

**CITY OF CHARLOTTESVILLE**  
**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES**  
**STAFF REPORT**

**APPLICATION FOR REZONING OF PROPERTY**

**PLANNING COMMISSION AND CITY COUNCIL  
JOINT PUBLIC HEARING**

**DATE OF HEARING: August 12, 2014**

**APPLICATION NUMBER: ZM-14-08-06**

**Project Planner:** Ebony Walden, AICP

**Date of Staff Report:** July 25, 2014

**Applicant:** Initiated by City Council, requested by Fry's Spring Neighborhood Association

**Subject Properties:** All parcels on Crestmont Avenue, Hammond Street, Stribling Avenue, Stratford Court, David Terrace, Thomas Drive, Valley Road Extended, Baker Street, North Baker Street, Grove Street Extended and 212 Raymond Avenue, 2205 - 2411 Jefferson Park Avenue (odd numbered addresses only), 201 - 232 Shamrock Road (excluding 231), 111 - 215 Cleveland Avenue (odd addresses only), 1700 - 1720 Cherry Avenue, 1625 - 1627 Center Avenue, 2219 - 2222 Center Avenue, 2224 - 2314 Center Avenue (even addresses only), 1500 - 1537 Broad Avenue (excluding 1532), 1401 - 1515 Cherry Avenue (odd numbered addresses only), 301 - 409 Paton Street (odd addresses only).

**Comprehensive Plan (Land Use Plan) Designation:** Low density residential

**Current Zoning Classification:** R-2

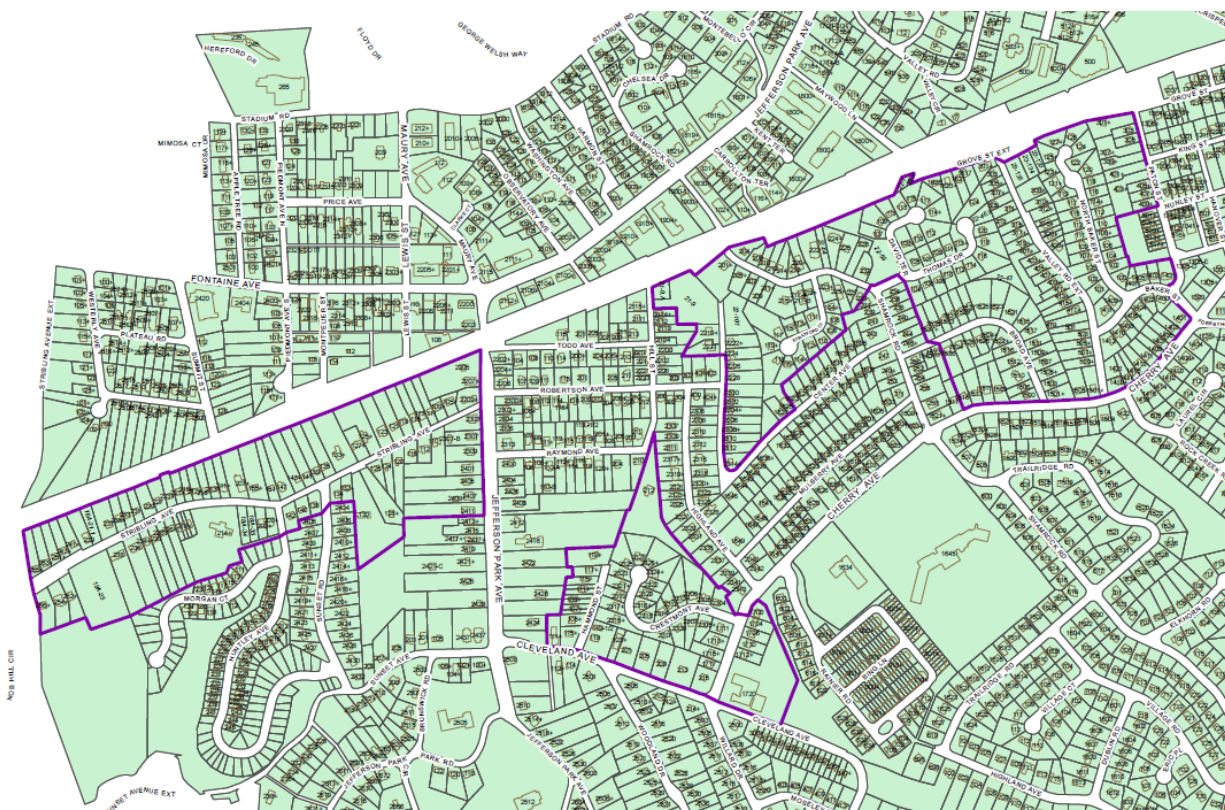
**Proposed Zoning Classification:** R-1S, R-1, R-1U, or R-1U(S)

**Request**

At their June 16th meeting, City Council initiated the study of a zoning amendment that would rezone the properties zoned R-2 in Fry's Spring Area to a Single Family Residential Zoning District classification, (R-1, R-1(S), R-1U, or R-1U(S)). The Fry's Spring Neighborhood Association (FSNA) asked City Council to initiate the rezoning of R-2 properties to R-1S. Consideration of the above mentioned amendments has been referred by the City Council to the Planning Commission for study and recommendation. The proposed amendment would rezone 356 parcels in the Fry's Spring area. A few areas outside of the FSNA request were added, as they are R-2 properties that are contiguous to the requested area. Their inclusion makes the rezoning more comprehensive and less piecemeal in nature, which could strengthen the legal basis for the rezoning. The areas added include Baker, North Baker and Paton Streets.

**Vicinity Map**





## **Standard of Review**

Whenever the public necessity, convenience, general welfare or good zoning practice require, the city council may, by ordinance, amend, supplement or change the city's zoning district regulations, district boundaries or zoning district classifications of property. All proposed amendments shall be reviewed by the planning commission. The planning commission shall review and study each proposed amendment to determine:

- (1) Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;
- (2) Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community;
- (3) Whether there is a need and justification for the change; and
- (4) When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification.

## **Project Review/Analysis**

### **1. Background**



City Council has directed staff to review a potential rezoning of R-2 properties located in the Fry's Spring area from R-2 to R-1S or another single family residential zoning classification ((R-1, R-1U, or R-1U(S)). The issue was noted in the 2006 Neighborhood Plan section of the Comprehensive Plan, brought forth once again at a 2011 Town Hall meeting and in March of 2013 the Neighborhood Association provided staff with a resolution supporting the change. A formal request was recently received by the Fry's Spring Neighborhood Association (FSNA) to ask Council to begin the process, after staff informed the FSNA President that the FSNA did not have standing to make the request. That letter is attached. The Council resolution states: "the Neighborhood Association believes that such a rezoning would stabilize the neighborhood, increase owner occupancy while still allowing accessory apartments, encourage better maintenance of properties and add to the attractiveness of the neighborhood to families."

Staff conducted an informal survey of neighborhood opinions of 29 members of the FSNA in 2012 and found there was support for the zoning change. Staff also analyzed data from the 2011 TJPDC Land Use Survey pertaining to R-2 properties within the boundaries of the Fry's Spring Neighborhood and found that over half of the pertinent properties were not owner-occupied. Of the 230 R-2 properties within the neighborhood boundaries, 50 were used as duplexes. The findings of that analysis are in the attached memo from then Neighborhood Planner, Willy Thompson.

## **2. Proposed Use of the Property**

The general usage of each of the proposed single-family residential zoning districts (R-1, R-1(S), R-1U, and R-1U(S)) is low-density residential. The proposed change in zoning district classification from R-2 to R-1, R-1(S), R-1U or R-1U(S) would render the following uses unlawful on the Subject Parcels: single-family attached dwellings (SFA), duplex uses (two-family dwellings), and residential treatment facilities (RTFs) for 8 or more residents. Uses lawfully established prior to the date of any rezoning could be continued as lawful, nonconforming uses. Except as described above, uses allowed within R-1, R-1(S), R-1U and R-1U(S) districts are the same as those allowed in the current R-2 district.

Accessory apartments, internal or external, which are currently allowed on the Subject Property in the R-2 district, would remain allowed within the R-1 or R-1(S) districts, but would be prohibited within the R-1U and R-1U(S) districts. Residential occupancy of up to 4 unrelated persons per dwelling is currently allowed within the R-2 district, and is also allowed within the R-1 and R-1(S) districts. A rezoning to the R-1U or R-1U(S) district would reduce the allowed residential occupancy of the Subject Property to 3 unrelated persons.

The 16 vacant properties in the subject area could be developed in accordance with the applicable single-family residential zoning district (R-1, R-1(S), R-1U, and R-1U(S) regulations which prohibit single-family attached dwellings (SFA), duplex uses (two-family dwellings), and residential treatment facilities (RTFs) for 8 or more residents.

## **3. Zoning History**



On the original zoning map dated 1949, much of the western part of Stribling and southern portion of the Fry's Spring Area (which includes Cresmont Avenue) were not in the City. The areas within the city were zoned for residential, A-1 which did not distinguish between one and two family dwellings. The 1958 zoning map has the same property boundaries as 1949, but the area was zoned R-2. Both R-1 and R-2 zoning districts allowed one and two family dwellings at that time. The difference between then was that R-2 zoning allowed rooming and boarding houses, kindergartens, nursery and play schools and tourist homes.

Under the 1976 City Zoning Map, which continued in effect with only minor amendment until 1991, the overwhelming majority of the properties in the Fry's Spring neighborhood were zoned R-2 Residential. On the 1991 Zoning Map, the subject parcels were zoned R-2, the properties on Marion Court, McElroy Drive, Troost Court and on the west side of Old Lynchburg Road were zoned R-1 Residential and the remainder of the neighborhood was zoned R-1A. Under the Zoning Map currently in effect there are only three areas of R-2 zoning in Fry's Spring:

- (1) In the area around Crestmont Avenue and Hammond Street;
- (2) In the Stribling Avenue area; and,
- (3) In the area that includes Stratford Court, David Terrace, Thomas Drive, Center Avenue, Valley Road Extended, Grove Street Extended, North Baker Street and portions of Shamrock Road and Broad Avenue.

This requested rezoning would change 356 parcels from R-2 to R-1, R-1(S), R-1U, or R-1U(S). At this time there are 2161 parcels zoned R-2 throughout the City, therefore this rezoning would reduce that number by approximately 16.5%.

#### **4. Existing Character and Land Use**

According to the Land Use Survey done by the Planning District Commission (TJPDC) of the subject parcels there are 60 duplexes, 12 single-family attached, 230 single-family detached and 31 single family with accessory units. Roughly 20% of the subject parcels are used for duplexes or for single family attached units.

The definitions for each use/dwelling are below (per Z.O. Sec. 34-1200):

- Duplex means a two-family dwelling or a series of single-family attached dwellings containing two (2) dwelling units.
- Single-family attached (SFA) means a building containing a single dwelling unit, where such building is attached or connected to one other similar building by a common party wall, and where each individual dwelling unit is designed and constructed so as to permit its sale as an individual unit.
- Single-family detached (SFD) means a freestanding building containing a single dwelling unit, i.e., a building that has no attachment or connection by a common party wall to another similar building.
- Accessory apartment means an independent dwelling unit, the presence and use of which is clearly subordinate to a single-family detached dwelling and in which no more than two (2) persons reside.



Land Use	R-2 Area	Number of Properties
Apartment	Stribling	1
Duplex	Crestmont	5
Duplex	Shamrock Valley	36
Duplex	Stribling	19
Religious	Crestmont	1
Single-Family Attached	Crestmont	6
Single-Family Attached	Shamrock Valley	6
Single-Family Detached	Crestmont	40
Single-Family Detached	Shamrock Valley	141
Single-Family Detached	Stribling	49
Single-Family with Accessory	Crestmont	1
Single-Family with Accessory	Shamrock Valley	26
Single-Family with Accessory	Stribling	4
Townhome	Stribling	4
Vacant/No Structure	Shamrock Valley	14
Vacant/No Structure	Stribling	3

## 5. Reasonableness/Appropriateness of Current Zoning

Most of the subject properties have been zoned R-2 for over 50 years to accommodate one and two family dwelling uses in the City. These areas were kept R-2 in 1991 which included a significant rezoning of properties in this area and in 2003, which is the most recent city wide comprehensive rezoning. A downzoning will not change the existing uses of the properties, nor will it necessarily change the owner/rental mix in the neighborhood.

Twenty five percent of the parcels are used as single family attached or duplex units, which provide for some housing variety and appear reasonable. This area is designated as low density residential in the Comprehensive Plan; R-2 zoning is consistent with that designation. Conversely, one could argue that since only 25% of the parcels in the subject area are used as single family attached or duplex's that another zoning, which represents the prevailing use of the parcels in the subject area, may be more appropriate.

## 6. Consistency with Comprehensive Plan

The Future Land Use Plan shows the property's use as Low Density Residential. Both R-1 and R-2 zoning classifications are considered Low Density Residential.

The proposed rezoning would meet the City's goal of "flexibility and progressive in anticipating and responding to the needs of our citizens" outlined the City's Vision Statement and on page 1 of the Community Values section in the Comprehensive Plan; as this initiation is a response to the request of a particular group of the neighborhood, namely FSNA members.



The proposed rezoning is not in conformance with the following goals outlined in the Housing Section of the Comprehensive Plan:

- Housing Vision: City neighborhoods will feature a variety of housing types, housing sizes and incomes....
- Goal 3.2 – Incorporate affordable units throughout the City, recognizing that locating affordable units throughout the community benefits the whole City.
- Goal 3.3 – Achieve a mixture of incomes and uses in as many areas of the City as possible.
- Goal 3.6 - Promote housing options to accommodate both renters and owners at all price points including workforce housing.

In general, downzoning to allow less housing variety is counter to the goals listed above as it prohibits a diversity of housing types and sizes. Greater diversity of housing types and sizes helps to promote affordability and a variety of uses within city neighborhoods.

## 7. Changes in Circumstances, Neighborhood Character or Intensity/Pattern of Development

The following information should be considered to help determine whether there have been significant changes in the area since the previous comprehensive rezoning, and whether any changes present a need and/or support the proposed zoning change.

### *Changes in Population & Owner/Rental Occupancy*

#### **Considerations:**

- Has there been a remarkable change in the number of renters vs. homeowners?
- Has there been a substantial increase in the number of college students living on the specific streets included within the rezoning area?

The census data indicates that there has been a population decrease in the subject area by approximately 33 people. The most significant change indicated by Census data is the decrease in rental occupied units by 49 people or 2.7 %. There has however been a 3.1 % increase in the number of non-family renter occupied units (8 units). The attached maps indicate that the largest increase in the population in and number of non-family renter occupied units occurred on Stratford Court, Center Avenue and North Baker from 2000 to 2010. This could potentially indicate an increase in the number of college students living on those specific streets, but one cannot be sure.

			Owner Occupied Housing Units		Renter Occupied Housing Units				
		total population	family household owner occupied housing units	non-family household owner occupied housing units	family household renter occupied housing units	non-family household renter occupied housing units	population in owner occupied housing units	population in renter occupied housing units	housing units
Census 2000	number	898	68	58	94	193	266	632	413
	percent		54.3%	45.7%	32.6%	67.4%	29.6%	70.4%	
Census 2010	number	865	70	58	85	201	278	583	
	percent		54.8%	45.2%	29.6%	70.4%	32.3%	67.7%	414
difference	number	-33	2	0	-9	8	13	-49	1
	percent		0.6%	-0.6%	-3.1%	3.1%	2.7%	-2.7%	



## ***Changes in Land Use and Development***

### **Considerations:**

- Has there been substantial building activity in the subject area in the past decade?
- Has there been substantial development of single-family attached and duplex vs. single family units?
- Is there substantial development at a lower intensity than what is allowed by the zoning?
- How many single family units have been converted to duplexes?

According to our building permit system, there have been 17 new residences that are either duplex units or single-family attached units since 2000. This includes 8 conversions from single family detached to duplex units, 3 new duplexes and 6 new single family attached units. There were six new single family detached residences and five new accessory apartments between 2000 and 2014.

- Eight conversions from single family residences to two family residences (on Crestmont, Stratford, Valley, Shamrock, Stribling and Grove)
- Nine new single-family attached and duplex's, and 6 attached units on Valley Road Ext\*
- Six new single family detached units on Hill, Grove, Cherry and Raymond
- Five new accessory apartments on JPA, Shamrock, Raymond, Valley Road and Stribling
- Seven demolitions of single family structures 5 on Grove, 1 Valley Road and 1 on Cherry avenue

The existing land use maps from 2000-2013 are attached. There seem to be a few areas that have gone from vacant to single or two family and a few new subdivisions, but there are not any changes that staff would deem significant.

\*Note that the Valley Road Extended properties were primarily Habitat homes.

## ***Changes in Neighborhood Quality***

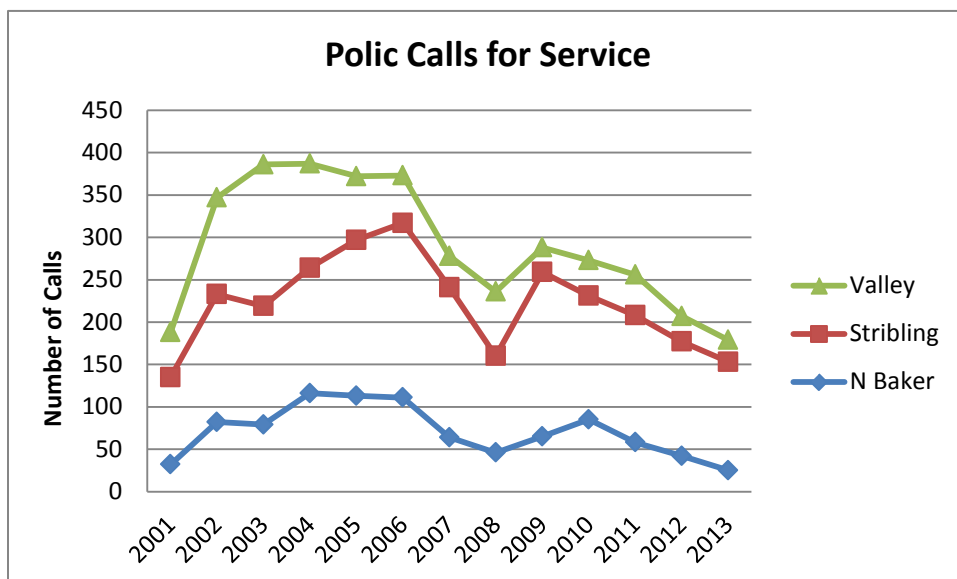
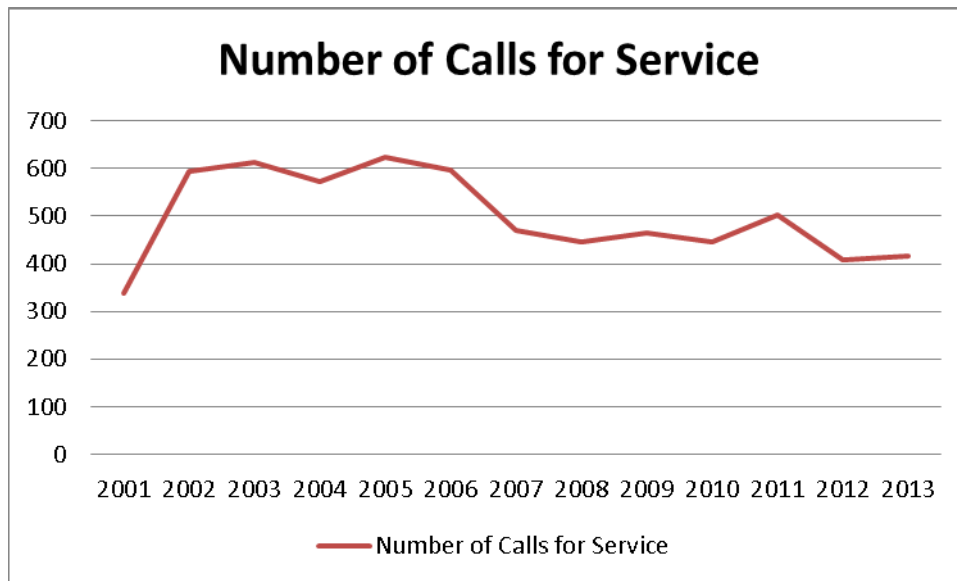
### **Considerations:**

- Has there been significant change in neighborhood quality in the subject area which can be verified by police calls that are characterized as nuisance activities, zoning violations or property maintenance issues?
- Are there specific streets that may prove to have more undesirable activities or maintenance issues than others?

### **Police Calls for Service**

Staff collected police calls for service data to help identify any “nuisance” impacts in the neighborhood, particularly related to the widespread belief that the college student renter population has increased. Total number of police calls for service in the subject areas has been on a slight decline in the past 8 years. Stribling Avenue has by far the most calls for service over the past 14 years (30%). North Baker (14%) and Valley Road Extended (13%) are the other two streets that stand out. All of these streets, however, have seen a decrease over the past 10 years





Calls for “warrant” are highest on all three streets. Warrants represent a range of charges. The moniker “Warrant” is also inclusive of papers like protective orders which are served on both an offending party and a victim party. Warrant Services therefore are not a good indicator of criminal activity occurring in an area, it simply means that individuals living in that area were in some way involved in a past incident that could have occurred anywhere in the city, or even surrounding jurisdictions. Between 5% and 11% of the highest category calls are for what one might consider nuisance activities like disorder or loud.

Stribling Ave	2053	North Baker St	955	Valley Road Ext	890
WARRANT	220	ANIMAL CONTROL OFFEN	109	WARRANT	115
MISCELLANEOUS CRIMIN	111	WARRANT	106	LOUD NOISE	88
DISORDER	107	PARKING VIOLATION	48	DISORDER IN PROGR	46



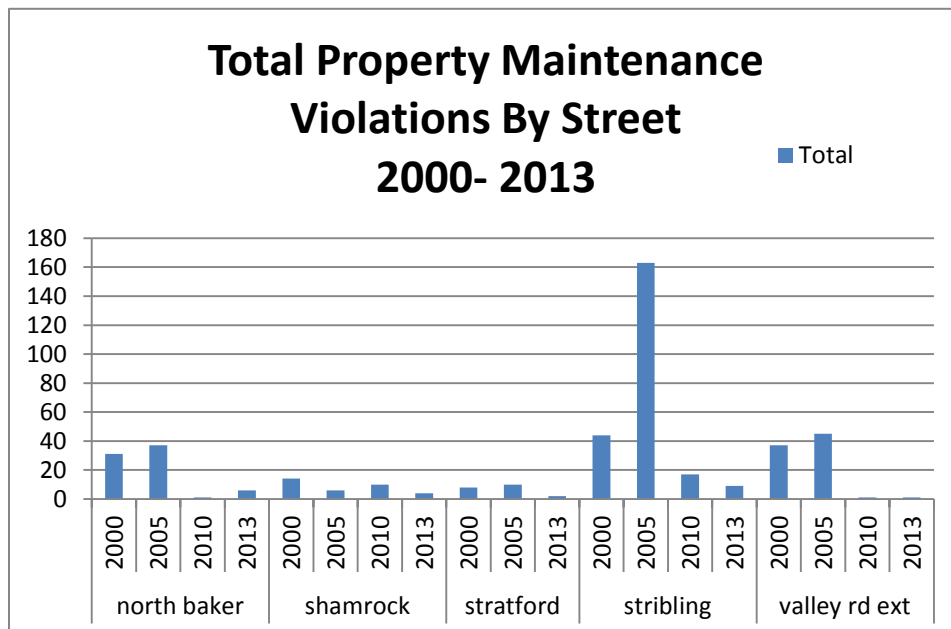
- **Zoning/Occupancy Issues**

There is no record of significant building code or zoning complaints or enforcement actions in relation to the subject streets.

- **Property Maintenance Issues**

The primary property maintenance issues in the subject area are on Stribling Avenue, Valley Road Extended and North Baker and to a much lesser degree on Stratford and Shamrock. Such violations can have a negative impact on neighborhood quality. These are areas where rental occupancy is higher and are potentially student areas. However, the number of total property maintenance violations has drastically decreased between 2000-2013 and that trend includes all of the above mentioned areas as well. The total number of property maintenance violations in the proposed rezoning area went from 196 in 2000 to 40 in 2013.

<b>Stribling</b>	<b>784</b>
Trash	274
Vehicle	203
Weeds	175
Housing	119
<b>Valley Rd ext.</b>	<b>382</b>
Vehicle	177
Trash	144
Weeds	33
Housing	26
<b>North Baker</b>	<b>310</b>
Vehicle	117
Weeds	66
Trash	61
Housing	52
Peeling Paint	5
Vacant House/Structure	3
Unsafe Structure	3





## **Public Comments Received**

### **2012 Fry's Spring Neighborhood Oktoberfest Survey**

Below are the results from the 2012 Fry's Spring Neighborhood Oktoberfest informal survey with the following responses:

Do you support rezoning all R-2 properties to R-1S (Single-Family Small Lot) which allows for up to four unrelated residents per residence? **Yes-60% No-40%**

Do you support rezoning all R-2 properties to R-1US (Single-Family University Small Lot) which allows for up to three unrelated residents per residence? **Yes-80% No-20%**

Do you support no zoning changes to the R-2 properties? **Yes-27% No-73%**

### **Summary**

- 29 surveys completed
- 4 of the 7 unaware of their property's zoning were also unaware of the zoning issues
- The one respondent with a 2-family residence indicated support for change to R-1S zoning
- 8 of 10 respondents who responded no for a change to R-1S responded yes for R-1US
- Only 2 respondents circled no for both proposed zoning changes

### **Comments Provided**

- Focus on incorporating a mix of traditional and form-based zoning.
- Limit number of unrelated persons in R2 zoning or for duplexes.
- R-1US is preferred over R-1S.
- Not enough off-street parking to accommodate the number of unrelated persons occupying R2 properties.
- Concerned for single-family detached residences being replaced by two-family residences.
- Zoning enforcement needs to be improved.

### **2013 Crestmont Homeowner's Petition**

In September 2013 the City received statements (attached) of opposition to the proposed rezoning on Crestmont Avenue. Signed statements were received from 16 of the 23 Crestmont Avenue property owners, with the stated the basis of the opposition as follows:

1. Crestmont Avenue has functioned well with R-2 zoning. It is not a student neighborhood and all of the homes are well maintained.
2. R-1S zoning will adversely affect property values for owner occupied homes on Crestmont Avenue by eliminating investor buyers.
3. R-1S zoning will eliminate housing opportunities for those renters who wish to live in a quiet residential neighborhood. The owner who circulated the petitions noted that "the 7 owners not included did not respond to my letter requesting them to sign the petition so it is not clear whether or not they oppose or support a zoning change".



## **2014 Calls Related to Rezoning Initiation**

At the time of this report 39 people called Neighborhood Development Services regarding this matter. Twelve of these people lived in the Fry's Spring Area. There was one person in favor of the rezoning, twenty-one people were calling for information or to ask questions and 13 were not in favor of the change. The 39 callers represent 62 properties, 23 of which are on Jefferson Park Avenue and Stribling Avenue. Mrs. Creasy, the Planning Manager, met with 8 property owners that lived and/or owned property near Crestmont on Thursday, July 31<sup>st</sup>, 2014. This meeting was requested by the residents for informational purposes.

## **2014 Fry's Spring Neighborhood Association Letter**

Attached is the Fry's Spring Neighborhood Association's letter dated 7/30/14 in support of the rezoning from R-2 to R-1S. FSNA would like City Council, the Planning Commission, and NDS to consider these three factors:

- (1) The recent local trend towards higher density housing, such as what has been built over the years in the Jefferson Park neighborhood and what is being built on West Main Street, is incompatible with the makeup of the Fry's Spring neighborhood, which consists almost exclusively of a variety of lower-density residences;
- (2) Higher-density development in our neighborhood potentially threatens to reduce not only the opportunities for individuals or families to own property, it could also reduce the available housing stock for lower-income renters; and
- (3) There is no documented reason for the inexplicable exclusion of the areas under consideration from the otherwise comprehensive neighborhood zoning in 1991. Because there has never been an explanation for this, it is most likely a mistake that should be corrected.

---

Downzoning can be used as a tool to target or manage growth or to limit development of a particular type, size, use, intensity or character. Some typical reasons for downzoning are to limit sprawl and overgrowth of cities, and to help concentrate areas of development into clusters to preserve open space, to limit dense development or intense development near sensitive single family neighborhoods, or to allow new development to evolve in accordance with market-driven patterns. Proponents of downzoning anticipate reduced density of development, reduced residential growth, higher home values, and enhanced quality of life. Opponents of downzonings typically anticipate lower land values, reduced development potential and reduced speculative profit potential. Downzoning is sometimes seen as a tool for trying to keep certain types of people or development out of neighborhoods and is sometimes viewed as having an exclusionary impact.

## **The Effect of Down Zoning on a Landowner/Property Values**

According to the City's Assessors office, R-2 zoned property would generally bring a higher value if the properties are vacant. Thus, this rezoning could negatively affect the assessment of the sixteen vacant parcels in this area. The rezoning would also reduce the development potential of the sixteen



vacant properties in the area, as they would be restricted to developing single family detached units instead of single family attached units and duplexes. This downzoning would have a minimal effect on existing dwellings because they would be “grandfathered” to the current use. Uses lawfully established prior to the date of any rezoning could be continued as lawful, nonconforming uses and would need to comply with the non-conforming section of the Zoning Ordinance for any changes or expansions.

The Assessor’s Office does not distinguish between owner occupied and rental dwellings in regards to assessments.

### **Potential Reasons for Rezoning**

Rezoning the R-2 parcels in the Fry’s Spring Area would:

- Respond to the request of the Fry’s Spring Neighborhood Association.
- Stop additional conversions from single-family detached to duplex units.
- Stop the construction of new single-family attached units and/or the demolitions of single family detached units to build single family attached or duplex units.
- Restrict the addition of new accessory units if an R-1SU or R-1U classification is selected.
- Limit the number of unrelated persons that can live together if an R-1SU or R-1U classification is selected. Except, units that occupied more than 3 persons prior to the zoning change would be allowed to continue.
- The 72 properties that are used as duplexes or single-family attached units would be allowed to continue under a non-conforming status and would need to comply with the non-conforming provisions of the Zoning Ordinance for any changes or expansions.

### *Potential Zoning Classifications*

R-1: R-1 provides a single family detached zoning classification of a larger lot size, 8,125 sf. There are at least 106 existing lots in the area that have less than 8,125 square feet and would become non-conforming for lot size.

R-1U: This zoning is the same as R-1 except that it restricts accessory apartments and the number of unrelated persons living together to 3. The “U” represents university, as it was zoned to help limit student rental of homes or accessory structures. All properties that have more than 3 unrelated persons or accessory apartments would become non-conforming.

R-1S: R-1S provides a single family detached zoning classification of a smaller lot size, 6,000 sf. There are approximately 21 existing lots in the area that have less than 6,000 square feet and would become non-conforming for lot size. This classification would create the least amount of non-conformity in relation to lot size, accessory apartments and unrelated persons.

R-1SU: This zoning is the same as R-1S except that it restricts accessory apartments and the number of unrelated persons living together would be restricted to. The “U” represents university, as it was zoned to help limit student rental of homes or accessory structures. All properties that have more than 3 unrelated persons or accessory structures would become non-conforming.



Other considerations:

- The FSNA would prefer to keep the ability of residents to have accessory apartments.
- Only 20% of the properties in the subject area are used as duplexes or single family attached units, which could be an indication that a lower zoning classification is more appropriate.
- The creation of an abundance of non-conforming properties is a time and administrative burden on the zoning staff in regards to managing records and enforcement. Creating the least amount of non-conformities would diminish the impact on residents, property owners and staff.

### **Reasons for Maintaining R-2 zoning**

Potential reasons for maintaining R-2 zoning in the Fry's Spring Area are as follows:

- R-2 zoning allows for greater diversity in use, type and size of housing.
- Restricting housing diversity is not consistent with the Housing goals of the Comprehensive Plan.
- Allowing new single family attached and duplex units can provide more opportunities for individuals or families to own property and/or increase the available housing stock for lower-income renters. Single family attached homes are usually smaller and more affordable than single family detached homes and also provide opportunities for affordable rentals/homeownership.
- The rezoning will not directly increase owner occupancy and/or reduce rental occupancy in existing units.
- The rezoning will not directly decrease nuisance or property maintenance issues.
- The rezoning would increase the number of non-conforming properties for use and lot size in the neighborhood.
- The rezoning would reduce the development potential of the sixteen vacant properties in the area.

Other considerations:

- The verifiable data on neighborhood development patterns, land use and quality outlined above does not show significant growth in negative impacts to the neighborhood over the past 14 years.
- The subject properties are not high density and high density development is not allowed. Any future zoning change to allow high density development would need to be approved by City Council and is highly unlikely. R-2 is a low density residential zoning classification.
- Downzoning to R-1S will not inherently limit student rentals, increase owner occupancy or encourage better maintenance of properties.

### **Potential Options**

1. Recommend approval of a rezoning of all the subject parcels to either R-1, R-1(S), R-1U, or R-1U(S)
2. Recommend approval of a rezoning to R-1, R-1(S), R-1U, or R-1U(S) in certain areas.



### 3. Recommend denial of the Rezoning

## **Suggested Motions**

### **1. Recommend approval of a rezoning of all the subject parcels to either R-1, R-1(S), R-1U, or R-1U(S)**

Suggested Motion: I move to recommend to City Council a rezoning of all of the Subject Property, from R-2 to \_\_\_\_\_, based on a finding that the public necessity, convenience, general welfare or good zoning practices requires the rezoning.

### **2. Recommend approval of a rezoning to either R-1, R-1(S), R-1U, or R-1U(S) only for specific parcels [2 step process]:**

Motion 1: I move to recommend to City Council that they should exclude the following Subject Parcels from consideration for rezoning, and allow the current R-2 zoning to remain for these parcels:

\_\_\_\_\_ [identify list of specific properties to be excluded,  
according to street address]

Motion 2: Based on a finding that the public necessity, convenience, general welfare or good zoning practices requires the rezoning, I move to recommend to City Council a rezoning of all of the remaining Subject Parcels, other than the ones we recommended to be excluded.

### **3. Recommend Denial of the Rezoning**

Suggested Motion: I move to recommend City Council that they should not approve the proposed rezoning based on a finding that the public necessity, convenience, general welfare or good zoning practices does not require the rezoning.

#### Attachments:

Fry's Spring Rezoning Attachments (Council Initiation, FSNA Letters, Crestmont Petition & Willy Thompson's Summary Memo)

FSNA Letter

Basemap

Zoning Map

TJPD Land Use Survey

Combined Land use maps

Vacancy Map

Census Data

Police Data



**A RESOLUTION  
TO INITIATE AN AMENDMENT TO THE ZONING DISTRICT MAP  
THAT REZONES PROPERTIES CURRENTLY ZONED R-2 (TWO FAMILY  
RESIDENTIAL) IN THE AREA AROUND CRESTMONT AVENUE AND  
HAMMOND STREET; IN THE STRIBLING AVENUE AREA;  
AND IN THE AREA THAT INCLUDES STRATFORD COURT, DAVID TERRACE,  
THOMAS DRIVE, VALLEY ROAD EXTENDED, NORTH BAKER STREET,  
AND PORTIONS OF SHAMROCK ROAD AND BROAD AVENUE,  
TO A SINGLE FAMILY RESIDENTIAL ZONING CLASSIFICATION**

**WHEREAS**, the Fry's Spring Neighborhood Association has asked the City Council to consider a rezoning of properties in that neighborhood currently zoned R-2 Two Family Residential to R-1S Single Family (small lot) Residential; and,

**WHEREAS**, properties zoned R-2 in the Fry's Spring neighborhood are located in the area around Crestmont Avenue and Hammond Street; in the Stribling Avenue area; and in the area that includes Stratford Court, David Terrace, Thomas Drive, Valley Road Extended, North Baker Street, and portions of Shamrock Road and Broad Avenue; and,

**WHEREAS**, the Neighborhood Association believes that such a rezoning would stabilize the neighborhood, increase owner occupancy while still allowing accessory apartments, encourage better maintenance of properties and add to the attractiveness of the neighborhood to families; and,

**WHEREAS**, included in the matters to be considered in drawing zoning district boundaries are the existing use and character of property, the comprehensive plan, the suitability of property for various uses, the trends of growth or change, and the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the City; and,

**WHEREAS**, this Council finds and determines that the public necessity, convenience, general welfare, and good zoning practice require the initiation of a study of certain amendments to the City Zoning District Map that rezone the properties referenced herein that are currently zoned R-2 Two Family Residential to a Single Family Zoning District classification.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Charlottesville that the Planning Commission is hereby directed to study potential amendments to the City Zoning District Map, as referenced in City Code sec. 34-1, that would rezone the



above-referenced properties currently zoned R-2 to a Single Family Residential Zoning District classification; and,

**BE IT FURTHER RESOLVED** that the Planning Commission will submit its findings and recommendations to the City Council no later than 100 days from the date of this Resolution.



[Email from Hardy Whitten, former President of  
the Fry Spring's Neighborhood Association]

Dear Charlottesville City Council,

The following letter is what the FSNA Board approved to send to Jim Tolbert, Director of NDS. I am sending this to you directly as during a phone conversation I had with Jim on Friday, he explained to me that your direction for this study would be required and we should send this to you directly to have placed on Council's agenda for approval of this direction. So please review the letter approved by the Fry's Spring Neighborhood Association Board below and direct Neighborhood Development Services to proceed with the Survey and Public Hearing for rezoning.

Dear Mr. Tolbert:

The Fry's Spring Neighborhood Association is in receipt of your recent letter indicating that our official request to pursue rezoning of properties within the Fry's Spring neighborhood from R-2 to R-1S will not be taken to the Planning Commission or City Council for consideration.

Your decision appears to be based on the research and legal opinion of the city attorney Rich Harris that a downzoning would be unlikely if challenged in court. However, Mr. Harris does note that there has been successful downzonings in Virginia (Seabrooke) and, as we must point out, not too long ago in Charlottesville and in the Fry's Spring neighborhood.

As we have repeatedly noted this issue has been a long standing one in the Fry's Spring Neighborhood and has been included in a minimum of two previous comprehensive plans. We have reached a number of homeowners of R-2 properties to educate them as to what a rezoning would mean for them and believe we have a critical mass of support from them as well as the larger community to move forward with the rezoning process.

At this time we are asking for a proper pursuit of the rezoning process to include a prompt Survey and Public Hearing for rezoning. We have the right to have this issue placed before the Planning Commission and City Council for their consideration. John Santoski, the planning commission member who resides in the Fry's Spring neighborhood supports our bringing the idea of a study forward to the Planning Commission for consideration. He has noted that his support for the process did in no way commit him or any other commissioner to endorse the idea rather he believed the FSNA should have the opportunity to be heard in the public forum.

We hope that you will reconsider your position on this matter and schedule a time for the issue of rezoning in the Fry's Spring neighborhood to be brought before the Planning Commission. We offer our assistance in this matter and look forward to a positive outcome.



Dear Charlottesville City Council, Planning Commission, and Neighborhood Development Services:

In March 2013, the Fry's Spring Neighborhood Association requested a rezoning of the R2-zoned properties in the Areas of Stribling, Crestmont, and Shamrock from R2 to R1S. In support of this request, we ask City Council, the Planning Commission, and NDS to consider these three factors:

- (1) The recent local trend towards higher density housing, such as what has been built over the years in the Jefferson Park neighborhood and what is being built on West Main Street, is incompatible with the makeup of the Fry's Spring neighborhood, which consists almost exclusively of a variety of lower-density residences;
- (2) Higher-density development in our neighborhood potentially threatens to reduce not only the opportunities for individuals or families to own property, it could also reduce the available housing stock for lower-income renters; and
- (3) There is no documented reason for the inexplicable exclusion of the areas under consideration from the otherwise comprehensive neighborhood zoning in 1991. Because there has never been an explanation for this, it is most likely a mistake that should be corrected.

With regards to the first factor, we are asking you to consider that since the last time any zoning changes have been made in the Fry's Spring neighborhood, the University of Virginia has embarked on an accelerated growth plan.<sup>1</sup> To support the addition of 1,500 students in the next five years, some high-density housing developments are already completed, and others are under construction. We assume that, to account for these new students' needs, some number of new jobs will be also created for faculty/support staff, possibly along with some new private-sector services. One should also consider the likelihood that the University's outstanding research and development facilities will continue to produce ideas and technologies that will lead to the creation of more businesses and jobs, and thus more residents.

No one seems to know whether all these new housing projects will answer the question, "Where are all these new residents going to live?" Our public officials seem to have taken a wait-and-see approach,<sup>2</sup> and even suggest that high-density housing is appropriate *anywhere in the City*. Developers have taken note. We recently attended a presentation on a proposed high-density phase of Johnson Village, where the developer stated he is waiting to see how well the City Walk project will succeed before adding high-density to the Johnson Village residential area.

What then? Given our city's current growth path and the receptiveness to insert high-density in every part of the City, there is no guarantee that these projects will fully alleviate the pressure to add high-density housing in areas that traditionally are inappropriate for this purpose.

The areas under your consideration are especially susceptible to high-density development. For years we watched as another neighborhood close to the University, Jefferson Park, succumbed to the pressure

---

<sup>1</sup> [http://uvamagazine.org/articles/u.va.\\_developing\\_strategy\\_for\\_increasing\\_enrollment/](http://uvamagazine.org/articles/u.va._developing_strategy_for_increasing_enrollment/)

<sup>2</sup> [http://www.c-ville.com/got-students-why-the-flats-at-west-village-is-the-canary-in-the-coal-mine-for-charlottesvilles-midtown/#.U9UwwbHD\\_IU](http://www.c-ville.com/got-students-why-the-flats-at-west-village-is-the-canary-in-the-coal-mine-for-charlottesvilles-midtown/#.U9UwwbHD_IU)



to add density. In the current environment we see no reason why Stribling, Crestmont, and Shamrock wouldn't be next, and we encourage you to recognize the balance within Charlottesville by correcting the zoning of these low-density residential areas.

The second factor in support of our request speaks both to ownership and occupancy. Charlottesville today has at least two pressing housing issues: (1) at 40.8%, according to the last national census, we lag behind the level of home ownership within the Commonwealth by 27 percentage points,<sup>34</sup> and (2) lower-income residents find it increasingly difficult to secure affordable housing, which over time is forcing more residents to seek housing outside the City.<sup>5</sup>

We assert that choice is restricted and opportunities are limited when both detached and rental property stock is further reduced by the razing of existing detached homes and rentals in the R2-zoned areas of Fry's Spring, and replacing them only with high-density rentals.

By zoning the areas under consideration to R1S, the level of housing stock available in Fry's Spring for middle- and lower-income families, both to own and to rent, will be preserved, and the small businessperson seeking an opportunity in real estate in this community can still prosper.

Lastly, we are not sure what the reason was for these properties to have been defined as R2 in 1991, and it is our understanding that subsequent rezoning of other R2 properties in Fry's Spring was meant to acknowledge the character of our neighborhood and to correct a mistake.

We are asking you to help us maintain our roots as a low-density, residential neighborhood that appeals to residents of all income levels. With this corrective rezoning we also ask that you reaffirm the present and future property rights of rental property owners by making their properties legally nonconforming, and that you also continue to allow owners of rezoned properties with detached homes to have the right to build and rent accessory dwellings, just as you did in 1993 and 2003.

If these changes are approved, both Council and the Planning Commission will add weight to the theory that high-density development in one part of the City will alleviate pressure on other residential areas.<sup>6</sup>

These properties are appropriate for inclusion in R1S status. These changes, in conjunction with the maintenance of property rights, are needed. They will benefit not only our neighborhood but the greater Charlottesville community, and they will not adversely impact the properties in the three areas.

---

<sup>3</sup> <http://quickfacts.census.gov/qfd/states/51000.html>

<sup>4</sup> <http://quickfacts.census.gov/qfd/states/51/51540.html>

<sup>5</sup> [http://www.dailypress.com/opinion/letters\\_to\\_the\\_editor/incentivize-homeowners-in-the-city/article\\_43a13b4e-12a3-11e4-a95f-001a4bcf6878.html](http://www.dailypress.com/opinion/letters_to_the_editor/incentivize-homeowners-in-the-city/article_43a13b4e-12a3-11e4-a95f-001a4bcf6878.html)

<sup>6</sup> At a January 22nd City Council Meeting Ms. Szakos commented that the 100 Main Street project increases affordable housing and helps to **preserve neighborhoods**. In that same meeting Ms. Galvin stated that an increase in rental housing results in lower rents, and housing competition is a good thing. **The neighborhoods will benefit**, and the increased taxes will help schools. (<http://www.charlottesville.org/index.aspx?page=3540>). In an article on the *Charlottesville Tomorrow* website, Planning Commissioner Lisa Green said, "The idea is for us to **take pressure off of the adjacent neighborhoods, so they can go back to single-family houses.**" (<http://www.cvilletomorrow.org/news/article/16998-1000-west-main-approval/>)



Thank you in advance for your consideration,

Jeff Greer

President, Fry's Spring Neighborhood Association



**Richard P. Bell IV**  
**7892 Batesville Rd.**  
**Afton, VA 22920**

**September 3, 2013**

**Mr. Willie Thompson**  
**Neighborhood Development Services**  
**P.O. Box 911**  
**Charlottesville, VA 22902**

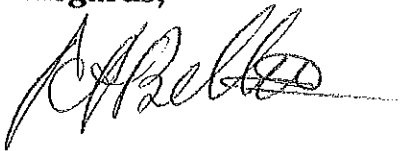
**Re: Proposed Crestmont Ave. down-zoning**

**Dear Mr. Thompson:**

**Enclosed are letters from 16 of the 23 property owners on Crestmont Ave. All of them are opposed down-zoning the current R-2 zoning of Crestmont Ave. The 7 owners not included did not respond to my letter requesting them to sign the petition so, it is not clear whether or not they oppose or support a zoning change.**

**Hopefully, City Council will find 70% opposition to be a mandate against changing the current R-2 zoning of Crestmont Ave. Please feel free to contact me at 434-960-2332 at any time.**

**Regards,**

A handwritten signature in dark ink, appearing to read 'R. Bell IV', with a horizontal line extending to the right.



Full Address	Owners Name	Zoning	Parcel ID	Response
2317 CRESTMONT AVE	ANDERSON, JOHN M JR & KAREN D	R-2	210105900	No reply
2315 CRESTMONT AVE	NICHOLS, LACY W JR & MAUREEN C	R-2	210105800	Does not sign petitions
2311 CRESTMONT AVE	HAIGH, MICHAEL NEWMAN	R-2	210105700	No to Down-zoning
2309 CRESTMONT AVE	PAYNE, HARRIET J	R-2	210105600	No reply
2307 CRESTMONT AVE	RICHARDS, ROBERT D & DEBORAH K	R-2	210105500	No reply
2305 CRESTMONT AVE	SHUSTER, DAVID B & WANDA P	R-2	210105400	No to Down-zoning
2304 CRESTMONT AVE	HANNON, EDWARD P & NOEL P	R-2	210105260	No to Down-zoning
2306 CRESTMONT AVE	SALMON, JAMES E & DIANA L	R-2	210105250	No to Down-zoning
2308 CRESTMONT AVE	BELL, RICHARD IV & VIRGINIA J ETAL	R-2	210105240	No to Down-zoning
2310 CRESTMONT AVE	FRIENDS LLC	R-2	210105230	No to Down-zoning
2312 CRESTMONT AVE	WALTON, VERNON & FRANCES, LIFE ESTATE	R-2	210105220	No to Down-zoning
2314 CRESTMONT AVE	WEBER, CAROLINE P	R-2	210105210	No reply
2316 CRESTMONT AVE	BUNCH, JOHN B & ELAINE R	R-2	210105201	No to Down-zoning
2318 CRESTMONT AVE	BELL, RICHARD IV & VIRGINIA J ETAL	R-2	210105190	No to Down-zoning
2320 CRESTMONT AVE	HIGGINS, TERRI LYNN & WAYNE HIGGINS BARRY	R-2	210105180	No reply
2322 CRESTMONT AVE	BENNEFELD, ELLEN CONKLIN	R-2	210105170	No to Down-zoning
2324 CRESTMONT AVE	FRIENDS LLC	R-2	210105160	No to Down-zoning
2326 CRESTMONT AVE	DEVELOPMENT MANAGEMENT TOO, LLC	R-2	210105150	No to Down-zoning
2327 CRESTMONT AVE	CARTER, DAVID CALDWELL	R-2	210105140	No to Down-zoning
2325 CRESTMONT AVE	COUCH, WILLIAM C & SUSAN LIVERNOIS	R-2	210105130	No to Down-zoning
2323 CRESTMONT AVE	LAWS, RUTH ELISABETH	R-2	210105120	No to Down-zoning
2321 CRESTMONT AVE	TALBOT, DAVID L	R-2	210105110	No to Down-zoning
2319 CRESTMONT AVE	HOYLE, ERIC & ROBYN	R-2	210105101	No reply



**To: Charlottesville City Council**  
**From: Crestmont Avenue Property Owners**  
**Re: Proposed down-zoning of Crestmont Ave.**

There has been a proposal by The Fry's Spring Neighborhood Association (FSNA) to down-zone Crestmont Avenue from R-2 to R-1S. Crestmont Avenue is a self contained cul-de-sac neighborhood. Its only outlet is Cherry Avenue. Of the 23 homes on Crestmont Ave., 8 are owner occupied and 15 are non-owner occupied rental properties.

We, the undersigned property owners request that the proposal by the FSNA be rejected for the following reasons:

1. Crestmont Avenue has functioned well with R-2 zoning. It is not a student neighborhood and all of the homes are well maintained.
2. R-1S zoning will adversely affect property values for owner occupied homes on Crestmont Avenue by eliminating investor buyers.
3. R-1S zoning will eliminate housing opportunities for those renters who wish to live in a quiet residential neighborhood.

<u>NAME</u>	<u>CRESTMONT ADDRESS</u>
-------------	--------------------------

 Edward & Noel Hannon	2304 Crestmont Ave
---	--------------------

David & Wanda Shuster	2305 Crestmont Ave.
-----------------------	---------------------

James & Diana Salmon	2306 Crestmont Ave.
----------------------	---------------------

Robert & Deborah Richards	2307 Crestmont Ave.
---------------------------	---------------------

Richard & Virginia Bell	2308 Crestmont Ave.
-------------------------	---------------------



**Richard P. Bell IV  
7892 Batesville Rd.  
Afton, VA 22920**

April 11, 2013

David B. & Wanda P. Shuster  
A62 1642 Oxford Rd.  
Charlottesville, VA 22903

Dear Mr. & Mrs. Shuster:

There has been a proposal by The Fry's Spring Neighborhood Association (FSNA) to down-zone Crestmont Avenue from R-2 to R-1S. As an owner a Crestmont Ave. property which is not owner-occupied, this proposed down-zoning will not immediately affect the zoning of your Crestmont property or mine, but, in the event that your property is vacant for one year, or if it burns down and it is not rebuilt within two years, it will become R-1S. Homes which are currently owner-occupied will become R-1S.

R-1S zoning restricts the rental of a second unit to properties in which one unit is occupied by the owner. The value of your property as an investment will, most certainly, be reduced. I am opposing the down-zoning of Crestmont Ave. for the following reasons:

1. Crestmont Ave. has functioned well with R-2 zoning. It is not a student neighborhood and all of the homes are well maintained.
2. R-1S zoning will adversely affect property values for owner occupied homes on Crestmont Ave. by eliminating investor buyers.
3. R-1S zoning will eliminate housing opportunities for those renters who wish to live in a quiet residential neighborhood.

If you oppose the down-zoning of Crestmont Ave., please sign the petition below, and return it to me in the enclosed envelope. Please feel free to contact me at 434-960-2332 if you have any questions.

Sincerely,

  
Richard P. Bell IV

We, the undersigned owners of 2305 Crestmont Ave. request that the proposed rezoning of Crestmont Ave to R-1S be rejected.

  
David B. Shuster

  
Wanda P. Shuster

4/23/13  
Date



To: Mr. Willie Thompson  
Neighborhood Development Services  
P. O. Box 911  
Charlottesville, VA 22902

From: James E. and Diana L. Salmon  
2306 Crestmont Avenue

Re: Proposed down-zoning of Crestmont Ave. to R-1S

We oppose the proposed down-zoning of Crestmont Ave from R-2 to R-1S

  
James E. Salmon

Diana L. Salmon

28 Jul 2013  
Date

↓  
I am undecided.  
I do not like signing petitions



**Richard P. Bell IV**  
**7892 Batesville Rd.**  
**Afton, VA 22920**

**September 2, 2013**

**Mr. Willie Thompson**  
**Neighborhood Development Services**  
**P.O. Box 911**  
**Charlottesville, VA 22902**

**Re: Proposed down-zoning of Crestmont Ave.**

**Dear Mr. Thompson:**

**We, the owners of 2308 Crestmont Ave., Charlottesville, VA 22903,**  
**oppose any down-zoning of Crestmont Ave. The current R-2 zoning**  
**should not be changed.**

**Sincerely,**



**Richard. P. Bell IV**



**Virginia J. Parker-Bell**

**9/2/13**  
**Date**



**May 25, 2013**

**To: Mr. Willie Thompson  
Neighborhood Development Services  
P. O. Box 911  
Charlottesville, VA 22902**

**From: Friends, LLC  
2310 & 2324 Crestmont Ave.**

**We, the undersigned owners of property on Crestmont Ave. , oppose the down-zoning of Crestmont Ave. from R-2 to R-1S for the following reasons:**

- 1. Crestmont Ave. has functioned well with R-2 zoning. It is not a student neighborhood and all of the homes are well maintained.**
- 2. R-1S zoning will adversely affect property values of owner occupied homes by eliminating investor buyers.**
- 3. R-1S zoning will eliminate housing opportunities for those renters who wish to live in a quiet residential neighborhood.**

  
\_\_\_\_\_  
**Richard P. Bell IV, Managing Partner of FRIENDS,LLC** / **5/25/2013**  
Date



**Richard P. Bell IV  
7892 Batesville Rd.  
Afton, VA 22920**

April 11, 2013

Michael Newman Haigh  
6310 Saddle Hollow Rd.  
Crozet, VA 22932

Dear Mr. Haigh:

There has been a proposal by The Fry's Spring Neighborhood Association (FSNA) to down-zone Crestmont Avenue from R-2 to R-1S. As an owner a Crestmont Ave. property which is not owner-occupied, this proposed down-zoning will not immediately affect the zoning of your Crestmont property or mine, but, in the event that your property is vacant for one year, or if it burns down and it is not rebuilt within two years, it will become R-1S. Homes which are currently owner-occupied will become R-1S.

R-1S zoning restricts the rental of a second unit to properties in which one unit is occupied by the owner. The value of your property as an investment will, most certainly, be reduced. I am opposing the down-zoning of Crestmont Ave. for the following reasons:

1. Crestmont Ave. has functioned well with R-2 zoning. It is not a student neighborhood and all of the homes are well maintained.
2. R-1S zoning will adversely affect property values for owner occupied homes on Crestmont Ave. by eliminating investor buyers.
3. R-1S zoning will eliminate housing opportunities for those renters who wish to live in a quiet residential neighborhood.

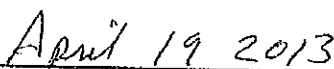
If you oppose the down-zoning of Crestmont Ave., please sign the petition below, and return it to me in the enclosed envelope. Please feel free to contact me at 434-960-2332 if you have any questions.

Sincerely,

  
Richard P. Bell IV

We, the undersigned owner of 2311 Crestmont Ave. request that the proposed rezoning of Crestmont Ave to R-1S be rejected.

  
Michael Newman Haigh

  
Date



May 29, 2013

To: Mr. Willie Thompson  
Neighborhood Development Services  
P. O. Box 911  
Charlottesville, VA 22902

From: Vernon & Frances Walton  
2312 Crestmont Ave.

Re: Proposed down-zoning of Crestmont Ave to R-1S

We, the undersigned owners of property at 2312 Crestmont Ave.,  
oppose the down-zoning of Crestmont Ave. from R-2 to R-1S for the  
following reasons:

1. Crestmont Ave. has functioned well with R-2 zoning. It is not a student neighborhood and all of the homes are well maintained.
2. R-1S zoning will adversely affect property values of owner occupied homes by eliminating investor buyers.
3. R-1S zoning will eliminate housing opportunities for those renters who wish to live in a quiet residential neighborhood.

Vernon E. Walton  
Vernon Walton

Frances H. Walton  
Frances Walton

June 11, 2013  
Date

Linda J. Walton



**Richard P. Bell IV  
7892 Batesville Rd.  
Afton, VA 22920**

April 11, 2013

John B. & Elaine R. Bunch  
2708 Westmoreland Rd.  
Charlottesville, VA 22901

Dear Mr. & Mrs. Bunch:

There has been a proposal by The Fry's Spring Neighborhood Association (FSNA) to down-zone Crestmont Avenue from R-2 to R-1S. As an owner a Crestmont Ave. property which is not owner-occupied, this proposed down-zoning will not immediately affect the zoning of your Crestmont property or mine, but, in the event that your property is vacant for one year, or if it burns down and it is not rebuilt within two years, it will become R-1S. Homes which are currently owner-occupied will become R-1S.

R-1S zoning restricts the rental of a second unit to properties in which one unit is occupied by the owner. The value of your property as an investment will, most certainly, be reduced. I am opposing the down-zoning of Crestmont Ave. for the following reasons:


1. Crestmont Ave. has functioned well with R-2 zoning. It is not a student neighborhood and all of the homes are well maintained.
2. R-1S zoning will adversely affect property values for owner occupied homes on Crestmont Ave. by eliminating investor buyers.
3. R-1S zoning will eliminate housing opportunities for those renters who wish to live in a quiet residential neighborhood.

If you oppose the down-zoning of Crestmont Ave., please sign the petition below, and return it to me in the enclosed envelope. Please feel free to contact me at 434-960-2332 if you have any questions.

Sincerely,

  
Richard P. Bell IV

We, the undersigned owners of 2316 Crestmont Ave. request that the proposed rezoning of Crestmont Ave to R-1S be rejected.

  
John B. Bunch

  
Elaine R. Bunch

4-19-13  
Date



**May 25, 2013**

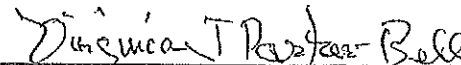
**To: Mr. Willie Thompson  
Neighborhood Development Services  
P. O. Box 911  
Charlottesville, VA 22902**

**From: Richard P. Bell IV & Virginia Parker-Bell  
2318 Crestmont Ave.**

**We, the undersigned owners of property on Crestmont Ave. , oppose the down-zoning of Crestmont Ave. from R-2 to R-1S for the following reasons:**

- 1. Crestmont Ave. has functioned well with R-2 zoning. It is not a student neighborhood and all of the homes are well maintained.**
- 2. R-1S zoning will adversely affect property values of owner occupied homes by eliminating investor buyers.**
- 3. R-1S zoning will eliminate housing opportunities for those renters who wish to live in a quiet residential neighborhood.**

  
Richard P. Bell IV

 5/25/2013  
Virginia Parker-Bell Date



**May 25, 2013**

**To: Mr. Willie Thompson  
Neighborhood Development Services  
P. O. Box 911  
Charlottesville, VA 22902**

**From: David L. Talbot  
2321 Crestmont Ave.**

**Re: Proposed down-zoning of Crestmont Ave to R-1S**

**We, the undersigned owners of property on Crestmont Ave. , oppose the down-zoning of Crestmont Ave. from R-2 to R-1S for the following reasons:**

- 1. Crestmont Ave. has functioned well with R-2 zoning. It is not a student neighborhood and all of the homes are well maintained.**
- 2. R-1S zoning will adversely affect property values of owner occupied homes by eliminating investor buyers.**
- 3. R-1S zoning will eliminate housing opportunities for those renters who wish to live in a quiet residential neighborhood.**

  
David L. Talbot

Date

06-06-13



**May 29, 2013**

**To: Mr. Willie Thompson  
Neighborhood Development Services  
P. O. Box 911  
Charlottesville, VA 22902**

**From: Ellen Conklin Bennefeld  
2322 Crestmont Ave.**

**Re: Proposed down-zoning of Crestmont Ave to R-1S**

**I, the undersigned owner of property at 2322 Crestmont Ave., oppose the down-zoning of Crestmont Ave. from R-2 to R-1S for the following reasons:**

- 1. Crestmont Ave. has functioned well with R-2 zoning. It is not a student neighborhood and all of the homes are well maintained.**
- 2. R-1S zoning will adversely affect property values of owner occupied homes by eliminating investor buyers.**
- 3. R-1S zoning will eliminate housing opportunities for those renters who wish to live in a quiet residential neighborhood.**

  
\_\_\_\_\_  
**Ellen Conklin Bennefeld**

  
\_\_\_\_\_  
**Date**



**May 25, 2013**

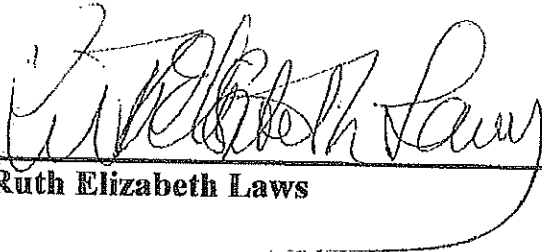
**To: Mr. Willie Thompson  
Neighborhood Development Services  
P. O. Box 911  
Charlottesville, VA 22902**

**From: Ruth Elizabeth Laws  
2323 Crestmont Ave.**

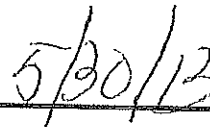
**Re: Proposed down-zoning of Crestmont Ave to R-1S**

**We, the undersigned owners of property on Crestmont Ave., oppose the down-zoning of Crestmont Ave. from R-2 to R-1S for the following reasons:**

- 1. Crestmont Ave. has functioned well with R-2 zoning. It is not a student neighborhood and all of the homes are well maintained.**
- 2. R-1S zoning will adversely affect property values of owner occupied homes by eliminating investor buyers.**
- 3. R-1S zoning will eliminate housing opportunities for those renters who wish to live in a quiet residential neighborhood.**

  
\_\_\_\_\_  
**Ruth Elizabeth Laws**

**Date**

  
\_\_\_\_\_  
**5/30/13**



**May 25, 2013**

**To: Mr. Willie Thompson  
Neighborhood Development Services  
P. O. Box 911  
Charlottesville, VA 22902**

**From: William C. & Susan Livernois Couch  
2325 Crestmont Ave.**

**Re: Proposed down-zoning of Crestmont Ave to R-1S**

**We, the undersigned owners of property on Crestmont Ave. , oppose the down-zoning of Crestmont Ave. from R-2 to R-1S for the following reasons:**

- 1. Crestmont Ave. has functioned well with R-2 zoning. It is not a student neighborhood and all of the homes are well maintained.**
- 2. R-1S zoning will adversely affect property values of owner occupied homes by eliminating investor buyers.**
- 3. R-1S zoning will eliminate housing opportunities for those renters who wish to live in a quiet residential neighborhood.**

Clouch      Susan L. Couch      8/15/2013  
**William C. Couch      Susan Livernois Couch      Date**



**To: Charlottesville City Council**  
**From: Crestmont Avenue Property Owners**  
**Re: Proposed down-zoning of Crestmont Ave.**

There has been a proposal by The Fry's Spring Neighborhood Association (FSNA) to down-zone Crestmont Avenue from R-2 to R-1S. Crestmont Avenue is a self contained cul-de-sac neighborhood. Its only outlet is Cherry Avenue. Of the 23 homes on Crestmont Ave., 8 are owner occupied and 15 are non-owner occupied rental properties.

We, the undersigned property owners request that the proposal by the FSNA be rejected for the following reasons:

1. Crestmont Avenue has functioned well with R-2 zoning. It is not a student neighborhood and all of the homes are well maintained.
2. R-1S zoning will adversely affect property values for owner occupied homes on Crestmont Avenue by eliminating investor buyers.
3. R-1S zoning will eliminate housing opportunities for those renters who wish to live in a quiet residential neighborhood.

<u>NAME</u>	<u>CRESTMONT ADDRESS</u>
Edward & Noel Hannon	2304 Crestmont Ave
David & Wanda Shuster	2305 Crestmont Ave.
James & Diana Salmon	2306 Crestmont Ave.
Robert & Deborah Richards	2307 Crestmont Ave.
Richard & Virginia Bell	2308 Crestmont Ave.
James & Emma Jones	2309 Crestmont Ave.
Friends, LLC	2310 Crestmont Ave.



June 18, 2013


To: Mr. Willie Thompson  
Neighborhood Development Services  
P. O. Box 911  
Charlottesville, VA 22902

From: David C. Carter  
2327 Crestmont Ave.

Re: Proposed down-zoning of Crestmont Ave to R-1S

We, the undersigned owners of property at 2327 Crestmont Ave.,  
oppose the down-zoning of Crestmont Ave. from R-2 to R-1S for the  
following reasons:

1. Crestmont Ave. has functioned well with R-2 zoning. It is not a student neighborhood and all of the homes are well maintained.
2. R-1S zoning will adversely affect property values of owner occupied homes by eliminating investor buyers.
3. R-1S zoning will eliminate housing opportunities for those renters who wish to live in a quiet residential neighborhood.

  
\_\_\_\_\_  
David C. Carter

6/18/13  
\_\_\_\_\_  
Date



**CITY OF CHARLOTTESVILLE  
NEIGHBORHOOD DEVELOPMENT SERVICES**



**MEMORANDUM**

To: Jim Tolbert, AICP, Director of NDS  
Missy Creasy, AICP, Planning Manager  
From: Willy Thompson, Neighborhood Planner, AICP  
Date: May 29, 2013  
Re: Fry's Spring Zoning Change

---

**OVERVIEW**

Since the late 1990s, the Fry's Spring neighborhood has grappled with the idea of making zoning changes to properties zoned R-2 (Two-family Residential). At a City Council Town Hall meeting in the spring of 2011, the subject of rezoning R-2 properties was brought forth once again. Neighborhood Development Services (NDS) staff was directed to research this issue further.

Planning staff met with the Fry's Spring Neighborhood Association (FSNA) on a number of occasions where a number of neighbors voiced their support for a zoning change. At the 2012 FSNA Octoberfest, staff conducted an informal survey of FSNA members in an effort to better gauge the public's opinion on possible zoning changes. The results of the survey showed that the overwhelming majority of respondents supported changing R-2 properties to a type of R-1 (Single-Family Residential).

At the March 13, 2013 FSNA meeting, FSNA members provided staff with the following resolution in support of a zoning change:

"To move the R-2 zoned properties in the Stribling Area, the Crestmont Area, and the Shamrock Area from R2 zoning to R-1S zoning."

**DATA COLLECTED**

Attached are the results from the 2012 Octoberfest informal survey with the following observations:

- 29 surveys completed
- 4 of the 7 unaware of their property's zoning were also unaware of the Fry's Spring zoning issues
- The one respondent with a 2-family residence indicated support for change to R-1S zoning
- 8 of 10 respondents who responded no for a change to R-1S responded yes for R-1US
- Only 2 respondents circled no for both proposed zoning changes



Using GIS and the Land Use Survey conducted in 2011 by the TJPDC, staff found the following:

<b>Stribling R-2</b>		
<b>Count</b>	<b>Percent</b>	<b>Live Where?</b>
48	60.0%	completely out of Charlottesville
10	12.5%	in Charlottesville but not in area of concern
2	2.5%	in area of concern but not at same property
20	25.0%	at same property
80	100.0%	(total)
<b>Cresmont R-2</b>		
<b>Count</b>	<b>Percent</b>	<b>Live Where?</b>
27	50.9%	completely out of Charlottesville
7	13.2%	in Charlottesville but not in area of concern
1	1.9%	in area of concern but not at same property
18	34.0%	at same property
53	100.0%	(total)
<b>Shamrock B-2</b>		
<b>Count</b>	<b>Percent</b>	<b>Live Where?</b>
128	54.7%	completely out of Charlottesville
24	10.3%	in Charlottesville but not in area of concern
9	3.8%	in area of concern but not at same property
73	31.2%	at same property
234	100.0%	(total)

<b>Stribling Area</b>		
<b>Count</b>	<b>Percent</b>	<b>Current Land Use</b>
49	61.3%	Single-Family Detached
4	5.0%	Townhome
19	23.8%	Duplex
4	5.0%	Single-Family with Accessory
1	1.3%	Apartment
3	3.8%	Vacant/No Structure
<b>Cresmont Area</b>		
<b>Count</b>	<b>Percent</b>	<b>Current Land Use</b>
40	75.5%	Single-Family Detached
6	11.3%	Single-Family Attached



5	9.4%	Duplex
1	1.9%	Single-Family with Accessory
1	1.9%	Religious
<b>Shamrock Area</b>		
<b>Count</b>	<b>Percent</b>	<b>Current Land Use</b>
141	63.2%	Single-Family Detached
6	2.7%	Single-Family Attached
36	16.1%	Duplex
26	11.7%	Single-Family with Accessory
14	6.3%	Vacant/No Structure

## FINDINGS

1. According to the TJPDC Land Use Survey, 50 properties in the designated areas are used as duplexes. For these areas, 230 properties were surveyed.
2. Using responses provided at FSNA meetings and the Octoberfest survey results, staff determined that a significant number of FSNA members supported a zoning change. This fact was confirmed by the resolution approved by the FSNA.
3. A primary concern presented by the FSNA is that many of the R-2 properties are used for rental purposes and the lack of owner-occupied properties has a negative impact on the neighborhood. Staff found that over half of the pertinent properties are not owner occupied with the owner living outside of Charlottesville. Staff has not yet determined what impact these facts have on the situation.
4. Another concern brought forth regards enforcement of the zoning provision limiting a single-family dwelling to no more than four unrelated residents. This issue is not exclusive to rental properties but a general evaluation of complaints filed with the City shows that most cases do involve rental properties. Enforcement of this zoning provision is conducted using a complaint-driven system. A rezoning of the R-2 properties would not alter the complaint-driven system. Furthermore, it is unclear whether the rezoning would have an impact on the number of filed complaints.
5. This issue regards the City's nonconformity regulations. If a R-2 property with an occupied duplex is rezoned to R-1S, the duplex use would be allowed to continue as a nonconforming use. All nonconforming provisions would apply. However, increasing the number of nonconforming uses may present an increase in complaints and violations and should be given consideration.
6. A number of citizens, not associated with the FSNA, have voiced opposition to the requested zoning change. Staff has been informed that petitions in opposition are currently being circulated. To date, there has been no official opportunity for the R-2



property owners to voice their opinions. Gaining a more comprehensive level of citizen input would be beneficial to this process.

**ATTACHMENTS**

Survey Results

FSNA Letter

Owner Information

Zoning Maps



# **Fry's Spring Neighborhood Zoning Survey Results**

**Survey conducted October 21, 2012**

## **Comments Provided**

- Focus on incorporating a mix of traditional and form-based zoning.
- Limit number of unrelated persons in R2 zoning or for duplexes.
- R-1US is preferred over R-1S.
- Not enough off-street parking to accommodate the number of unrelated persons occupying R2 properties.
- Concerned for single-family detached residences being replaced by two-family residences.
- Zoning enforcement needs to be improved.
- Zoning enforcement needs to be improved.
- Zoning enforcement needs to be improved.

## **Survey Results**

**Do you know what the zoning of your property is?**

Yes-76 %      No-24 %

**Do you own property currently used as a two-family residence?**

Yes-3 %      No-97 %

**Are you aware that there is interest in rezoning the neighborhood's R-2 (Two-family) zoned properties?**

Yes-72 %      No-28 %

**Do you support rezoning all R-2 properties to R-1S (Single-Family Small Lot) which allows for up to four unrelated residents per residence?**

Yes-60 %      No-40 %

**Do you support rezoning all R-2 properties to R-1US (Single-Family University Small Lot) which allows for up to three unrelated residents per residence?**

Yes-80 %      No-20 %

**Do you support no zoning changes to the R-2 properties?**

Yes-27 %      No-73 %



## Observations

- 29 surveys completed
- 4 of the 7 unaware of their property's zoning were also unaware of the Fry's Spring zoning issues.
- The one respondent with 2-family residence indicated support for change to R-1S zoning.
- 8 of 10 respondents who responded no for a change to R-1S responded yes for R-1US.
- Only 2 respondents circled no for both proposed zoning changes.



This document is an attempt to summarize the history of the Fry's Spring Neighborhood Association's interest in making the R1S zoning consistent throughout the neighborhood, to dispel some misinformation about both the Fry's Spring Neighborhood, to explain why this change makes sense now even more than when the issue was first raised, and to dispel some of the myths associated with such a change.

## HISTORY

In 1991 the City of Charlottesville comprehensively rezoned portions of Charlottesville. In the process, a large number of properties changed from R2 to R1S in the Fry's Spring neighborhood. An odd, and unexplained exception, though, left properties along Stribling, Crestmont, Hammond and Shamrock Avenues (and some adjacent streets) unchanged.

Years later in 2005, in an attempt to solicit input on the renewal of the comprehensive plan for the city, Charlottesville convened a series of meetings called "In Our Backyard". Each neighborhood in Charlottesville developed a wish list centered around themes such as Transportation, Housing, Connectivity, etc. In 2006 each neighborhood's plan was published (and can still be found on the City's website). The following items appear in the Fry's Spring plan:

- The neighborhood is predominantly single-family housing and values the preservation of existing houses and community. There are 24 cottages proposed at the end of Hill and Center but the neighborhood needs family houses. Maintain the character of the neighborhood by respecting scale and style to some reasonable extent. Discourage big mansions and implement a house enlarging/tax abatement program to increase the quality of housing stock in the neighborhood.
- R1 zoning is more encouraged compared to R2.
- Preserve and protect existing neighborhoods<sup>1</sup>

From 2007 - 2012 the neighborhood planner assigned to Fry's Spring from Charlottesville's Neighborhood Development Services (NDS) office provided a monthly report to the Fry's Spring Neighborhood Association that updated the neighborhood on issues the neighborhood had deemed important. Each month one of the items included related to the desire to change the zoning from R2 to R1S for the properties that had been excluded from the 1991 downzoning. For example, from the November 2010 NDS report from Brian Haluska to the Fry's Spring Neighborhood Association:

I [Brian Haluska] will be presented information regarding the proposed zoning changes at the neighborhood meeting on December 12th. Staff is waiting on a statement from the association regarding which possible zoning changes they support before moving the item forward. The Planning Commission at their January work session, made looking at issues with residentially zoned property a priority over the next year. Some of the issues

---

<sup>1</sup> <http://www.charlottesville.org/Index.aspx?page=1267>



raised by the neighborhood in the past may be examined as part of this process. Currently, staff is focused on revising the rules governing the size of external accessory apartments. The Planning Commission has incorporated the zoning changes in the neighborhood into their work plan for the upcoming year, and will expect to see some resolution of the issue during that time period. City staff is waiting on direction from the Neighborhood Association on whether to take the proposal forward or not.<sup>2</sup>

In 2011 City Council held a series of Town Hall meetings throughout the city. At the meeting held at Johnson Elementary School a representative of the Fry's Spring Neighborhood Association read a list of issues important to the FSNA. Included on that list was the desire to make the zoning consistently R1S throughout the neighborhood.

At the 2012 Fry's Spring Neighborhood annual meeting the Fry's Spring planner from NDS distributed a survey<sup>3</sup> to all attendees designed to gauge the interest in pursuing a zoning change. The results of this survey indicated a majority in support of the zoning change.

Finally, in March of 2013 a formal vote was held by the Fry's Spring Neighborhood Association to ask the city to rezone the R2 areas around Crestmont, Stribling and Shamrock to R1S. A few months later, the neighborhood association was told that would not be possible, because the City feared a legal challenge.

After more than a decade of consideration and debate about this issue the Fry's Spring Neighborhood Association felt at the very least, a public hearing should take place.

In June, the City Council, after some debate, voted to move forward with a public hearing.

## MISCONCEPTIONS

During that debate, some statements were made by councilors that mischaracterized the Fry's Spring neighborhood. One city councilor described Fry's Spring as one of the wealthiest neighborhoods in the City. Another councilor suggested that the neighborhood didn't want poor people to live there. These statements are false. In fact, the two elementary schools that serve the neighborhood have 66% and 79% of students on free or reduced meal plans - the second and third highest in the City. Our neighborhood is a wonderful mixture of renters, homeowners, families, students and new immigrants of all income levels. The housing is about 50% rental and 50% home-owner occupied.

By voting to make consistent the zoning from 1991, the Fry's Spring Neighborhood Association is hoping to preserve the existing diversity and eclecticism of the neighborhood. There is particular concern that developers will buy properties in these R2 areas, demolish them, and

---

<sup>2</sup> [https://docs.google.com/document/pub?id=1Fz66mrKuYBWQQwTdHAs\\_cw8v-Cdu8VSfolO7jBavwHA](https://docs.google.com/document/pub?id=1Fz66mrKuYBWQQwTdHAs_cw8v-Cdu8VSfolO7jBavwHA)

<sup>3</sup> <https://docs.google.com/document/d/1-aUNjFkM65usq29iW53Okw5wshKLalqiv9fR0ww5g-l/pub>



build multiple duplexes where homes characteristic of the neighborhood currently stand. This would be particularly unfortunate given the recent application supported by the city and neighborhood to recognize a large portion of the Fry's Spring neighborhood as a historic district.

## CHARLOTTESVILLE'S CHANGING LANDSCAPE

The University of Virginia is under a state mandate to increase its enrollment each year. The recent decision to greatly increase the density of rental housing along Main Street is most certainly Charlottesville recognition of this additional housing pressure on the city's neighborhoods. In fact, the development of greater density housing projects along Main Street has been identified by both City Councilors and Planning Commissioners as being beneficial to neighborhoods such as Fry's Spring.

- At a January 22nd City Council Meeting Ms. Szakos commented that the 100 Main Street project increases affordable housing and helps to preserve neighborhoods. In that same meeting
- Ms. Galvin stated that an increase in rental housing results in lower rents, and housing competition is a good thing. The neighborhoods will benefit, and the increased taxes will help schools<sup>4</sup>.
- In an article on the *Charlottesville Tomorrow* website, Planning Commissioner Lisa Green said, "The idea is for us to take pressure off of the adjacent neighborhoods, so they can go back to single-family houses<sup>5</sup>."

An expansion of the student body at UVA also means an increase in faculty and staff needed to support this greater enrollment. Neighborhoods such as Fry's Spring are prime candidates to provide affordable housing to meet this need. Addressing this zoning change will help protect entry level housing stock and encourage new home ownership. By providing more rental opportunities for students along Main Street, it's likely that the level of affordable, family-occupied housing stock will become available which would benefit the neighborhood schools and help alleviate commute times by those currently unable to find affordable housing to purchase within the city limits.

## WHAT ARE THE FACTS OF A ZONING CHANGE?

- R2 zoning allows a single family house to be split into two units, as well as existing homes to be torn down and new duplexes to be built. Additionally, a duplex can be built on any currently undeveloped land zoned R2. The owner does not need to live on the property under R2 designation and each of the two units may house up to four unrelated people.

---

<sup>4</sup> <http://www.charlottesville.org/index.aspx?page=3540>

<sup>5</sup> <http://www.cvilletomorrow.org/news/article/16998-1000-west-main-approval/>



- R1 and R1-S zoning allows the owner of a single family house to create an accessory apartment either in the home, or in the rear yard. The owner must live in either the main house or the accessory apartment and the accessory apartment can house no more than two people.
- If a property is zoned R2 and the zoning is changed to R1 or R1-S, the property can continue to be used as it is today indefinitely until it is either torn down or the owner shows intent to conform to the R1 zoning, such as by removing the second kitchen. The property is considered legal nonconforming but allows property rights protection to the owner from being forced to change use. The non-conforming use designation conveys if the property is sold.

## CONCLUSION

This issue has been around for many years and the Fry's Spring Neighborhood Association is grateful that it will finally be resolved in public and not dismissed due to the mere possibility of a legal challenge. It is the FSNA's hope that this process will also force the City to provide an explanation as to why a few select properties were excluded from the 1991 comprehensive zoning process. The City's inability to provide any documentation or explanation for this exclusion is troubling. Finally, if the City's goal in allowing developers to greatly increase the density along Main Street is an honest attempt to "preserve" and "take pressure off" neighborhoods you will support this request.



Dear Charlottesville City Council, Planning Commission, and Neighborhood Development Services:

In March 2013, the Fry's Spring Neighborhood Association requested a rezoning of the R2-zoned properties in the Areas of Stribling, Crestmont, and Shamrock from R2 to R1S. In support of this request, we ask City Council, the Planning Commission, and NDS to consider these three factors:

- (1) The recent local trend towards higher density housing, such as what has been built over the years in the Jefferson Park neighborhood and what is being built on West Main Street, is incompatible with the makeup of the Fry's Spring neighborhood, which consists almost exclusively of a variety of lower-density residences;
- (2) Higher-density development in our neighborhood potentially threatens to reduce not only the opportunities for individuals or families to own property, it could also reduce the available housing stock for lower-income renters; and
- (3) There is no documented reason for the inexplicable exclusion of the areas under consideration from the otherwise comprehensive neighborhood zoning in 1991. Because there has never been an explanation for this, it is most likely a mistake that should be corrected.

With regards to the first factor, we are asking you to consider that since the last time any zoning changes have been made in the Fry's Spring neighborhood, the University of Virginia has embarked on an accelerated growth plan.<sup>1</sup> To support the addition of 1,500 students in the next five years, some high-density housing developments are already completed, and others are under construction. We assume that, to account for these new students' needs, some number of new jobs will be also created for faculty/support staff, possibly along with some new private-sector services. One should also consider the likelihood that the University's outstanding research and development facilities will continue to produce ideas and technologies that will lead to the creation of more businesses and jobs, and thus more residents.

No one seems to know whether all these new housing projects will answer the question, "Where are all these new residents going to live?" Our public officials seem to have taken a wait-and-see approach,<sup>2</sup> and even suggest that high-density housing is appropriate *anywhere in the City*. Developers have taken note. We recently attended a presentation on a proposed high-density phase of Johnson Village, where the developer stated he is waiting to see how well the City Walk project will succeed before adding high-density to the Johnson Village residential area.

What then? Given our city's current growth path and the receptiveness to insert high-density in every part of the City, there is no guarantee that these projects will fully alleviate the pressure to add high-density housing in areas that traditionally are inappropriate for this purpose.

The areas under your consideration are especially susceptible to high-density development. For years we watched as another neighborhood close to the University, Jefferson Park, succumbed to the pressure

---

<sup>1</sup> [http://uvamagazine.org/articles/u.va.\\_developing\\_strategy\\_for\\_increasing\\_enrollment/](http://uvamagazine.org/articles/u.va._developing_strategy_for_increasing_enrollment/)

<sup>2</sup> [http://www.c-ville.com/got-students-why-the-flats-at-west-village-is-the-canary-in-the-coal-mine-for-charlottesvilles-midtown/#.U9UwwbHD\\_IU](http://www.c-ville.com/got-students-why-the-flats-at-west-village-is-the-canary-in-the-coal-mine-for-charlottesvilles-midtown/#.U9UwwbHD_IU)



to add density. In the current environment we see no reason why Stribling, Crestmont, and Shamrock wouldn't be next, and we encourage you to recognize the balance within Charlottesville by correcting the zoning of these low-density residential areas.

The second factor in support of our request speaks both to ownership and occupancy. Charlottesville today has at least two pressing housing issues: (1) at 40.8%, according to the last national census, we lag behind the level of home ownership within the Commonwealth by 27 percentage points,<sup>34</sup> and (2) lower-income residents find it increasingly difficult to secure affordable housing, which over time is forcing more residents to seek housing outside the City.<sup>5</sup>

We assert that choice is restricted and opportunities are limited when both detached and rental property stock is further reduced by the razing of existing detached homes and rentals in the R2-zoned areas of Fry's Spring, and replacing them only with high-density rentals.

By zoning the areas under consideration to R1S, the level of housing stock available in Fry's Spring for middle- and lower-income families, both to own and to rent, will be preserved, and the small businessperson seeking an opportunity in real estate in this community can still prosper.

Lastly, we are not sure what the reason was for these properties to have been defined as R2 in 1991, and it is our understanding that subsequent rezoning of other R2 properties in Fry's Spring was meant to acknowledge the character of our neighborhood and to correct a mistake.

We are asking you to help us maintain our roots as a low-density, residential neighborhood that appeals to residents of all income levels. With this corrective rezoning we also ask that you reaffirm the present and future property rights of rental property owners by making their properties legally nonconforming, and that you also continue to allow owners of rezoned properties with detached homes to have the right to build and rent accessory dwellings, just as you did in 1993 and 2003.

If these changes are approved, both Council and the Planning Commission will add weight to the theory that high-density development in one part of the City will alleviate pressure on other residential areas.<sup>6</sup>

These properties are appropriate for inclusion in R1S status. These changes, in conjunction with the maintenance of property rights, are needed. They will benefit not only our neighborhood but the greater Charlottesville community, and they will not adversely impact the properties in the three areas.

---

<sup>3</sup> <http://quickfacts.census.gov/qfd/states/51000.html>

<sup>4</sup> <http://quickfacts.census.gov/qfd/states/51/51540.html>

<sup>5</sup> [http://www.dailyprogress.com/opinion/letters\\_to\\_the\\_editor/incentivize-homeowners-in-the-city/article\\_43a13b4e-12a3-11e4-a95f-001a4bcf6878.html](http://www.dailyprogress.com/opinion/letters_to_the_editor/incentivize-homeowners-in-the-city/article_43a13b4e-12a3-11e4-a95f-001a4bcf6878.html)

<sup>6</sup> At a January 22nd City Council Meeting Ms. Szakos commented that the 100 Main Street project increases affordable housing and helps to **preserve neighborhoods**. In that same meeting Ms. Galvin stated that an increase in rental housing results in lower rents, and housing competition is a good thing. **The neighborhoods will benefit**, and the increased taxes will help schools. (<http://www.charlottesville.org/index.aspx?page=3540>). In an article on the *Charlottesville Tomorrow* website, Planning Commissioner Lisa Green said, "The idea is for us to **take pressure off of the adjacent neighborhoods, so they can go back to single-family houses.**" (<http://www.cvilletomorrow.org/news/article/16998-1000-west-main-approval/>)






Thank you in advance for your consideration,

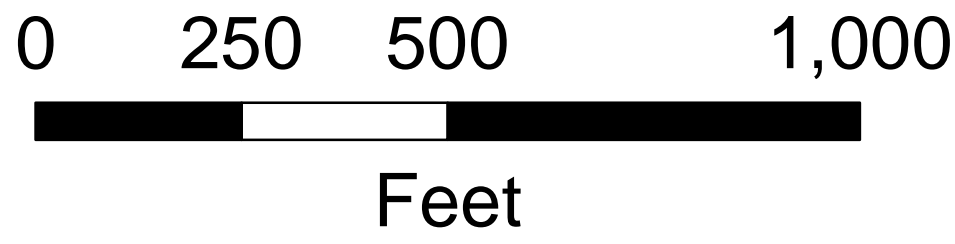
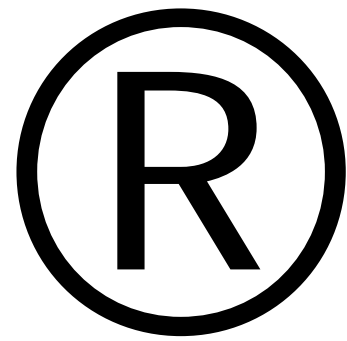
Jeff Greer

President, Fry's Spring Neighborhood Association

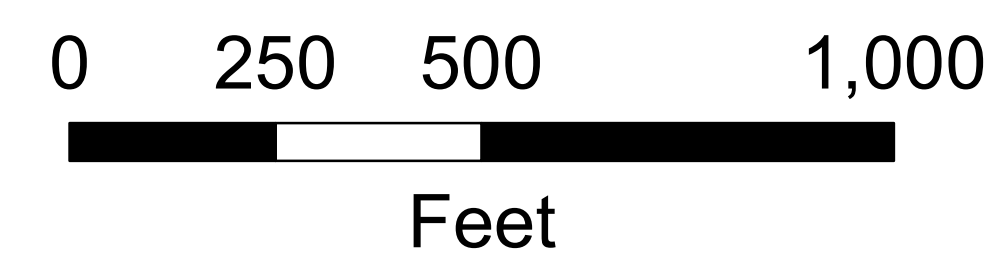
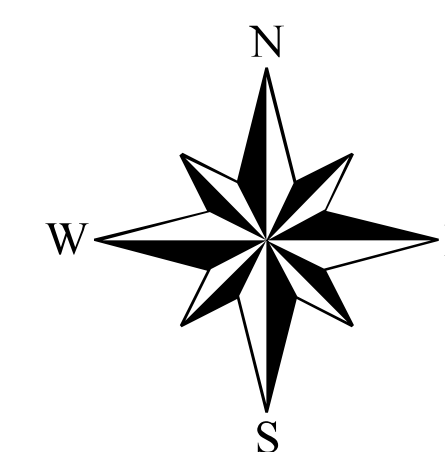
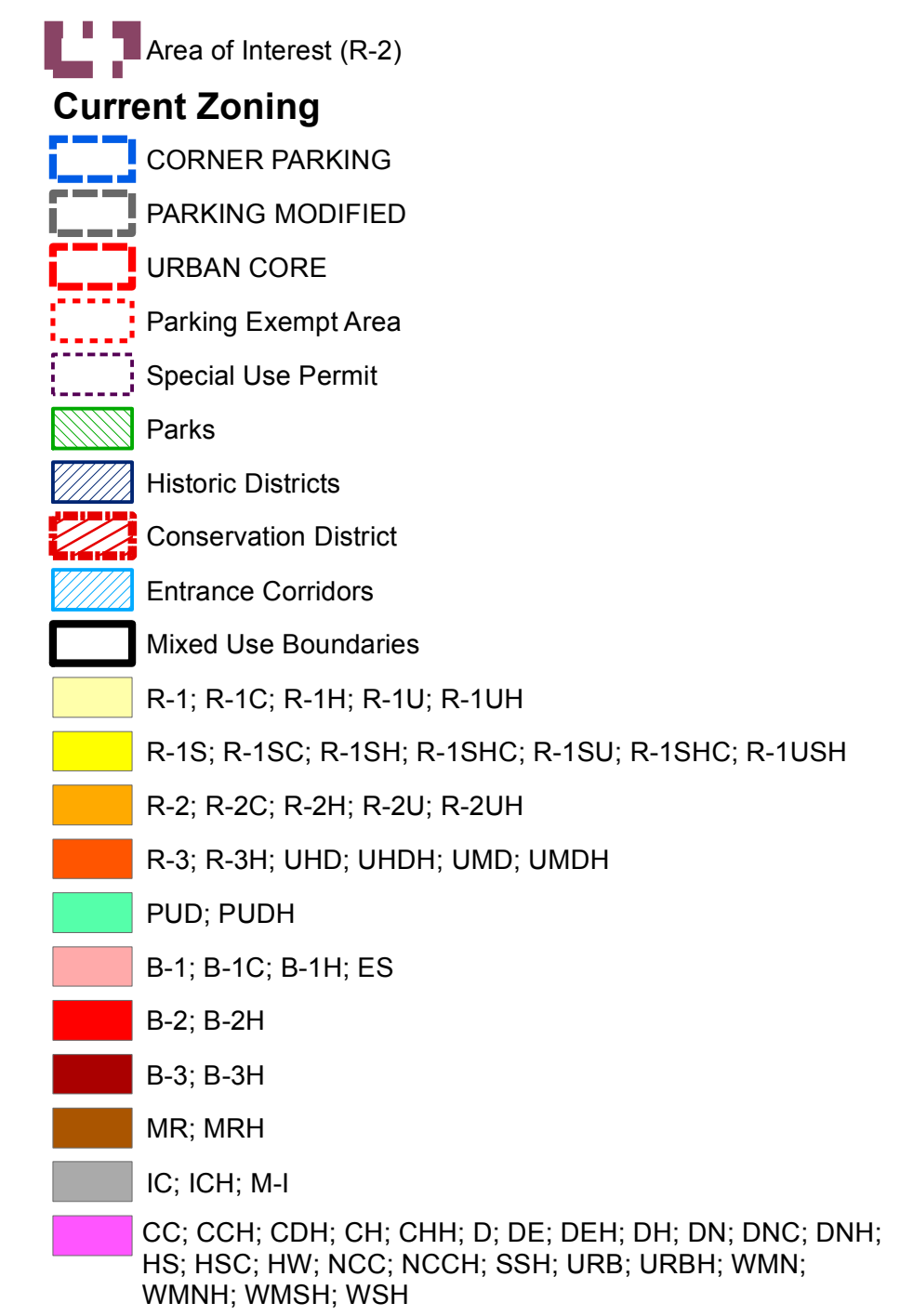


Legend

-  Area of Interest (R-2)
-  Parcels
-  City Limit









TJPDC Land Use Survey (2011)

Legend

Single Family Detached

Single-Family with Accessory

Single Family Attached

Duplex

Townhome

Condominium

Apartment

Mobile Home

Greek Housing

Lodging

Mixed-Use with Residential

Mixed-Use, Non-Residential

Vacant Residence

Service

Office

Restaurant

Retail Commercial

Wholesale Commercial

Manufacturing

Warehousing

Park/Public Space

School

UVA Use

Institutional

Religious

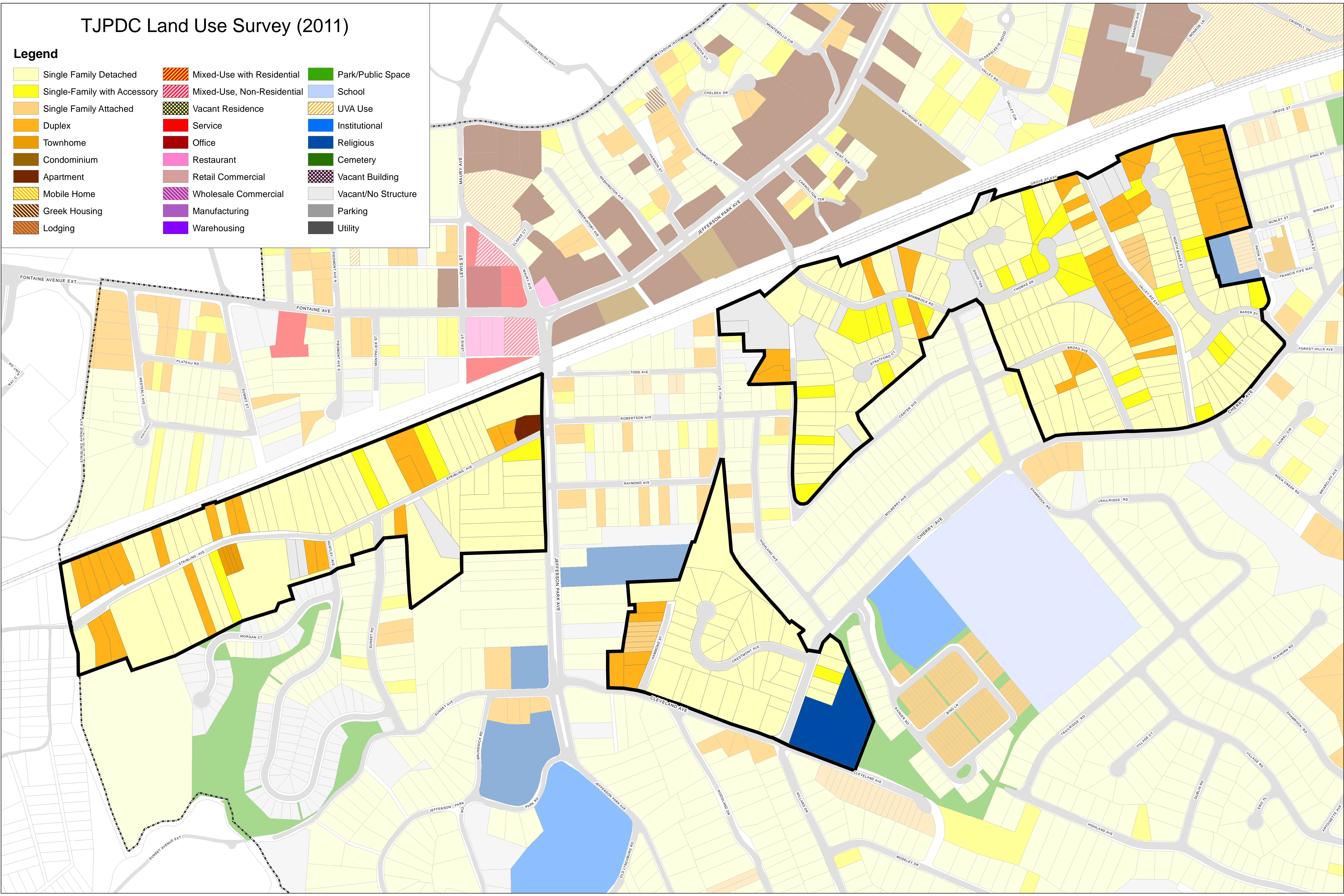
Cemetery

Vacant Building

Vacant/No Structure

Parking

Utility

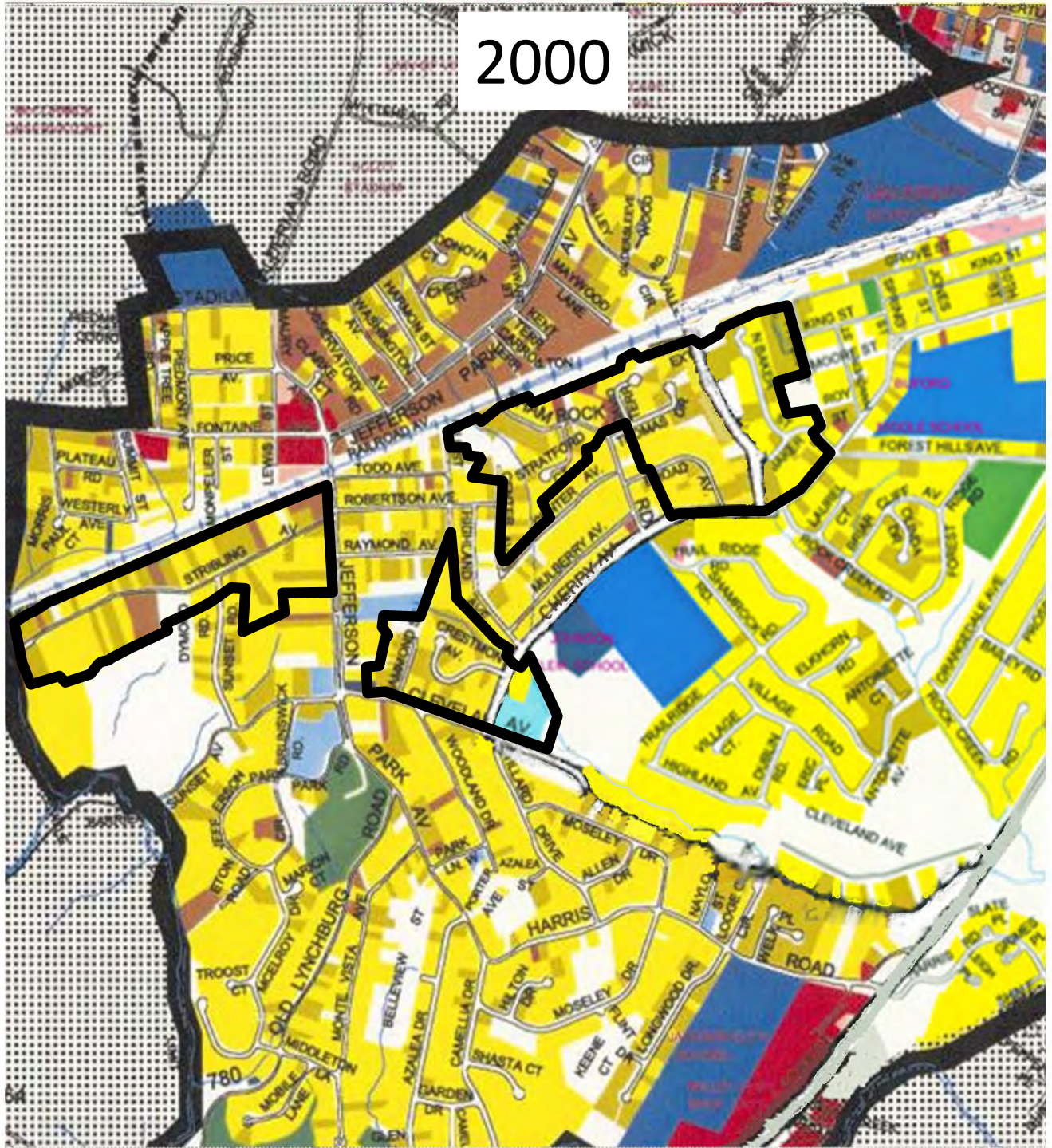




# WESTERN SECTOR

## GENERALIZED EXISTING LAND USE

2000



**SINGLE FAMILY RESIDENTIAL**  
**TWO FAMILY RESIDENTIAL**  
**MULTI-FAMILY RESIDENTIAL**  
**GROUP HOUSING**  
**MOBILE HOMES**

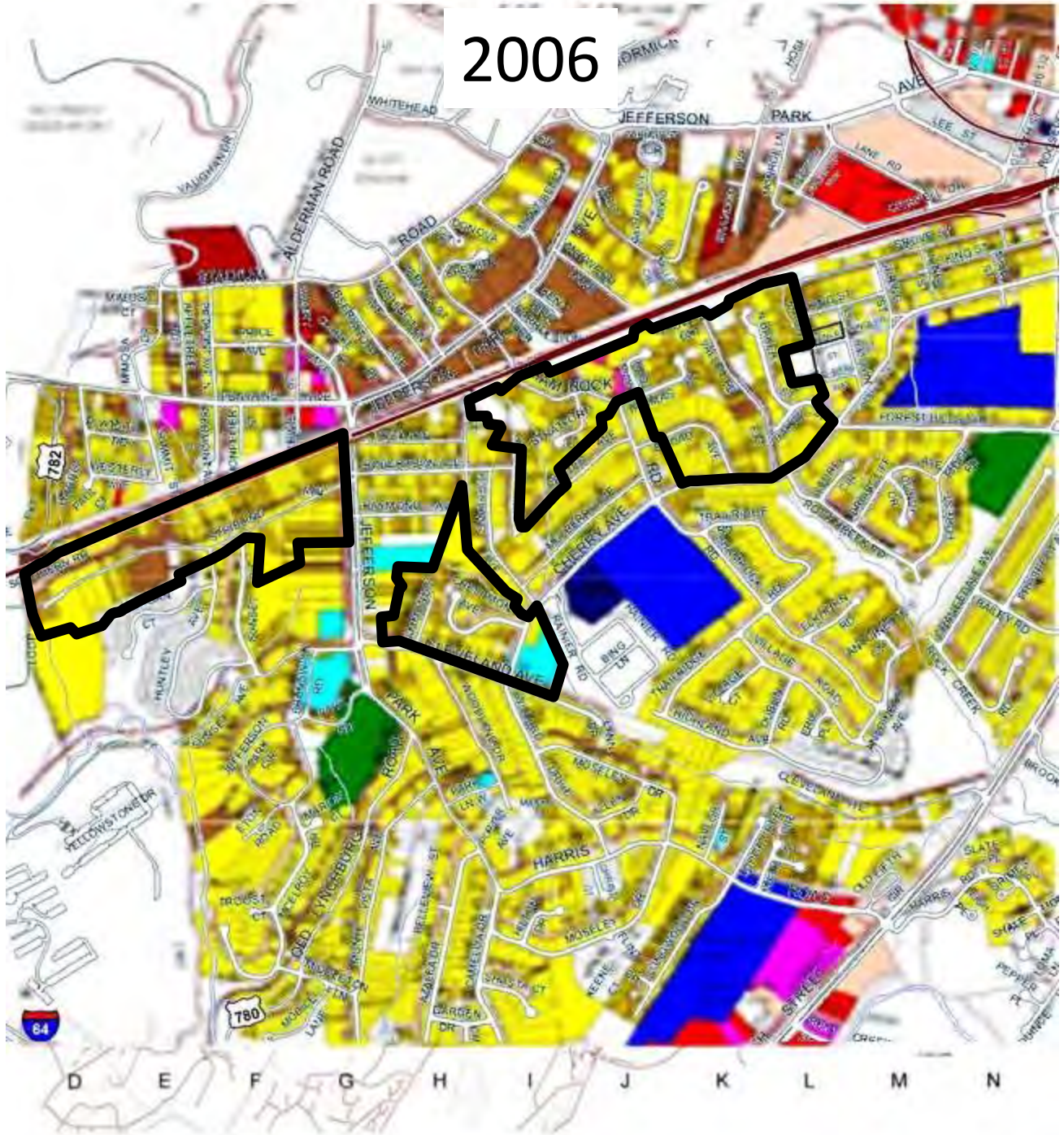
**OFFICE - BANKS**  
**NEIGHBORHOOD COMMERCIAL**  
**COMMERCIAL / MIXED USE**  
**LIGHT INDUSTRIAL**  
**INDUSTRIAL**  
**PARKING - COMM. - TRANS.**

**CULTURAL**  
**EDUCATIONAL / UVA**  
**GOVERNMENT**  
**OPEN SPACE**  
**RECREATION FACILITY**  
**VACANT**



# EXISTING LAND USE

2006



LAND USE BASED ON PARCELS

## EXISTING LAND USE

BASED ON CITY ASSESSOR FILES, 2005

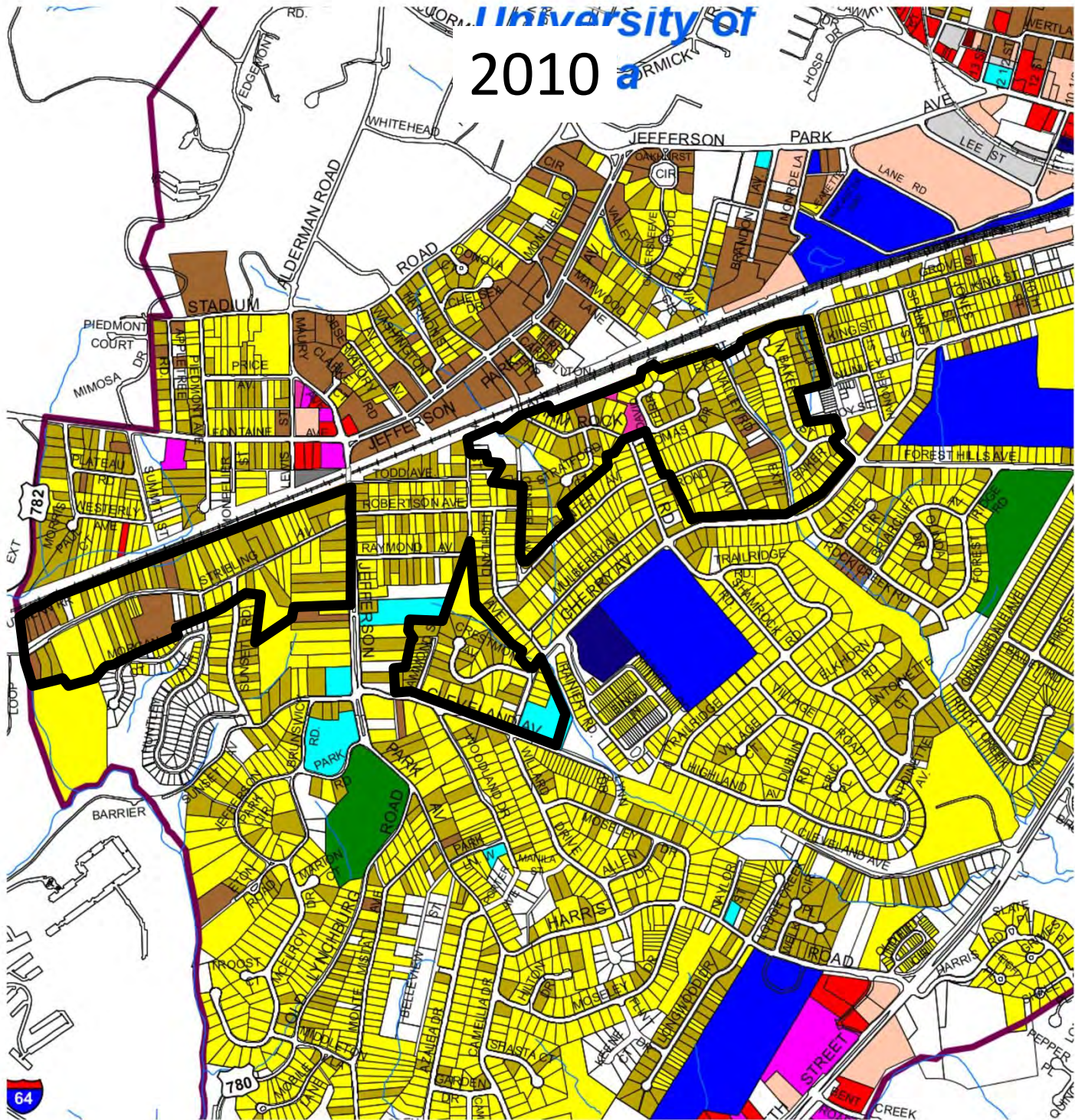
- SINGLE FAMILY
- TWO FAMILY
- MULTI FAMILY
- GROUP HOUSING
- OFFICES
- NEIGH. COMERC.
- COMMERCIAL

- INDUSTRIAL
- CULTURAL
- GOVERNMENT
- EDUCATIONAL
- REC, OPEN SPACE
- PARKING
- VACANT



# EXISTING LAND USE

2010



PARCEL LINES ARE NOT SURVEY ACCURATE  
LAND USE BASED ON PARCELS

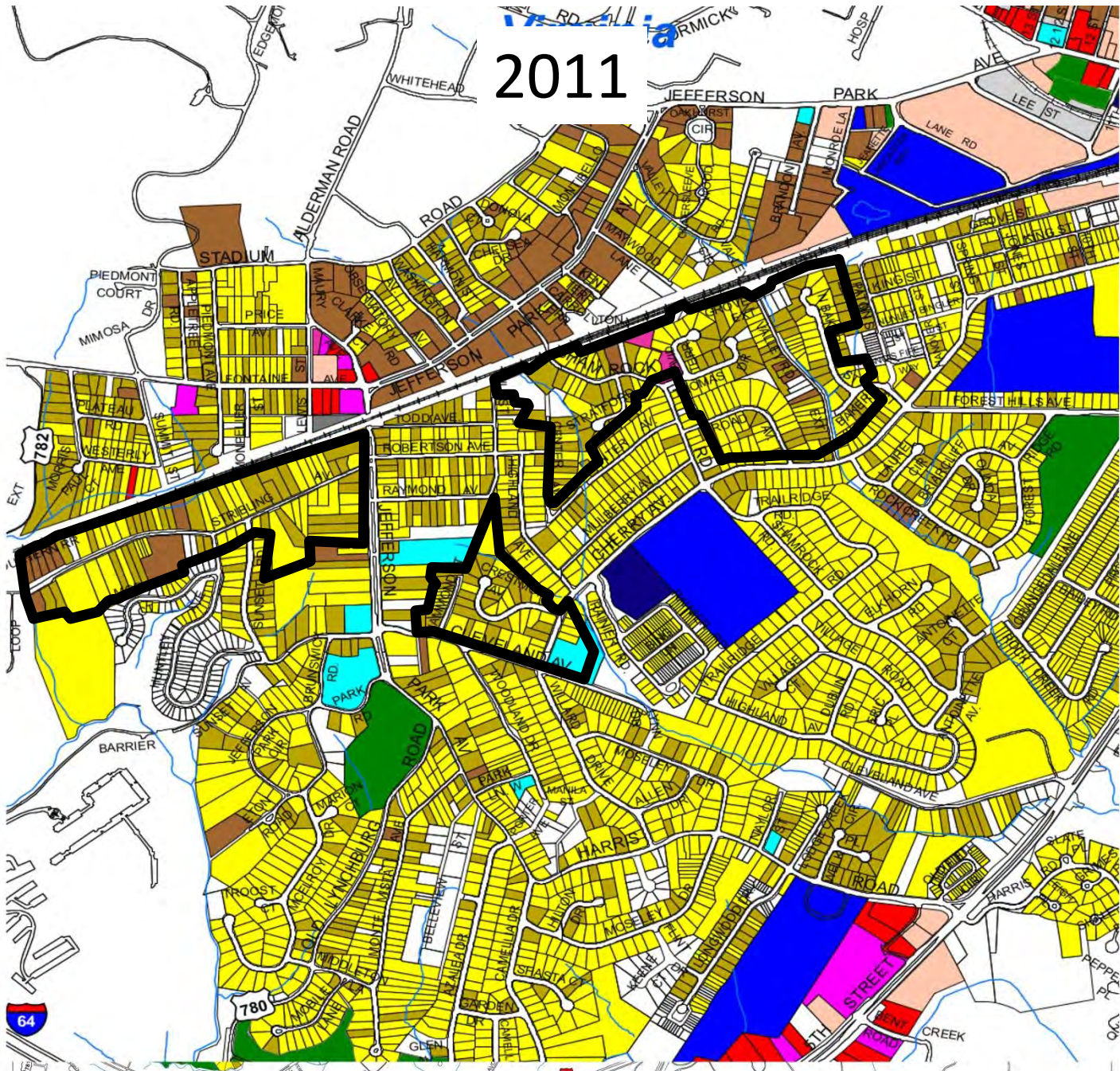
LAND USE BASED ON CITY ASSESSOR FILES, 2010





# EXISTING LAND USE

2011



PARCEL LINES ARE NOT SURVEY ACCURATE  
LAND USE BASED ON PARCELS

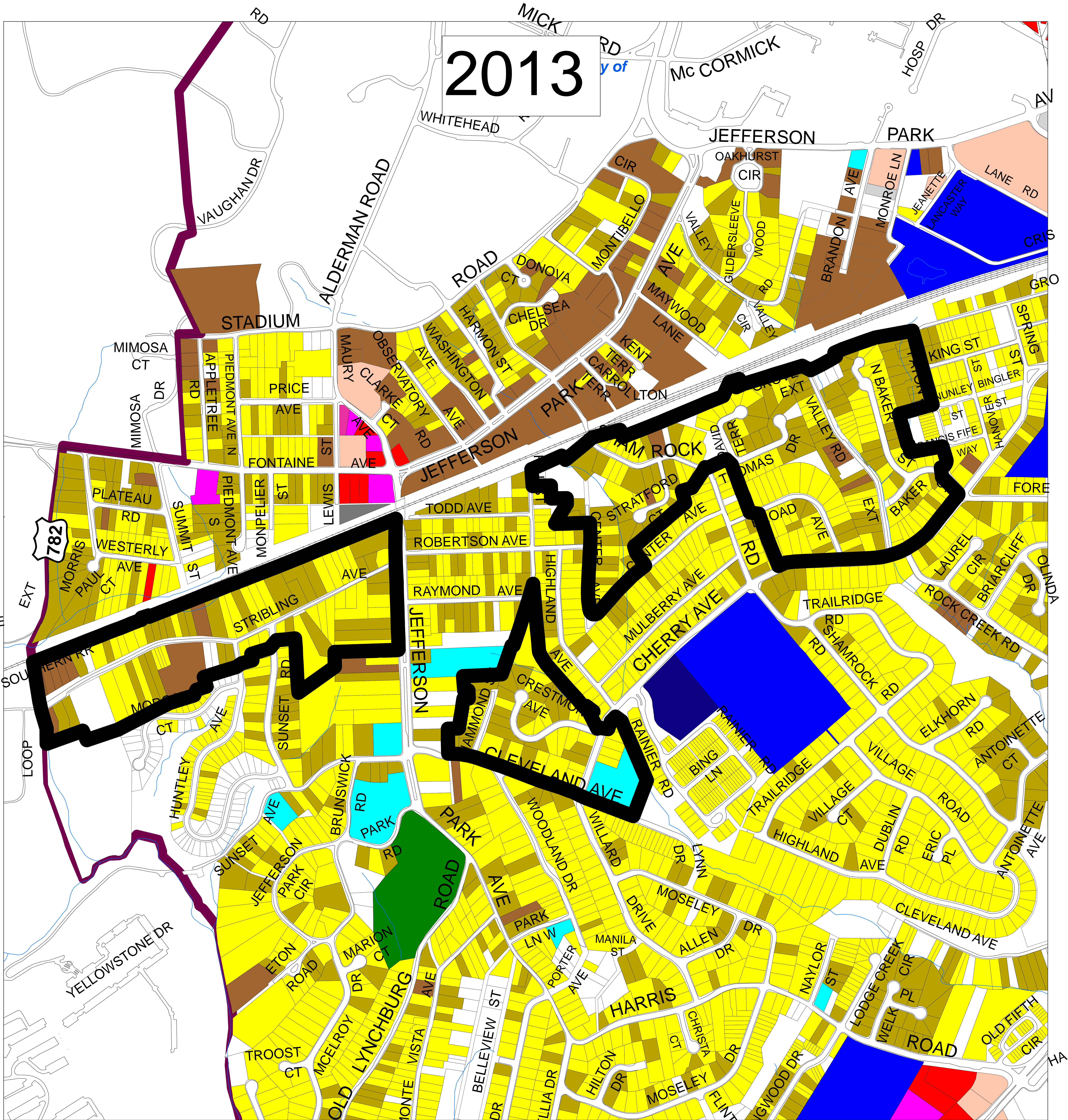
LAND USE BASED ON CITY ASSESSOR FILES, 2010

- SINGLE FAMILY
- TWO FAMILY
- MULTI FAMILY
- GROUP HOUSING
- OFFICES
- NEIGH. COMERC.
- COMMERCIAL

- INDUSTRIAL
- CULTURAL
- GOVERNMENT
- EDUCATIONAL
- REC, OPEN SPACE
- PARKING & UTILITIES
- VACANT




# EXISTING LAND USE



PARCEL LINES ARE NOT SURVEY ACCURATE  
LAND USE BASED ON PARCELS

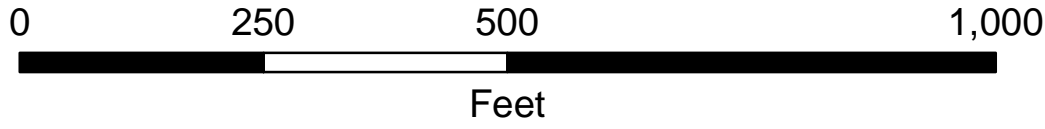
LAND USE BASED ON CITY ASSESSOR FILES, 2010

- |   |                |   |                     |
|---|----------------|---|---------------------|
|  | SINGLE FAMILY  |  | INDUSTRIAL          |
|  | TWO FAMILY     |  | CULTURAL            |
|  | MULTI FAMILY   |  | GOVERNMENT          |
|  | GROUP HOUSING  |  | EDUCATIONAL         |
|  | OFFICES        |  | REC, OPEN SPACE     |
|  | NEIGH. COMERC. |  | PARKING & UTILITIES |
|  | COMMERCIAL     |  | VACANT              |

NEIGHBORHOOD DEVELOPMENT SERVICES  
DECEMBER 2013

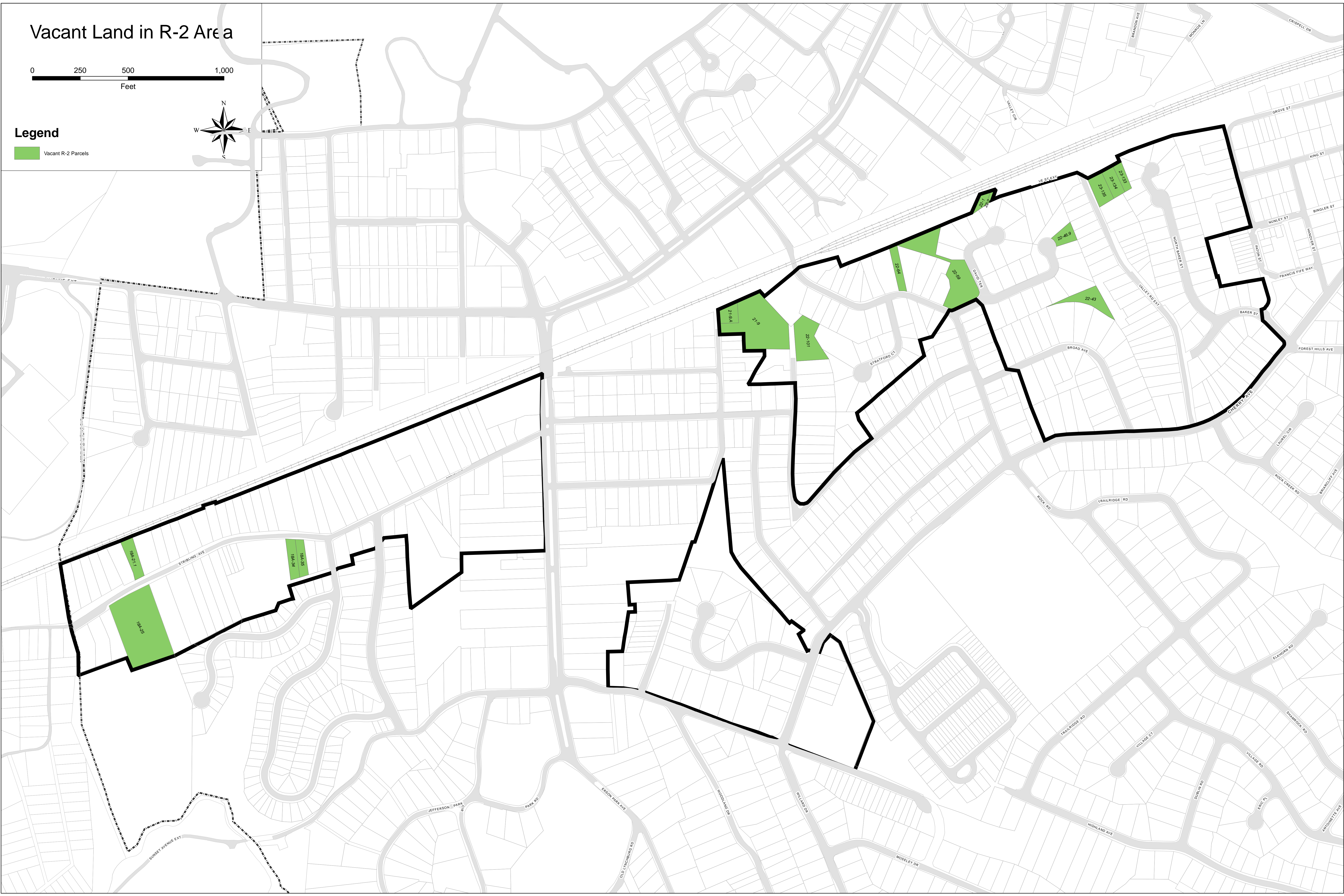
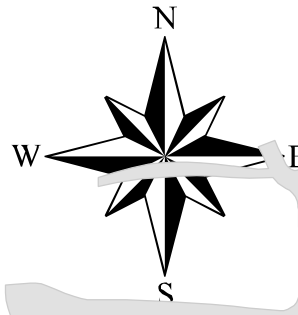


# Vacant Land in R-2 Area



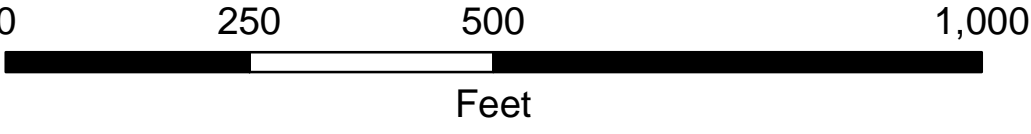
## Legend

Vacant R-2 Parcels



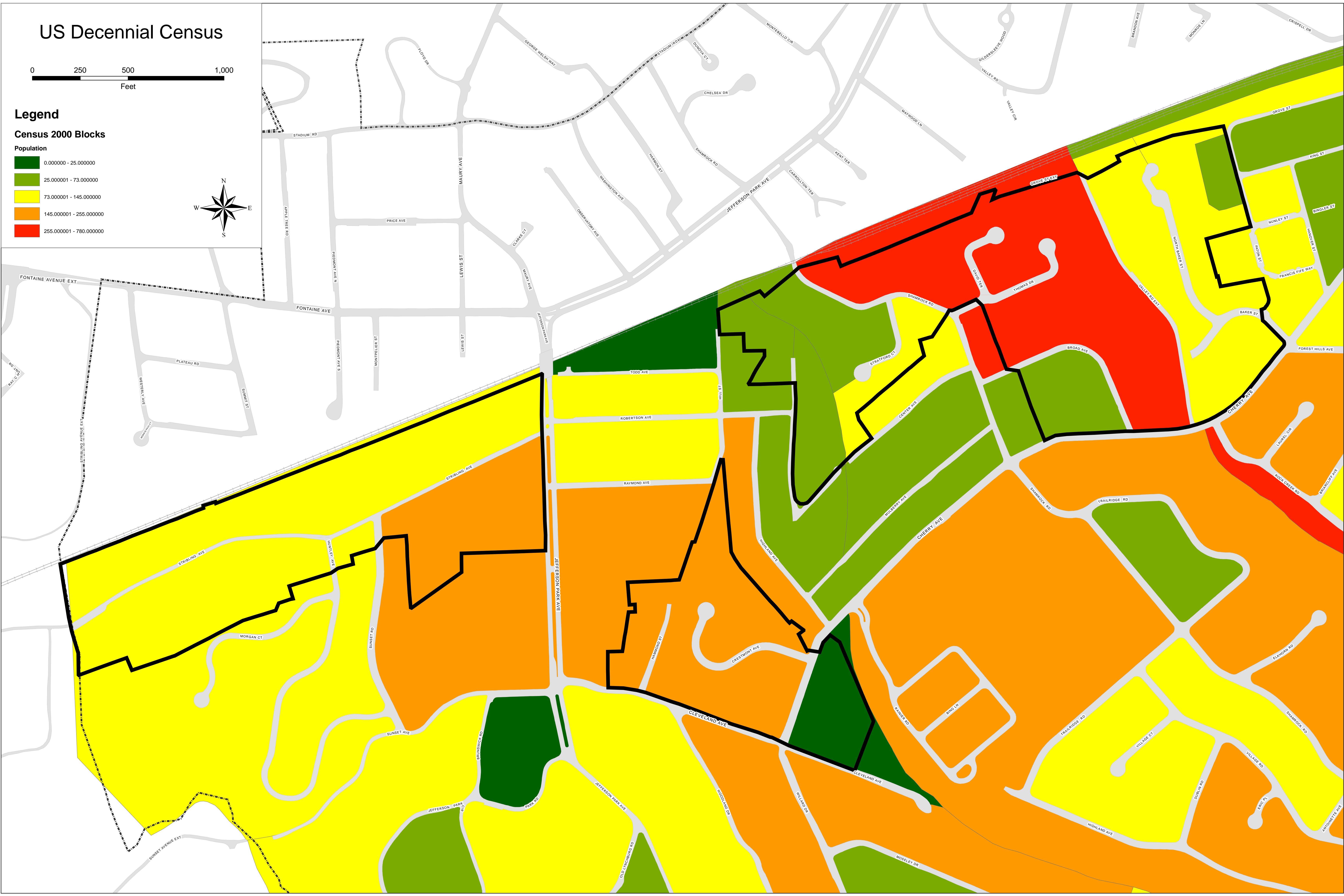
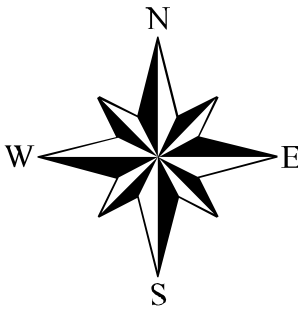
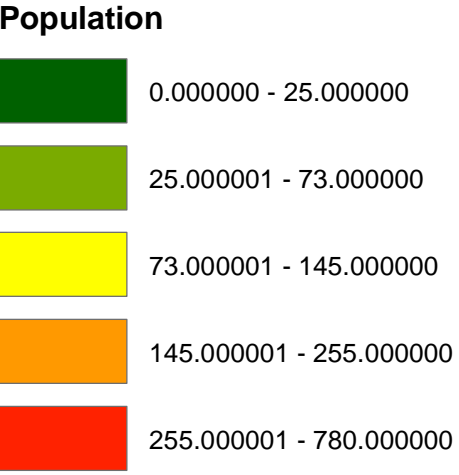


# US Decennial Census



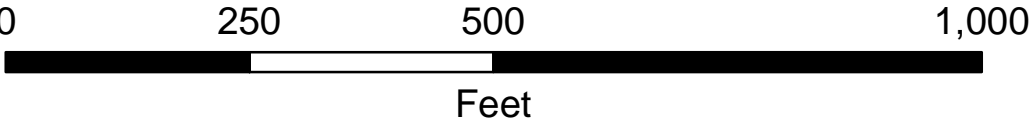
## Legend

### Census 2000 Blocks



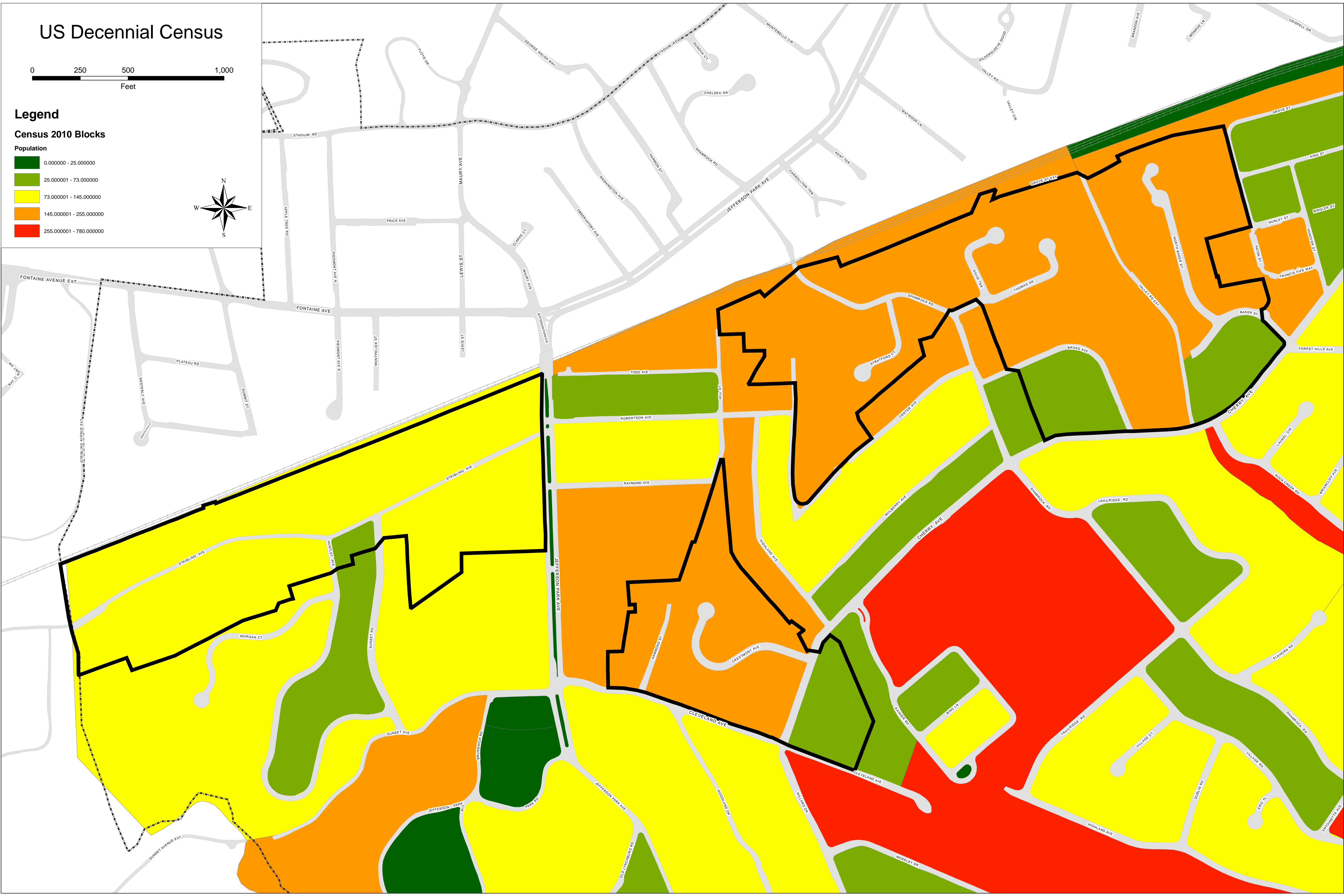
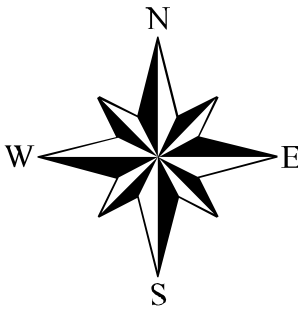
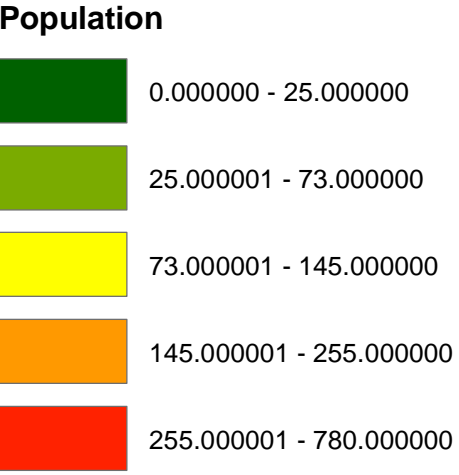


# US Decennial Census



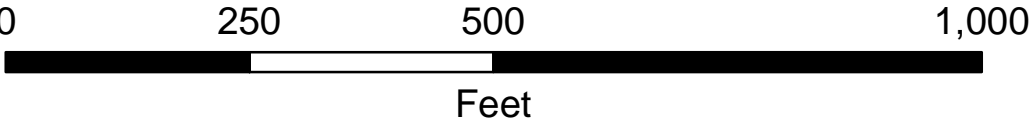
## Legend

### Census 2010 Blocks





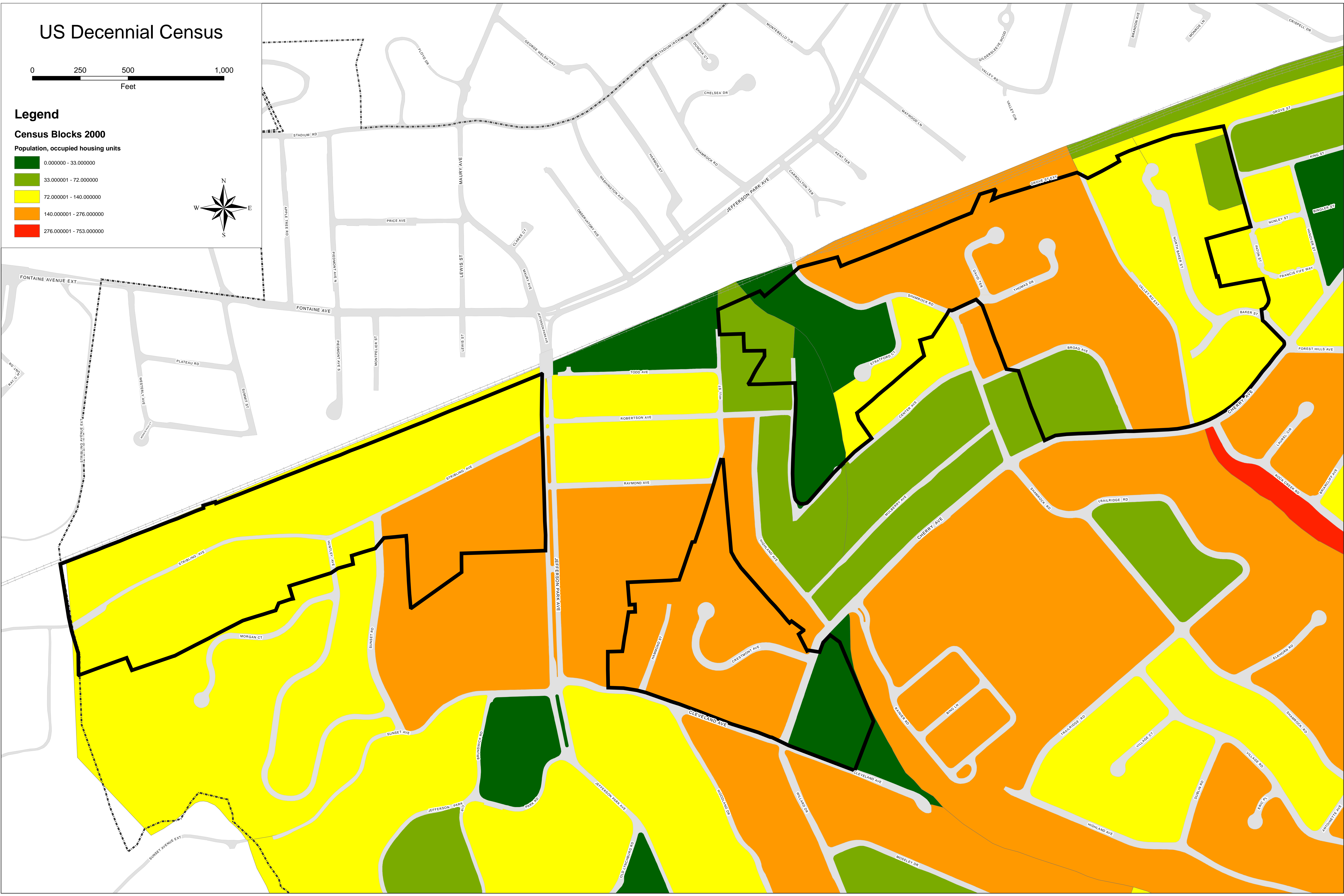
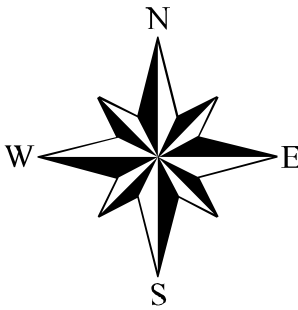
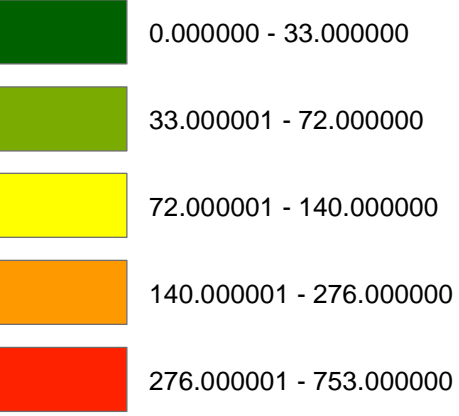
# US Decennial Census



## Legend

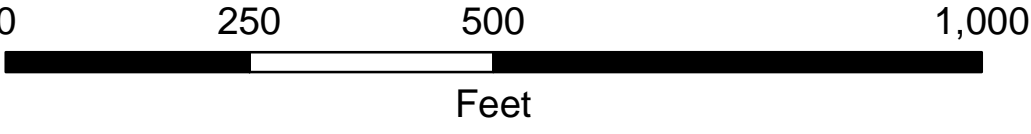
### Census Blocks 2000

Population, occupied housing units





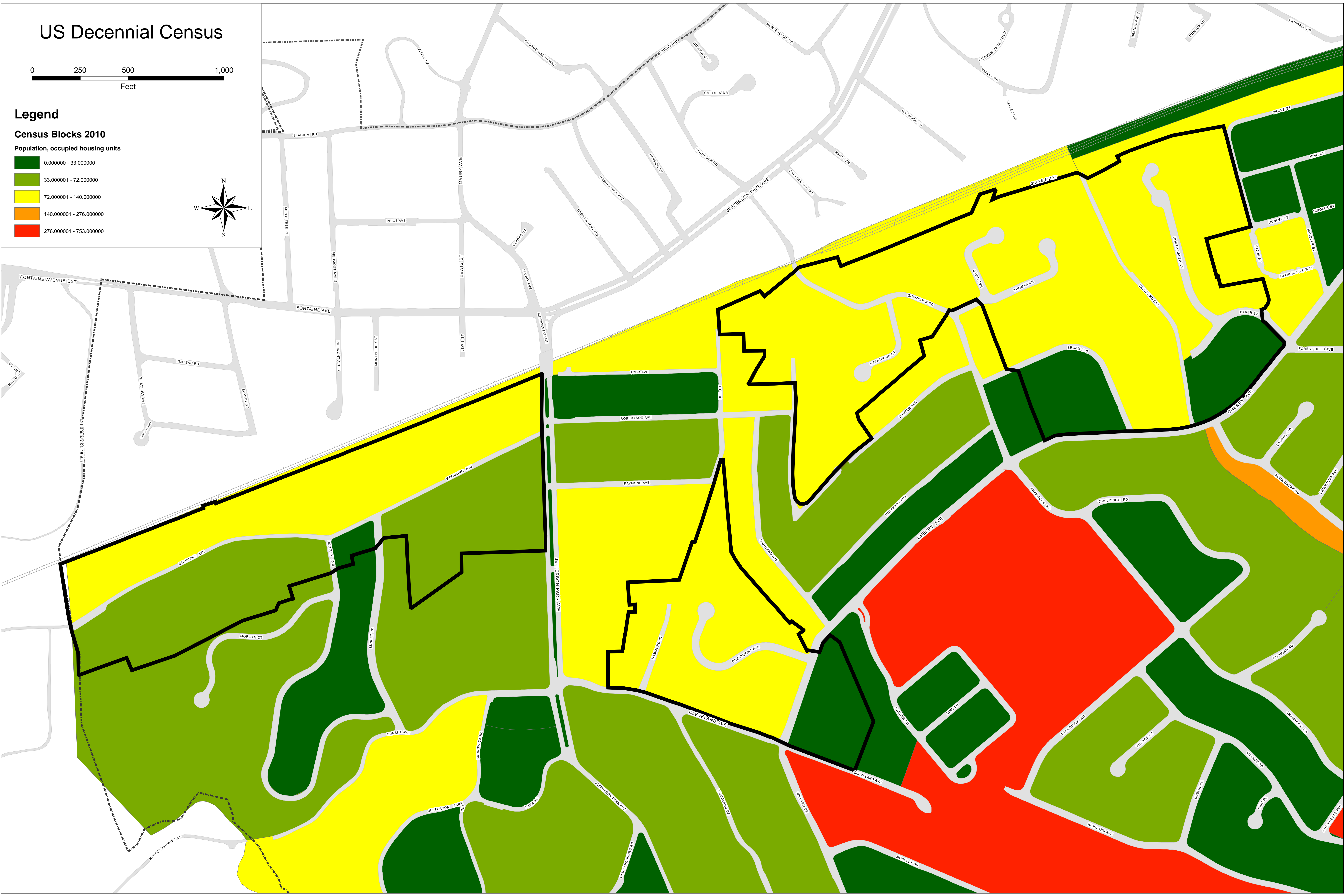
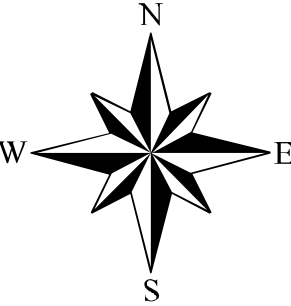
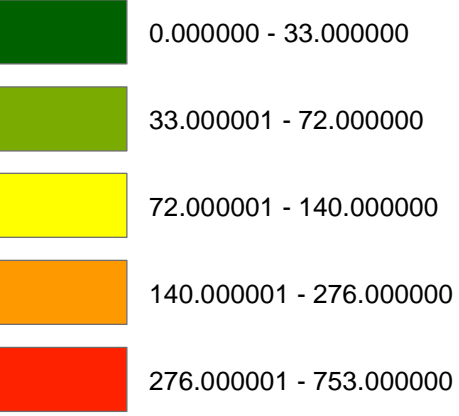
# US Decennial Census



## Legend

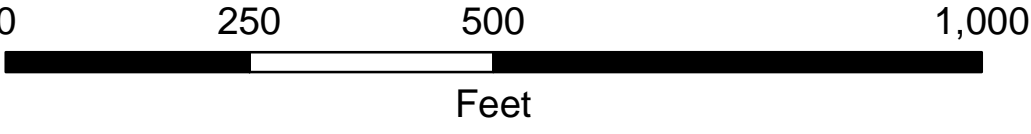
### Census Blocks 2010

Population, occupied housing units





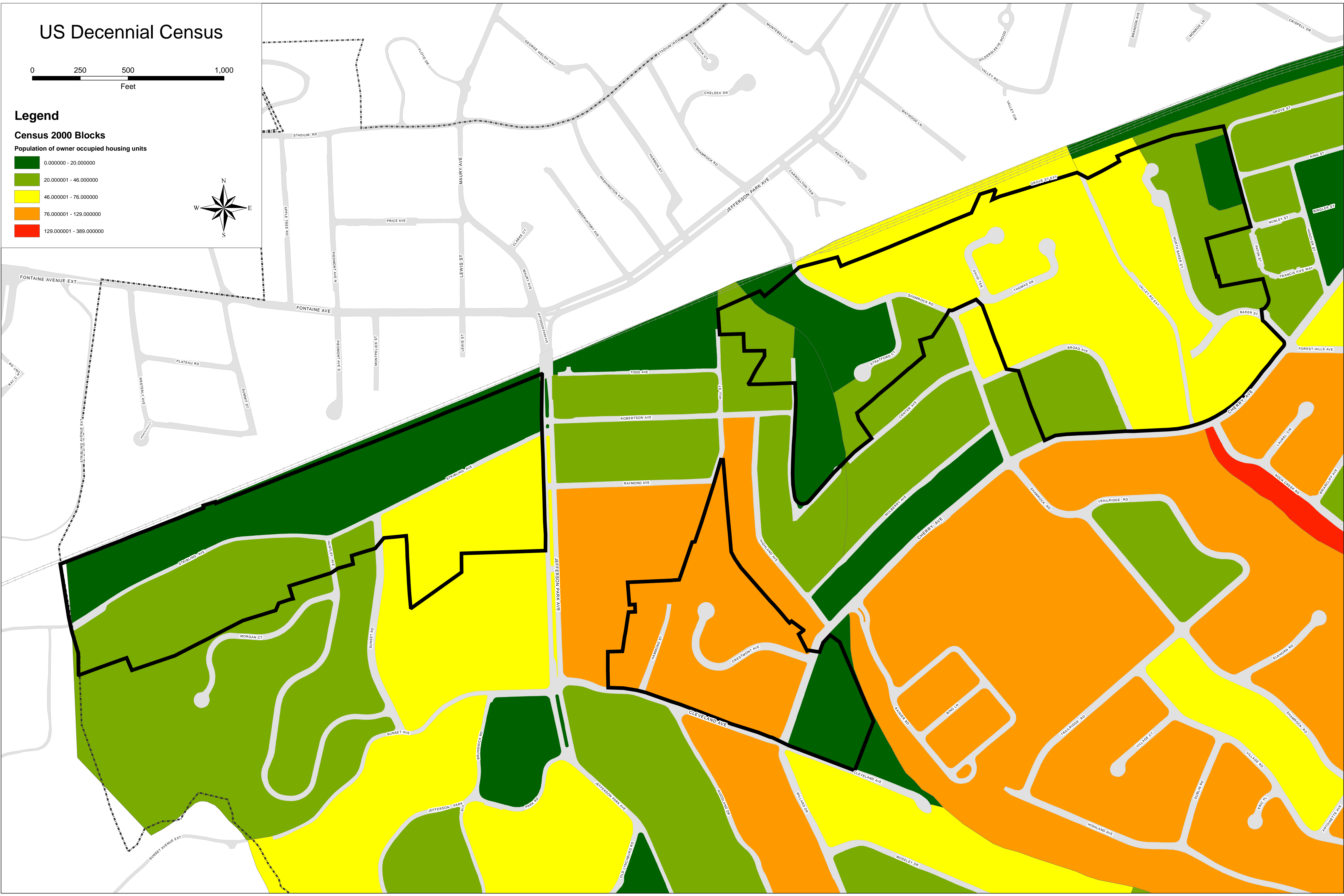
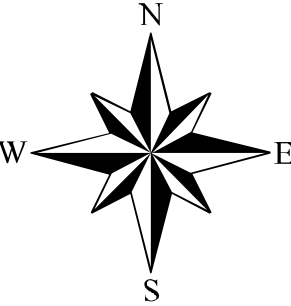
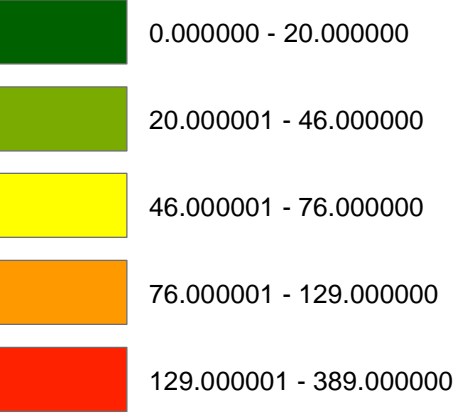
# US Decennial Census



## Legend

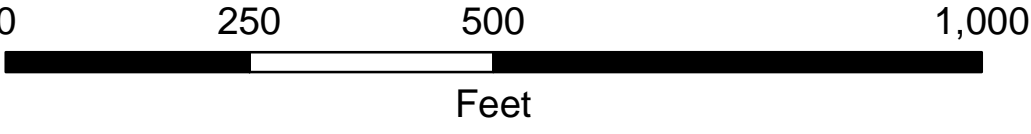
### Census 2000 Blocks

Population of owner occupied housing units





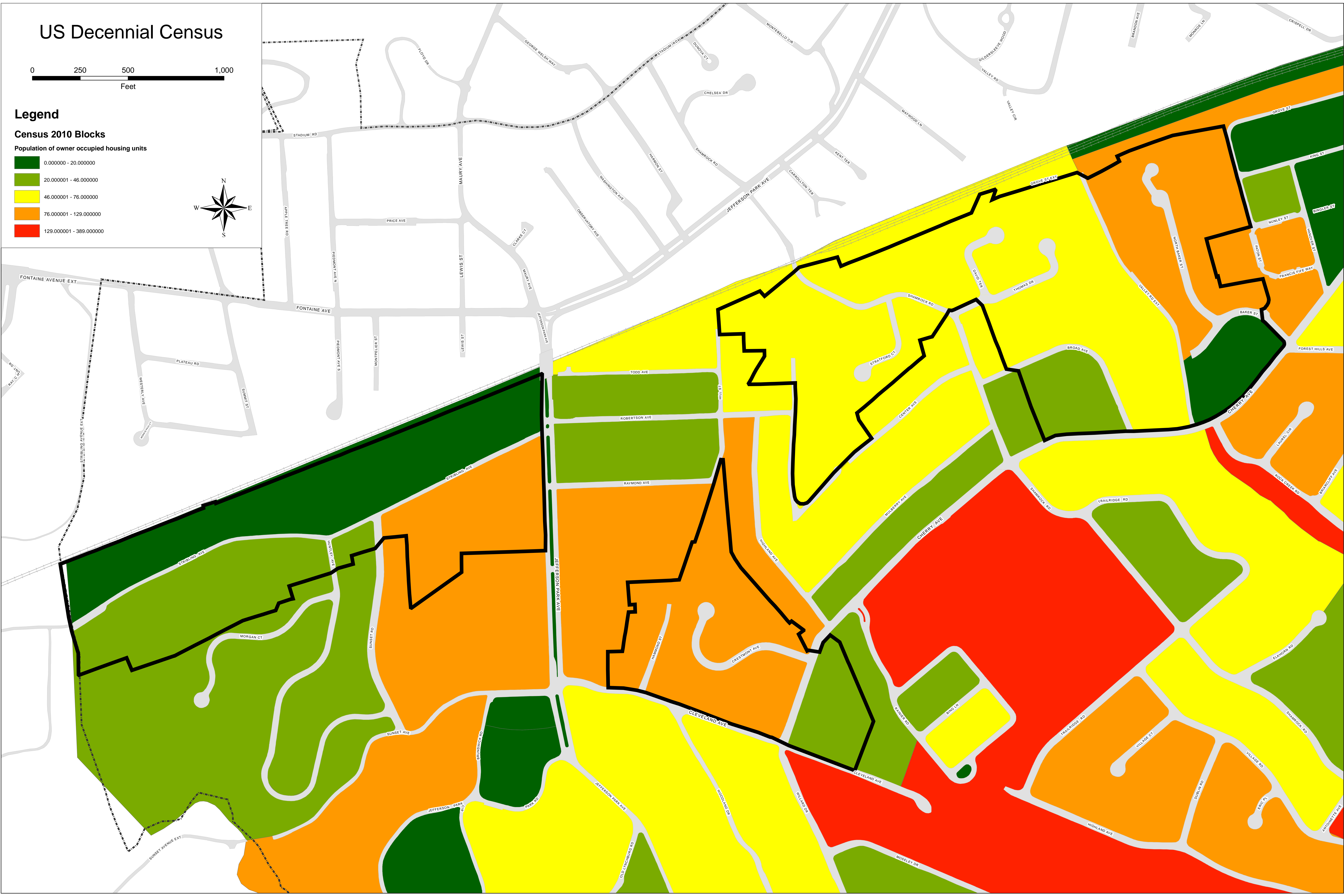
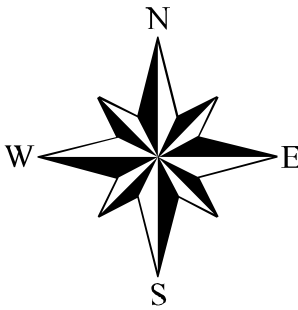
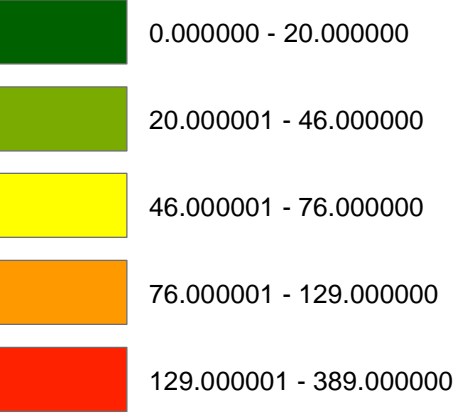
US Decennial Census



Legend

Census 2010 Blocks

Population of owner occupied housing units

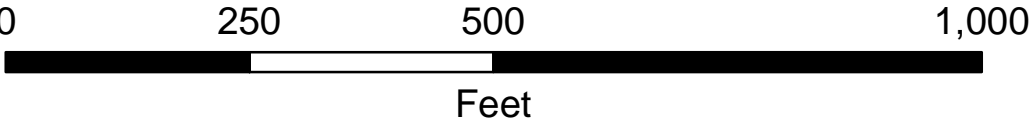






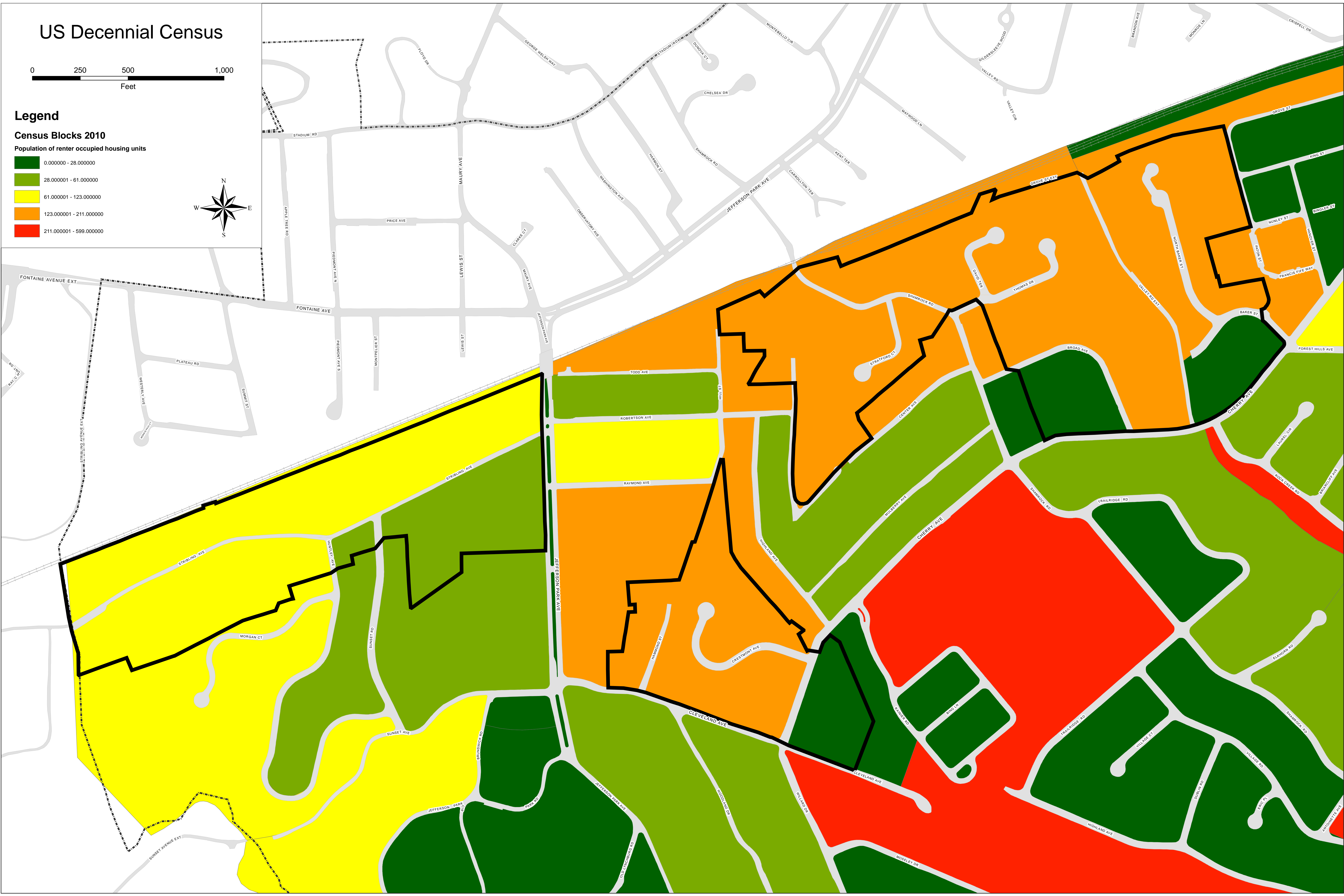
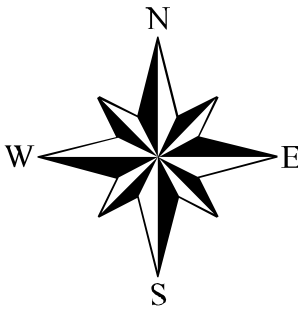
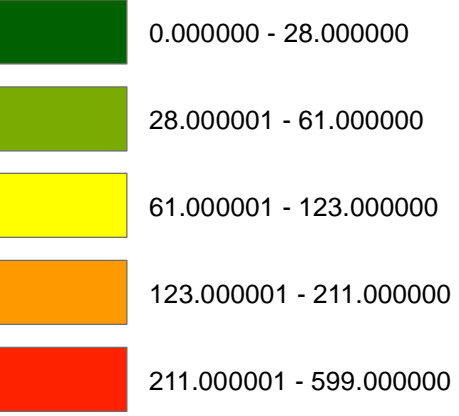


# US Decennial Census



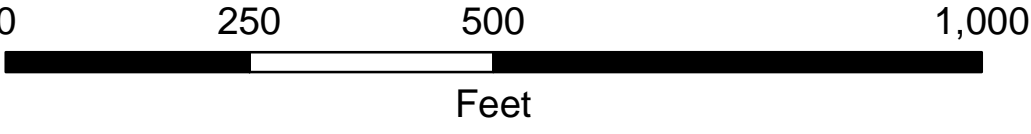
## Legend

**Census Blocks 2010**  
Population of renter occupied housing units



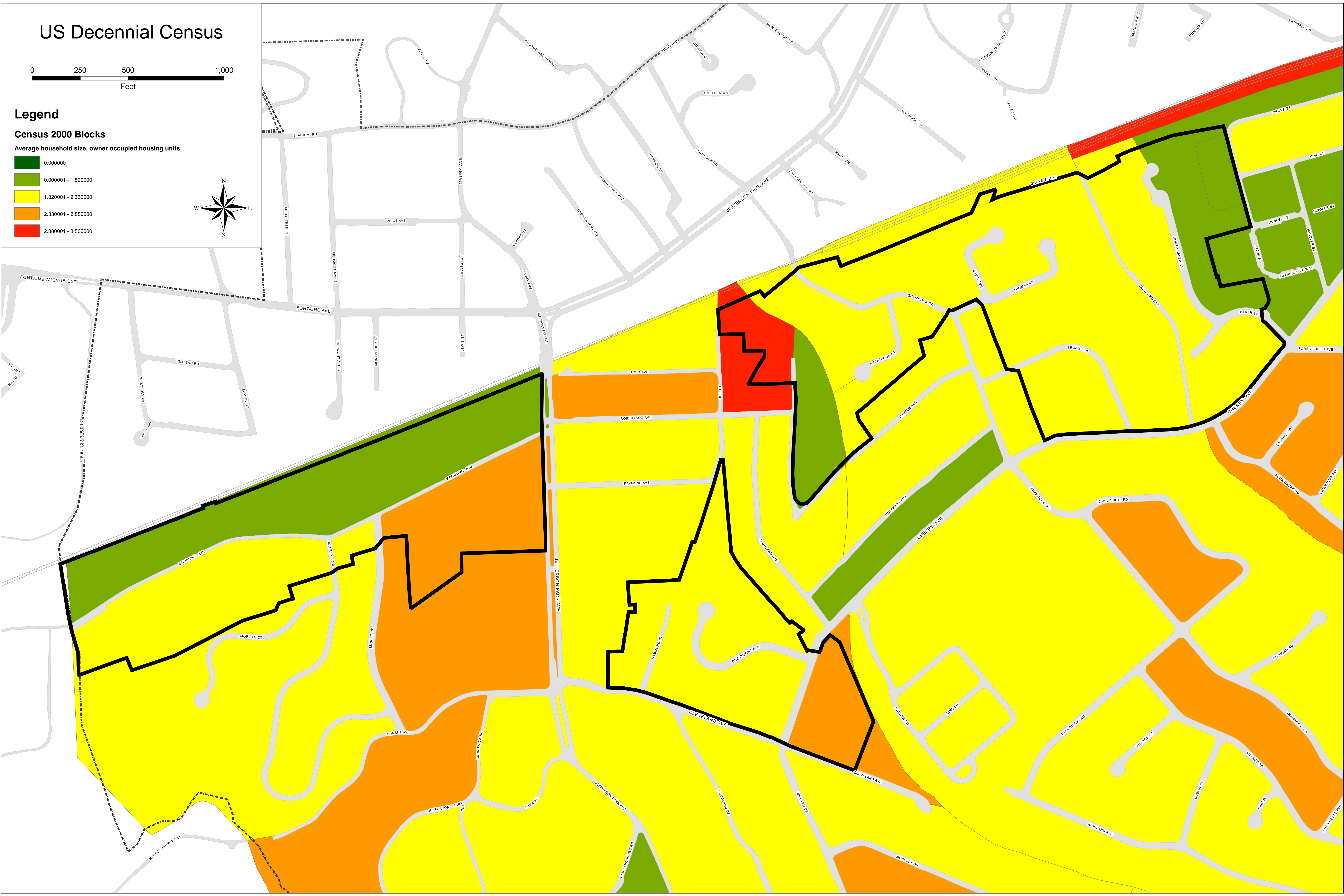
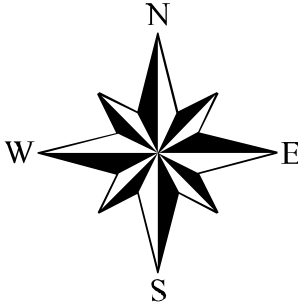
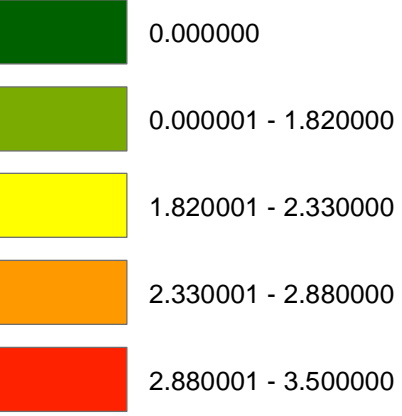


# US Decennial Census



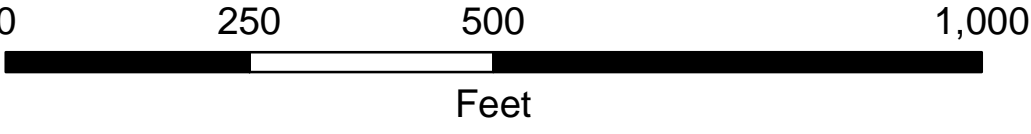
## Legend

Census 2000 Blocks  
Average household size, owner occupied housing units





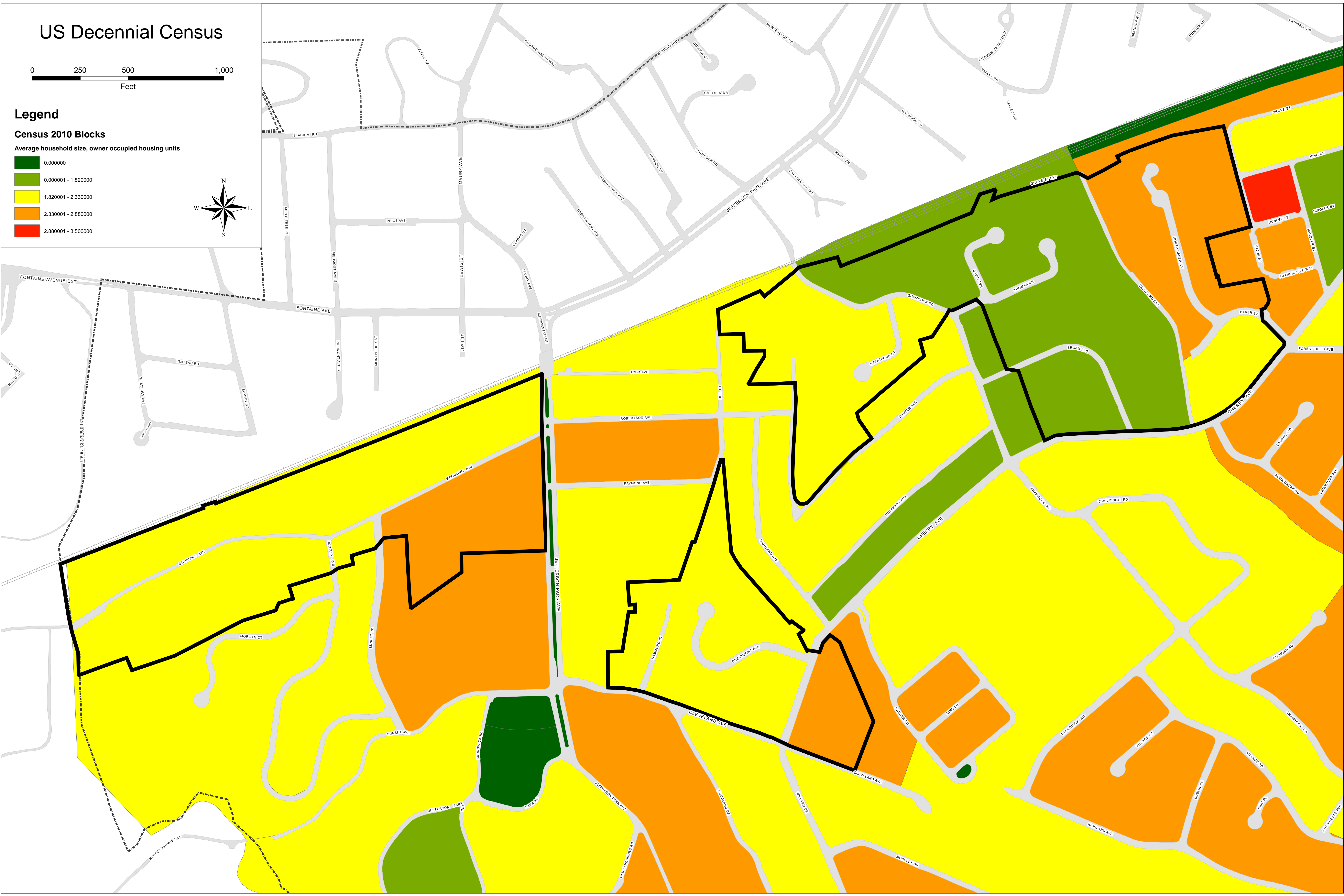
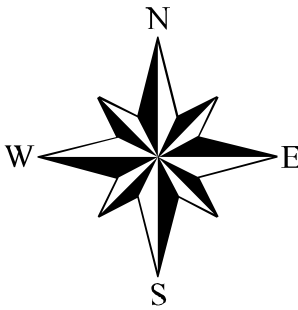
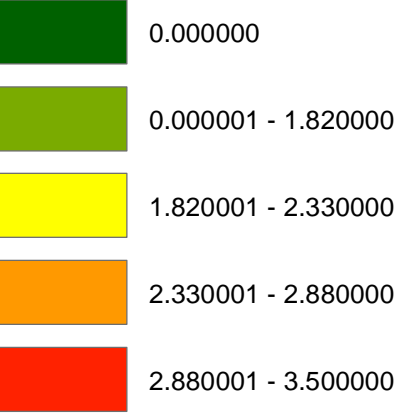
# US Decennial Census



## Legend

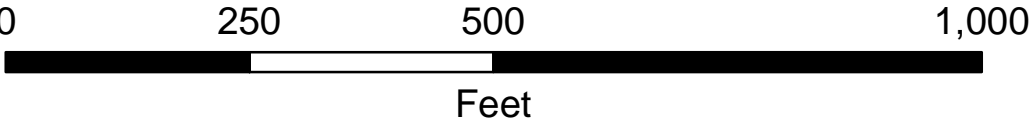
### Census 2010 Blocks

Average household size, owner occupied housing units



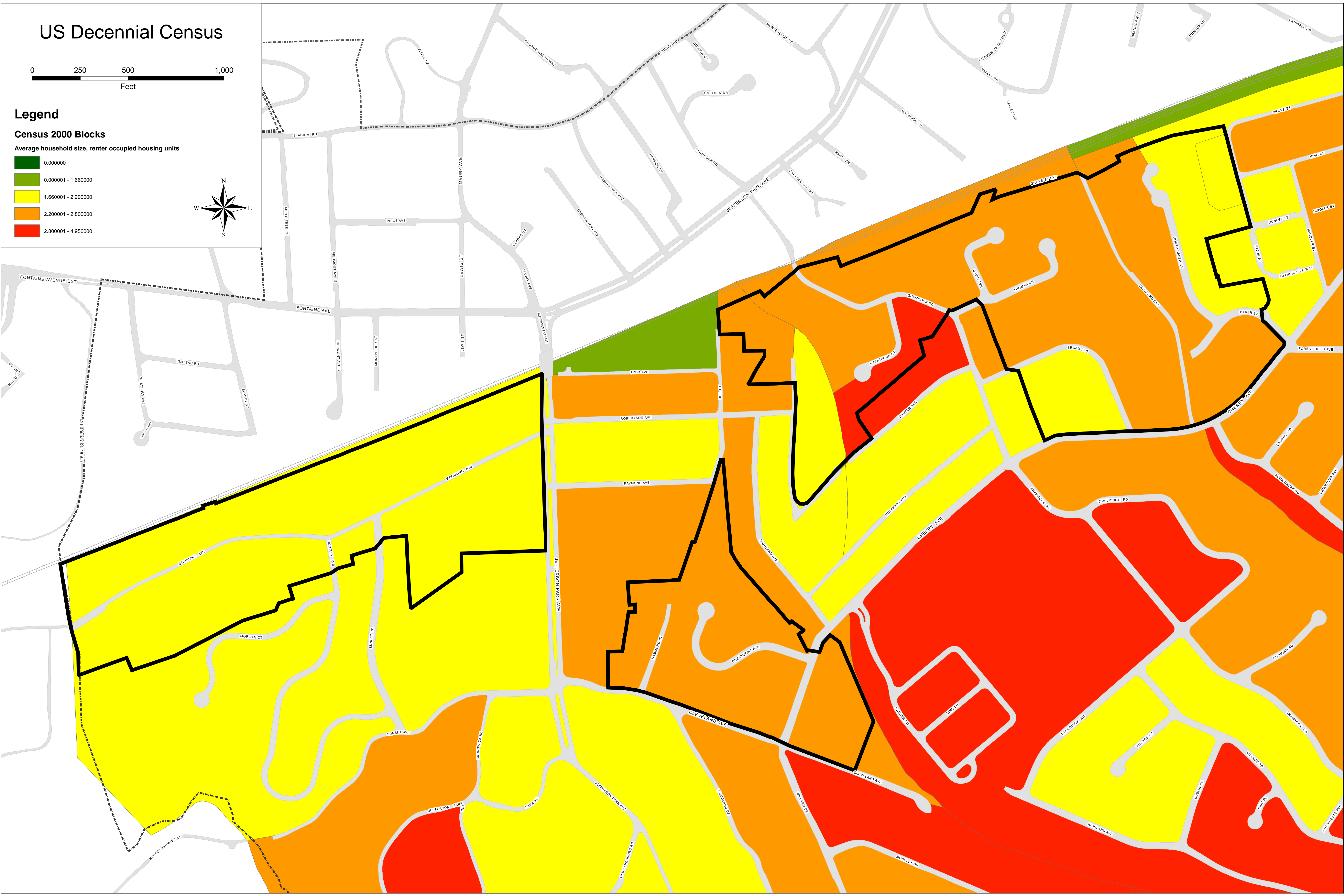
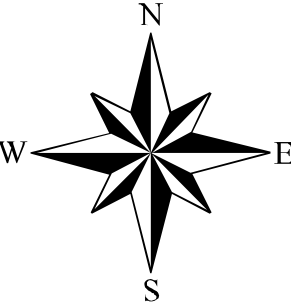
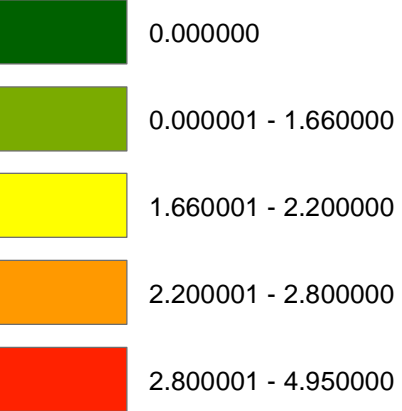


US Decennial Census

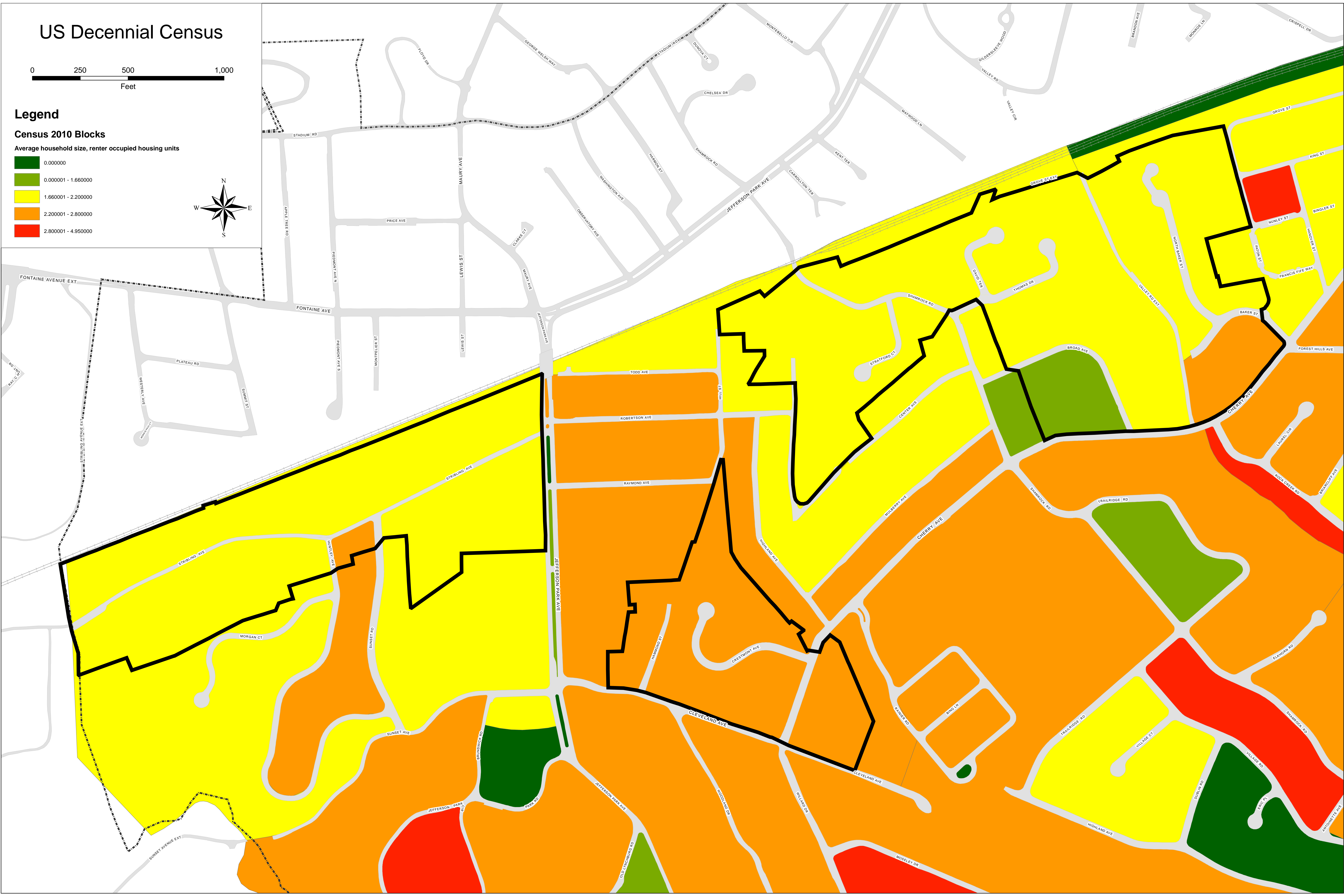


Legend

Census 2000 Blocks  
Average household size, renter occupied housing units





[illegible]

US Decennial Census

0 250 500 1,000  
Feet

Legend

Census 2010 Blocks

Average household size, renter occupied housing units

- 0.000000
- 0.000001 - 1.660000
- 1.660001 - 2.200000
- 2.200001 - 2.800000
- 2.800001 - 4.950000

Map showing Census 2010 Blocks color-coded by average household size, renter occupied housing units. The map includes a scale bar (0 to 1,000 feet) and a north arrow. The map shows a network of streets and census tracts, with a thick black line outlining a specific area of interest. The area of interest is primarily yellow and orange, with some green and red areas. The map is titled 'US Decennial Census' and 'Census 2010 Blocks'.

**US Decennial Census**

0 250 500 1,000  
Feet

**Legend**

**Census 2010 Blocks**

Average household size, renter occupied housing units

- 0.000000
- 0.000001 - 1.660000
- 1.660001 - 2.200000
- 2.200001 - 2.800000
- 2.800001 - 4.950000

N  
W E  
S

STADIUM RD  
FONTAINE AVE  
JEFFERSON PARK AVE  
CLARK CT  
MAURY AVE  
LEWIS ST  
PRICE AVE  
PIEDMONT AVE N  
PIEDMONT AVE S  
MONTPELIER ST  
SUNSET RD  
MORGAN CT  
SUNSET AVE  
BRUNSWICK RD  
JEFFERSON PARK AVE  
OLD TWINING RD  
WASHINGTON AVE  
GREENSTOCK AVE  
HARMON ST  
SHAMROCK RD  
DUNDRA CT  
CHelsea DR  
KENT TER  
CARROLLTON TER  
JEFFERSON PARK AVE  
GROVE ST  
GROVE ST EXT  
DAVID TER  
THOMAS DR  
VALLEY RD  
NORTH BRUCE ST  
KING ST  
BINGLER ST  
NUNLEY ST  
FRANCIS FIFE WAY  
BAKER ST  
FOREST HILLS AVE  
CHERRY AVE  
LAVELLE DR  
ROCK CREEK RD  
SHAMROCK RD  
TRAILRIDGE RD  
ELKPORT RD  
VILLAGE RD  
DUBLIN RD  
BAC PL  
ANTONETTE AVE  
MOSELEY DR  
WILLARD DR  
WOODLAND DR  
CRESTBONT AVE  
HAWKINS ST  
CLEVELAND AVE  
REINER RD  
BING LN  
VILLAGE CT  
TRAILRIDGE RD  
SHAMROCK RD  
BROAD AVE  
STRATFORD CT  
TODD AVE  
ROBERTSON AVE  
RAYMOND AVE  
HIGHLAND AVE  
HILBERRY AVE  
CENTER AVE  
PILL ST  
STRIPLING AVE  
PLATEAU RD  
WESTFIELD AVE  
SUMMIT ST  
FONTAINE AVENUE EXT  
STRIPLING AVENUE EXT  
SUNSET AVENUE EXT

US Decennial Census

0 250 500 1,000  
Feet

Legend

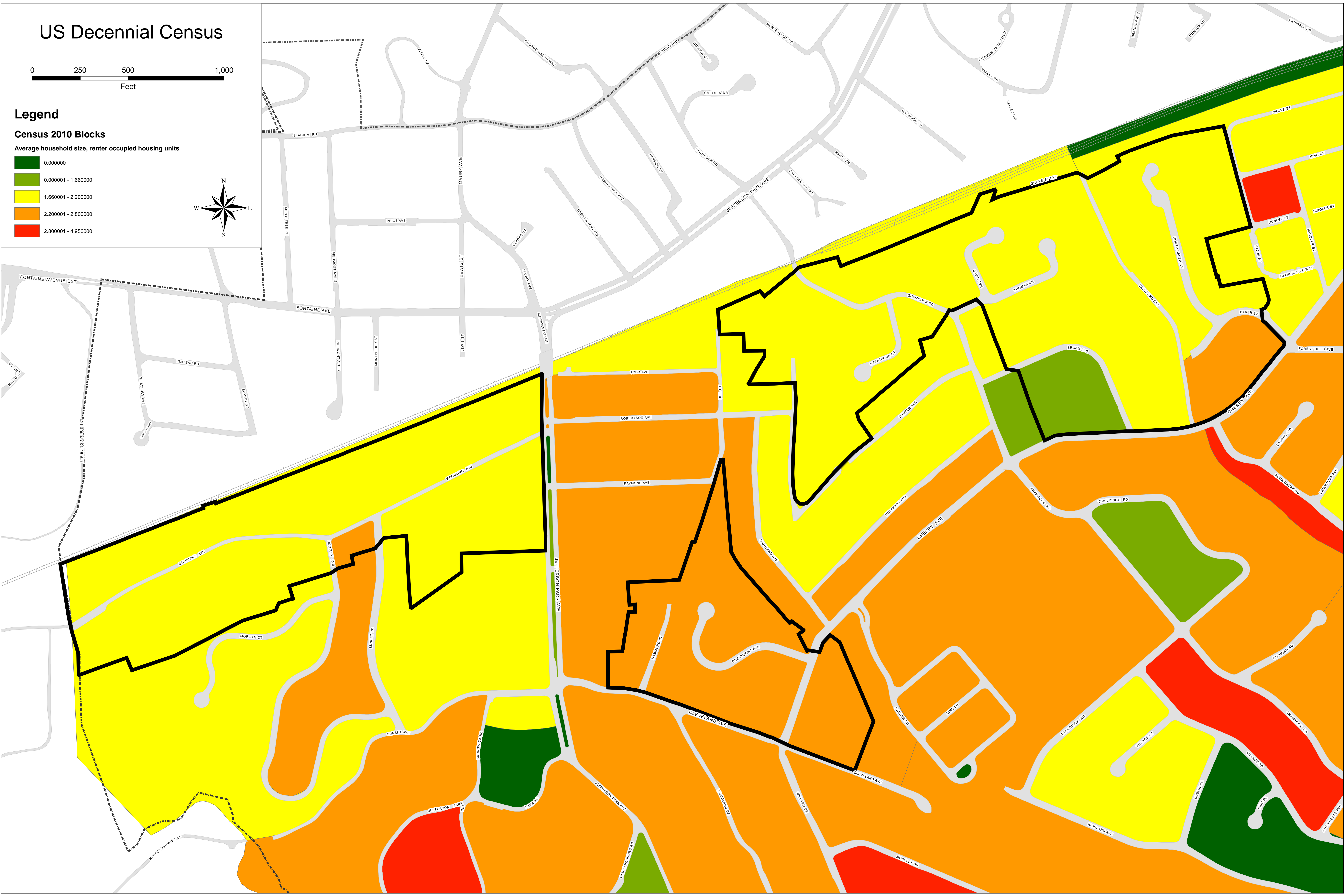
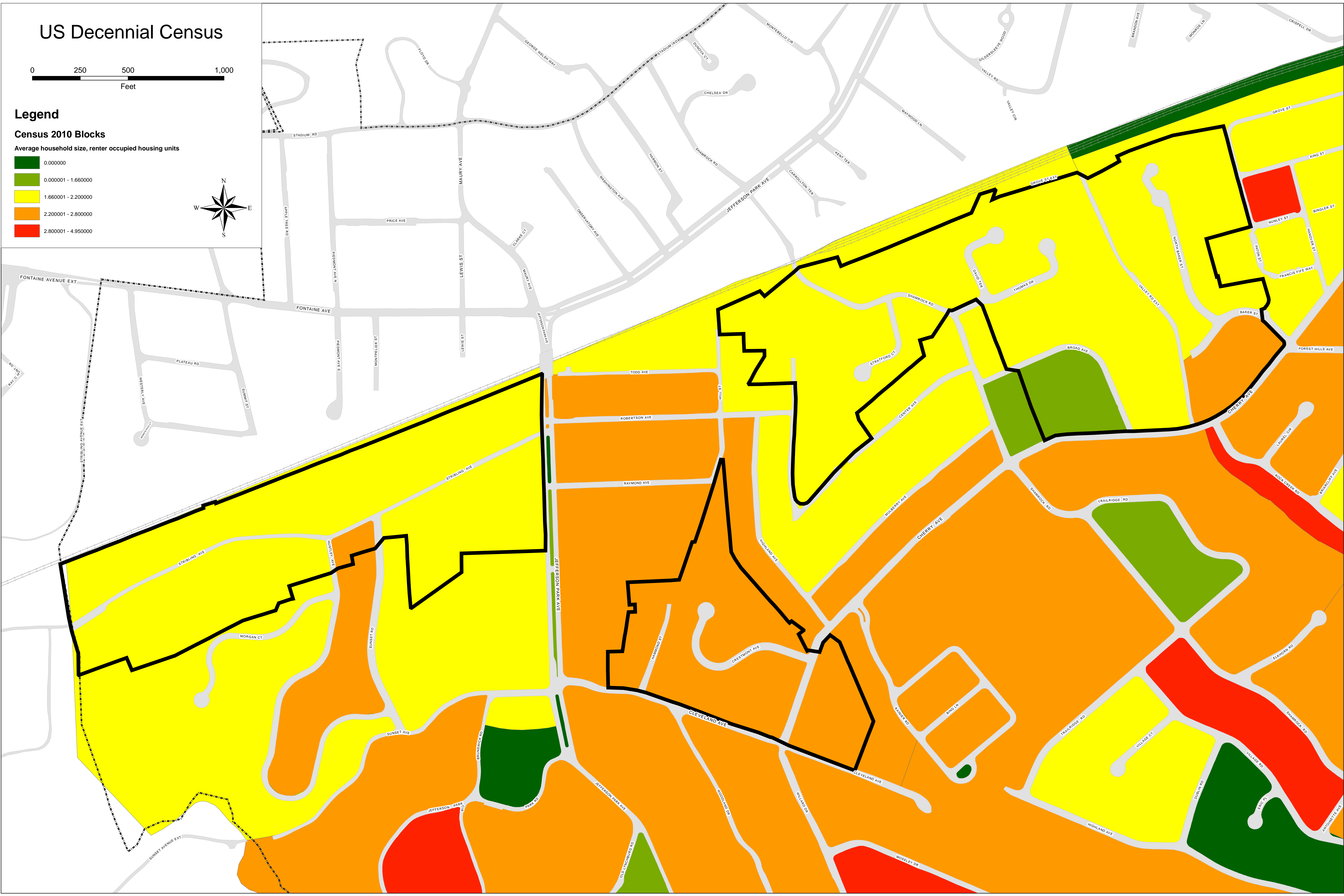
Census 2010 Blocks

Average household size, renter occupied housing units

- 0.000000
- 0.000001 - 1.660000
- 1.660001 - 2.200000
- 2.200001 - 2.800000
- 2.800001 - 4.950000

N  
W E  
S

STADIUM RD  
PRICE AVE  
MAURY AVE  
LEWIS ST  
CLARK CT  
BANKY AVE  
STADIUM RD  
JEFFERSON PARK AVE  
WASHINGTON AVE  
GREENSTON AVE  
SHAMROCK RD  
KENT TER  
CARROLLTON TER  
MONTEBELLO CIR  
VALLEY RD  
VALLEY DR  
GILBERT LEE WOOD  
BRANDON AVE  
KING RD  
CRISPELL DR  
GROVE ST  
KING ST  
BINGLER ST  
NUNLEY ST  
FRANCIS FIFE WAY  
BAKER ST  
FOREST HILLS AVE  
CHERRY AVE  
LAVEL CIR  
ROCK CREEK RD  
SHAMROCK RD  
TRAILRIDGE RD  
ELKORN RD  
VILLAGE RD  
VILLAGE CT  
DUBLIN RD  
SAGE PL  
ANTONETTE AVE  
MOSELEY DR  
WILLARD DR  
WOODLAND DR  
JEFFERSON PARK AVE  
OLD TWINING RD  
CLEVELAND AVE  
CRESTBONT AVE  
HAWKING ST  
HIGHLAND AVE  
HILBERRY AVE  
CENTER AVE  
STRATFORD CT  
SHAMROCK RD  
DAVID TER  
THOMAS DR  
VALLEY RD EXT  
BROAD AVE  
TODD AVE  
ROBERTSON AVE  
RAYMOND AVE  
STRIBLING AVE  
MORGAN CT  
SUNSET RD  
SUNSET AVE  
BRUNSWICK RD  
JEFFERSON PARK AVE  
SUNSET AVE EXT  
SUNSET AVE  
PLATEAU RD  
WESTFIELD AVE  
SUMMIT ST  
FONTAINE AVE  
FONTAINE AVE EXT  
STRIPLING AVE EXT  
STRIPLING AVE  
STADIUM RD  
APRIL FIFE RD  
PIEDMONT AVE N  
PIEDMONT AVE S  
MONTPELIER ST  
CLARK CT  
BANKY AVE  
JEFFERSON PARK AVE  
WASHINGTON AVE  
GREENSTON AVE  
SHAMROCK RD  
KENT TER  
CARROLLTON TER  
MONTEBELLO CIR  
VALLEY RD  
VALLEY DR  
GILBERT LEE WOOD  
BRANDON AVE  
KING RD  
CRISPELL DR  
GROVE ST  
KING ST  
BINGLER ST  
NUNLEY ST  
FRANCIS FIFE WAY  
BAKER ST  
FOREST HILLS AVE  
CHERRY AVE  
LAVEL CIR  
ROCK CREEK RD  
SHAMROCK RD  
TRAILRIDGE RD  
ELKORN RD  
VILLAGE RD  
VILLAGE CT  
DUBLIN RD  
SAGE PL  
ANTONETTE AVE  
MOSELEY DR  
WILLARD DR  
WOODLAND DR  
JEFFERSON PARK AVE  
OLD TWINING RD  
CLEVELAND AVE  
CRESTBONT AVE  
HAWKING ST  
HIGHLAND AVE  
HILBERRY AVE  
CENTER AVE  
STRATFORD CT  
SHAMROCK RD  
DAVID TER  
THOMAS DR  
VALLEY RD EXT  
BROAD AVE  
TODD AVE  
ROBERTSON AVE  
RAYMOND AVE  
STRIBLING AVE  
MORGAN CT  
SUNSET RD  
SUNSET AVE  
BRUNSWICK RD  
JEFFERSON PARK AVE  
SUNSET AVE EXT  
SUNSET AVE  
PLATEAU RD  
WESTFIELD AVE  
SUMMIT ST  
FONTAINE AVE  
FONTAINE AVE EXT  
STRIPLING AVE EXT  
STRIPLING AVE





**US Decennial Census**

**Census 2000 Blocks**

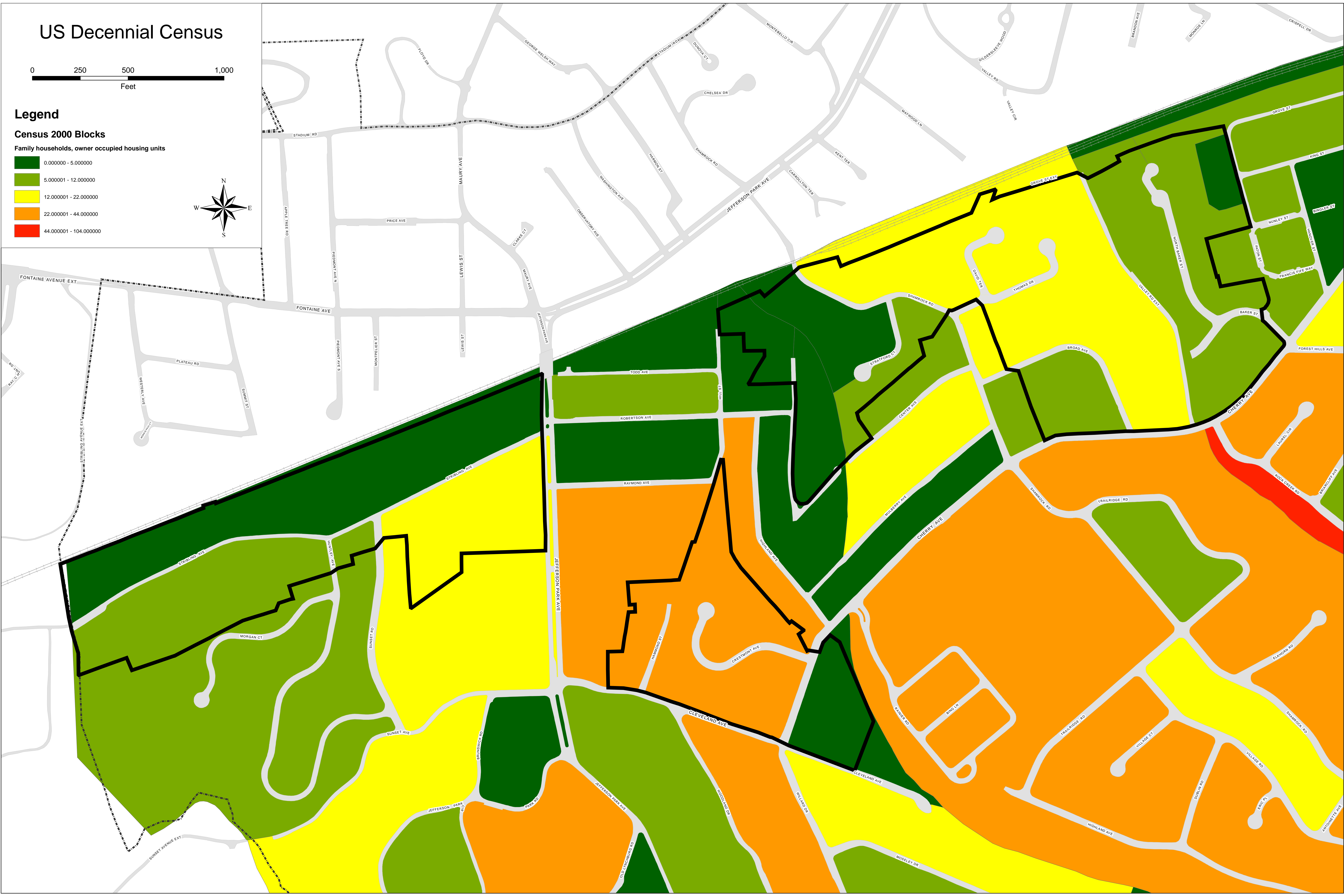
Family households, owner occupied housing units

Color	Range
Dark Green	0.000000 - 5.000000
Light Green	5.000001 - 12.000000
Yellow	12.000001 - 22.000000
Orange	22.000001 - 44.000000
Red	44.000001 - 104.000000

0 250 500 1,000 Feet

N  
W E  
S

STADIUM RD  
PRICE AVE  
FONTAINE AVE  
PIEDMONT AVE N  
PIEDMONT AVE S  
MONTPELIER ST  
LEWIS ST  
MAURY AVE  
CLARK CT  
BANKY AVE  
JEFFERSON PARK AVE  
WASHINGTON AVE  
GREENLICK AVE  
SHAMROCK RD  
DUNDRA CT  
CHelsea DR  
MONTEBELLO CIR  
KENT TER  
CARROLLTON TER  
JEFFERSON PARK AVE  
GROVE ST  
GROVE ST EXT  
DAVID TER  
THOMAS DR  
VALLEY RD EXT  
NORTH BAKER ST  
BROOK ST  
NUNLEY ST  
BINGLER ST  
BANKNOTER ST  
FRANCIS PEE WAY  
BAKER ST  
FOREST HILLS AVE  
CHERRY AVE  
LAUREL CIR  
ROCK CREEK RD  
SHAMROCK RD  
TRAILRIDGE RD  
ELKPORT RD  
SHAMROCK RD  
VILLAGE RD  
VILLAGE CT  
HIGHLAND AVE  
MOSELEY DR  
WILLARD DR  
WOODLAND DR  
JEFFERSON PARK AVE  
OLD TWINING RD  
PARK RD  
BRUNSWICK RD  
SUNSET AVE  
MORGAN CT  
NUNLEY AVE  
STIRLING AVE  
STIRLING AVE EXT  
FONTAINE AVE EXT  
PLATEAU RD  
WESTBURY AVE  
SUMMIT ST  
VALLEY RD  
VALLEY DR  
GILBERTS LANE WOOD  
BRANDON AVE  
KING ST  
CRISPPELL DR



**US Decennial Census**

0 250 500 1,000  
Feet

**Legend**

**Census 2000 Blocks**

Family households, owner occupied housing units

- 0.000000 - 5.000000
- 5.000001 - 12.000000
- 12.000001 - 22.000000
- 22.000001 - 44.000000
- 44.000001 - 104.000000

N  
W E  
S

STADIUM RD  
PRICE AVE  
FONTAINE AVE  
PIEDMONT AVE N  
PIEDMONT AVE S  
MONTPELIER ST  
LEWIS ST  
MAURY AVE  
CLARKE CT  
BANKY AVE  
STADIUM RD  
GEORGE WELSH WAY  
CHelsea DR  
SHAMROCK RD  
HARMON ST  
WASHINGTON AVE  
GREENLICK AVE  
JEFFERSON PARK AVE  
CARROLLTON TER  
KENT TER  
MONTEBELLO CIR  
VALLEY RD  
GILBERT LEE WOOD  
VALLEY DR  
BROAD AVE  
GROVE ST  
KING ST  
BINGLER ST  
NUNLEY ST  
BROAD ST  
FRANCIS PEE WAY  
BAKER ST  
FOREST HILLS AVE  
CHERRY AVE  
LAUREL CIR  
ROCK CREEK RD  
SHAMROCK RD  
TRAILRIDGE RD  
ELKPORT RD  
SHAMROCK RD  
VILLAGE RD  
ANTONETTE AVE  
BAC PL  
DUBLIN RD  
HIGHLAND AVE  
MORELEY DR  
WILLARD DR  
WOODLAND DR  
JEFFERSON PARK AVE  
OLD TWINING RD  
PARK RD  
BRUNSWICK RD  
SUNSET AVE  
MORGAN CT  
NUNLEY AVE  
STRIPLING AVE  
STRIPLING AVE EXT  
FONTAINE AVE EXT  
PLATEAU RD  
WESTFIELD AVE  
SUMMIT ST  
NO LONG RAY CT

**US Decennial Census**

0 250 500 1,000  
Feet

**Legend**

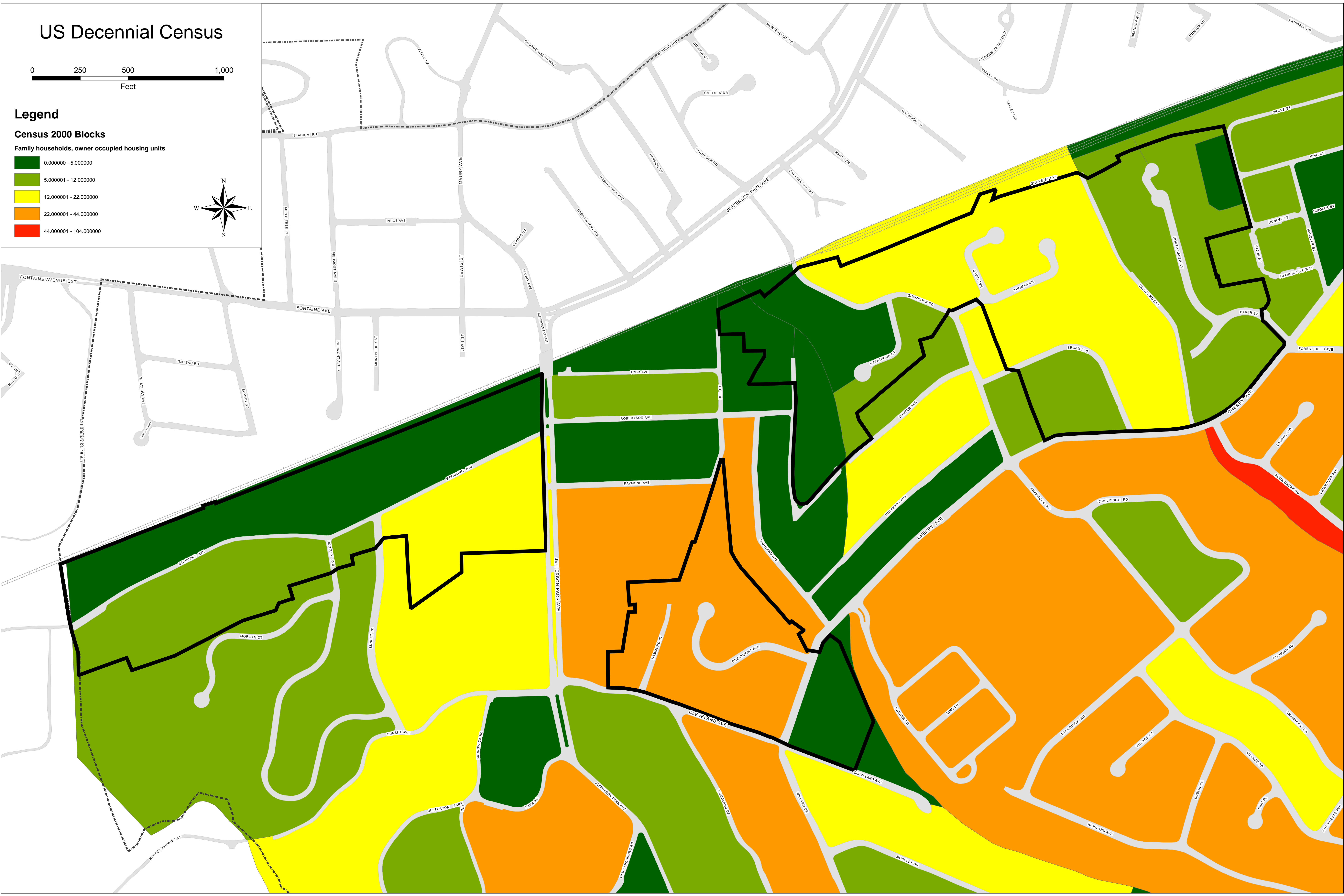
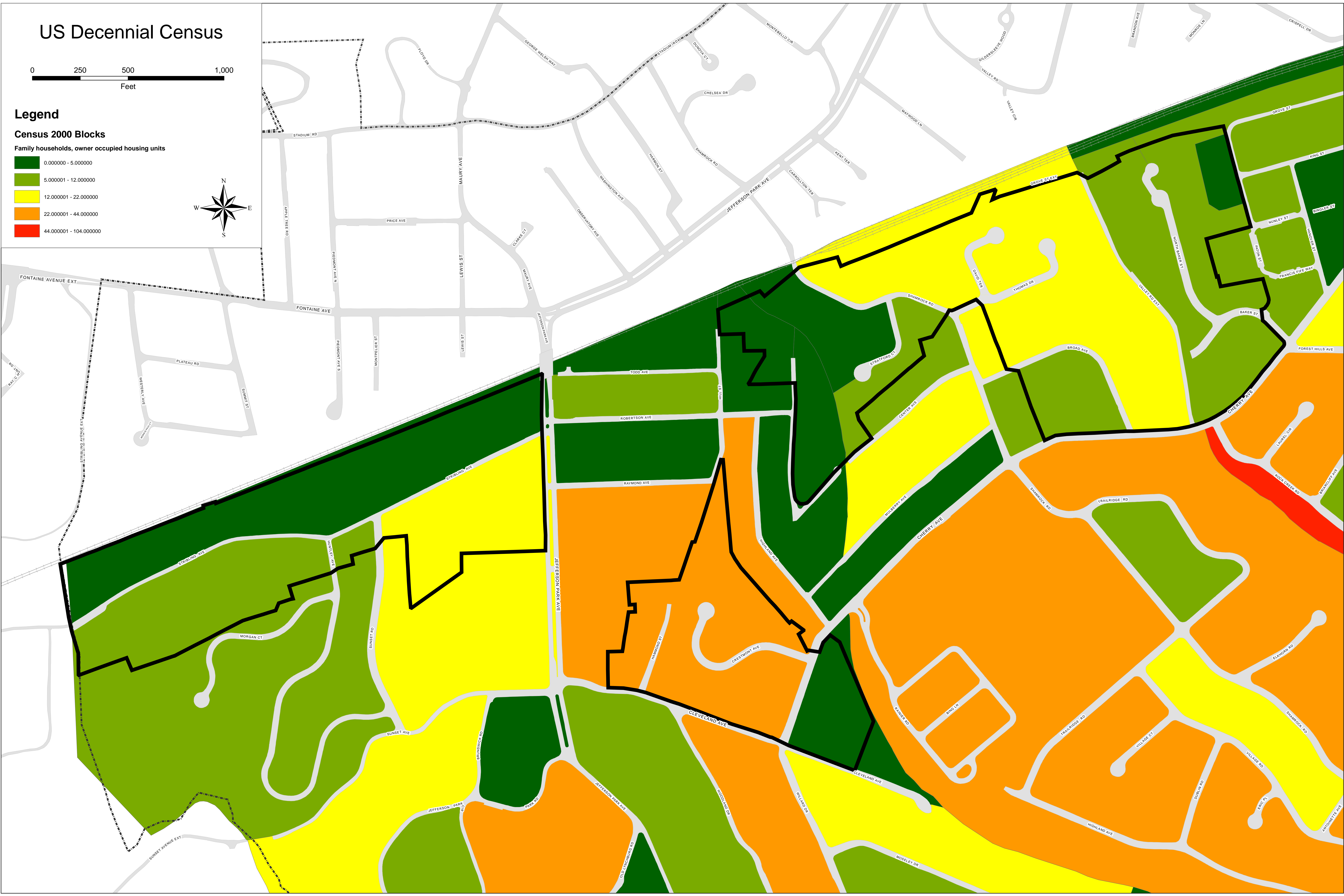
**Census 2000 Blocks**

Family households, owner occupied housing units

- 0.000000 - 5.000000
- 5.000001 - 12.000000
- 12.000001 - 22.000000
- 22.000001 - 44.000000
- 44.000001 - 104.000000

N  
W E  
S

STADIUM RD  
PRICE AVE  
FONTAINE AVE  
PIEDMONT AVE N  
PIEDMONT AVE S  
MONTPELIER ST  
LEWIS ST  
MAURY AVE  
CLARKE CT  
BANKY AVE  
STADIUM RD  
GEORGE WELSH WAY  
CHelsea DR  
SHAMROCK RD  
HARMON ST  
WASHINGTON AVE  
GREENLICK AVE  
JEFFERSON PARK AVE  
CARROLLTON TER  
KENT TER  
MONTEBELLO CIR  
VALLEY RD  
GILBERT LEE WOOD  
VALLEY DR  
BROAD AVE  
GROVE ST  
KING ST  
BINGLER ST  
NUNLEY ST  
BROAD ST  
FRANCIS PEE WAY  
BAKER ST  
FOREST HILLS AVE  
CHERRY AVE  
LAUREL CIR  
ROCK CREEK RD  
SHAMROCK RD  
TRAILRIDGE RD  
ELKPORT RD  
SHAMROCK RD  
VILLAGE RD  
ANTONETTE AVE  
BAC PL  
DUBLIN RD  
HIGHLAND AVE  
MORELEY DR  
WILLARD DR  
WOODLAND DR  
JEFFERSON PARK AVE  
OLD TWINING RD  
PARK RD  
BRUNSWICK RD  
SUNSET AVE  
MORGAN CT  
NUNLEY AVE  
STRIPLING AVE  
STRIPLING AVE EXT  
FONTAINE AVE EXT  
PLATEAU RD  
WESTFIELD AVE  
SUMMIT ST  
NO LONG RAY CT

[illegible]



**US Decennial Census**

0 250 500 1,000  
Feet

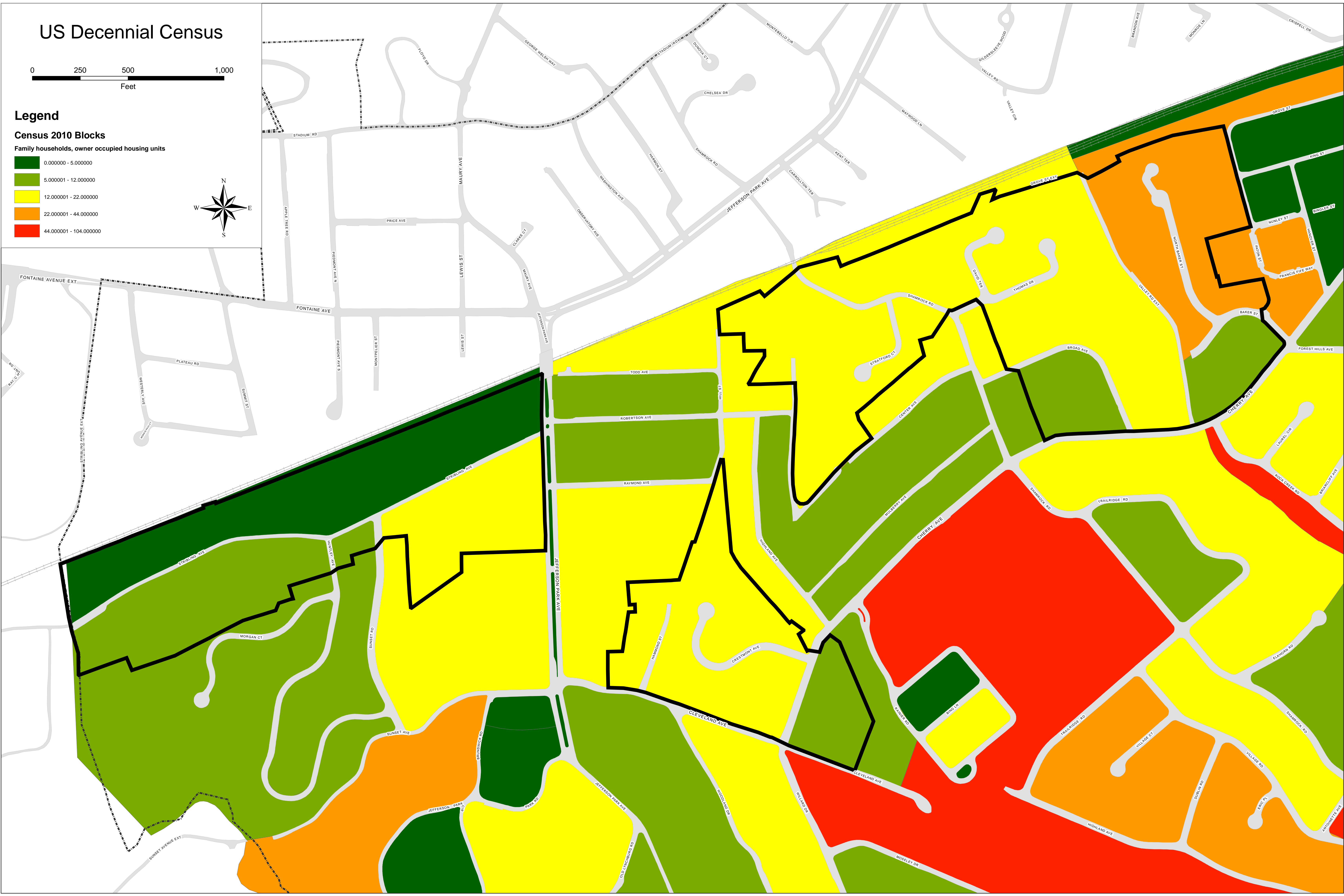
**Legend**

**Census 2010 Blocks**

Family households, owner occupied housing units

- 0.000000 - 5.000000
- 5.000001 - 12.000000
- 12.000001 - 22.000000
- 22.000001 - 44.000000
- 44.000001 - 104.000000

Map showing Census 2010 blocks for family households, owner occupied housing units. The map displays various colored blocks (green, yellow, orange, red) representing different ranges of housing units. A legend in the top left corner defines the color ranges. A scale bar (0 to 1,000 feet) and a north arrow are also present. The map includes street names like Stadium Rd, Fontaine Ave, and Jefferson Park Ave.



**US Decennial Census**

0 250 500 1,000  
Feet

**Legend**

**Census 2010 Blocks**

Family households, owner occupied housing units

- 0.000000 - 5.000000
- 5.000001 - 12.000000
- 12.000001 - 22.000000
- 22.000001 - 44.000000
- 44.000001 - 104.000000

Map showing Census 2010 blocks for family households, owner occupied housing units. The map includes a scale bar (0 to 1,000 feet) and a north arrow. The map shows a network of streets including Stadium Rd, Fontaine Ave, Jefferson Park Ave, and others. A large black outline highlights a specific area of interest.

**US Decennial Census**

0 250 500 1,000  
Feet

**Legend**

**Census 2010 Blocks**

Family households, owner occupied housing units

- 0.000000 - 5.000000
- 5.000001 - 12.000000
- 12.000001 - 22.000000
- 22.000001 - 44.000000
- 44.000001 - 104.000000

Map showing Census 2010 blocks for family households, owner occupied housing units. The map displays various colored blocks (green, yellow, orange, red) representing different ranges of housing units. A legend in the top left corner defines the color ranges. A scale bar (0 to 1,000 feet) and a north arrow are also present. The map includes street names like Stadium Rd, Fontaine Ave, and Jefferson Park Ave.

**US Decennial Census**

0 250 500 1,000  
Feet

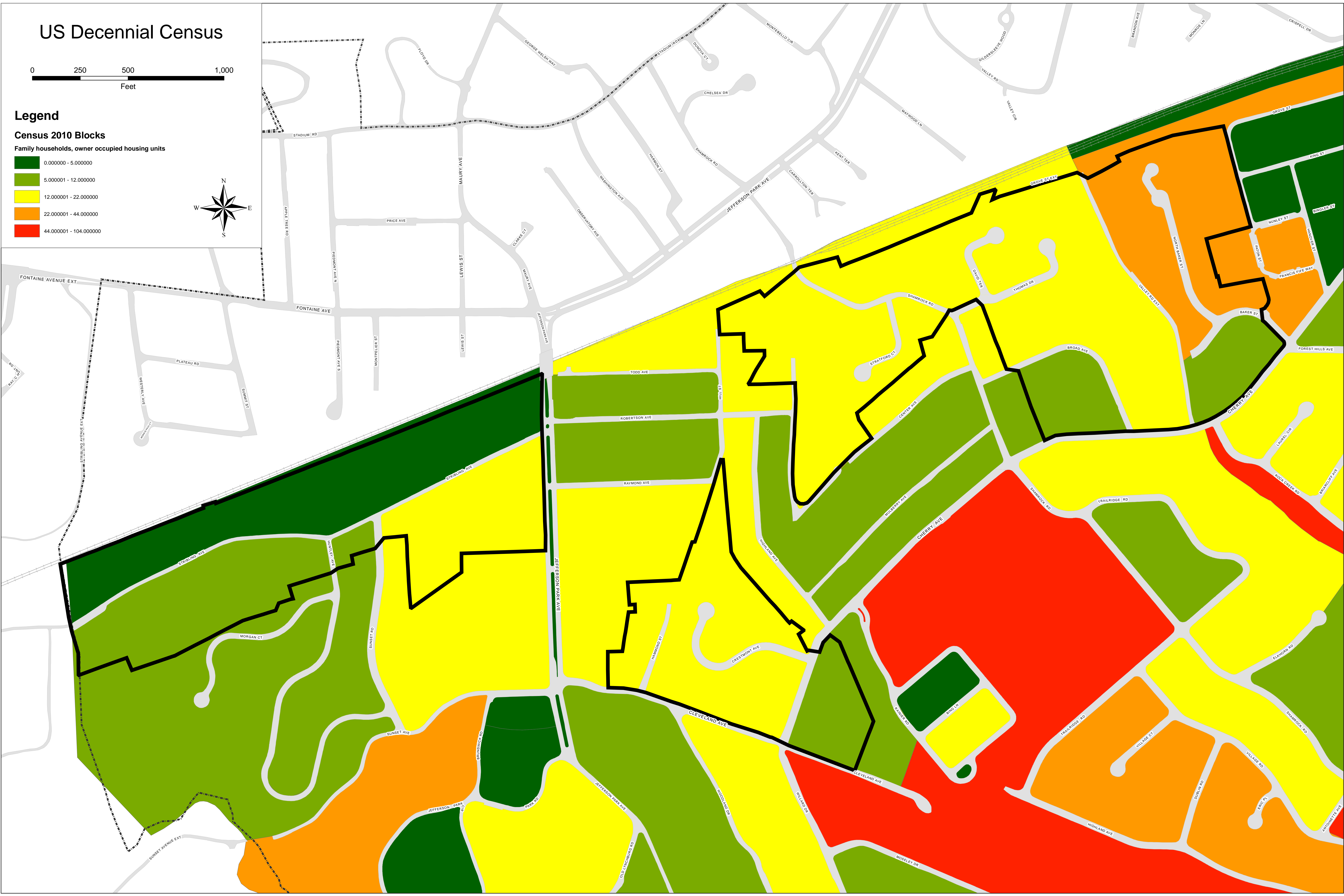
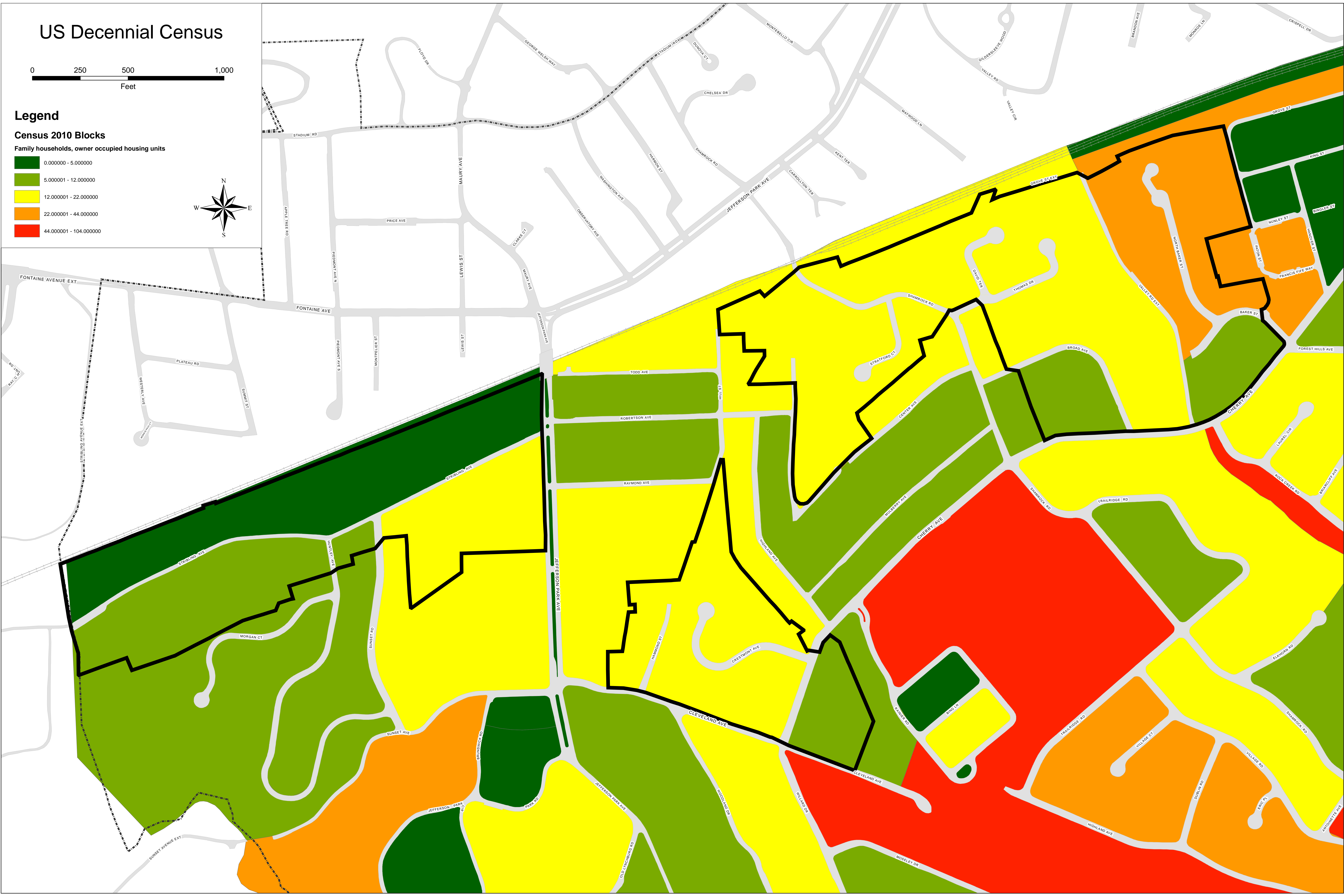
**Legend**

**Census 2010 Blocks**

Family households, owner occupied housing units

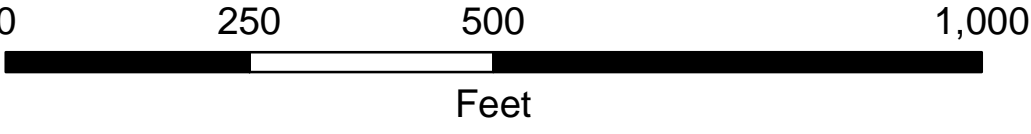
- 0.000000 - 5.000000
- 5.000001 - 12.000000
- 12.000001 - 22.000000
- 22.000001 - 44.000000
- 44.000001 - 104.000000

Map showing Census 2010 blocks for family households, owner occupied housing units. The map includes a scale bar (0 to 1,000 feet) and a north arrow. The map shows a network of streets including Stadium Rd, Fontaine Ave, Jefferson Park Ave, and others. The map is divided into blocks, with some blocks highlighted in black outlines.



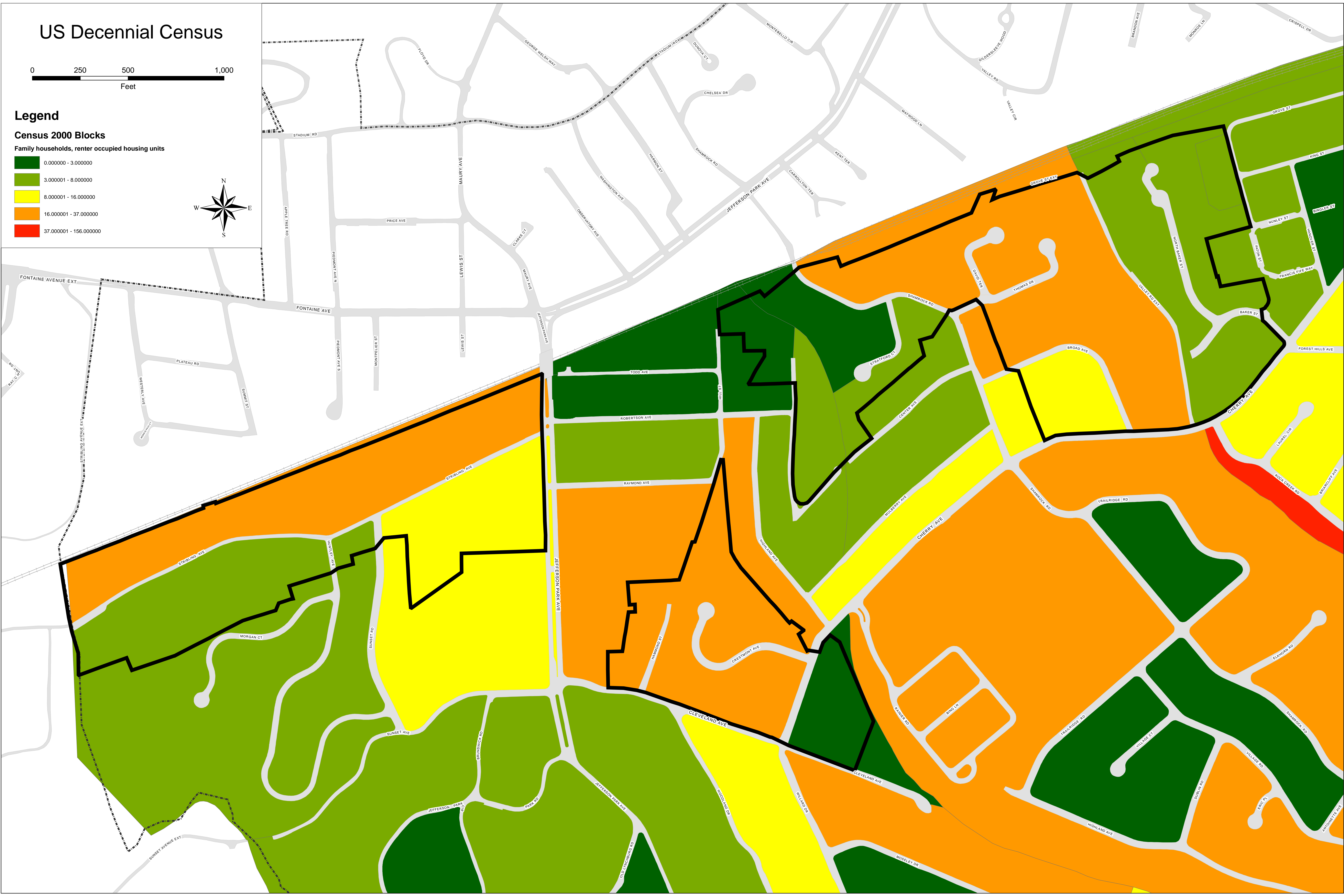
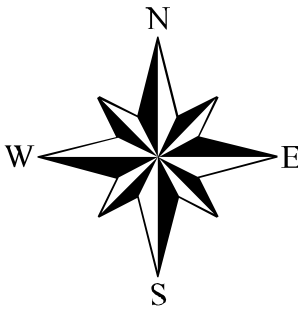
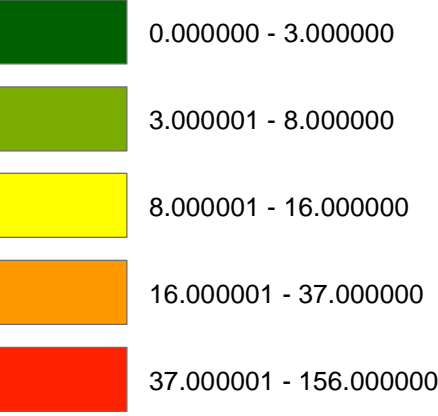


# US Decennial Census



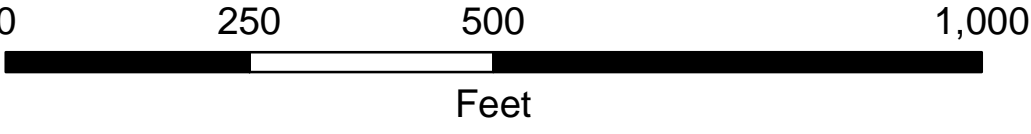
## Legend

**Census 2000 Blocks**  
Family households, renter occupied housing units



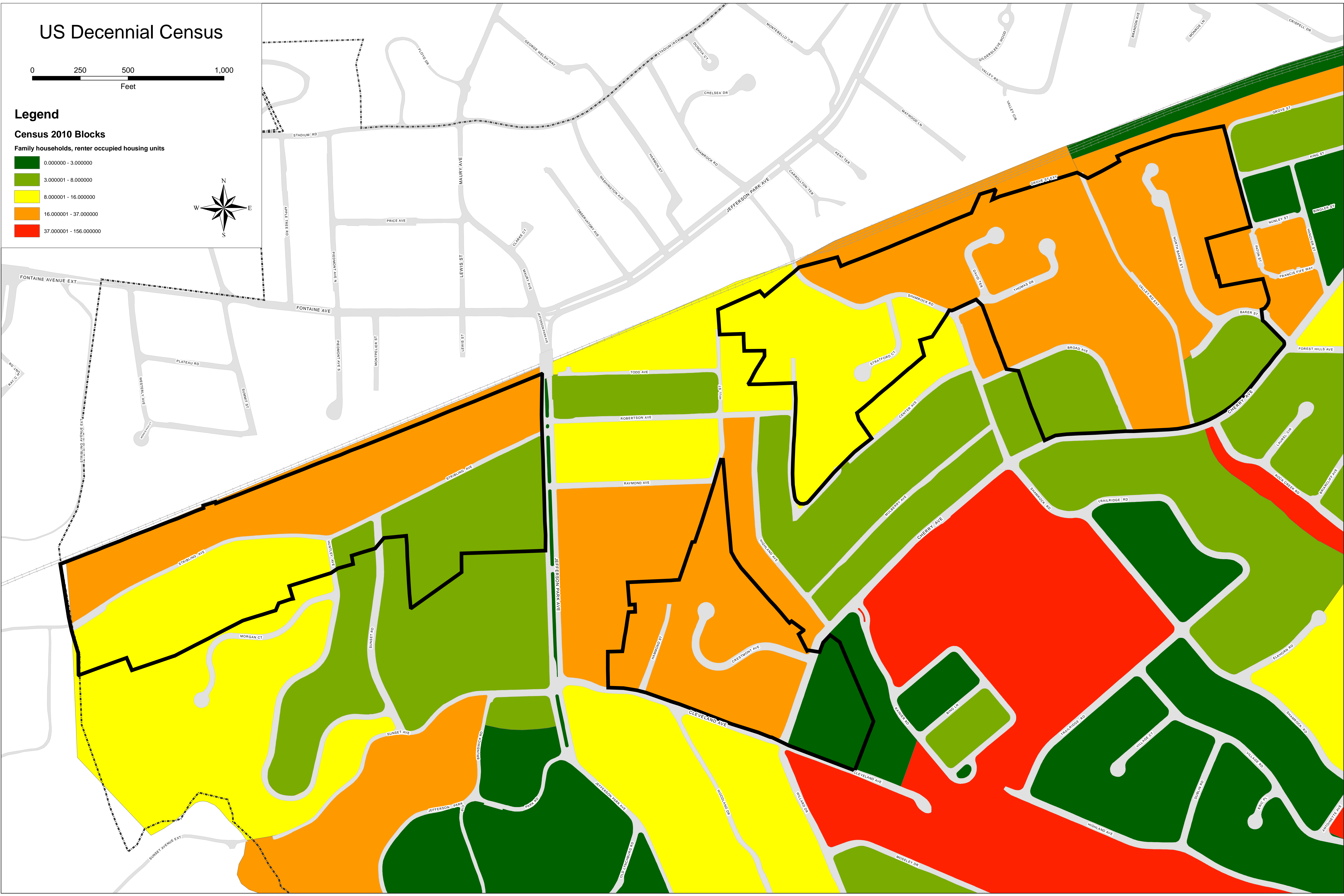
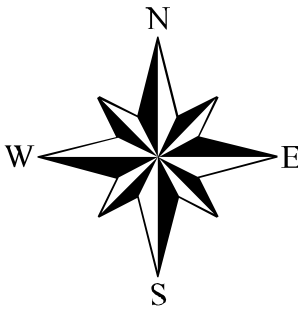
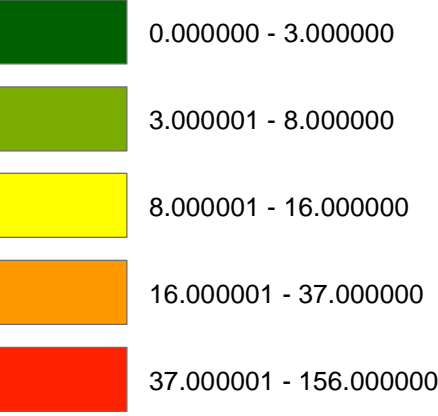


US Decennial Census



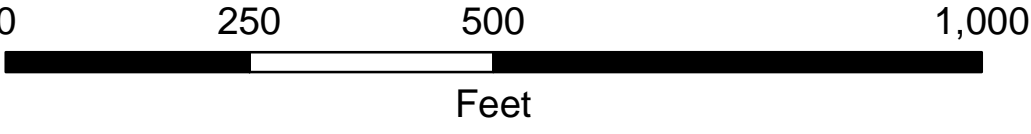
Legend

Census 2010 Blocks  
Family households, renter occupied housing units





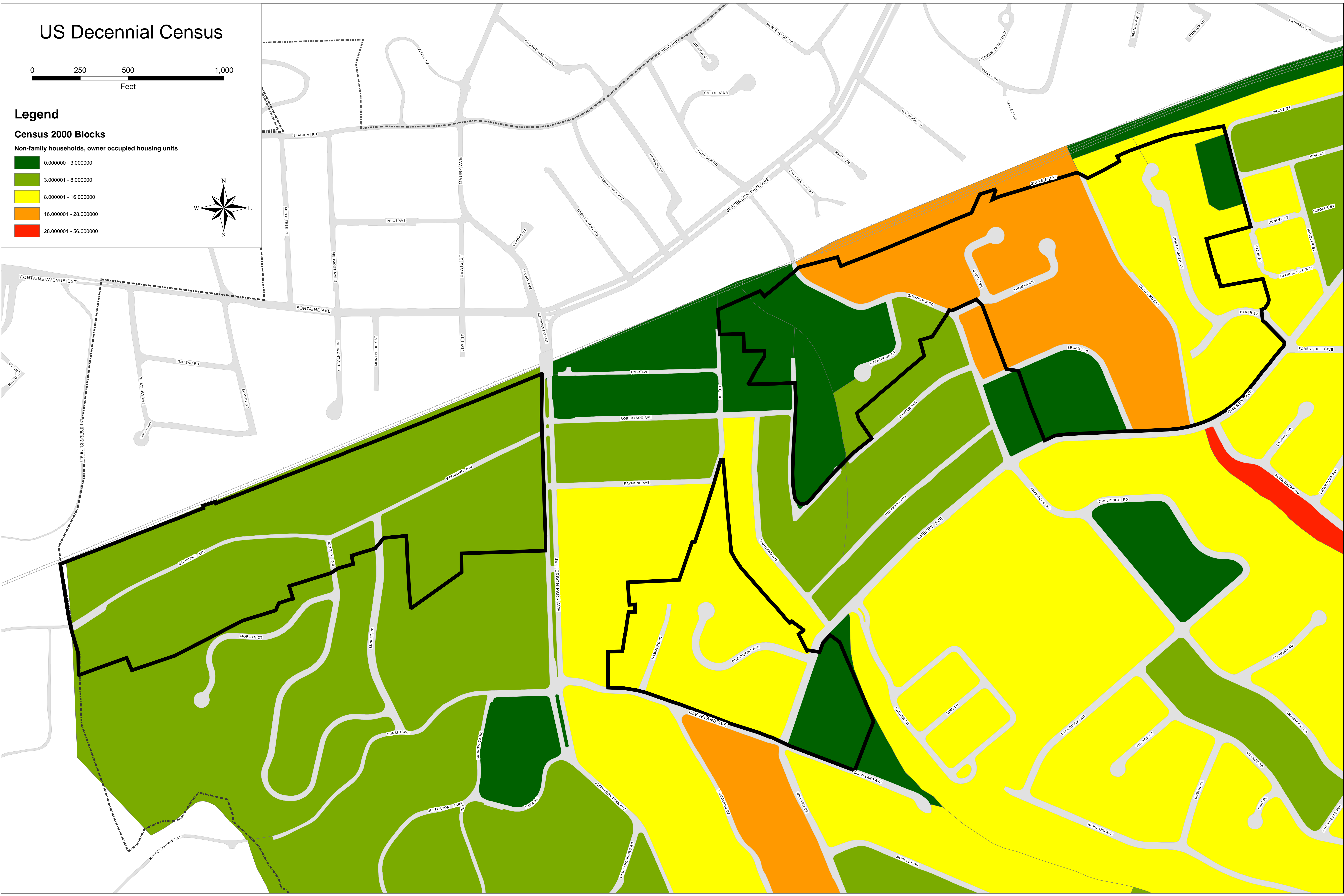
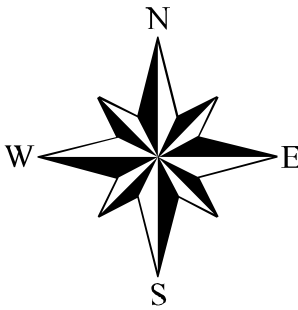
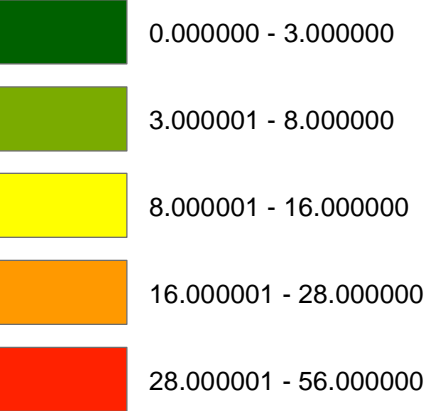
# US Decennial Census



## Legend

### Census 2000 Blocks

Non-family households, owner occupied housing units

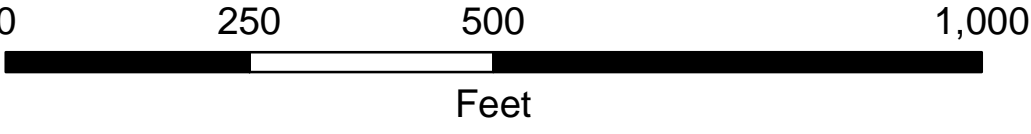






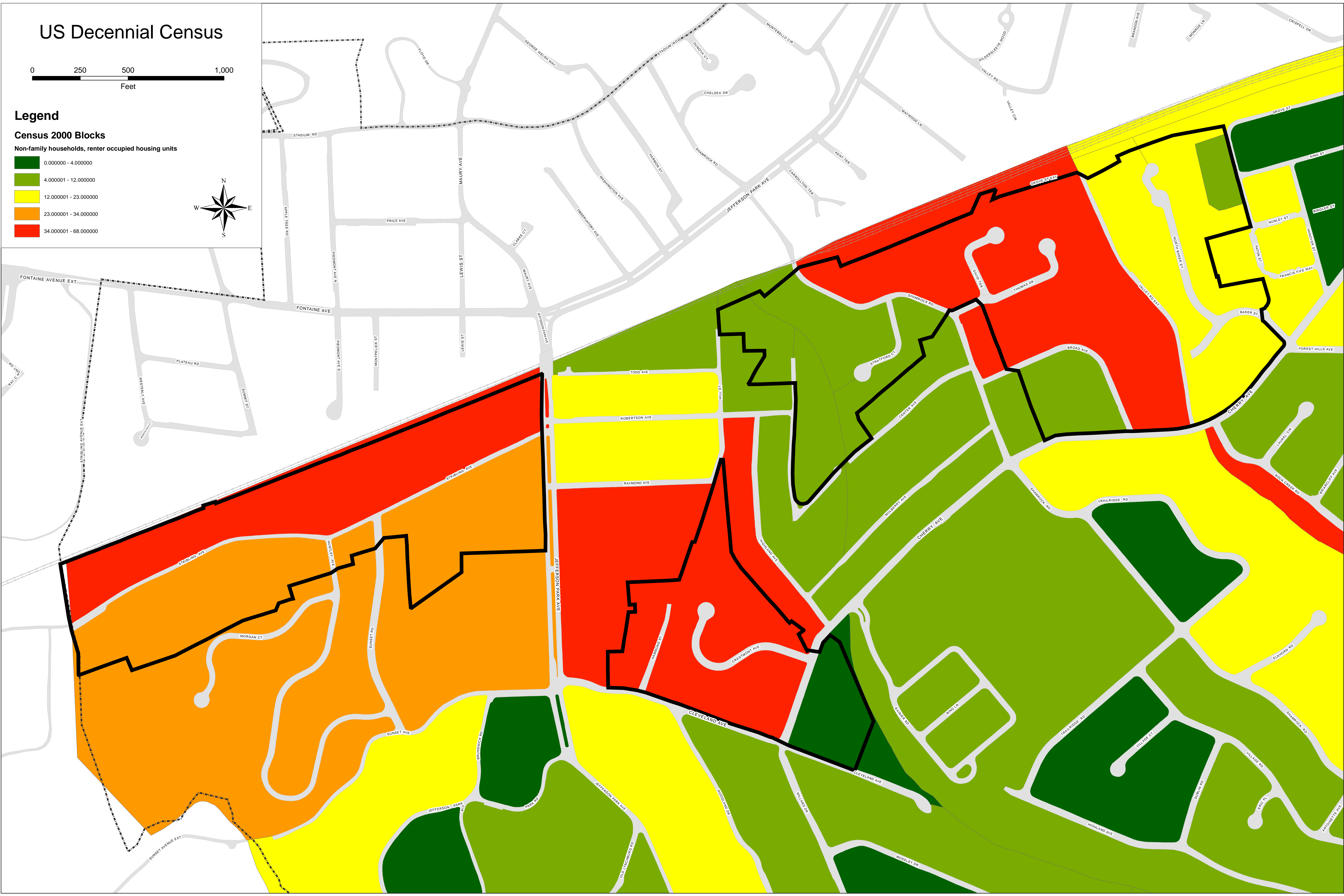
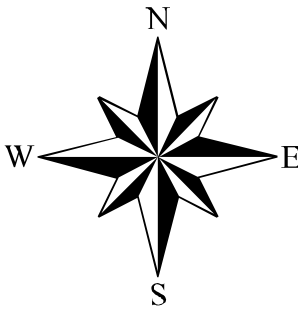
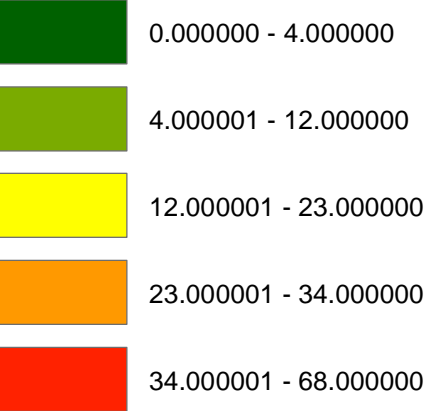


US Decennial Census

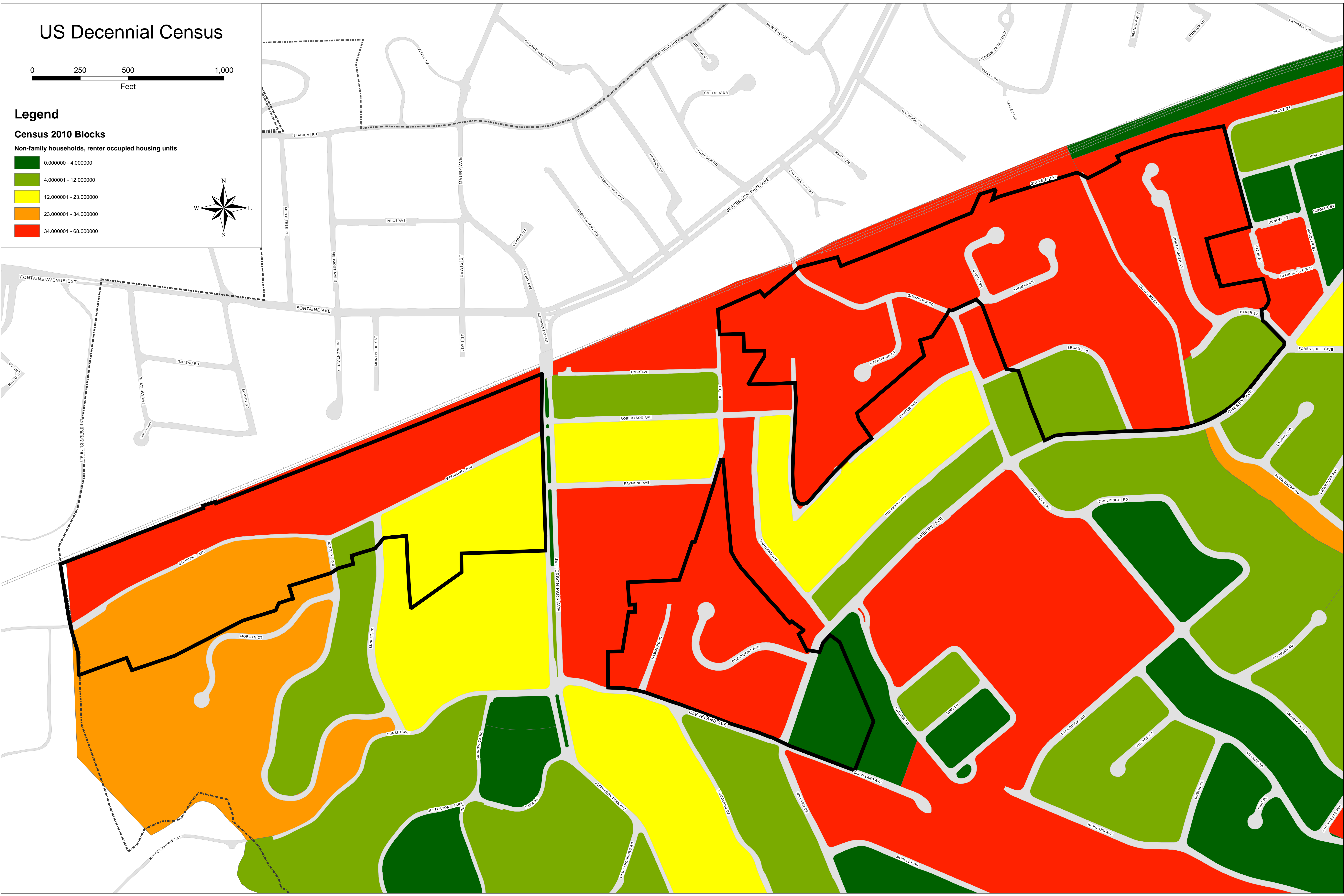


Legend

Census 2000 Blocks  
Non-family households, renter occupied housing units





[illegible]

**US Decennial Census**

0 250 500 1,000  
Feet

**Legend**

**Census 2010 Blocks**

**Non-family households, renter occupied housing units**

- 0.000000 - 4.000000
- 4.000001 - 12.000000
- 12.000001 - 23.000000
- 23.000001 - 34.000000
- 34.000001 - 68.000000

N  
W E  
S

STADIUM RD  
PRICE AVE  
LEWIS ST  
MAURY AVE  
CLARK CT  
BANK ST  
JEFFERSON PARK AVE  
WASHINGTON AVE  
GREENSTON AVE  
JEFFERSON PARK AVE  
CARROLLTON TER  
KENT TER  
MONTEBELLO CIR  
SHAMROCK RD  
DUNDRA CT  
CHelsea DR  
VALLEY RD  
GILBERTS LANE WOOD  
VALLEY DR  
BROAD AVE  
CHERRY AVE  
TRAILRIDGE RD  
HIGHLAND AVE  
VILLAGE RD  
DUBLIN RD  
BAC PL  
ANTONETTE AVE  
BING LN  
RENNER RD  
CLEVELAND AVE  
WOODLAND DR  
JEFFERSON PARK AVE  
OLD TUNNING RD  
PARK RD  
BRUNSWICK RD  
SUNSET AVE  
MORGAN CT  
STRIPLING AVE  
STRIPLING AVE EXT  
FONTAINE AVE  
FONTAINE AVE EXT  
PLATEAU RD  
WESTERLY AVE  
SUMMIT ST  
FOUNTAIN AVE EXT  
RAY CT  
STADIUM RD  
APPLE TREE RD  
PIEDMONT AVE N  
PIEDMONT AVE S  
MONTPELIER ST  
LEWIS ST  
MAURY AVE  
CLARK CT  
BANK ST  
JEFFERSON PARK AVE  
WASHINGTON AVE  
GREENSTON AVE  
JEFFERSON PARK AVE  
CARROLLTON TER  
KENT TER  
MONTEBELLO CIR  
SHAMROCK RD  
DUNDRA CT  
CHelsea DR  
VALLEY RD  
GILBERTS LANE WOOD  
VALLEY DR  
BROAD AVE  
CHERRY AVE  
TRAILRIDGE RD  
HIGHLAND AVE  
VILLAGE RD  
DUBLIN RD  
BAC PL  
ANTONETTE AVE  
BING LN  
RENNER RD  
CLEVELAND AVE  
WOODLAND DR  
JEFFERSON PARK AVE  
OLD TUNNING RD  
PARK RD  
BRUNSWICK RD  
SUNSET AVE  
MORGAN CT  
STRIPLING AVE  
STRIPLING AVE EXT  
FONTAINE AVE  
FONTAINE AVE EXT  
PLATEAU RD  
WESTERLY AVE  
SUMMIT ST  
FOUNTAIN AVE EXT  
RAY CT

[illegible]

**US Decennial Census**

0 250 500 1,000  
Feet

**Legend**

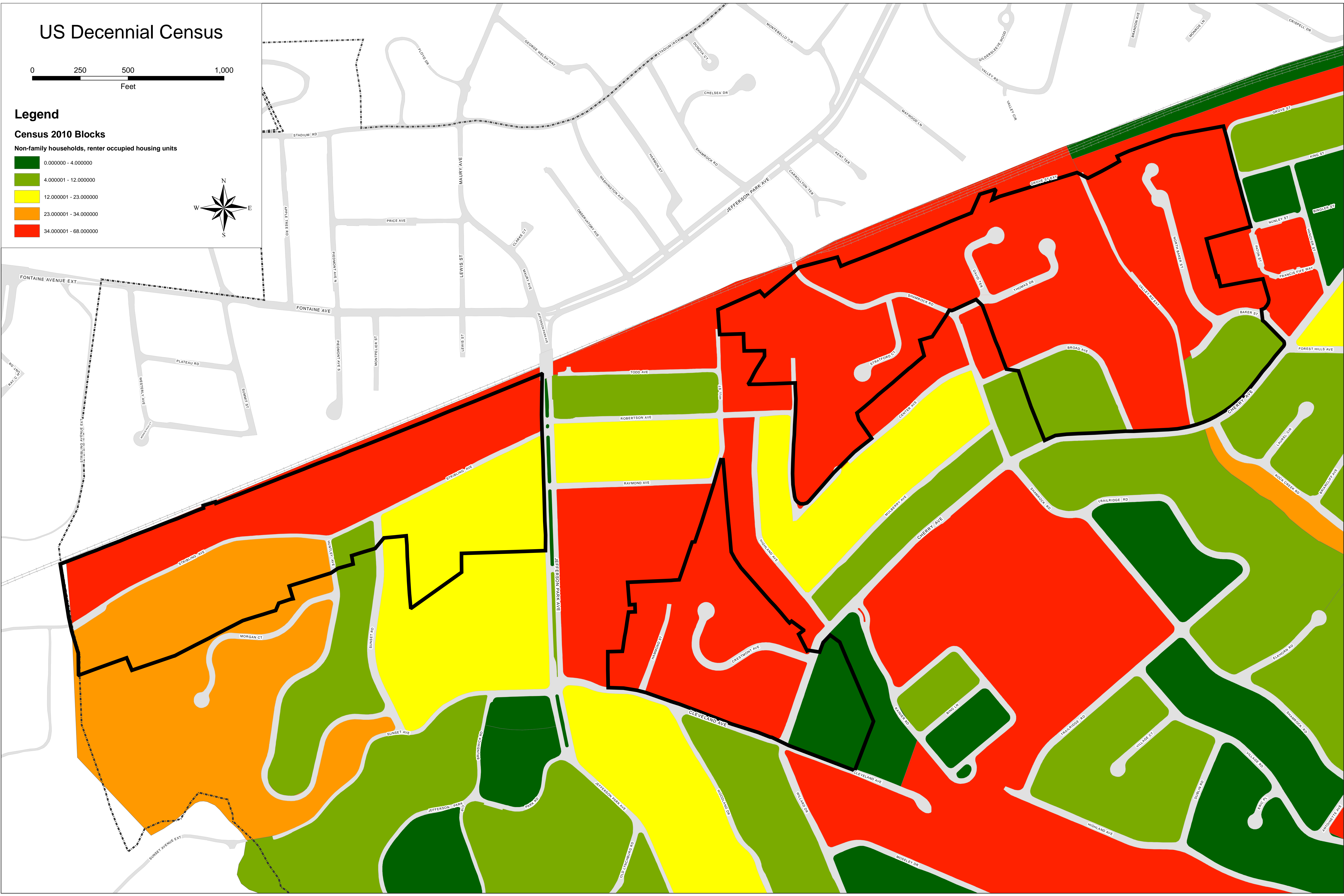
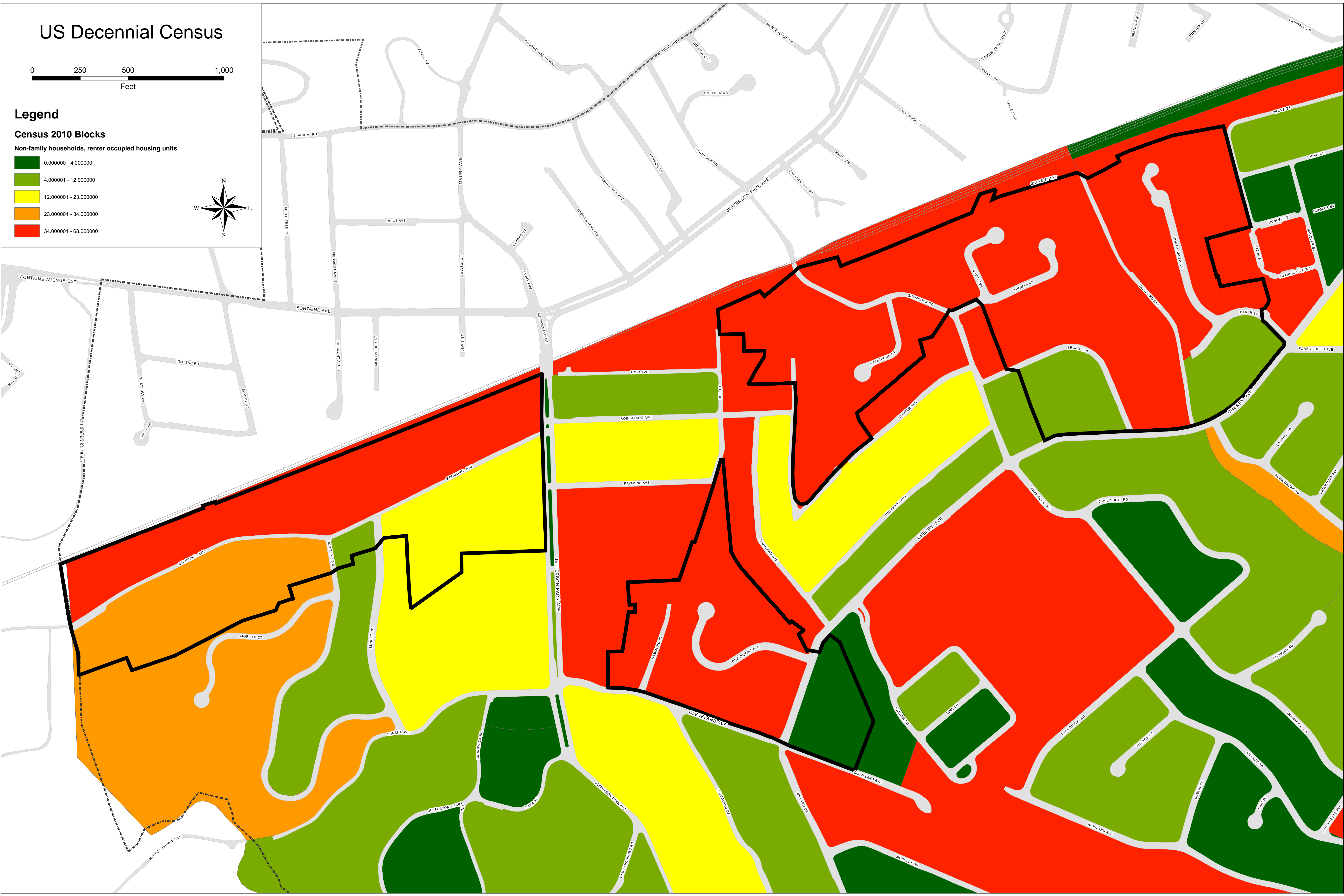
**Census 2010 Blocks**

**Non-family households, renter occupied housing units**

- 0.000000 - 4.000000
- 4.000001 - 12.000000
- 12.000001 - 23.000000
- 23.000001 - 34.000000
- 34.000001 - 68.000000

N  
W E  
S

STADIUM RD  
PRICE AVE  
LEWIS ST  
MAURY AVE  
CLARK CT  
BANK ST  
JEFFERSON PARK AVE  
WASHINGTON AVE  
GREENSTON AVE  
JEFFERSON PARK AVE  
CARROLLTON TER  
KENT TER  
MONTEBELLO CIR  
SHAMROCK RD  
DUNDRA CT  
CHelsea DR  
VALLEY RD  
GILBERTS LANE WOOD  
VALLEY DR  
BROAD AVE  
CHERRY AVE  
TRAILRIDGE RD  
HIGHLAND AVE  
VILLAGE RD  
DUBLIN RD  
BAC PL  
ANTONETTE AVE  
BING LN  
RENNER RD  
CLEVELAND AVE  
WOODLAND DR  
JEFFERSON PARK AVE  
OLD TUNNING RD  
PARK RD  
BRUNSWICK RD  
SUNSET AVE  
MORGAN CT  
STRIPLING AVE  
STRIPLING AVE EXT  
FONTAINE AVE  
FONTAINE AVE EXT  
PLATEAU RD  
WESTERLY AVE  
SUMMIT ST  
FOUNTAIN AVE EXT  
RAY CT  
STADIUM RD  
APPLE TREE RD  
PIEDMONT AVE N  
PIEDMONT AVE S  
MONTPELIER ST  
LEWIS ST  
MAURY AVE  
CLARK CT  
BANK ST  
JEFFERSON PARK AVE  
WASHINGTON AVE  
GREENSTON AVE  
JEFFERSON PARK AVE  
CARROLLTON TER  
KENT TER  
MONTEBELLO CIR  
SHAMROCK RD  
DUNDRA CT  
CHelsea DR  
VALLEY RD  
GILBERTS LANE WOOD  
VALLEY DR  
BROAD AVE  
CHERRY AVE  
TRAILRIDGE RD  
HIGHLAND AVE  
VILLAGE RD  
DUBLIN RD  
BAC PL  
ANTONETTE AVE  
BING LN  
RENNER RD  
CLEVELAND AVE  
WOODLAND DR  
JEFFERSON PARK AVE  
OLD TUNNING RD  
PARK RD  
BRUNSWICK RD  
SUNSET AVE  
MORGAN CT  
STRIPLING AVE  
STRIPLING AVE EXT  
FONTAINE AVE  
FONTAINE AVE EXT  
PLATEAU RD  
WESTERLY AVE  
SUMMIT ST  
FOUNTAIN AVE EXT  
RAY CT





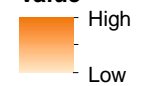
# City of Charlottesville


Heat map of  
Charlottesville Police  
calls for service  
in the potential R-2  
rezoning areas of  
Fry's Spring

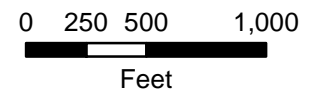
## Legend

Calls for Service: 2001

Value

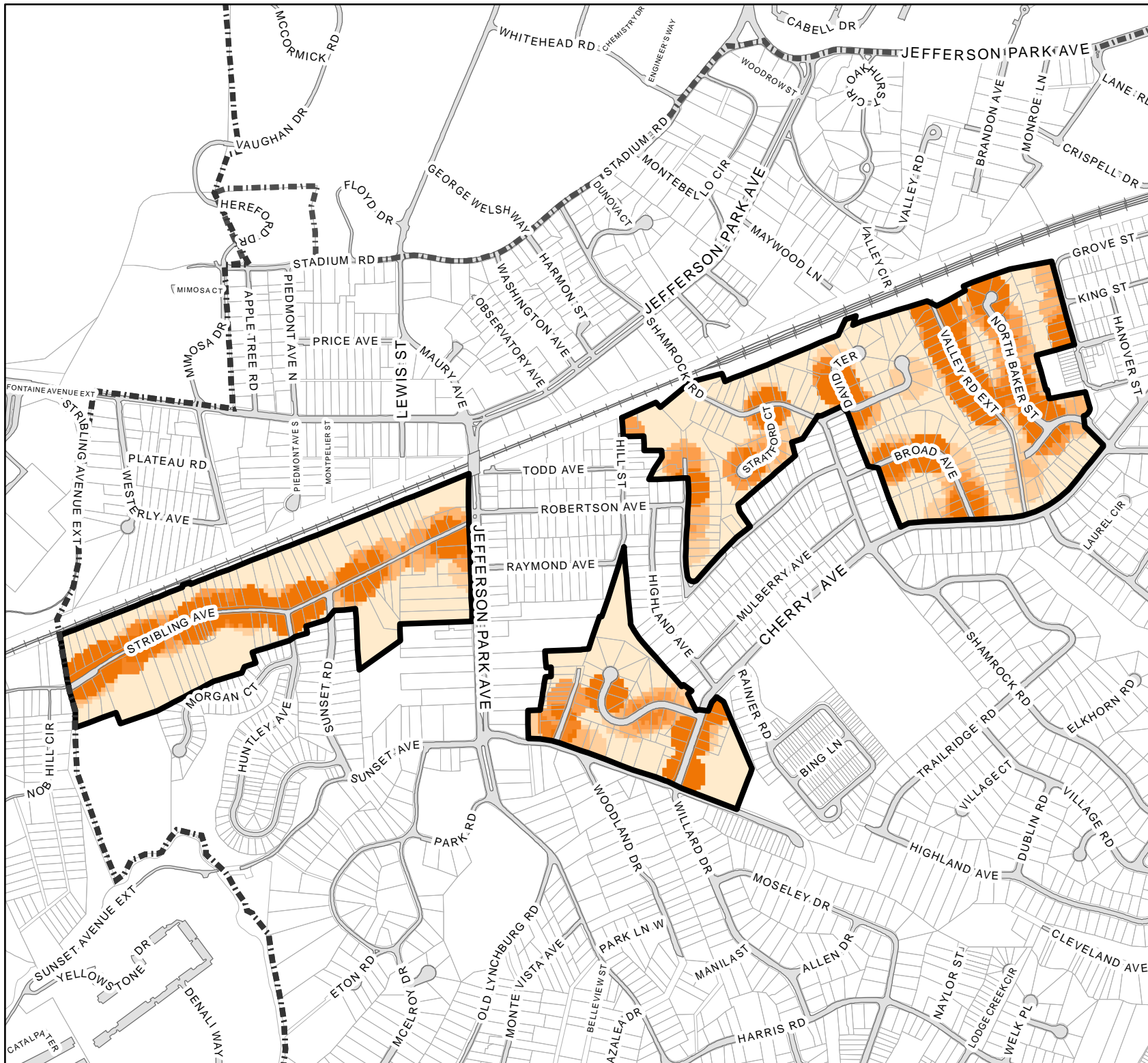


 R-2 area boundary



1 inch = 800 feet

Data: Charlottesville Police  
Department, July 2014





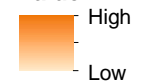
# City of Charlottesville


Heat map of  
Charlottesville Police  
calls for service  
in the potential R-2  
rezoning areas of  
Fry's Spring

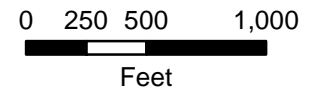
## Legend

Calls for Service: 2002

Value

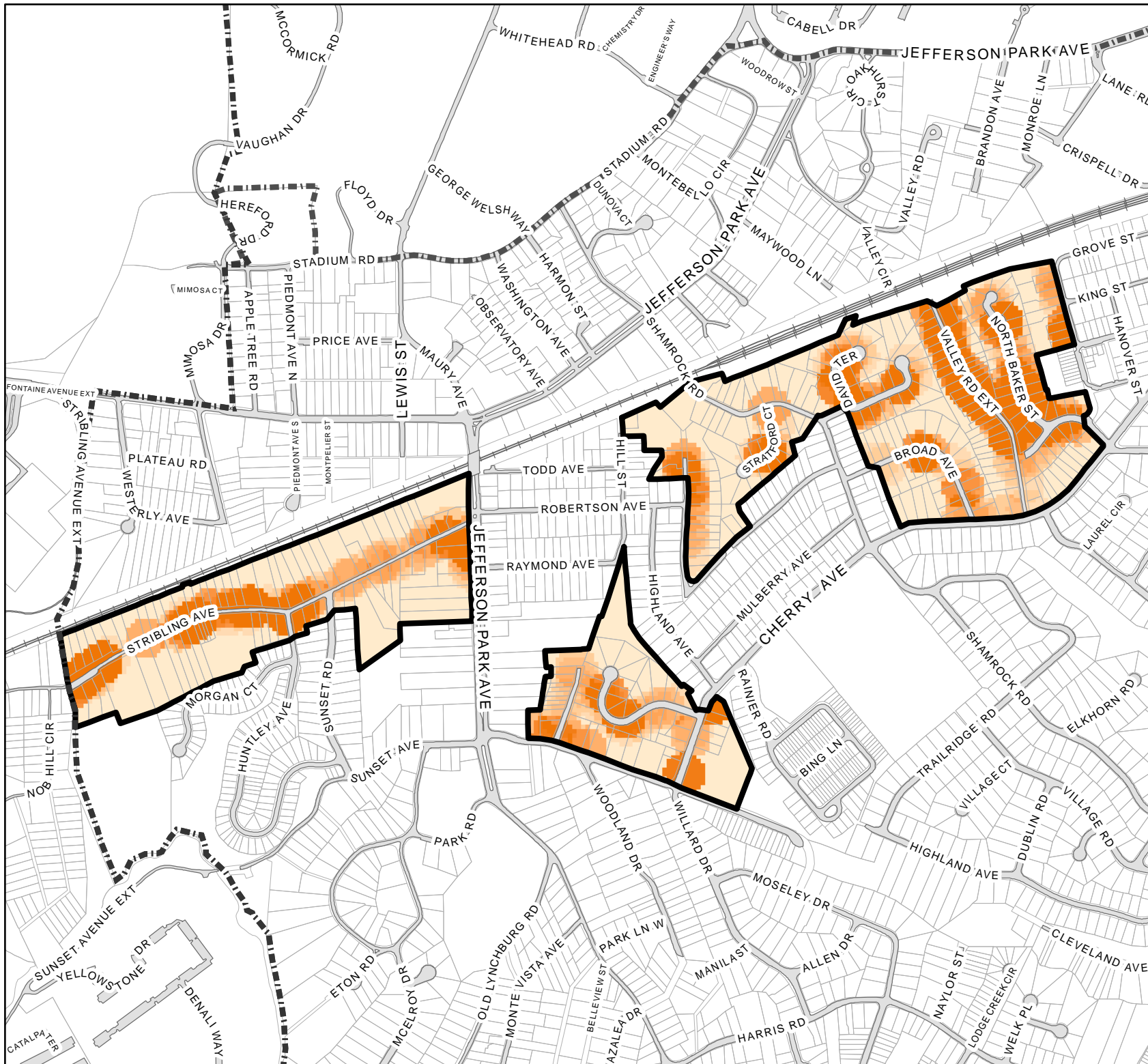


 R-2 area boundary



1 inch = 800 feet

Data: Charlottesville Police  
Department, July 2014





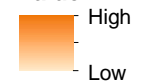
# City of Charlottesville


Heat map of  
Charlottesville Police  
calls for service  
in the potential R-2  
rezoning areas of  
Fry's Spring

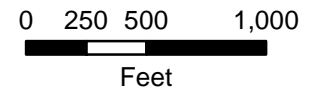
## Legend

Calls for Service: 2003

Value

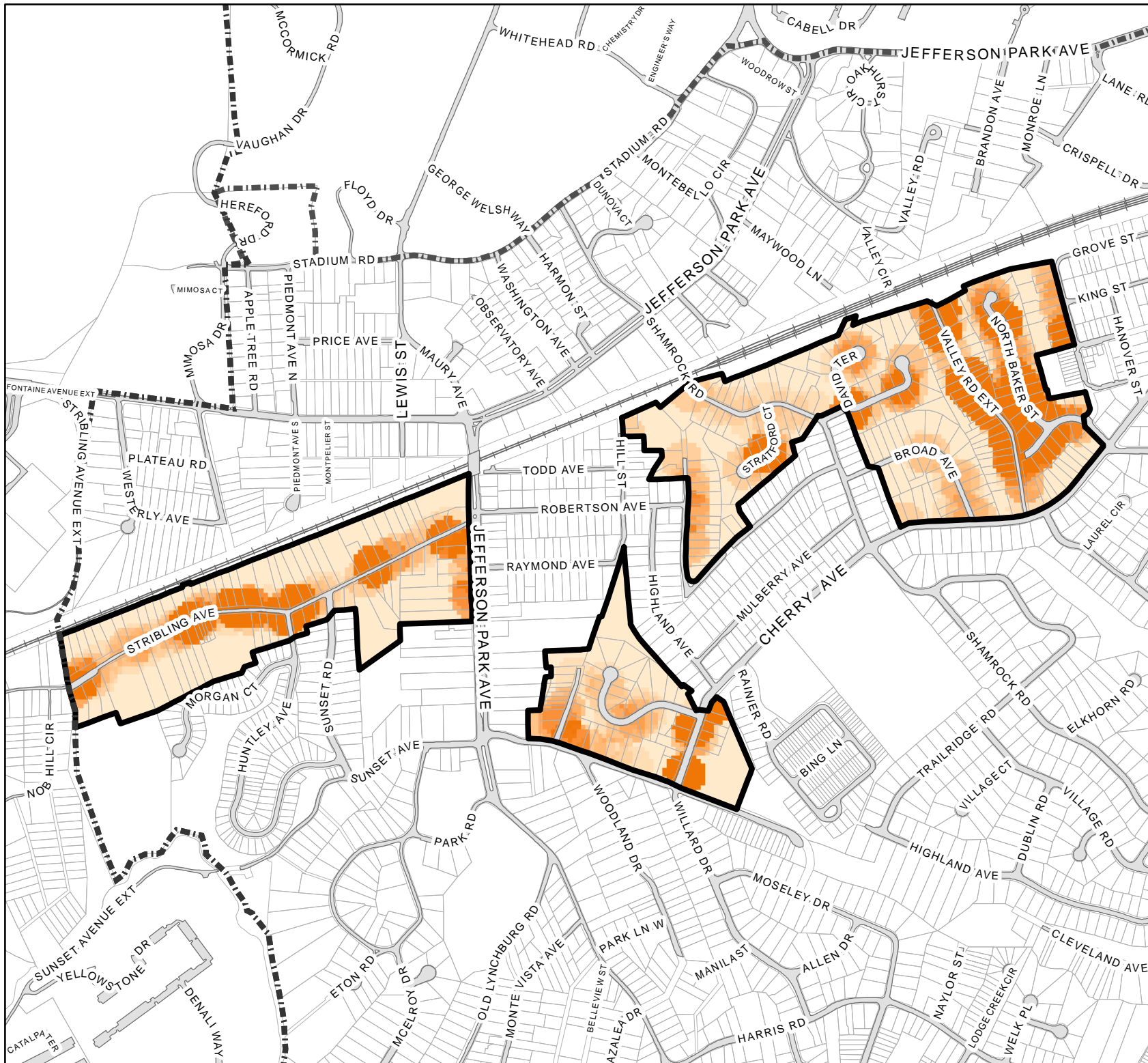


 R-2 area boundary



1 inch = 800 feet

Data: Charlottesville Police  
Department, July 2014





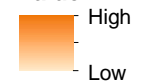
# City of Charlottesville


Heat map of  
Charlottesville Police  
calls for service  
in the potential R-2  
rezoning areas of  
Fry's Spring

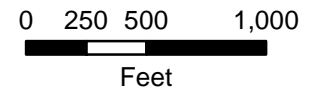
## Legend

Calls for Service: 2004

Value

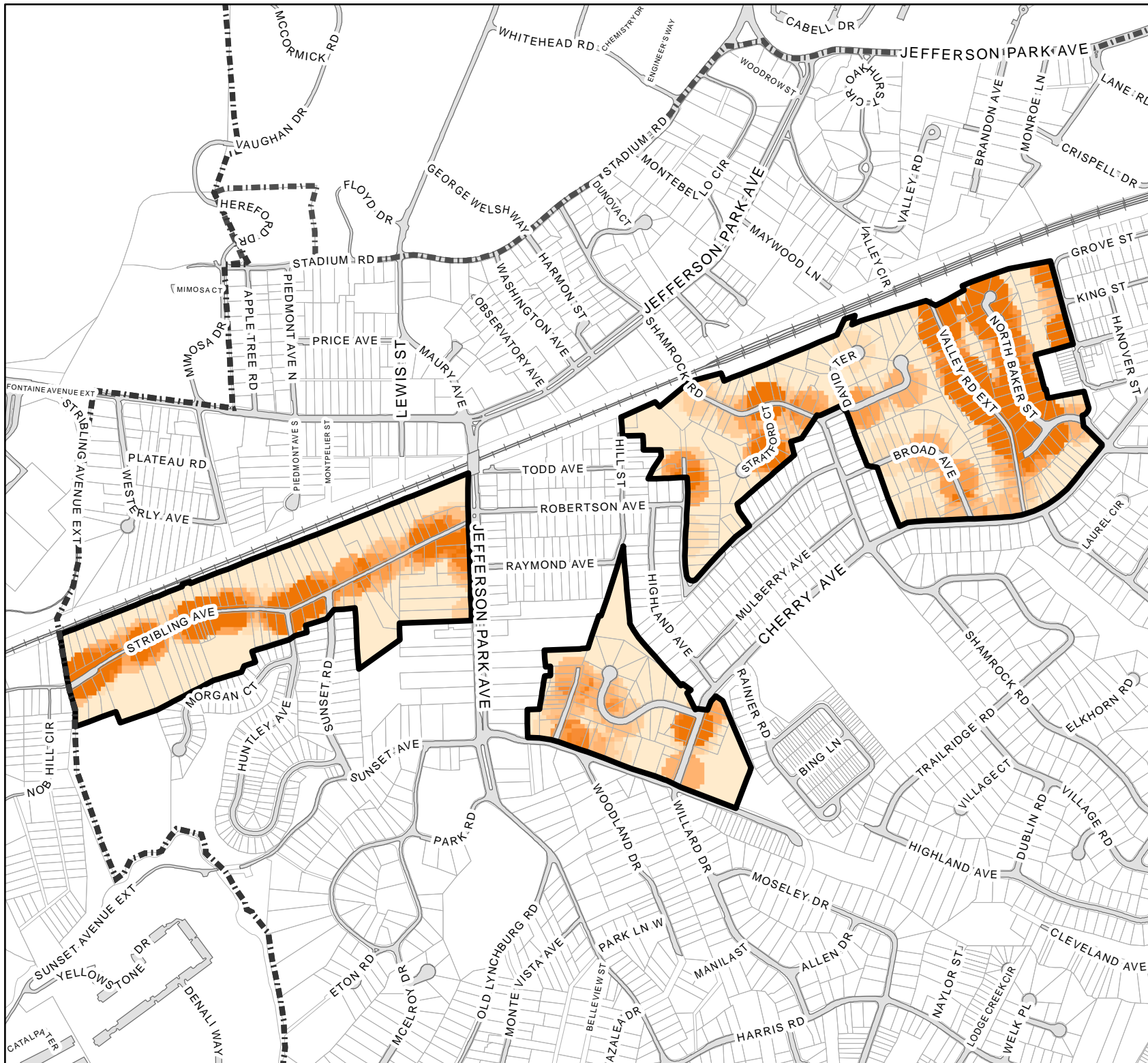


 R-2 area boundary



1 inch = 800 feet

Data: Charlottesville Police  
Department, July 2014





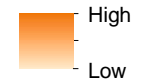
# City of Charlottesville


Heat map of  
Charlottesville Police  
calls for service  
in the potential R-2  
rezoning areas of  
Fry's Spring

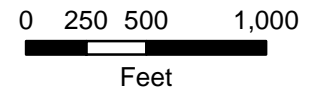
## Legend

Calls for Service: 2005

Value

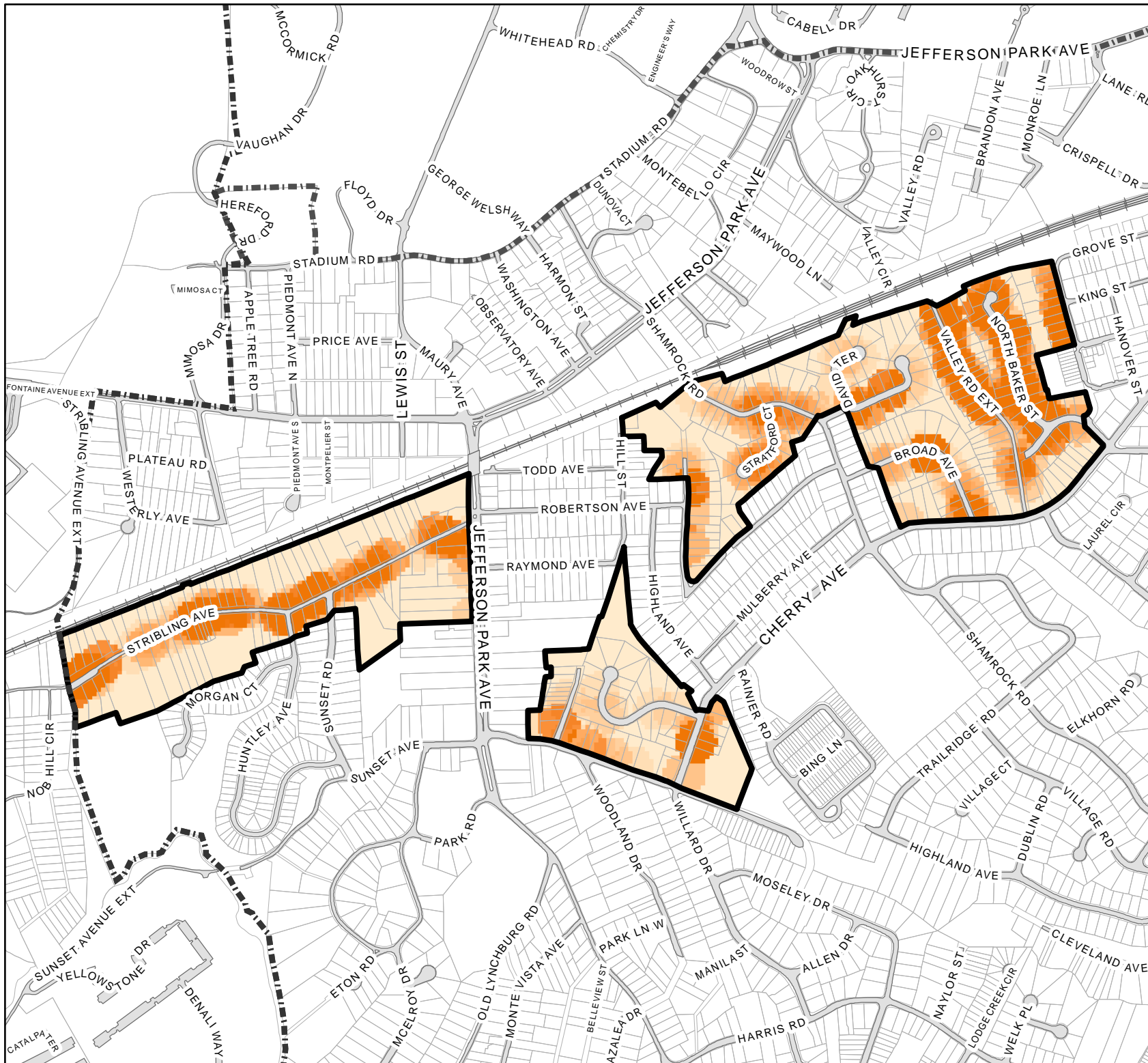


 R-2 area boundary



1 inch = 800 feet

Data: Charlottesville Police  
Department, July 2014





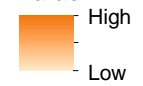
# City of Charlottesville


Heat map of  
Charlottesville Police  
calls for service  
in the potential R-2  
rezoning areas of  
Fry's Spring

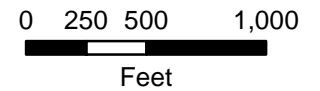
## Legend

Calls for Service: 2006

Value

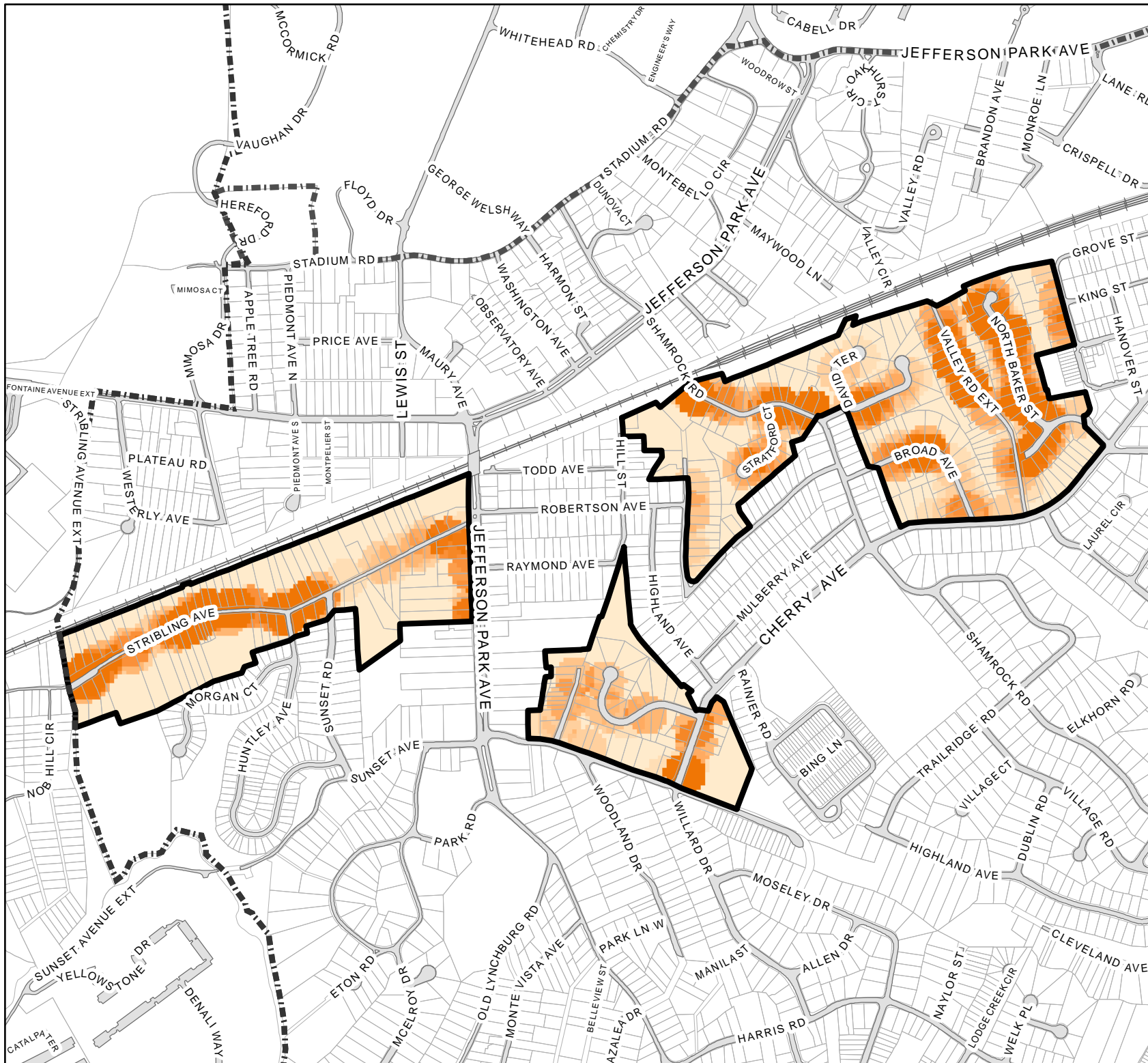


 R-2 area boundary



1 inch = 800 feet

Data: Charlottesville Police  
Department, July 2014





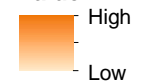
# City of Charlottesville


Heat map of  
Charlottesville Police  
calls for service  
in the potential R-2  
rezoning areas of  
Fry's Spring

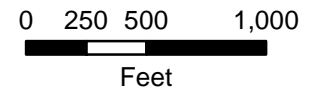
## Legend

Calls for Service: 2007

Value

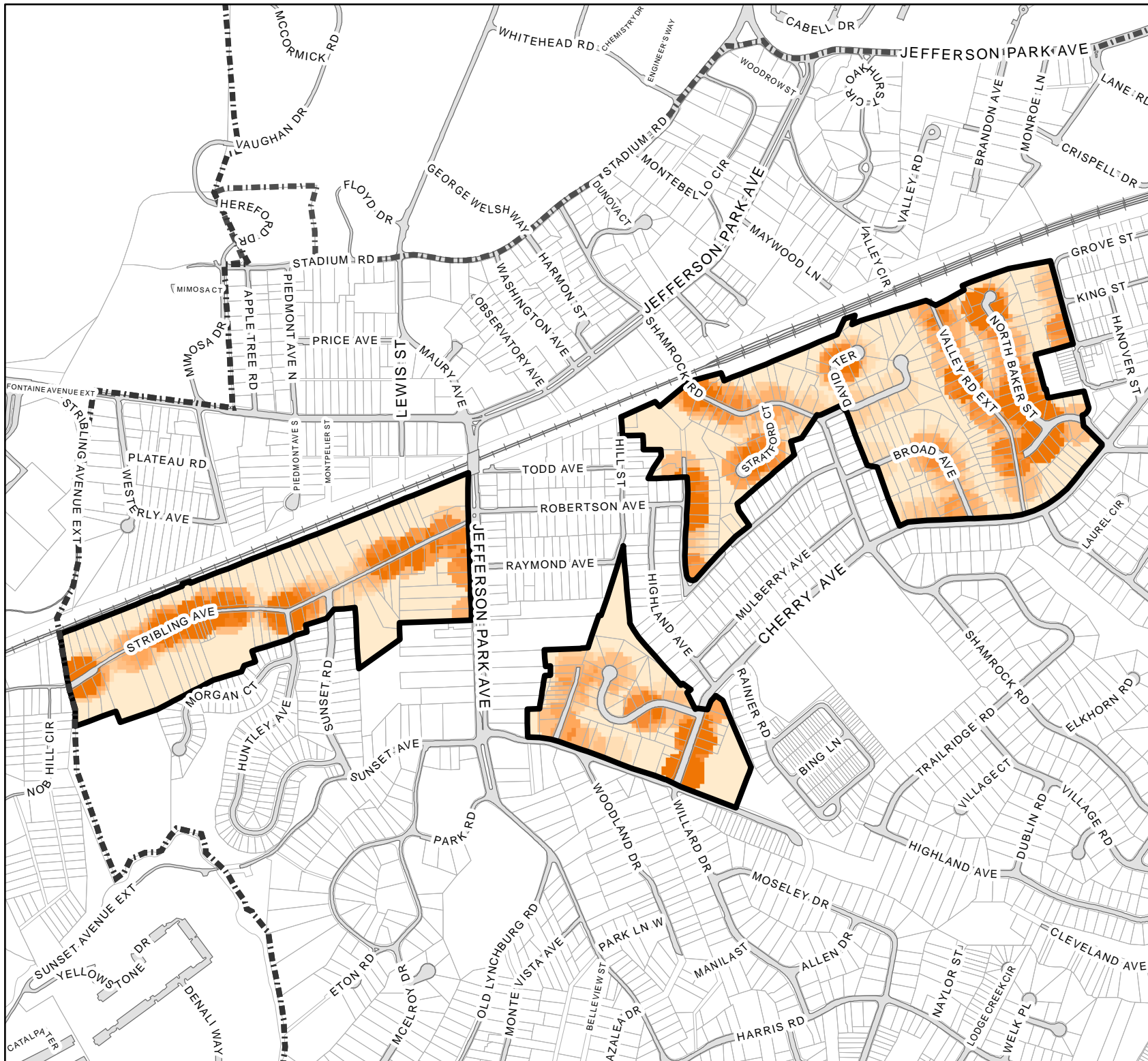


 R-2 area boundary



1 inch = 800 feet

Data: Charlottesville Police  
Department, July 2014





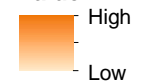
# City of Charlottesville

Heat map of  
Charlottesville Police  
calls for service  
in the potential R-2  
rezoning areas of  
Fry's Spring

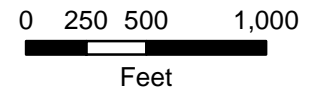
## Legend

Calls for Service: 2008

Value

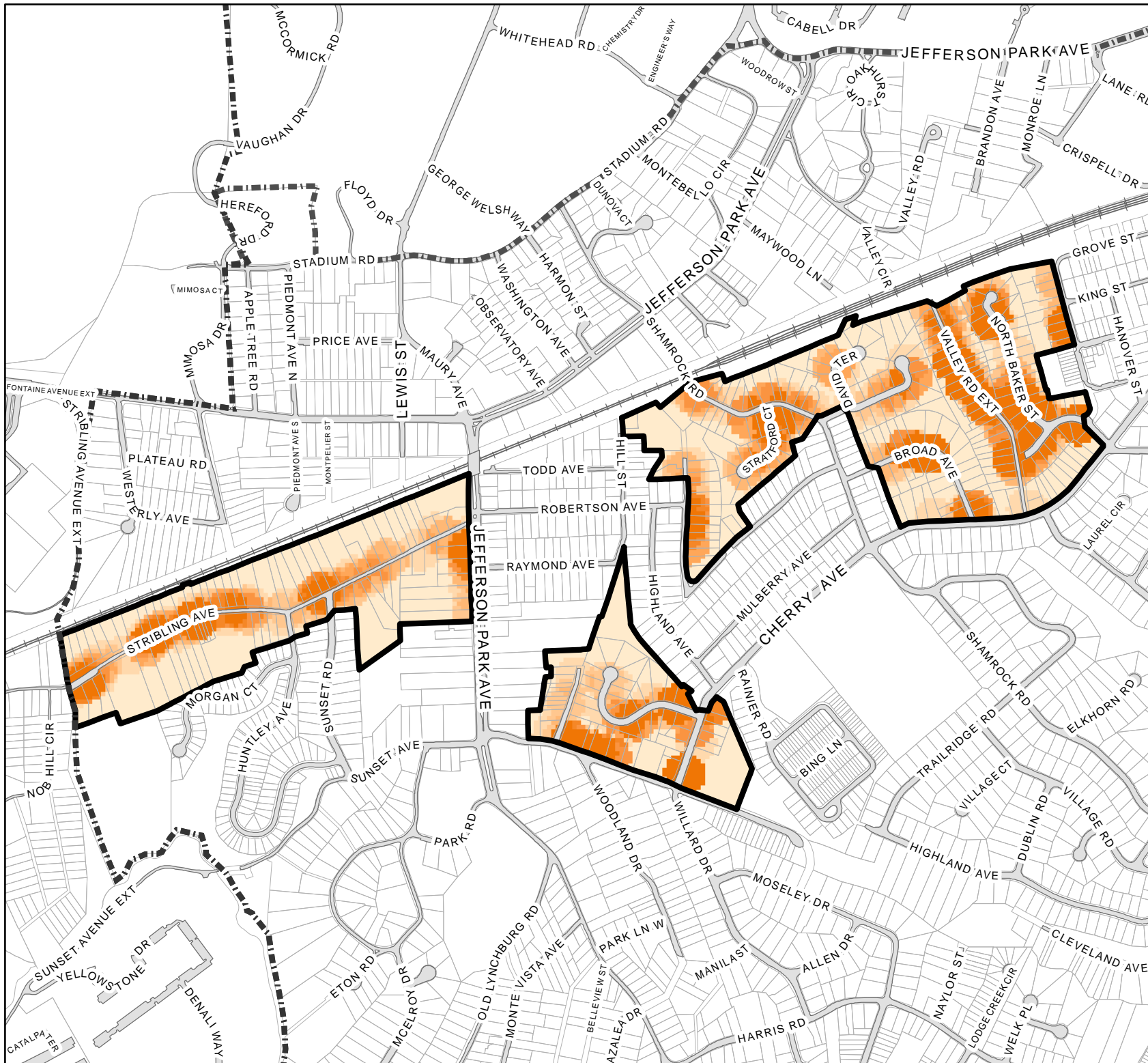


R-2 area boundary



1 inch = 800 feet

Data: Charlottesville Police  
Department, July 2014





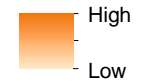
# City of Charlottesville


Heat map of  
Charlottesville Police  
calls for service  
in the potential R-2  
rezoning areas of  
Fry's Spring

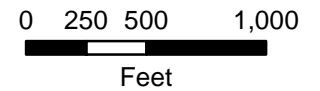
## Legend

Calls for Service: 2009

Value

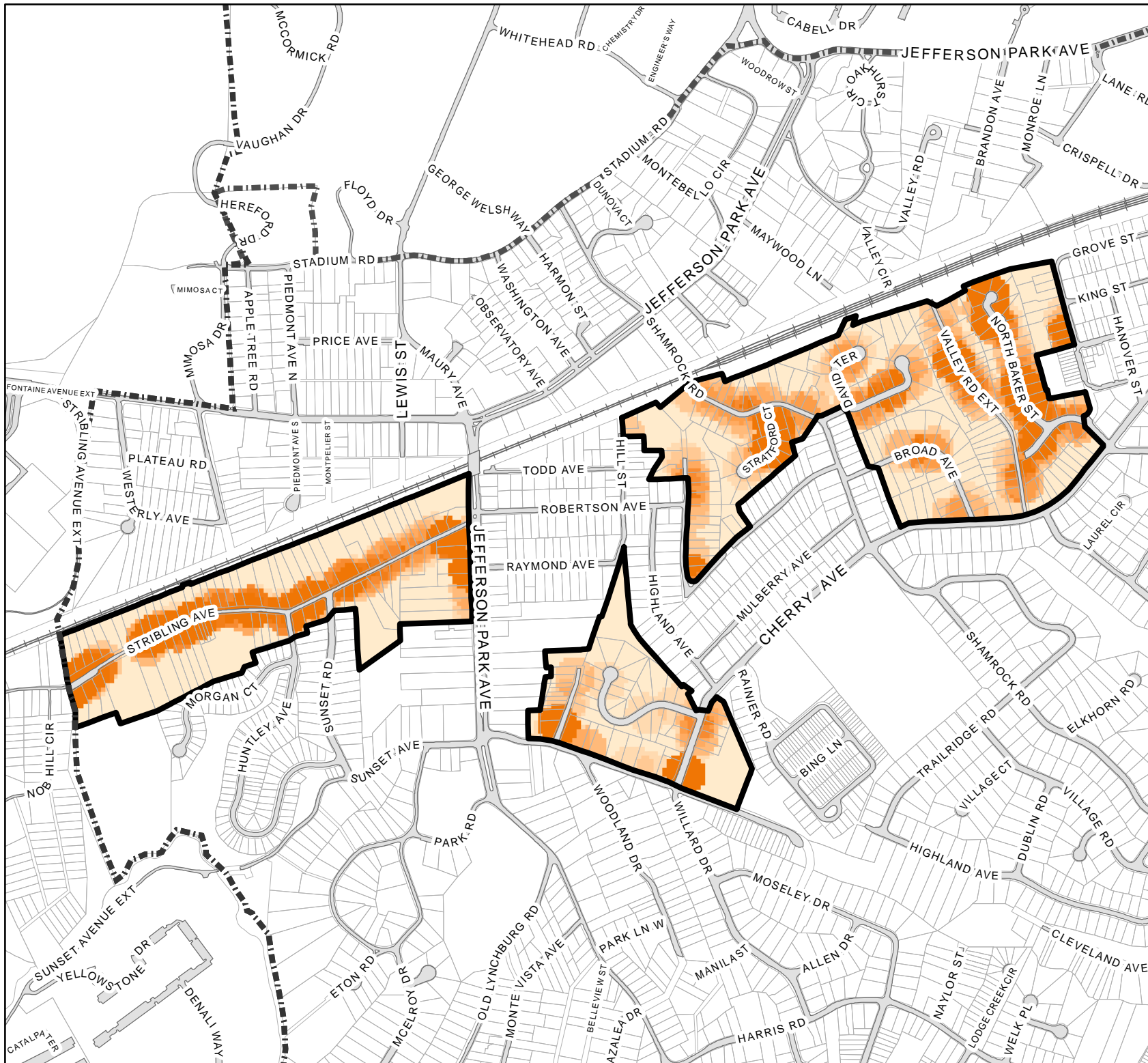


 R-2 area boundary



1 inch = 800 feet

Data: Charlottesville Police  
Department, July 2014





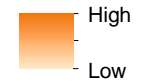
# City of Charlottesville

Heat map of  
Charlottesville Police  
calls for service  
in the potential R-2  
rezoning areas of  
Fry's Spring

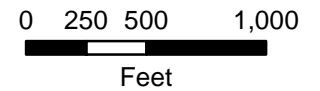
## Legend

Calls for Service: 2010

Value

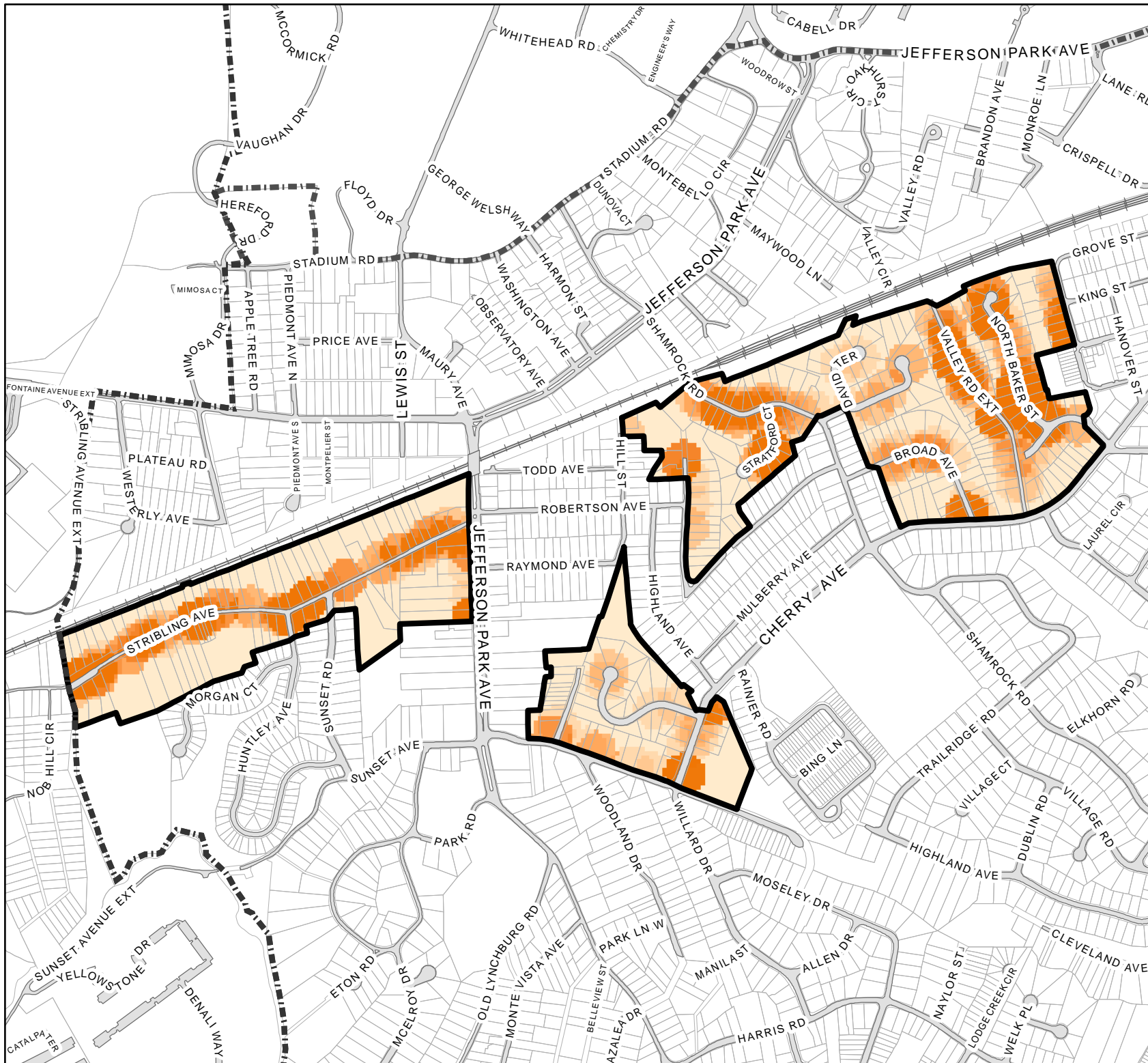


R-2 area boundary



1 inch = 800 feet

Data: Charlottesville Police  
Department, July 2014





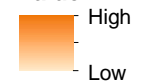
# City of Charlottesville

Heat map of  
Charlottesville Police  
calls for service  
in the potential R-2  
rezoning areas of  
Fry's Spring

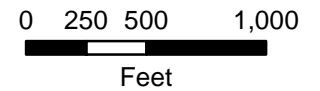
## Legend

Calls for Service: 2011

Value

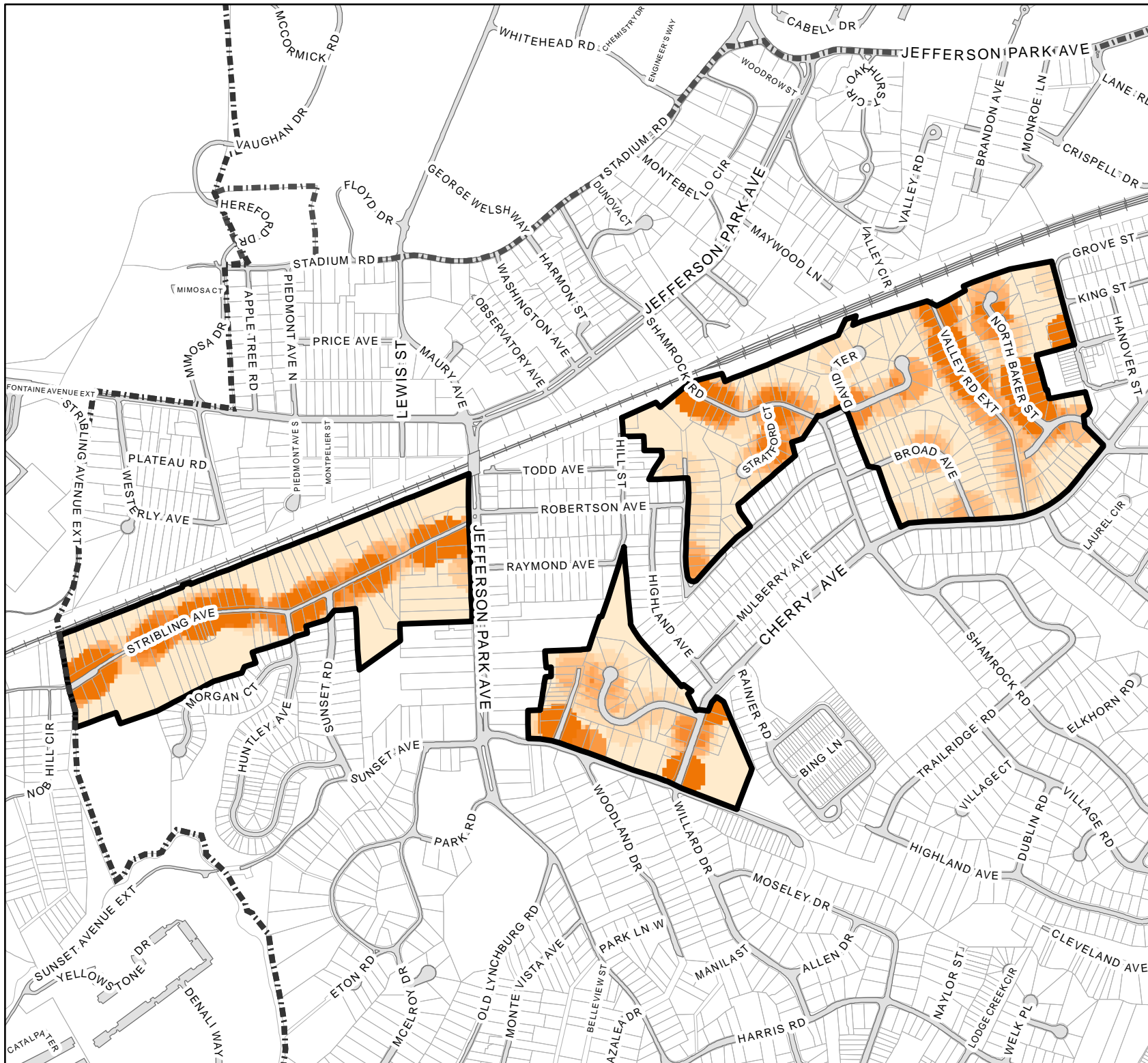


R-2 area boundary



1 inch = 800 feet

Data: Charlottesville Police  
Department, July 2014





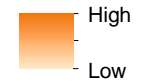
# City of Charlottesville

Heat map of  
Charlottesville Police  
calls for service  
in the potential R-2  
rezoning areas of  
Fry's Spring

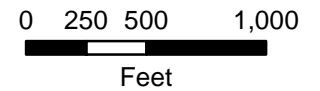
## Legend

Calls for Service: 2012

Value

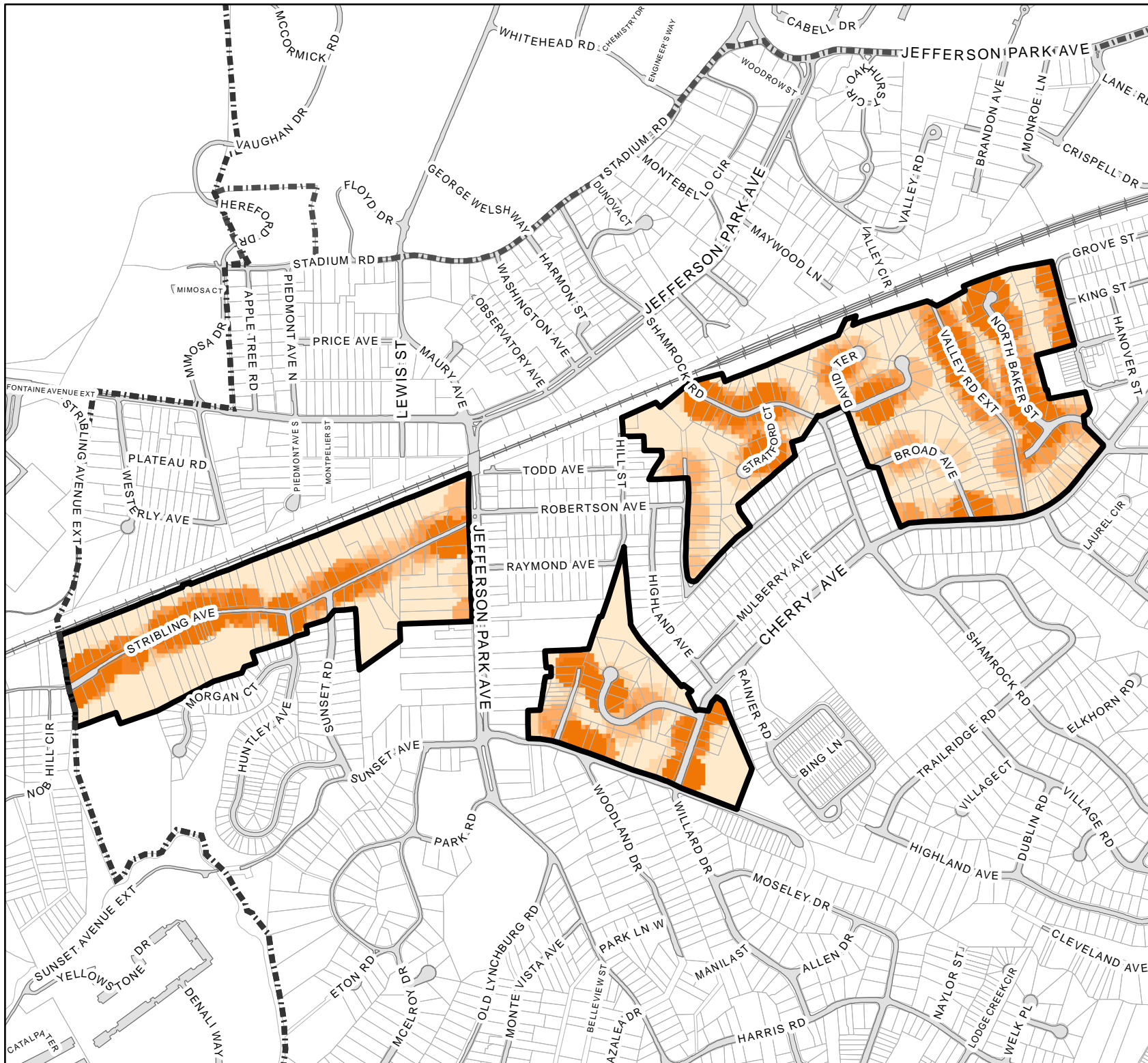


R-2 area boundary



1 inch = 800 feet

Data: Charlottesville Police  
Department, July 2014





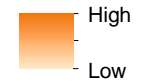
# City of Charlottesville


Heat map of  
Charlottesville Police  
calls for service  
in the potential R-2  
rezoning areas of  
Fry's Spring

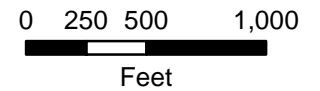
## Legend

Calls for Service: 2013

Value

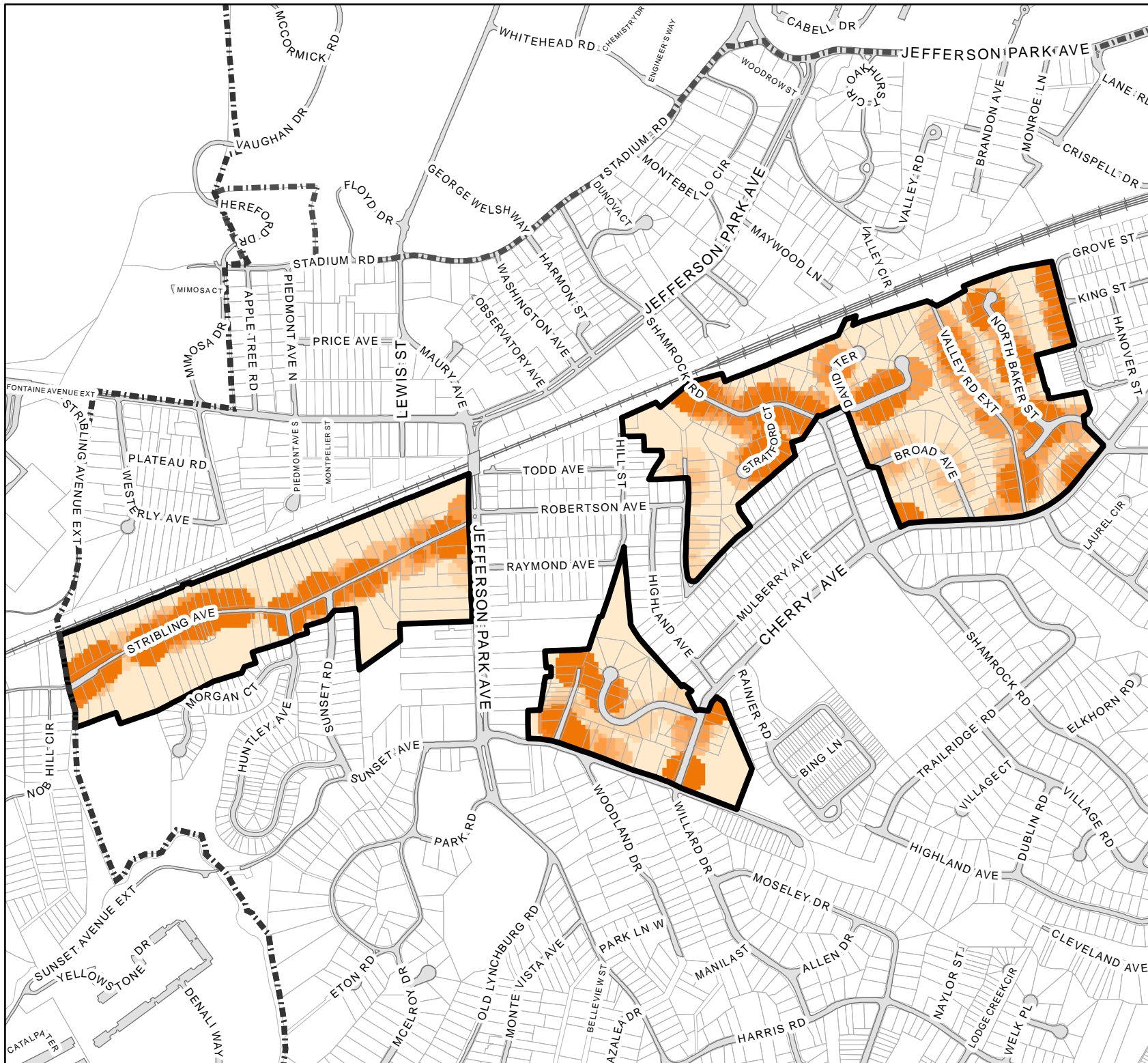


 R-2 area boundary



1 inch = 800 feet

Data: Charlottesville Police  
Department, July 2014





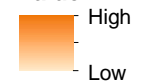
# City of Charlottesville


Heat map of  
Charlottesville Police  
calls for service  
in the potential R-2  
rezoning areas of  
Fry's Spring

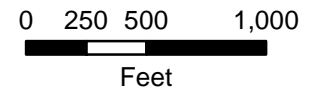
## Legend

Calls for Service: 2014

Value



 R-2 area boundary



1 inch = 800 feet

Data: Charlottesville Police  
Department, July 2014

