



City of Charlottesville Neighborhood Development Services

Memo

To: Planning Commission
From: Ebony Walden
Date: May 30, 2014
Re: Appeal of site plan disapproval for 1000-1002 Grove Street

Property Street Address: 1000-1002 Grove Street
Tax Map/Parcel #: Tax Map 53 Parcels 51 and 52
Total Square Footage/Acreage Site: 12,850 (.29 acres)
Comprehensive Plan (Land Use Plan) Designation: Low Density Residential
Current Zoning Classification: Planned Unit Development

The Applicant's Request for Approval of a Site Plan

1. Ashley Cooper, acting as agent for Dickerson Homes and Development, the prospective buyer and developer, is requesting an appeal of the decision of the director regarding the disapproval of a preliminary site plan dated April 16, 2014 for a PUD approved in 2006 on property located at 1000 and 1002 Grove Street ("Grove Street PUD"). The appeal has been initiated in accordance with the following provision of the City's site plan regulations:

City Code Sec. 34-823 (d): If the director or the commission disapproves a preliminary or final site plan, such action shall be subject to judicial review as provided within Code of Virginia § 15.2-2260. However, if the developer so chooses, he may first appeal a decision of the director to the planning commission, provided that such appeal is submitted in writing to the director within ten (10) days after the date of the director's disapproval. The commission may affirm, reverse or modify, in whole or in part, the decision of the director.

2. Attached is a copy of the written determination of the director, denying approval of the site plan. This letter was sent to the applicant on May 20, 2104

Background

1. October 2006 Original PUD Approval. On October 2, 2006 City Council approved a PUD development plan for the Grove Street PUD, allowing for 6 single family units to be established on approximately .29 acres. The plan included 3 single family units to front on 10th Street and a triplex (3 attached units) that would front on King and Grove Streets. The overall density is 20 units per acre, with 12 parking spaces and 16% open space. The open space, referred to as a "garden" was configured in a large, central location, and was offered and intended to function, at least in part, as a component of the stormwater management system for the development ("rain garden"). Proffers included tree preservation, green features (to include green roofs) and one affordable unit. (See attached PUD narrative). A copy of the PUD concept plan is attached and labeled as "Original PUD Documents".

2. November 2006 Zoning Ordinance Amendment. In November of 2006, City Council approved an amendment to its PUD ordinance, requiring that every PUD have a minimum of 2 acres. This decision did not affect the Grove Street PUD as it was already approved. As a result of the City's approval of the rezoning which approved the 2006 PUD approval, the property owner has a right to proceed with the PUD as it was specifically approved in 2006.
3. September 2009 Preliminary Site Plan Approval. In September 2009, the Planning Commission approved a preliminary site plan for the Grove Street PUD. At that time, one minor deviation from the original PUD development plan was authorized: the three dwelling units previously shown as part of a "triplex" were separated, and re-configured as a single family detached unit fronting on King Street and a duplex unit fronting on Grove Street. The applicant did not submit a final plan for approval.
4. 2014 Application for Amended PUD/ Site Plan. On April 22nd 2014, Dickerson Homes and Development submitted a proposed PUD amendment and site plan application for the Grove Street PUD. (See attached narrative and site plan). At this time, ONLY THE PROPOSED SITE PLAN is before you for consideration. The applicant's representative has stated that the applicant is a "prospective buyer and developer."

Attached is a copy of the letter sent to the applicant on May 15, 2014, informing the applicant that the PUD amendment could not be processed because it did not meet the current 2 acre minimum requirement for a PUD. It was also staff's opinion that the amendment did not qualify for a minor PUD amendment pursuant 34-519 because the proposed revisions involve more than a minor deviation from the development layout and design contemplated within the 2006 PUD development plan—in the director's and staff's opinion, the current application materially alters the character and concept of the approved plan of development.

Staff Analysis of Proposed Changes

Building Design, Location, Access and Frontage

The originally approved plan included buildings with green roofs. The triplex was originally connected by a series of green roofs. The proposed plan has buildings that are designed and configured differently and have eliminated the green roofs. The triplex is now proposed as a single family unit and a duplex. Unit one of the proposed duplex appears to be a land locked parcel with no street frontage. Land locked parcels are not permitted in the city. It is also unclear of how the parcel will have permanent access to parking.

The Site Layout

The original plan has the buildings that front onto 10th street aligned with a setback that is close to the street. Except for the unit on King Street, parking was approximately 10' wide and relegated to the side of the homes. There was also a small amount of space between the triplex and the adjacent property. The proposed plan has staggered units on 10th Street with almost the entirety of the front yards comprised of parking. Not only is this a change from the previous plan, but it's discouraged in the zoning ordinance (see Sec. Sec. 34-972 (a) 3) and in staff's opinion out of character with the neighborhood. The unit that fronts on Grove has also become very close to the adjacent property, providing little buffer.

Open Space

The proposed plan has more open space in a slightly different configuration. More open space is an improvement and it also allows for a decentralized storm water management plan. While this is an improvement, it's another feature that makes the proposed plan different from the approved concept.

FYI only—Proffer Amendment Application Pending

The proffer amendment is not before you at this time; however, if the applicant decides to proceed with the proffer amendment following your decision on the Site Plan issues, then the proffer amendment will need to be advertised for a public hearing as a zoning amendment.

The applicant seeks to amend the 2006 proffered development conditions to: (i) amend Proffer #2 to eliminate the promise that each house will be constructed with a green roof, and (ii) amend Proffer #4, to replace its original promise “to make every possible effort to save existing trees shown on the site plan,” with a new promise “efforts will be made to save existing trees on site as shown on the proposed sit plan dated April 16, 2014, although the existing retaining walls and topography along the right-of-way may jeopardize the preservation efforts.” Other changes include greater specificity in the affordable housing proffer and more detail on which trees can be saved.

Staff Recommendation

The director's and staff's opinion is reflected in this report, and in our letter dated May 20, 2014 denying approval of the 2104 proposed site plan. It is staff's recommendation that the Planning Commission should reach the same determinations and conclusions as set forth within the letter dated May 20, 2014 and should deny approval of the site plan. However, if any one or more of the changes shown on the proposed site plan materially alters the character or concept of the approved plan of development, approval of the proposed site plan must be denied, pursuant to the Code sections referenced in staff's letter.

Note: If you determine that all of the changes proposed by the applicant are minor deviations from the approved PUD development plan, for purposes of site plan approval, the director may also treat the changes as minor deviations to the PUD development plan itself, for purposes of City Code 34-519 (Administrative amendment of a previously-approved PUD).

Options for the Planning Commission (expressed as possible motions):

Possible Motions:

➤ **Denial of Site Plan [Consistent with Staff's Previous Denial]:**

“I move to deny approval of the April 22, 2014 site plan application, for the reasons stated in staff's letter to the applicant dated May 20, 2014, because I find that the changes to the site layout, to the building design, location, access and frontage, and the configuration and character of the open space materially alter the character or concept of the approved 2006 PUD development plan.”

➤ **Denial of Site Plan [But Finding That Only One or more Specific Changes are Material]:**

“I move to find that the following changes to the 2006 Grove Street PUD layout/ design, as detailed on the proposed April 22, 2014 site plan, materially alter the character or concept of the 2006 approved PUD development plan, and therefore, pursuant to the City Code sections referenced in staff's letter to the applicant dated May 20, 2014, we deny approval of the proposed site plan:

1) _____

- 2) _____
- 3) _____

➤ **Reverse Staff’s Decision, and Refer the Proposed Site Plan for Review and Action [Based on finding that all changes are minor in nature]—2 steps/ motions:**

- “I move that the Planning Commission make a finding that all of the changes to the 2006 Grove Street PUD layout/ design, as detailed on the proposed April 22, 2014 site plan, involve only minor deviations from the 2006 approved PUD development plan:”
- “Based on our determination that the April 22, 2014 site plan application proposes only minor deviations to the approved PUD development plan, I move that the proposed site plan be placed on the future agenda of our regularly scheduled meeting for review and action.”

Attachments

- May 15, 2014 PUD Denial Letter
- May 20, 2104 Site Plan Denial Letter
- The Applicant’s Narrative Preliminary
- Original PUD Documents
- Site Plan

CITY OF CHARLOTTESVILLE

“A World Class City”

Neighborhood Development Services
610 East Market Street
Charlottesville, VA 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

May 20, 2014

Ashley Cooper, AICP
Cooper Planning
304 7th Street SW
Charlottesville, VA 22903

Re: Grove Street PUD - Site Plan Application, dated April 16th, 2014

Dear Ashley,

Pursuant to City Code 34-823, this letter shall serve as the written notice of disapproval of the above-referenced proposed Site Plan. The reasons for this disapproval are as follows:

1. Failure to adhere to the PUD plan approved on October 2, 2006 as required by Sec. 34-518 (a) and (b) of the City Code. The proposed Site Plan includes substantial changes to: the design of the buildings, the location, access and frontage of the duplex unit; to the site layout (staggering units, instead of building units to the lot line; change in location and dimensions of parking); change in the nature and configuration of the central rain garden area; and deviations from the approved proffers applicable to the site.
2. Any proposed amended PUD development plan, and any proposed site plan submitted to the City for a PUD development, if it contains substantial changes from the October 2, 2006 PUD approval, must go through a new approval process and must comply with current zoning regulations. This development site contains fewer than 2 acres, and therefore cannot meet the requirements of City Code 34-492.

According to 34-823 (d) of the City Code, if you wish to appeal this decision the following procedure applies:

34-823 (d) If the director or the commission disapproves a preliminary or final site plan, such action shall be subject to judicial review as provided within Code of Virginia § 15.2-2260. However, if the developer so chooses, he may first appeal a decision of the director to the planning commission, provided that such appeal is submitted in writing to the director within ten (10) days after the date of the director's disapproval. The commission may affirm, reverse or modify, in whole or in part, the decision of the director.

Sincerely yours,



Ebony Walden
Neighborhood Planner
On behalf of the Director of NDS

Cc (via email): Jim Tolbert, Director of NDS
Clay Green
V.G. Sullivan
Beau Dickerson

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May 15, 2014

Ashley Cooper, AICP
Cooper Planning
304 7th Street SW
Charlottesville, VA 22903

Re: Grove Street PUD - Rezoning Application & Site Plan Application

Dear Ashley,

I am writing to notify you that upon further review of the code with city staff, we have determined that these applications cannot be considered (with the exception of the proposed proffer amendments, see below) because there is now a 2 acre minimum requirement for PUD applications.

In November 20, 2006, shortly after the original Grove Street PUD approval, the City amended its PUD ordinance to require that a PUD site must contain a minimum of two (2) acres, *see* City Code Sec. 34-492. If material changes are proposed to a PUD Plan approved prior to November 20, 2006, the amended PUD Plan must comply with the 2-acre minimum. For the Grove Street PUD, we believe that the applications' proposed changes (i) to the building design (2) to the orientation/frontage of the duplex unit, (iii) to the site layout (staggering units, instead of building units to the lot line), and (iv) the location and dimensions of parking would materially alter the character and concept of the approved (2006) Grove Street PUD Plan. Therefore, we believe that Council may not, in accordance with City Code 34-492, approve a new/ materially altered PUD Plan for this site, because it contains less than 2 acres.

At this time, we offer the following as possible courses of action:

1. *Proffer Amendments*—We believe that the property owner or his agent may proceed to a public hearing and review by the Planning Commission and City Council, only for the proposed proffer amendment. This would allow Council to consider the request for (i) relief from the requirement for flat, green roofs, and (ii) for change in the language of the tree preservation obligation. Any change in previously-approved proffers requires Council approval, but we do not believe that the nature of *these* proposed changes, if approved, would trigger the requirement for compliance with the 2-acre minimum PUD acreage requirement.

2. *Final Site Plan*— Upon further review of Sec. 34-822, we have determined that your previous preliminary site plan is still valid. In order to proceed with the development of the 2006 approved PUD, a final site plan must be submitted and approved, reflecting the contents of the approved PUD Plan. Also, a final stormwater management plan must be submitted and approved in accordance with Chapter 10 of the City Code. It may be possible to achieve stormwater compliance without any material alteration of the 2006 PUD Plan. For example, the purchase of off-site nutrient credits could reduce on-site treatment requirements (*see* VA Code 62.1-44315:35). It appears to us that the easement conflict you reference within your application could be resolved with a minor adjustment of the location of one unit; this change could be dealt with administratively (as a minor PUD amendment).

Please let us know if the owner or his agent wishes to proceed with the proposed proffer amendment, without amendment of the 2006 PUD Plan. If so, we will refer only the proffer amendment to the Planning Commission and City Council for a public hearing and consideration.

Since, the Rezoning Application cannot go forward and the Site Plan is invalid because it does not conform to the approved PUD plan, we are going to give you a refund. Please let me know the contact information of the person whom the refund should be mail. Your plan was circulated to staff before the rezoning determination was made, thus I will forward your comments.

Sincerely yours,



Ebony Walden
Neighborhood Planner

Cc (via email): Clay Green
V.G. Sullivan
Read Brodhead

Cooper {CP} Planning

April 30, 2014

Project Narrative

Grove Street PUD Amended Plans

Dear Planning Commissioners,

The packet before you is an updated proposal for the Grove Street PUD. The original PUD was approved by City Council on October 2, 2006. Since that time, the preliminary site plan was approved in September of 2009, but no final site plan was submitted. The property has remained undeveloped. Dickerson Development, the prospective buyer and developer, discovered several significant issues with the existing concept plan and site plan during their due diligence process. The existing plans had some engineering problems (water flowing uphill) and also failed to show an existing easement on site. To accomplish a buildable PUD, this packet details the issues encountered and the minimal changes that are necessary to move forward. We have been diligent to maintain the original intent of the Grove Street PUD and to only make changes as required by the conditions and existing easements on site. Thank you for your consideration of this proposal.

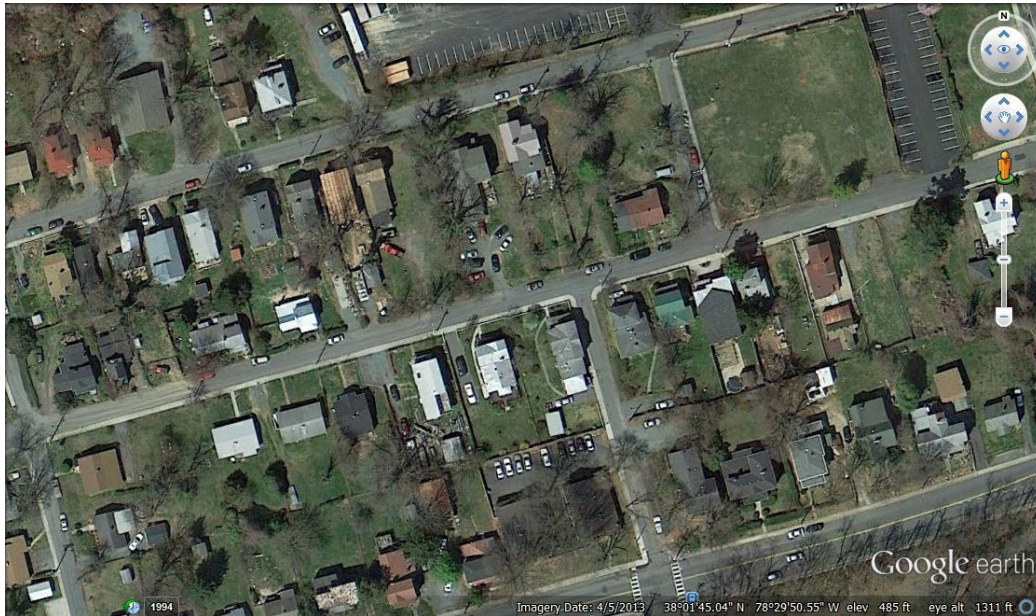
Below is a table to help explain the differences and similarities of the approved Grove Street PUD and the proposed PUD as amended:

	Approved PUD	Proposed Amended PUD
Unit Count	6 total units with one duplex	6 total units with one duplex
Duplex Placement	Grove Street frontage	King Street frontage
10 th Street Frontage	All units on the property line	Units staggered to account for existing easement, creation of courtyards and increased privacy.
Open Space	2,096 sq ft plus yards (16%)	2,885 sq ft plus yards (22.4%)
Green Roof	Small green roof areas on units	No green roofs—all landscaping on ground level.
Rain Garden	One central garden with drainage going uphill	Three smaller gardens dispersed around site
Landscape Plan	5 existing trees to be saved (directly next to new units and under new units)	2 existing trees to be saved and 10% total tree canopy provided
Unit Size & Design	4,091 sq ft of building footprint & Flat roofs with siding	4,196 sq ft of building footprint & sloped roofs with siding

Listed below are the energy efficient and sustainable products that will be used in the construction of the proposed units:

- A) 2 x 4 wall construction wall cavities insulated with open cell foam
- B) Fully foamed roof with up to 6" of open cell foam
- C) Zip System wall and roof panel sheathing
- D) Low E casement windows

- E) 15 SEER Mitsubishi High Velocity ducted Mini-split HVAC (the energy savings and efficiency is equal to 18 SEER traditional HVAC. Further, it has only one rectangular unit outside rather than 2 large units)
- F) NG tankless hot water heaters
- G) All appliances will be “Energy Star” rated
- H) Low flow, dual flush toilets



The image above shows the neighborhood development patterns surrounding the site.

Section 34-490 of the Charlottesville Zoning Ordinance outlines the goals for PUD developments. Beneath each goal is the response included with the approved Grove Street PUD, and any commentary regarding this amendment is included in italics.

- (1) TO ENCOURAGE DEVELOPMENTS OF EQUAL OR HIGHER QUALITY THAN OTHERWISE REQUIRED BY THE STRICT APPLICATION OF ZONING DISTRICT REGULATIONS THAT WOULD OTHERWISE GOVERN

As the zoning sits, 2 possibly 3 homes could be erected on the site. With the site plan presented we are able to construct 6 homes on the site, creating density, which the city has encouraged, maintaining open space, cleaning a tremendous amount of water run off, and providing the opportunity for people to purchase new construction homes in the downtown of Charlottesville at a price point that is rare for new construction in Charlottesville.

Amendment meets this same goal and response is applicable.

- (2) TO ENCOURAGE INNOVATIVE ARRANGEMENTS OF BUILDINGS AND OPEN SPACES TO PROVIDE EFFICIENT, ATTRACTIVE, FLEXIBLE AND ENVIRONMENTALLY SENSITIVE DESIGN

The Site plan takes an existing parcel and creates a neighborhood gathering spot, is linked to the community at large, the scale of the homes designed gives a wonderful balance of indoor living space flowing into the outdoor living space, which then flows into the common space where native species of trees will be planted as well as some existing trees preserved.

Amendment meets this same goal and response is applicable. The updated plan creates a more dynamic and desirable use of the private yards and common open space on site by staggering the units to create a courtyard effect.

(3) TO PROMOTE A VARIETY OF HOUSING TYPES, OR, WITHIN A DEVELOPMENT CONTAINING ONLY A SINGLE HOUSING TYPE, TO PROMOTE THE INCLUSION OF HOUSES OF VARIOUS SIZES

Different housing types both in size and style have been designed, and a number of exterior elevations can be put with each home. But more importantly the home(s) have been designed in such a way that multiple income levels can be served.

Updated floor plans and elevations are included with this packet. Multiple income levels are being served.

(4) TO ENCOURAGE THE CLUSTERING OF SINGLE-FAMILY DWELLINGS FOR MORE EFFICIENT USE OF LAND AND PRESERVATION OF OPEN SPACE

The site plan is extremely efficient in its use of space. As mentioned before we have designed a neighborhood that promotes density in a very responsible way, using pervious materials, maintaining 22% of the property in open space all of which is located within walking distance of all that Cville has to offer.

Amendment meets this same goal and response is applicable. Because the amended PUD is actually connected now with an engineered site plan, what had been proposed is actually buildable.

(5) TO PROVIDE FOR DEVELOPMENTS DESIGNED TO FUNCTION AS COHESIVE, UNIFIED PROJECTS

Because London Calling has applied the same design values to the entire project, it will function as a community from an aesthetic, environmental, and livability perspective.

Amendment meets this same goal and response is applicable. All units will have a coordinated look and material palette.

(6) TO ENSURE THAT A DEVELOPMENT WILL BE HARMONIOUS WITH THE EXISTING USES AND CHARACTER OF ADJACENT PROPERTY, AND/OR CONSISTENT WITH PATTERNS OF DEVELOPMENT NOTED WITH RESPECT TO SUCH ADJACENT PROPERTY

As noted above, the development was designed as a transition between the more densely developed areas to the north and east, and the small-lot, residential character of the neighborhood to the south and west.

Amendment meets this same goal and response is applicable.

(7) TO ENSURE PRESERVATION OF CULTURAL FEATURES, SCENIC ASSETS AND NATURAL FEATURES SUCH AS TREES, STREAMS AND TOPOGRAPHY

The site plan incorporates the existing topography, using it as an asset to improve home design, views from second floors, storm water management. It preserves some of the existing trees and will add additional native trees to the site.

Amendment meets this same goal and response is applicable.

(8) TO PROVIDE FOR COORDINATION OF ARCHITECTURAL STYLES INTERNALLY WITHIN THE DEVELOPMENT AS WELL AS IN RELATION TO ADJACENT PROPERTIES ALONG THE PERIMETER OF THE DEVELOPMENT

The design presents a cohesive, attractive, updated interpretation of the architectural styles – ranging from cottage to Federal to Victorian, clad mainly with stucco or lap siding – represented in the surrounding neighborhood. The buildings will be sided in Hardiplank or similar material with an alternating width plank. The rooflines will be gabled or shed.

Amendment meets this same goal and response is applicable. The approved units actually had flat roofs, which is not a common roof type for the neighborhood. The updated plans show a modern interpretation of gable roofs, a more common feature of the area.

(9) TO PROVIDE COORDINATED LINKAGES AMONG INTERNAL BUILDINGS AND USES, AND EXTERNAL CONNECTIONS, AT A SCALE APPROPRIATE TO THE DEVELOPMENT AND ADJACENT NEIGHBORHOODS

The design takes advantage of the topography to keep the scale of the development similar to the adjacent properties, while allowing for ample open space and parking. The homes are two story with a maximum height of 27' including the roof which is lower than the majority of neighboring structures. The proposed building footprint is only 610 square feet.

Amendment meets this same goal and response is applicable. Maximum footprint for proposed units is 747 square feet and all units are two-story. The common space provides a visual linkage on site and each unit connects with the street frontage, sidewalks and existing roadway system.

(10) TO FACILITATE ACCESS TO THE DEVELOPMENT BY PUBLIC TRANSIT SERVICES OR OTHER SINGLE VEHICLE-ALTERNATIVE SERVICES, INCLUDING, WITHOUT LIMITATION, PUBLIC PEDESTRIAN SYSTEMS.

1000-1002 Grove Street is ideally situated to facilitate access to public transit systems, bike lanes on the 9th-10th street connector and West Main Street, and safe sidewalks that lead to the university, the corner district, West Main Street, and the downtown mall. The site plan calls for a sidewalk wrapping the corner of 10th and Grove Streets, thus adding a section where none exists on 10th.

Amendment meets this same goal and response is applicable.

SEC. 34-493. REQUIRED OPEN SPACE.

THIS SITE PLAN PROVIDES FOR 16% SHARED OPEN SPACE AS DEFINED IN THE RELEVANT ARTICLE, DESIGNATED AS A "COMMON GARDEN" THAT DUE TO ITS SIZE WILL PRIMARILY PROVIDE A VISUAL AND

AESTHETIC AMENITY TO THE RESIDENTS AND NEIGHBORS OF THE DEVELOPMENT AND AN OPPORTUNITY TO INSTALL ENVIRONMENTAL FEATURES THAT INCREASE STORM-WATER RETENTION ON THE SITE, INCLUDING RAIN GARDENS AND NATIVE PLANT SPECIES. THE COMMON AREA WILL ALLOW FOR QUIET ACTIVITIES SUCH AS READING, PICNICKING, ETC.

The proposed PUD amendment provides 22.4% shared open space. Rain Barrels will also be installed in sequence with multiple Bio-retention areas to provide onsite water quality and storm-water detention.

WHILE NOT INCLUDED IN THE SHARED "OPEN SPACE" AS STRICTLY DEFINED, THE SITE PLAN ALSO PROVIDES PRIVATE YARDS, DECKS, AND PORCHES OPENING ONTO THE SHARED SPACE AND THE SURROUNDING STREETS, AS WELL AS ACCESSIBLE (ONE-STOREY) GREEN ROOFS TO IMPROVE THE COMMUNITY AND PRIVATE LIVES OF THE RESIDENTS AND THE SURROUNDING NEIGHBORHOOD.

Green roofs at such a small scale on small units are not financially feasible due to necessary structural requirements. Because they would have minimal positive impact and reduce the viability and affordability of the units, they have been removed from the plans in order to focus on landscaping at the ground level of the project.

Updated Proffer Statement

The original proffer statement is attached with this submission. Proffer #1 remains the same offering one of the six units as affordable. Proffer #2 is essentially the same except green roofs have been removed as previously indicated and pervious pavers have been added. Proffer #3 is the same. Proffer #4 still addresses tree protection on site, but duly recognizes the challenges of adding density to a small infill site.

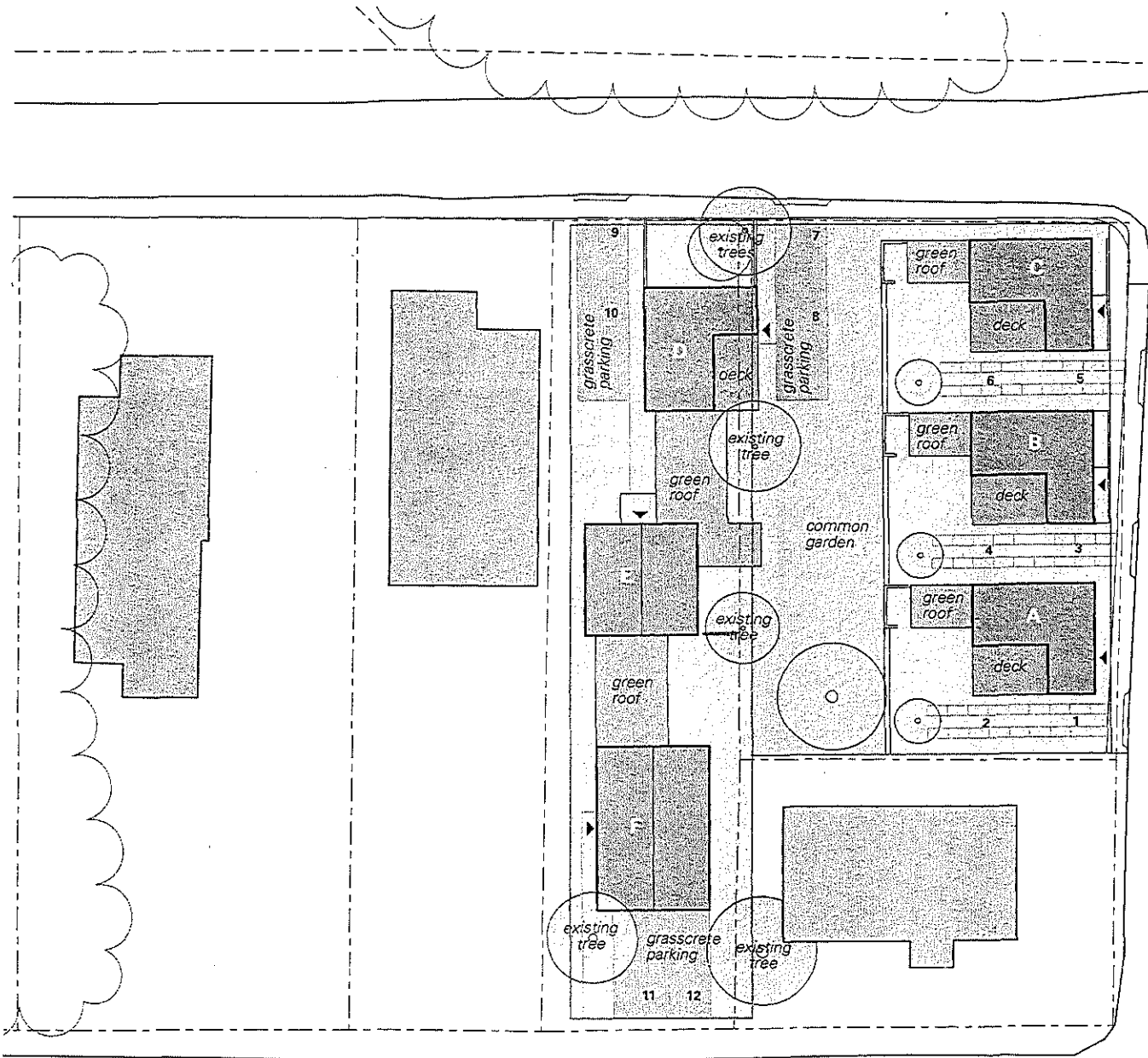
Dickerson Development, offers the following proffers for the Grove Street PUD:

- 1) The owner shall provide one of the six units as an "affordable unit" for sale.
 - a. The affordable unit shall be affordable to households with an income of less than 80% of the gross median income in the City of Charlottesville for the most recent calendar year for which this figure is available.
 - b. The owner will work with Piedmont Housing Alliance or another similar agency to find a qualified buyer.
 - c. The affordable unit will be offered on the market for a period no shorter than 120 days. If the unit is not under contract within that period, the unit will convert to a market rate unit without restriction;
- 2) To install environmental features to protect stormwater quality in the City as shown on the proposed site plan dated April 16, 2014, which include rain gardens, rain barrels and pervious pavers;
- 3) To achieve Energy Star or higher efficiency rating for all units including insulation, appliances, hot water heaters and HVAC systems;
- 4) Efforts will be made to save the existing trees onsite as shown on the proposed site plan dated April 16, 2014, although the existing retaining walls and topography along the right-of-way may jeopardize the preservation efforts. Native trees from the City's approved planting list shall be utilized as replacements if necessary.

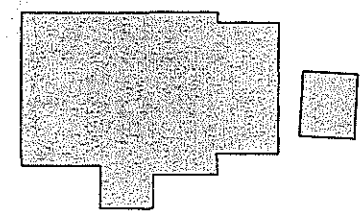
Proffers:

London Calling LLC, as part of the site plan, proffers the following:

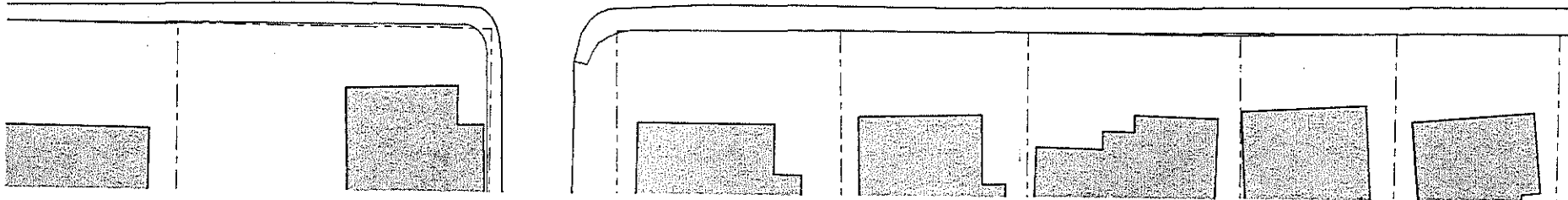
- 1) To offer, through a PHA or similar program, one or more of the six units represented in the site plan to a buyer whose family gross income represents 80% or less of the gross median income in the city of Charlottesville for the most recent calendar year for which the figure is available;
- 2) To install environmental features shown on the site plan designed to retain as much storm water as possible, including but not limited to rain gardens, rain barrels, and green roofs on the one-storey sections of the buildings;
- 3) To achieve Energy Star or higher efficiency ratings for all units including insulation, appliances, hot water heaters, and HVAC systems;
- 4) To make every possible effort to save existing trees shown on the site plan, and replace any significant trees lost with native species such as white ash, Appalachian serviceberry, American dogwood, or similar.



Parcels	2	Original
Units	6	Growth
Site Area	12,778	Area
	0.29	Acres
Density	20	Units
Existing Building Footprint	3,614	Street
Proposed Building Footprint	4,091	Plan
Increase	477	%
Proposed Area	8,954	Concept
FAR	0.70	Plan
Parking Area	2,336	%
Total Open Space*	6,351	
	50	
Shared Open Space (Common Garden)	2,010	
	16	



*open space calculations includes ground floor porches but does not include upper floor decks.



Original Growth Area Streets, PUD, Concept Plan

GENERAL NOTES:

1. THERE ARE NO STEEP SLOPES PRESENT ON THIS SITE.
2. THERE ARE 4 SINGLE FAMILY DETACHED UNITS AND 2 SINGLE FAMILY ATTACHED DWELLINGS PROPOSED WITH THIS PUD.
3. BASED ON ITE, THE ANTICIPATED TRAFFIC GENERATION FROM THIS DEVELOPMENT IS 81 VPD.

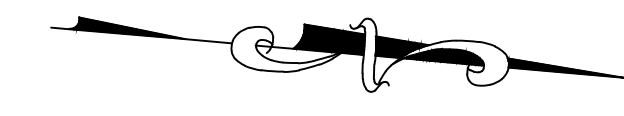
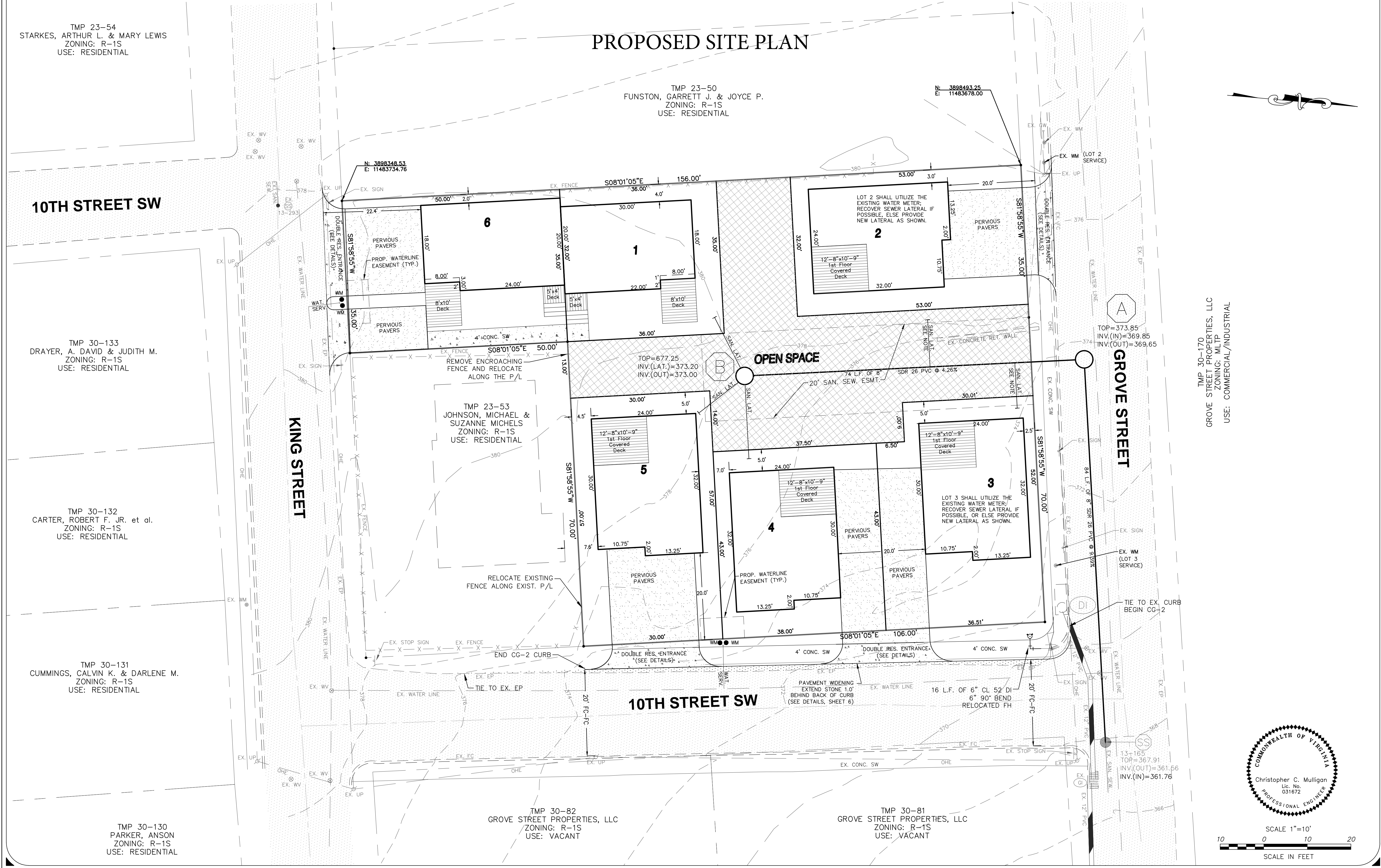
UTILITY NOTES:

1. ALL SEWER & WATER CONNECTIONS THAT ARE NOT IN USE SHALL BE DETACHED FROM THE MAIN, AND REMOVED OR ABANDONED IN PLACE.

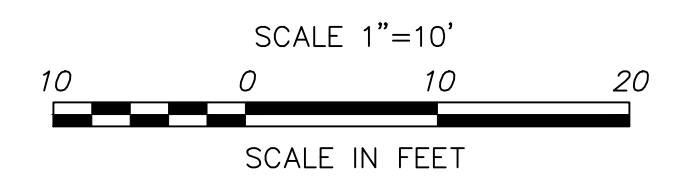
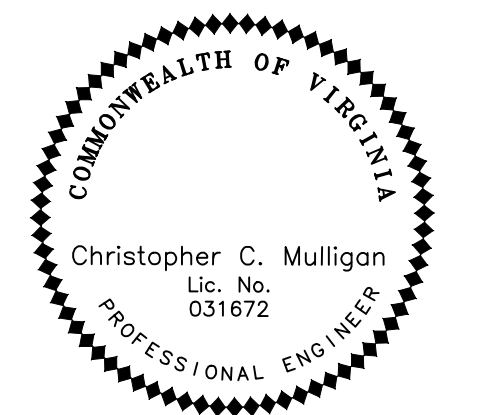
LOTS AND OPEN SPACE	
TOTAL SITE AREA	12,880 S.F.
LOTS	9,869 S.F.
OPEN SPACE	2,885 S.F.(22.4%)

PROPOSED SITE PLAN

TMP 23-50
FUNSTON, GARRETT J. & JOYCE P.
ZONING: R-1S
USE: RESIDENTIAL



TMP 30-170
GROVE STREET PROPERTIES, LLC
ZONING: MLTP
USE: COMMERCIAL/INDUSTRIAL



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PHONE 434-977-0205 - FAX 434-286-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS

DATE
APRIL 16, 2014

SCALE
1"=10'

CONTOUR INTERVAL
2 FOOT

**1001 & 1002 GROVE STREET
PRELIMINARY SITE PLAN
SITE AND UTILITY PLAN**
CHARLOTTESVILLE, VIRGINIA

FILE NUMBER
8551

SHEET
3 OF 8

**AN ORDINANCE
AMENDING AND REENACTING THE ZONING DISTRICT MAP INCORPORATED
IN SECTION 34-1 OF THE ZONING ORDINANCE
OF THE CODE OF THE CITY OF CHARLOTTESVILLE, 1990,
AS AMENDED, BY THE RE-ZONING OF PROPERTY LOCATED AT
1000 and 1002 GROVE STREET
FROM "R-1(S)" (RESIDENTIAL) TO "PUD,"
SUBJECT TO PROFFERS**

WHEREAS, the owner(s) of the property located at 1000 and 1002 Grove Street, identified on City Tax Map 23 as Parcels 51 and 52, through their authorized representative ("Applicant"), submitted an application seeking a rezoning of such property from the "R-1(S)" Residential district to the "PUD" district, subject to a PUD development plan dated June 27, 2006 ("PUD Development Plan") and to certain proffered development conditions set forth within the Applicant's Statement of Preliminary Proffer Conditions, dated as of June 27, 2006 (together, hereinafter the "Proposed Rezoning"); and

WHEREAS, a joint public hearing on the Proposed Rezoning was held before the City Council and Planning Commission on July 11, 2006, following notice to the public and to adjacent property owners as required by law; and

WHEREAS, on July 11, 2006 the Planning Commission voted to recommend denial of the Proposed Rezoning to the City Council; and

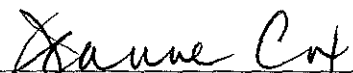
WHEREAS, the applicant has prepared a Final Proffer Statement dated June 27, 2006, as required by §34-64(c), and the Final Proffer Statement has been submitted and made a part of these proceedings; and

WHEREAS, this Council finds and determines that the public necessity, convenience, general welfare or good zoning practice requires the Proposed Rezoning; that both the existing "R-1(S)" and the proposed "PUD" zoning classifications are reasonable; and that the Proposed Rezoning is consistent with the Comprehensive Plan;

Now, therefore, **BE IT ORDAINED** by the Council of the City of Charlottesville, Virginia that the Zoning District Map Incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, be and hereby is amended and reenacted as follows:

Section 34-1. Zoning District Map. Rezoning from "R-1(S)" Residential to "PUD", subject to the PUD Development Plan dated June 27, 2006 and to the proffered development conditions set forth within the Final Proffer Statement dated June 27, 2006, all of the property located at 1000 and 1002 Grove Street, identified on City Tax Map 23 as Parcels 51 and 52, consisting, together, of approximately 0.29 acre, having approximately 112 feet of frontage on Grove Street, 105 feet of frontage on 10th Street, S.W., and 37 feet of frontage on King Street.

Approved by Council
October 2, 2006


Clerk of City Council

Fifeville Heights Condominiums

A PUD Application regarding the property at 1000 & 1002 Grove Street & 10th St. SW.

Respectfully submitted by:

V. G. Sullivan and Mark H. Saunders on behalf of London Calling, LLC

June 27, 2006

Narrative Statement

Background

London Calling, LLC was formed in the summer of 2005 by three partners, including two Charlottesville city residents, to pursue development opportunities that balance the following objectives:

- Responding to the city's Planned Unit Development initiative, create a small-scale, in-fill development model that improves the urban fabric of Charlottesville city neighborhoods and decreases sprawl by upgrading or replacing existing housing stock while delivering a reasonable return to investors;
- Build architecturally distinctive, high-quality middle-income houses;
- Offer units priced in an under-represented range of the Charlottesville real estate market (roughly \$200,000 - \$350,000)
- Use environmentally sensitive building technologies wherever possible, not just as marketing but to lessen environmental impact, including increased storm-water retention and energy efficiency;
- Achieve maximum efficiency in building systems for environmental sustainability and long-term affordability;
- Allow artisan quality construction by acting as General Contractor;
- Preserve viable historic structures and urban forest wherever possible;
- Provide all of the above while acting as responsible community members, not outside "developers" insensitive to the needs of the community

We purchased the two parcels at 1000 and 1002 Grove Street in fall 2005. The parcels attracted us as a possible PUD because of their proximity to U.Va., particularly the hospital complex, and growing retail development along the West Main Street corridor and existing shopping along Cherry Avenue. The houses on the site had been neglected and ill-used and were no longer economically viable due to a variety of issues. The site also seemed ideal for increased density because of its situation at the edge of a residential neighborhood, across the street from a large parking lot and one block from a Piedmont Housing Alliance (PHA) site slated for mixed-use development. We felt that the site, if sensitively developed, could offer a transition between the parking lot and its future use, the 9th-10th connector, and the older neighborhood behind it. We also approached the owner of 1000 King Street. While he supported our development plans, he did not want to join our project.

Designers

In the same month, we approached the Charlottesville Community Design Center with our objective to create a small community on the sites. The CCDC referred us to Christopher Genter and Susanne Schindler of Genter-Schindler/Utile Architects, the winners of the Urban Habitats design competition. The architects embraced the idea of creating a PUD that planners and developers could point to as a successful model from a variety of perspectives. As experts in in-fill development, contextual design, and green building technology, the architects bring strong credentials to the project.

Process

With the first design in hand—a 7-unit site plan with 3 detached and 4 attached units clustered around a common garden—we came before the planning commission on April 11, 2006. The reaction to the proposal seemed to us largely positive, with more than one commissioner commending the care represented in the preparation of the design. We carried away the following generally constructive feedback:

- There was no consensus regarding detached versus attached houses, with some commissioners advocating single-family detached while others advocated row houses;
- Provide at least one affordable unit; the definition of “affordable” was debated (anywhere between \$120,000 - \$292,000 per unit) but a sales price figure pegged to “80% of gross median income” was reported as a standard measure adopted by the city;
- Maintain and enhance the environmental features represented in the design, including replacing areas of turf that could be compacted with rain gardens or other plantings;
- Provide a more pleasant elevation on the King Street side for existing homeowners;
- Provide greater visual access to the common space so that the development does not appear to exclude the neighborhood.

After receiving this feedback, we approached the Fifeville Neighborhood Association with the plan. At a meeting on May 11, 2006, the Fifeville neighbors expressed great concern about what has happened to their neighborhood in the last 5 years—the 9th-10th connector, Walker Square apartments/condominiums, the threat of new development at the corner of Cherry Avenue and Ridge Street—and there were some neighbors who wanted no new development at all. Responding to the 7-unit site plan, which we passed out at the meeting and made available to the association’s e-mail list, some of the neighbors echoed the planning commission’s positive reaction to the quality of the design but we perceived the following specific negative reactions:

- The scale of the single attached 4-unit building was too large, creating a “wall” between the development and the existing neighbors
- Preserve as many existing trees as possible, especially a large American holly and a green ash, the largest tree on the site

- The neighbors were not interested in “affordability” as a token gesture in service of greater density
- The design provoked security concerns, including a perceived cut-through along a proposed walkway on the western boundary and easy access to the common area
- The design “turned its back on Grove,” not providing a pleasing streetscape or enough “eyes on the street” to provide security
- King Street house design “clashed” with the cottage on the King-10th St. corner
- The level of density would create a “wedge” leading to further density in the neighborhood

With these reactions from planners and neighbors in hand, including minutes from a follow-up meeting with neighbors on May 20, 2006, the architects revised the plan in an attempt to balance their client’s objectives with the other parties’ concerns. The first revised plan incorporated the following:

- Decrease the density from 7 units to 6 detached units;
- Preserve all the important existing trees, including the holly and the ash;
- Add windows to the Grove Street elevations for more “eyes on the street;”
- Break up the walkway perceived as a security issue;
- Move two parking spaces to limit direct access to the common area—perceived as a security issue—while providing greater visual access to provide a visual respite for passing neighbors;
- Improve King Street elevation, including gabled roof to match neighboring houses

We also met with Peter Loach and Mark Watson of the PHA to learn more about and discuss their initiatives with regard to providing an “affordable unit.”

We provided the revised 6-unit plan to the neighborhood association by email, and presented it to the planning commission on June 13, 2006. We did not receive any substantive reaction to the revised plan from the neighbors, although we understand that there is still opposition. From the planners, we received the following constructive feedback:

- Increase the variety of housing types, with one commissioner pushing larger homes up to 2000+ square feet
- Do more with the design of the middle unit E
- Push the environmental features
- Include an affordable unit

At this point, we asked the architects to balance as much as possible the sometimes conflicting reactions/requirements of the three primary interested parties: London Calling; the planning commission; and the Fifeville neighbors. The resulting 6-unit plan reflects what we believe to have been a positive process conducted in good faith by all parties:

- Provides a variety of housing types and sizes, including a 1057-square foot two-bedroom cottage at unit E and two large (1658- and 1721-square foot) three-bedroom homes with space for a family;
- Modulates units D, E, F with green-roofed one-storey extensions punctuating two- and three-story sections to mitigate the scale of the development
- Adds accessible green roofs to all one-story sections
- Preserves important trees
- Improves King and Grove Street elevations, from aesthetic and security perspectives
- Allows visual but not physical access to common garden

In sum, we believe that the proposed plan reflects our respect for the neighborhood and the goals of the planning commission, and will enhance the City in the long run.

Response to Specific Requirements

In response to the PUD “Objectives” as enumerated in Sec. 34-490, our plan meets the specific requirements as follows:

- 1) To encourage developments of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern:

The two structures currently on the site have been neglected to the point that they are derelict, not economically viable for renovation by an investor or a homeowner. Replacing the existing structures with two similar structures would likewise create homes far outside the size, scale, and price range of the surrounding neighborhood.

- (2) To encourage innovative arrangements of buildings and open spaces to provide efficient, attractive, flexible and environmentally sensitive design.

The architects have created an attractive, ingenious arrangement of buildings with green roofs and permeable parking spaces clustered around a central community space that provides further storm water retention.

- (3) To promote a variety of housing types, or, within a development containing only a single housing type, to promote the inclusion of houses of various sizes;

The design offers four different housing sizes and floor plans to accommodate different lifestyles and income levels.

- (4) To encourage the clustering of single-family dwellings for more efficient use of land and preservation of open space;

The design mixes single-family detached houses with a row of “attached cottages” linked by single-story extensions with green roofs to increase living space while minimizing the visual impact of the building’s scale.

- (5) To provide for developments designed to function as cohesive, unified projects;

Because London Calling has applied the same design values to the entire project, it will function as a community from an aesthetic, environmental, and livability perspective.

- (6) To ensure that a development will be harmonious with the existing uses and character of adjacent property, and/or consistent with patterns of development noted with respect to such adjacent property;

As noted above, the development was designed as a transition between the more densely developed areas to the north and east, and the small-lot, residential character of the neighborhood to the south and west.

- (7) To ensure preservation of cultural features, scenic assets and natural features such as trees, streams and topography;

The site plan incorporates the existing topography, using it as an asset to improve home design, views from upper-storey decks, and storm water management, and explicitly preserves at least five large existing trees and adds additional native species to the site

- (8) To provide for coordination of architectural styles internally within the development as well as in relation to adjacent properties along the perimeter of the development; and

The design presents a cohesive, attractive, updated interpretation of the architectural styles—ranging from cottage to federal to Victorian, cladded mainly with stucco or lap siding—represented in the surrounding neighborhood. The buildings will be sided in Hardiplank or similar material with a variety of rooflines, including gabled, flat, and shed.

- (9) To provide for coordinated linkages among internal buildings and uses, and external connections, at a scale appropriate to the development and adjacent neighborhoods;

The design takes advantage of the topography to keep the scale of the development similar to the adjacent properties, while allowing for ample open space and parking. The height of the buildings on Grove and King are equal to the existing structures and lower than the majority of neighboring structures, and the proposed building footprint is only 477 square feet (13%) greater than the existing footprint.

- (10) To facilitate access to the development by public transit services or other single vehicle-alternative services, including, without limitation, public pedestrian systems.

1000-1002 Grove Street is ideally situated to facilitate access to public transit systems, bike lanes on the 9th-10th street connector and West Main Street, and safe sidewalks that lead to the University, the Corner district, West Main Street, and the Downtown Mall. The site plan calls for a sidewalk wrapping the corner of 10th and Grove Streets, thus adding a section where none exists on 10th.

Sec. 34-493. Required open space.

The site plan provides for 16% shared open space as defined in the relevant article, designated as a "common garden" that due to its size will primarily provide a visual and aesthetic amenity to the residents and neighbors of the development, and an opportunity to install environmental features that increase storm-water retention on the site, including rain gardens and native plant species. The common area will allow for quiet activities such as reading, picnicking, etc.

While not included in the shared "open space" as strictly defined, the site plan also provides private yards, decks, and porches opening onto the shared space and the surrounding streets, as well as accessible (one-storey) green roofs to improve the community and private lives of the residents and the surrounding neighborhood.

Proffers:

London Calling LLC, as part of the site plan, proffers the following:

- 1) To offer, through a PHA or similar program, one or more of the six units represented in the site plan to a buyer whose family gross income represents 80% or less of the gross median income in the city of Charlottesville for the most recent calendar year for which the figure is available;
- 2) To install environmental features shown on the site plan designed to retain as much storm water as possible, including but not limited to rain gardens, rain barrels, and green roofs on the one-storey sections of the buildings;
- 3) To achieve Energy Star or higher efficiency ratings for all units including insulation, appliances, hot water heaters, and HVAC systems;
- 4) To make every possible effort to save existing trees shown on the site plan, and replace any significant trees lost with native species such as white ash, Appalachian serviceberry, American dogwood, or similar.

Prepared and submitted on behalf of London Calling LLC by

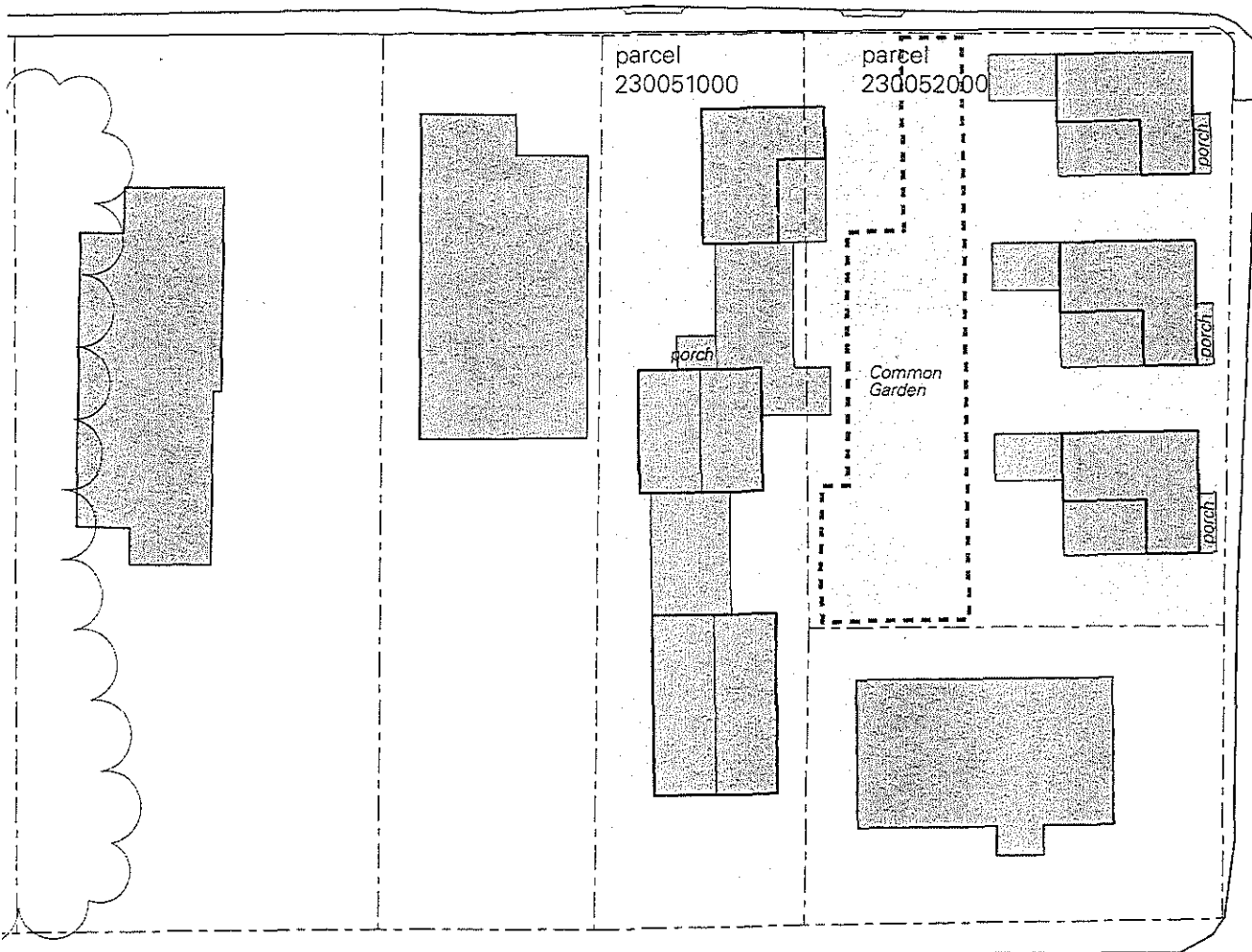
V. G. Sullivan

Mark H. Saunders

GROVE ST

parcel
230051000

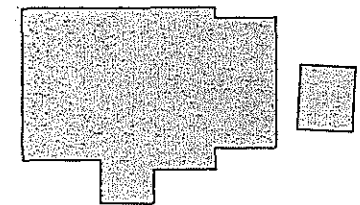
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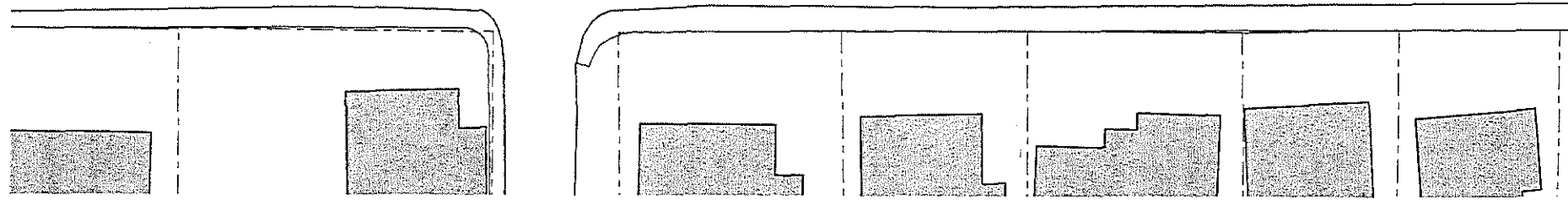
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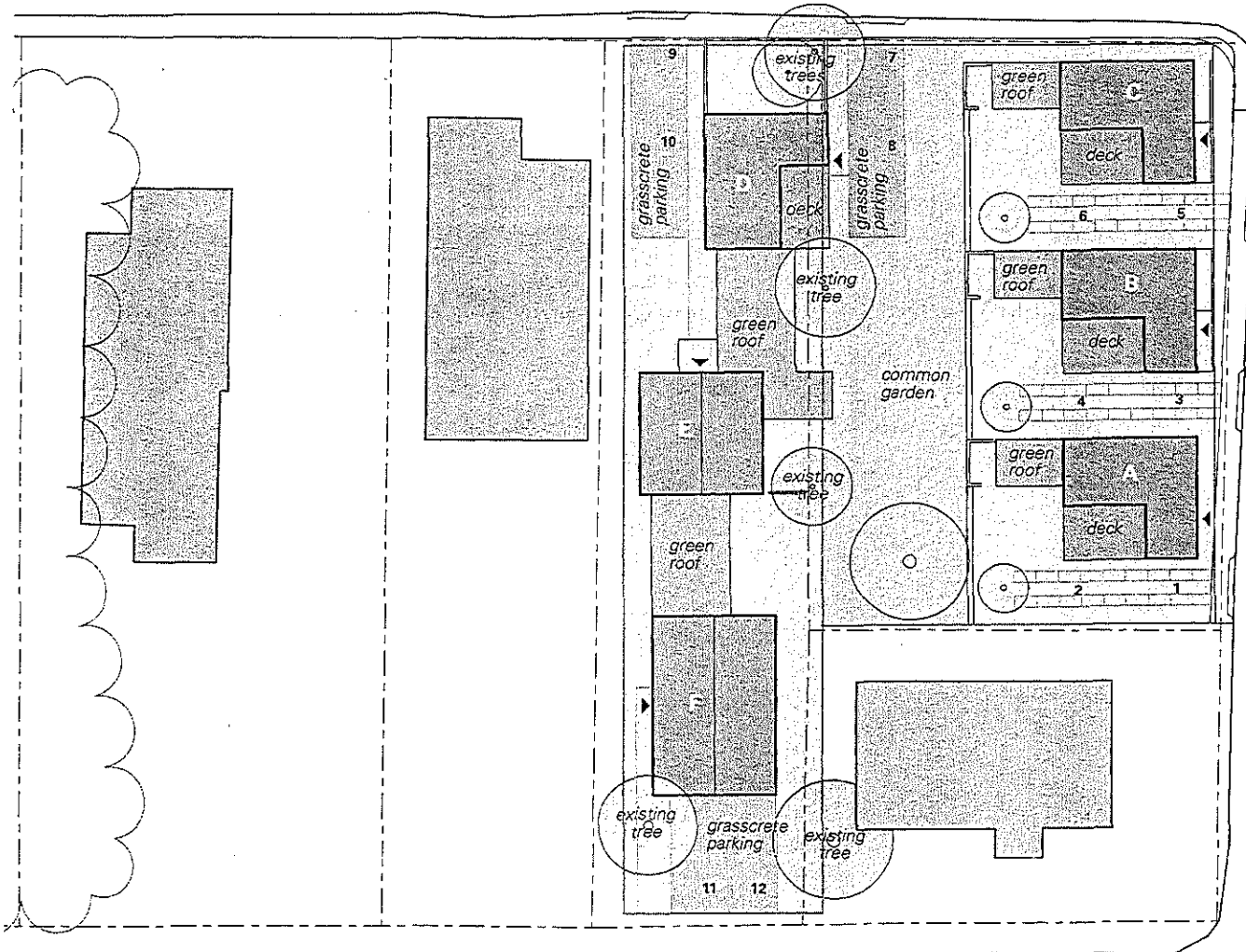
KING ST

Parcels	2	
Units	6	
Site Area	12,778 SF	0.29 ACRE
Density	20 UNITS	
Existing Building Footprint	3,614 SF	
Proposed Building Footprint	4,091 SF	
Increase	477 SF	
Proposed Area FAR	8,954 SF	0.70
Parking Area	2,336 SF	
Total Open Space*	6,351 SF	50 %
Shared Open Space (Common Garden)	2,010 SF	16 %

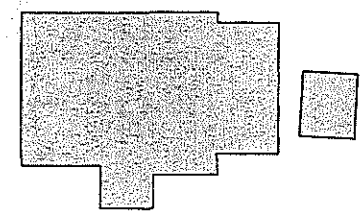


*open space calculations includes ground floor porches but does not include upper floor decks.

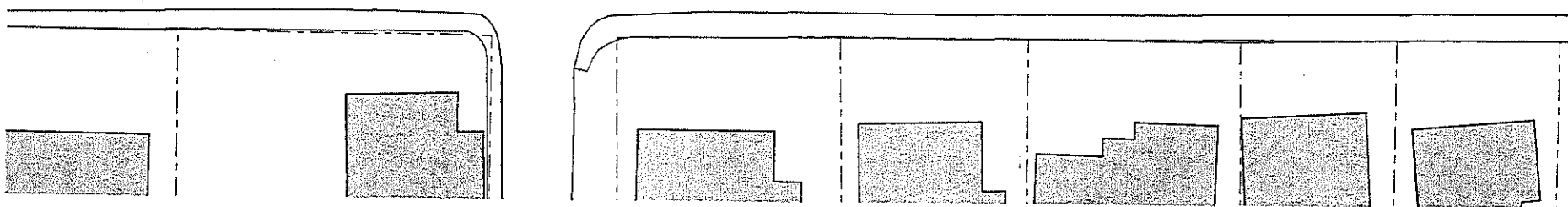


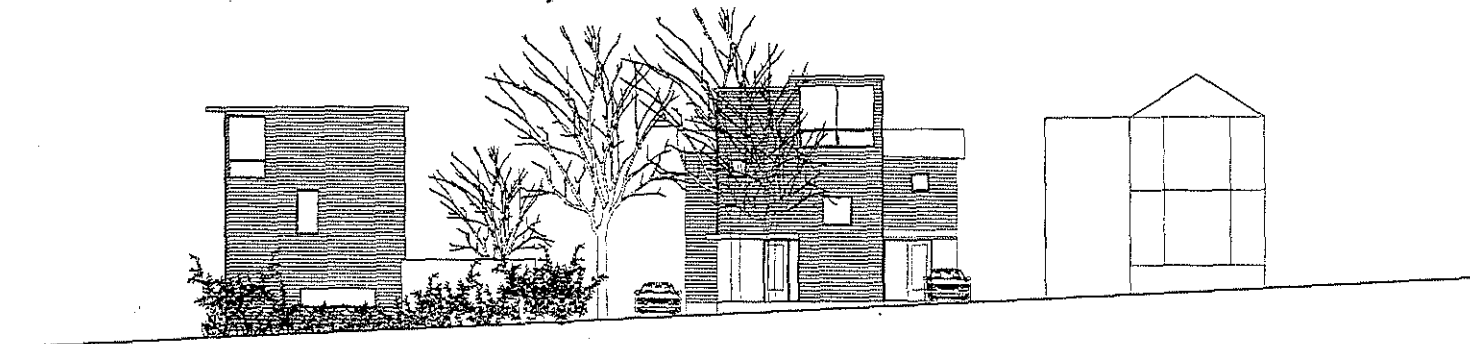


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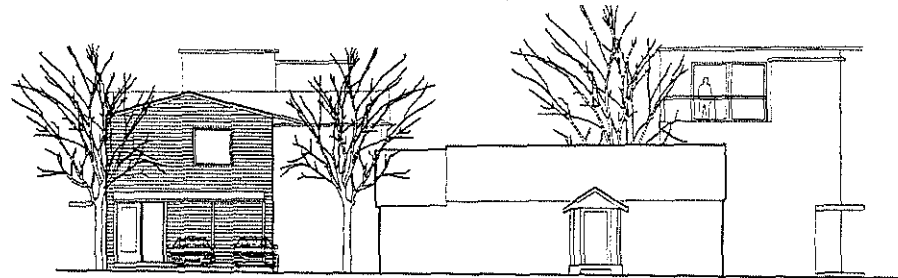


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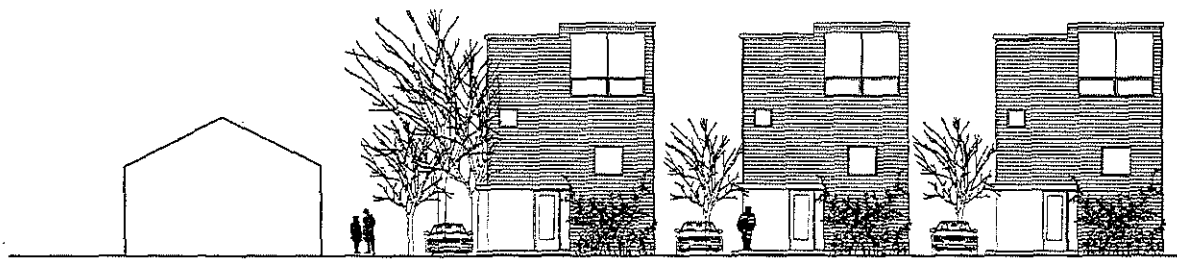




Grove Street



King Street



10 th Street

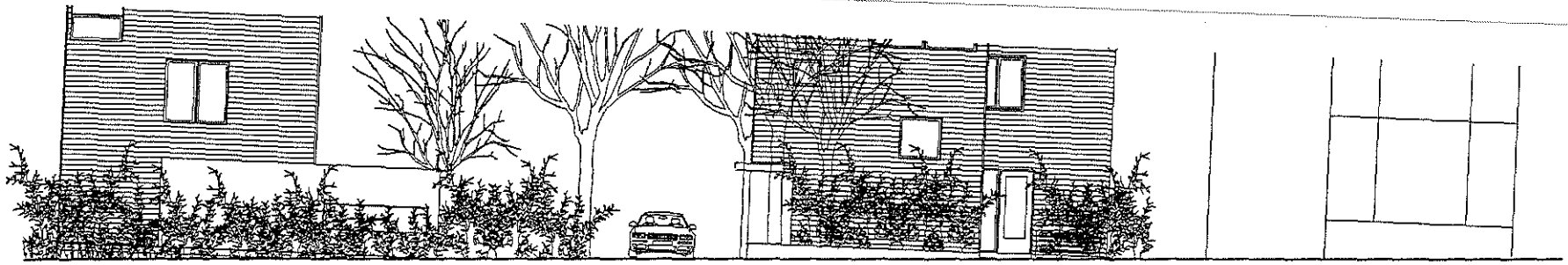
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Grove 10th and King Street
Charlottesville, VA

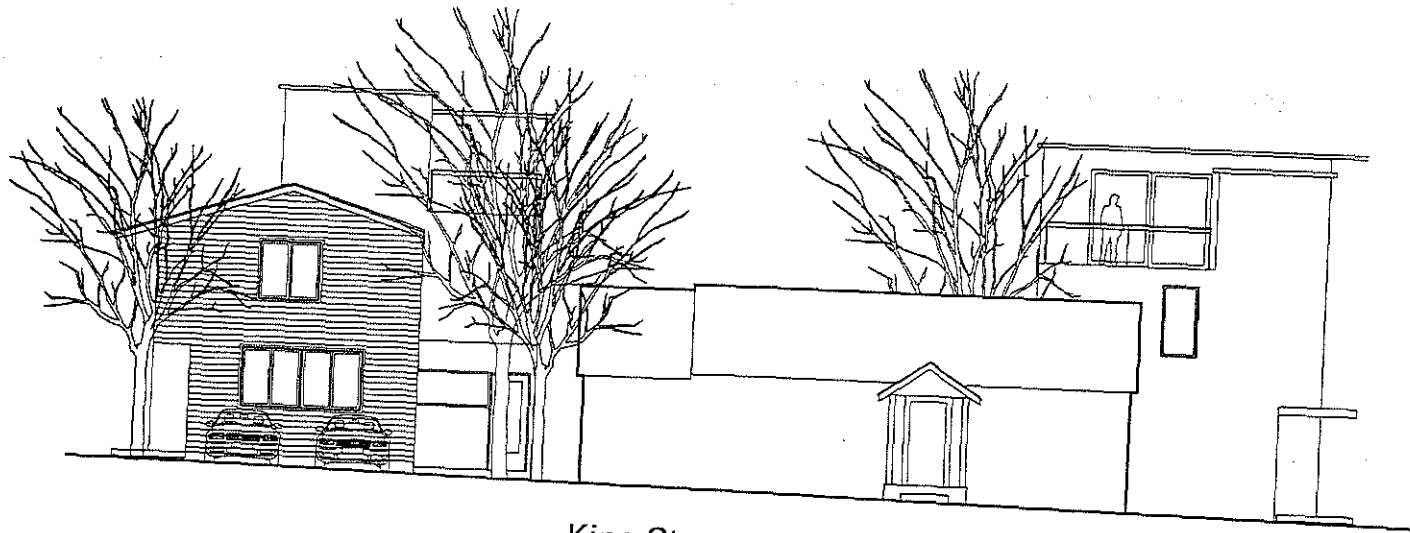
prepared for London Calling, LLC by

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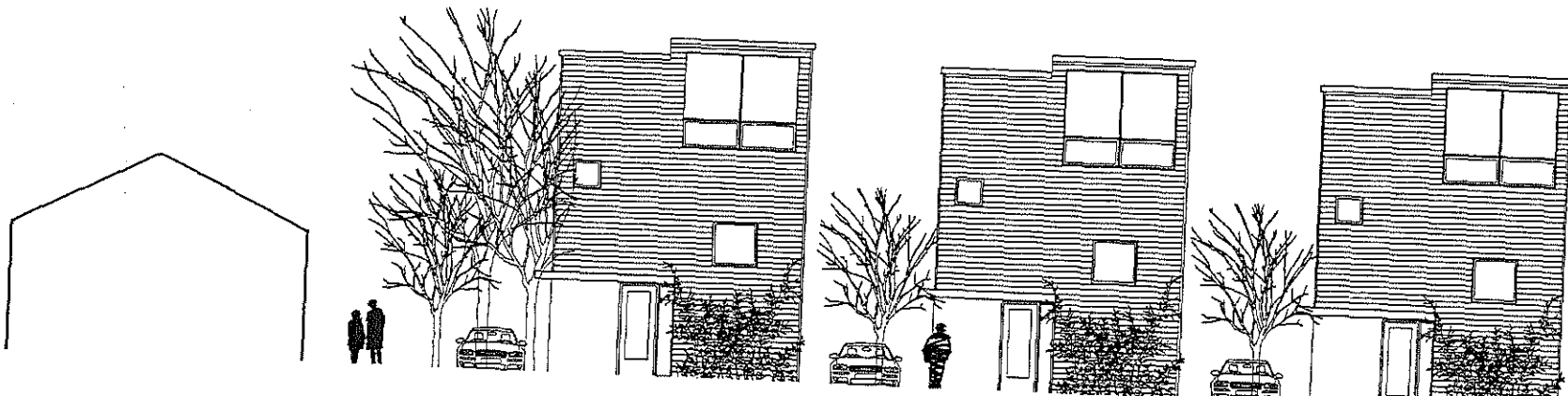
31 May 2006



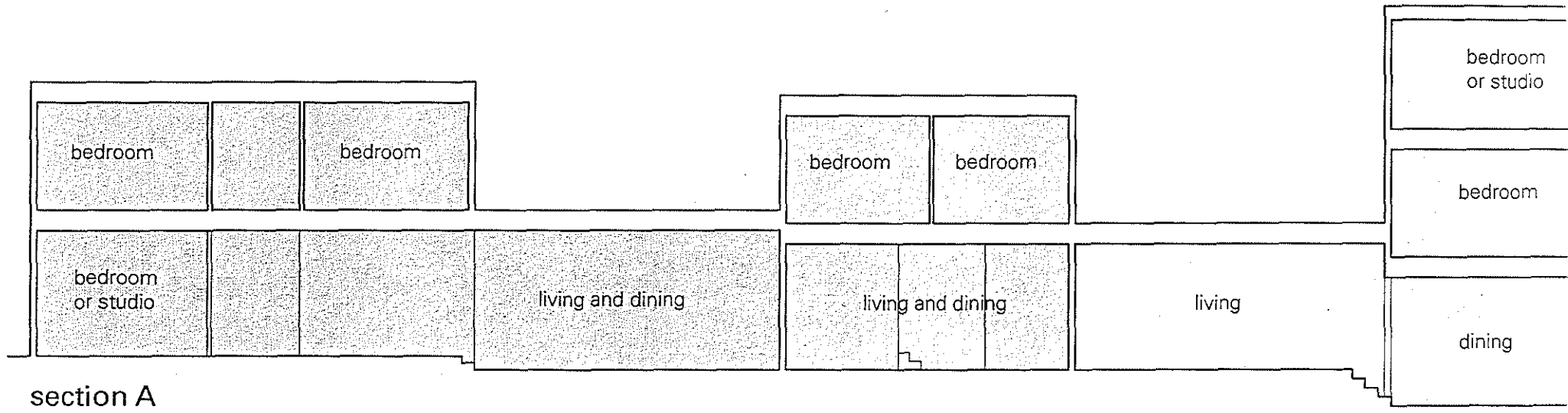
Grove Street



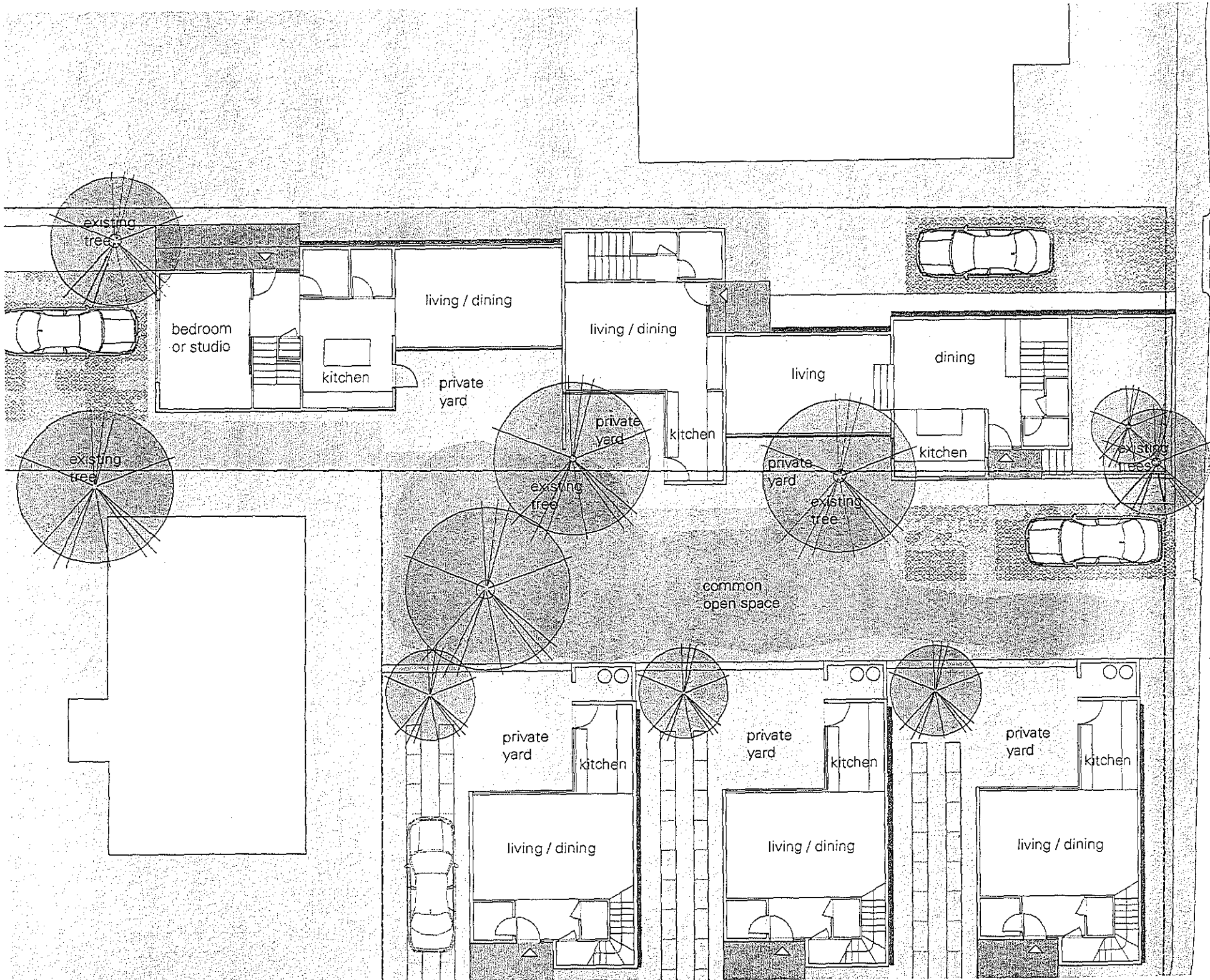
King Street



Unit	1	2	3	Total	Parking	Deck
A	591	528	387	1,506	2	69 sf porch, 140 sf deck
B	591	528	387	1,506	2	69 sf porch, 140 sf deck
C	591	528	387	1,506	2	69 sf porch, 140 sf deck
D	791	528	402	1,721	2	28 sf porch, 125 sf deck
E	573	484		1,057	2	55 sf porch
F	954	704		1,658	2	115 sf porch
6	4,091			8,954	12	

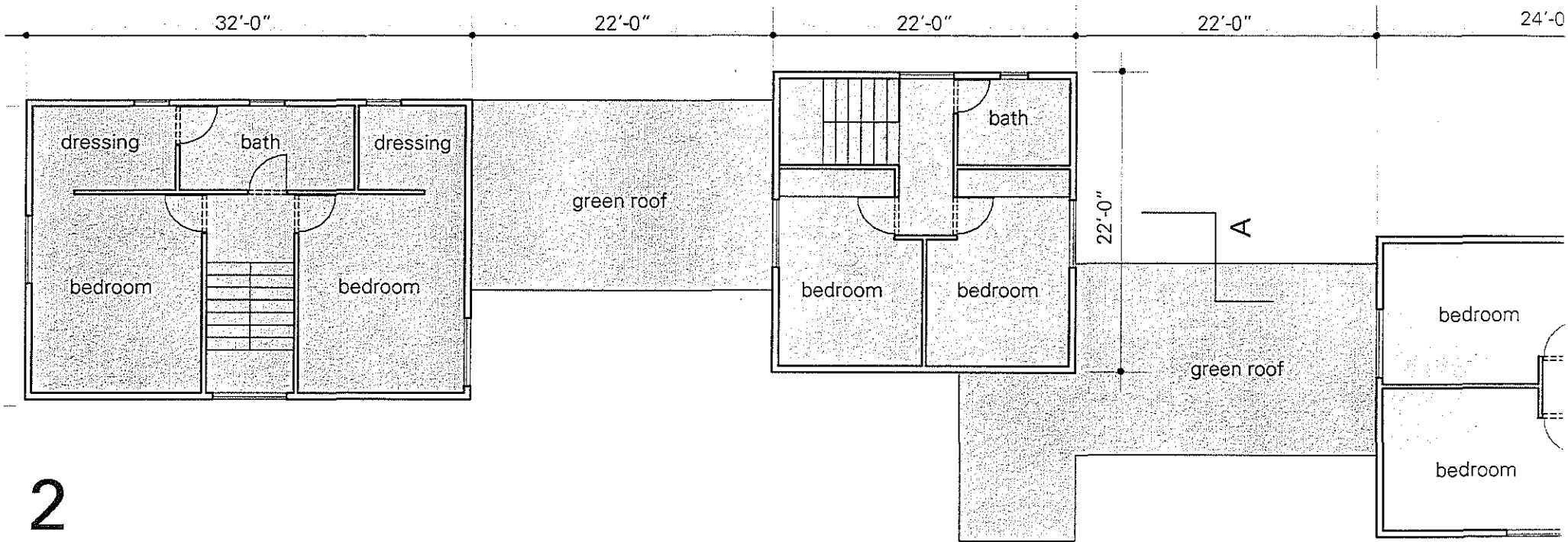


section A



GROVE ST

Unit	1	2	3	Total	Parking	Deck
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B	591	528	387	1,506	2	69 sf porch, 140 sf deck
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E	573	484		1,057	2	55 sf porch
F	954	704		1,658	2	115 sf porch
6	4,091			8,954	12	



2

1001 & 1002 GROVE STREET PRELIMINARY SITE PLAN

Tonsler Magisterial District Charlottesville, Virginia

ORIGINAL PROFFERS:

AN ORDINANCE AMENDING AND REENACTING THE ZONING DISTRICT MAP INCORPORATED IN SECTION 34-1 OF THE ZONING ORDINANCE OF THE CODE OF THE CITY OF CHARLOTTESVILLE, 1990, AS AMENDED, BY THE REZONING OF PROPERTY LOCATED AT 1000 AND 1002 GROVE STREET FROM "R-1(S)" (RESIDENTIAL) TO "PUD", SUBJECT TO PROFFERS

WHEREAS, THE OWNER(S) OF THE PROPERTY LOCATED AT 1000 AND 1002 GROVE STREET, IDENTIFIED ON CITY TAX MAP 23 AS PARCELS 51 AND 52, THROUGH THEIR AUTHORIZED REPRESENTATIVE ("APPLICANT"), SUBMITTED AN APPLICATION SEEKING A REZONING OF SUCH PROPERTY FROM THE "R-1(S)" RESIDENTIAL DISTRICT TO THE "PUD" DISTRICT, SUBJECT TO A PUD DEVELOPMENT PLAN DATED JUNE 27, 2006 ("PUD DEVELOPMENT PLAN") AND TO CERTAIN PROFFERED DEVELOPMENT CONDITIONS SET FORTH WITHIN THE APPLICANT'S STATEMENT OF PRELIMINARY PROFFER CONDITIONS, DATED AS JUNE 27, 2006 (TOGETHER, HEREINAFTER THE "PROPOSED REZONING"), AND

WHEREAS, A JOINT PUBLIC HEARING ON THE PROPOSED REZONING WAS HELD BEFORE THE CITY COUNCIL AND PLANNING COMMISSION ON JULY 11 2006, FOLLOWING NOTICE TO THE PUBLIC AND ADJACENT PROPERTY OWNERS AS REQUIRED BY LAW, AND

WHEREAS, ON JULY 11, 2006 THE PLANNING COMMISSION VOTED TO RECOMMEND DENIAL OF THE PROPOSED REZONING TO THE CITY COUNCIL; AND

WHEREAS, THE APPLICANT HAS PREPARED A FINAL PROFFER STATEMENT DATED JUNE 27, 2006 AS REQUIRED BY §34-64(c), AND THE FINAL PROFFER STATEMENT HAS BEEN SUBMITTED AND MADE PART A OF THESE PROCEEDINGS; AND

WHEREAS, THIS COUNCIL FINDS AND DETERMINES THAT THE PUBLIC NECESSITY, CONVENIENCE, GENERAL WELFARE OR GOOD ZONING PRACTICES REQUIRE THE PROPOSED REZONING; THAT BOTH THE EXISTING "R-1(S)" AND THE PROPOSED "PUD" ZONING CLASSIFICATIONS ARE REASONABLE; AND THAT THE PROPOSED REZONING IS CONSISTENT WITH THE COMPREHENSIVE PLAN;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA THAT THE ZONING DISTRICT MAP INCORPORATED IN SECTION 34-1 OF THE ZONING ORDINANCE OF THE CODE OF THE CITY OF CHARLOTTESVILLE, 1990, AS AMENDED BE AND HEREBY IS AMENDED AND REENACTED AS FOLLOWS:

SECTION 34-1: ZONING DISTRICT MAP. REZONING FROM "R-1(S)" RESIDENTIAL TO "PUD", SUBJECT TO THE PUD DEVELOPMENT PLAN DATED JUNE 27, 2006 AND TO THE PROFFERED DEVELOPMENT CONDITIONS SET FORTH WITHIN THE FINAL PROFFER STATEMENT DATED JUNE 27, 2006, ALL OF THE PROPERTY LOCATED AT 1000 AND 1002 GROVE STREET, IDENTIFIED ON CITY TAX MAP 23 AS PARCELS 51 AND 52, CONSISTING TOGETHER OF APPROXIMATELY 0.29 ACRE, HAVING APPROXIMATELY 112 OF FRONTAGE ON GROVE STREET, 105 FEET OF FRONTAGE ON 10TH STREET, S.W. AND 37 FEET OF FRONTAGE ON KING STREET.

Approved by Council
October 4, 2016

James C. ...
City of Charlottesville

(10) TO FACILITATE ACCESS TO THE DEVELOPMENT BY PUBLIC TRANSIT SERVICES OR OTHER SINGLE VEHICLE-ALTERNATIVE SERVICES, INCLUDING, WITHOUT LIMITATION, PUBLIC PEDESTRIAN SYSTEMS.

1000-1002 GROVE STREET IS IDEALLY SITUATED TO FACILITATE ACCESS TO PUBLIC TRANSIT SYSTEMS, BIKE LANES ON THE 9TH-10TH STREET CONNECTOR AND WEST MAIN STREET, AND SAFE SIDEWALKS THAT LEAD TO THE UNIVERSITY, THE CORNER DISTRICT, WEST MAIN STREET, AND THE DOWNTOWN MALL. THE SITE PLAN CALLS FOR A SIDEWALK WRAPPING THE CORNER OF 10TH AND GROVE STREETS, THUS ADDING A SECTION WHERE NONE EXISTS ON 10TH.

SEC. 34-493. REQUIRED OPEN SPACE.

THIS SITE PLAN PROVIDES FOR 16% SHARED OPEN SPACE AS DEFINED IN THE RELEVANT ARTICLE, DESIGNATED AS A "COMMON GARDEN" THAT DUE TO ITS SIZE WILL PRIMARILY PROVIDE A VISUAL AND AESTHETIC AMENITY TO THE RESIDENTS AND NEIGHBORS OF THE DEVELOPMENT AND AN OPPORTUNITY TO INSTALL ENVIRONMENTAL FEATURES THAT INCREASE STORM-WATER RETENTION ON THE SITE, INCLUDING RAIN GARDENS AND NATIVE PLANT SPECIES. THE COMMON AREA WILL ALLOW FOR QUIET ACTIVITIES SUCH AS READING, PICNICKING, ETC.

WHILE NOT INCLUDED IN THE SHARED "OPEN SPACE" AS STRICTLY DEFINED, THE SITE PLAN ALSO PROVIDES PRIVATE YARDS, DECKS, AND PORCHES OPENING ONTO THE SHARED SPACE AND THE SURROUNDING STREETS, AS WELL AS ACCESSIBLE (ONE-STORY) GREEN ROOFS TO IMPROVE THE COMMUNITY AND PRIVATE LIVES OF THE RESIDENTS AND THE SURROUNDING NEIGHBORHOOD.

PROFFERS

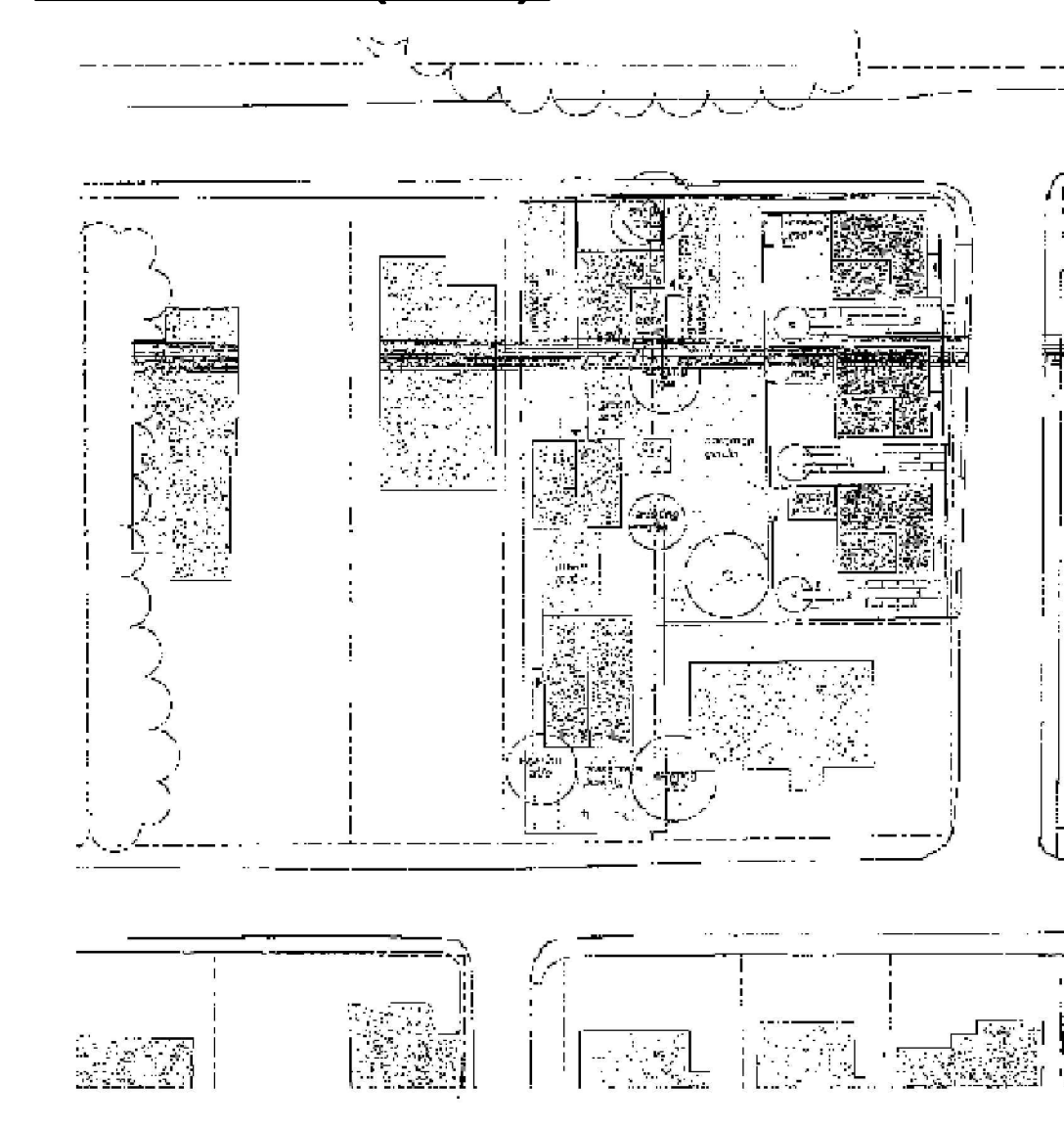
LONDON CALLING LLC, AS PART OF THE SITE PLAN, PROFFERS THE FOLLOWING:

- TO OFFER, THROUGH A PHA OR SIMILAR PROGRAM, ONE OR MORE OF THE SIX UNITS REPRESENTED IN THE SITE PLAN TO A BUYER WHOSE FAMILY GROSS INCOME REPRESENTS 80% OR LESS OF THE GROSS MEDIAN INCOME IN THE CITY OF CHARLOTTESVILLE FOR THE MOST RECENT CALENDAR YEAR FOR WHICH THE FIGURE IS AVAILABLE;
- TO INSTALL ENVIRONMENTAL FEATURES SHOWN ON THE SITE PLAN DESIGNED TO RETAIN AS MUCH STORM WATER AS POSSIBLE, INCLUDING BUT NOT LIMITED TO RAIN GARDENS, RAIN BARRELS, AND GREEN ROOFS ON THE ONE-STORY SECTIONS OF THE BUILDINGS;
- TO ACHIEVE ENERGY STAR OR HIGHER EFFICIENCY RATINGS FOR ALL UNITS INCLUDING INSULATION, APPLIANCES, HOT WATER HEATERS, AND HVAC SYSTEMS;
- TO MAKE EVERY POSSIBLE EFFORT TO SAVE EXISTING TREES SHOWN ON THE SITE PLAN AND REPLACE AND SIGNIFICANT TREE LOST WITH NATIVE SPECIES SUCH AS WHITE ASH, APPALACHIAN SERVICEBERRY, AMERICAN DOGWOOD, OR SIMILAR.



VICINITY MAP
1" = 1000'

PROFFERS (cont.):



PARCELS	2
UNITS	6
SITE AREA	12,880 SF 0.2957 ACRES
DENSITY	20 UNITS/ACRE
EXISTING BUILDING FOOTPRINT	3,614 SF
PROPOSED BUILDING FOOTPRINTS (2-STORY UNITS)	4,236 SF
FOOTPRINT INCREASE:	622 SF
PROPOSED FLOOR AREA F.A.R.	7,847 SF 0.61
SHARED OPEN SPACE (COMMON GARDEN)	2,885 SF 22.4%

SITE DATA:

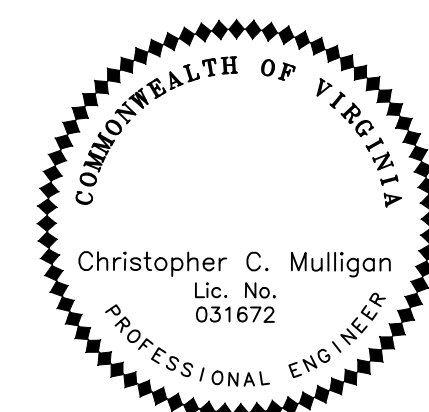
OWNER/DEVELOPER	LONDON CALLING LLC 813 EAST JEFFERSON STREET CHARLOTTESVILLE VA, 22902
PLAN PREPARER:	ROUDABUSH, GALE, & ASSOCIATES 914 MONTICELLO ROAD CHARLOTTESVILLE, VA. 22902
TAX MAP PARCEL No:	230052000, 230051000 D.B. 1050, Page 863
ZONING:	ZONED PUD, OCT. 2, 2006
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL 4 SINGLE FAMILY DETACHED UNITS 1 SINGLE FAMILY ATTACHED UNIT TOTAL OF 6 UNITS
PARCEL AREA:	0.17 ACRES & 0.125 ACRES
RESIDENTIAL DENSITY:	20 DU/AC
SETBACKS:	BUILDING - NONE PARKING - NONE
BUILDING HEIGHT:	2-STORY
PARKING:	6 SPACES REQUIRED (1 SPACE PER UNIT) 11 SPACES PROVIDED ON-SITE (NO ON-STREET PARKING REQUIRED)
WATERSHED:	ROCK CREEK TO RIVANNAH RIVER HUC#02080204 THIS SITE IS NOT LOCATED WITHIN A RESERVOIR WATERSHED.
TOPOGRAPHY:	PROVIDED BY DAVID WYANT, 4686 GARTH ROAD CROZET, VIRGINIA 22932 ORIGINALLY DATED 4-07-09, AND UPDATED ON 1-5-09 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE TOPOGRAPHY SHOWN FOR THE DEVELOPMENT AREA ON THESE PLANS WAS ACCURATE AT THE TIME OF THE INITIAL PLAN SUBMITTAL. FIELD VERIFIED BY ROUDABUSH, GALE & ASSOCIATES, FEB. 2014.
DATUM:	VERTICAL - NAVD 88, HORIZONTAL - STATE PLAN COORDINATE SYSTEM, SOUTH ZONE
CRITICAL SLOPES:	THERE ARE NO CRITICAL SLOPES ONSITE.
FLOODPLAIN:	THIS PROJECT IS NOT LOCATED WITHIN FLOODPLAIN LIMITS AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51003C0288B, EFFECTIVE DATE: FEBRUARY 04, 2005.
DISTURBED AREA:	APPROXIMATELY 0.3 ACRES OF CLEARING, GRUBBING AND HOUSE CONSTRUCTION.
TRAFFIC:	ITE LAND USE CODE: 270 81 TRIPS PER DAY Ln(T)=0.88Ln(X)+2.82 6 MORNING PEAK TRIPS Ln(T)=0.90Ln(X)+0.14 7 EVENING PEAK TRIPS Ln(T)=0.92Ln(X)+0.24
CANOPY COVERAGE:	REFER TO THE COMPUTATIONS ON THE LANDSCAPE PLAN, SHEET 8
STORMWATER:	REFER TO THE COMPUTATIONS ON THE SWM NARRATIVE AND COMPUTATIONS, SHEET 7.

SHEET INDEX

- SHEET 1 — COVER SHEET
- SHEET 2 — DEMO & EXISTING CONDITIONS
- SHEET 3 — SITE AND UTILITY PLAN
- SHEET 4 — GRADING AND SWM PLAN
- SHEET 5 — DRAINAGE ANALYSIS
- SHEET 6 — NOTES AND DETAILS
- SHEET 7 — SWM NARRATIVE & COMPUTATIONS
- SHEET 8 — LANDSCAPING PLAN

PROPOSED LOT COVERAGE

LOT #	PROP. UNIT FOOTPRINT (S.F.)	ADDITIONAL LOT IMP. COVER (S.F.)	DRIVEWAY APRONS (PERVIOUS PAVERS)	LOT AREA (S.F.)
LOT 1	584 S.F.		370 S.F.	1,260 S.F.
LOT 2	747 S.F.		395 S.F.	1,696 S.F.
LOT 3	747 S.F.		400 S.F.	1,840 S.F.
LOT 4	747 S.F.		400 S.F.	1,613 S.F.
LOT 5	747 S.F.		468 S.F.	1,710 S.F.
LOT 6	624 S.F.	144 S.F.	178 S.F.	1,750 S.F.
OPEN	2,885 S.F.	N/A		
% COVER	32.60%	100% IMPERVIOUS	0% IMPERVIOUS	33.7%
CATEGORY TOTALS	4,196 S.F.	144 S.F.	2,211 S.F.	9,869 S.F.



ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
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SERVING VIRGINIA SINCE 1956
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-286-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS

DATE
APRIL 16, 2014

SCALE
AS SHOWN

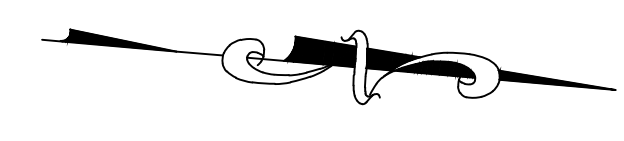
1001 & 1002 GROVE STREET
PRELIMINARY SITE PLAN
COVER SHEET
CHARLOTTESVILLE, VIRGINIA

FILE NUMBER
8555

SHEET
1 OF 8



SCALE 1"=10'
SCALE IN FEET



TMP 23-54
STARKES, ARTHUR L. & MARY LEWIS
ZONING: R-1S
USE: RESIDENTIAL

TMP 23-50
FUNSTON, GARRETT J. & JOYCE P.
ZONING: R-1S
USE: RESIDENTIAL

N: 3898493.25
E: 11483678.00

N: 3898348.53
E: 11483734.76

10TH STREET SW

TMP 30-133
DRAYER, A. DAVID & JUDITH M.
ZONING: R-1S
USE: RESIDENTIAL

TMP 30-132
CARTER, ROBERT F. JR. et al.
ZONING: R-1S
USE: RESIDENTIAL

TMP 30-131
CUMMINGS, CALVIN K. & DARLENE M.
ZONING: R-1S
USE: RESIDENTIAL

TMP 30-130
PARKER, ANSON
ZONING: R-1S
USE: RESIDENTIAL

KING STREET

TMP 23-53
JOHNSON, MICHAEL &
SUZANNE MICHELS
ZONING: R-1S
USE: RESIDENTIAL

10TH STREET SW

TMP 30-82
GROVE STREET PROPERTIES, LLC
ZONING: R-1S
USE: VACANT

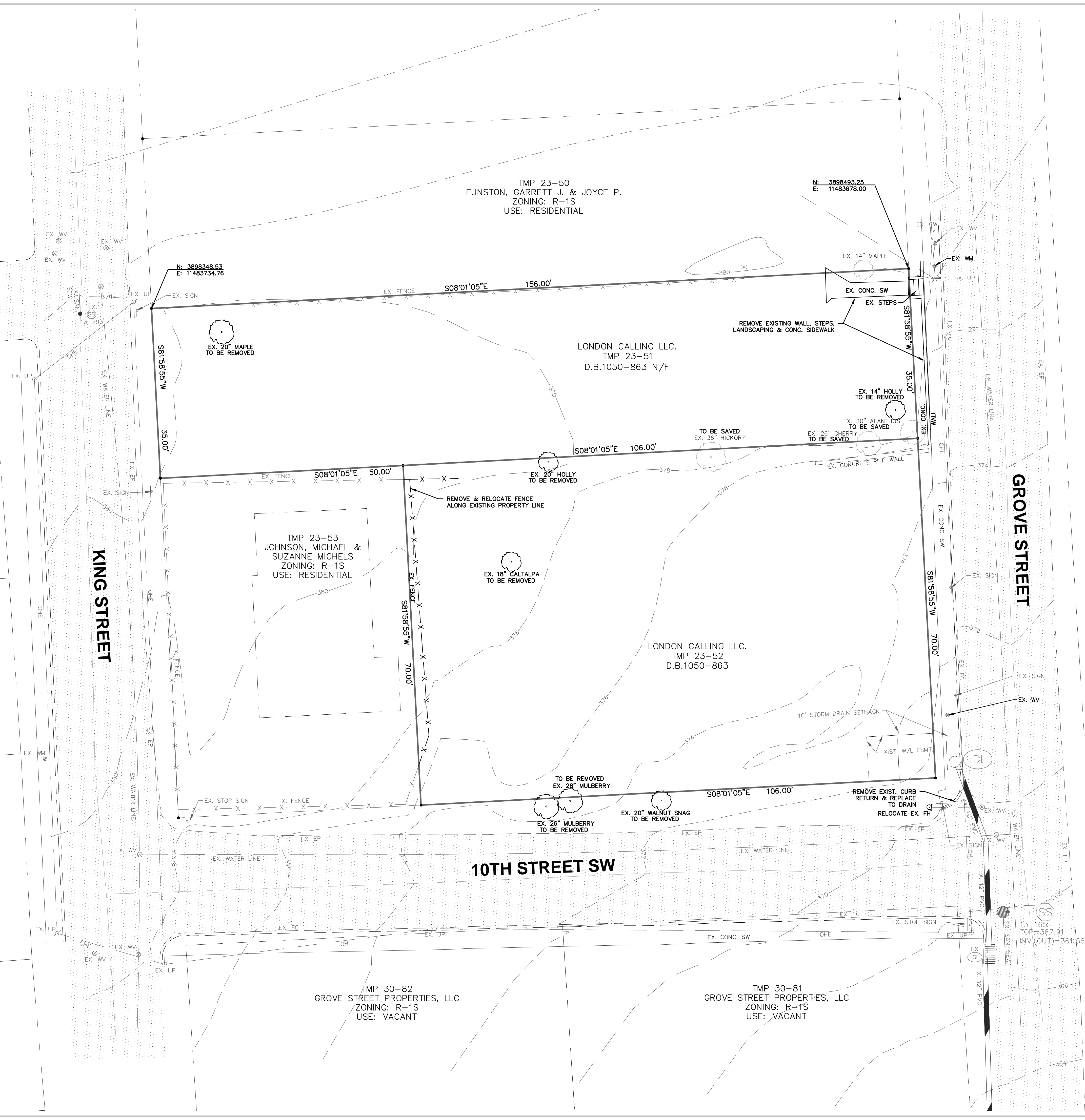
TMP 30-81
GROVE STREET PROPERTIES, LLC
ZONING: R-1S
USE: VACANT

LONDON CALLING LLC.
TMP 23-51
D.B.1050-863 N/F

LONDON CALLING LLC.
TMP 23-52
D.B.1050-863

GROVE STREET

TMP 30-170
GROVE STREET PROPERTIES, LLC
ZONING: MLTP
USE: COMMERCIAL/INDUSTRIAL



ROUDABUSH, GALE & ASSOCIATES, INC.
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PHONE 434-977-0205 - FAX 434-286-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS

DATE
APRIL 16, 2014

SCALE
1"=10'

CONTOUR INTERVAL
2 FOOT

1001 & 1002 GROVE STREET
PRELIMINARY SITE PLAN
DEMO & EXIST. CONDITIONS
CHARLOTTEVILLE, VIRGINIA

FILE NUMBER
8551

SHEET
2 OF 8

GENERAL NOTES:

1. THERE ARE NO STEEP SLOPES PRESENT ON THIS SITE.
2. THERE ARE 4 SINGLE FAMILY DETACHED UNITS AND 2 SINGLE FAMILY ATTACHED DWELLINGS PROPOSED WITH THIS PUD.
3. BASED ON ITE, THE ANTICIPATED TRAFFIC GENERATION FROM THIS DEVELOPMENT IS 81 VPD.

UTILITY NOTES:

1. ALL SEWER & WATER CONNECTIONS THAT ARE NOT IN USE SHALL BE DETACHED FROM THE MAIN, AND REMOVED OR ABANDONED IN PLACE.

LOTS AND OPEN SPACE	
TOTAL SITE AREA	12,880 S.F.
LOTS	9,869 S.F.
OPEN SPACE	2,885 S.F.(22.4%)

TMP 23-54
STARKES, ARTHUR L. & MARY LEWIS
ZONING: R-1S
USE: RESIDENTIAL

TMP 23-50
FUNSTON, GARRETT J. & JOYCE P.
ZONING: R-1S
USE: RESIDENTIAL

10TH STREET SW

TMP 30-133
DRAYER, A. DAVID & JUDITH M.
ZONING: R-1S
USE: RESIDENTIAL

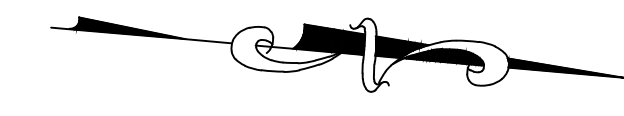
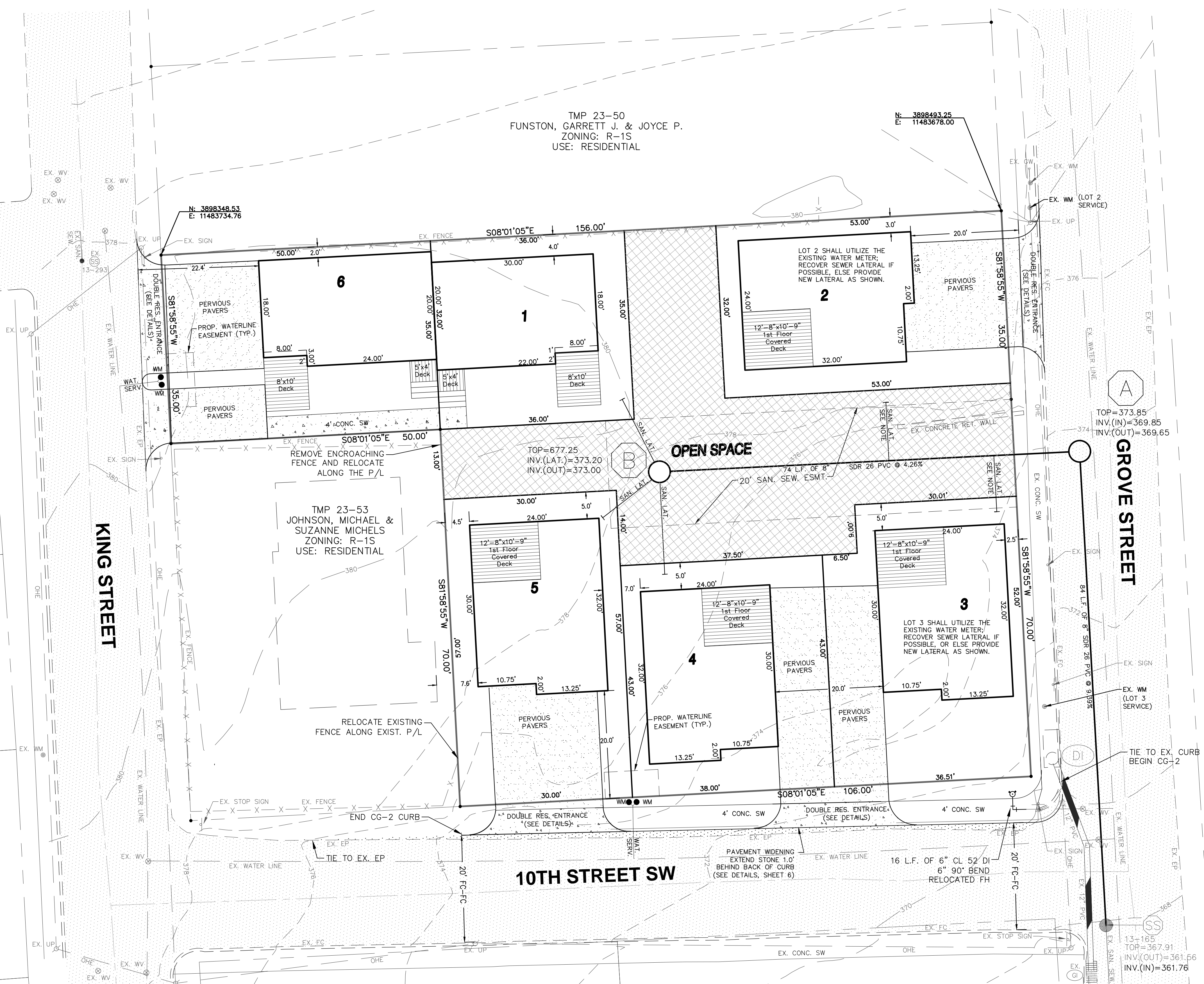
TMP 30-132
CARTER, ROBERT F. JR. et al.
ZONING: R-1S
USE: RESIDENTIAL

TMP 30-131
CUMMINGS, CALVIN K. & DARLENE M.
ZONING: R-1S
USE: RESIDENTIAL

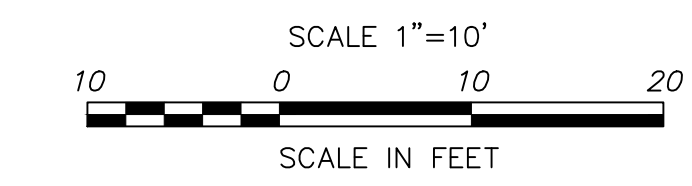
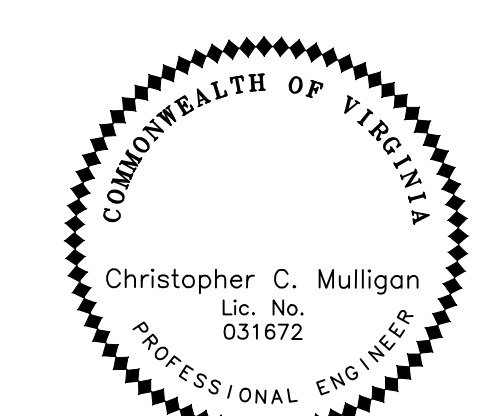
TMP 30-130
PARKER, ANSON
ZONING: R-1S
USE: RESIDENTIAL

TMP 30-82
GROVE STREET PROPERTIES, LLC
ZONING: R-1S
USE: VACANT

TMP 30-81
GROVE STREET PROPERTIES, LLC
ZONING: R-1S
USE: VACANT



TMP 30-170
GROVE STREET PROPERTIES, LLC
ZONING: MLTP
USE: COMMERCIAL/INDUSTRIAL



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REVISIONS

DATE
APRIL 16, 2014

SCALE
1"=10'

CONTOUR INTERVAL
2 FOOT

1001 & 1002 GROVE STREET
PRELIMINARY SITE PLAN
SITE AND UTILITY PLAN
CHARLOTTESVILLE, VIRGINIA

FILE NUMBER
8551

SHEET
3 OF 8

Stormwater Notes:

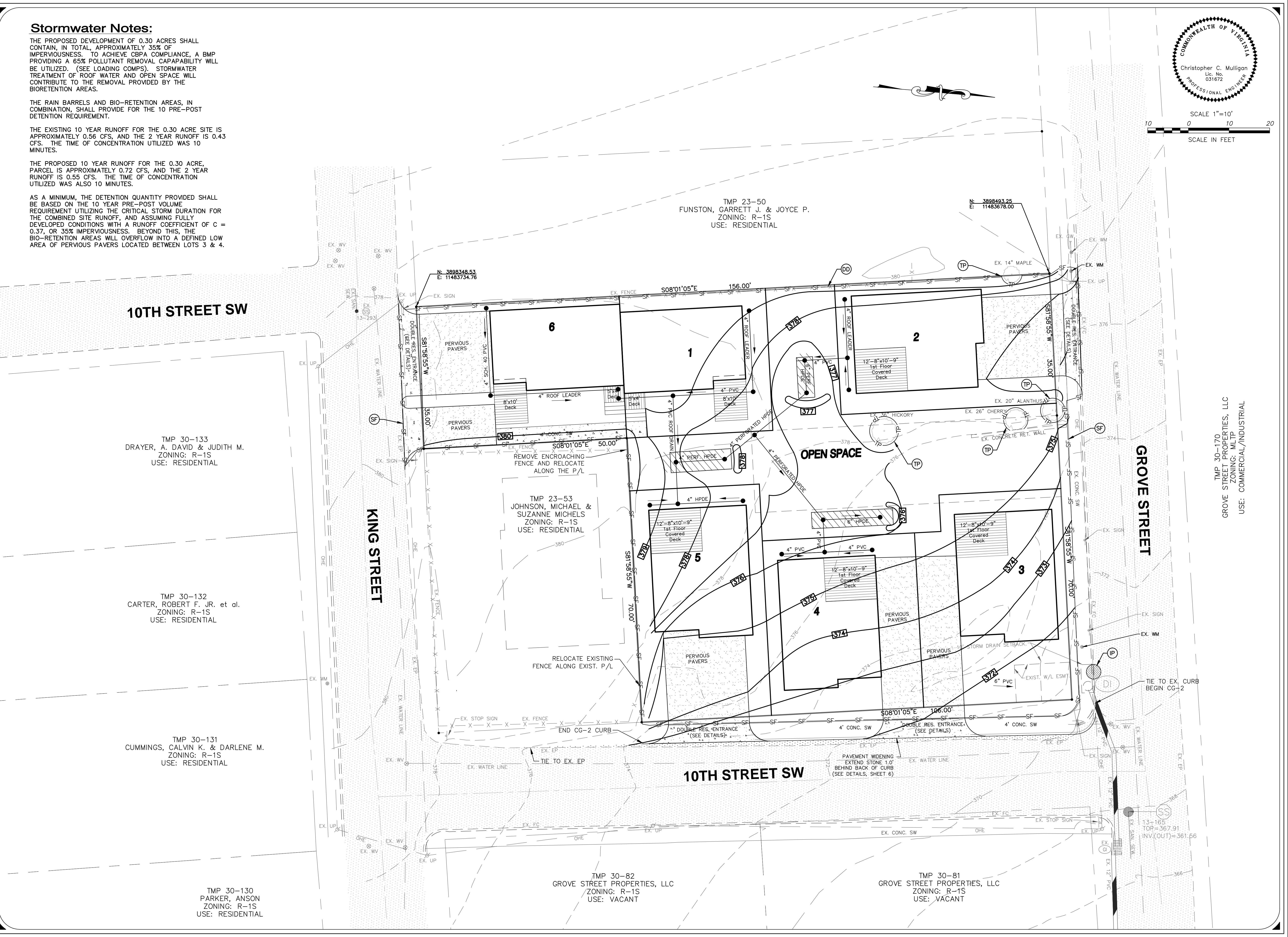
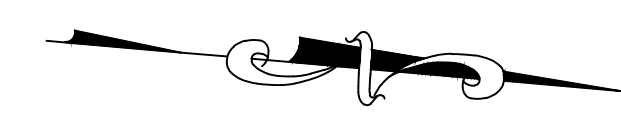
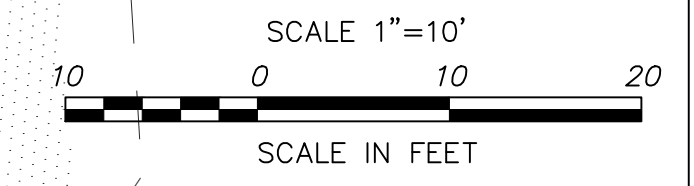
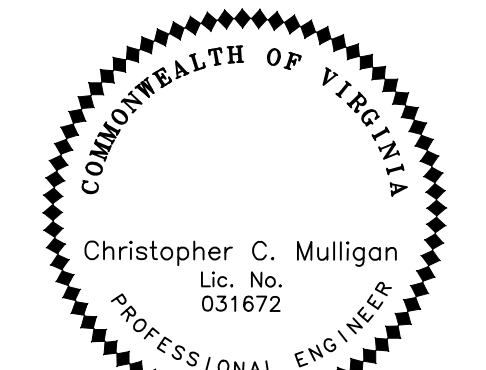
THE PROPOSED DEVELOPMENT OF 0.30 ACRES SHALL CONTAIN, IN TOTAL, APPROXIMATELY 35% OF IMPERVIOUSNESS. TO ACHIEVE CBPA COMPLIANCE, A BMP PROVIDING A 65% POLLUTANT REMOVAL CAPABILITY WILL BE UTILIZED. (SEE LOADING COMPS). STORMWATER TREATMENT OF ROOF WATER AND OPEN SPACE WILL CONTRIBUTE TO THE REMOVAL PROVIDED BY THE BIORETENTION AREAS.

THE RAIN BARRELS AND BIO-RETENTION AREAS, IN COMBINATION, SHALL PROVIDE FOR THE 10 PRE-POST DETENTION REQUIREMENT.

THE EXISTING 10 YEAR RUNOFF FOR THE 0.30 ACRE SITE IS APPROXIMATELY 0.56 CFS, AND THE 2 YEAR RUNOFF IS 0.43 CFS. THE TIME OF CONCENTRATION UTILIZED WAS 10 MINUTES.

THE PROPOSED 10 YEAR RUNOFF FOR THE 0.30 ACRE, PARCEL IS APPROXIMATELY 0.72 CFS, AND THE 2 YEAR RUNOFF IS 0.55 CFS. THE TIME OF CONCENTRATION UTILIZED WAS ALSO 10 MINUTES.

AS A MINIMUM, THE DETENTION QUANTITY PROVIDED SHALL BE BASED ON THE 10 YEAR PRE-POST VOLUME REQUIREMENT UTILIZING THE CRITICAL STORM DURATION FOR THE COMBINED SITE RUNOFF, AND ASSUMING FULLY DEVELOPED CONDITIONS WITH A RUNOFF COEFFICIENT OF C = 0.37, OR 35% IMPERVIOUSNESS. BEYOND THIS, THE BIO-RETENTION AREAS WILL OVERFLOW INTO A DEFINED LOW AREA OF PERVIOUS PAVERS LOCATED BETWEEN LOTS 3 & 4.



10TH STREET SW

KING STREET

GROVE STREET

10TH STREET SW

TMP 30-133
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USE: RESIDENTIAL

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CARTER, ROBERT F. JR. et al.
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ZONING: R-1S
USE: RESIDENTIAL

TMP 30-130
PARKER, ANSON
ZONING: R-1S
USE: RESIDENTIAL

TMP 30-82
GROVE STREET PROPERTIES, LLC
ZONING: R-1S
USE: VACANT

TMP 30-81
GROVE STREET PROPERTIES, LLC
ZONING: R-1S
USE: VACANT

TMP 23-53
JOHNSON, MICHAEL & SUZANNE MICHELS
ZONING: R-1S
USE: RESIDENTIAL

TMP 23-50
FUNSTON, GARRETT J. & JOYCE P.
ZONING: R-1S
USE: RESIDENTIAL

N: 3898493.25
E: 11483678.00

N: 3898348.53
E: 11483734.76

TMP 30-170
GROVE STREET PROPERTIES, LLC
ZONING: MLTP
USE: COMMERCIAL/INDUSTRIAL

REVISIONS

DATE
APRIL 16, 2014

SCALE
1"=10'

CONTOUR INTERVAL
2 FOOT

**1001 & 1002 GROVE STREET
PRELIMINARY SITE PLAN
GRADING AND SWM PLAN**

FILE NUMBER
8551

SHEET
4 OF 8

ROUDABUSH, GALE & ASSOCIATES, INC.
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A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

CHARLOTTESVILLE, VIRGINIA



SCALE 1"=10'
SCALE IN FEET

EX. DRAINAGE DIVIDE
PROP. DRAINAGE DIVIDE

TMP 30-170
GROVE STREET PROPERTIES, LLC
ZONING: MLTP
USE: COMMERCIAL/INDUSTRIAL

TMP 23-54
STARKES, ARTHUR L. & MARY LEWIS
ZONING: R-1S
USE: RESIDENTIAL

TMP 23-50
FUNSTON, GARRETT J. & JOYCE P.
ZONING: R-1S
USE: RESIDENTIAL

10TH STREET SW

TMP 30-133
DRAYER, A. DAVID & JUDITH M.
ZONING: R-1S
USE: RESIDENTIAL

TMP 30-132
CARTER, ROBERT F. JR. et al.
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TMP 30-131
CUMMINGS, CALVIN K. & DARLENE M.
ZONING: R-1S
USE: RESIDENTIAL

TMP 30-130
PARKER, ANSON
ZONING: R-1S
USE: RESIDENTIAL

TMP 30-82
GROVE STREET PROPERTIES, LLC
ZONING: R-1S
USE: VACANT

TMP 30-81
GROVE STREET PROPERTIES, LLC
ZONING: R-1S
USE: VACANT

N: 3898348.53
E: 11483734.76

N: 3898493.25
E: 11483678.00

0.02 ACRES
C=0.35

0.06 ACRES
C=0.65

0.04 ACRES
C=0.60

0.08 ACRES
C=0.60

DA=0.17 AC
C=0.45

0.36 ACRES
C=0.55

TMP 23-53
JOHNSON, MICHAEL &
SUZANNE MICHELS
ZONING: R-1S
USE: RESIDENTIAL

0.10 ACRES
C=0.35

DA=0.34 AC
C=0.50

10TH STREET SW

GROVE STREET

REVISIONS

DATE
APRIL 16, 2014

SCALE
1"=10'

CONTOUR INTERVAL
2 FOOT

1001 & 1002 GROVE STREET
PRELIMINARY SITE PLAN
DRAINAGE ANALYSIS

FILE NUMBER
8551

SHEET
5 OF 8

ROUDABUSH, GALE & ASSOCIATES, INC.
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A PROFESSIONAL CORPORATION
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PHONE 434-977-0205 - FAX 434-286-5220 - EMAIL INFO@ROUDABUSH.COM

TREE COVERAGE CALCULATIONS

GROSS SITE AREA	12,880 SF
TREE COVERAGE REQUIRED	1,288 SF (10%)
TOTAL TREE COVERAGE PROVIDED	1,295 SF (10%)
EX. TREE CANOPY (125 SF x 1.5)	187 SF
PROP. TREE CANOPY	1,108 SF

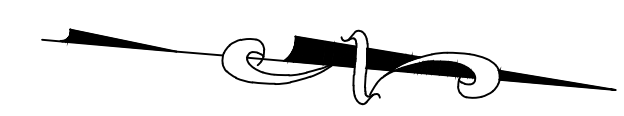
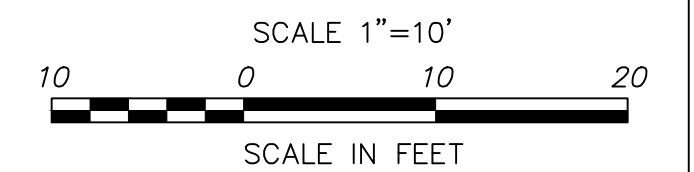
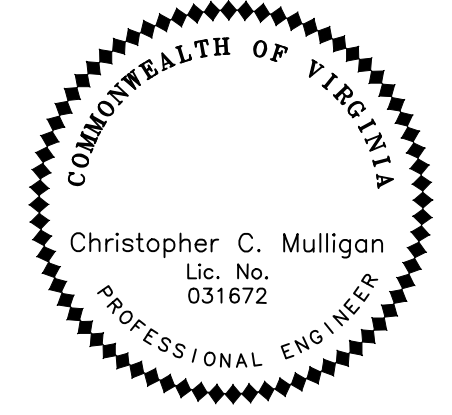
EXISTING TREES TO BE SAVED

EVERY EFFORT SHOULD BE MADE TO PROTECT AND PRESERVE THE EXISTING TREES WITHIN THE PROJECT AREA THAT ARE DESIGNATED AS TO BE SAVED. THE CONTRACTOR IS TO FOLLOW THE VA EROSION AND SEDIMENT CONTROL HANDBOOK 3.38 - TREE PRESERVATION AND PROTECTION FOR THE PLACEMENT OF TREE PROTECTION FENCING. AN ARBORIST MUST BE CONTACTED IF TREE PRESERVATION REQUIRES ANY ROOT OR CANOPY PRUNING.

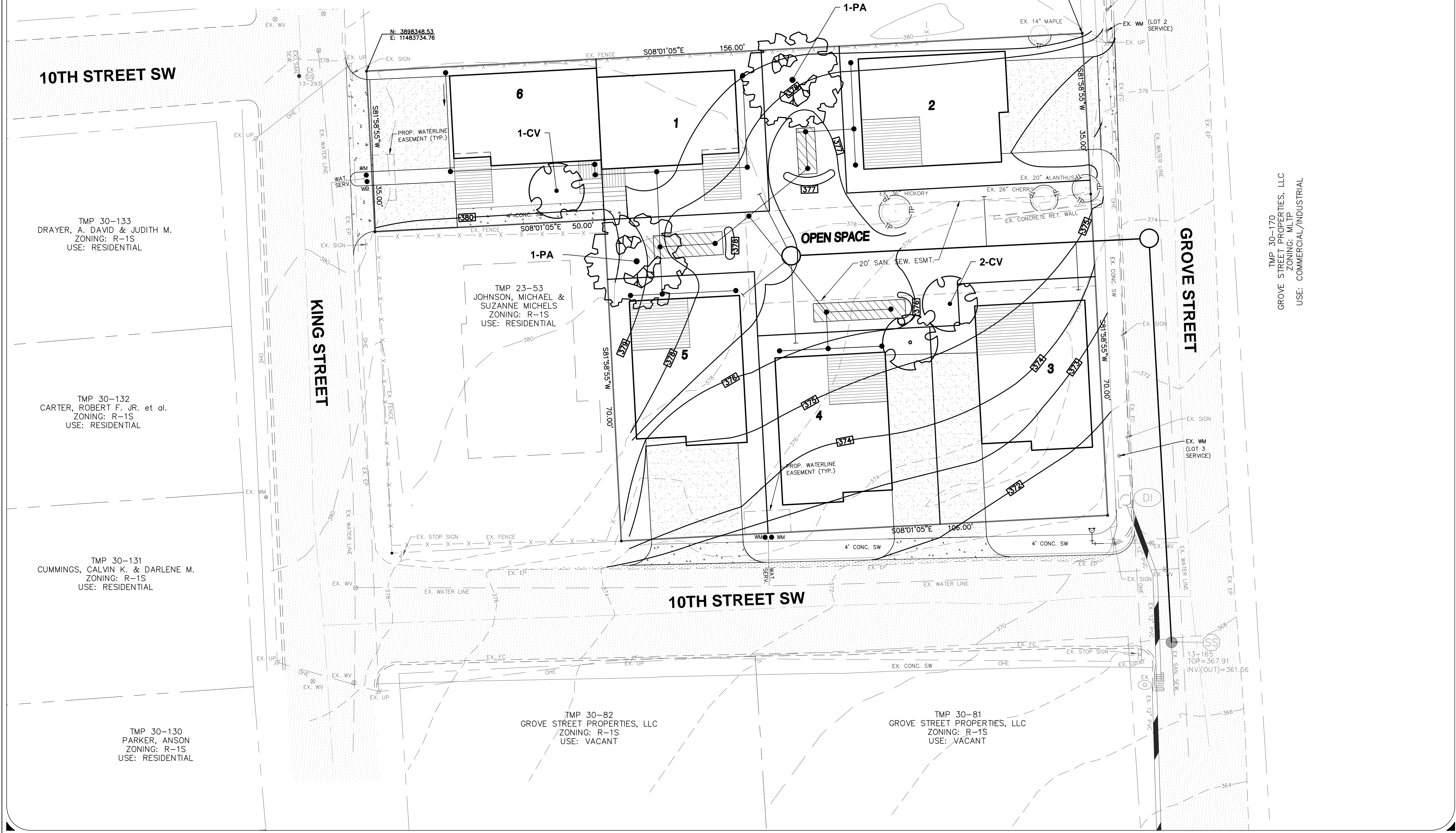
PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	10-YEAR TREE COVERAGE (SF)	
					ALLOWANCE	TOTAL
PA	2	Platanus x. acerifolia "Bloodgood"	Bloodgood London Planetree	2" CAL.	368	736
CV	3	Chionanthus virginicus	Fringe Tree	6'-7" HT.	124	372

SITE TOTAL: 1,108 SF



TMP 23-50
FUNSTON, GARRETT J. & JOYCE P.
ZONING: R-1S
USE: RESIDENTIAL



10TH STREET SW

KING STREET

GROVE STREET

10TH STREET SW

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TMP 30-130
PARKER, ANSON
ZONING: R-1S
USE: RESIDENTIAL

TMP 30-82
GROVE STREET PROPERTIES, LLC
ZONING: R-1S
USE: VACANT

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GROVE STREET PROPERTIES, LLC
ZONING: MLTP
USE: COMMERCIAL/INDUSTRIAL

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REVISIONS

DATE
APRIL 16, 2014

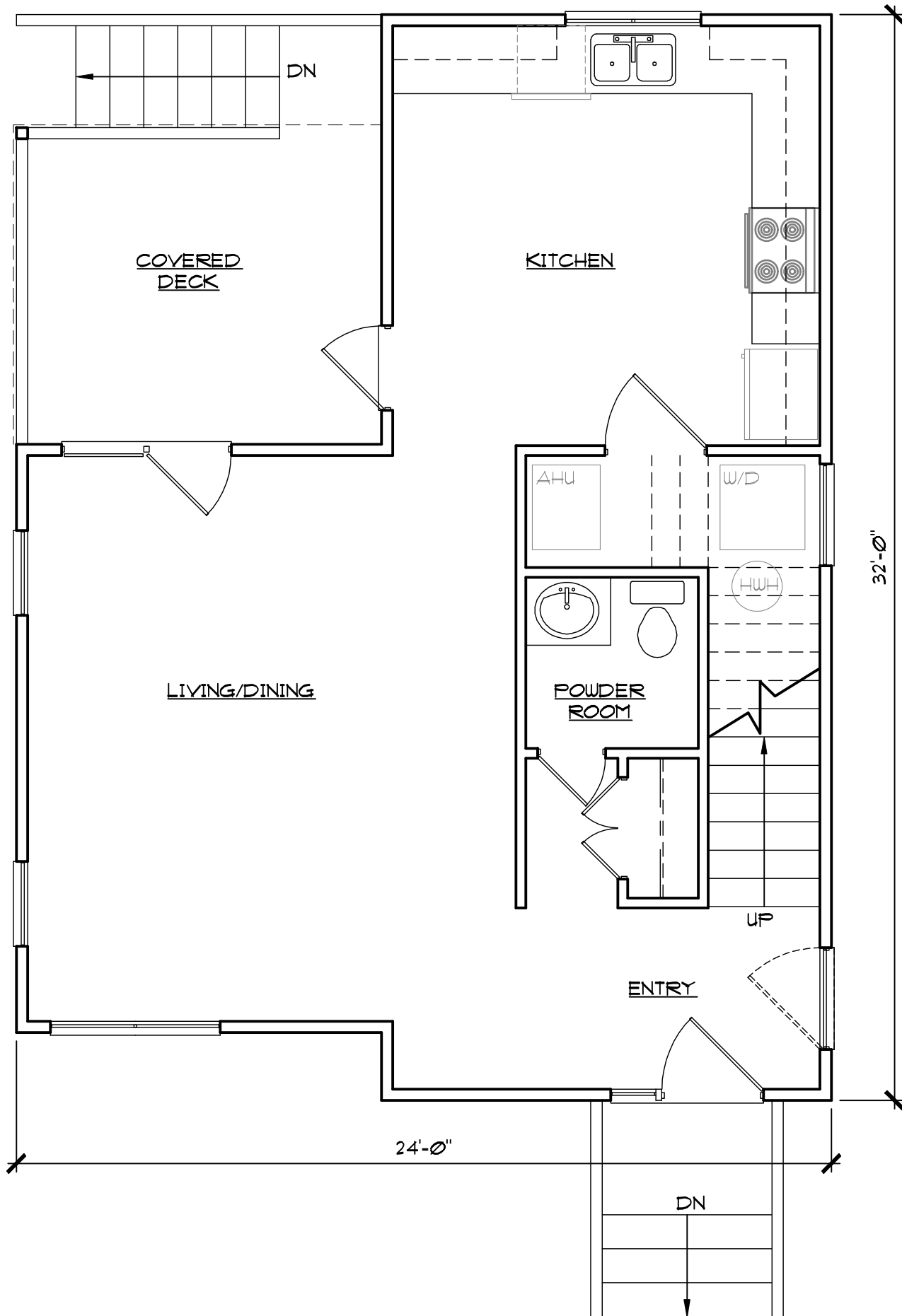
SCALE
1" = 10'

CONTOUR INTERVAL
2 FOOT

1001 & 1002 GROVE STREET
PRELIMINARY SITE PLAN
LANDSCAPING PLAN
CHARLOTTESVILLE, VIRGINIA

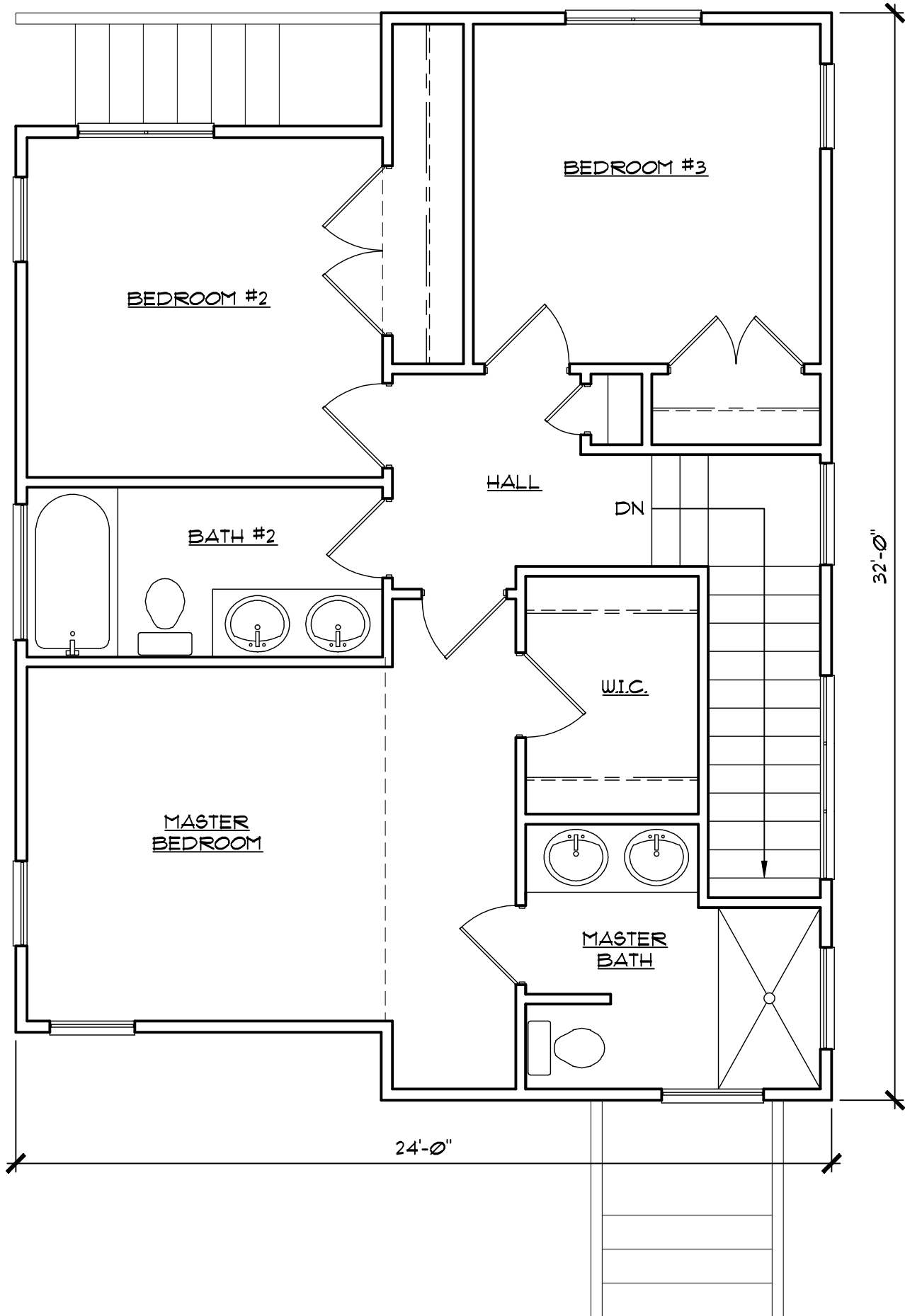
FILE NUMBER
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SHEET
8 OF 8



1 MAIN FLOOR PLAN
 UNITS #2, 3, 4 & 5

610 sf

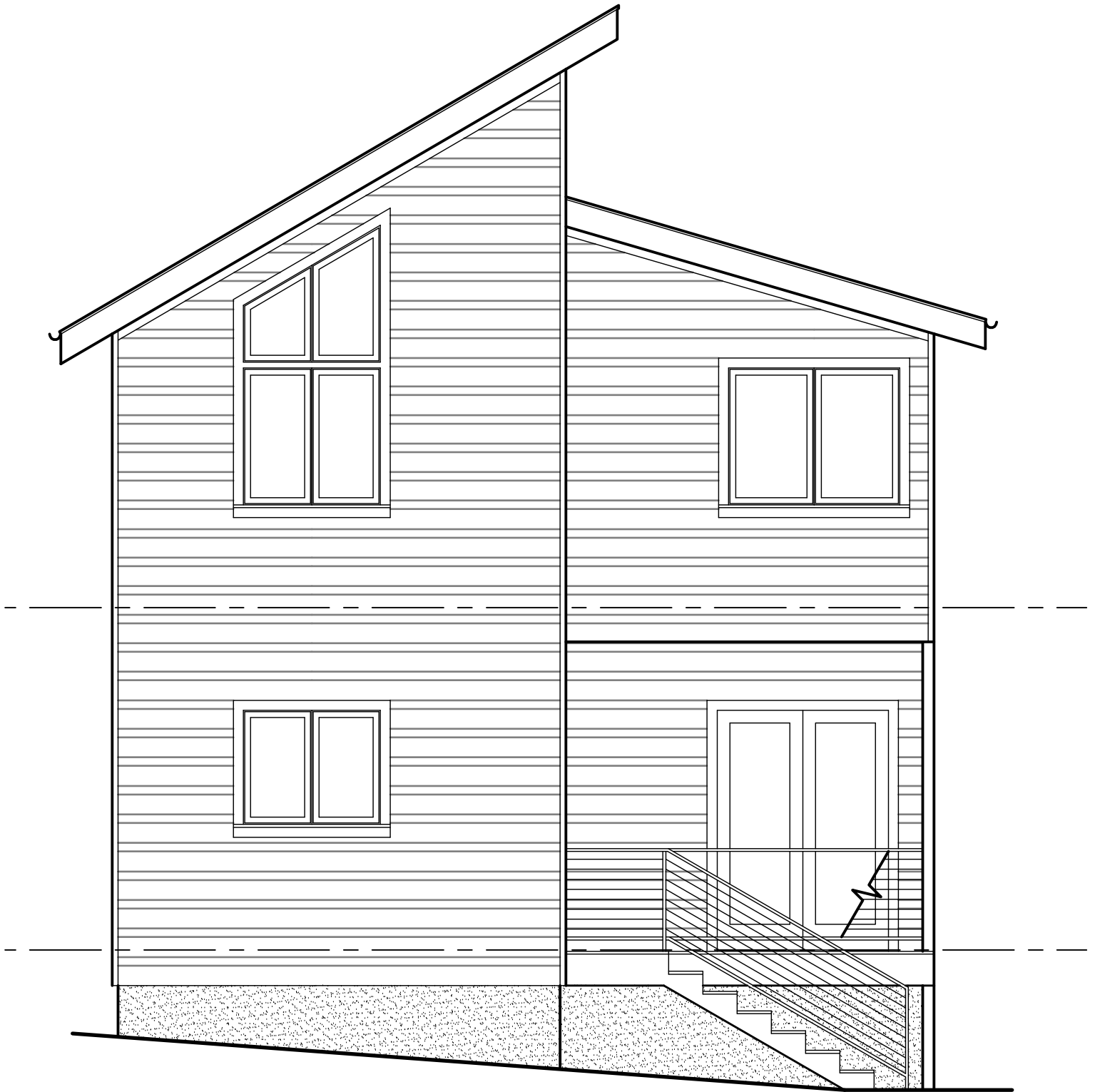


2 UPPER FLOOR PLAN
 UNITS #2, 3, 4 & 5



3

FRONT ELEVATION
UNITS #2, 3, 4 & 5



4 REAR ELEVATION (COURTYARD)
UNITS #2, 3, 4 & 5

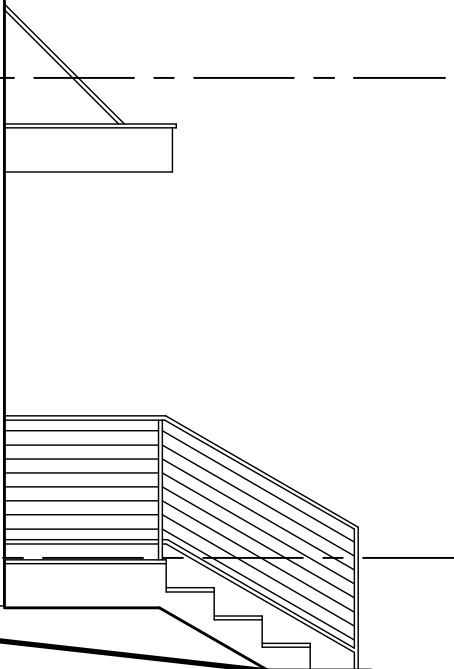


5

SIDE ELEV.

UNITS

#2, 3, 4 & 5

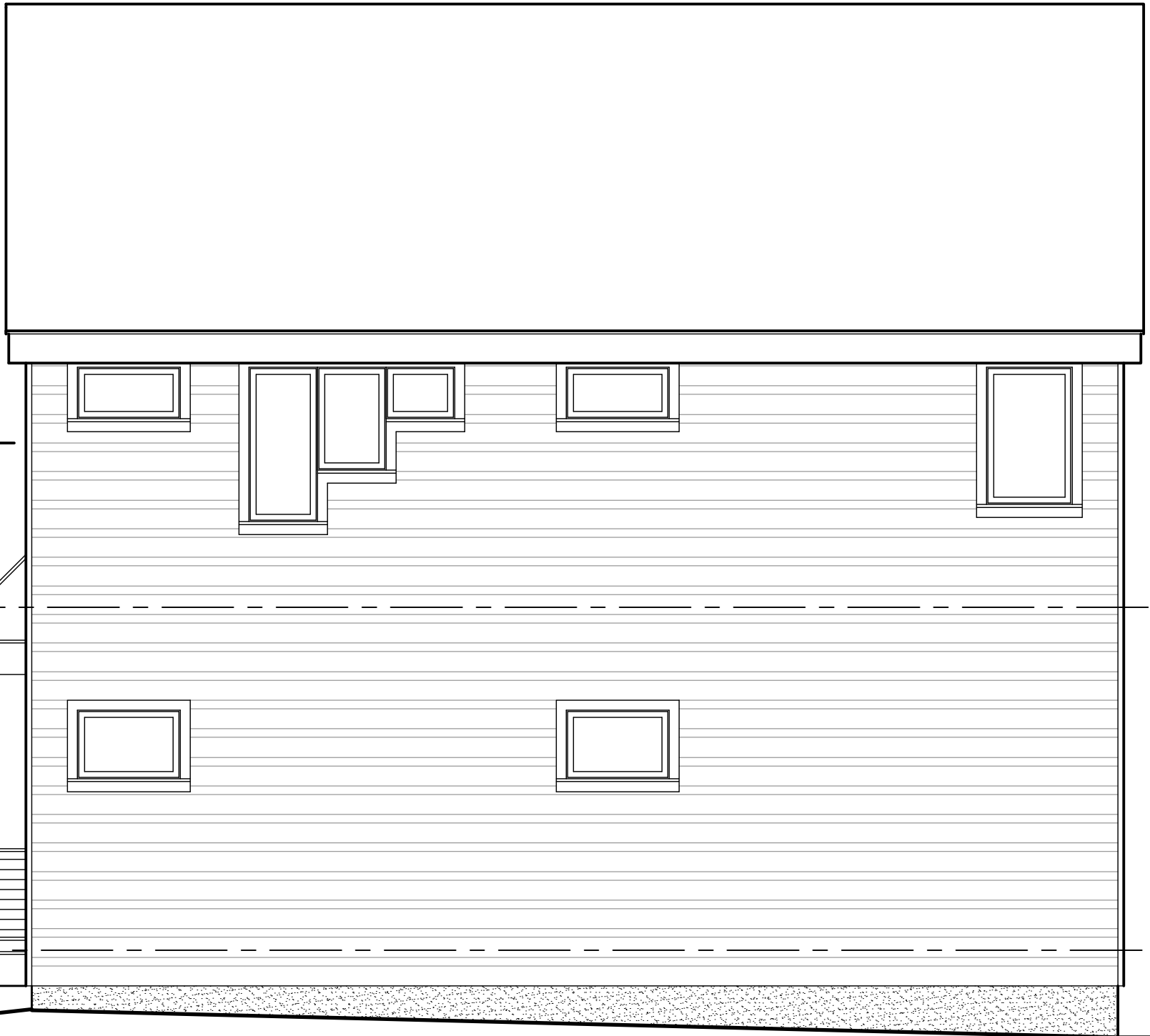


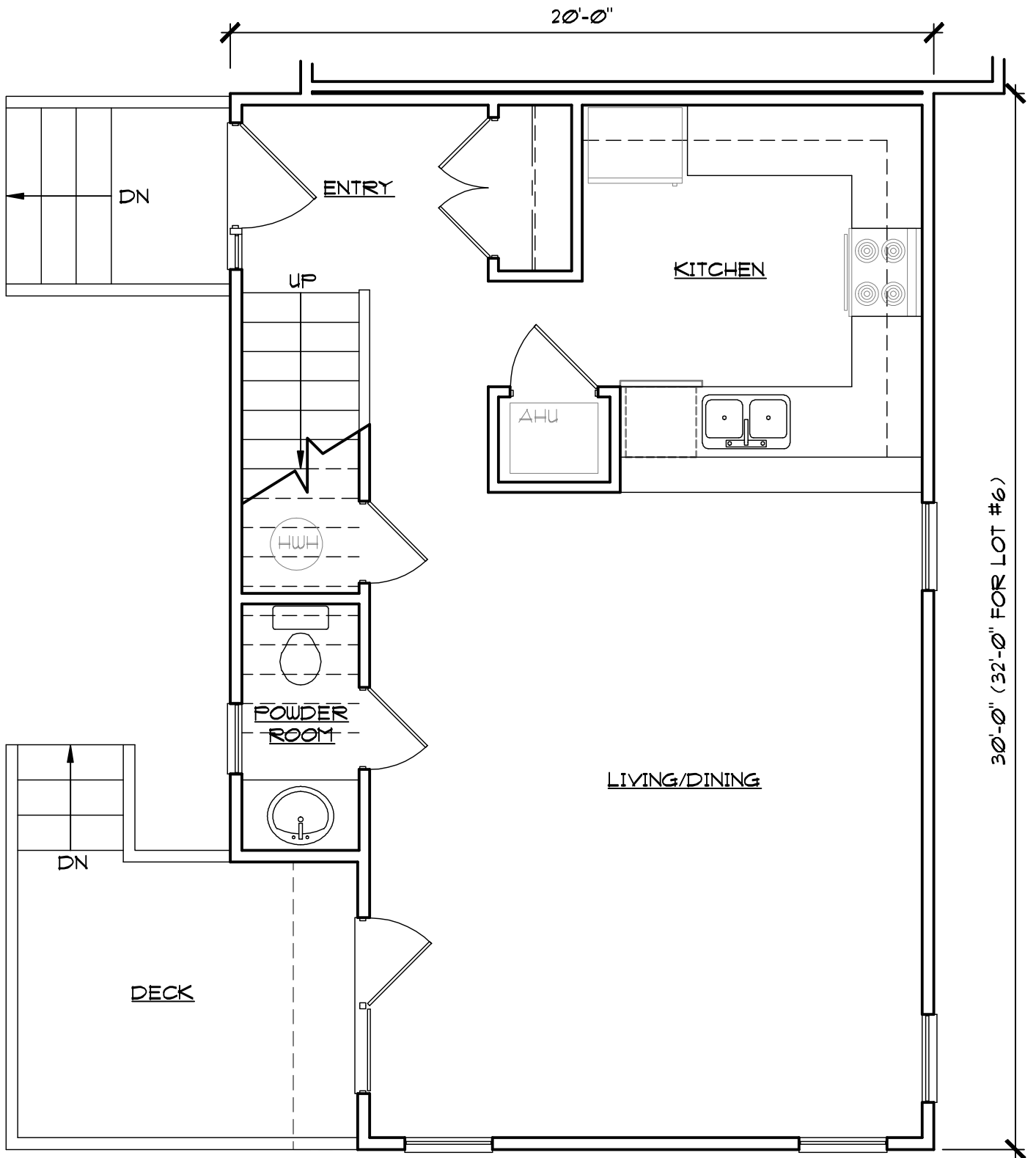
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SIDE ELEV.

UNITS

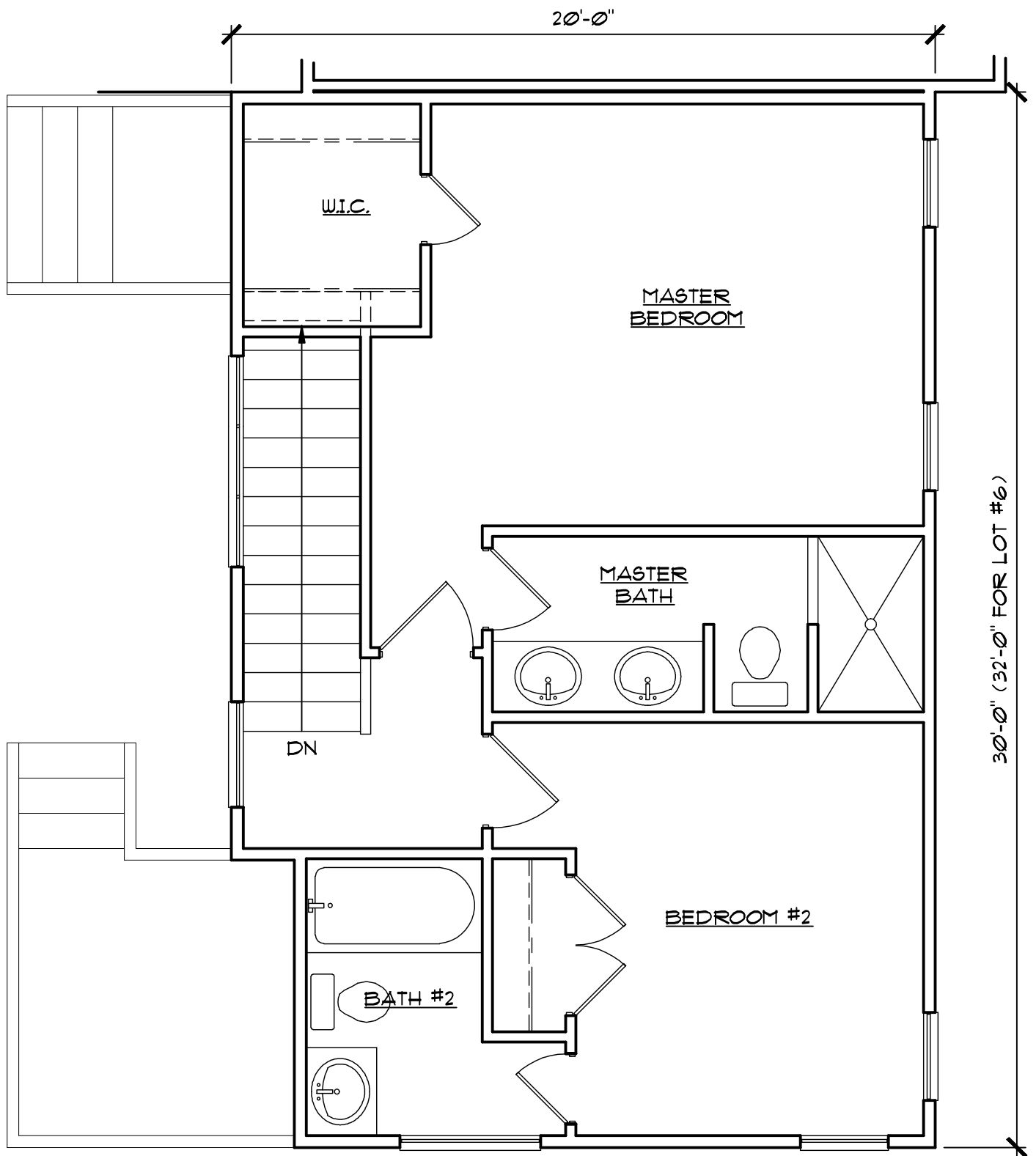
#2, 3, 4 & 5





7 MAIN FLOOR PLAN
UNIT #1 (#6 SIM.)

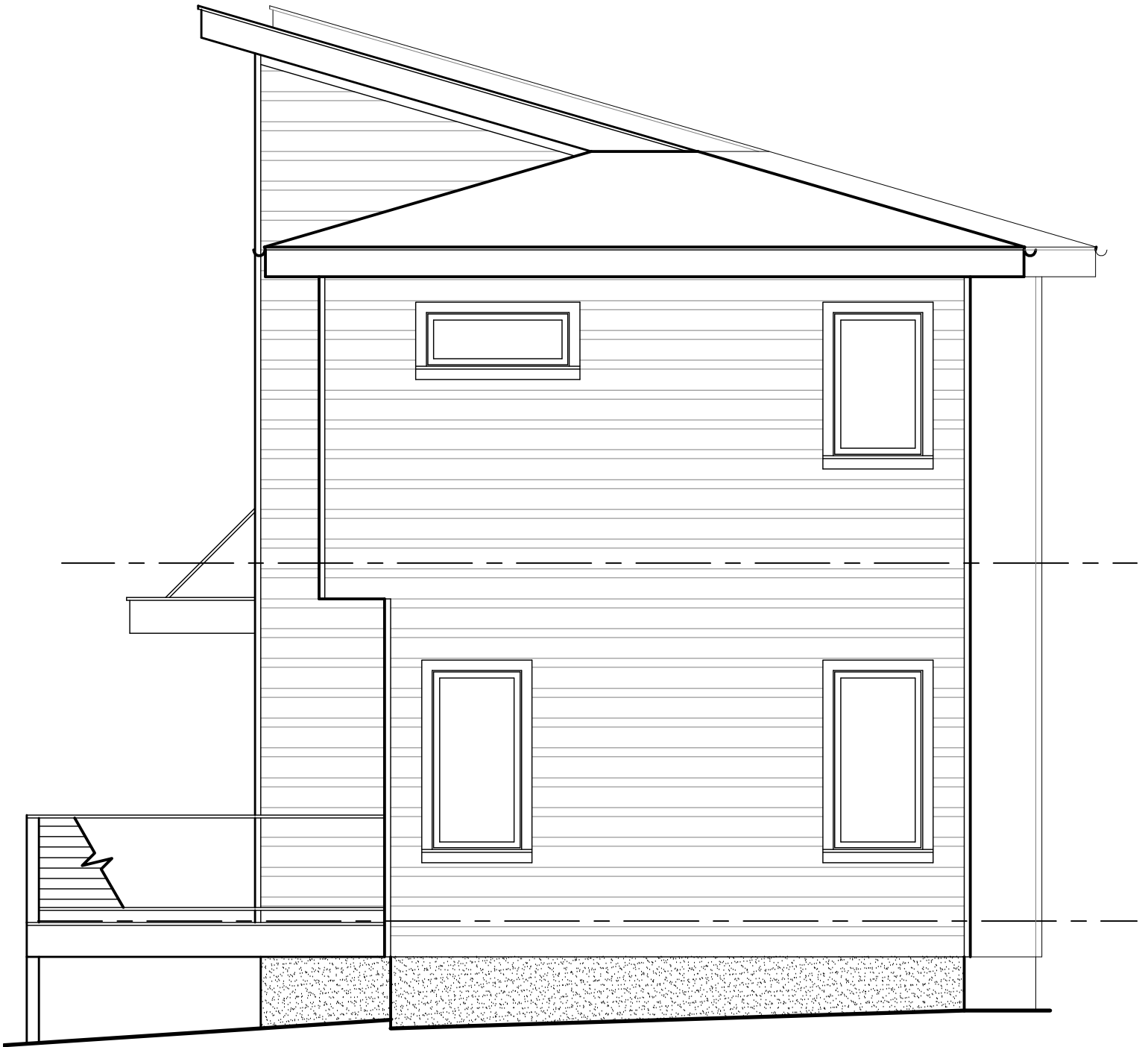
570 sf



8

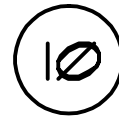
UPPER FLOOR PLAN
UNIT #1 (#6 SIM.)

585 sf

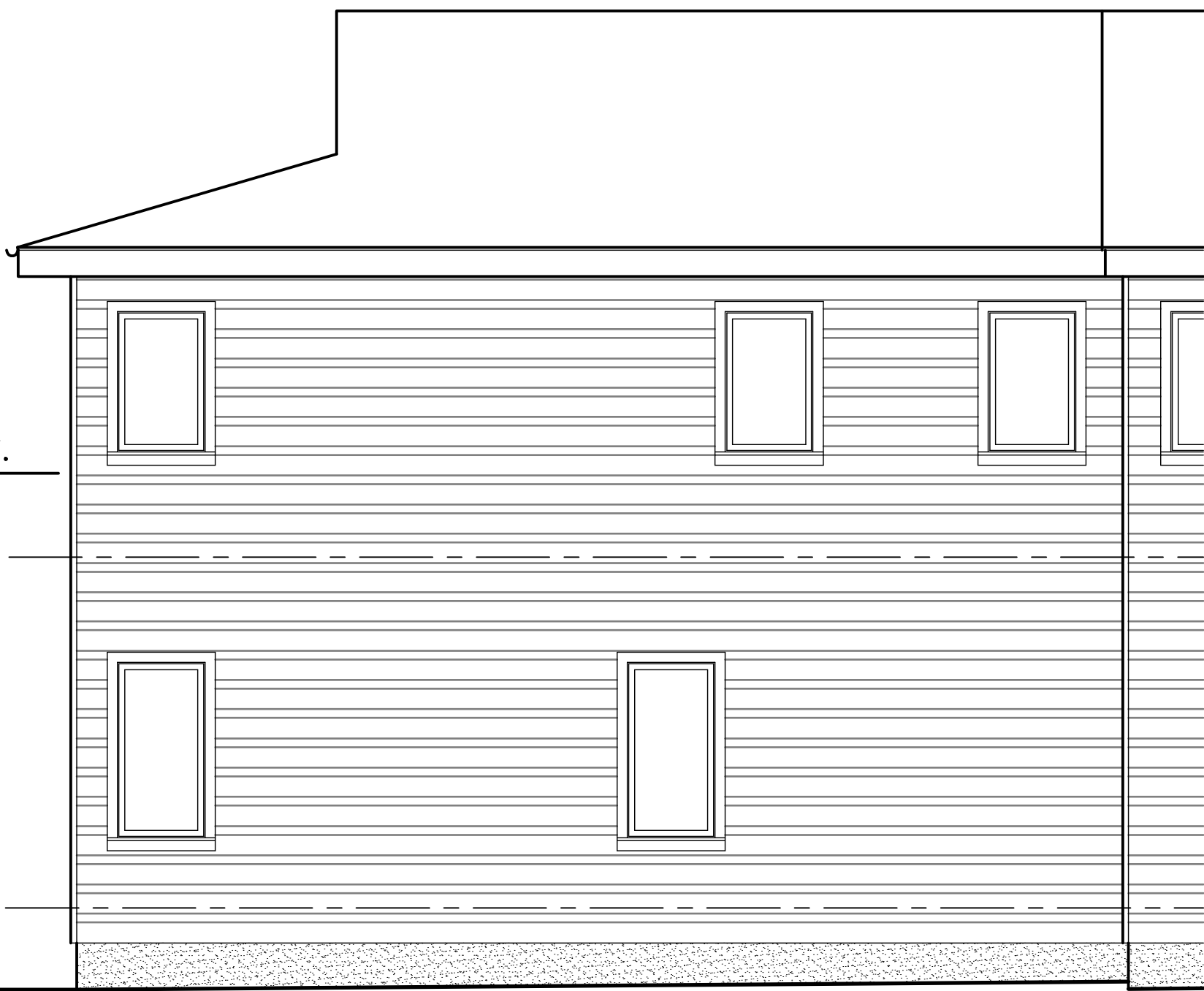


9

SIDE ELEVATION
UNIT #1 (#6 SIM.)



FRONT ELEV.
UNITS
#1 & 6



11

REAR ELEV.
UNITS
#1 & 6



12 FRONT ELEVATION (1/8" = 1'-0")
UNITS #1 & #6



13

REAR ELEVATION (1/8" = 1'-0")

UNITS #1 & #6