticed in the Master Plan document that you have this SWOT analysis. You have a list of threats. All the threats tend to deal with duplicate services from private and nonprofit organizations. You mentioned partnerships in your last slide. Are these threats opportunities? What is the thought process for dealing with the duplicate services that are out there. You listed private aquatic organizations, basketball organizations, and the City Market.

Mr. Svetz – It is an excellent question. I think that it is truly recognizing the role that the city plays in terms of providing direct services. What can we do with the taxpayer money that was allocated that we are going to inhouse ourselves? It is going to be our direct conduit to the community. One of the other things that we need to

do is recognize that we have wonderful spaces and places that we can facilitate the utilization of programs and services. That is where the understanding of where the role and responsibility of who does what is important. The prioritization of programs, services, spaces, and places helps us define what the city in part should be tapped into and what they should be doing versus how you facilitate those partnerships. There are significant opportunities for partnerships. There is no possible way that the city of Charlottesville will have enough staff capacity and/or resources to do it all themselves. When you talk about the implementation side of the equation, this is where we start to say: What are we going to do as a city versus what are we going to facilitate on behalf of somebody else a. who might have more resources, b. may have a greater level of subject matter expertise to implement, and/or c. both? That is where I think the department has a significant opportunity to continue to be a conduit and a community builder.

Mr. Anthony – When we went through this exercise, we had to recognize that. Ten years ago, there were a few different institutions around. We now have everything from soccer to volleyball. We need to ask ourselves the question as a city department. What is our role to play within the community? We are recreators, introductions to people to go to these different clubs. At the same time, we also must recognize that we have one asset. That is space. How do we utilize and monopolize our partnerships? We are weak with partnerships in the department. That is one area that is a great opportunity that we will be exploring in our next phase, the implementation phase. How are we going to achieve those goals in terms of reaching out. We don't have to do it all. We can utilize partnerships, allowing them to use our facilities, our spaces, and still provide recreation to that same community.

Mr. Svetz – One of the things that I want to bring attention to is that in the full Master Plan document in the appendices is the full statistically valid survey. One of the first questions that we asked, as part of that survey, is who does the city of Charlottesville use for recreation sports and activities. The number one is Albemarle County. 63 percent of the city of Charlottesville residents, at some point over the course of a year, tap into what Albemarle County offers. Another 58 percent of the community taps into Virginia state parks. Charlottesville Parks & Recreation is 37 percent. As much as we would love to think that the Parks & Recreation Department is #1 sole provider of what people tap into, it is 3<sup>rd</sup> on the list. It starts to give you an understanding of where you sit in terms of the market, in terms of being a service provider, but also those other potential partners are Albemarle County and Virginia state parks that we could tap into. Charlottesville does not have great significant opportunities within its borders, within its existing park system to add outdoor recreation spaces. That is high on the list of priorities that your community wants. How do you facilitate that? You facilitate that through partnerships with the county and/or Virginia state parks as a starting point. That is where the partnerships come into play. How can we tap into things that people are already using and can provide a better-quality experience?

Commissioner Roettger – I am glad that you brought up partnerships. I wanted to encourage more of that. When I was on the public housing board, there were various reasons or things happening. There is much to work out. That could be a person's job. With these redevelopments, there are partnerships there to bring in some activities. It seems like we have these large institutions working in the same populations. That is maybe where we sometimes miss some of the residents because we cannot get the partnership to work well. It is all there. We have so much support. That is maybe part of the problem. We have a lot of active people running all these organizations. It needs to work together. We have all these resources that fall within Parks & Recreation.

**Commissioner Solla-Yates** – Something that comes up when I speak with city staff is space. To do the work, you need space to do the work. How are you thinking about this issue?

**Mr. Anthony** – Space is always a good opportunity for Parks & Recreation. It is finding unique opportunities to utilize space. I always go back to partnerships. In some housing authorities, they have open spaces. It is underutilized. We must look through those opportunities. Looking at opportunities is looking at our schools. We use schools for basketball programs. We could expand that. The staff that is on board are creative thinkers. I am

happy that we have this process in front of us. This is our roadmap. This will help us get us to our goals that we will be setting after the Master Plan is adopted. We will do some goal setting and prioritization. We are taking pieces out of the Master Plan, year-to-year pieces, 5-year plan, and 10-year plan on how to achieve those things.

Ned Michie, Parks Advisory Board — We have been waiting for this Master Plan for a very long time. We talked about how staff wanted it. In some ways, things have been on hold for it. We have been waiting for it for a long time. There were a couple of years where they were asking for the money but did not get the money to hire a consultant. They got the money. It took a year to get the bid out and to get the consultant. It has taken a year for the consultant to put it together. They did a great job of soliciting input on the ground and with individuals and reaching out to various organizations that are directly involved in getting those individuals in to talk in small settings and having bigger public events. We were lucky to have Mr. Svetz and his team. We are excited that it is finally here with a lot of good information. I hope you will adopt it and let it move on so we can jump on board and start making it happen.

# ii. Public Hearing

**Jackie Timpkin** – I have a lot of concerns about this report. The data does not support any of the recommendations. There are places like Tonsler Park. They are making recommendations where they are saying instead of giving more space to pickleball and tennis, which are both medium priority things, they are adding additional sports to the courts that are there. They are squeezing in an additional court that is supposed to happen. You have more people competing for the same space when it is a huge park. You have things like a cricket pitch, which is the lowest priority. You have a chart that says 0 percent of households have the preference for having cricket available to them. I don't understand some of these recommendations when there is an incredible amount of demand for other sports. Another issue is the demographics. It does not address gender inequalities to current sports offerings. Right now, there is a huge problem with partnerships supporting only baseball. There are few if any girls' programs. I represent a program through the USTA (Girls Rule The Court). It is supposed to be a girl program. We have consistently had issues trying to reserve courts because there is not enough. The Covenant School books all the courts at Pen Park. We have 4 courts at Tonsler. We are trying to get rid of those to add futsal. It does not seem to be mentioned in a lot of the data. You are trying to squeeze in pickleball. We are talking about creating partnerships. We are not creating them. We have approached Parks & Recreation several times trying to get these things going, providing free for low-income girls to get involved with sports. A lot of these things are not addressing any of those issues. I would look at the data and see if it supports what is happening. I don't think it does. A lot of the suggested park plans are not implementable. It does not make sense. It is not a good use of city resources. A lot of their recommendations need to support issues that are currently happening with the inequity of gender and supporting girls and women of different ages.

Peter Krebs (Tufton Avenue) – A lot of the things that I asked for did get incorporated in the plan. I would like to thank the consultant and staff for doing those things. The matters related to cycling are much better. I like the references to the Rivanna Trail. The pathway, which is working with the county, is the right way to go with that. The Greenways and Trails Section is much more complete and better. It does not focus on what the county is doing. I must focus on what the county is doing. I will say that their Comp Plan, which they are working on, is greenway oriented. The plan does not show those county connections. Many of them are looking good. I would like to provide more 'color' to what the consultant talked about. In some of his other venues, he has spoken about the high demand for places to walk and bike safely. That is reflected in the plan. He did talk about age and to the point of gender that everybody walks. Walking is a sport that everybody engages in. He said in earlier venues that the quality of the facility drives who is willing to do that. For the public who is wondering why we are investing in greenways so much, you put together huge demand for places to walk. With the Rivanna Trail, as great as it is, we are going to preserve the Rivanna Trail as it is. It is not a welcoming place for everybody, having greenways that are connected. The plan is focused on the south side where people

are under parked and under-connected. That is a good thing. That is important for the public to know. For you guys, I know that you guys think about the CIP. As you make a recommendation to Council, with respect to this and in future years, I would think you get the City Council to frontload the funding of this plan. It is ambitious. We know that waiting does not make things cheaper.

#### iii. Discussion and Motion

**Commissioner Solla-Yates** – I would like staff to address the gender issue that was raised by the public.

Chairman Mitchell – I did look at some of the demographics. I realize why things like the cricket pitch is here. I realize why there is more emphasis on soccer fields and things like that. You might have noticed that the population of Charlottesville has shifted since the war in Afghanistan ended. Things like more access to soccer fields and more access to cricket pitches are becoming increasingly important because of our shifting demographics.

Mr. Anthony – Thank you for addressing this. It is an important topic to me personally and to the department. The reason why we are doing this is to find our gaps and our opportunities. We are looking to pivot and to move the department into the proper direction. Because of the trends of society, our department needs to change too. This is a very important part. We are looking through those lenses. Once we get the Master Plan adopted, we can focus on our goals and objectives. In these past few months, we have partnered with HER sports and giving opportunities to our basketball program for the first time ever. We must do one step at a time. That is our focus as a department. This plan is not to say that we are the greatest. This plan is to find our gaps and how we can improve those gaps or meet those gaps. That is important to me personally and to our department. It is important to bridge that gap. With Tonsler, that is a framework plan. It is not conceptual design. It is not a master plan. When it is adopted, that means by the pleasure of the City Management and City Council. They will assign us to please move forward on a certain park. We will do a site-specific master plan on those parks. We will again solicit the community because it is a framework. It is just ideas. As the Chair has mentioned, the community is changing. There are almost 9000 Afghans living in the city. What activities are you providing for us? If I look at our master plan and go through the program section, it is your typical programs. It is not diverse, but we are getting there. This identifies what we are offering. It is like an inventory. We can now see how we are missing these gaps.

**Chairman Mitchell** – The shifting population with the increasing Afghan population is mostly concentrated in our city. It is not spread throughout the county.

Motion – Commissioner d'Oronzio – WHEREAS on March 11, 2025, the Planning Commission held a public hearing on a proposed amendment to the November 15, 2021 Comprehensive Plan, as amended, after public notice as set forth within Virginia Code Sec. 15.2-2204, to include the Parks and Recreation Master Plan as an amendment, and BE IT RESOLVED that the Planning Commission recommends City Council approve the Parks and Recreation Master Plan (dated January 27, 2025) as an amendment to the City's November 15, 2021 Comprehensive Plan, as amended. A copy of the Parks and Recreation Master Plan as recommended by the Commission is attached to this Resolution and is hereby certified to the City Council for its consideration with the following amendments and recommendations in accordance with City Code Section 34-5.2.3. Second by Commissioner Stolzenberg.

• Amend the Master Plan with a section referencing The Three Notched Trail and planning for future connections.

Motion passes 7-0.

# IV. PLANNING COMMISSION ACTION ITEMS

Continuing: until all public hearings and action items are completed.

# 1. Special Exception – Build-To Requirements - 1418 Emmet Street (Bodo's)

# i. Staff Report

Dannan O'Connell, City Planner – I am presenting a special exception request for Bodo's Bagels at 1418 Emmet Street requesting a special exception permit for build-to width. The existing commercial property is shown here on the screen. It is currently zoned NX-5 Node Mixed Use. The Comp Plan designation is Urban Mixed-Use Node. For the NX-5 District, there is a setback range of between 0 and 10 feet and a build-to width requirement of 85 percent along the primary street, which would be Emmet Street and 65 percent along side streets. The existing commercial property does not meet any of those build-to ranges. Per our current development code on non-conformity, any new additions to the property would have to meet the build-to. The owner wishes to add on. There is an existing trash compactor enclosure to the side of the existing property. The owner would like to tear that down and replace it with a storage shed. Because of the build-to requirement, that would not be allowed by-right. We are asking for a special exception for this. Staff recommends approval of the special exception. We did not include any recommended conditions. This is being done in combination with a development plan. We would verify the location of the storage shed through that plan.

## ii. Discussion and Motion

Motion – Commissioner Stolzenberg – I move to recommend approval of this application for a Special Exception Permit in the NX-5 Node Mixed Use district at 1418 Emmet Street to permit the installation of an accessory shed. Second by Commissioner d'Oronzio. Motion passes 7-0.

# 2. Special Exception – Build-To Requirements – 1114 E High Street

# i. Staff Report

Ben Koby, City Planner – This is another special exception application that we have received at 1114 East High Street for its built-to requirements. Under the current build-to requirements in the CX-5 zoning district, they are required to build up between 0 feet and 10 feet from their front property line on an interior lot. Given the size of the workshop being proposed, it is not feasible. There is a proposed workshop off the rear behind the existing office space that does front onto East High Street. In the area, there are old residences that have been converted into a commercial use in the CX-5 zoning district. There is an existing streetscape there where practically no buildings in that block do comply with the current build-to requirement. Considering the Mixed-Use Corridor designation from the Comprehensive Plan and that there is a consideration of respecting existing streetscapes, considering the use of the workshop being a light industrial use, which is permitted by-right in that zoning district, staff note it would be appropriate to approve the special exception request for the workshop.

# ii. Applicant Presentation

**Mike Ball, Applicant** – This feels like a glitch in the new zoning. It is a row of houses. I have always liked this row of houses here. It is one of these areas that gets weird in the new zoning. Any new building there is being told to be built within 10 feet of the street front where it is all houses up there. It is an odd transition. This is the 10-to-15-year workshop. We are not building for that 100-year view right now. Finding a workshop in Charlottesville is nearly impossible. We are on our 8<sup>th</sup> workshop in 15 years. That is something that we need more of.

#### iii. Discussion and Motion

**Commissioner Yoder** – The proposed language that we have here recommends approving with the condition that the size, location, and use be considered with the material submitted. If I understand correctly, the use is allowed by-right in the zoning code. Do we need to stipulate that the use needs to be consistent with what is presented?

Mr. Koby – In discussions, we thought it would be prudent to have that stipulation in there that it would be used as a workshop. If the use was to change to something that potentially we would be more interested in having closer to the street, if it was residences or a lighter commercial use that we would want on that street for 100-year vision that the Comprehensive Plan lays out, that is the reason why we thought it might be appropriate to add some of those stipulations.

Commissioner Yoder – If they build it and then decide to do something different with the use later, if it complies with the zoning code, it does not connect with the exception to the build-to requirements. It is a nitpicky thing.

**Commissioner Stolzenberg** – If they were to convert this shed into an ADU or something, that would not be allowed with this condition. If they did not want it as a workshop forever, it would have to be empty or torn down. What you are thinking is if we give a special exception for the build-to zone, then they could tear down the house, tear down the workshop, and then do whatever they wanted outside of the build-to zone in the future?

**Mr. Koby** – If anything, it would be torn down. They would have to come back for a new development plan, which would have to be compliant with the zoning request. They could apply for another special exception if they wanted to build outside of the build-to zone. If they were to tear it down and rebuild, the special exception would not apply in that case.

Commissioner d'Oronzio – I agree with Commissioner Yoder on this. If we permit the build where it is. It is highly restrictive for us to say that it must be used as a workshop. There are certain questions. Define what a workshop is. Is it still a workshop if it is a complete metal working and carpentry shop for 90 percent of plus a bathroom? That is a workshop. If it is storage of antiques and there is a circular saw at the front of the building, is it still a workshop? We might be boxing in a little more than we want to. What if there are economic changes for the owner and the owner wants to do something else 10 years from now in that building. We are going to grant the special exception. That has to do with the streetscape and the geography and the uses.

Commissioner Stolzenberg – The other interesting thing is that the development code, for non-conforming build-to does allow rear additions. If they were to add a breezeway connecting this to their building, this would be allowed. It probably does make sense to not restrict the use of this shed in the future. Once it is there, it is there. If they are going to open a shop out of the back of it, it would be nice to have it near the front of the property. I don't want to see a future where the shed is forced to be empty.

Commissioner Schwarz – As we are thinking about possible edits to the zoning code, if this ends up being something that we edit, a reason that this is a good exception is that there is no parking in the front yard. There probably will not ever be parking in the front yard. As a landscaped front yard, I think it makes it more acceptable to receive an exception.

Motion – Commissioner Yoder – I move to recommend approval of this application for a Special Exception Permit in the CX-5 Corridor Mixed Use 5 zone at 1114 E High Street to permit the construction of a studio workshop space outside of the build-to requirement.

a. The size and location will be consistent with the materials submitted in application PL-25-0038 and PL-25-0041 dated February 14th, 2025, and February 27th, 2025, respectively. Second by Commissioner Schwarz. Motion passes 7-0.

# V. ADJOURNMENT

The Meeting was adjourned at 7:27 PM.

# PLANNING COMMISSION REGULAR MEETING April 8, 2025 – 5:30 P.M. Hybrid Meeting

# I. COMMISSION PRE-MEETING (Agenda discussion(s))

Beginning: 5:00 PM

Location: NDS Conference Room

Members Present: Commissioner Schwarz, Commissioner d'Oronzio, Commissioner Solla-Yates,

Commissioner Roettger, Commissioner Stolzenberg, Commissioner Yoder

Staff Present: Patrick Cory, Missy Creasy, Ben Koby, Alex Ikefuna, Anthony Warn, Matt Alfele

Chair Schwarz called the meeting to order and asked if there were any questions concerning the agenda. Commissioner Solla-Yates asked if there had been any communication from HUD concerning funding and it was noted that there has been no communication at this time. Commissioner Stolzenberg asked if the current use at 401 Ridge St was legal, and Mr. Koby provided information. Chair Schwarz noted that the old code had very detailed information for this type of use and this code is not as detailed. He asked if there was a commercial kitchen, and it was noted that there is not. Mr. Alfele provided background on the categories from the previous code. Commissioner Stolzenberg asked if conditions could be provided, and it was noted they could. It was noted that there will be a May work session but one is not scheduled for April.

# II. COMMISSION REGULAR MEETING – Meeting called to order by Vice-Chairman Schwarz at 5:30 PM

Beginning: 5:30 PM

Location: City Hall Chambers

#### A. COMMISSIONERS' REPORTS

Commissioner Stolzenberg – I only had 1 meeting this month. It was LUPEC. We had a presentation from CAT on the growth of micro-CAT. It sounds like it has gotten busy but expensive. It is about \$16 per ride. We got an update on plans for how CAT itself functions for a fixed route. We also got a presentation from UVA on the Ivy Corridor housing project. They have some good-looking buildings coming up over there. It sounds like they have paused the planning on capital projects until things 'shake out' with the federal government. That will hopefully move forward. We will add several hundred beds over on Ivy across from 2117 Ivy. An interesting part of that discussion is that they are in discussions with VDOT about how to facilitate pedestrian access across the bridge there. They are hoping to widen the sidewalk on the bridge. They are providing a large sidewalk and pedestrian plaza at the corner of Ivy and Copley for the crowds that walk from the parking at JPJ to the football stadium and during big events. Unfortunately, in the end, they would have liked to have added a sidewalk on the west side of the street. Council granted a sidewalk waiver to 2117 under the impression that you could never add a sidewalk on the west side of the bridge because VDOT would not go for it, or the bridge could not be modified. Since there were no plans to continue the sidewalk, why not give them the waiver.

Commissioner Schwarz – From the March BAR meeting, we had 2 items. It was basically a work session. We had an update for 1000 Wertland. They explained that they are 'in a box.' They have submitted for their tax credits. They cannot change their unit count or square footages. Anything that they do to appease the BAR will have to be in that tightly constrained box. We will continue working with them. We had a work session on procedure and our bylaws.

# **Commissioner Solla-Yates** – No Report

Commissioner d'Oronzio – The HAC is looking at the Landlord Risk Reduction Fund Plan, which involves providing 2 perspective landlords for people with Section 8 vouchers. In lieu of deposit, they would have essentially a guarantee from the city as to wear, tear, and damage. The thought would be that this would reduce barriers and provide a degree of certainty and against an attack on the stigma of subsidized housing tenants. This is on a larger scale that we branch that out into a landlord-tenant discussion. We have a lot of little programs about eviction prevention that are siloed in the nonprofit world, church world, etc. There is this generalized need to pull all that together and see if the city can provide a unifying program or a unified funding source to simplify and reduce duplication of effort. That is ongoing. The CDBG Task Force met and made recommendations. We will shortly have more on that.

Commissioner Roettger – Last week, the Tree Commission met. We have a new chair and vice-chair and a couple new members. I am always impressed with the depth of knowledge all these people bring to that. They have some different committees on education, advocacy, and other areas. The committee that I joined is the codes committee. There has been some discussion about maybe having a work session in the future since there is a lot of talk about critical slope, flood plains, and how to better protect them. It seems like there is some overlap. It was approved for them to get a second urban forester; one that was going to be working more with development and private land as opposed to the current forester, who is working on public land.

**Commissioner Yoder** – No Report

## **B. UNIVERSITY REPORT**

**Commissioner Joy** – No Report

#### C. CHAIR'S REPORT

Chairman Mitchell – No Report

#### D. DEPARTMENT OF NDS

**Missy Creasy, Deputy Director** – We will not have an April work session. We are prepping for a May work session. We do not have too much lined up for a May regular meeting at this time. That could change. We will let you know how that is going.

# E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

No Public Comments

## F. CONSENT AGENDA

1. Minutes – February 25, 2025 – Special Meeting

Motion to approve – Commissioner d'Oronzio – Second by Commissioner Solla-Yates – Motion passes 5-0 with an abstention (Commissioner Solla-Yates).

Meeting was recessed until the beginning of the public hearings at 6:00 PM.

#### III. PLANNING COMMISSION PUBLIC HEARINGS

Continuing: Until all public hearings are complete

Format: (i) Staff Report, (ii) Applicant, (iii) Hearing, (iv) Discussion and Motion

1. Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Funding: Draft Program Year 2025-26 Annual Action Plan. The Planning Commission will be considering projects to be undertaken as part of the proposed Program Year 2025-26 Annual Action Plan (PY25) for the CDBG and HOME programs. Staff from the Office of Community Solutions (OCS) and the Thomas Jefferson Planning District Commission (TJPDC) will be presenting funding recommendations for activities designed to address a wide range of community development goals, including economic and workforce development, public service projects that benefit low- and moderate-income citizens, improvements to public facilities and infrastructure, and fair and affordable housing. The United States Department of Housing and Urban Development (HUD) has not yet informed the City of new funding to be made available for these programs but based on Program Year 2024-25 funding, the City anticipates approximately \$400,000 in HUD funds for CDBG and approximately \$98,000 for HOME. A 30-day period for public comment will commence on May 1 and run through June 1, 2025. The draft Annual Action Plan is also scheduled to be presented at public hearings before City Council on Monday, April 21 and Monday, May 5, 2025. Members of the public are invited to provide written comment on the proposed PY25 Annual Action Plan in writing to CDBG/HOME Taskforce, City of Charlottesville City Hall, P.O. Box 911, Charlottesville, Virginia 22902 or via email to warna@charlottesville.gov.

# i. Staff Report

Anthony Warn, Office of Community Solutions – We have before you a slate of recommendations. By way of background, we have not received notice from HUD of any funds that we will be receiving this year. It could happen anytime between tomorrow and June. That will explain a little of the background of some of the slides. Some more background, the city is an entitlement community as designated by HUD. We receive community development block grant funds directly based on population and demographic characteristics of the city. We receive Home Investment Partnership funds for affordable housing activities on behalf of a consortium that involves the city of Charlottesville and the counties of Albemarle, Fluvanna, Greene, Louisa, and Nelson. We work together as a consortium. The consortium is managed on our behalf by the staff at the Thomas Jefferson Planning District Commission. They manage the allocation of funds and direct supervision of programs. The city of Charlottesville retains the right to any or all Home funded activities within the city of Charlottesville with our portion of the shared funds. That is reflected in our recommendations.

# **Next Slide**

HUD funds are provided to jurisdictions on behalf of the people of Charlottesville by HUD to meet three primary HUD national objectives, regardless of what program they are.

- Provide most of the benefits by statute. It is supposed to be 70 percent or more of the benefits acrewed directly to people of low and moderate income.
- Aid in the prevention and elimination of slums or blight-programs developed in the late 60s. The language reflects that.
- Meet a need having a particular urgency.

There is some opportunity to respond to direct needs. The city largely focuses on affordable housing, economic development, and 'public services activities.' We do some funding for 'public facilities and infrastructure projects.' If anybody went to the opening of the Beacon Commercial Kitchen this weekend, it was a wonderful event. They ran into unexpected hurdles with some of their connections to the municipal sewer, water, and gas lines. It resulted in a funding gap. It would have slowed down construction. Since we had this money and this opportunity, we were able to jump in and provide some funds to help them bridge that gap. Construction of the connecting lines did not even have to stop. The contractor was able to bring in the larger lines and the larger

connectors and continue with the pace of construction. A large part of our work is aimed at providing decent and affordable housing either through the acquisition of land, rehabilitation of home ownership for low- and moderate-income families or rental units or the construction of new units for these purposes. The HOME funds are typically less than \$100,000. They do not fund particular activities. They are mainly offered by the city to provide gap funding for projects that are already in development and need a little more help to finish.

#### **Next Slide**

HUD has a wide variety of regulations to try to make sure that these projects and activities occur honestly, faithfully, and in good time. With those, the City Council publishes a resolution every year outlining some of the priorities that they would like to see happen. That guides the work of the CDBG and HOME Task Force. If members of the public want to be involved and help guide these priorities, they can reach out to me. We are hopefully going to be developing a new slate of Council priorities.

#### **Next Slide**

With the CDBG activities, HUD has a variety of categories that these activities fall in. If an activity does not fall into one of these code categories, it probably is not fundable through CDBG. Because the city focuses some degree on economic development, but they prioritize housing activities and what are 'public services activities.' Why that is important is because HUD has a limit set in place. It is in the code of federal regulations as federal law limiting spending of more than 15 percent of an annual allocation on 'public services activities.' Unfortunately for members of the CDBG Task Force, that is where most of the applications typically fall. That presents the CDBG Task Force with a considerable challenge trying to 'circle that square.'

## **Next Slide**

HOME is less defined in some ways and considerably more defined in other ways. Both programs are defined through federal law. I included this slide to show that most of the focus is on homeowner rehabilitation, which we do through partnerships with groups like AHIP and LEAP rental housing acquisition, construction, or rehabilitation. The city has been very involved in that lately. With home buyer acquisition or new construction, the city has been very involved in that. With tenant based rental assistance, it is harder to sometime fund. The pot of money for HOME is not very large. That is very short-term assistance. I believe that it is no more than 3 months and at a nominal rate. In no way could it address, even if we gave all our HOME funds, the crisis that we have in looming evictions.

## **Next Slide**

This slide presents an overview of the applications that we received broken down into their appropriate HUD categories. Because we have not received notice from HUD, we must use the numbers from last year. We start with the numbers that we have already received. We make the notice of funding availability. We receive the applications, break them down into the categories. There were 2 applications for Economic Development Activities, one for Public Facilities, and most of the funding requests came through public service programs. There was one application that they considered affordable housing. The 3 applications at the bottom are for the HOME investment partnerships. I would like to include a category total of the actual requests so that people can see. In the second box at the top, programmatic and funding are set aside. If we were to receive the CDBG funding that we received last year (\$438,617), 15 percent of that would be \$65,792. We cannot allocate any more than that to the public services programs. You can see that the request came in at \$368,236. There is a huge gap between the need and the available funds.

That was the overview of the applications received.

**Commissioner Roettger** – With the sorting of the applications, does the applicant get to state what category they would like to be in? How do those get sorted? I feel that there is a lot of wiggle room.

Mr. Warn – Before an entity or individual is allowed to submit an application, they must go through a mandatory pre-application workshop. I take them through the different categories, the kind of activities for each. They are given an opportunity to identify where they think they fall. It is my job, as the liaison to the task force, to go through and double-check that with the HUD guidance. There was an application submitted under the Affordable Housing category for an eviction diversion program. I initially grouped that under affordable housing. I am relatively new at this. I have never done that before. I checked the HUD guidance. Even though eviction diversion is about housing and preserving affordable housing opportunities, HUD is clear that it is a public service activity. They call it a subsistence benefit activity. It is supposed to be limited to no more than 3 months and a very nominal rate. The initial list was resorted to put that under public services. We work closely with the HUD staff in Richmond to finalize these and make sure things work.

If you look up CDBG matrix codes, you will either get a short 2-page list or a 35-page document with all the categories. It will tell you, if you are trying to build affordable rental for unhoused populations, to use a specific code. If you are trying to do it for people with disabilities, use another code.

**Ms.** Creasy – It ends up being what the use of the funds is for. If the funds end up being used for salary for someone to implement a program, that ends up in public service even though the program would fit in a different category. There are detailed rules.

**Mr. Warn** – The initial sheet is what I presented after we received all the applications. This is a sheet that was provided to the members of the CDBG and HOME Task Force. I answer any questions. If they have questions for applicants, my job is to go to the applicants and ask those questions of the applicants. I report back. I sit back and let them discuss how to maximize and allocate these limited funds.

**Commissioner Stolzenberg** – With not hearing from HUD, how unusual is it that we have not heard from HUD at this point?

**Mr.** Warn – Last year we had not heard at this point. I believe that the year before we had heard. That is increasingly more likely. The funding comes from Congress. It apportioned out through the funding process. It then goes to HUD and broken down.

**Commissioner d'Oronzio** – Two years ago, we had a budget last year where we were operating under a continuing resolution.

**Commissioner Stotlzenberg** – It is not alarming that we have not heard at this point.

**Mr. Warn** – That question comes up a lot. Nobody outside of HUD national leadership or the White House has any idea about where these funding levels are going come from until there is a large national press conference and an announcement at the White House between HUD national leadership, congressional leadership, and the President. It happened late last year. There is no indication of when or if that will happen this year.

## **Next Slide**

How do we handle that? We start by using the numbers that we received last year. The language that goes before Council allows it to be prorated if the amount goes up or if the amount goes down. If the amount goes up significantly, we are supposed to go back before Council and give them an opportunity to find a new activity or go back to some of the programs that were not recommended for funding. After going through all the applications and reviewing the evaluation criteria that have been established, the members of the Task Force try to figure out where to take a small amount of money so we can maximize the benefit for the people of Charlottesville who need it the most. They come up with some initial funding recommendations, we bring them to you, give it an opportunity to get it out before the members of the public.

This is the recommended funding. With economic development, it was relatively easy to look at those. With public facilities, Arc of the Piedmont has been funded several times in the past to do infrastructure projects for the Shamrock Group Home. The clients are very much in need. The hardest part becomes the public service activities because there is a huge delta between what we are allowed to spend and what there is. That is the only reason why there are most of those activities were not funded. None of the three that were recommended for funding received their full requested funds. That category took up the largest portion of the discussion of the Task Force.

Commissioner d'Oronzio – Between Council priorities and the HUD codes and CAP, there is a 'box' that we are functioning in. Under economic development, City Council says to spend \$90,000 on that. We had \$75,000 worth of applicants. We did not have any tough decisions to make. The only question was whether these are reasonably good applications. It was the same thing with the public facilities and infrastructure where we had the room to do that. When you got down to the affordable housing piece, that is not one of the Council priorities. The problem is with the public services activities. There is no money.

**Mr.** Warn – It is a difficult challenge.

**Commissioner d'Oronzio** – I would like to point out that we have an eviction diversion program that was suggested. We have the financial capabilities from the IRC. The IRC has an eviction diversion element to it. That is a thing that a lot of the services, a lot of people are looking for, which is why the HAC going back to that.

Mr. Warn – It was a difficult conversation because some of these programs were funded through CDBG last year. The question was: If we fund them last year but don't fund them this year, what is the impact? It was a torturous conversation. The PACEM shelter transportation uses CAT micro-transit in some cases to move people transitioning from being unhoused to their employment opportunities and back to a safe shelter. It has been incredibly successful. They would do much more this year if they were funded. It was a small pot of money and some worthy activities.

#### **Next Slide**

How do we work? In some localities, they wait until they get that public announcement/press conference of how much money comes in. They then begin their work of funding and recommending. HUD has a due date by, which this plan is due. They also have a provision that it is no later than 60 days after they make the announcement, even if you were supposed to turn it in before. If they make the announcement late, you have an additional 60 days. That is not a lot of time go through all the public hearings. In many cases, that means the localities are not in place to give money to their awardees to start on July 1<sup>st</sup> at the start of the program year. When I took the job, I tried to figure out how we do this. This slide tries to address it. It takes the funding recommendations, divide them by the total allocation involved, and come up with a precise decimal value. There are 8 or 9 decimal points on the slide. On the spreadsheet in some cases, it goes much further. Each one has a decimal value that represents the recommended funding level. I copied that slide over and reversed the math. The funding recommendation is a multiple. That \$438,617 becomes an input field. If update that new number, the decimal value will be used to convert that.

There is a small amount of money that is being left to Council to give guidance as to what to do, how to address that. There is a little bit of a delta between what we were awarded last year and the total funding recommendations if you add them up. If the Task Force had their choice, they would have used that money to fund some of the other public service activities. There was some discussion around affordable housing activities. That is something that money could go to.

# ii. Public Hearing

No Public Comments

#### iii. Discussion and Motion

Commissioner Stolzenberg – I was noticing for the CRHA economic opportunities (1), a portion of the funds was going to the salaries. That is assuming why it had to go in public service. There was \$15,000 of that was barrier assistance for people doing workforce development and incentives for participants. If we were to ignore the salary part, could you put the rest of it into economic development and fund that portion?

**Mr. Warn** – My initial inclination would be that would be difficult to do incentives for participation in certain activities. It is not an eligible activity. There has been discussion before of using the funds to pay for childcare, vouchers, or gift cards. Those are wonderful ideas, and all should be supported but ineligible activities per HUD. That might be an interesting thing to investigate. We should have as few barriers to public participation in these programs as possible. There were reasons why HUD had put those in place. I will follow up on that question.

**Commissioner Roettger** – It seems like you had to wrestle with the public services category. In hearing the detailed rules, I understand that more. It seems like everything was done as well as possible.

Mr. Warn – That is a great suggestion. Part of the confusion this year has been that in the past the city has used CDBG funds to fund an eviction diversion program through CRHA. The problem with that it used CDBG Covid relief funds that were initially awarded in 2020. I believe the program was funded in 2023. The Covid relief money was specifically authorized by Congress to not have that public services cap. It was supposed to be public services money to get out the door as quickly as possible. It was entirely possible for a locality like us to use 100 percent of that CDBG-CV money for public services activities, which the city did. They gave a lot of money to CRHA, funded smoke alarms in some of the public housing through the Fire Department. The CIC was given a money to give micro-assistance to small businesses to help them survive. That did not have the cap. We have spent that money. The cap now applies to anything going forward.

**Commissioner d'Oronzio** – The Task Force is still undermanned. Some of these geographic spots like Rose Hill and Belmont get a spot. Some of the spots are still vacant. There should be a point where we sit down. Those delineations and decisions were made in the past. The shape of the city and those neighborhoods has changed. We may want to relook at how that whole thing is organized.

**Commissioner Stolzenberg** – Is there a rule that they must not work for a nonprofit that applies?

**Mr. Warn** – It is anybody affiliated with a nonprofit organization/community benefit organization. If their organization was to apply for funding, they would have to recuse themselves from any discussion or consideration of that. There is also a firm residency requirement of living within the city. Council does a light review of the application. There is no citizenship requirement.

**Commissioner Stolzenberg** – I noticed that we had several housing applications for HOME, which we had a limited amount of money for. If there is leftover money on the CDBG side, is it possible to convert those applications to CDBG?

Mr. Warn – Yes. HUD is very precise about certain things. They want to make sure that we follow the process and have local public hearings before a locally elected board. That is one of the discussions right now. If any unspent money can help along an affordable housing project, there is an ongoing discussion right now with the groups to figure out what is ready to go. We have a timeliness concern and what project will provide the biggest

impact. The 2 projects that were funded for HOME could benefit from those. They are both rehabilitation of existing projects into affordable rental units.

Motion to Approve – Commissioner Stolzenberg – I move that the Planning Commission approve the program year 2025-26 CDBG & HOME Annual Action Plan presented here before us today and to recommend that staff present this plan to the City Council for public review as scheduled. Second by Commissioner Solla-Yates. Motion passes 6-0.

2. PL-25-0027 – 401 Ridge St - Special Use Permit – The applicant, Andrew Jenkins, is requesting a Special Use Permit (SUP) pursuant to Sections 34-5.2.1.D. General Public Notice and Hearing Requirements, 34-5.2.14. Special Use Permit, 34-3.2.2 Permitted Use Table, and 34-3.3.4.C.1. Commercial Uses of the Development Code of the City of Charlottesville ("Code") for the following property ("Property"): Parcel Number: 290132000, 401 Ridge Street, Charlottesville, VA, 22902

The purpose of this SUP is for General Lodging (up to 10 guests) in an R-C zoning district for a Bed and Breakfast. The Bed and Breakfast will have a total of five bedrooms and no exterior changes are being proposed as part of this application. The property is approximately 0.31 acres with road frontage along Ridge Street and side street frontage along Dice Street. The Comprehensive Land Use Map designates this parcel as Medium Intensity Residential. The property is zoned Residential C (R-C) with an Architectural Design Control District overlay. Information pertaining to this application may be viewed online at https://www.charlottesville.gov/1077/Agendas-Minutes (available online at least five days prior to the Public Hearing) or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this SUP request may contact NDS Planner Ben Koby by e-mail (kobyb@charlottesville.gov) or by telephone (434-970-3529).

# i. Staff Report

Ben Koby, City Planner – Before you tonight is PL-25-0027, which is at 401 Ridge Street, a special use permit evaluation for a general commercial lodging application. It is zoned R-C. In the R-C zoning district, a general commercial lodging use of up to 10 guest rooms is permitted with a special use permit application approval from City Council. We are here to evaluate that today. Under the Future Land Use Map, it is designated as a medium intensity residential use. Under the new zoning ordinance, a general commercial lodging is allowable given a set of circumstances or there is a consideration set outlined in the development code going along the lines of whether the proposed use will be harmonious with existing patterns of use, whether the proposed use and associated public facilities will substantially conform to the Comprehensive Plan, and the proposed use will consider whether it will have potential adverse impacts on the surrounding neighborhood, and whether there are any relevant conditions that could be imposed upon the SUP to bring it in line to be harmonious with the area or to reduce any potential impacts. As outlined in the staff report, during our considerations, we have not seen any issues given that consideration set. The applicant held a community meeting this morning. Two individuals were in attendance. They were in support of the application. There was a discussion of some traffic concerns in the area. Staff believes that to be a bigger issue than this commercial lodging use. We are recommending approval of this application with no conditions.

# ii. Applicant Presentation

No Applicant Presentation

# iii. Public Hearing

No Public Comments

# iv. Commission Discussion and Motion

**Commissioner Stolzenberg** – It is nice to have a real special use permit application that is a special use. We are finally returning the process to what it was meant to be. In this case, this use in this location seems perfectly appropriate. I am supportive of the application.

**Commissioner d'Oronzio** – This has been a commercial building on-and-off for the last 28 years. I understand that this has been a de facto bed and breakfast. The traffic impact is already impacted. The use is already being used. I don't have any objections.

**Commissioner Solla-Yates** – I support this.

**Commissioner Yoder** – I also support it.

**Commissioner Roettger** – I support this.

**Commissioner Schwarz** – I want to add that we are approving the use, which is up to 10 units of guest rooms. I understand that the BAR would review this if they were to add 5 more guest rooms to the site. Even with that understanding, I would support this. That parking lot could become 5 more guest rooms.

Motion to Approve – Commissioner Stolzenberg – I move to recommend approval of this application for a Special Use Permit in the Residential C (R-C) zone at 401 Ridge Street to permit a Commercial General Lodging (up to 10 guest rooms) for the use of a Bed and Breakfast with the following condition:

A. In the event that any Site Modifications, as outlined in the City's Development Code, are made to the Subject Property, compliance with Use Standards under section 34-3.4.4 are required as part of the proposed site changes.

Second by Commissioner d'Oronzio. Motion passes 6-0.

Commissioner Solla-Yates had a question about whether the Fire Department had a program for sprinkler installation. Staff is going to investigate this question.

Commissioner Stolzenberg would like to know from staff how many legacy projects from the old zoning code are still on track for approval this July. Many of these legacy projects are close to being finished. Staff will get back to the Planning Commission with that information.

#### IV. PLANNING COMMISSION ACTION ITEMS

Continuing: until all public hearings and action items are completed.

#### V. ADJOURNMENT

The Meeting was adjourned at 6:45 PM

# **CITY OF CHARLOTTESVILLE**





# PLANNING COMMISSION MEETING APPLICATION FOR APPROVAL OF A SUBDIVISION APPLICATION NUMBER: P23-0010 DATE OF MEETING: June 10, 2025

Project Planner: Dannan O'Connell Date of Staff Report: May 28, 2025

**Applicant:** Great Eastern Management Company

Applicant's Representative(s): Scott Collins of Collins Engineering,

**Current Property Owner:** Giant Seminole Limited Partnership, Giant Sequel Investors LLC **Property Street Address:** 341-347 Hillsdale Drive, 357 Hillsdale Drive, 361-399 Hillsdale Drive

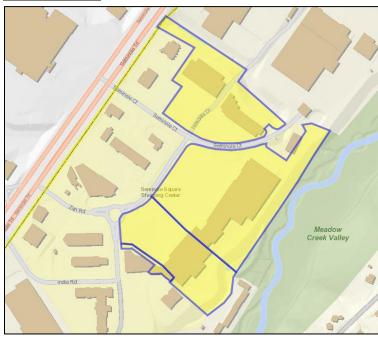
("Subject Property")

Tax Map & Parcel: 41B015200, 41B015000, 41C003100

**Current Zoning Classification:** Highway Corridor (vested zoning district)

**Overlay District:** Entrance Corridor Overlay (partial)

# **Vicinity Map**



# **Standard of Review**

Subdivisions are reviewed for compliance with City codes and standards, in accordance with procedures prescribed by Virginia Code 15.2-2259 and standards and design requirements specified within the City's subdivision, zoning, and water protection ordinances and the City's Standards and Design Manual. The Planning Commission is the "subdivision agent" for the purpose of reviewing and approving a proposed final subdivision plat for a major subdivision.

As "subdivision agent" the Planning Commission is performing an administrative function, and there are only two possible actions: (1) *Approval*—if the proposed subdivision meets all applicable requirements, the Planning Commission must approve it, or (2) if the Planning Commission determines that the proposed subdivision does not meet all applicable requirements, then the Planning Commission must disapprove the plat, and must articulate specific reasons why the subdivision does not meet the requirements—with reference to specific laws, ordinances and regulations.

# **Summary**

Scott Collins of Collins Engineering, acting as agent for Great Eastern Management Company, is requesting approval of a major subdivision as part of the combined Seminole Square Redevelopment and Hillsdale Apartments project. Per Section 29-3, this subdivision is considered major because it involves the dedication of new public streets.

The land within the proposed major subdivision is identified on City Real Estate Tax Map 41B, Parcels 15 and 15.2, and Tax Map 41C, Parcel 3.1. It has frontage on Seminole Court and Hillsdale Drive. The site contains approximately 23.11 acres. The applicant has submitted three (3) prior versions of the proposed plat; with each submission, staff has made a good faith effort to identify all deficiencies (if any) so that the applicant could be in a position to submit an approvable final plat to you for consideration and approval. A Final Site Plan corresponding to this subdivision has been submitted and is currently still under review.

# **Subdivision Requirements**

- A. Section 29-140 requires all subdivision plats and supporting materials to be in accordance with:
  - 1. Applicable provisions of the Virginia Code
  - 2. The Water Protection Ordinance, Chapter 10 City Code
  - 3. The Fire Prevention Code, Chapter 12 City Code
  - 4. Utilities Ordinance, Chapter 31 City Code
  - 5. Zoning Ordinance, Chapter 34 City Code
  - 6. Charlottesville's Standards and Design Manual
  - 7. Subdivision Ordinance, Chapter 29 City Code, and other applicable City ordinances

# B. Compliance with design standards and improvements (per Sections 29-160 - 29-163)

- 1. Blocks: No new blocks will be created as a result of this subdivision.
- 2. Lots: The applicant is proposing to reconfigure the existing three (3) lots. No new lots will be created.
- 3. Parks, Schools, and other Public Land: No new parks or schools will be created with this subdivision. A public access easement is provided for trail access near Meadow Creek (see Sheet 6).
- 4. Preservation of natural features and amenities: Critical slopes as defined by Section 34-1120(b)(2) are found on the site. The proposed site plan associated with the development shows the limits of critical slopes (see Attachment 2). No disturbance of critical slopes is proposed as part of the site plan.
- 5. Items Listed in Section 29-111(b): The applicant has submitted a proposed final site plan for staff's administrative review. The documents and information referenced in Section 29-111(b) are included in the site plan that is under review, therefore they do not need to be addressed in this subdivision plat.
- 6. Monuments: The subdivision plat demonstrates that the following requirements of Section 29-160 have been satisfied:
  - a. All boundaries (exterior and interior) of the original survey for the subdivision have monuments in accordance with the Standards & Design Manual (see Sheet 5).
  - b. The applicant has verified that these monuments will be set prior to recordation of the subdivision plat, or prior to conveyance of lots with reference to this plat.

# C. Compliance with the Street Standards for Subdivisions (Section 29-180 – 29-183)

The proposed subdivision includes two new public streets (Fulton Way and Sedona Lane). Right-of-way for these streets is dedicated to public use through this subdivision plat. Design specifications for the new public streets are contained within the associated site plan and are reviewed by the Public Works/Engineering Department. It is anticipated that the roads will be constructed and accepted by the City following Final Site Plan approval.

# D. Compliance with Utility Standards for Subdivisions (Sections 29-200 – 29-204)

The specific utility configurations and design details are under review by the Utilities Department as a part of the site plan review process and will be approved administratively by staff as part of final site plan approval. The utility easements as shown on this final subdivision plat have been approved by the Utilities Department. Public easements are required to be shown on a final subdivision plat; once the

approved final plat is recorded in the land records, the plat will establish as a matter of record the physical boundaries of the easement areas.

- E. Compliance with applicable zoning district regulations (Sections 34-350 34-420)

  The dimensions (area, frontage, building site, etc.) of the three reconfigured lots will, in staff's assessment, comply with the requirements of the Highway Corridor zoning district. See Section 29-161.
- F. Compliance with the Water Protection Ordinance (City Code Chapter 10). Per Section 29-202 every development must be designed to achieve state and local requirements for post-development stormwater management, including measures addressing both the quantity and quality of stormwater, as set forth within Chapter 10 of the City Code (Water Protection).
  - Stormwater Management Plan: a stormwater management concept has been submitted in the final site plan along with the final plat materials, as required by Section 29-111(a)(2). The applicant has also submitted a proposed final Stormwater Management Plan for consideration by the City's VESMP Agent. Such improvements, facilities and treatments are identified within the final site plan, which is currently under administrative review by staff.
  - 2. Erosion & Sediment Control: the applicant will submit an erosion and sediment control plan as part of the construction plans that are part of the site plan that is concurrently under review. This is permitted by Section 29-111(b).

# **Public Comments**

No comments have been received.

# **Suggested Motions**

Motion to Approve: I move to approve the final subdivision plat dated May 30, 2025 for Tax Map 41B, Parcels 15 and 15.2, and Tax Map 41C, Parcel 3.1.

Motion to Deny Approval: I move to deny approval of the final subdivision plat dated May 30, 2025 for Tax Map 41B, Parcels 15 and 15.2, and Tax Map 41C, Parcel 3.1, based on the following deficiencies:

# **Attachments**

- A. Final Subdivision Plat dated May 30, 2025
- B. Final Site Plan under staff review dated May 20, 2025

SUBDIVISION AND BOUNDARY
LINE ADJUSTMENT PLAT SHOWING
NEW LOTS "A", "B" AND "C"
NEW PUBLIC RIGHT OF WAY
AND NEW EASEMENTS
ACROSS TAX MAP 41B PARCEL 15 & 15.2
AND TAX MAP 41C PARCEL 3.1
CHARLOTTESVILLE, VIRGINIA

FEBRUARY 14, 2023 REV: APRIL 21, 2023 REV: FEBRUARY 15, 2024 REV: APRIL 28, 2025 REV: MAY 23, 2025 REV: MAY 30, 2025 SHEET 1 OF 13

OWNERS' APPROVAL:

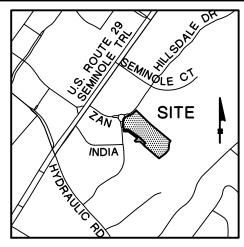
THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, SUBDIVISION AND BOUNDARY LINE ADJUSTMENT PLAT SHOWING NEW LOTS "A", "B" AND "C" , NEW PUBLIC RIGHT OF WAY, AND NEW EASEMENTS ACROSS TAX MAP 41B PARCEL 15 & 15.2 AND TAX MAP 41C PARCEL 3.1, CHARLOTTESVILLE, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, -AND TRUSTEES, IF ANY.

GIANT SEQUEL INVESTORS, LLC	DATE	GIANT SEMINOLE LIMITED PARTNERSHIP	DATE
NOTARY PUBLIC:		NOTARY PUBLIC:	
STATE OF		STATE OF	
THE FOREGOING WAS ACKNOWLE BEFORE ME THIS DAY OF _ 20 BY		THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS DAY OF	-
	NOTARY PUBLIC	NOTA	RY PUBLIC
MY COMMISSION EXPIRES:		MY COMMISSION EXPIRES:	

#### SHEET INDEX

SHEET 13 NEW EASEMENTS

SHEET 1 TITLE/SIGNATURES
SHEET 2 NOTES/OWNER INFO
SHEET 3 AREA TABLES/EASEMENTS
SHEET 4 LINE TABLES
SHEET 5 OVERALL EXISTING
SHEET 6 OVERALL PROPOSED
SHEET 7 EXISTING EASEMENTS BEING VACATED
SHEET 8 NEW BOUNDAY/R.O.W./ACCESS
SHEET 9 NEW BOUNDAY/R.O.W./ACCESS
SHEET 10 NEW BOUNDAY/R.O.W./ACCESS
SHEET 11 NEW EASEMENTS
SHEET 12 NEW EASEMENTS



VICINITY MAP 1" = 1500'

#### APPROVED FOR RECORDATION:

CITY AGENT, OR AUTHORIZED DESIG	DATE
	DATE
CHAIR, CITY PLANNING	COMMISSION

CHRISTOPHER B. KEAN LIC. NO. 2378
05-30-2025



Innovation. Integrity. Vision.

632 BERKMAR CIRCLE CHARLOTTESVILLE, VIRGINIA 22901 OFFICE: 434-974-1417

122006300\_SUB\_25150.PRO 122-0063-00

THESE PARCELS ARE ZONED: HW "HIGHWAY CORRIDOR"

SETBACKS: HW "HIGHWAY CORRIDOR" FRONT: 5' MINIMUM 30' MAXIMUM (HILLSDALE DRIVE, PRIMARY STREET) SIDE AND REAR: ADJACENT TO LOW DENSITY RESIDENTIAL DISTRICT: 20' SIDE AND REAR: ADJACENT TO SIMILAR DENSITY ZONING DISTRICT: NONE

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

SOME EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.

UNDER CURRENT CITY POLICY, PUBLIC WATER AND SEWER SERVICE WILL BE AVAILABLE TO THIS PROPERTY.

EACH PARCEL CREATED BY THIS SUBDIVISION PLAT CONTAINS A BUILDING SITE THAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTESVILLE'S ZONING, WATER PROTECTION AND SUBDIVISION ORDINANCE.

ALL NEW PUBLIC UTILITY EASEMENTS (PUE) SHOWN ON THIS PLAT ARE DEDICATED TO THE CITY OF CHARLOTTESVILLE.

ALL NEW PUBLIC UTILITY EASEMENTS (PUE) SHALL BE CENTERED ON THE UTILITY INFRASTRUCTURE AS CONSTRUCTED AND ACCEPTED BY THE CITY.

EXISTING EASEMENTS DEDICATED TO THE CITY THAT ARE NO LONGER REQUIRED AT COMPLETION OF THE PROPOSED DEVELOPMENT SHALL BE LEGALLY VACATED PRIOR TO FINAL ACCEPTANCE OF ROADWAYS, UTILITIES AND OTHER INFRASTRUCTURE.

ANY STREAM BUFFER(S) SHOWN HEREON SHALL BE MAINTAINED IN ACCORDANCE WITH CHAPTER 10 OF THE CITY OF CHARLOTTESVILLE'S WATER PROTECTION ORDINIANCE.

THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON MAPS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP 51003C0278D & 51003C0286D DATED: 02/04/2005

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED LANDSCAPE ARCHITECTS AND INTERIOR DESIGNERS. I ALSO CERTIFY THAT THE BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.

TMP 41B-15 OWNER:
GIANT SEQUEL INVESTORS, LLC

ADDRESS: P.O. BOX 5526 CHARLOTTESVILLE, VA, 22905

TITLE REFERENCES: INST.#2016-3179 INST.#2016-3277 INST.#2016-1189 INST.#2017-3802 H.W.P.B. 3 P. 373-384 PLAT D.B. 511 P. 442 PLAT D.B. 470 P. 807 PLAT D.B. 511 P. 451 PLAT D.B. 458 P. 687A PLAT INST.#2021-3321 LUMOS INST.#2016-3277 C&R INST.#2016-3195 AGREEMENT INST.#2016-2435 SWM D.B. 627 P. 599 SANITARY D.B. 511 P. 439 ESMTS D.B. 476 P. 426 AGREEMENT D.B. 474 P. 184 AGREEMENT D.B. 471 P. 431 VEPCO D.B. 471 P. 212 RESTRICTIONS D.B. 470 P. 803 STORM D.B. 470 P. 363 AGREEMENT D.B. 470 P. 337 RESTRICTIONS D.B. 470 P. 315 EASEMENTS D.B. 470 P. 227 REV SWM D.B. 462 P. 523 ESMTS D.B. 433 P. 323 DECLARATION

TMP 41C-3.1 OWNER: GIANT SEQUEL INVESTORS, LLC

ADDRESS: P.O. BOX 5526 CHARLOTTESVILLE, VA, 22905

TITLE REFERENCES: INST.#2017-1780 INST.#2016-3180 INST.#2021-5007 PLAT INST.#2016-3277 PLAT H.W.P.B. 3 P. 346-359 PLAT D.B. 1022 P. 542, 556 PLAT D.B. 539 P. 208 PLAT D.B. 470 P. 807 PLAT D.B. 470 P. 227, 229 PLAT D.B. 458 P. 696 PLAT D.B. 458 P. 692 PLAT INST.#2016-1186 INST.#2017-3545 INST.#2021-3321 LUMOS INST.#2017-26 GAS INST.#2016-3277 C&R INST.#2016-3195 AGREEMENT INST.#2016-1186 INST.#2011003630 VEPCO INST.#2011003473 VEPCO INST.#3007 CVILLE INST.#2009004308 RWSA D.B. 596 P. 72 MAINTENANE D.B. 561 P. 36 VEPCO D.B. 561 P. 31 VEPCO D.B. 536 P. 149 VEPCO D.B. 521 P. 16 GAS D.B. 520 P. 779 VEPCO D.B. 478 P. 503 VEPCO D.B. 476 P. 426 AGREEMENT D.B. 474 P. 184 AGREEMENT D.B. 471 P. 434 VEPCO D.B. 471 P. 212 RESTRICTIONS D.B. 470 P. 803 STORM D.B. 470 P. 363 AGREEMENT D.B. 470 P. 337 RESTRICITONS D.B. 470 P. 315, 322 PLAT D.B. 462 P. 523 ESMTS D.B. 454 P. 674 ESMTS D.B. 440 P. 259 VEPCO D.B. 433 P. 323 DECLARATION

ALB. D.B. 320 P. 106 SEWER

TMP 41B-15.2 OWNER: GIANT SEMINOLE LIMITED PARTNERSHIP

ADDRESS: P.O. BOX 5526 CHARLOTTESVILLE, VA, 22905 INST.#2016-1189 D.B. 511 P. 451 D.B. 502 P. 377 H.W.P.B. 3 P. 373-374 PLAT D.B. 511 P. 451 PLAT D.B. 511 P. 442 PLAT D.B. 470 P. 807 PLAT D.B. 458 P. 687A INST.#2017-3802 INST.#2016-795 C&R INST.#2016-3195 AGREEMENT INST.#2016-2435 SWM D.B. 511 P. 439 ESMTS D.B. 502 P. 291 ESMTS D.B. 502 P. 284 FOOTING D.B. 476 P. 426 AGREEMENT D.B. 474 P. 184 AGREEMENT D.B. 471 P. 431 VEPCO D.B. 471 P. 212 RESTRICTIONS D.B. 470 P. 803 STORM D.B. 470 P. 363 AGREEMENT D.B. 470 P. 337 RESTRICTIONS D.B. 470 P. 315 ESMTS D.B. 470 P. 227 REV SWM D.B. 462 P. 523 ESMTS D.B. 433 P. 323 DECLAR.



Innovation. Integrity. Vision.

632 BERKMAR CIRCLE CHARLOTTESVILLE, VIRGINIA 22901 OFFICE: 434-974-1417

122006300\_SUB\_25150.PRO 122-0063-00

20' SANITARY EASEMENT (20SE) TMP 41B-15.2 D.B. 462 P. 523 D.B. 320 P. 166 0.308 AC. (SURVEY) - 0.308 AC. TO TMP 41B-15 PERMANENT SEWER EASEMENT (PSE) =00.000 AC. REMAINDER TMP 41B-15.2 INST.#2016-1189 H.W.P.B. 3 P. 373-384 10' SANITARY EASEMENT (10SE) TMP 41C-3.1 D.B. 511 P. 439 17.479 AC. (INST.#2021-5007) 20' SANITARY EASEMENT (20SE-1) - 1.247 AC. TO TMP 41B-15 D.B. 627 P. 599 + 0.654 AC. LOT C 20' PUBLIC =16.886 AC. REMAINDER TMP 41C-3.1 UTILITY EASEMENT (20PUE) INST.#2021-5007 PLAT 20' STORM EASEMENT [20STM] TMP 41B-15 D.B. 462 P. 523 5.325 AC. (SURVEY) 20' STORM + 0.308 AC. TMP 41B-15.2 (20STM-1) EASEMENT + 1.247 AC. TMP 41C-3.1 D.B. 511 P. 439 - 0.654 AC. LOT C APPROXIMATE STORMWATER = 6.226 AC. NEW TOTAL TMP 41B-15 (PRIOR TO SUBDIVISION) DETENTION (SDFE) FACILITY EASEMENT 6.226 AC. NEW TOTAL TMP 41B-15 (PRIOR TO SUBDIVISION) D.B. 470 P. 227 2.246 AC. LOT A 2.930 AC. LOT B VEPCO EASEMENT (VE) - 0.981 AC. RIGHT OF WAY D.B. 471 P. 431 - 0.069 AC. RIGHT OF WAY PERMANENT LANDSCAPE EASEMENT (PLE) =00.000 AC. REMAINDER TMP 41B-15 (NOW LOT A & LOT B) INST.#2016-1189 H.W.P.B. 3 P. 373-384 10' GAS EASEMENT RIGHT OF WAY APPROXIMATE (GE) D.B. 511 P. 439 0.981 AC. RIGHT OF WAY + 0.069 AC. RIGHT OF WAY 10' WATERLINE EASEMENT (10WE)

= 1.050 AC. TOTAL RIGHT OF WAY



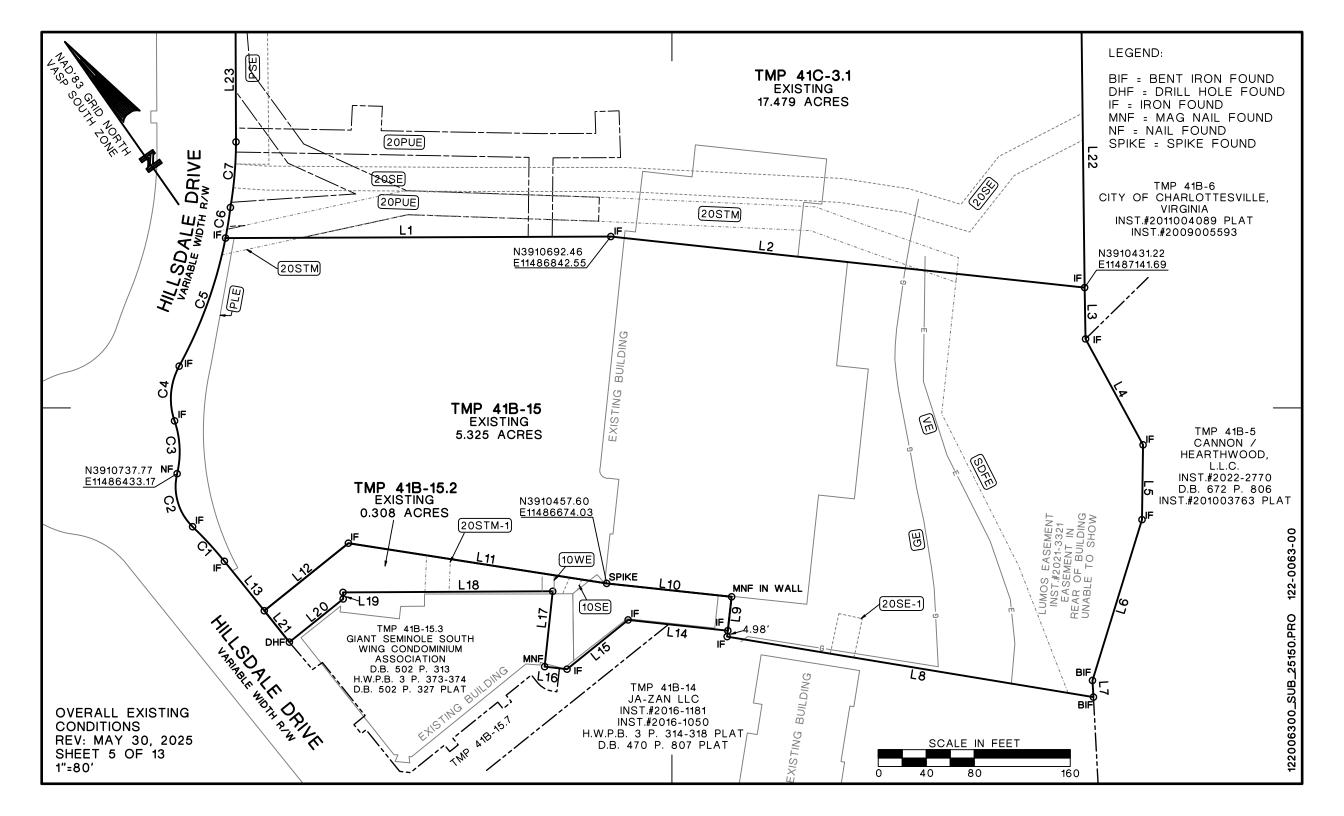
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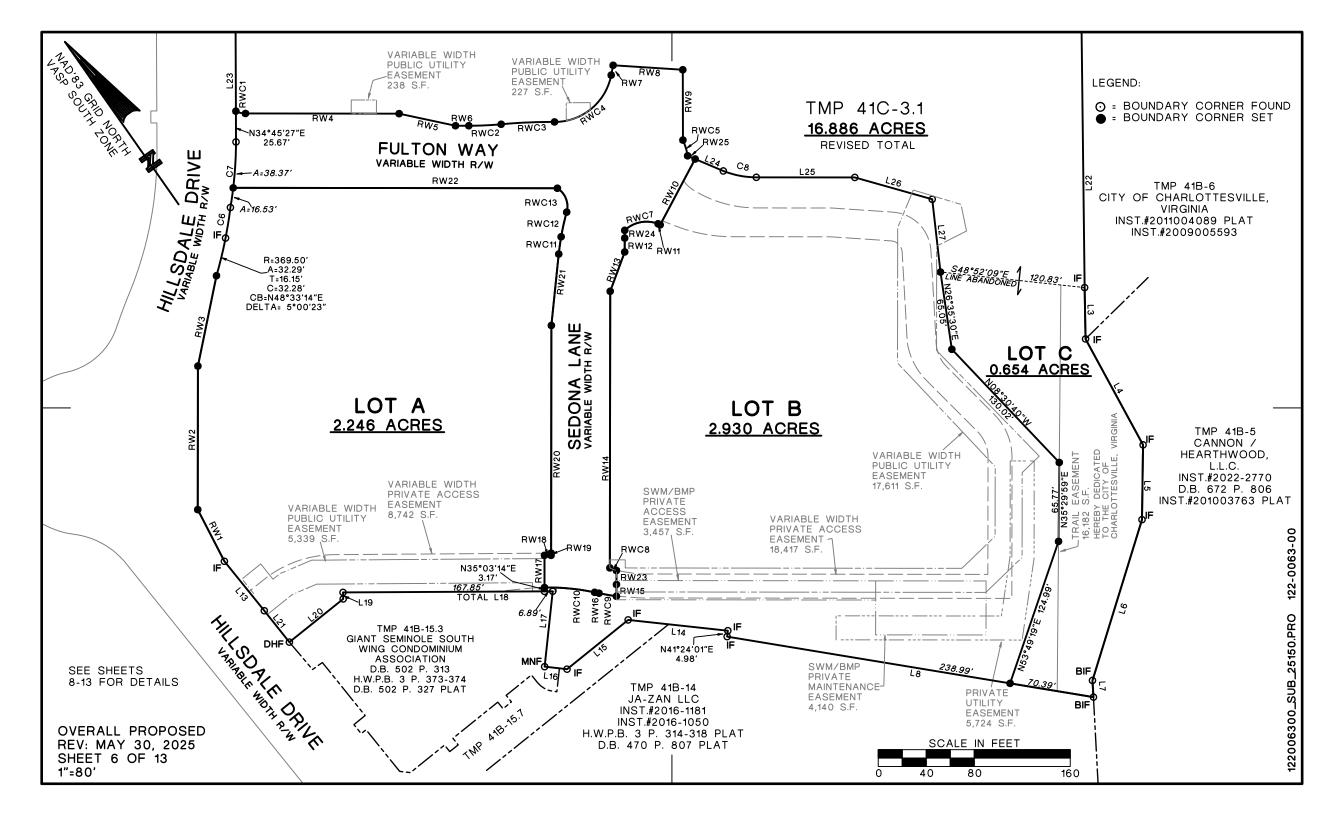
632 BERKMAR CIRCLE CHARLOTTESVILLE, VIRGINIA 22901 OFFICE: 434-974-1417

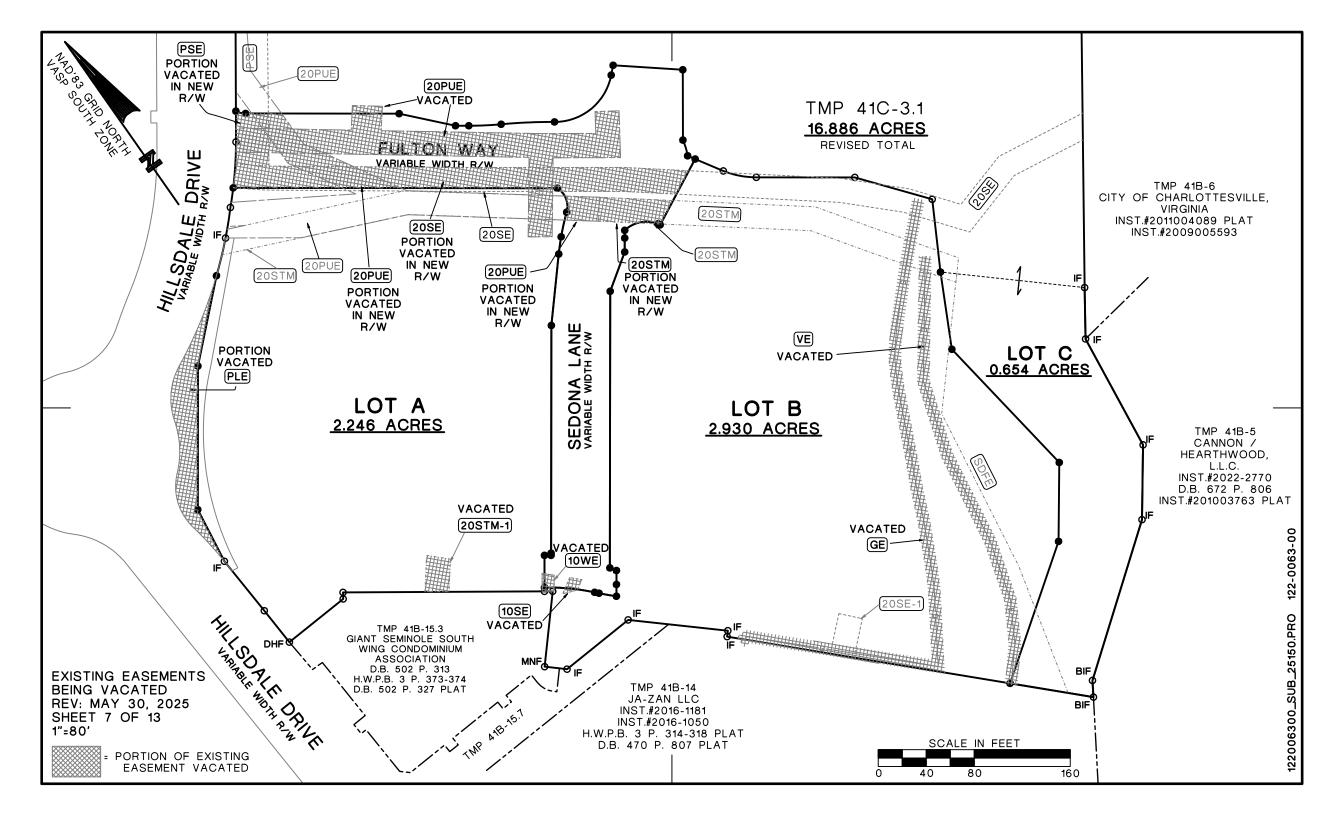
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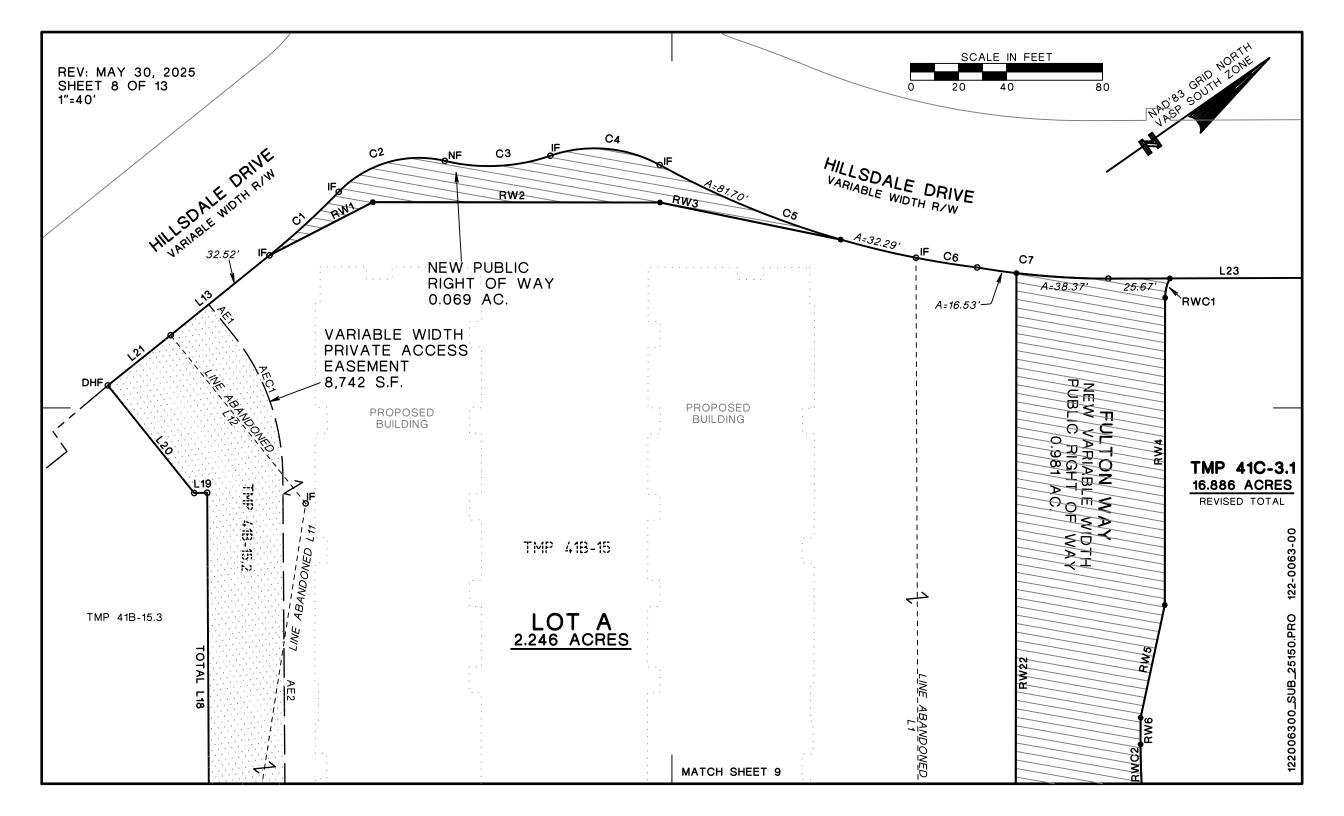
D.B. 511 P. 439

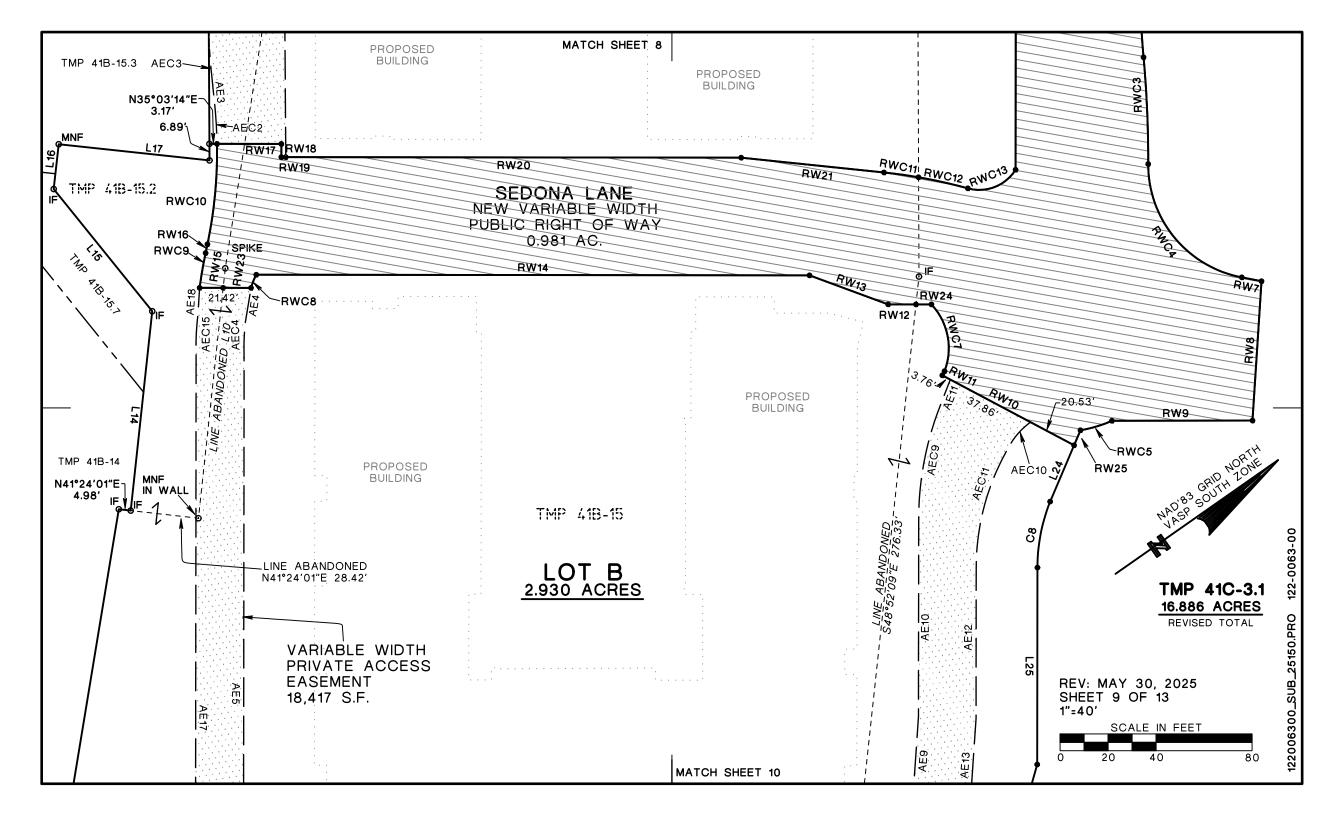
C1 C2	39.18'	CHORD BEARING N07°34'39"W	<b>RADIUS</b> 318.50'	<b>DELTA</b> 7°02′54″	CHORD 39.16'	<b>TANGENT</b> 19.61'	<u>  1</u>	<b>BEARING</b> S55°14'21"E	321.03'	LINE RW1	BEARING N07°43'24"E	DISTANCE			
C2								000 I <del>1</del> 2 I L	321.03	RVVI	NU/ 43 24 E	48.45'			
	48.16′	N18°42′47″E	46.50'	59°20′32″	46.04	26.49'	L2	S48°52′09″E	397.15	RW2	N35°03′14″E	119.62			
C3	44.64	N32°12′38″E	78.50'	32°34′47″	44.04	22.94'	L3	S33°57′27″W	42.80'	RW3	N46°34'47"E	76.87	UE3	N35°03′14″E	11.33'
C4	47.11	N39°47′33″E	56.50'	47°46′33″	45.76	25.02'	L4	S06°28′43″W	100.46	RW4	S54°56′46″E	128.04	UE4	S54°56′46″E	21.00'
C5	113.99	N54°53′19″E	369.50'	17°40′32″	113.54	57.45'	L5	S35°48′58″W	62.32	RW5	S42°55′40″E	48.02'	UE5	S35°03′14″W	11.33'
C6	25.80	N44°01′33″E	387.12'	3°49′09″	25.80	12.91'	L6	S52°06′09"W	140.21	RW6	S54°56′46″E	11.10	UE6	N34°36′28″E	14.97
C7	54.89	N39°51′38″E	334.86'	9°23′32″	54.83	27.51	L7	S31°36′47″W	13.90'	RW7	N46°00'04"E	8.35	UE7	S55°23'32"E	20.00'
C8	28.17	S44°06′54″E	74.53'	21°39′29″	28.01	14.26'	L8	N45°38′37″W	309.38	RW8	S51°19′17″E	58.19	UE8	S34°36′28″W	5.84
			,				L9	N41°24′01″E	33.40'	RW9	S34°52'42"W		UE19	S35°03′28″W	86.981
LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT	L10	N48°53'38"W	104.71	RW10	S62°56′28″W		UE20	S09°11′01″E	122.76
RWC1	8.33'	S41°18′38″E	17.50′	27°16′24″	8.25	4.25'	L11	N46°10′08″W	217.85	RW11	N27°03′32″W		UE21	S80°48′59″W	19.74
RWC2	26.99'	S57°36′27″E	290.50'	5°19′21″	26.98′	13.50'	L12	S86°13′13″W	89.87	RW12	S35°03′12″W		UE22	S35°03′14″W	70.64
RWC3	44.53'	S57°31′40″E	465.39'	5°28′54″	44.51	22.28'	L13	N03°56'24"W	52.94	RW13	S55°13'03"W		UE23	S81°03′00″W	41.981
RWC4	66.47	N85°25′36″E	47.86'	79°34′23″	61.26′	39.86'	L14	N48°50′44″W	83.56'	RW14	S35°03′14″W		UE24	N54°56′46″W	307.80
RWC5	13.71	S18°19'20"W	54.50'	14°25′01″	13.68′	6.89'	L15	S86°06′01″W	65.40'	RW15	S35°03′14″W		UE25	S54°56′46″E	12.82
							L16	N48°38′12″W	18.78	RW16	N43°12′18″W		UE26	S35°03′14″W	6.75
RWC7	29.87	S66°07′48″E	26.58'	64°23′23″	28.33'	16.74'	L17	N41°06′05″E	63.18′	RW17	N35°03′14″E	26.81	UE27	S54°56′46″E	280.48
RWC8	5.93'	S33°12′56″E	26.50'	12°49′41″	5.92'	2.98'	L18	N55°19′27″W	174.74	RW18	S54°56′46″E	5.50'	UE28	N81°03′00″E	38.51
RWC9	14.72	N45°12′32″W	210.50'	4°00′28″	14.72	7.36'	L19	S33°33'30"W	5.44	RW19	N35°03′14″E	1.84	UE29	N35°03′14″E	58.06'
RWC10	42.11	N49°34′18″W	189.50'	12°44′00″	42.03'	21.14	L20	S86°13′40″W	57.49	RW20	N35°03′14″E	189.74	UE30	N08°19′08″W	118.68
RWC11	14.52	N42°52′27″E	214.02'	3°53′15″	14.52′	7.26′	L21	N03°39'01"W	33.51	RW21	N40°53'44"E	59.82	UE31	N35°03'28"E	112.80'
RWC12	21.09	N47°38′28″E	214.02'	5°38′47″	21.08′	10.55'	L22	N34°17′55″E	1064.08	RW22	N54°56′46″W	270.13	UE32	N57°35′04″E	33.88'
RWC13	22.89	N13°40′38″E	17.82′	73°34′27″	21.35	13.33'	L23	N34°45′27″E	345.70	RW23	S35°03′14″W		UE33	S38°20′16″E	41.46
							L24	S31°59′48″E	25.50'	RW24	S35°03′12″W		UE34	S23°20'05"W	22.7 <del>2′</del>
LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT	L25	S54°56′46″E	82.05	RW25	S31°59'48"E	6.81	UE36	S35°03′14″W	3.01
AEC1	63.70	S74°37′08″E	95.00′	38°24′57″	62.51	33.10′	L26	S39°14′56″E	67.06	111120	001 00 40 2	0.01	UE37	N55°19'27"W	3.11'
AEC2	16.29	N58°24′01″W	189.50′	4°55′26″	16.281	8.15′	L27	S28°30′46″W	61.01'				UE38	N35°03′14″E	7.27
AEC3	16.29'	N59°56′41″W	515.37	1°48′39"	16.29'	8.15'							UE39	N55°24'40"W	179.77'
AEC4	14.23	S52°48′10″E	95.07'	8°34′26″	14.21	7.13′	LINE	BEARING	DISTANCE				UE40	N77°54′40″W	22.12'
AEC5	23.56	N12°33′14″E	30.00'	45°00′00″	22.96′	12.43′	AE1	N86°10′24″E	15.76′				UE41	S86°10′24″W	26.67
AEC6	1.94	N08°50′02″W	50.00'	2°13′28″	1.94′	0.97	AE2	S55°24′40″E	180.67				UE42	N86°10′24″E	2.15'
AEC7	38.06	N07°23′19"E	56.41	38°39′21"	37.34	19.79′	AE3	N60°51′44″W	10.21				UE43	N03°49'36"W	16.35
AEC8	14.47′	N09°42′26″W	10.00′	82°53′13″	13.24	8.83'	AE4	S45°39′15″E	14.31'				UE44	N86°10′24″E	20.00'
AEC9	46.22	N44°07′17″W	130.00′	20°22′19″	45.98′	23.36′	AE5	S54°56′46″E	281.171	LINE	BEARING	DISTANCE	UE45	S03°49′36″E	16.35
AEC10	13.07	S13°07′26″E	30.00'	24°58′17″	12.97	6.64'	AE6	N35°03′14″E	97.76′	UE49	S55°24'40"E	77.56'	UE46	N86°10′24″E	7.34
AEC11	51.20′	S40°16′40″E	100.00′	29°20′12″	50.64	26.18′	AE7	N09°56′46″W	56.44′	UE50	S43°19′44″W	50.10'	UE47	S77°54′40″E	28.90'
AEC12	49.19	S09°42′26″E	34.00′	82°53′12″	45.01	30.02'	AE8	N31°44′10″E	75.191	UE51	N54°56′46″W	137.70′	UE48	S55°24'40"E	116.35
AEC13	21.82	S10°53′42″W	30.00'	41°40′57″	21.35	11.42′	AE9	N51°09'02"W	50.38	UE52	S35°03′14″W			- · · · · ·	
AEC14	39.27	S12°33′14″W	50.00'	45°00′00″	38.27	20.71′	AE10	N54°56′26″W	83.58'	UE53	S54°56′46″E	155.00'	LINE	BEARING	DISTANCE
AEC15	17.35	N52°34′29″W	115.07′	8°38′22″	17.33	8.69'	AE11	N33°56′08″W	12.42'	UE54	N43°19′44″E	68.85	S1	S54°56′46″E	308.03
							AE12	S54°56′46″E	62.831	UE55	S35°03′14″W		S2	S35°03′14″W	45.00'
							AE13	S51°09′01″E	51.17'	UE56	S35°03′14″W		S3	N54°56′46″W	92.00'
							AE14	S31°44′10″W	77.44'	UE57	N54°56′46″W	20.00'	S4	N35°03′14″E	45.00°
							AE15	S09°56′46″E	56.44'				S5	N54°56′46″W	95.71
							AE16	S35°03′14″W	117.76′	UE59	N81°47′57″W	27.83	S6	S54°56'46"E	120.33
							AE17	N54°56′46″W	300.81				00	304 30 40 E	.20.00
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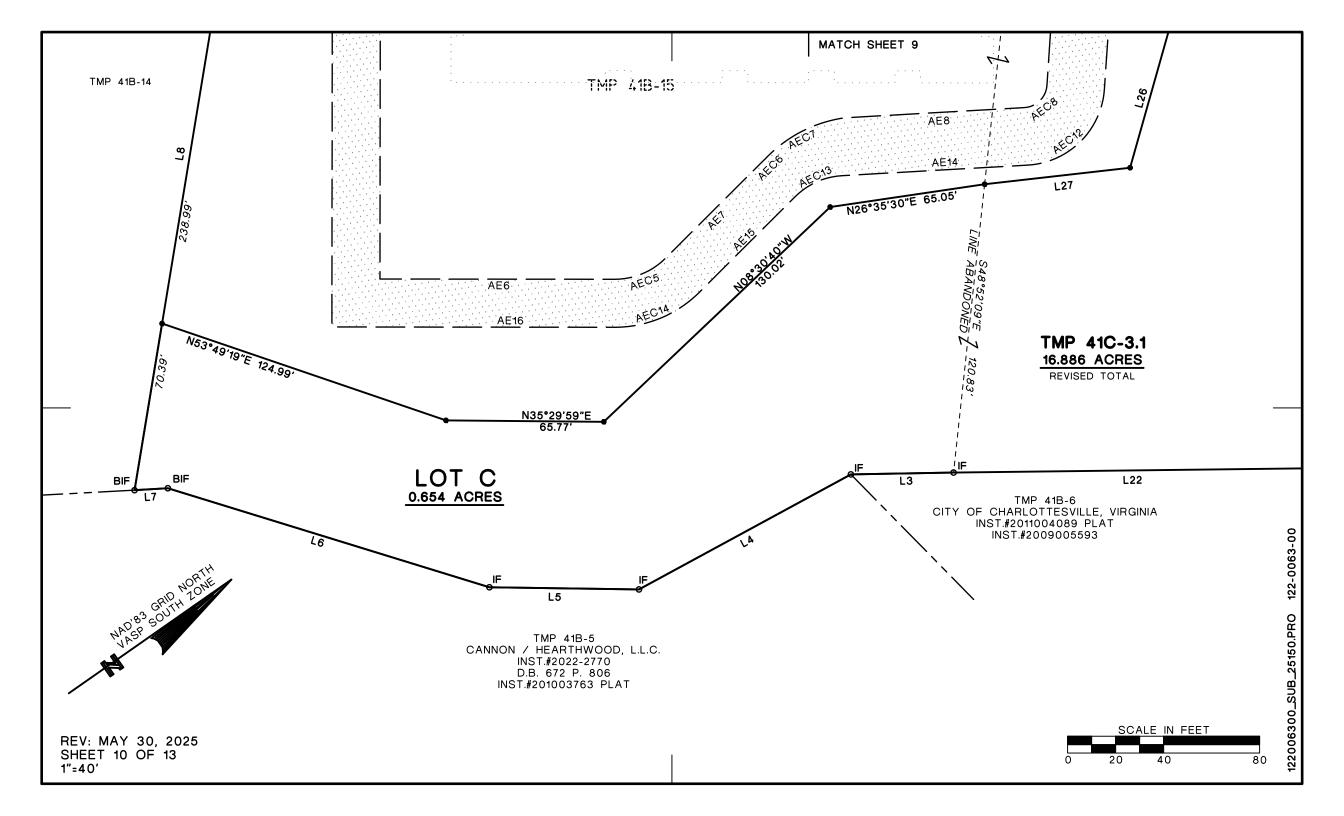


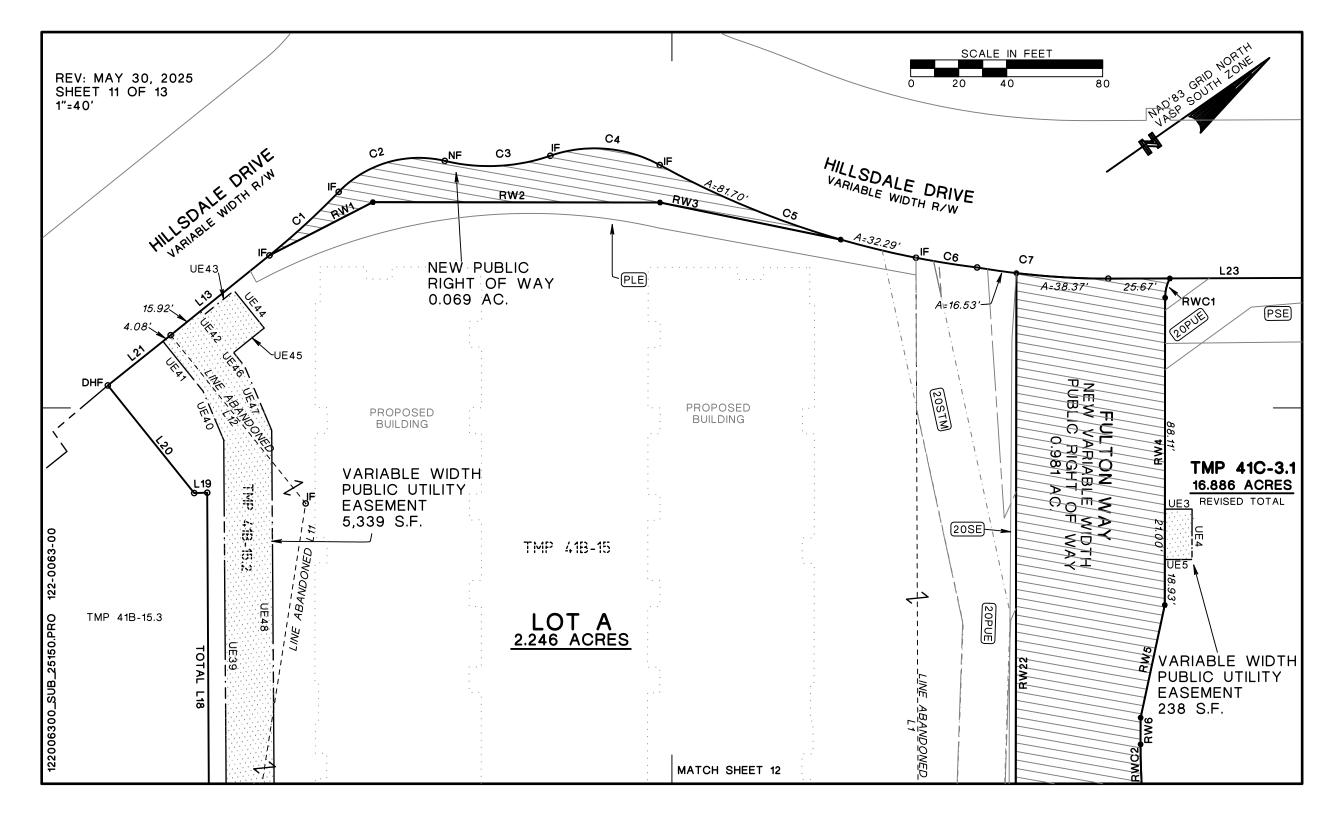


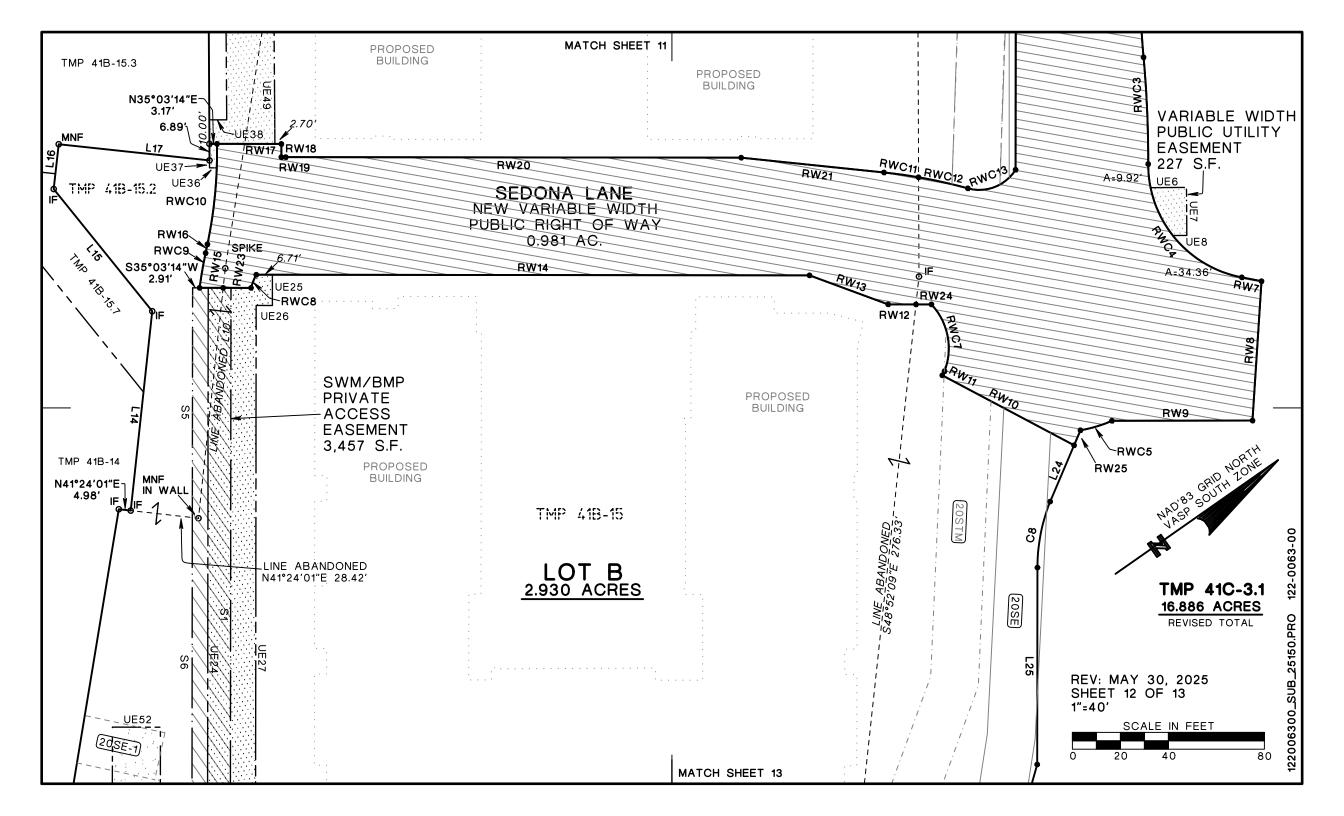


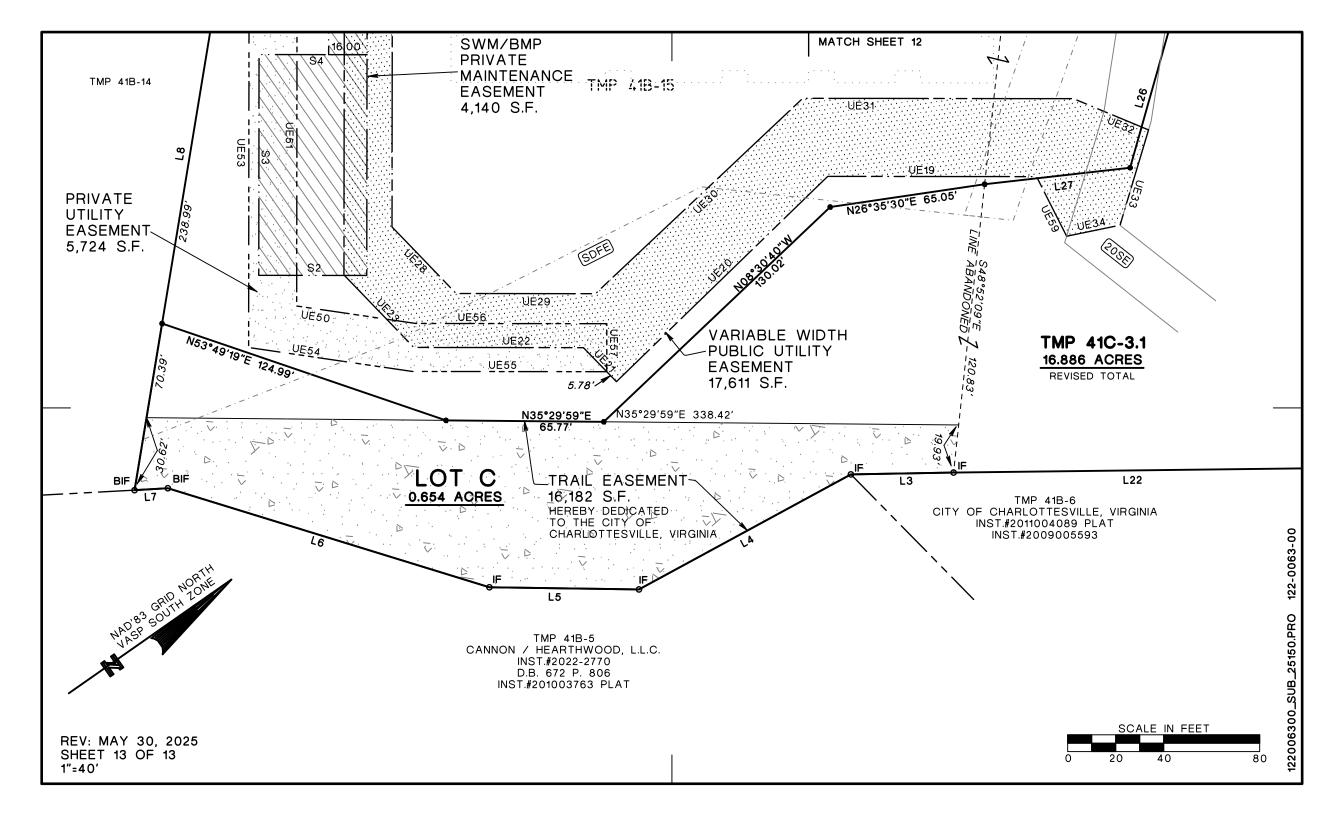


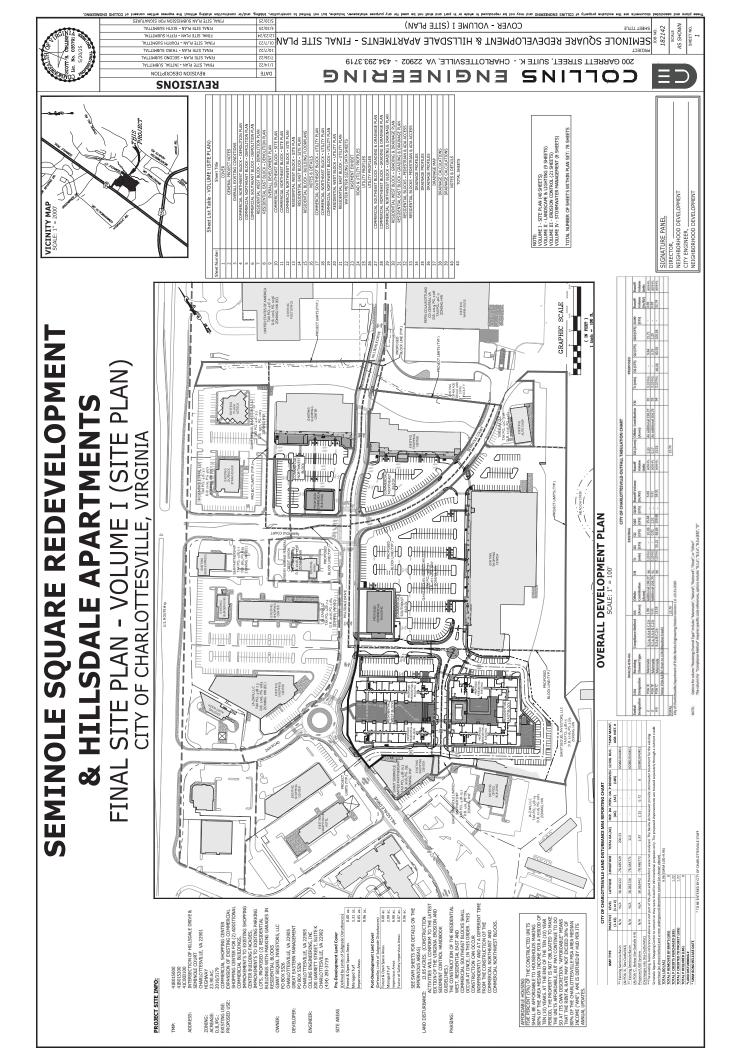




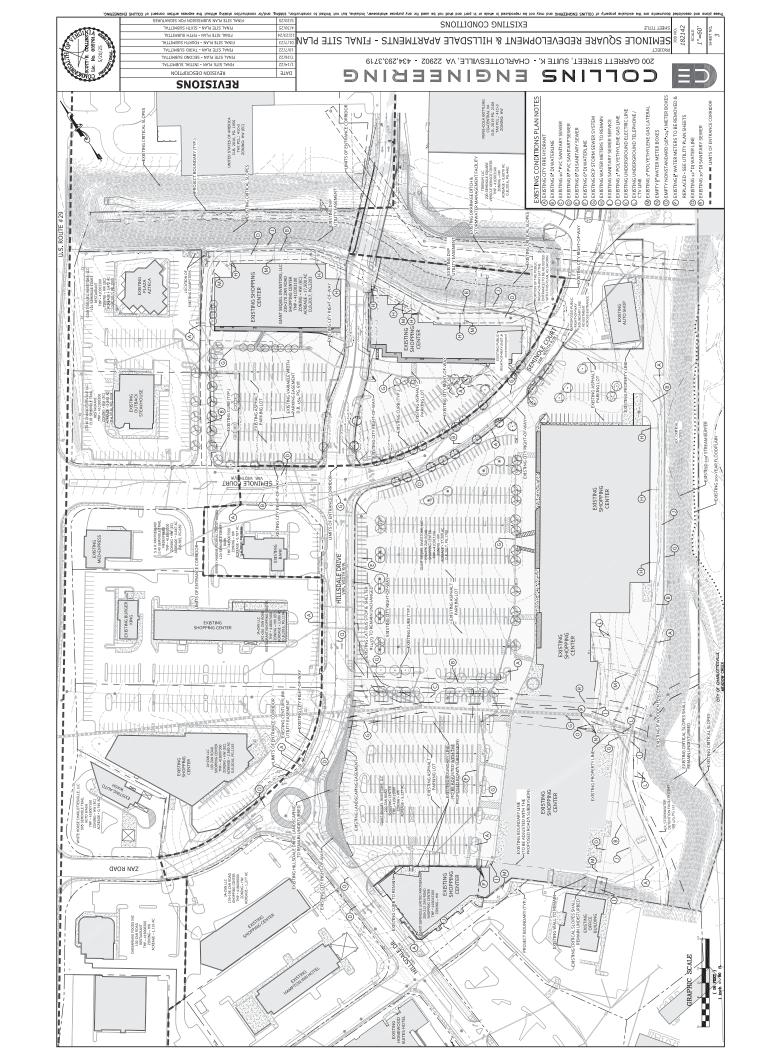


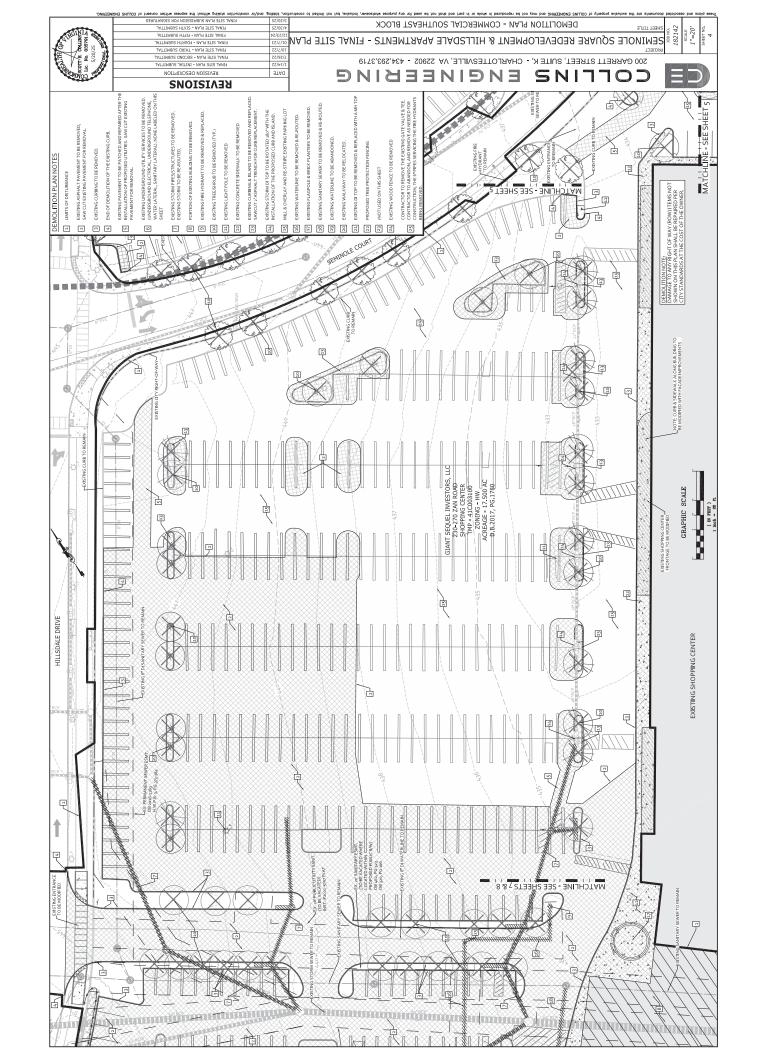




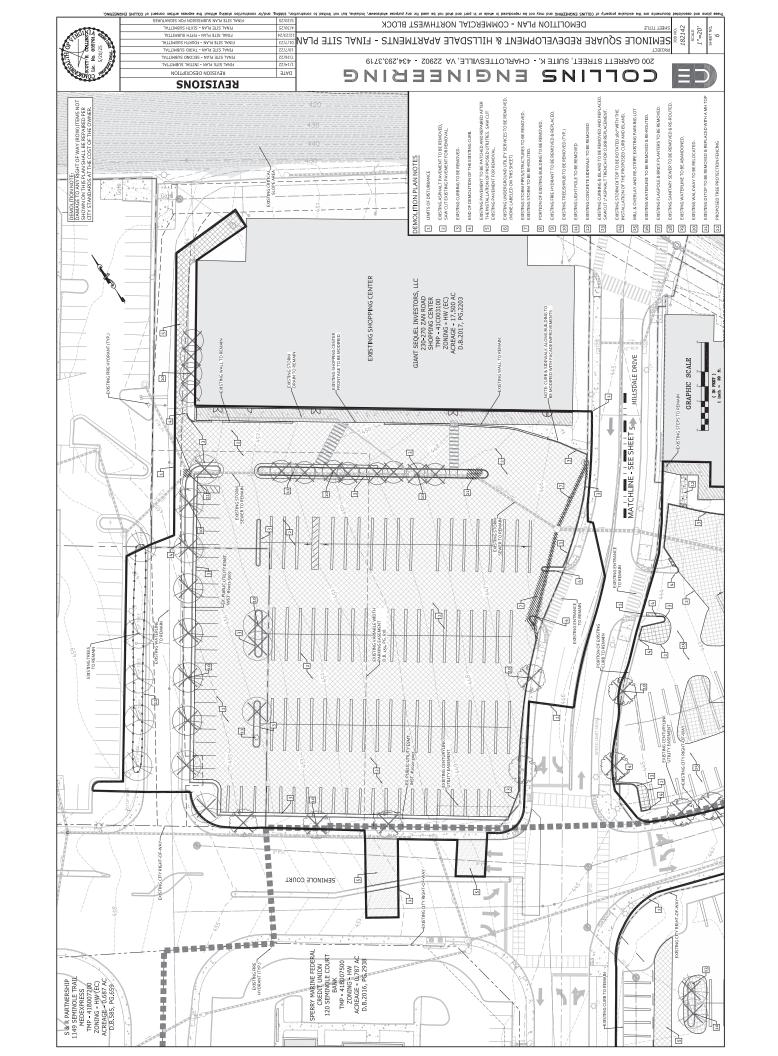


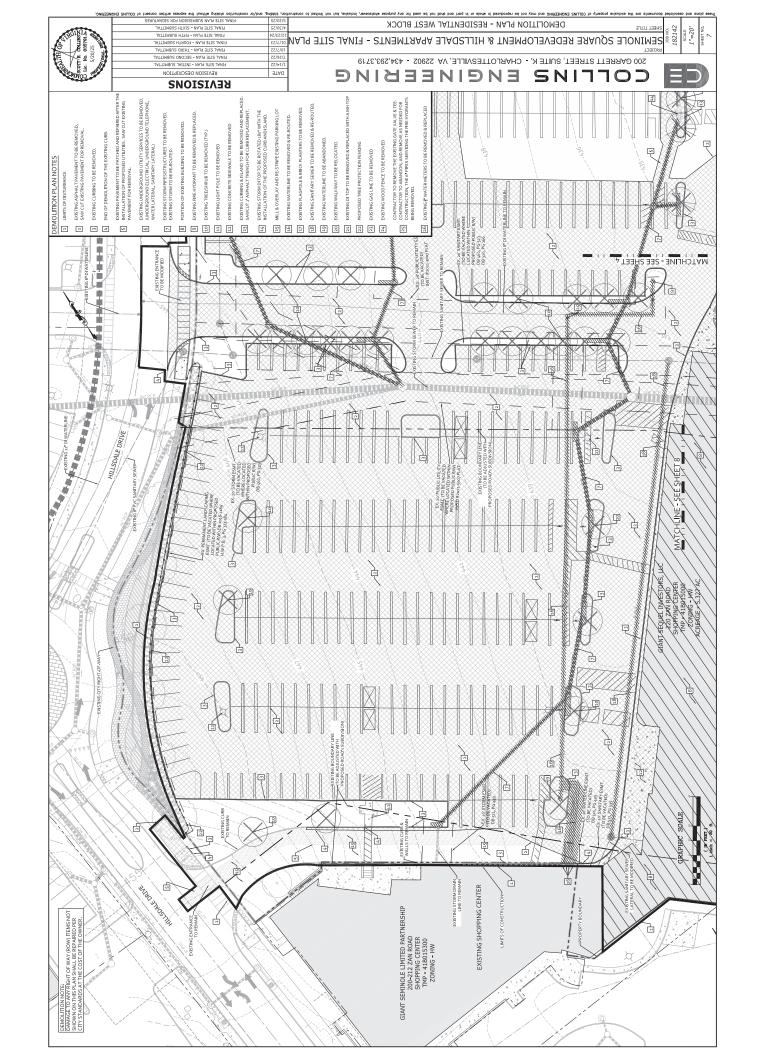
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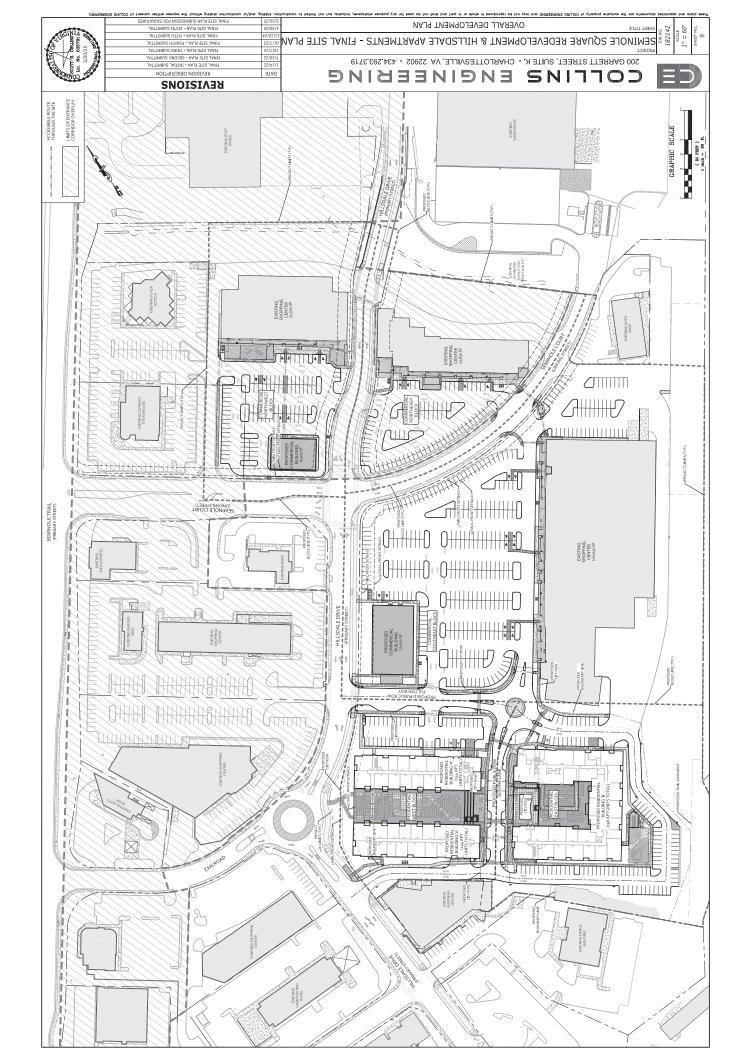


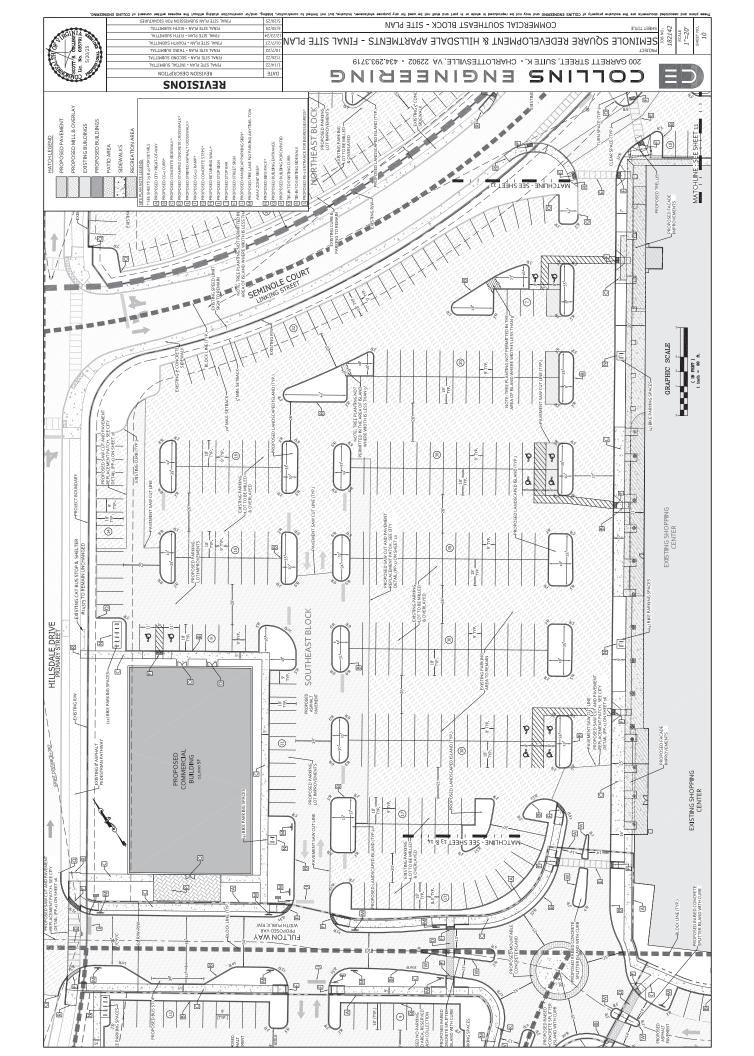


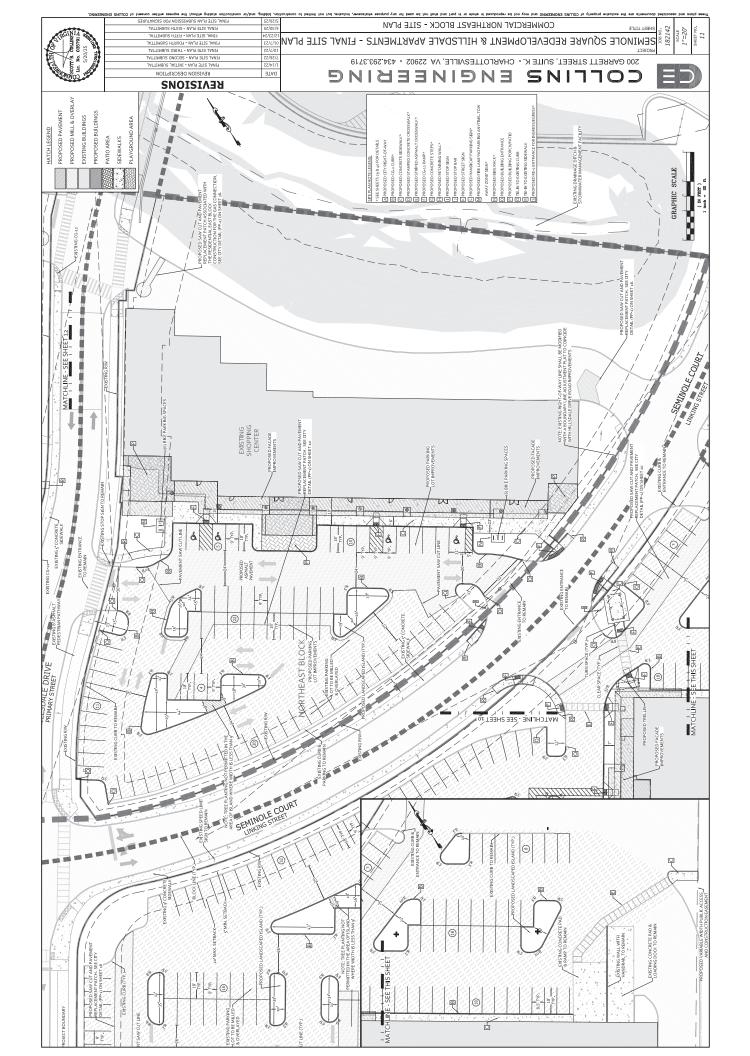


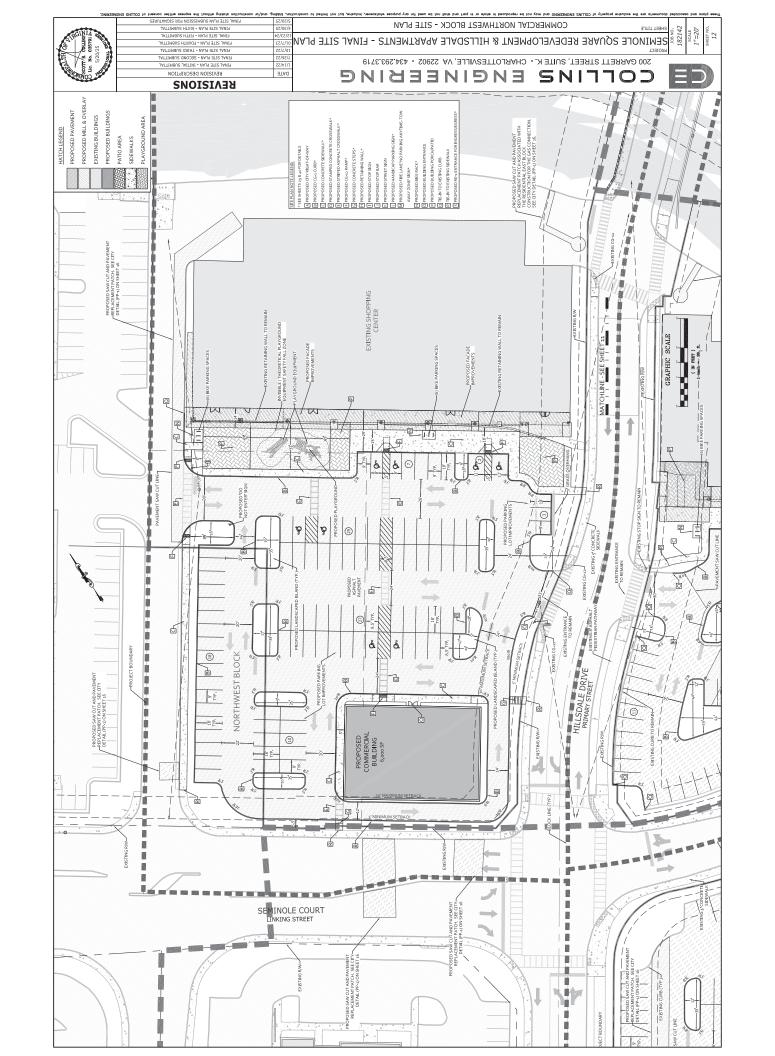


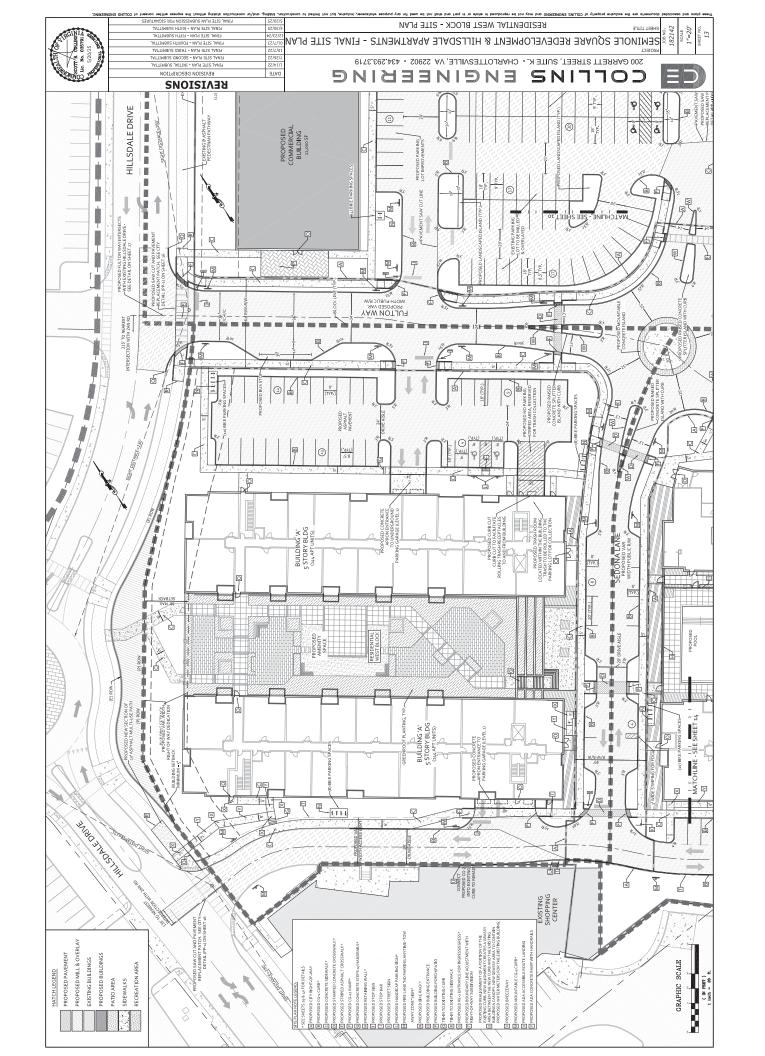


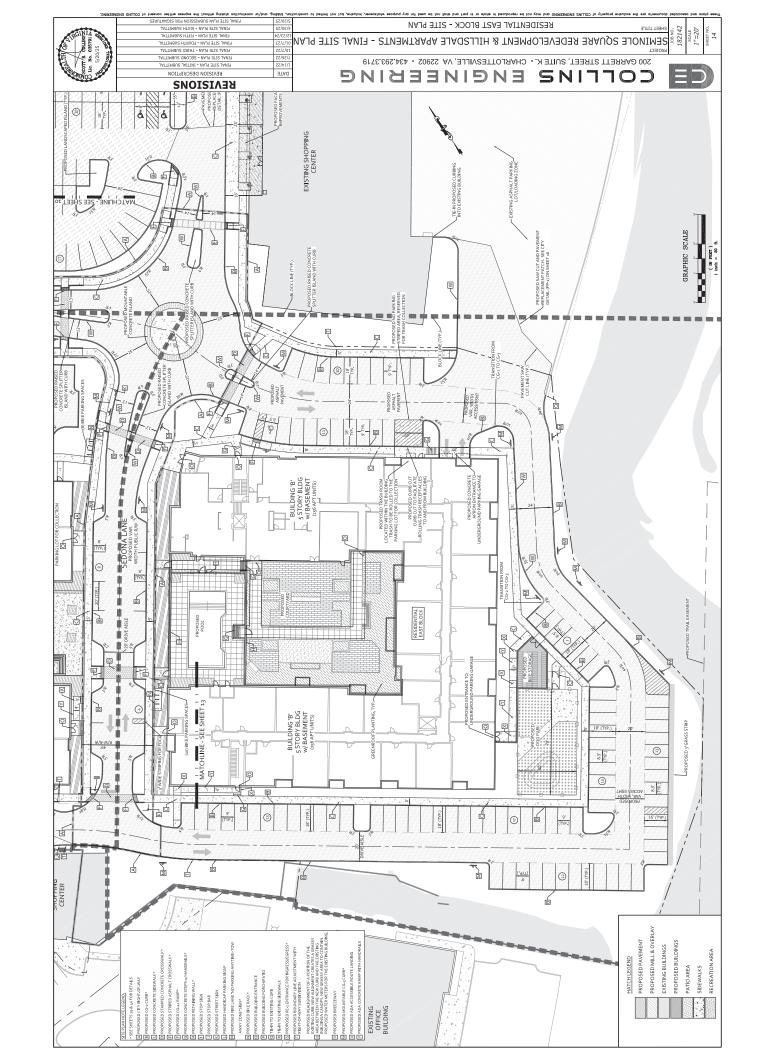


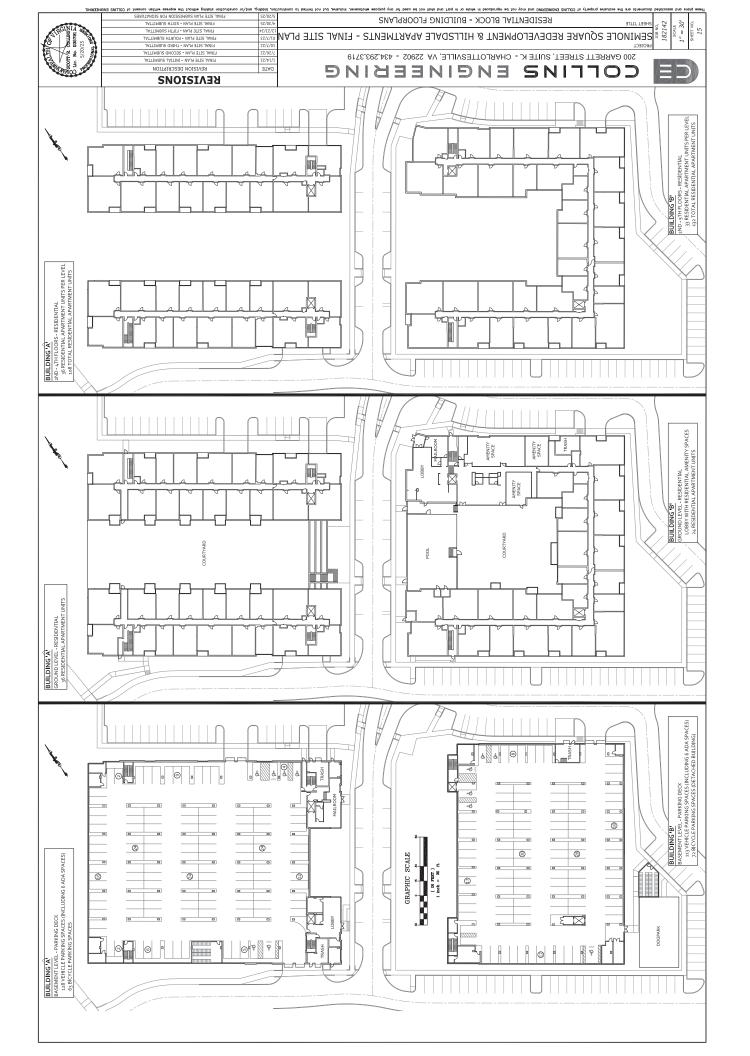


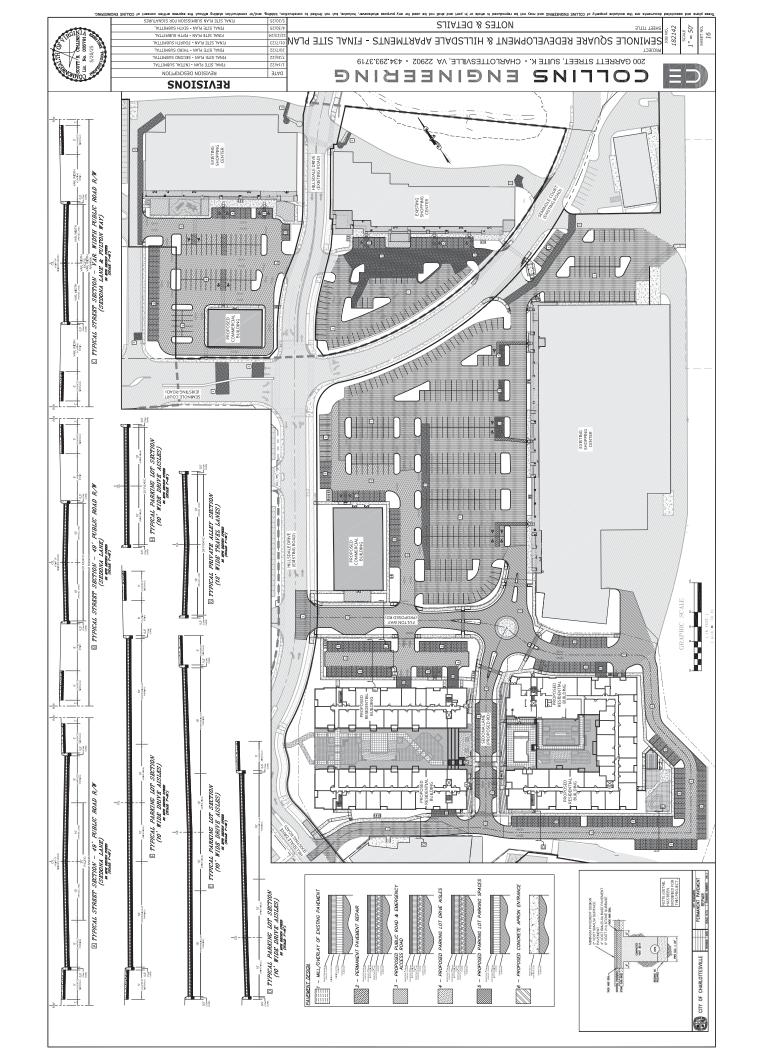


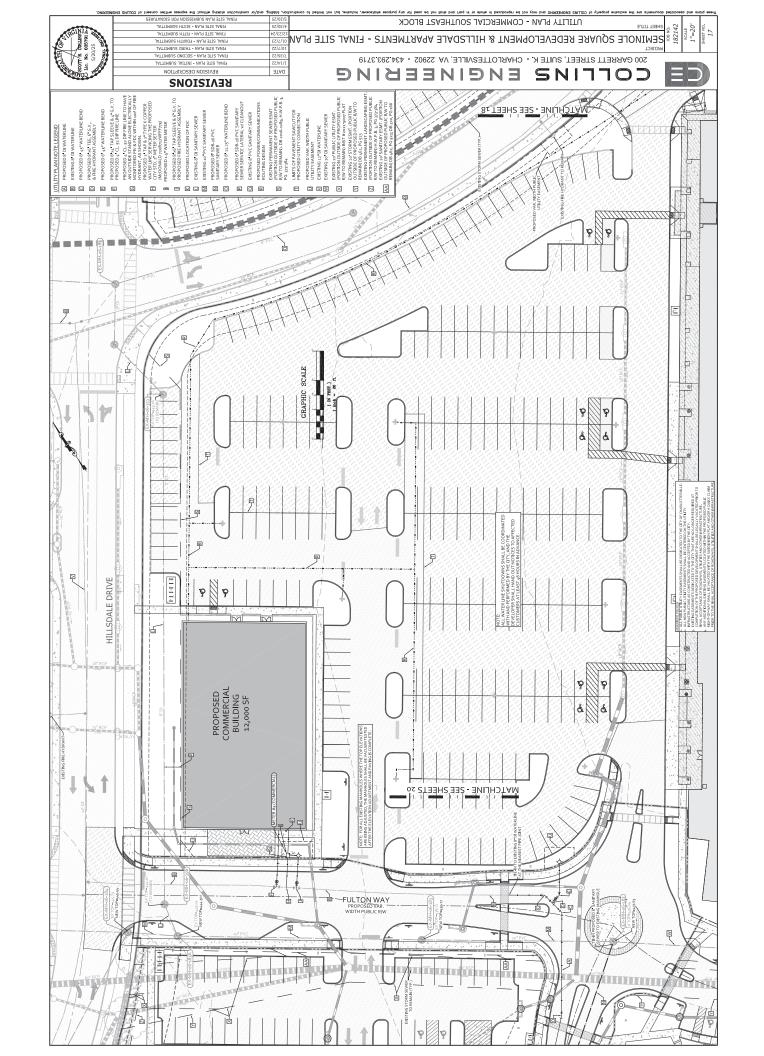


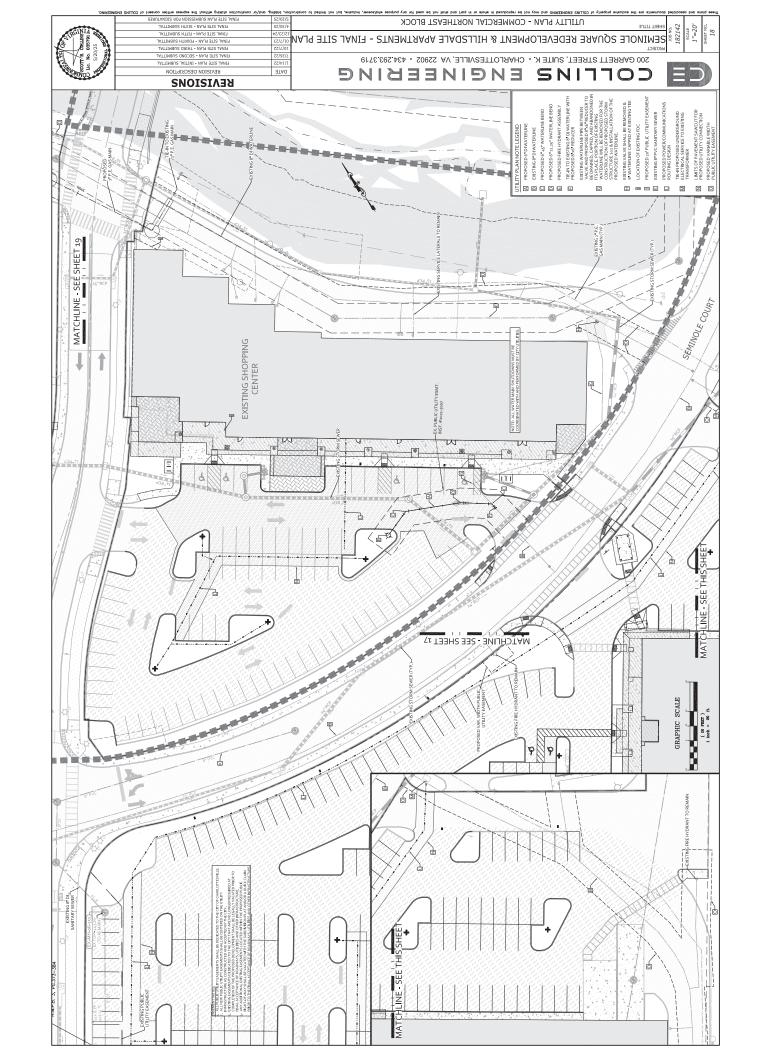


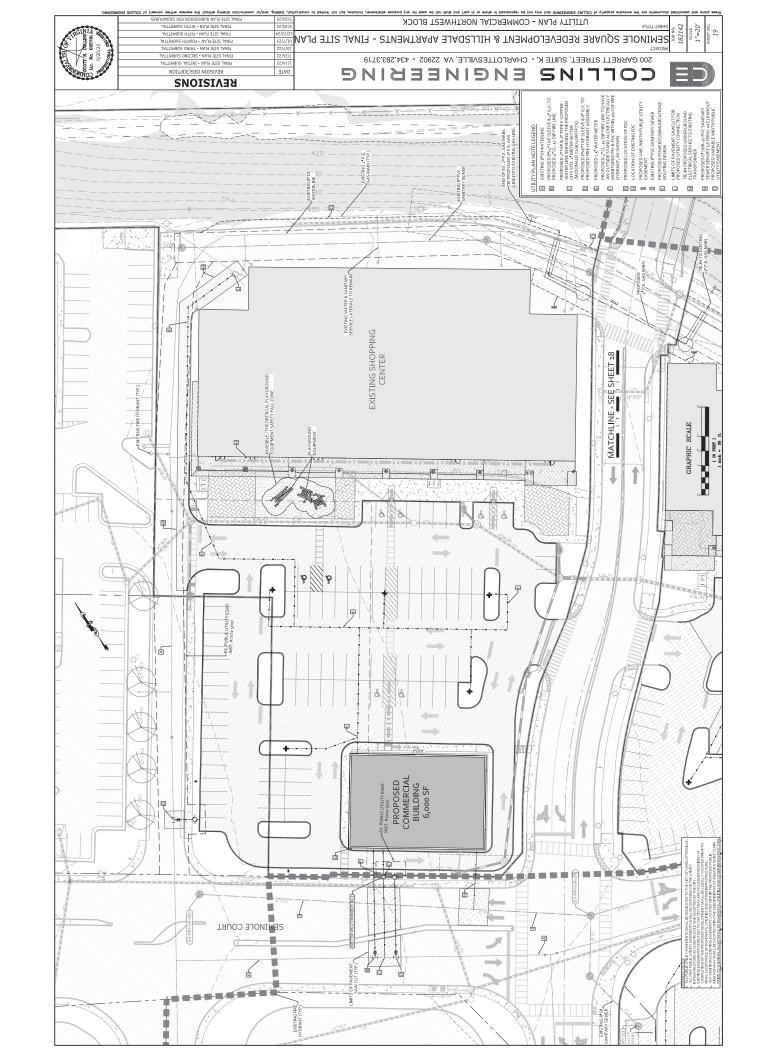


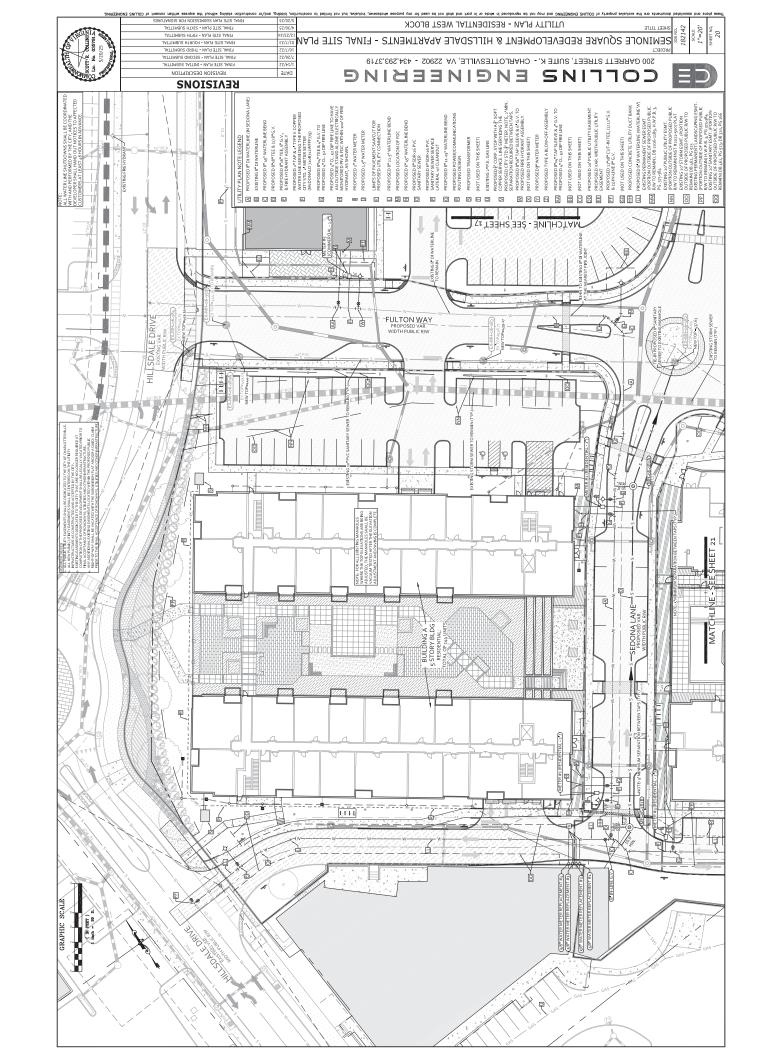


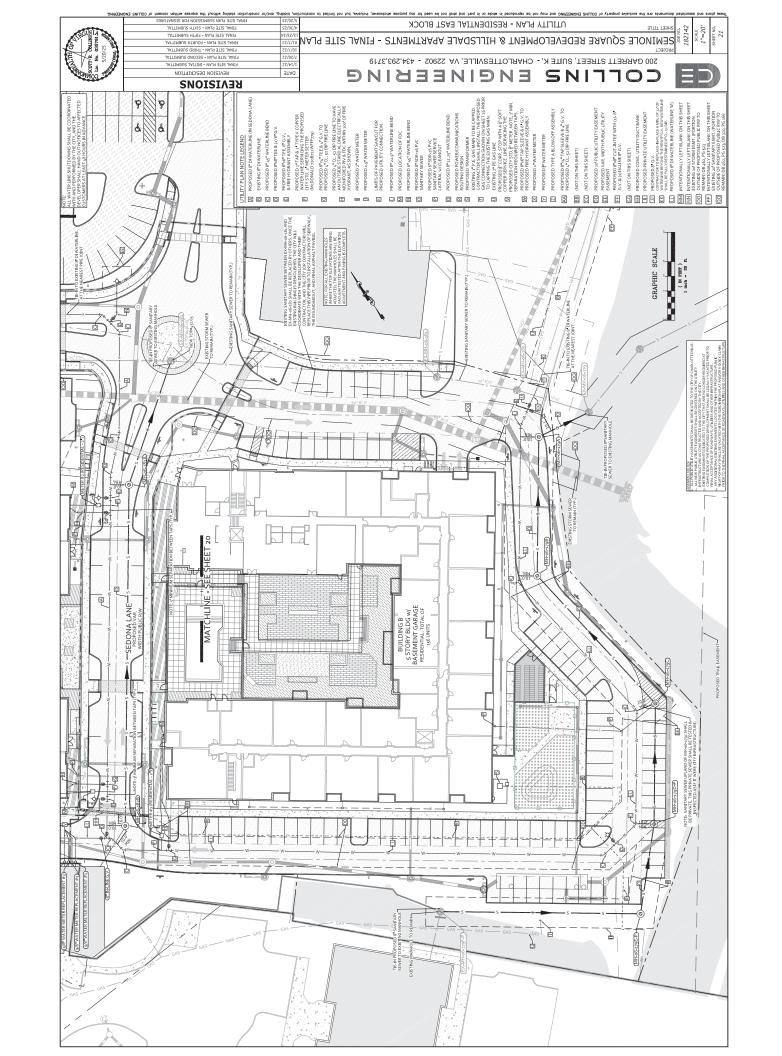


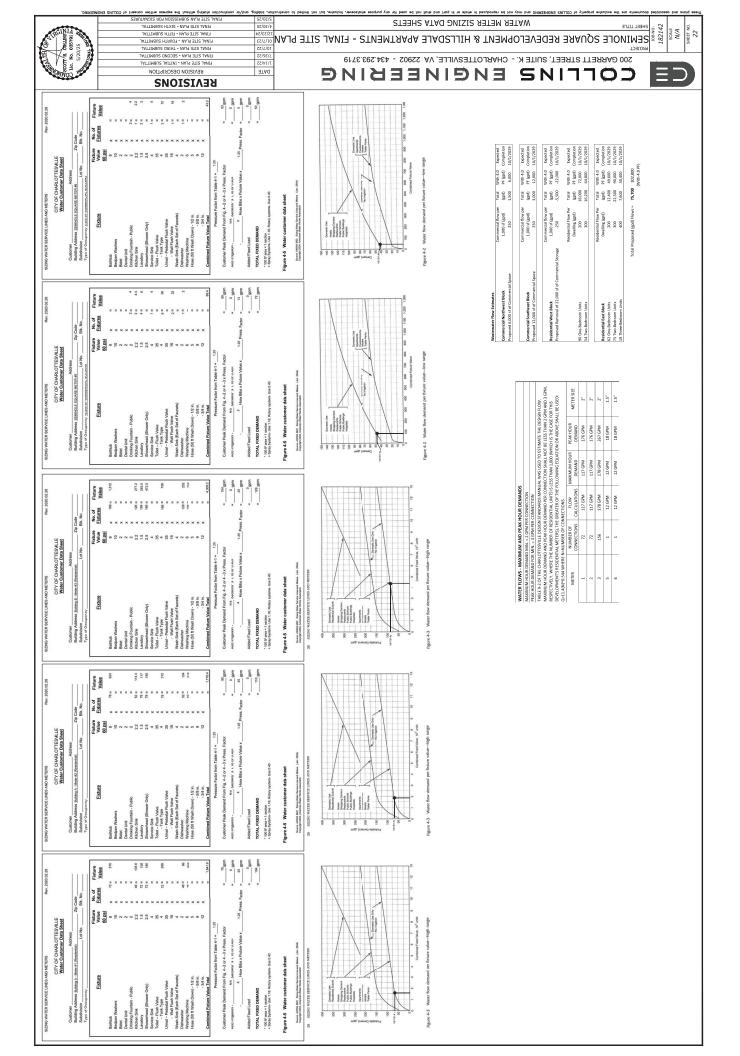


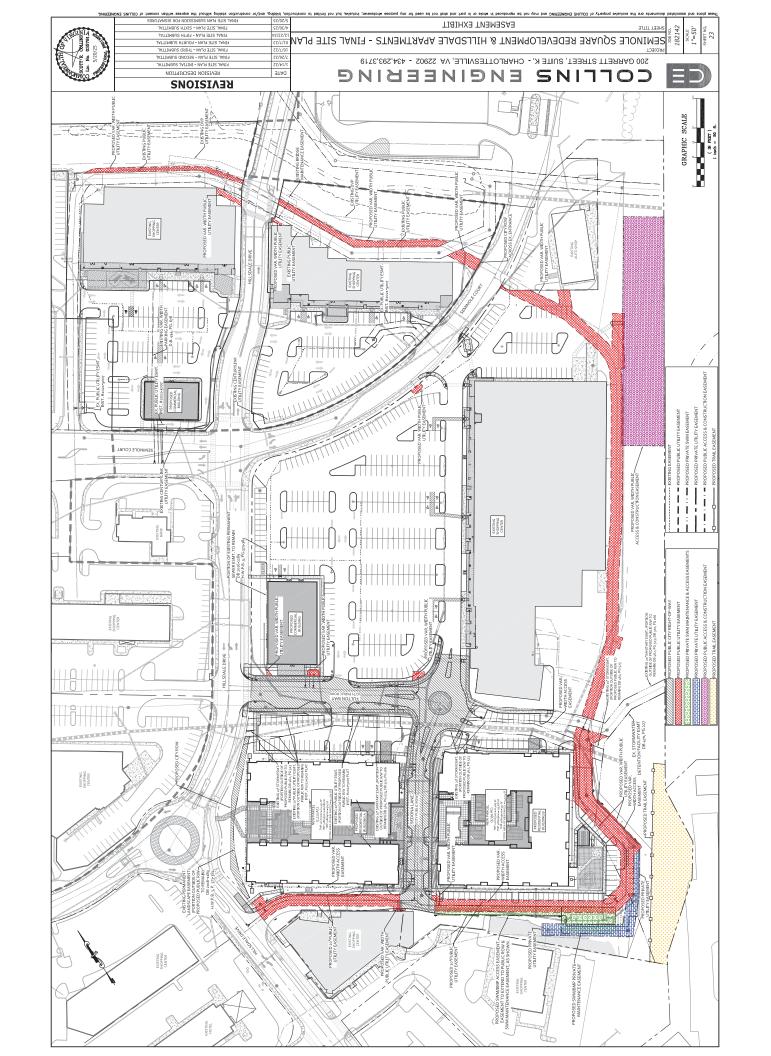


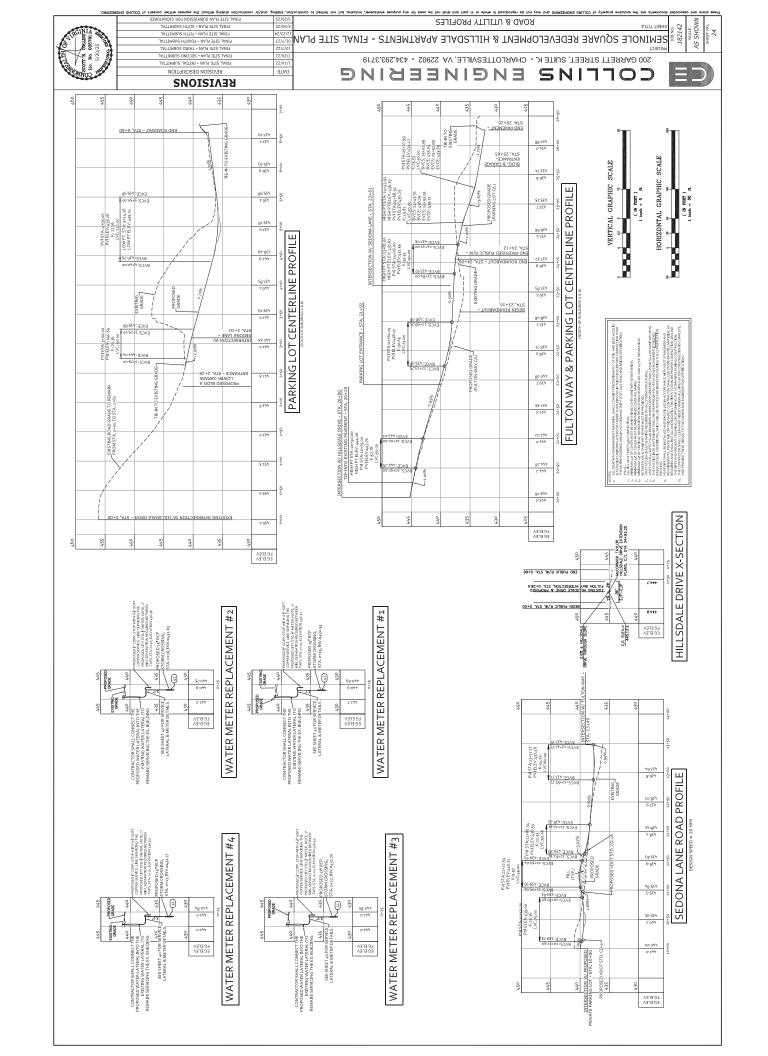


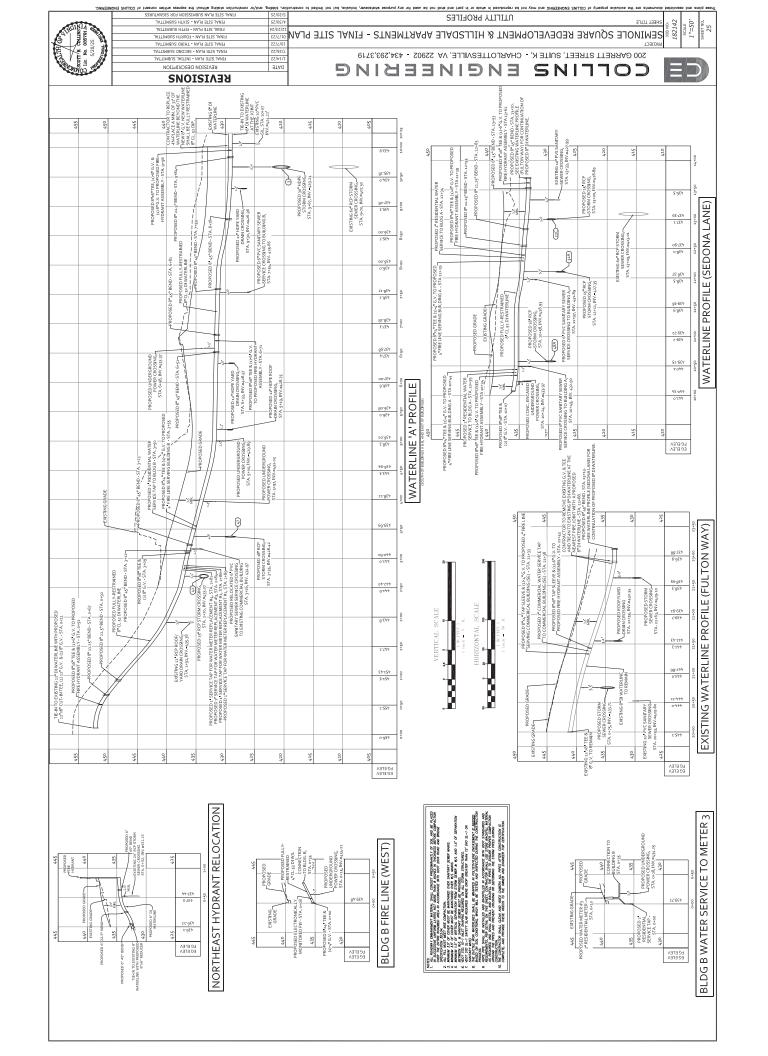


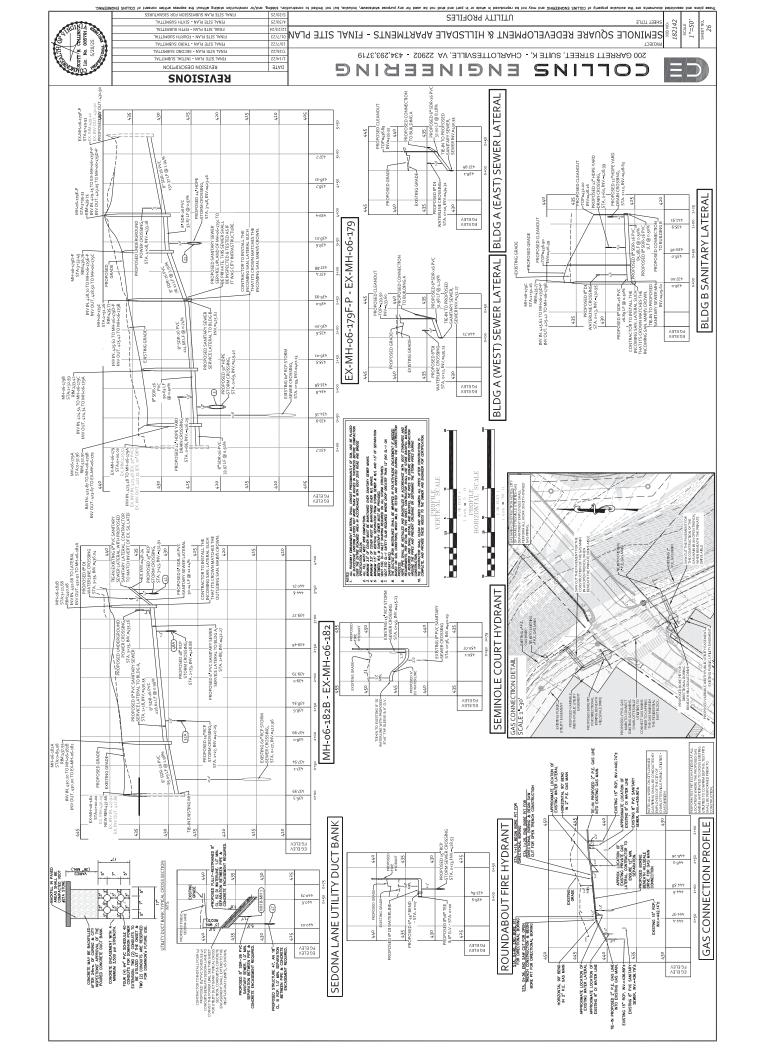


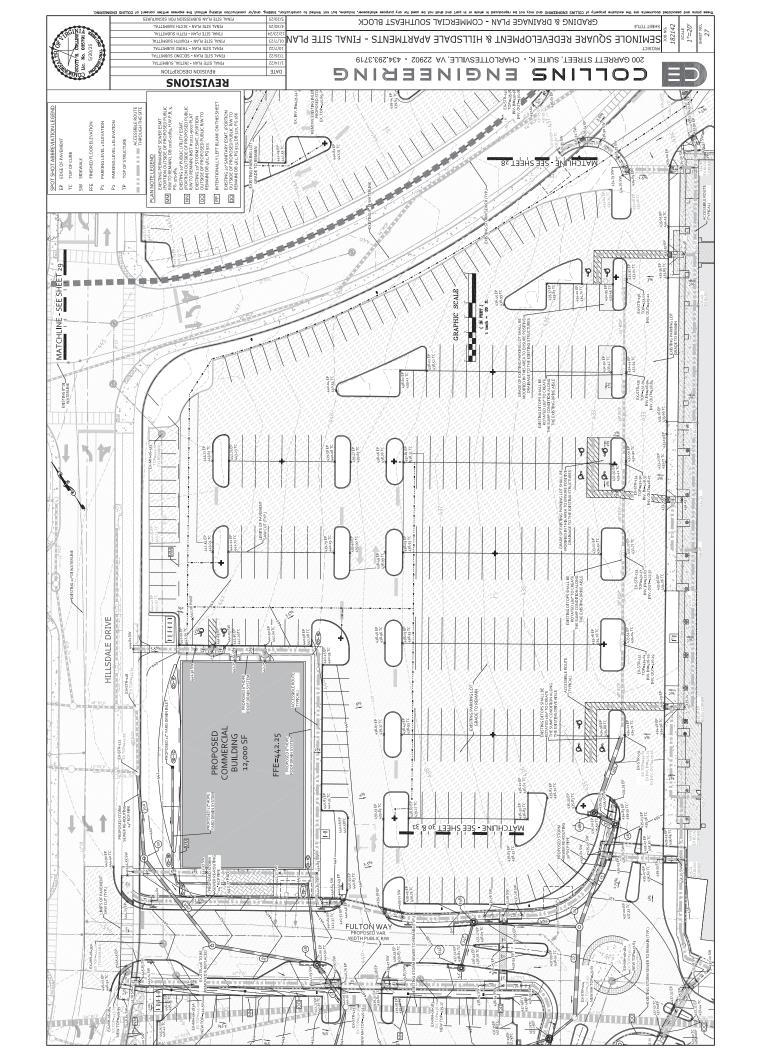


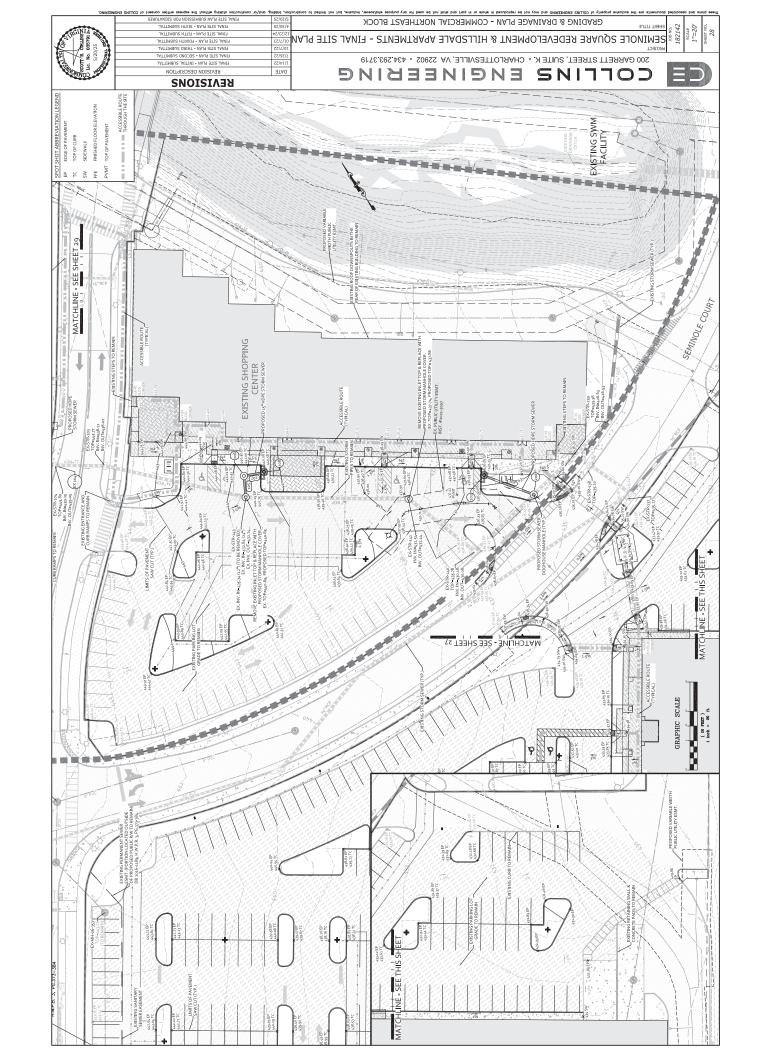


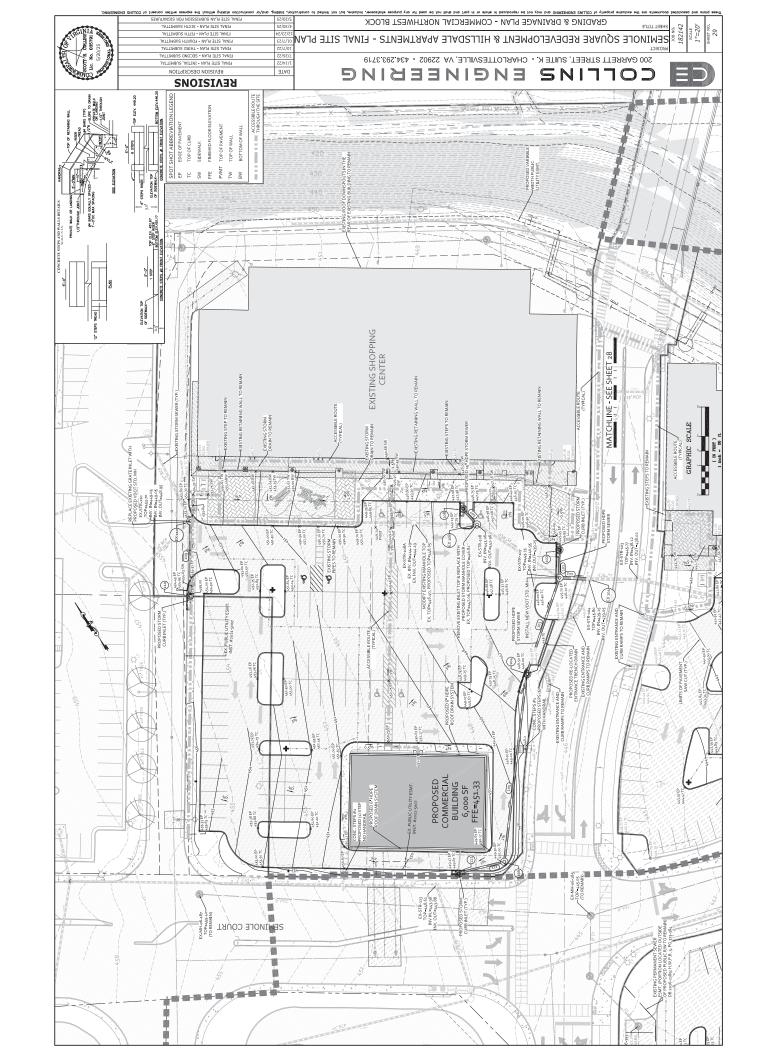


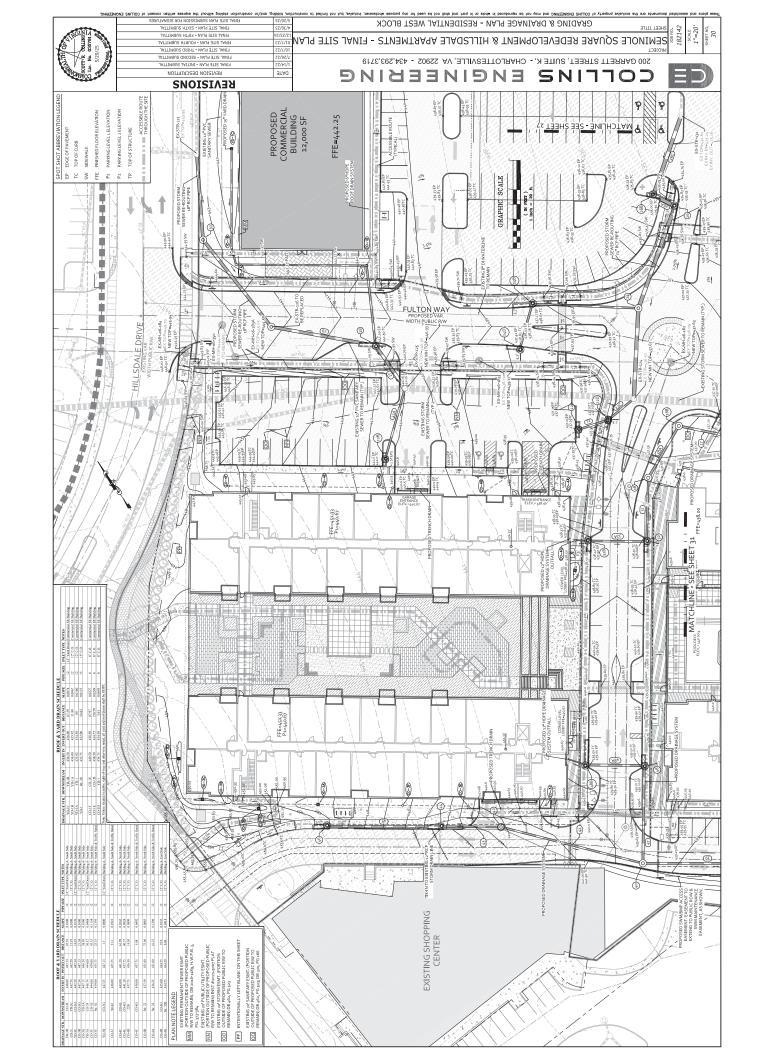


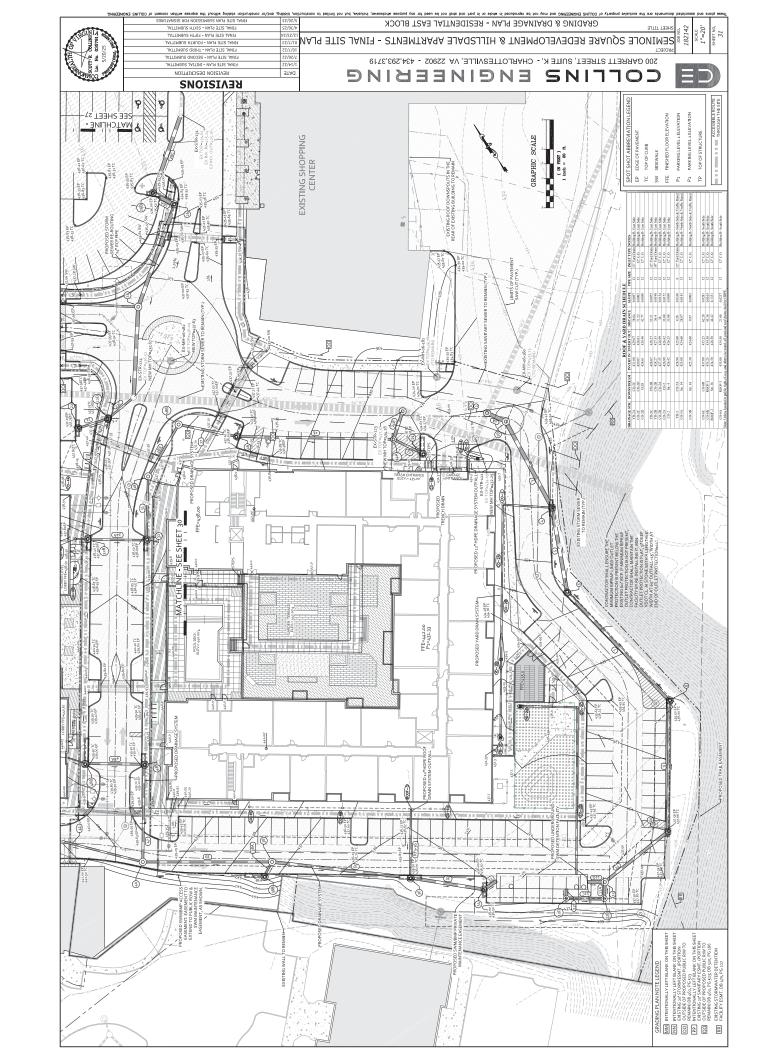


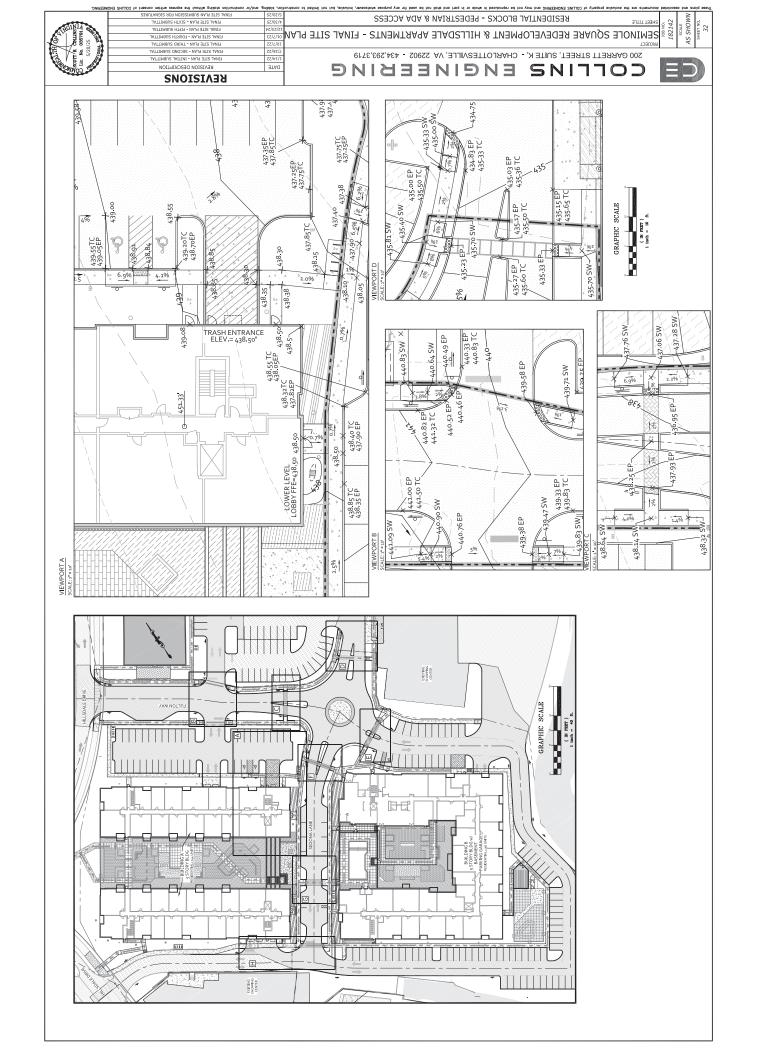










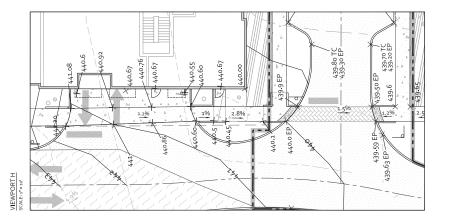


broperty of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpo KESIDENTIAL BLOCKS - PEDESTRIAN & ADA ACCESS NAJ9 STIS JANI3 - STNEMERATA BALLISDALE APARTMENTS - FINAL SITE PLAN

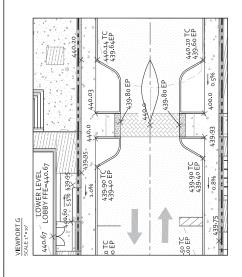
COFFINE ENGINEERING

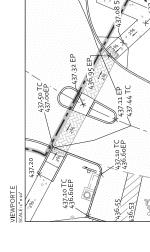




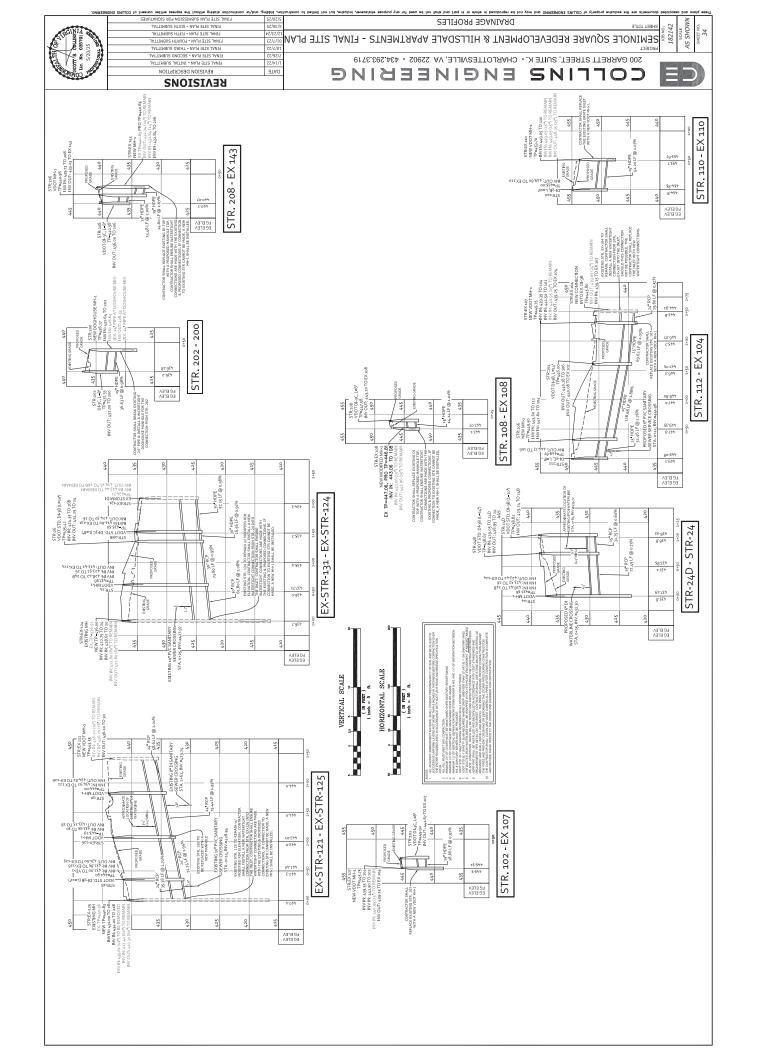


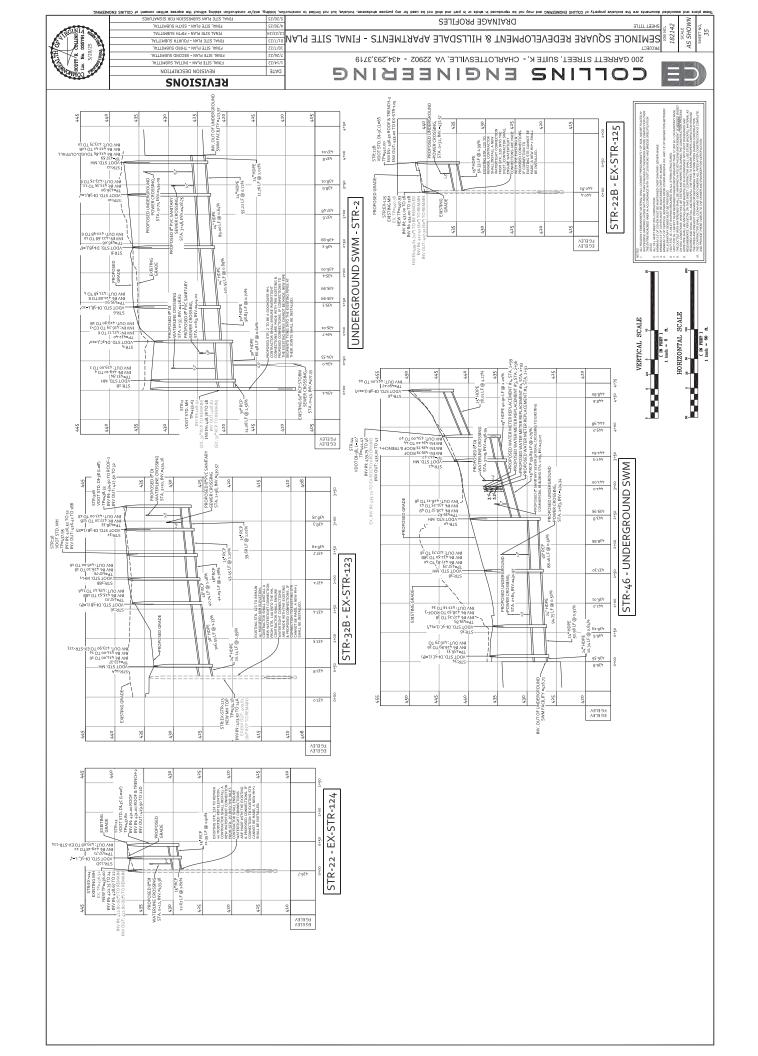


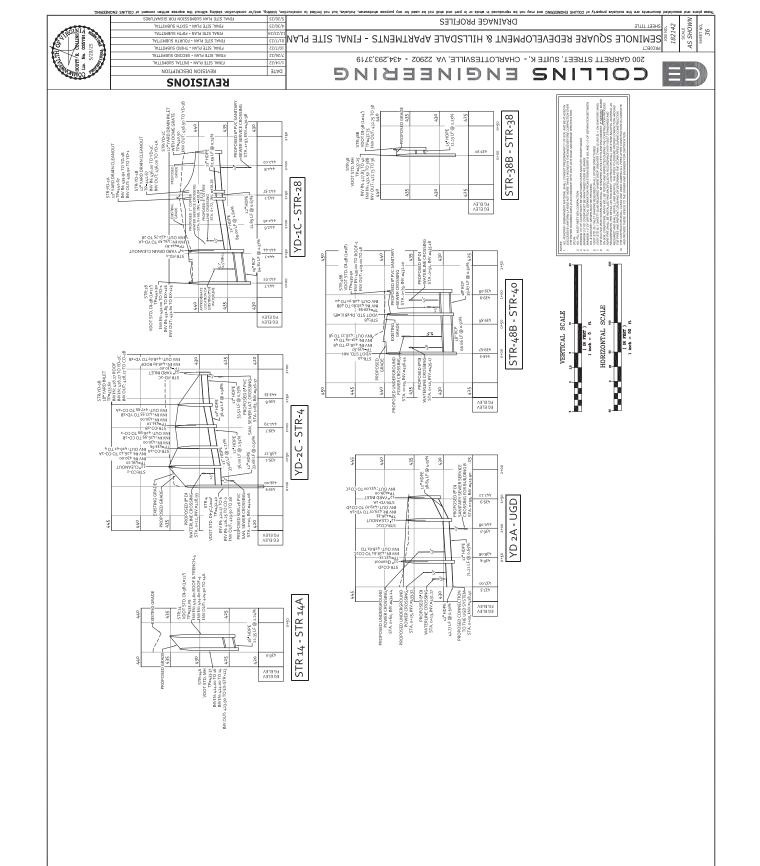


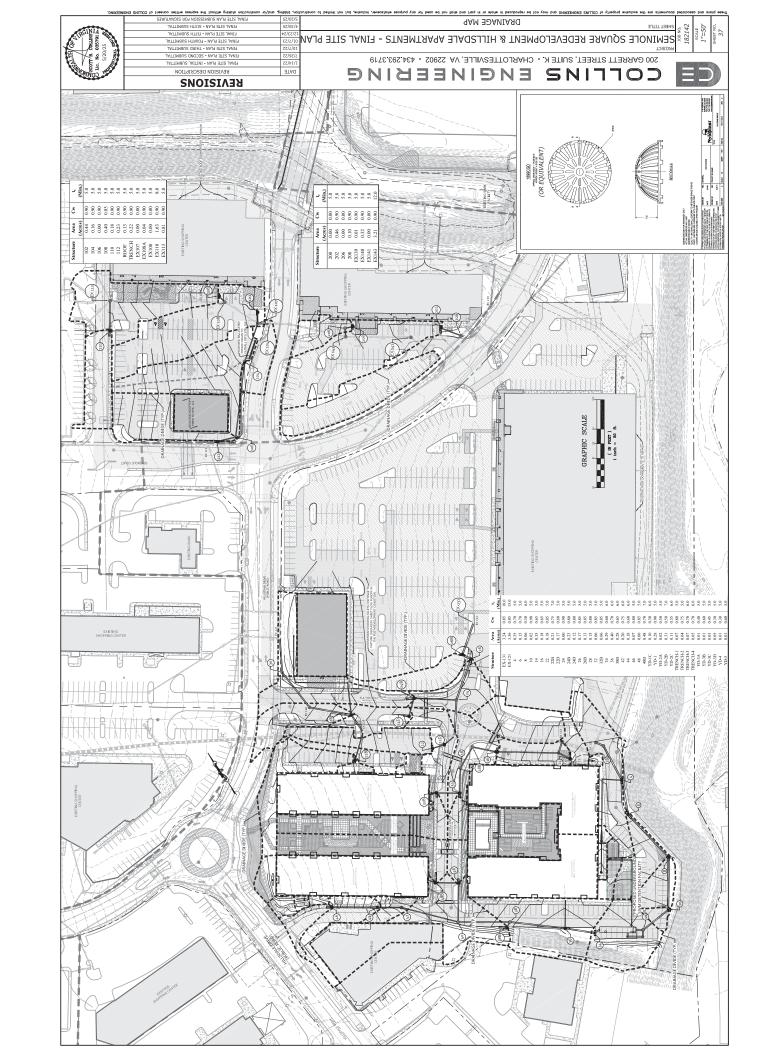


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		*	(**) & general of the higher of the higher of the higher on bearings. It is a bearing a second of the higher of th	70 27 A UT Maximum allowable proceded	A Company of the Comp	412 Maximum allowable	4.00 Maximum allowable son	%%		4.40 Maximum allowable	0.200 4.57 Naximum allowable spread+7*		*	(Th. Rephreys to region) of 1 he Off robbi is besone. T		0.300 6.87 Maximum allowable spread+10	0.243 6.88 Maximum allowable spread=10*	0.248 5.69 Maximum allowable spread+10	200		0.176 4.04 Maximum allowable spreadriff	0.265 6.06 Maximum allowable spread+10*	0.276 6.12 Maximum allowable spread?7	
		Inlet	q' gon qeby (g)		4 1				J L		800		Inlet	(ff) ritsub well ,b		*	0.11	11.0			900	0.12	51.0	
£	and 6.5 in/hr for capacity and depth)	Curb and Gutter	8, gather longstudiest skope (UNT) 84, lanne overso stope (UNT) 84, lanne overso stope (UNT) 84, lanne overson stope (UNT) 85, lanne overson stope (UNT) 85, lanne overson stope (UNT) 86,	00100 00200 00200	0.0100 0.0200 0.0200 1.0000 4.45	0.000 0.0200 0.0200 1.0000 5.08 0.000 0.0200 0.0200 1.0000 3.27	0.0100 0.0200 0.0200 1.0000 3.59 0.0100 0.0200 0.0200 1.0000 3.75	0.000 0.000 0.000 1.000 4.28	0.0200 0.0200 0.0200 1.0000 <b>2.64</b>	0.090 0.0200 0.0200 1.0000 6.00 0.090 0.0200 1.0000 4.87		H) capacity and depth)	Curb and Gutter	C. gatter cross a shope (h18); (2c. lanne cross a shope (h18); (2c. lanne cross a shope (h18); (2c. gatter cross a shope (h18); (2c.	0.0100 0.0000 0.0000 1.0000 0.001 0.0100 0.0000 0.0000 1.0000 0.001	0.010 0.0200 0.0200 1.0000 6.34	0.0000 0.00000 1.0000	0.0100 0.0000 0.0000 1.0000 3.93	0.0100 0.0200 0.0200 1.0000 4.31 0.0100 0.0200 0.0200 1.0000 4.50	0.0100 0.0200 0.0200 1.0000 5.13 0.0100 0.0200 0.0200 1.0000 3.79	0.0000 0.0000 0.0000 1.0000 317	0.0000 0.0000 1.0000	6,6100 0,6200 0,6200 1,0000 7,20 6,6100 0,6200 0,6200 1,0000 5,48	
	(Intensity is 4 in/hr for spread, and 6.5 in/hr for	Hydrology	Q, flow inct. (cfs)	0.09 0.36 0.00 0.154 0.02 0.00				ш.	$\longrightarrow$	let 0.27 0.70 0.199 0.75 0.00 0.79 ngt 1 0.70 0.199 0.70 0.00 0.79 0.79 0.00 0.79 0.00 0.79 0.79	combined fow 1.1	NLETS IN SUMP, DESIGN (CURB SPREAD AND INLET SPREAD AND DEPTH)  chesity (5.50) (thereby is 4 inft for spread, and 6.5 inft for capacity and depth)  Manning Coefficier, is 0.013	Hydrology	A. Dreanage sees (sores) C. restoras coeff CA. Seevince (cell) O. Seevince (cell) O. Seevince (cell)	0.091 0.59 0.00	let 0.10 0.05 0.035 0.55 0.00 0.55	0.16 0.75 0.120 0.78 0.00	0.038	left 0.08 0.09 0.046 0.31 0.00 0.31 light 0.09 0.00 0.054 0.35 0.00 0.35		combined flow	0.24 0.60 0.144 0.34 0.00 ocenhmod flow	let         0.27         0.70         0.186         1.23         0.00         1.23           sight         0.13         0.70         0.091         0.09         0.00         0.59           combined flow         1.5	
IP, DESIGN (CUR	Mennings Coefficient, n is 0.013	Inlet	90/U TOTV (ft) facult length (ft)	9	1 1	1 -	1	1 1	1	- H	30 240	INLETS IN SUMP, DESIGN (CUI)	Inlet	eqy iO TOOV (Ti) ritgred hearth "J		20	30 80	22	98	1 1	20	30 88	30 140	
INLETS IN SUR	Intensity Mannings Coeff		ledes Ledel	,	:		8			Ä	8	INLETS IN SUR Intersity Mannings Coeff		ledes Leibel		•	n	10	ş		R	#	*	
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(Intensity is 4 hith for spread, and 6.5 infin for capacity and depth)

Hydrology Curb and

INLETS IN SUMP, DESIGN (CURB SPREAD AND INLET SPREAD AND DEPTH)
INTERNIPE Coefficient is 0.013

Hydroxy
Inlet is 0.013

Hydroxy

exhameA									Remarks																	
fi) solni te beenqa ,T		202	158	68 8		282			(fi) soin to beongs ,T	9.85	2.12	200	5 8	965	FLOW TYPE WEIR FLOW WEIR FLOW	FLOW TYPE	WEIR FLOW WEIR FLOW WEIR FLOW WEIR FLOW	WEIR FLOW WEIR FLOW WEIR FLOW WEIR FLOW	WEIR FLOW WEIR FLOW WEIR FLOW	WEIR FLOW WEIR FLOW WEIR FLOW	WEIR FLOW WEIR FLOW WEIR FLOW	WEIR FLOW WEIR FLOW WEIR FLOW WEIR FLOW	WEIR FLOW WEIR FLOW WEIR FLOW WEIR FLOW	WEIR FLOW WEIR FLOW WEIR FLOW	WEIR FLOW WEIR FLOW WEIR FLOW	WEIR FLOW WEIR FLOW WEIR FLOW
(ii) ritqab woti (ii)		0.70	0.09 0.124	0.352		0.10 0.215		Inlet	(ii) ritgab woll (b)	022 0.473	0.08 0.171	020	000	0.268	□ <u>(</u> ) = ~	a ĝ	0.28 0.39 0.45	0.13 0.21 0.30	0.61 0.84 0.97 2.51	0.33 0.46 0.53	0.10 0.12 0.16	0.10 0.13 0.15	0.16 0.23 0.26 0.36	0.18 0.24 0.28 0.39	0.06 0.08 0.10 0.13	0.10 0.13 0.15
Sw/Sx T, spread at curb (	288	238	6 6 6 6 6	3.89	136				Swick T, spread at curb (fi)	3.07	\$ 22 S	5.17	1,62		o 80 51 15 181	Q (CFS)	0.120 0.195 0.120 0.120	0.040	0.620 0.620 1.008	0.154 0.250 0.154 0.250	0.016 0.026 0.016	0.024 0.024 0.039	0.054	09000	0.020	0.024
Sw. guther cross-si	22 22	00.1 700	82 82 100 100	85 00 100 100	001 001				Sw. gutter cross-slope (fut)	0.022 1.00	111	001 001	0038 1.00	80	1 (INHR) 4.00 6.50	DRAINAGE 1 (INHR)	4,00 6,50 6,50 6,50	4.00 6.50 6.50 6.50	6.50 6.50 6.50	4.00 6.50 4.00 6.50	6.50 6.50 6.50 6.50	6.50 6.50 6.50	6.50 6.50 6.50	4.00 6.50 6.50 6.50	4,00 6,50 4,06 6,50	6.50 6.50 6.50 6.50
SK, tane cross stop	20 00	20 0	20 00	20 00	20 000	]	ŝ	nd Gutter	(fi) their width (fi)	20 20	20 20	-	20	DRAINAGE	. 88		0.30	0.50	0.00 0.	0.35	040 040	99 99 99 99	0.45	030	030 030	8 9 9 9
S, gutter fongitudina	01 0022	(01 0.007	01 0.026	01 0.035	201 0.035		city and depth)	Curb		(01 0.087	100	++	0.01 0.035		A (ACRES) 0.2	(ACRES)	0.10	0.02	0.31	0 0 0 0	0 0 0 0	0 0 0 0	0.03	0.00	00000	0 0 0 0
woll lates J.D.	0 0	0.14	0.79	800 870	0.79	80	AND DEPTH) 6.5 Inflir for capacity	F	wofilates pp %	135	8 128 82	1,05	128	2		PERIMETER (FT)	11.19 5.60 5.60	11.19 5.60 5.60	18.07 18.07 9.04 9.04	11.19 5.60 5.60	11.19 5.60 5.60	11.19 11.19 5.60 5.60	11.19 5.60 5.60	11.19 5.60 5.60	11.19 5.60 5.60	11.19 5.60 5.60
C, flow incr. (cfs) C, flow incr. (cfs)	083 000	022 000 0.14 0.00	0.79 0.00	0.00 0.00 0.79 0.00	0.09 0.00	combined flow	and and		G (db, carry-over (cfs)	135 0.00 combined flow 0.35 0.00	023 000 129 0.00 129 0.00	1.05 0.00 1.29 0.00	129 0.00	compined too	PERIMETER (FT) 9.00 9.00	AREA (FT <sup>2</sup> )	0.43 0.43 0.22 0.22	0.43 0.22 0.22	0.82	0.43 0.22 0.22	0.43 0.22 0.22	0.43 0.43 0.22 0.22	0.43 0.22 0.22	0.43 0.22 0.22	0.43	0.43
A, D'ainage area (e C, rational coeff.	Left 0.23 0.90 0.207 Pight 0.23 0.90 0.207	Left 0.06 0.90 0.054 Ngth 0.04 0.90 0.096	0.22 0.90 0.198	Left 0.18 0.90 0.162 Rght 0.22 0.90 0.198	Left 0.22 0.90 0.198 Ngtri 0.01 0.90 0.009		(CURB SPREAD AND INLET SPRE (Intensity is 4 in'hr for spread,	- 1 1	AD Orange area (acres)	0.90 0.207	0.22 0.90 0.198 0.22 0.90 0.198	0.18 0.90 0.162	Left 0.22 0.90 0.198 Ngth 0.01 0.90 0.009		TYPE AREA (FT) Existing Grate Inlet 2.23 Existing Grate Inlet 2.23	STRUCTURE	Nyloplast Yard Inlet Nyloplast Yard Inlet ast Yard Inlet - 50% clogged ast Yard Inlet - 50% clogged	Nyloplast Yard Inlet Nyloplast Yard Inlet ast Yard Inlet - 50% clogged ast Yard Inlet - 50% clogged	18" Nyloplast Yard Inlet 18" Nyloplast Yard Inlet Nyloplast Yard Inlet - 50% clogged Nyloplast Yard Inlet - 50% clogged Nyloplast Yard Inlet - 50% clogged	12" Nylopiast Yard Inlet 12" Nylopiast Yard Inlet Nylopiast Yard Inlet - 50% clogged 'Nylopiast Yard Inlet - 50% clogged	12" Nyloplast Yard Inlet 12" Nyloplast Yard Inlet " Nyloplast Yard Inlet - 50% clogged " Nyloplast Yard Inlet - 50% clogged	12" Nylopiast Yard Inlet 12" Nylopiast Yard Inlet Nylopiast Yard Inlet - 50% clogged Nylopiast Yard Inlet - 50% clogged Nylopiast Yard Inlet - 50% clogged	12" Nylopiast Yard Inlet 12" Nylopiast Yard Inlet Nylopiast Yard Inlet - 50% clogged 'Nylopiast Yard Inlet - 50% clogged	12" Nylopiast Yard Inlet 12" Nylopiast Yard Inlet " Nylopiast Yard Inlet - 50% clogged " Nylopiast Yard Inlet - 50% clogged	12" Nyloplast Yard Inlet 12" Nyloplast Yard Inlet " Nyloplast Yard Inlet - 50% clogged " Nyloplast Yard Inlet - 50% clogged	12" Nytopiast Yard Inlet 12" Nytopiast Yard Inlet 7" Nytopiast Yard Inlet - 50% clogged 7" Nytopiast Yard Inlet - 50% clogged 7" Nytopiast Yard Inlet - 50% clogged
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				dala	INECION	DRAIN	AGE DES	DRAINAGE DESCRIPTIONS	INI ET INE	ORAN TIC	3	
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38 3	$\parallel$	-	99.28	90000	419.50				_	1.	432.94	VDOT STD. IS-1 RECLD
328	Ħ		14.08	1,56%	419.00	418	HDPE	DI-3B			438.33	VDOT STD. IS-1 REQTD
32 32	$\dagger$	0 4	9 9	1 100	407.00			DI-3B	g	60	438.33	VDOT STD. IS-1 REQTD
18 19	$^{\dagger}$	++	6 8	0.000	427.00			H		1.	437.96	VDOT STD. IS-1 RECYD
1 88 7	Ħ	-	40.74	1 188	425.00	426		WH		1.	437.75	VDOT STD. IS-1 REQU
5 51		-	98 50	1338	425.42			DI-3B	9	00	437.01	VDOT STD. IS-1 REQTD
14A	$^{\dagger}$	-	20.14	8	423.90				Ţ		433.37	VDOT STD. IS-1 REQTD
228 22A	Ш		0.33	1.99%	435.00			DI-30	20	00	442.00	VDOT STD. IS-1 RECLD
388	$^{\dagger}$		67.25	%98.0	425.16			DI-3C	9	00	436.60	VDOT STD. IS-1 REQTD
£ 88 8	Ħ	-	8 8	8180	424.90	424		DI-3B	88	9	435.42	VDOT STD. IS-1 REQTD
2 2 2	Ħ	8 8	919	108%	423.42	422.75	5 8	WH	-		437.56	VDOT STD. IS-1 REQTD
24C	H	-	92	9090	429.24	428		DI-3B	8	9	438.82	VDOT STD. IS-1 REQTD
24B		++	72.45	0.73%	428.95	428.42		DI-3B	8	2	438.67	VDOT STD. IS-1 REQTD
EX-121		-	58.62	2.01%	436.10			WH	_		443.56	
284 30		-	15,41	1,85%	434.82	433		H	_		444.00	DT STD. IS-1
EX-126	H	H	2.15	1.94%	433.25	431		MH	_		443.25	VDOT STD. IS-1 REQTD
28	$^{\dagger}$	25	8	1 70%	431.60	431 00	dua	DI-3B	e e	22	441.50	VDOT STD. IS-1 REC/D
45		++	18.01	4.17%	443.00	439		DI-3B	8	0	450.17	VDOT STD. IS-1 REQTD
4 6		Н	08.09	2,30%	435.00	5		DI-3B	9	0	444.42	VDOT STD. IS-1 REQTD
4 =	Ħ	-	08 9	2.7500	434.00	1		HW	_		442.42	VDOT STD. IS-1 REQTD
40	Ħ	H		0 808	428.27	427.83	dub	MH			439.67	VDOT STD. IS-1 REC/D
38 28		1	175	9090	427.73	427.			¥		437.25	VDOT STD. IS-1 REQTD
38	Н	ш	96:09	0.51%		428			30	4	435.83	
8 8	$^{\dagger}$	24	0.34	0.84%	426.79	426.71	HDPE		S.	00	436.33	STD. 18-1
388		15	1.13	2.25%	432.75	432.50	HDPE		8	2	437.75	
488	$^{\dagger}$	85	29.67	0.50%	429.00	428.90	RCP	DI-3B	9	0	439.50	STD. IS-1
8 4 2	$^{\dagger\dagger}$	8	8 9	0.50%	428.70	428.37	RCP	Di-38	g g	0 2	435.05	VDOT STD. IS-1 REQU
13	Ħ	-	5.35	2.24%	424.50				9	-4	437.80	
21 22D		-	21.35	150%	429.50				200	60	437.71	VDOT STD. IS-1 REQTD
22C 2		15	22.67	1.81%	429.08	428.67	RCP	W	_	Π.	433.03	6

DRAINAGE CALCULATIONS Signal of the property of the FINAL SITE PLAN - SIXTH SUBMITTAL N/A IATTINBUS HTAN - FOURTH SUBMITTAL STATE PLAN - FIFTH SUBMITTAL





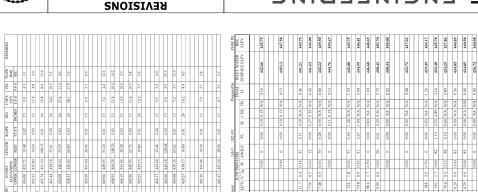
(Intensity is 4 inflir for spread, and 6.5 inflir f

INLETS ON GRADE, DESIGN (CURB SPREAD AND INLET CAPTURE)

(Intersity is 4 inftr for spread, and 6.5 inftr for

Mannings Coefficient, n is 0.013





	5.4 6.0		5.5 23.5		5.1 13.5		4.4			5.1 2.8			5.1 3.7	ž		TOTAL
	9.3		9.6		7.2 5		16.2 4	ŀ		7.0		l	6.7	Beaning be	Tribute.	CINA
	12		22		15		24	l		2		l	2			
	0.02		0.02		10'0		10'0			10'0			10'0	231.43	41.14	
	32.46		128.68		69.62		19.80			14.24			18.66	Tob 9: 1071.42		330
	443.60		440.18		439.35		439.15			443.06			441.50			JI NOIL
	444.17		442.60		440.08		439.25			443.20			441.67			JNII
1.4		1.4		2.3		4.5			2.3			5.6		Caminola DaDaralonmant	No particular	
29'9		6.63	Γ	15'9		9.44		Γ	6.67			6.67	Γ	of a Daff	No. of	
5.00		5.10	Г	5.49		5.72		Г	5.00			5.00	Γ			
0.23		0.21		0.35		0.70			0.34			0.40		Broiser	110001	-
0.21		000		0.14		00'0			0.34			070			l	j
06'0		05'0		06'0		00'0			0.85			050				9
0.23		000		91.0		00'0			070			0.44		9	1	
			Γ		_			Г						Vacor		0.00

REVISION DESCRIPTION

VEL

429.67

433.65

INLET WATER	SURFACE ELEV.		442.66			445.13			44121	441.63		442.23		444.76			442.08		444.99		446.68	1001	430045	450.44				432.72			429.49		433.40	00101	45454	434.85		434.85	436.73
FINAL	Ξ		91.0	T	Ī	0.15			0.46	0.43		0.60		91.0	Ī		1.33		3.04		69	74.4	2	0.02				90.0			1.26		3.16	000	000	0.56		00.0	900
	SH	П	Ϋ́	Ť	T	ž	T	П	ž	V.V.		NA	П	ž	T	Ť	NA	T	ΝA		NA	1	V.	N.A		1		ž	T	T	ž		ž	1	5	X	T	00'0	N.
	1.3H.		0.13	T	Γ	0.13	Т	П	×	0.35		ΝA		0.15	T	Τ	Ϋ́N	Г	N/A		Ϋ́	99.0	0.00	X				ž	T	Г	X		5.89		VX.	×	Г	NA	ž
	ž		0.10	I		0.10	I		0.39	0.02		0.55		0.11		I	1.26		1.04		0.83	0.49	54.0	00.0				0.02	I		0.83		2.23	100	0.03	60.0		00.0	00 0
	H.		00'0			00'0			0.11	900		0.28		00'0			0.50		0.27		00'0	100	1000	000				000			00'0		113	010	0.10	000		00'0	000
883	ANGLE		0	Ť	Ī	0	T		E	2		70	П	0	Ī	Ī	31	Ī	31		0	8	26	0		Ī	Ī	0	T	Ī	0	Ī	82	0,0	00	85	Ī	82	0
T NO	Ħ	П	000	Ť	t	8	T	П	0.14	91.0	t	91.0	П	8	T	Ť	590	T	0.33	П	0.59	8	3	000		1	1	8	t	T	0.70	T	990	15	7	000	T	000	000
CNCTION	V,72g			T	T	П	T		0.4	0		90	П		T	T	81		6.0		1.3	0						T	T		2.0		12	_	3	00		0.0	T
	Q,*V, V,72g	Т	П	Ť	t	П	T		13	1 66		7.48	П		T	Ť	124	T	74.8		98.6	900	2	Ī		Ī		Ť	Ť	T	184		98	200	000	0.29	T	0.29	Ť
	×	П	П	Ť	t	П	T	П	2.1	,,		5.4	П	1	T	Ť	10.7	T	7.8		10.4	100		T		1	1	Ť	t	T	7		10.5	1		50		5.0	T
	ě			T	T	П	T	П	23	7	Ī	7	П		T	T	11.5	Ī	9.6		56	:						T	T	Г	16.2		14.9	1	2	90	Ī	90	T
	ž	10	П	Ť	1.0	П	Ť	0.1		3	10	Ħ	10	T	T	5	5	4.0	П	0.2	1	* 5	00	t	П	T	0.0	Ť	t	0.1	П	0.5		90	5		0.0	П	8
	>°	-5	П	T	1.5	П	T	5.7	:	-	5.5	П	5.4		T	Ü		10.7	П	7.8		ŧ	00		П		2.2	T	T	8.8	П	#		10.5	1.5		0.0	П	3
ž		500	П	Ť	100	Н	t	20'0	500	В	500	H	100	1	Ť	200	t	8	Н	980		2 2	100	t	П	1	90'0	Ť	t	0.43		027	1	52	0.47		000	Н	8
ŝ		0.001	П	Ť	100.0	Н	t	0.004		100.0	0000	t	0.000		Ť	0 0004	5	0.032		0.022		170.0	0000		Н		0.002	Ť	t	900.0		0.005		0.004	0.000	1	00000	Н	0.000
ó	À	2.64	П	Ť	2.27	H	t	13.47 0	90		1.38	t	1.38	1	Ť	13.47	-	11.51		0.58 0		0.47	80				2.76 0	Ť	t	18.17 0	П	16.17 0	1	14.89	14 60 0		0.60		0.60
å		20	Н	+	51	Н	+	24	-	-	2	H	2	+	+	1 74		15	Н	51	ш	0	5	-	Н	-	2	+	t	24	н	74		70	100		20	ш	0
-		99.81	Н	$^{\dagger}$	14.24	Н	t	19.80	-	20.60	128.68	H	32.46	+	+	10.80	-	62.75	Н	38	H	48.29	2	t		_	36.63	t	t	68.99	ш	52.59	-	55.61	100.35	_	14.60	$\vdash$	2.48
OUTLETWATER	SURFACE ELEV	442.50			444.99			440.75	T	441.21	441.63		444.60 3.			440.75	T	441.95 6	П	444.99 39.	П	446.68	450.42	t		T	432,64 31			428.23 6	П	430.24 5.	1	433.40 5.	02 828	T	434.85	П	436.73
INLET	STATION		102	Ī		108			EX107	104		901		12		I	EX107		EX108		EX108A	00100	EVIIO	110				202	I		200		EX140	100	EN H	EX143		206	208

435.00

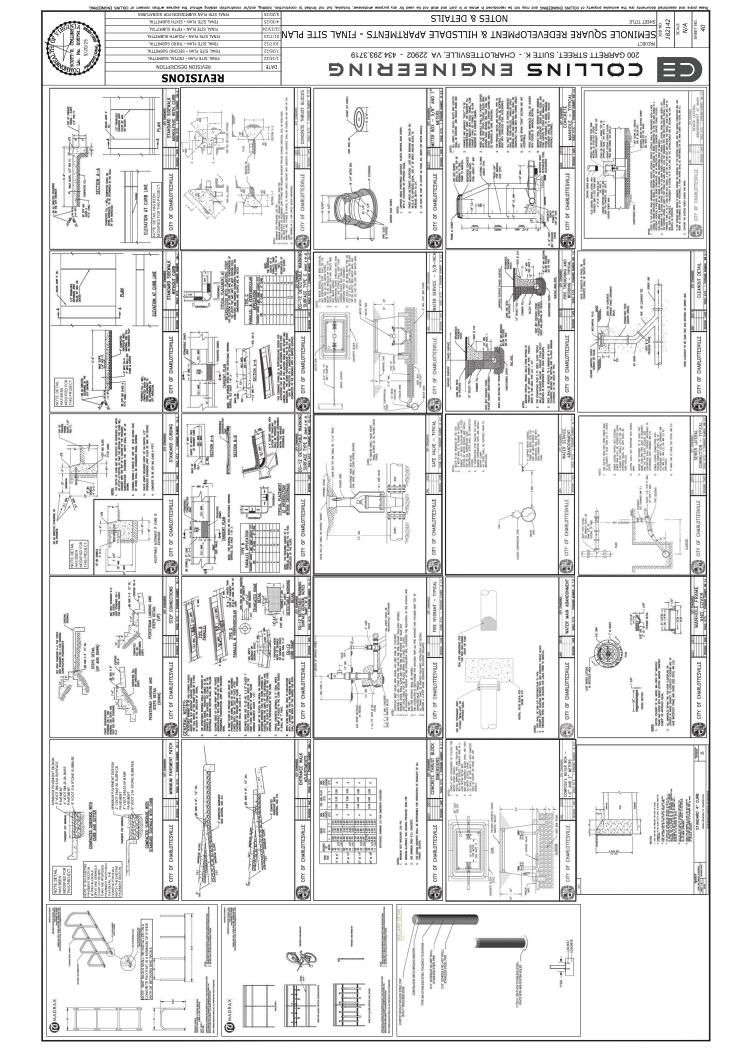
425.10 425.40 426.72 427.30 427.52

	- 5	CIPPE S	436.0	433.2	432.7	431.4	428.9		432.0		449.6	448.9	466	442.9	439		44.6	442.0	4400	439.		443.		441.0		F	;	++	+	Н	+	Н	F.	9	92	$^{++}$	+	24	90	0	20	++	+++	+	Н	84	0	9	2	9.	Н
	RUNOFF	S PS	9.0	14.9	14.9	16.2	18.2	Ħ	8 28			90			T	4		23	s*	П	53	T	2.6	Ī	continuo	Va. O. V	9	+	$\parallel$	+	+	+	=	5.5 7.5	5.4 7.4	$^{+}$	+	0.7	7.8	98	560 60	+	Н	+	+	4.	50	12	0.5	0.5	+
		NIN 599		000	9	4.95	104	Н	6.67	-			72.5		-	-			149	+	295	+	199	Н	Seminole ReDevelormen	1	_	$\dagger \dagger$	Ħ	Н	t	H	23	+	4	Ħ		11.5	96	56	=	Ħ	Ш	+	Н	192	14.9	6.41	90	90	Ħ
			\$99		3 45		1.	Н		96			11	11	1	99	99		-	-	НĨ	-	-	н.	alonia E elonia	-		1.0	Ħ	10	T	5	- 10	1	1		5	20	0	1 3	* 0		0.0	$^{\dagger}$	1.0	0.5	0.4	- 10	00	90	3
	NE	S 00 S	\$.05	12:00	12.23	1231	12.39	Ш	2.00	5.00	8	8.24	28	++	-	8.00	9	9.6	5.72		5.00	Ш	2.00	Ц			2	5.1		5.1		5.7	5.1		3		5.7	101	3.0	200	100	3	2.2		88	=	10.5	1.4	0.5		
	4	000	600	2.08	2.08	3.27	3.68		0.41	91.0	3	19	100	120	3	0.23	8	0.35	0.3		0.34		0.40		Project	ž		0.03		100		200	200	you	3		100	8	- 19		2 1		90'0		0.43	0.27	0.24	0.47	900		1
	CA NOB ACCUM	900	8	282	00'0	62.0	000	Ħ	0.41	91.0	1	100	8	8		0.21	8	0.14	80	П	0.34	Т	0,40	П		ŝ		0.001	Ш	0.00		0.004	100.0	000 0	0000		0.004	0.032	0.000	1000	0000	8	0.002		9000	0.005	0.004	0	0000	2	
	RUNOFF	080	000	06.0	900	06:0	8		08:0	8	8	8	9	8		8	8	8	8		980		060	П		o è	5	2.64		2.27		13.47	2.28	-	2 2		13.47	-	89.0	0.41	747	90.1	2.76		18.17	16.17	14.89	14.89	090		
91	N S	ACRES 0.10		ш	00'0	0.32	4	H	0.46		9	-	Н	Н	++	23	Щ	H	8	+	0.40	+	0.44	Ш		ď	4	9	H	4 15	+	24	2 15		2 4		24	-		2 2	2 9		5 5	#	24	24	24	32 24	2		
	d DR/	ACB 0.1	00	3.21	00	0.3	000	H	0	0.0	-	- 0	900	900	-	0		0	0000		0.4	_	0	Н		1 2 2		18.66	Н	14.24		19.80	69.62	07 001	37 46		19.80	3E 69	30 36	1.49 70	140.27		36.63	$\perp$	68.99	52.59	55.61	108.35	14.60	13.48	
Year =	DOWNSTREAM	SHOCTORE	206	EX143	EX141	EX140	200 EX130		200		EX110	EXIOSA	EXIOS	EX107	EX104		901	104	EX107	EX104		EX108		EX104	Decion Yes	OUTLET WATER	SOM THE ELE	442.50		444.99		440.75	441.21	57.07	444.60		440.75	441.05	444.00	446.69	00,094	7000	432.64		428.23	430.24	433.40	434.29	434.85	436.73	21002
Design Storm Year =	POINT	208	206	EX143	EX141	EX140	200		202	011	U.S.A.	EXTORA	EV108	201.03		112	2	104	EX107		108		102			STATION		60	2	П	80	Ť	EX107	104	901	12	П	EX107	EX108	EX108A	EX110	0	П	202	Т	000	EX140	EX141	EX143	206	208
Desig	Įž.				100								1 1		1											2 5	5	Ш		Ш		Ш	ā		П	П	Ш	9	9	E				61	Щ	2	i i	9		101	ľ
9		_		151	_			l <sub>sc</sub>	Tal		<b>.</b>		l <sub>e</sub>	les!	l <sub>sc</sub>	In.	-		l le		П			_	ıc.		In.	Teal		T <sub>o</sub> l	les!			_			ы		lec.	100	les l	lan!			T	ı		Tal	Tal.		Tal
	ELEV	Ш	437.71	437,80		435.09	Ш	439.55	439.50	Ш	437.75		436,33	435.83	437.25	439.67	442,42	444,42	450,17		141 50	30.07	440.0	444.00	443.55		438.67	438.82		437.56	435.42	435.50	434.71		442.00		433.37	437.01	437.75	437.95	438.33	438.33			432.94	432.40	435.92	436.06	436,90	437.59	437.00
	INLET WATER SURFACE ELEV.		429.91	430.23		425.94		433.82	43.4.08		433.51		432.96	433.10	433.24	433.65	433,79	435.18	440.81		472.89	6110	70'00*	435.69	436.89		429.54	430.07		425.03	425.73	426.89	427.11		435.02		425.40	426.10	427.04	427.50	427.72	428.74			420.91	421.28	423,45	424,18	424.95	425.45	425.76
	H H	Ħ	0.24	900		0.55	Ħ	0.17	970		0.01		910	0.15	41.0	14:0	0.14	800	900	T	0.00	0.33	3	120	037	Ħ	0.12	2000		0.28	0.21	0.54	0.22		0.02	T	030	0.70	0.32	020	0.20	990			0.13	81.0	0.28	0.73	290	080	031
٦	13H, 5H,	П	0.22	0.05		N/A	П	0.03	0.20		00:0		60.0	0.04	0.03	0.08	10.0	0.07	90.0		10				0.18		90.0	0.02		0.17	0.10	0.52	0.16		0.00		0.25	0.17	0.12	N/A	0.05	0.53		П	90.0	80.0	0.19	0.23	0.23	0.23	90.0
	H, 13F	Н	0.34 0.44	0.08 0.10	+	0.52 NA	Н	N.	0.40 NA		0.00 NA	Н	NA 81.0	80 NA	10 N	N/N	02 N/3	N. S.	01		NA NA			N.N. 861	36 N.		0.12 NA	83	Н	34 N	0.19 NA	.04 NA	0.25 0.32	-	NA 00.0	+	0.50 N/A	34 NA	24 N/A	15 N/A	NA 01.0	NA NA	+	Н	Ñ	N.	30 NA	0.46 NA	146 NA	0.46 N/A	NA NA
82142	H.	Ħ	0.11	000	$^{+}$	000	H	900	000		0.00	H	900	00	000	000	000	00	000		010	++-	1	-	000		0.07	0	H	00	0.10	1 590	000	+	0.00	$^{+}$	000	91	000	000	0.03	- 80	++	H	000	00	8	81.0	0.18	0.18	00
#: 182	ANGLE	Н	42	0	+	0	Н	0	0	Н	0	Н	0	0	0	0	0	0	-	+	0		,	0	0	Н	0	0	H	0	Н	0	0	+	0	+	0	0	0	0	29 0	0	+	Н	0	0	0	0	0	0	-
Job	T ANG	Н	0.11	00	+	050	Н	0.03	0.38	Н	0.00	Н	(0.7	03	10	1 013	000	9	98		90	000	1	5 2	00	Н	0.04	00	H	90	0.05	0.35	000	+	00.0	+	11.0	22	-	2 2	204	35	+	Н	20	3.	16	9	91.0	0.16	00
	V.72g H, AN	Ħ	0.3	0	$^{+}$	0	H	0.1	0		o .	H	2	0	2.0	3 0.	0.0	0.4	10	+	(r	111	-	4	0	H	0.1	Ö	H	2.0	0.2	0	ő	+	0	$^{+}$	0.3	3 0.	5.5	13	0.1	0	++	H	0 0	0 2	0.5	0.5	0.5	0.5	0
	O*V. V	Н	4.50	$^{+}$	+	24 66	H	9.32	18.51		+	H	8	82	23.89	8.82	0.88	22	Н	Н	2013	$\perp$		23.16	Н	H	6.7	+		8	47.78	90811	+			+	36.72	=	2	23	636	24.40	++	Н	60.27	52	-1	-	2	24.17	H
cuts	VIN O	$\mathbb{H}$	4.4	$^{+}$	$\mathbb{H}$	9.6	$^{+}$	0.	83	Н	Н	Н	9	7	7 23	38	0.80	-	Н	Н	5	5		9.0	Н		2.8	+	H	3 52	3.1	80	+	+	Н	+	96	30	9	=	0.0	0 24	+	Н	8	8	25	8	2	5.5	H
Apartm	š	Н	0	$^{+}$	H	6 9 2	H	-	22		+	H	12	2.5	5.5	5.	0	5.4	Н	Н	30	0.0		3.0	Н	H	9.6	+		9	5.3	90	+			+	-	4	3.7	3.7	3,4	-	++	Н	7.2	7.2	7.2 \$	7.2 \$	7.2 \$	7.2 \$	+
Ilsdale	Я	Ha		=	H	8	Ha	1		8	H	=	- 8		8	3 7	8	8	5	H	10	10		- 50	H	8	1.	3	15	3 8	-	-17	2	$^{+}$	8	Н	5 0.4	3	5	8	8	8	++	8	3 8	- 8	1 2	1 -	1 2	-	-
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### CITY OF CHARLOTTESVILLE





# PLANNING COMMISSION REGULAR MEETING APPLICATION FOR A CRITICAL SLOPE SPECIAL EXCEPTION APPLICATION NUMBER: PL-24-0137 DATE OF MEETING: June 10, 2025

Project Planner: Dannan O'Connell, AICP

Date of Staff Report: May 28, 2025

**Applicant:** Geoff Moran, Shimp Engineering

**Current Property Owner:** Greenshire Holdings LLC

**Application Information** 

Property Street Address: 2030 Barracks Road Tax Map & Parcel/Tax Status: 010005000

**Total Project Area (Limits of Disturbance):** 37,199 sq. ft. **Total Area of Critical Slopes on Parcels:** 500 sq. ft. | 1.35%

Area of Proposed Critical Slope Disturbance: 500 sq. ft. | 1.35% of total site area | 100% of

total critical slopes area on parcel

Comprehensive Plan (General Land Use Plan): Medium Intensity Residential

**Current Zoning Classification: R-B** 

**Overlay District:** None

### **Applicant's Request (Summary)**

Shimp Engineering (applicant), representing Greenshire Holdings LLC (property owner) wishes to subdivide and improve the above-referenced property (Subject Property) with two twelve-unit multi-family residential buildings. The proposed improvements will impact critical slopes on-site as defined by Section 34-4.10.1.B.1. Per Section 34-4.10.1.D a request for a critical slope special exception must be heard by the Planning Commission and report its findings and recommendations to City Council before these improvements can be permitted.

Improvements specific to areas where critical slopes would be impacted should the waiver be approved are shown on a Critical Slope Exhibit (Attachment A) and include a retaining wall,

private storm drain, parking area, outdoor amenity space, and associated land disturbance/grading. Critical slope areas are shown by the applicant in the Critical Slope Exhibit.

Existing critical slopes located on the Subject Property are approximately 500 square feet or 1.35 percent of the site. The applicable definition of "critical slope" is as follows:

- 1. A grade of 25% or greater;
- 2. A portion of the slope has a horizontal run of greater than 20 feet;
- 3. An area of 6,000 square feet or greater; and
- 4. A portion of the slope is within 200 feet of any waterway protected by the Standard and Design Manual or Chapter 10 of the Charlottesville Code of Ordinances, or shown on the map entitled "Properties Impacted by Critical Slopes", maintained by the Neighborhood Development Services. (Sec. 34-4.10.1.B.2)

Based on the information presented within the application materials, Staff verifies that the area for which this waiver is sought meets all of the above-referenced components of the definition of "critical slope".

### **Vicinity Map**



Page **2** of **6** 



### **Critical Slopes per the Zoning Ordinance**

### **Standard of Review**

Per Sec. 34-5.2.16, The Planning Commission will review the application and report its findings and recommendations to City Council. City Council may then grant a Critical Slopes Special Exception when it finds that:

- a. Due to unusual size, topography, shape, location, or other unusual physical conditions, or existing development of a property, the requirements of 4.10.1. Critical Slopes would effectively prohibit or unreasonably restrict the use, reuse or redevelopment of such property or would result in significant degradation of the site or adjacent properties; or
- b. The public benefit of the proposed encroachment outweighs the public benefit of protecting the area of slope proposed to be impacted.

City Council will review an application for a Critical Slopes Special Exception according to the following criteria:

- a. Whether the amount of impact has been limited to the greatest extent possible;
- b. Whether sufficient mitigation has been proposed to limit the impact of the proposed encroachment;

- c. Whether steps have been taken to limit or prevent impacts to portions of the sloped area with environmental or scenic value or vulnerability to disturbance; and
- d. Whether the proposed project is consistent with the zoning district and Comprehensive Plan.

### **Project Review and Analysis**

A Critical Slope Exhibit has been provided by the applicant (Attachment A), along with a Request Supplement (Attachment B).

### Staff Analysis 34-5.2.16.D.1, Criteria A:

Staff finds that Criteria A is not applicable to this request. No unusual topography or physical conditions exist which prohibit or restrict the residential use proposed for this property. The Subject Property is currently wooded and undeveloped. The applicant wishes to disturb critical slopes to permit a parking area, storm drain, retaining wall, and associated grading. Off-street parking is not required for developments of this scale per the City Development Code.

An additional critical slope area exists on the Subject Property along its frontage with Barracks Road but is not included as part of this Special Exception request. This area will be deeded to the City for additional right-of-way as part of an ongoing streetscape project for Barracks Road. Critical slope areas within public rights-of-way are exempt from Special Exception requirements per Sec. 34-4.10.1.B.2.d.

### Staff Analysis 34-5.2.16.D.1, Criteria B:

The Subject Property is designated *Higher Intensity Residential* by the Comprehensive Plan's Future Land Use Map and twenty-four dwelling units are being proposed for the site. The applicant has indicated that the Development Code's bonus provisions for affordable dwelling units will be utilized to permit the desired increased density. Additional information regarding bonuses and affordable units will be provided at Final Site Plan and Building Permit review. The proposed improvements are consistent with the Comprehensive Plan.

Critical slope disturbance is proposed to accommodate a retaining wall, private storm drain, parking area, and associated land disturbance/grading. A portion of the required outdoor amenity space for R-B development is also proposed within the critical slope area. Off-street parking is not required for development at this scale, and the proposed storm drain and amenity space could be relocated outside of the critical slope area. Disturbance of critical slopes could be avoided, without directly impacting the density or affordability of the proposed residential units. Therefore, staff finds that Criteria B is not applicable to this request.

### Staff Analysis 34-5.2.16.D.2, Criteria A thru D:

The following additional criteria are specified for evaluating Critical Slope Special Exceptions:

- a. Whether the amount of impact has been limited to the greatest extent possible;
  Although not required by the Development Code, the applicant is providing off-street parking for the proposed development. The proposed critical slope disturbance is primarily to accommodate this parking area. Staff believes the applicant could reduce the number of parking spaces to reduce or avoid disturbance critical slopes, while still providing some off-street parking for the proposed residential units.
- b. Whether sufficient mitigation has been proposed to limit the impact of the proposed encroachment;

The applicant proposes to raise/infill this area and construct a retaining wall to prevent future erosion. As part of Development Review for this project, the applicant shall submit a VESMP plan to demonstrate compliance with Virginia Erosion & Sediment Control (ESC) and stormwater runoff standards. An approved VESMP plan will be required to permit land disturbance in this area.

- c. Whether steps have been taken to limit or prevent impacts to portions of the sloped area with environmental or scenic value or vulnerability to disturbance; 100% of the critical slope area on-site is proposed to be impacted. The applicant will be required to follow all Virginia Department of Environmental Quality (VADEQ) regulations for ESC and stormwater as part of their VESMP plan.
- d. Whether the proposed project is consistent with the zoning district and Comprehensive Plan.

The proposed project is consistent with the zoning regulations for the R-B zonings district. The applicant is requesting a Special Exception Permit (SEP) for alterations to the entry features regulations through permit PL-24-0139. The project is consistent with the City's Comprehensive Plan in the following areas:

Land Use, Urban Form, and Historic & Cultural Preservation
 Objectives for Residential Areas: Encourage incremental "house-sized," contextual infill within existing residential neighborhoods.

**Goal 3:** Protect and enhance the existing distinct identities of the city's neighborhoods and places while promoting and prioritizing infill development, housing options, a mix of uses, and sustainable reuse in our community.

### **Staff Recommendation**

Staff recommends the Planning Commission consider the following when making a recommendation to City Council:

### Purpose and Intent of the Critical Slope Provisions

The purpose and intent of the critical slope provisions in Section 34-4.10.1 are to protect and maintain the environmental quality in the City by limiting development and disturbance of steeply sloped areas near waterways, adjacent properties, and environmentally sensitive areas and to protect those steeply sloped areas and waterways from the negative impacts of erosion and stormwater as well as preserve their ecological value.

### **Recommended Conditions**

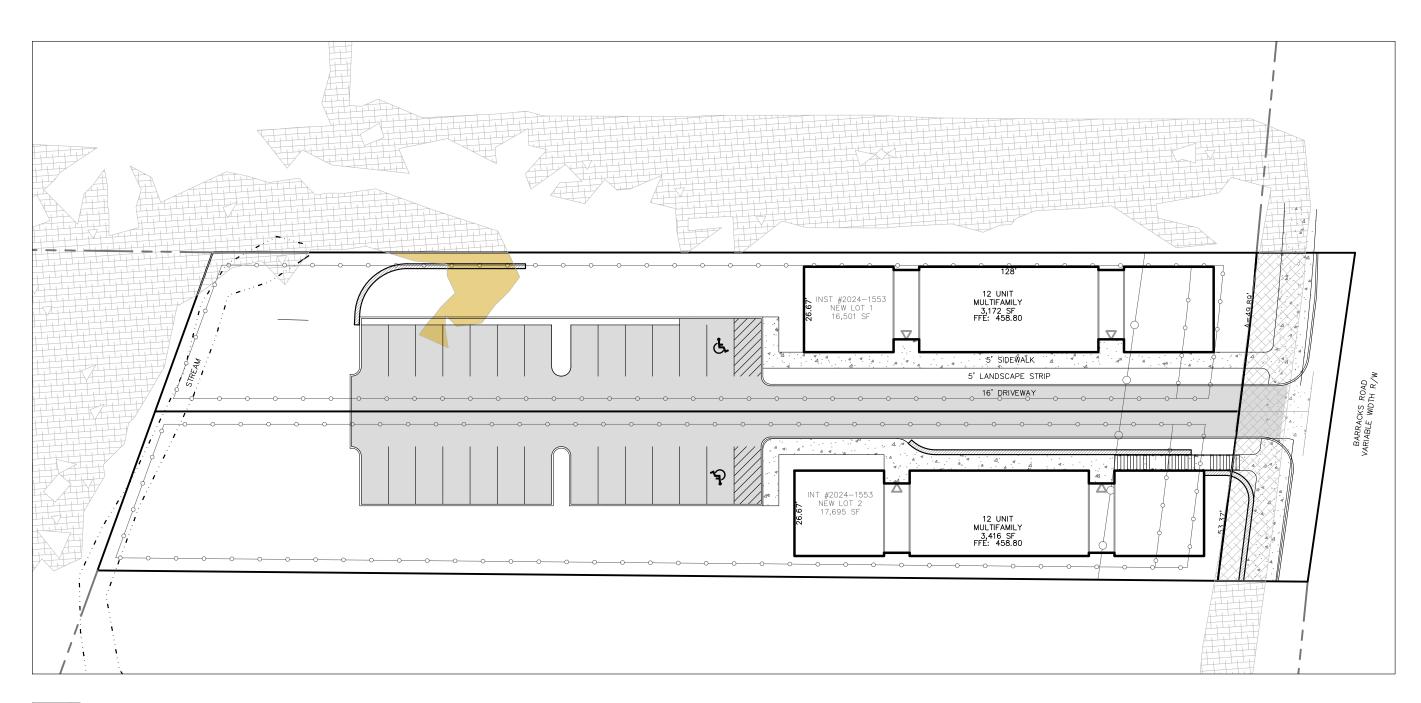
Staff has no recommendations for conditions related to this project and recommends denial of this Special Exception.

### **Suggested Motions**

- 1. "I move to recommend denial of the critical slope special exception for Tax Map and Parcel 010005000."
- 2. "I move to recommend approval of the critical slope special exception for Tax Map and Parcel 010005000 as requested, with no reservations or conditions, based on a finding that [reference at least one]:
  - Due to unusual size, topography, shape, location, or other unusual physical conditions, or existing development of a property, the requirements of Section 34-4.10.1 would effectively prohibit or unreasonably restrict the use, reuse or redevelopment of such property or would result in significant degradation of the site or adjacent properties."
  - The public benefit of the proposed encroachment outweighs the public benefit of protecting the area of slope proposed to be impacted."

### **Attachments**

- A. Critical Slope Exhibit
- B. Critical Slope Special Exception Request Supplement



TOTAL CRITICAL SLOPES AF

TOTAL CRITICAL SLOPES AREA PER CHARLOTTESVILLE GIS - 78,424 SF or 1.80 AC.

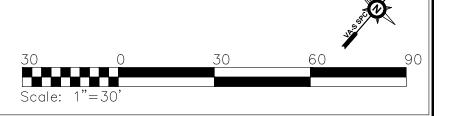
PROPOSED DISTURBANCE OF CRITICAL SLOPES AREA - 500 SF or 0.01 AC.

**SHIMP ENGINEERING, P.C.** 

ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
912 EAST HIGH ST
CHARLOTTESVILLE, VA 22902

PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM

Meadowbrook Multifamily Critical Slope Exhibit



### City of Charlottesville CRITICAL SLOPES WAIVER REQUEST SUPPLEMENT

Please review city zoning ordinance section 34-1120(b) "Critical Slopes" and submit a completed Waiver Application Form, Critical Slopes Waiver Request Supplement and a Critical Slope Exhibit\*.

**Applicant:** Greenshire Holdings, LLC

**Property Owner:** Greenshire Holdings, LLC

**Project Description:** 2 lot subdivision with 12 residential units on each lot.

**Existing Conditions:** Vacant wooded lot

**Total Site Area:** 0.85 AC

Zoning (if applying for rezoning-please note existing and intended change): N/A

Percentage of Area that is made up of critical slopes - meets criteria set forth in Sec. 34-1120(b)(2) *Definition of critical slope*: greater than or equal to 25% slopes and a) a portion of the slope has a horizontal run of greater than twenty (20) feet and its area is six thousand (6,000) square feet or greater; and b) a portion of the slope is within two hundred (200) feet of any waterway:

### **Total Critical Slope Area:**

Contiguous critical slope area is **78,424 SF** or **1.80 acres**. Of this contiguous area, **500 SF** or **0.01 acres** of slopes is located on the property.

### **Critical Slope Area Disturbed:**

**0.01 acres** of the total 0.61 acres of critical slope area (**0.006%** of the total critical slope area) identified above will be disturbed. Critical slopes comprise 1.35% of the 0.85 acres of the site area. Proposed critical slope area to be disturbed is **100%** of the site area.

### **Project Background & Critical Slopes Description:**

Greenshire Holdings, LLC is the Owner (the "Owner") of TMP 10-50, a 0.85-acre parcel located in the City of Charlottesville between Barracks Road and Emmet St. N (the "property"). Greenshire Holdings, LLC seeks to develop a 2 lot subdivision with 12 residential units on each lot.

Critical slopes are present on the western portion of the site. The western slope is likely part of the development of Meadowbrook Shopping Center.

This application should be used to explain how the proposed project meets some or

all of the requirements as described in Section 34-1120(6) "Modification or waiver." The applicant is expected to address finding #1 and/or finding #2 and justify the finding by utilizing the "critical slope provisions" as a guide. Completing this application will help staff make their recommendation to the Planning Commission and City Council.

## City Council may grant a modification or waiver, upon making one or more of the following findings:

Finding #1: The public benefits of allowing disturbance of critical slope outweigh the public benefits of the undisturbed slope (public benefits include, but are not limited to, stormwater and erosion control that maintains the stability of the property and/or the quality of adjacent or environmentally sensitive areas; groundwater recharge; reduced stormwater velocity; minimization of impervious surfaces; and stabilization of otherwise unstable slopes)

See further discussion of stormwater and erosion control measures below. Although there is no net impact to stormwater management, the allowance of disturbance creates public benefit to the City through developing much-needed housing adjacent to the city center.

While Charlottesville has attracted more residents and economic development over the years, housing has not kept pace with the City's growth, resulting in affordable housing challenges. According to the Housing Needs Assessment in April 2018, 23% of renters in Charlottesville spend more than half of their household income for housing. This proposed multifamily development would contribute to the overall housing supply of the City, while providing density close to the City's core. The proposed housing would additionally increase economic activity within Meadowbrook Shopping Center, the property's commercial neighbor.

Finding #2. Due to unusual size, topography, shape, location, or other unusual physical conditions, or existing development of a property, one (1) or more of these critical slopes provisions would effectively prohibit or unreasonably restrict the use, reuse or redevelopment of such property or would result in significant degradation of the site or adjacent properties.

Critical slopes encompass 0.05% of TMP 10-50, concentrated around the northern and western edge of the property. The vehicular entrance to the site is located off of Barracks Road which is where the primary impact of the critical slopes is located. Without disturbing the critical slopes located there, a development would not be possible; therefore, the critical slopes must be disturbed to allow for the development of 12 multifamily units. In addition, there is a City Improvement plan being developed along Barracks Road and Emmet Street which directly impacts our site's frontage. The disturbance caused by the City Improvement plan and our development would enhance the public use of Charlottesville residents as the critical slopes area along the front would be included in right-of-way dedication and include a ten-foot-side pedestrian sidewalk and a bus stop.

Please address how Finding #1 and/or Finding #2 will be met utilizing the "critical slope provisions" noted below.

### 1. Erosion affecting the structural integrity of those features.

Current conditions have a twelve difference in elevation from the existing sidewalk to the top of the critical slopes. By cutting into the critical slopes along the northern portion of the site, the slopes will become stabilized and the erosion from the slopes will no longer disturb the existing sidewalk and hinder pedestrian accessibility. Along the western portion the site, the critical slope area is currently a low area based on topography. By impacting this portion, we would aim to bring the elevation up with the rest of the site and limit the amount of erosion running into that area.

### 2. Stormwater and erosion-related impacts on adjacent properties.

The western portion of the site, as mentioned previously, is a low area. During the time of construction, a retaining wall will be built from the existing ground elevation up to the desired elevation for our project. Since the retaining wall will be built at the same at the same time as the rest of the construction, any erosion that may potentially impact adjacent properties will be stopped by the retaining wall.

### 3. Stormwater and erosion-related impacts to environmentally sensitive areas such as streams and wetlands.

Although there is a stream on this site, the critical slopes have very limited impact on the stream. Our proposed limits of disturbance will end prior to the stream and critical slopes in the rear lot; therefore, no impact from our development will impact the environmentally sensitive areas.

### 4. Increased stormwater velocity due to loss of vegetation.

The proposed stormwater infrastructure would effectively manage increased stormwater velocity from the loss of vegetation. The stormwater will be managed per DEQ regulations and a detention system will be implemented with the proposed development to satisfy state regulations.

### 5. Decreased groundwater recharge due to changes in site hydrology.

No adverse impacts to groundwater recharge are anticipated as a result of the disturbance of the slopes. As established, the critical slopes are manmade and would have little meaningful groundwater recharge in their existing conditions. Disturbance of such slopes would not negatively impact groundwater recharge in this circumstance.

## 6. Loss of natural or topographic features that contribute substantially to the natural beauty and visual quality of the community such as loss of tree canopy, forested areas and wildlife habitat.

The surrounding area has been highly altered from a native condition, the adjacent portion along the western portion of the site there has been multiple commercial buildings constructed and a parking lot constructed, which have directly altered the area.

The loss of habitat and tree canopy is an unfavorable effect of development, but within the context of an urbanized area we believe the development is appropriate by providing needed residential space. We hope to contribute to the urban canopy as the trees, specified on the landscape plan, mature over time.

Please list all attachments that should be viewed as support to the above explanations.

• Meadowbrook Multifamily Critical Slopes Exhibit

Please sign the following statement.

I certify that, to the best of my knowledge, the information I have provided above is based on sound engineering and surveying data and that this site has been carefully inspected and reviewed for the purposes of completing this application accurately. I certify that as the property owner/applicant I have not given false information that may affect the decisions made regarding this development.

Property Owner	
Applicant	
Please do not write below this line. For office use only. Planner's Comments/Recommendations:	
Engineer's Comments/Recommendations:	

### 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



### PLANNING COMMISSION REGULAR MEETING

APPLICATION FOR A SPECIAL EXCEPTION PERMIT APPLICATION NUMBER: PL-24-0139

DATE OF MEETING: June 10, 2025

### DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES STAFF REPORT

Project Planner: Dannan O'Connell Date of Staff Report: May 28, 2025

Applicant: Geoff Moran, Shimp Engineering

**Current Property Owner:** Greenshire Holdings LLC

**Application Information** 

Property Street Address: 2030 Barracks Road ("Subject Property")

Tax Map & Parcel/Tax Status: 010005000

**Total Square Footage/ Acreage Site:** Approx. 0.83 acres (37,199 sq. ft.)

Comprehensive Plan (General Land Use Plan): Medium Intensity Residential

**Current Zoning Classification: R-B** 

Overlay District: None

### **Applicant's Request (Summary)**

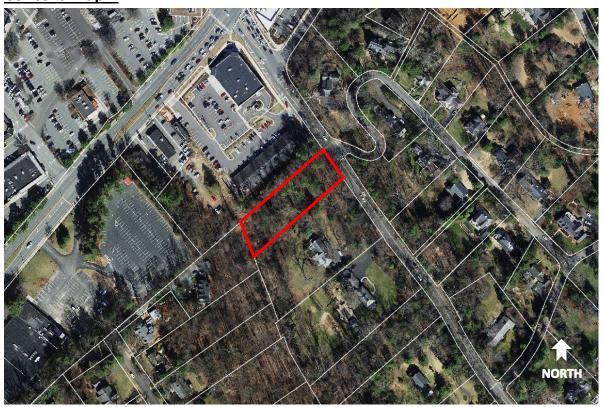
Shimp Engineering (applicant), representing Greenshire Holdings LLC (property owner), has requested a Special Exception Permit (SEP) pursuant to City Code Sections 34-2.5.3.A.5 and 34-2.10.13 for entry features. The applicant wishes to subdivide and improve the above-referenced property (Subject Property) with two twelve-unit multi-family residential buildings. The R-B Residential district requires entry features for all ground story street-facing building facades, with a maximum spacing of 40 feet along primary streets. The intent of these features is "To promote visual interest along the public realm, provide greater shelter and comfort to users, and highlight connections between the public and private realm to improve walkability" per Section 34-2.10.13.B.1. The applicant proposes to construct both buildings without front entry features.

The Subject Property has street frontage on Barracks Road, which is designated the primary street for this development per Section 34-2.10.1.B.1.b.

### **Vicinity Map**

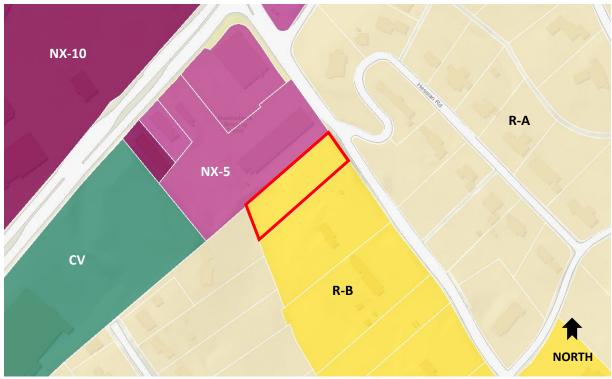


### Context Map 1

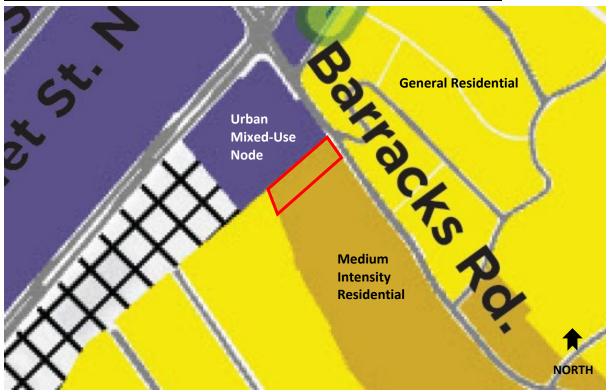


Page **2** of **6** 

**Context Map 2- Zoning Classifications** 



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



### **Standard of Review**

City Council may grant an applicant a Special Exception Permit (SEP), giving consideration to a number of factors set forth within Zoning Ordinance Section 34-5.2.15.D. If Council finds that a proposed use or development will have potentially adverse impacts, and if Council identifies development conditions that could satisfactorily mitigate such impacts, then Council may set forth reasonable conditions within its SEP approval. The role of the Planning Commission is to make an advisory recommendation to the City Council, as to (i) whether or not Council should approve a proposed SEP and if so, (ii) whether there are any reasonable development conditions that could mitigate potentially adverse impacts of the proposed development.

Section 34-5.2.15.D of the City's Zoning Ordinance lists a number of factors that Council will consider in making a decision on a proposed SEP. Following below is staff's analysis of those factors, based on the information provided by the applicant. The applicant's analysis of their request can be found in Attachment A.

(1) Whether the proposed modifications to physical dimensional standards will be harmonious with existing and approved patterns of development on the same or an opposing block face or abutting property;

The applicant proposes to construct two residential buildings without street-facing entry features. The buildings will instead have side-facing entry features for access off an internal private driveway. Site location and dimensions can be found within the applicant's submitted Major Development Plan (Attachment B).

Staff Analysis: Barracks Road is currently developed with a commercial shopping center to the west of the Subject Property, and single-family residential uses to the east. The front yard areas of these properties vary in depth and height relative to the primary street. The shopping center use does provide street-facing entry features along Barracks Road, though it is noncompliant with regard to entry feature spacing. Single-family residential uses are not required to provide entry features. The proposed omission of street-facing entry features is not harmonious with the existing patterns of development within this area, as it turns the multifamily building facades away from the primary street.

## (2) Whether the proposed modification supports the goals and strategies of the Comprehensive Plan;

Below are specific areas of the Comprehensive Plan for which the development is in compliance:

a. Land Use, Urban Form, and Historic & Cultural Preservation
Objectives for Residential Areas: Encourage incremental "house-sized," contextual infill within existing residential neighborhoods.

**Goal 3:** Protect and enhance the existing distinct identities of the city's neighborhoods and places while promoting and prioritizing infill development, housing options, a mix of uses, and sustainable reuse in our community.

### Comprehensive Plan- Staff Analysis:

The Future Land Use Map of the 2021 Comprehensive Plan designates the Subject Property and surrounding properties as Medium Intensity Residential, which is intended to "increase opportunities for housing development including affordable housing, along neighborhoods corridors, near community amenities, employment centers, and in neighborhoods that are traditionally less affordable." The proposed residential structures will increase residential density within this area, up to the stated maximum of 12-units per dwelling specified for Medium Intensity Residential areas.

The proposed residential structures are compatible with the "house sized" dimensions and context called for within the Medium Intensity land use category. Staff finds that the proposed improvement aligns with the goals and strategies of the Comprehensive Plan. The development introduces additional housing in a form that is consistent scale with the character of the neighborhood. However, it is noted that this design does not facilitate interaction with the primary street through an entry feature.

## (3) Whether, with conditions, the Special Exception Permit is consistent with the public necessity, convenience, general welfare, and good zoning practice.

As the application does not align with existing patterns of development along Barracks Road, or the Development Code's emphasis on promoting visual interest along the public realm, staff finds granting the Special Exception Permit would be inconsistent with good zoning practice and general public welfare.

### **Public Comments Received**

Staff has received no public comments on this Special Exception request at the publishing of this report.

### **Staff Recommendation**

Staff recommends that the Planning Commission recommend denial of the Special Exception Permit to permit the construction of two residential structures without forward-facing entry features.

#### **Recommended Conditions**

Staff does not recommend any conditions be placed on this Special Exception Permit.

### **Suggested Motions**

 I move to recommend denial of this application for a Special Exception Permit in the R-B Residential district at 2030 Barracks Road to permit the construction of two residential structures without street-facing entry features.

### OR,

- 2. I move to recommend approval of this application for a Special Exception Permit in the R-B Residential district at 2030 Barracks Road to permit the construction of two residential structures without street-facing entry features.
  - a. [condition(s) proposed by Planning Commission]

### **Attachments**

- A. Special Exception Request Letter received February 18, 2025
- B. Major Development Plan received February 25, 2025

### SHIMP ENGINEERING, P.C.

**Design Focused Engineering** 

November 26, 2024

City of Charlottesville Neighborhood Development Services 610 East Market Street Charlottesville, Virginia 2290s

## Special Exception Request for Meadowbrook Multifamily Street Facing Entry Features Requirements

To Whom it May Concern,

Based on Section 2.10.13 (Entrances) of the current City of Charlottesville Zoning Code (adopted December 18, 2023), a primary street-facing entry is required for all building. We would like to waive the primary street-facing entry standards as this site condition is unique compared to other properties in the zoning district since the existing topography involves critical slopes. Based on existing site conditions, the buildings' first floor elevation will be at roughly 458.80', which is eight feet higher than the existing Barracks Road elevation of 450'. Due to the difference in height, hardship would occur in trying to develop retaining walls and staircases to make a primary street-facing entry feature feasible. With the difference in elevation between the buildings' first floor elevation and Barracks Road, the visual interest along the public realm would not be disturbed as a primary-street facing entry would still be eight feet higher than the public realm's view. Furthermore, adding the retaining walls and staircases would not promote ADA accessibility whereas our proposed layout promotes ADA access into our buildings from the public realm. The applicability of street-facing entry states "to qualify as a street-facing entry, building entrances must meet the following standards:

- i. Be located on a street-facing ground story facade;
- ii. Provide both ingress and egress pedestrian access to the ground story of the building:
- iii. Remain operable at all times. Access may be controlled and limited to occupants;
- iv. Must access an occupiable space."

Per 2.10.13-3E, "A side street-facing entry is only required when the building width along the side street is greater than the maximum entry spacing requirement for the zoning district" The maximum street-facing entry spacing is 40' for R-A zone and our side building width is 128'. A side street facing entry would benefit the community and would provide better access from the public realm to the interior of the building. Our proposed side-street facing entry also meets all the street-facing requirements mentioned above.

If you have any questions or concerns about these requests, please feel free to contact us by email at geoff@shimp-engineering.com or stephanie@shimp-engineering.com or by phone at 434-227-5140.

Regards,

Geoff Moran

CITY OF CHARLOTTESVILLE, VIRGINIA

# MEADOWBROOK MULTIFAMILY

## **LEGEND EXISTING** \_\_\_\_\_

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II OR INV. IN = INVERT IN

IO OR INV. OUT = INVERT OUT

**NEW DESCRIPTION** BENCHMARK

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SITE PROPERTY LINE SITE PROPERTY LINE TBV OR DEDICATED ADJACENT PROPERTY LINE **BUILDING SETBACK** 

PARKING SETBACK PARKING COUNT INDEX CONTOUR INTERVAL CONTOUR SPOT ELEVATION STREAM

STREAM BUFFER BUILDING **RETAINING WALL RETAINING WALL HATCH** 

STAIRS **EDGE OF PAVEMENT ROAD CENTERLINE** FRONT OF CURB **BACK OF CURB** 

CG-12 TRUNCATED DOME SIDEWALK **BIKE PARKING** 

HANDICAP ACCESSIBLE AISLE HANDICAP PARKING CROSSWALK CONCRETE **ASPHALT** 

RIPRAP CRITICAL SLOPE LOT REGULATIONS GENERAL TOTAL DEMAND: Water = 2880 gph max hour, 4320 gph peak hour. Sewer = 4800 gpd. CRITICAL SLOPE SUBDIVISION ORDINANCE

TREELINE LANDSCAPE BUFFER **FENCE** UTILITY POLE **GUY WIRE OVERHEAD UTILITY** UNDERGROUND UTILITY **OVERHEAD ELECTRIC** 

UNDERGROUND ELECTRIC

FIBER OPTIC STORM STRUCTURE NOMENCLATURE STORM MANHOLE

DROP INLET (CAST INPLACE/PRECAST) STORM SEWER PIPES ROOF DRAIN

SANITARY STRUCTURE NOMENCLATURE SANITARY MANHOLE SANITARY SEWER MAIN

SANITARY SEWER LATERAL WATER LINE WATER SERVICE LINE WATER METER (WM>1",WM<1")

WATER METER VALVE FIRE HYDRANT

FIRE DEPARTMENT CONNECTION GAS LINE

**EASEMENTS** CONSTRUCTION/GRADING **ACCESS** SIGHT DISTANCE UTILITY

STORMWATER DRAINAGE SANITARY WATERLINE **GASLINE** 

SO = SITE OUTFALL

FLOW DIRECTION **ABBREVIATIONS** 

\_\_\_\_\_

LF = LINEAR FEET HP = HIGH POINT OHU = OVERHEAD UTILITIES DI = DROP INLET UGU = UNDERGROUND UTILITIES UGE = UNDERGROUND ELECTRIC MH OR MH-1 = MANHOLE SAN = SANITARY LP = LIGHT POLE SWM = STORM ROW = RIGHT-OF-WAY WSL = WATER SERVICE LINE HC = HANDICAP WL = WATER LINE **UP = UTILITY POLE** GV = GATE VALVE CO OR C/O = CLEANOUT WM = WATER METER ESMT = EASEMENT SW = SIDEWALK FHA OR FH = FIRE HYDRANT FDC = FIRE DEPARTMENT CONNECTION EX = EXISTING TBR = TO BE REMOVED FFE = FINISH FLOOR ELEVATION TBV = TO BE VACATED LOD = LIMITS OF DISTURBANCE

OWNER/DEVELOPER

1030 Woodlawn's Road Charlottesville, VA 22901

R-B - Residential B **SETBACKS** 

ZONING

Per City of Charlottesville code of ordinance, Sec. 2.10.5 Primary street lot line (min/max): 10'/20' Side street lot line (min/max): 5'-20'

Side, rear and alley: 4' **SOURCE OF TITLE** 

Deed Book 2024 Page Number 1553; Tax Map 10-Parcel 50

SOURCE OF BOUNDARY AND TOPOGRAPHY Boundary & topographic survey provided by: Foresight Survey P.C. provided 07/31/2024

Adjacent property topography provided by GIS and LIDAR BENCHMARK

Datum for topography is NAVD 88 **FLOODZONE** 

According to the FEMA Flood Insurance Rate Map, effective February 04, 2005 (Community Panel 51003C0267D) this property does not lie in a floodplain.

RESERVOIR WATERSHED

This site is within the Meadow Creek-Rivanna River Watershed. HUC12: 02080204040

**WATER & SANITARY SERVICES** 

1. All materials used for water and sanitary sewer service lines are to comply with requirements as outlined in both the BOCA Code and the regulations used by the Department of Public Works for the City of Charlottesville

2. All waterline shut downs must be coordinated with and performed by the City. Developer must hand out notices to affected

3. Per the Virginia Department of Health Waterworks Regulations (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. This device shall meet specifications of the Virginia Uniform Statewide Building Code, shall be tested in regular intervals as required, and test results shall be submitted to the Regulatory Compliance Administrator in the Department of Utilities.

4. All buildings that may produce wastes containing more than one hundred (100) parts per million of fats, oil, or grease shall install a grease trap. The grease trap shall meet specifications of the Virginia Uniform Statewide Building Code, maintain records of cleaning and maintenance, and be inspected on regular intervals by the Regulatory Compliance Administrator in

5. Please contact the Regulatory Compliance Administrator at 970-3032 with any questions regarding the grease trap or backflow prevention devices.

LOT 1 DEMAND: Water = 1440 gph max hour, 2160 gph peak hour. Sewer = 2400 gpd. LOT 2 DEMAND: Water = 1440 gph max hour, 2160 gph peak hour. Sewer = 2400 gpd.

Peak Water Demand by AWWA M22 to be provided next submission.

**ELECTRIC/TELEPHONE/CABLE TV** 

If feasible, all new service lines for electricity, telephone and cable TV are to be installed underground. Care is to be taken to assure their location does not conflict with any other aspects of the proposed site plan.

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

UTILITY MARKINGS

Utilities markings were made under Miss Utility Ticket #A419200614

**LOT SIZE** 

Required: Min. 2,500 SF Proposed: Lot 1 - 16,501 SF and Lot 2 - 17,695 SF Width Front Access (min)-

Required: 40' Proposed: Lot 1 - 53.36' and Lot 2 - 49.59'

**DENSITY** Dwellings per lots with bonus (max) -

> Proposed: 12 units. Note: The proposed development utilizes the Affordable Dwelling Unit Bonus (Sec. 4.2.2) for R-B zoning to achieve the proposed density

COVERAGE Building Coverage (max) - More than 8 units

Regulation: 12 units

Regulation: 70% Proposed: Both buildings at 20% Outdoor Amenity Space(min) Required: 10% Proposed:10%

> BUILD-TO WIDTH Primary Street (min)

Required: 65% Proposed: Lot 1 - 62.5% and Lot 2 - 62.5% (waiver forthcoming)

**MASSING** Building width (max) Regulation: 175 Proposed: 30' Active Depth (min)

Regulation: 9' Proposed: 9' **TRANSPARENCY** 

Ground Story (min) Required: 20% Proposed: 20% Upper Story (min) Required: 10% Proposed: 10% Blank Wall Width (max)

Regulation: 40' Proposed: Lot 1 - 32' and Lot 2 - 23'

**GROUND STORY** Ground story height (min) Required: 9' Proposed: 9'

Finished floor elevations (min/max)

Required: 0'/6' Proposed: 0'/6' **ENTRANCES** Street-facing entry spacing (max)

Regulation: 40' Proposed: Lot 1 - 32' and Lot 2 - 23' **EXISTING USE** 

Proposed: 3/36'

PROPOSED USE 2 lot subdivision with 12 rental residential units on each lots 48 bedrooms will be provided for this development

**BUILDING HEIGHTS** Building Height (max stories/feet) Regulation: 3/40'

LAND USE SCHEDULE 37,199 37,199 0.85 100.0%

**Proposed Per City Improvements** 6,667 0.15 17.9% 0.22 25.7% Pavement 2329 0.05 6.3% Concrete 0.43 49.8% 18,659 0.43 50.2% 0.85 100.0%

PARKING SCHEDULE

**Limits of Disturbance = 0.878 acres** 

Floor Area Ratio (FAR) = Lot 1 = 0.58

Floor Area Ratio (FAR) = Lot 2 = 0.58

Per City of Charlottesville Code of Ordinance, no offstreet parking is required.

Per Section 2-10 (B): Parking allowed at the side and rear. Provided Bike Parking:

26 parking spaces including 2 handicap spaces at the rear of the lot.

CRITICAL SLOPES

There are critical slopes within the project Area per city GIS depicted on plan. Critical slopes waiver for 500 SF of disturbance submitted concurrently with this plan.

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. The Contractor contact information will be provided with the final plans.

**GENERAL NOTES** 

1. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part

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. The contractor shall locate all underground lines and structures as necessary.

3. The contractor shall verify the locations of all boundaries, buildings, existing elevations, vegetation and other pertinent site elements. Contractor shall immediately report any discrepancies to the engineer of record. 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 to repair. This expense is the contractor's 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. The maximum allowable slope is 2:1. Where it is reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.

9. Paved, rip-rap or stabilization mat lined ditch may be required when in the opinion of the Engineer it is deemed necessary in

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. Sub-base material shall be compacted by mechanical means. Remove all standing water from area inside forms. 13. Concrete and asphalt shall not be placed unless the air temperature is at least 40 degrees in the shade and rising. Material

shall not be placed on frozen sub-grade. 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. Removal shall

be done in such a manner as to not tear, bulge or displace adjacent pavement. Edges shall be clean and vertical. All cuts shall be parallel or perpendicular to the direction of traffic. 16. The contractor shall exercise care to provide positive drainage to the storm inlets or other acceptable drainage paths in all

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-Department of Utilities 970-3800 Street cut, Department of Public Work 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 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 back-flow prevention device installed within the facility. This device shall meet specifications of the Virginia uniform Statewide Building Code, shall be tested in regular intervals as required, and test results shall be submitted to the Regulatory Compliance Administrator in the Department of Utilities. 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. The grease trap shall meet specifications of the Virginia Uniform Statewide Building Code, maintain records of cleaning and maintenance, and be inspected on regular intervals by the Regulatory Compliance Administrator in the 22. Please contact the Regulatory Compliance Administrator at 970-3032 with any questions regarding the grease trap or

23. Features controlling or limiting BMP DA's (downspouts, roof leader conveyances, roof peaks, fine grading, berms, yard inlets,

etc.) are still subject to inspection and enforcement under the VSMP program for compliance.

ITE Trip Generation

|                                |     |      |       |    | AM  |       |    | РМ  |       | ,   | WEEK | DAY   |
|--------------------------------|-----|------|-------|----|-----|-------|----|-----|-------|-----|------|-------|
| Use Description                | ITE | Qty  | IV    | In | Out | Total | ln | Out | Total | In  | Out  | Total |
| Multifamily Housing (Mid-Rise) | 221 | 24.0 | Units | 6  | 21  | 27    | 21 | 14  | 35    | 186 | 187  | 373   |

Trip Generation reflects AM and PM peak hour traffic.

**VDOT DETAILS** 

Contractor shall construct all improvements per applicable VDOT construction standards Found in the VDOT Road & Bridge Standards. At a minimum, the following standards should be reviewed: 1. VDOT 315: WP-2 asphelt pavement widening 2. VDOT CG-12: Detectable warning surface (general notes)

3. VDOT CG-12: Detectable warning surface (method of installation) 4. VDOT CG-12: Detectable warning surface (type a) 5. VDOT CG-12: Detectable warning surface (type b)

6. VDOT CG-6: Combination 6" curb & gutter. 7. VDOT CG-2: Standard 6" curb

8. VDOT MH-1: Manhole for 12" - 48" pipe culvert 9. VDOT MH-1 Frame & cover: manhole for 12" - 48" pipe culverts 10. VDOT DI-3A, B, & C: Standard curb drop inlet 11. VDOT IS-1: Standard method of shaping manholes & inlet inverts

VICINITY MAP SCALE: 1"=500"



Map provided by Google.com

### SHEET INDEX

**C1** COVER SHEET

**C2** EXISTING CONDITIONS PER SURVEY

C3 EXISTING CONDITIONS PER CITY STREETSCAPE IMPROVEMENTS

C4 SITE LAYOUT WITH EXISTING CONDITIONS

**C5** SITE LAYOUT WITH EXISTING CONDITIONS PER CITY STREETSCAPE **IMPROVEMENTS** 

**C6** GRADING PLAN WITH CITY **IMPROVEMENTS** 

C7 UTILITY PLAN WITH CITY **IMPROVEMENTS** 

**C8** STORMWATER MANAGEMENT PLAN WITH CITY IMPROVEMENTS

**C9** LANDSCAPING PLAN WITH CITY **IMPROVEMENTS** 

C11 SITE DETAILS

C10 FIRE MARSHALL COMPLIANCE PLAN

**ENGINEERING** 

TAX MAP PARCEL 10-50



| Geoff Moran                   |  |
|-------------------------------|--|
| CHECKED BY Justin Shimp, P.E. |  |

**DESIGNED BY** 

MAJOR DEVELOPMENT PLAN **MEADOWBROOK** 

**MULTIFAMILY** 

CHARLOTTESVILLE, VIRGINIA SUBMISSION: 2024.08.16 **REVISION:** 1) 2024.11.26 (City Comments) 2) 2025.02.24 (City Comments)

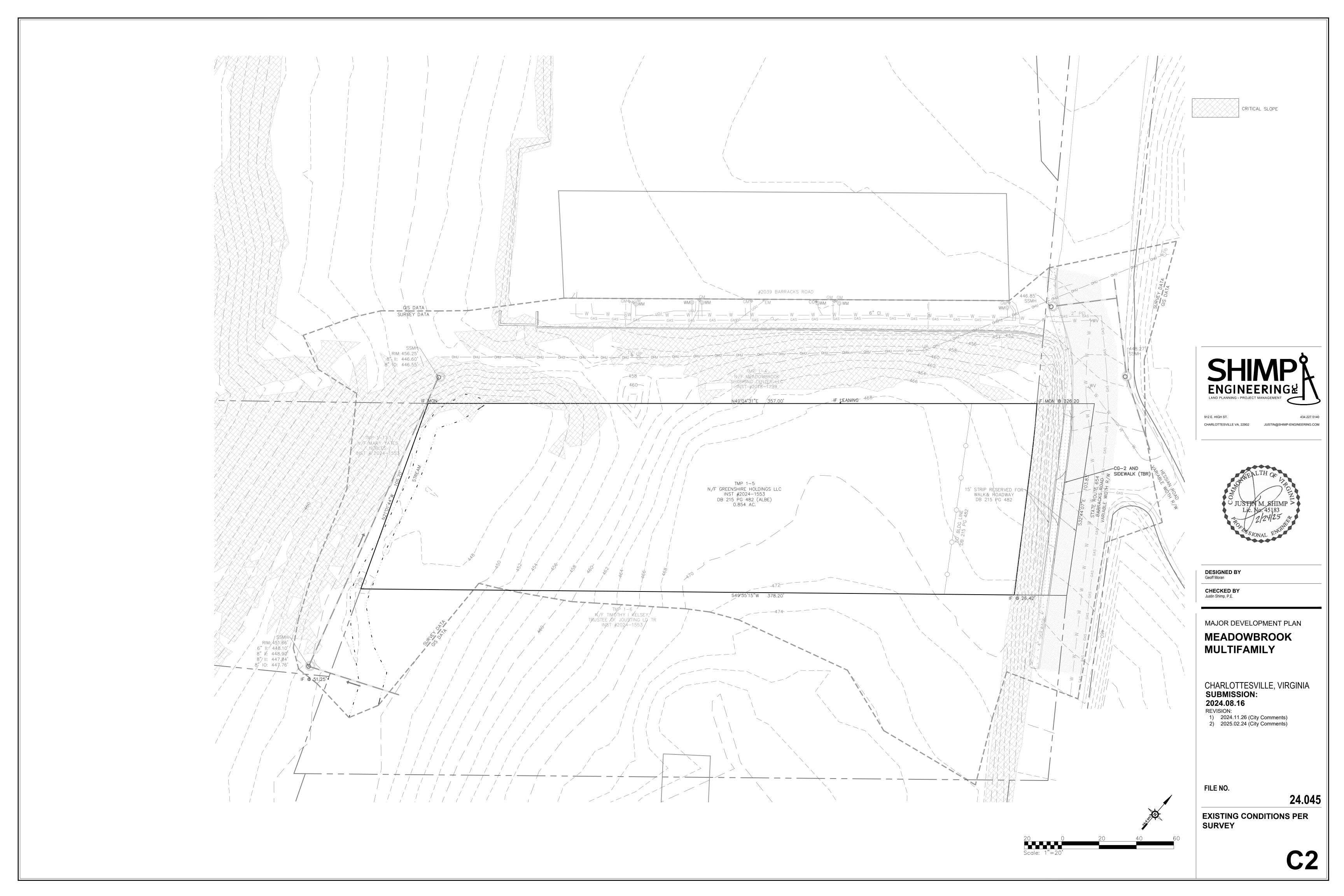
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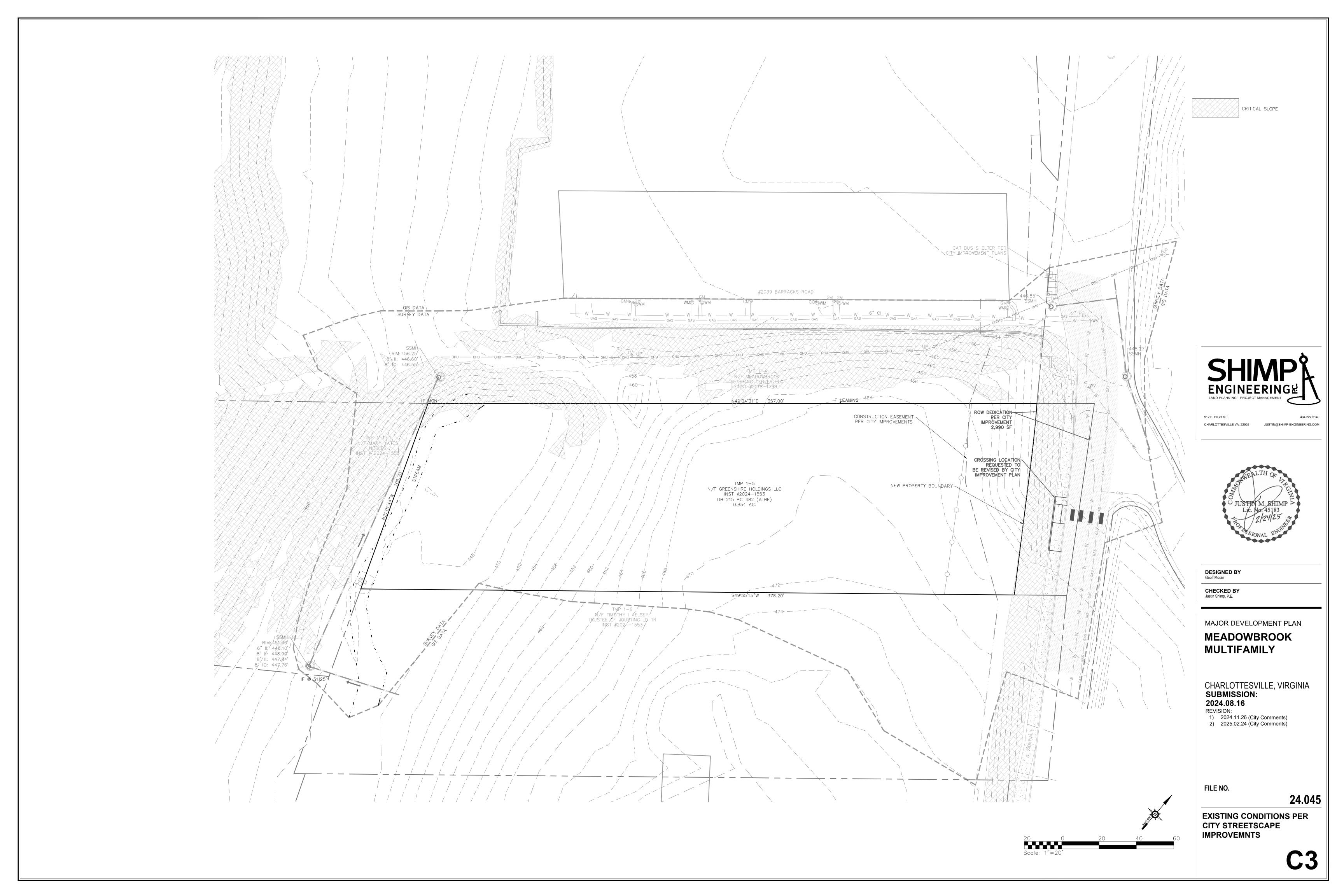
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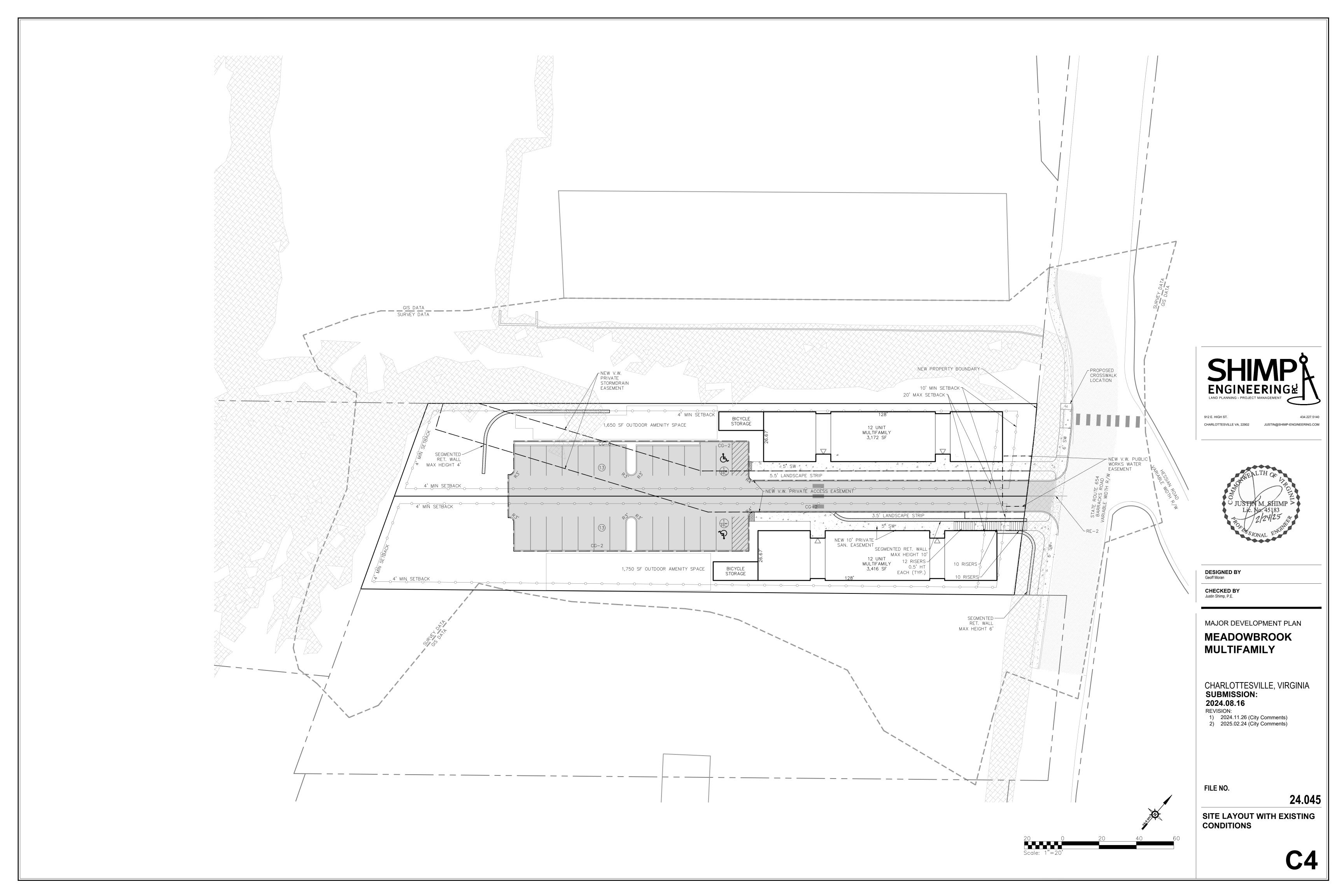
**COVER SHEET** 

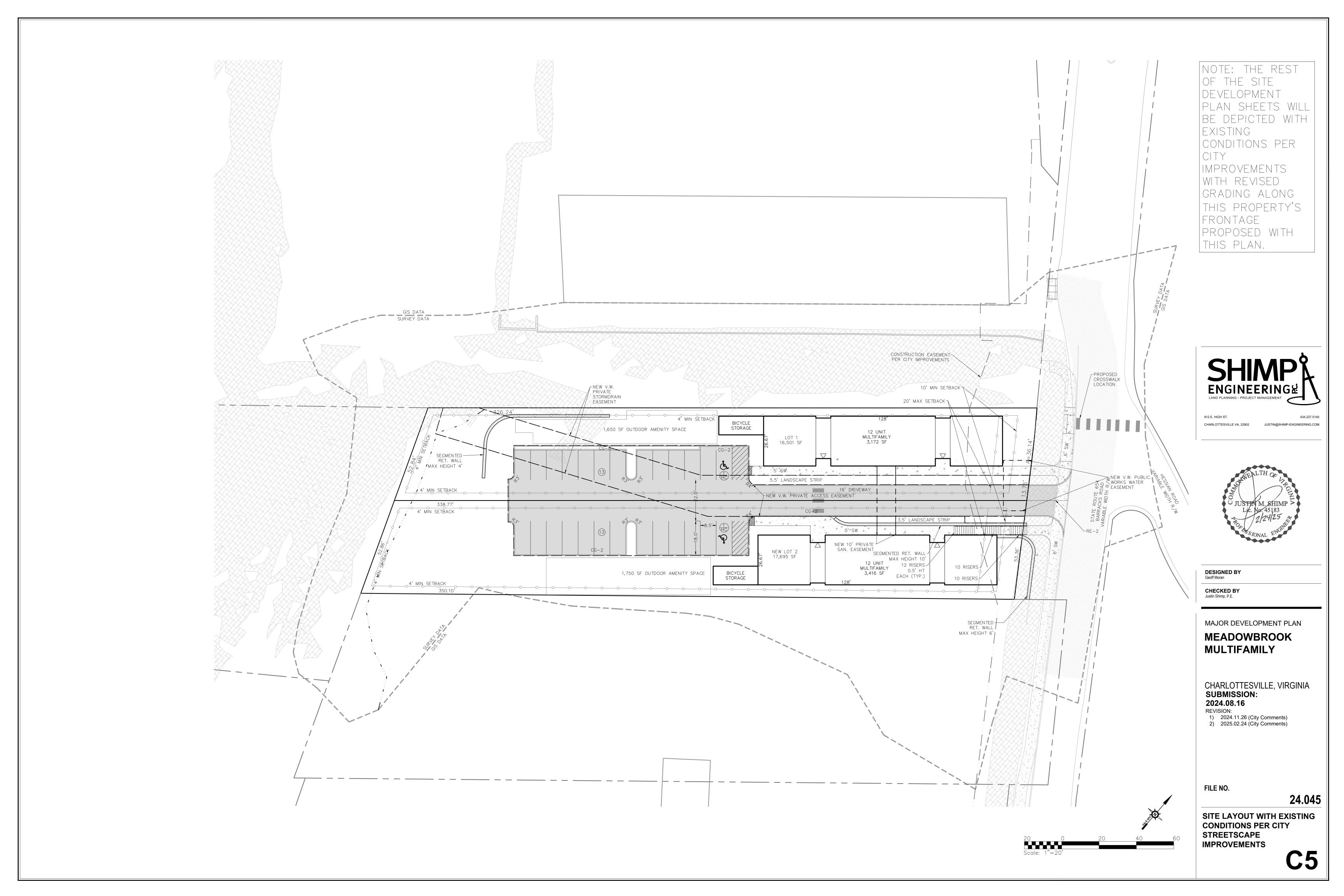
**APPROVALS** 

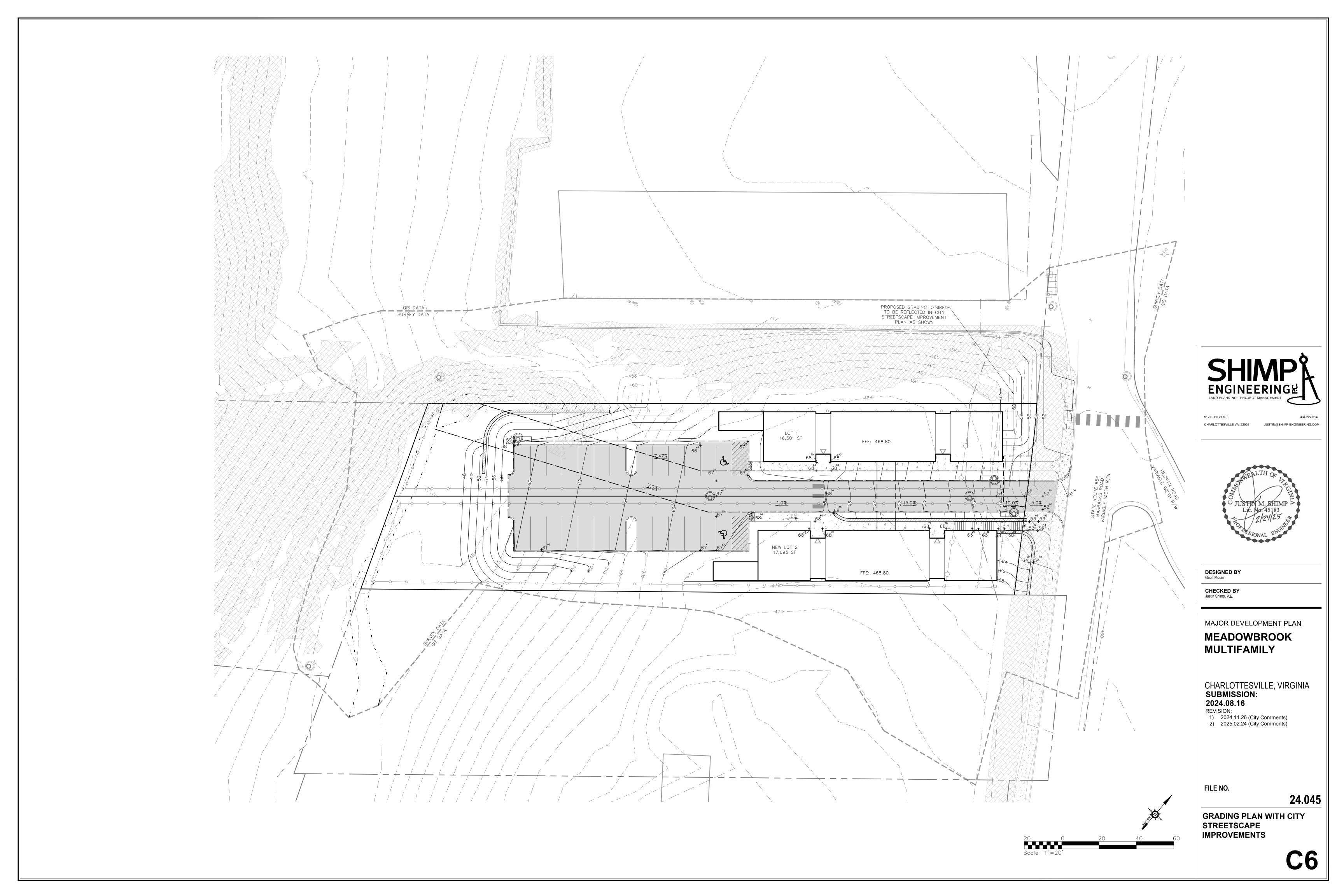
**Director of Neighborhood Development Services** 

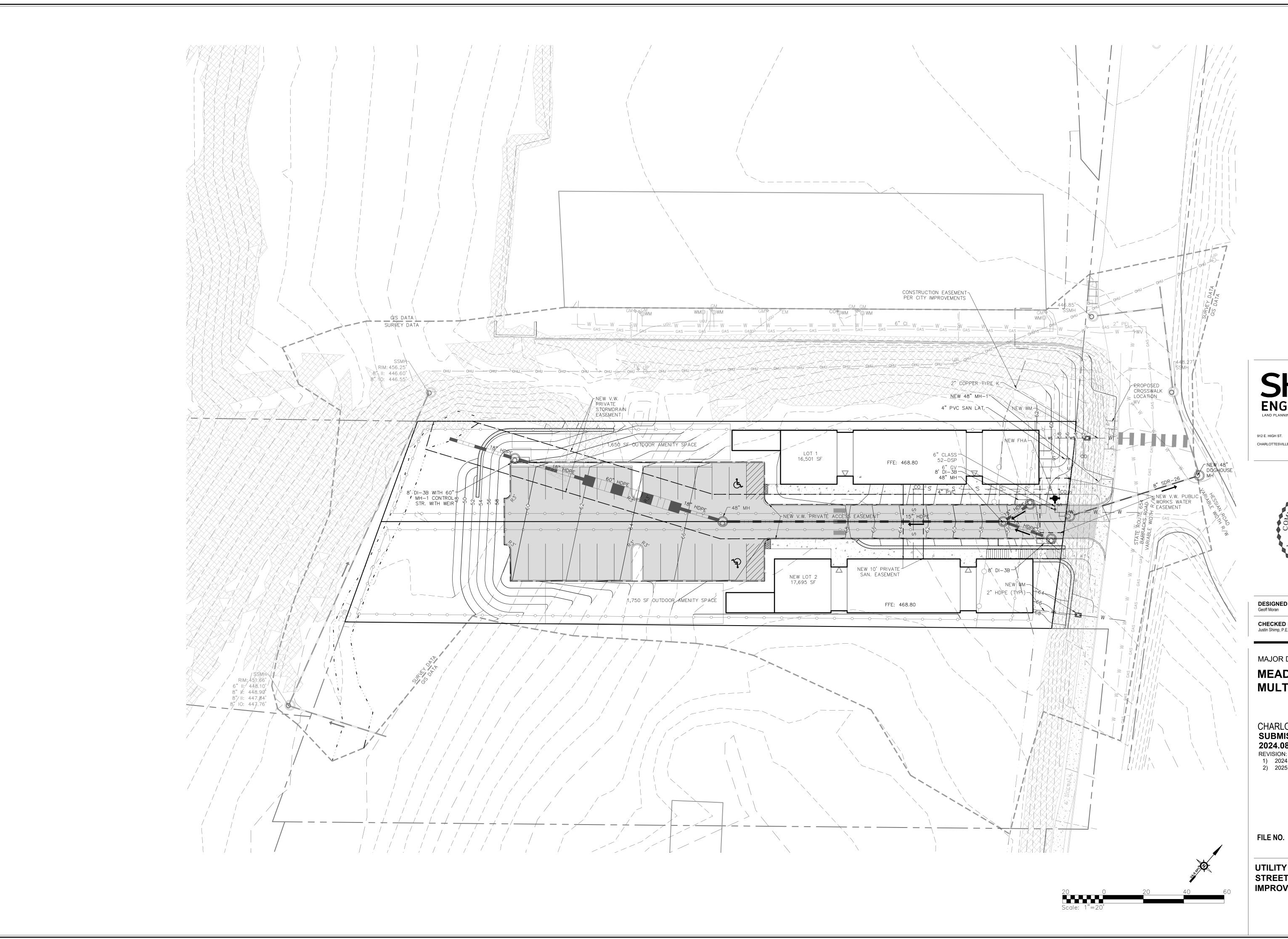














CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM



**DESIGNED BY**Geoff Moran

CHECKED BY
Justin Shimp, P.E.

MAJOR DEVELOPMENT PLAN

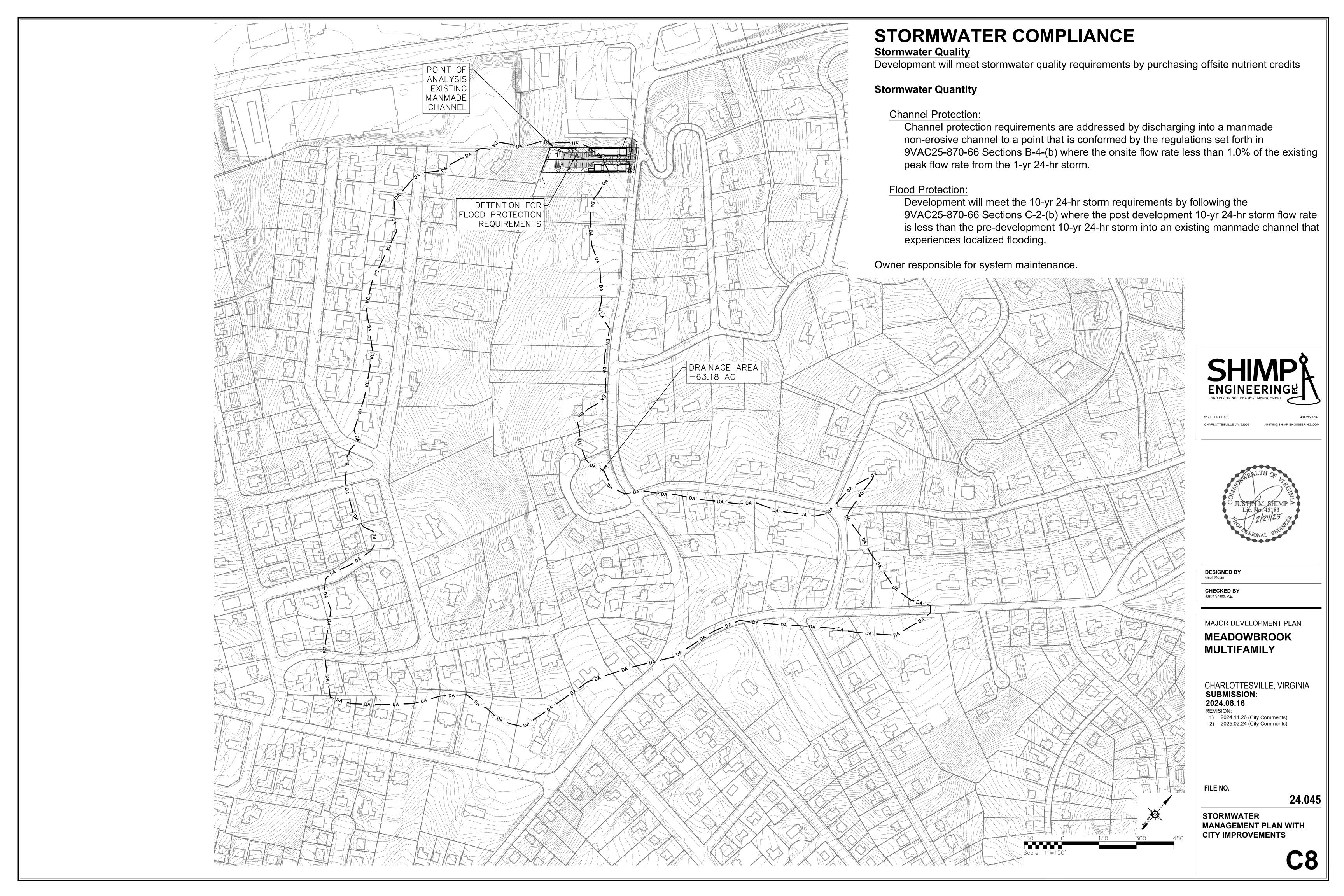
**MEADOWBROOK MULTIFAMILY** 

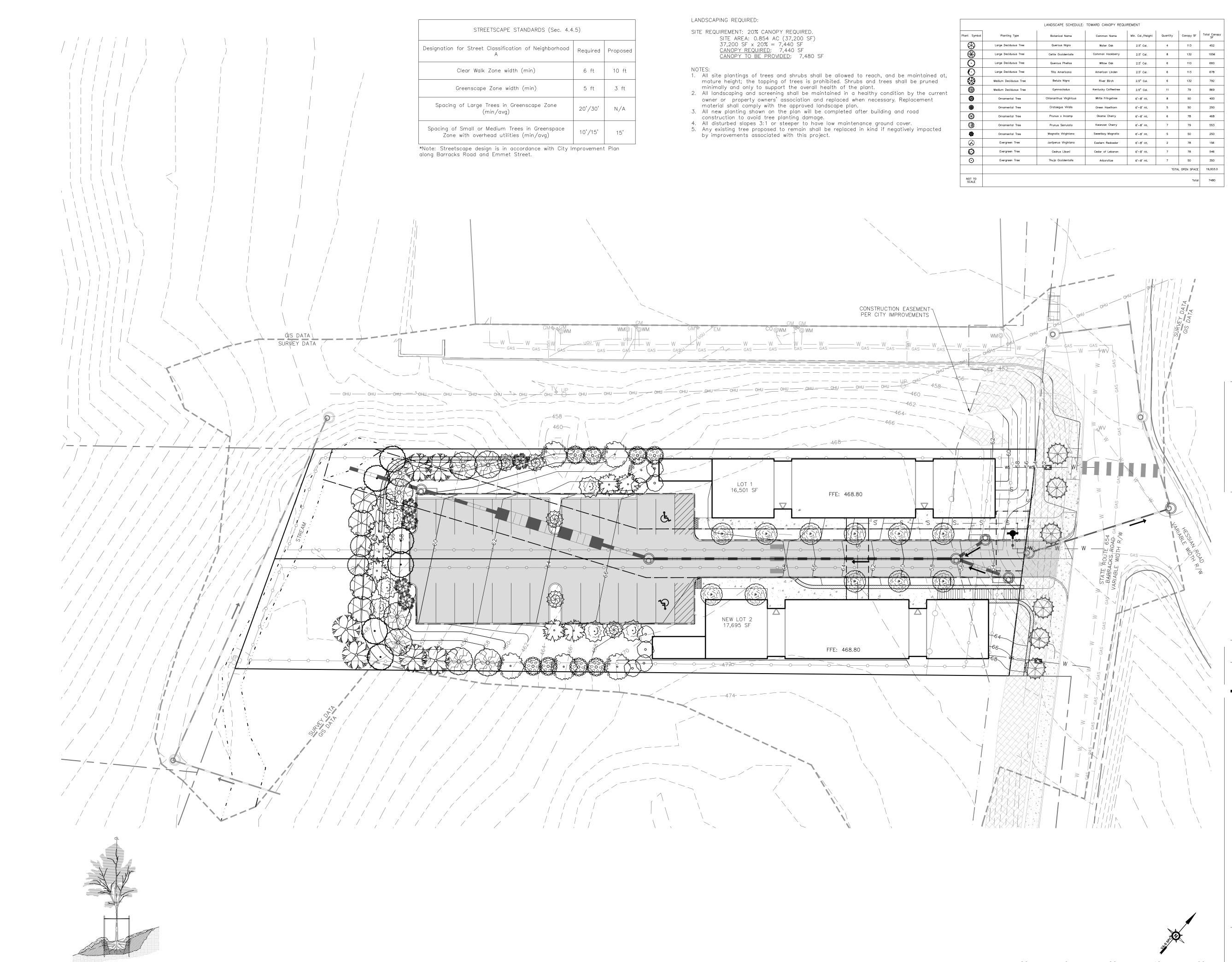
CHARLOTTESVILLE, VIRGINIA **SUBMISSION:** 2024.08.16

REVISION:
1) 2024.11.26 (City Comments)
2) 2025.02.24 (City Comments)

24.045

UTILITY PLAN WITH CITY STREETSCAPE **IMPROVEMENTS** 



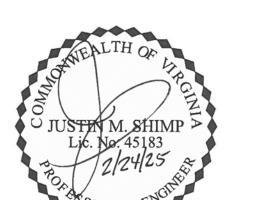


TREE ON SLOPE @ 25% (4:1) to 50% (2:1)



912 E. HIGH ST. 434.227.5140

CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM



DESIGNED BY Geoff Moran

CHECKED BY
Justin Shimp, P.E.

MAJOR DEVELOPMENT PLAN

MEADOWBROOK MULTIFAMILY

CHARLOTTESVILLE, VIRGINIA SUBMISSION: 2024.08.16
REVISION:

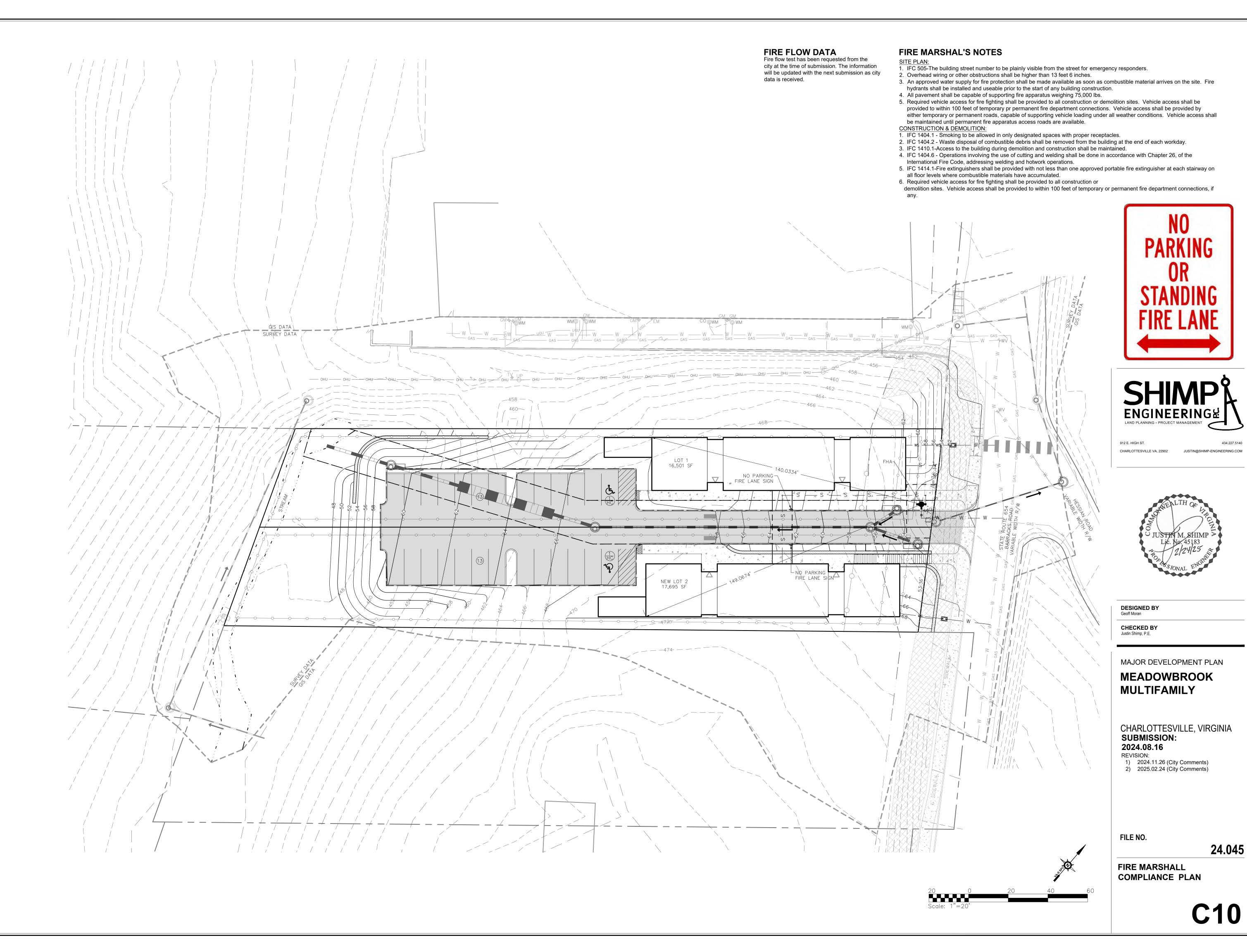
1) 2024.11.26 (City Comments) 2) 2025.02.24 (City Comments)

FILE NO.

24.045

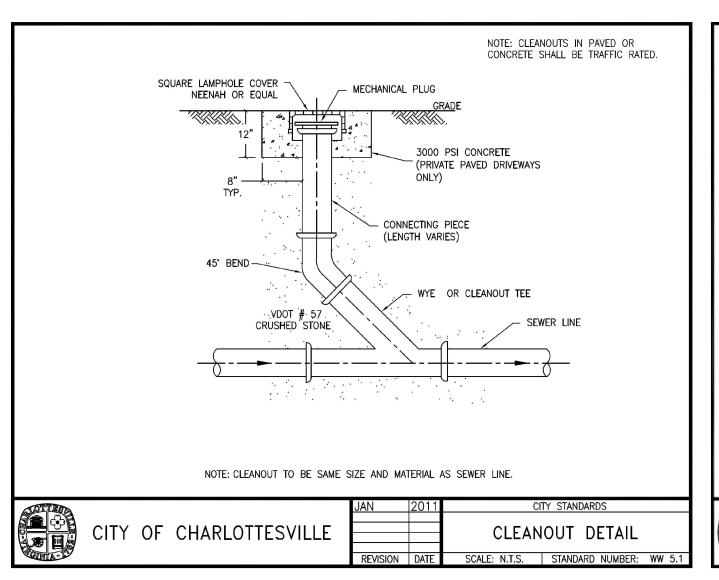
LANDSCAPE PLAN WITH CITY STREETSCAPE IMPROVEMENTS

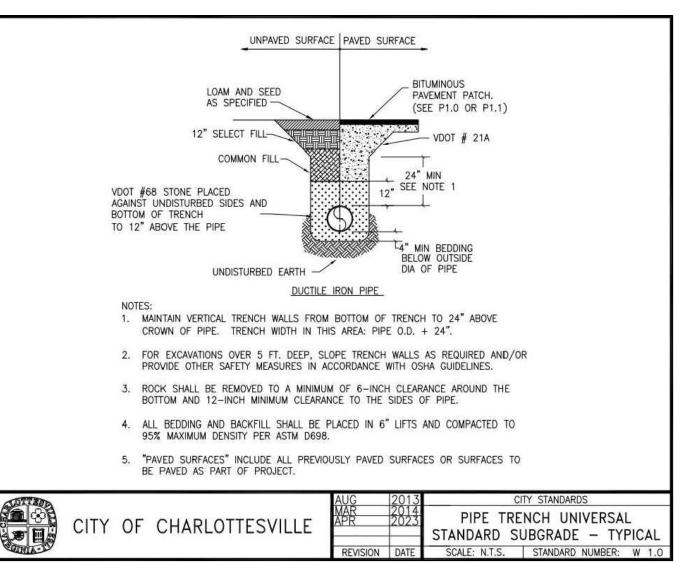
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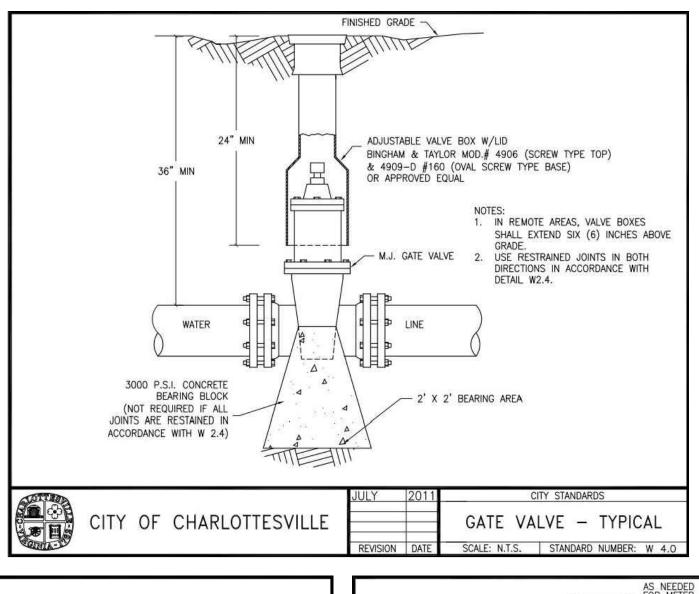


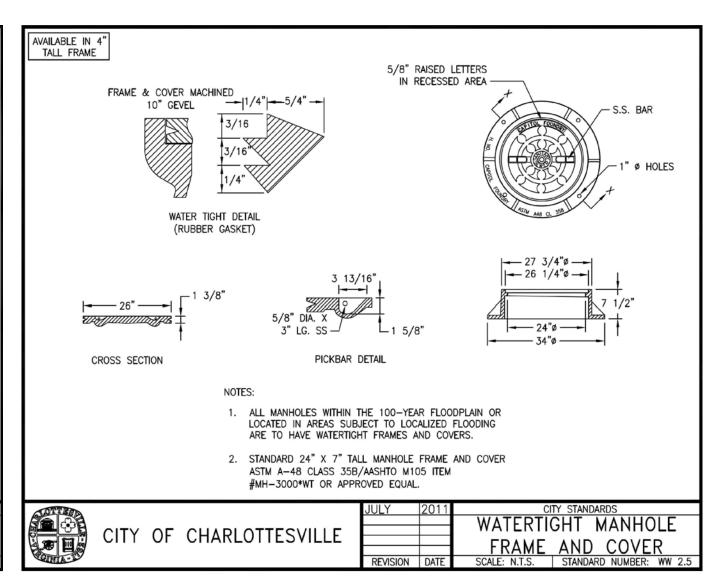
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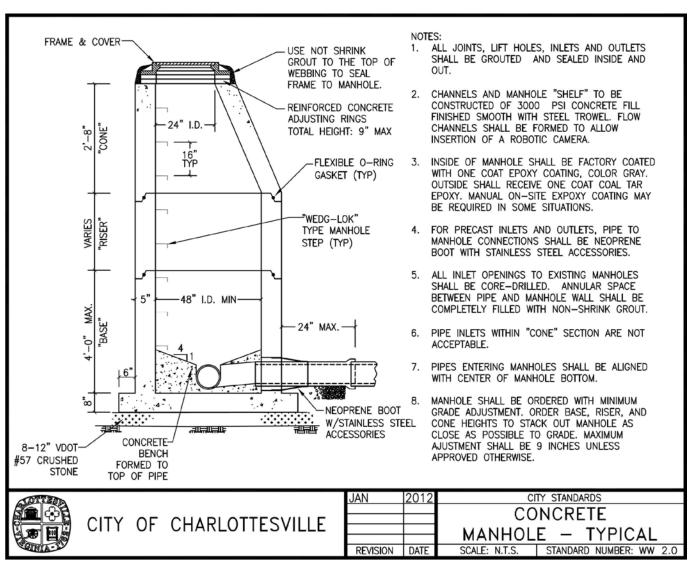
C10

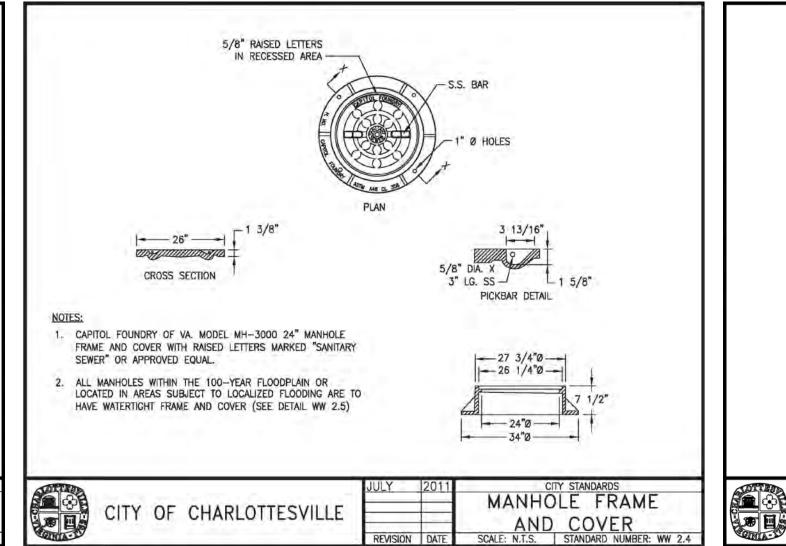




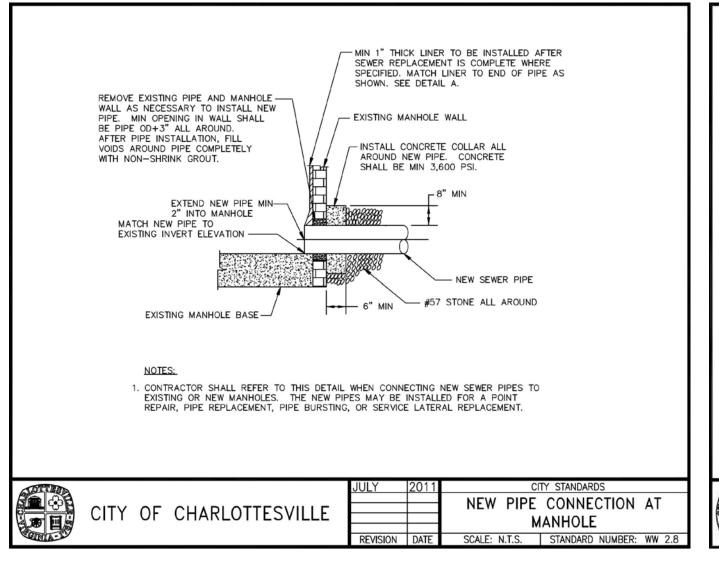


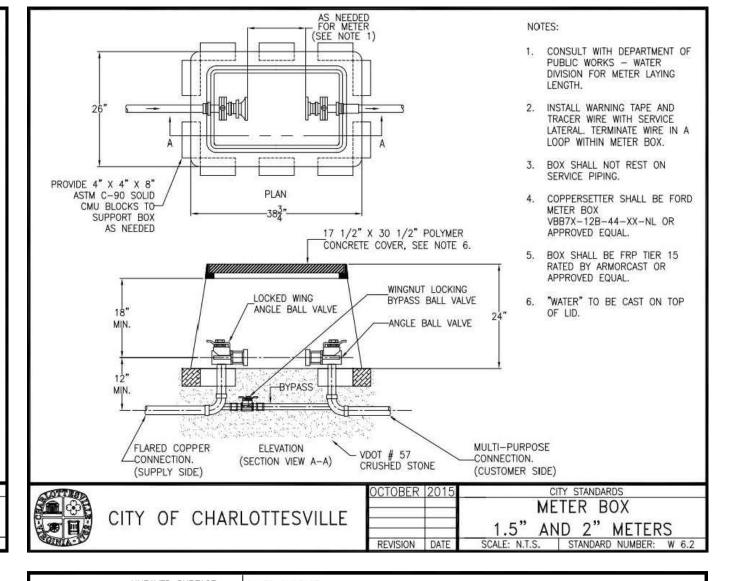


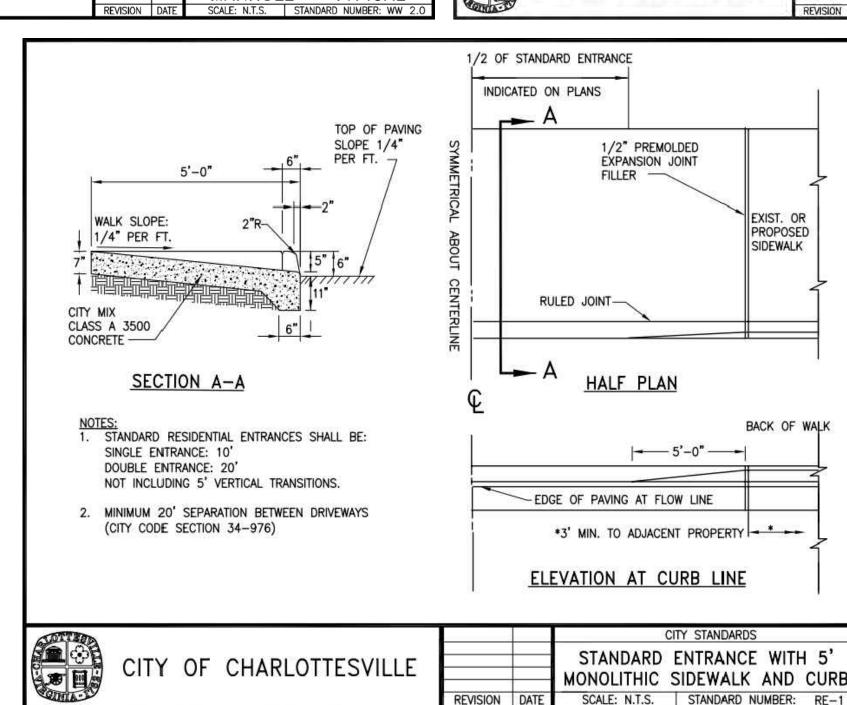


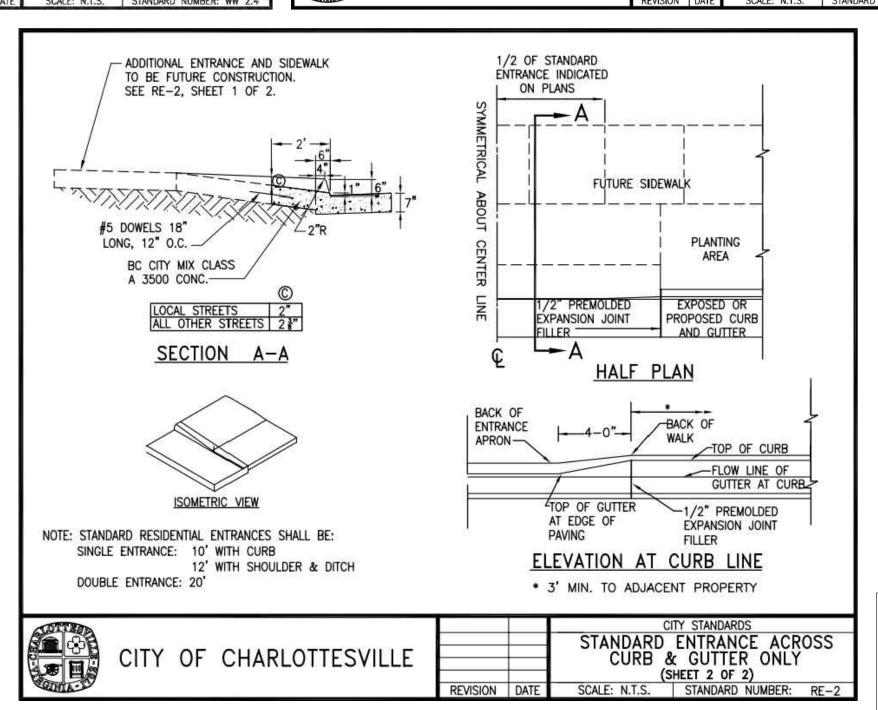


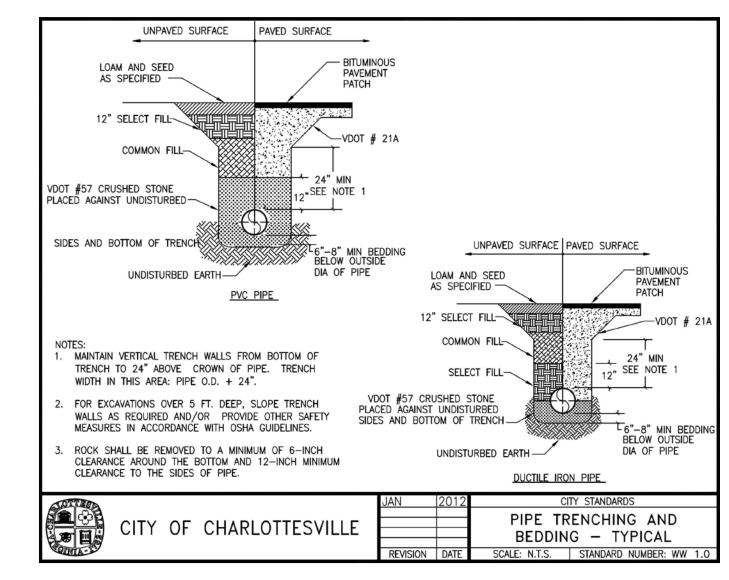
C11 Not To Scale

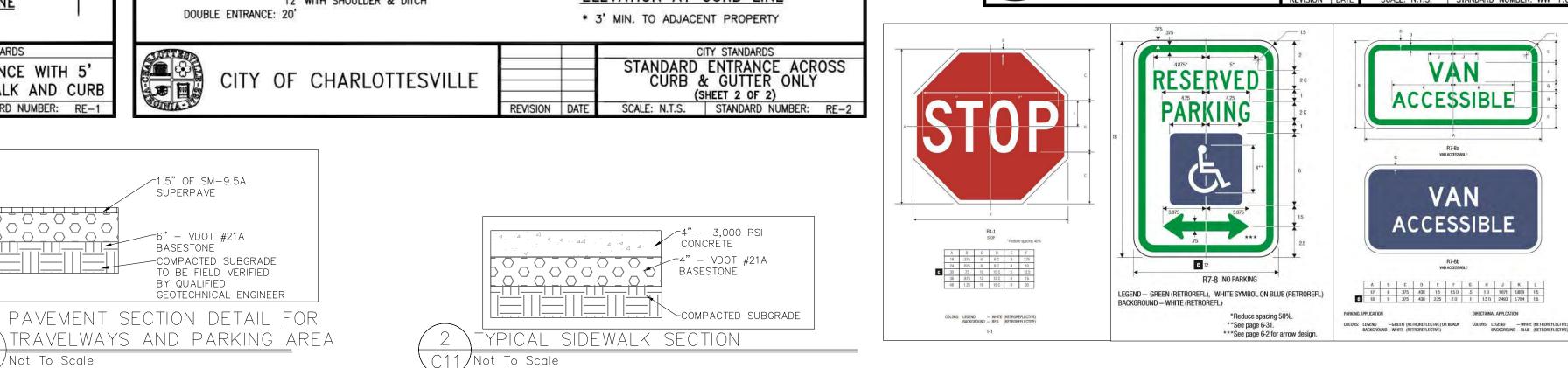
















**DESIGNED BY** Geoff Moran **CHECKED BY** Justin Shimp, P.E.

MAJOR DEVELOPMENT PLAN

**MEADOWBROOK MULTIFAMILY** 

CHARLOTTESVILLE, VIRGINIA SUBMISSION: 2024.08.16 **REVISION:** 1) 2024.11.26 (City Comments)

2) 2025.02.24 (City Comments)

FILE NO.

24.045

SITE DETAILS