

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



APPLICATION FOR A SPECIAL USE PERMIT

PLANNING COMMISSION REGULAR MEETING

DATE OF HEARING: February 11, 2020

APPLICATION NUMBER: SP19-00010

Project Planner: Brian Haluska, AICP

Date of Staff Report: January 28, 2020

Applicant: Cville Business Park, LLC

Applicants Representative: Chris Virgilio, Cville Business Park, LLC

Current Property Owner: Cville Business Park, LLC

Application Information

Property Street Address: 1221, 1223, and 1225 Harris Street (“Subject Property”)

Tax Map/Parcel #: Tax Map 34, Parcels 90B, 90C, 90.1

Total Square Footage/ Acreage Site: 2.446 acres or 106,547 square feet

Comprehensive Plan (Land Use Plan): Business and Technology

Current Zoning Classification: Industrial Corridor

Tax Status: Parcel is up to date on taxes **paid**.

Completeness: The application contains all of the information required by Zoning Ordinance Secs. 34-41(d), and 34-158(a) and (b). There are no existing dwelling units on the site, and there is a potential for a maximum of one hundred and five (105) residential units in a mixed-use building proposed by this development. The applicant’s application materials are included as Attachment 1.

The pre-application meeting required by Sec. 34-41(b)(1) was held on October 24, 2019. The community meeting required by Sec. 34-41(c)(2) was conducted on January 16, 2020, at the following location: 1750 Allied Street.

Applicant's Request

Chris Virgilio of Cville Business Park, LLC, (owner) has submitted an application seeking approval of a Special Use Permit (SUP) for the property located at 1221, 1223 and 1225 Harris Street with approximately 343 feet of road frontage on Harris Street and approximately 55 feet of road frontage on Allied Street. The proposal requests additional residential density up to 43 dwelling units per acre (DUA), pursuant to City Code Section 34-480, and additional height of 2 stories pursuant to City Code Section 34-457(b)(5)(a).

The applicant's proposal shows a new mixed-use building on a portion of the Subject Property. The property is further identified on City Real Property Tax Map 34 Parcels 90B, 90C, and 90.1 ("Subject Property"). The Subject Property is zoned Industrial Corridor. The site is approximately 2.446 acres or 106,547 square feet.

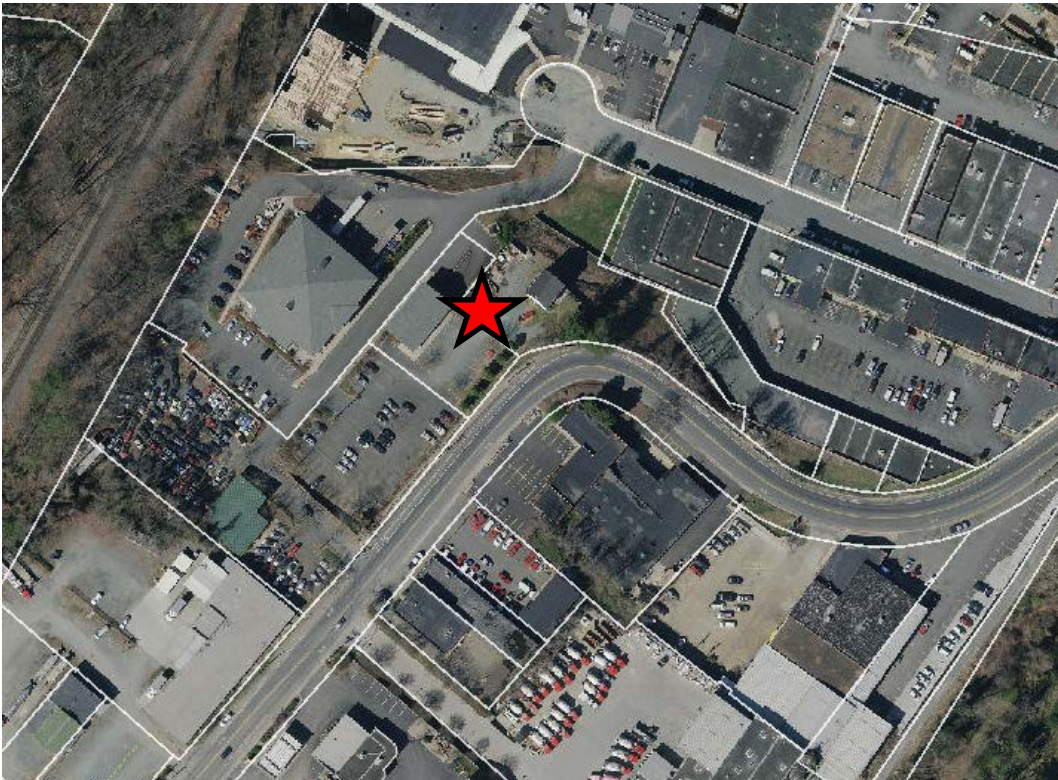
The proposed site plan, dated December 16, 2019 (Attachment 2) proposes the construction of a six story tall mixed-use building with retail space on the ground floor facing Allied Street, and up to 105 residential units. The plan also shows underground parking beneath the building.

The Comprehensive Plan designates the land use of the Subject Property as Business and Technology.

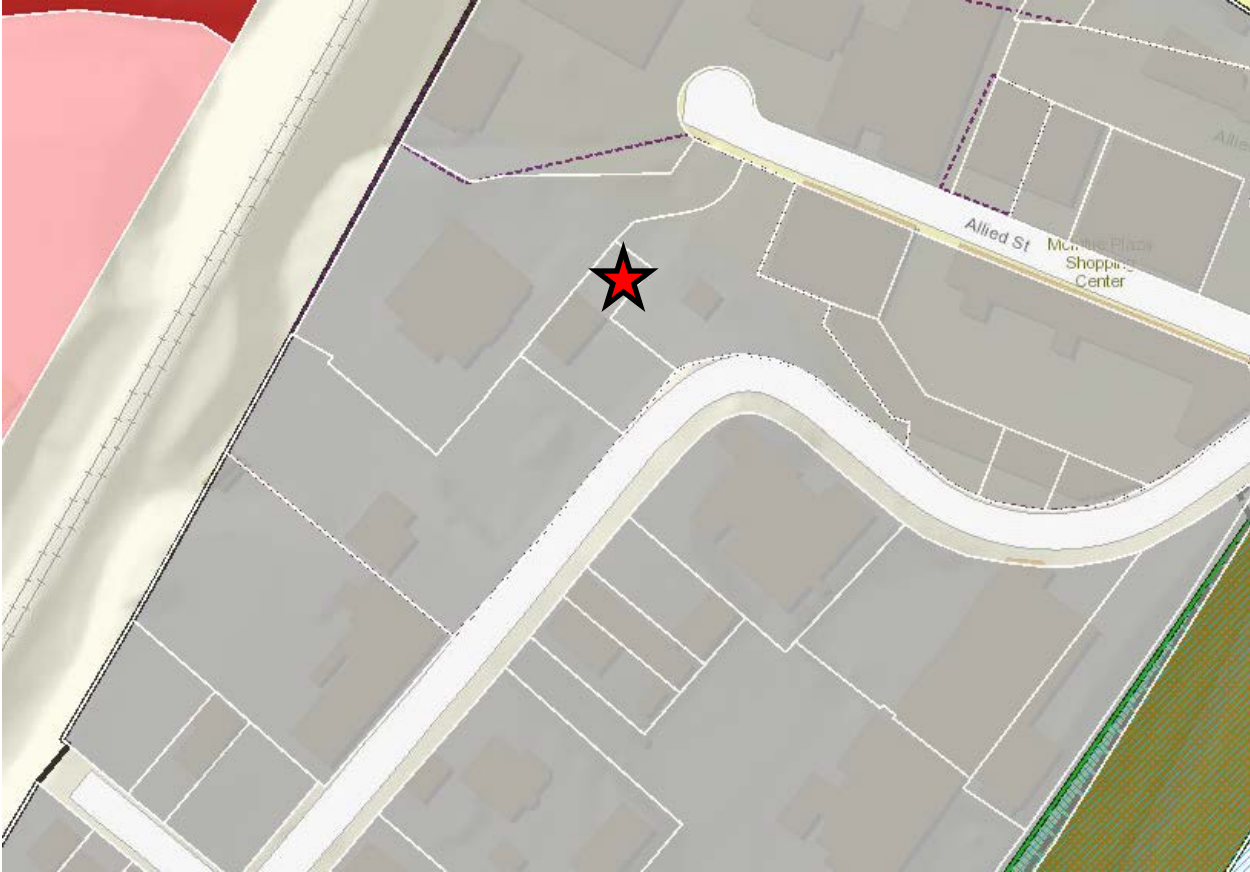
Vicinity Map



Context Map 1

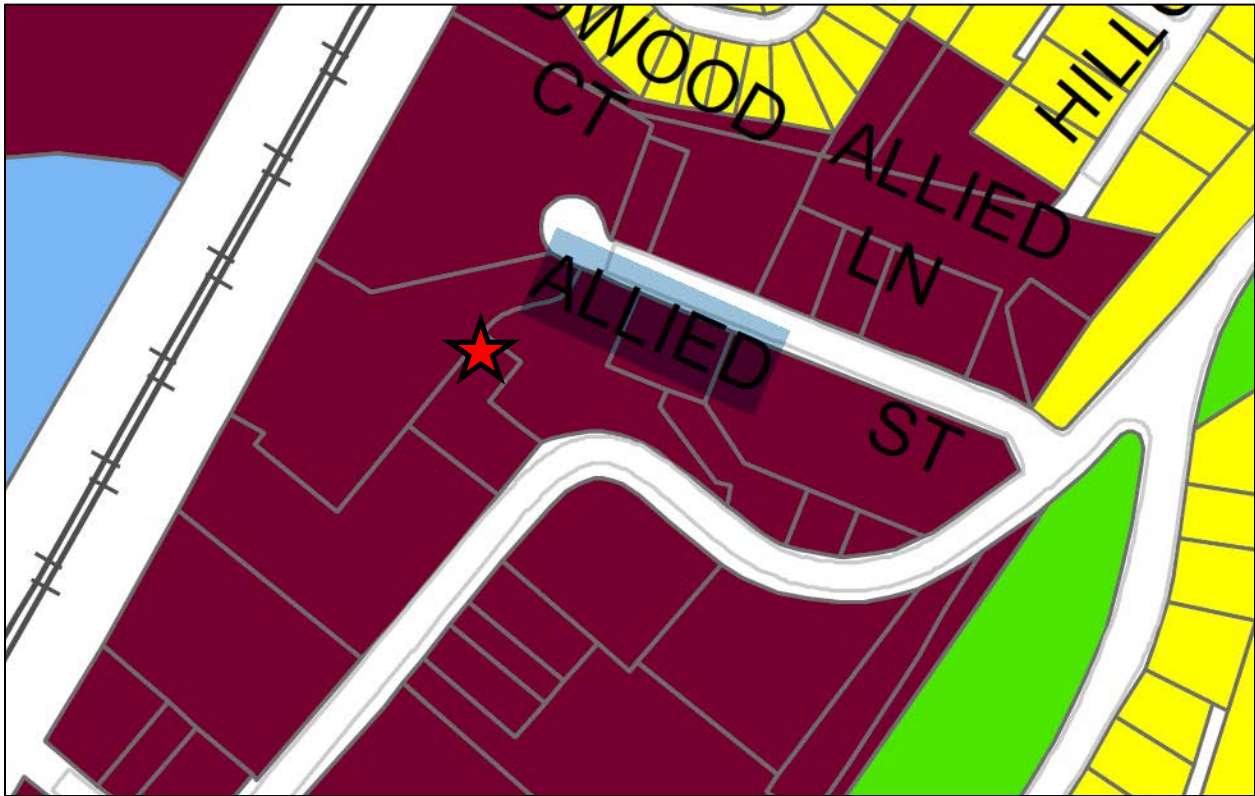


Context Map 2 – Zoning Classifications



KEY – Grey (IC): Industrial Corridor; Pink (B-1): Business; Red (B-3): Business; Brown: M-R – McIntire-5th Residential with Public Park Overlay

Context Map 3 - General Land Use Plan, 2013 Comprehensive Plan



KEY – Maroon: Business and Technology; Yellow: Low Density Residential; Green: Park or Preserved Open Space; Blue: Public or Semi-Public

Application Components:

Application – Attachment 1

Applicant’s Narrative and Additional Illustrative Materials – Attachment 2

Standard of Review

City Council may grant an applicant a special use permit, giving consideration to a number of factors set forth within Zoning Ordinance Sec. 34-157. If Council finds that a proposed use or development will have potentially adverse impacts, and if Council identifies development conditions that could satisfactorily mitigate such impacts, then Council may set forth reasonable conditions within its SUP approval. The role of the Planning Commission is to make an advisory recommendation to the City Council, as to (i) whether or not Council should approve a proposed SUP and if so, (ii) whether there are any reasonable development conditions that could mitigate potentially adverse impacts of the propose use or development.

Section 34-157 of the City’s Zoning Ordinance lists a number of factors that Council will consider in making a decision on a proposed SUP. Following below is staff’s analysis of those factors, based on the information provided by the Applicant.

Sec. 34-157(a)(1) Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood.

The properties immediately surrounding the subject property are described as:

Direction	Use	Zoning
North	Commercial and Residential	IC
South	Commercial	IC
East	Commercial	IC
West	Railroad	B-1

The subject property is in use as a commercial property. The proposed new mixed-use building would be taller and occupy more of the site.

Staff Analysis:

The Subject Property is near the northern end of Harris Street, just before it descends to meet McIntire Road. The frontage along Harris Street is sparsely wooded, and the buildings on the site do not present an edge to Harris Street as they are below the road’s height, as well as set back from the road some distance. The proposed building would be taller than the existing buildings on Harris Street.

The Subject Property also fronts on Allied Street. Allied Street primarily has two-story commercial buildings along this frontage with zero setbacks, but the applicant previously constructed a pair of mixed-use buildings that are 4 stories tall at the end of the street. The building’s height on Allied Street would be in line with the 4 story mixed-use structures adjacent to the site.

The proposed project would be consistent with other uses in the area, and help achieve the City's goal of developing centers of commercial activity supported by residential uses.

Sec. 34-157(a)(2) Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan.

The applicant includes within the project proposal narrative (Attachment 2) a section regarding its consistency with the Comprehensive Plan on Page 2 of the document.

Staff Analysis: The 2013 Comprehensive Plan's General Land Use Plan specifies the Subject Property and its surrounding properties as Business and Technology.

Business and Technology areas, according to the Comprehensive Plan, "permit small scale offices that cater to start-up businesses and technological development, as well as commercial activity that does not generate the amount of traffic that can be found in more **consumer oriented** commercial areas."

Staff believes the use conforms to the intent of the Business and Technology land use designation.

Staff also recognizes the overall product of the proposal conforms to other aspects of the Comprehensive Plan listed below.

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

a. Land Use

Goal 3.2 – Public Space, "Enhance existing neighborhood commercial centers and create opportunities for others in areas where they will enhance adjacent residential areas. Provide opportunities for nodes of activity to develop, particularly along mixed-use corridors."

Staff Analysis: The special use permit would increase the total number of allowable residential units permitted on the Subject Property. The proposal is in keeping with the goal of creating and enhancing commercial centers adjacent to existing residential areas.

b. Housing

Goal 3.6 – Grow the City’s Housing Stock, “Promote housing options to accommodate both renters and owners at all price points, including workforce housing.”

Staff Analysis: The proposed increase in the permitted maximum residential density on the Subject Property will give the applicant the option of providing a variety of unit types with the proposed building.

c. Urban Design

Goal 1.3 – Urban Design, “Facilitate development of nodes of density and vitality in the City’s Mixed Use Corridors, and encourage vitality, pedestrian movement, and visual interest throughout the City.”

Staff Analysis: The Allied Street area has recently seen an increase in residential units which should have the impact of supporting surrounding commercial businesses. The proposed building would increase the number of housing options in the Harris Street/Allied Street area, which would result in an increase in activity along the corridor.

Below are specific areas of the Comprehensive Plan for which the development may not be in compliance:

a. Housing

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 3.4 Encourage creation of new, on-site affordable housing as part of rezoning or residential special use permit applications.

Goal 3.5 Consider the range of affordability proposed in rezoning and special use permit applications, with emphasis on provision of affordable housing for those with the greatest need.

Staff Analysis: The applicant has made no indication of how they intend to comply with the affordable housing zoning requirement in Section 34-12 of the City Code. This will be required prior to final site plan approval.

Sec. 34-157(a)(3) Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations.

Staff Analysis: The proposed development will be required to conform to all applicable building code regulations. Building plans are not yet available for review, but the construction of the proposed new structures cannot proceed without separate applications/review conducted by the City's Building Code Official.

Sec. 34-157(a)(4) **Potential adverse impacts, including, but not necessarily limited to:**
a) Traffic or parking congestion

Parking: The applicant shows the capacity to construct off-street parking that complies with the minimum parking requirements for the proposed building.

Staff Analysis: Staff confirms that the applicant's concept plan shows the ability to provide off-street parking on the site. The amount of parking required will depend on the final unit count of the building.

Traffic: The applicant includes a "potential impacts" section within their project proposal narrative (Attachment 1) and notes that the existing automobile infrastructure can accommodate an increase in traffic, and that the site is adjacent to a robust pedestrian network that would permit occupants to walk downtown

Staff Analysis: The Subject Property is near the McIntire/Harris intersection, which is increasingly congested because of increases in automobile volumes in the area. The proposed project will accelerate the need to re-evaluate the intersection and improve its condition to better accommodate the increased traffic volume.

The SUP request will impact the traffic in the area, and it is likely the McIntire/Harris intersection will need to be upgraded to accommodate the building as designed. Staff has proposed a condition to address this impact.

b) Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment

Staff Analysis: Staff does not anticipate there will be significant noise generated from the proposed project beyond the level that can typically be anticipated in a mixed-use corridor.

c) Displacement of existing residents or businesses

Staff Analysis: There are no existing residents or businesses on the Subject Property that would be displaced as a direct result of the Special Use Permit, as the redevelopment of the property is permitted as a matter of right.

d) Discouragement of economic development activities that may provide desirable employment or enlarge the tax base

Staff Analysis: The development would not discourage economic development activities.

e) Undue density of population or intensity of use in relation to the community facilities existing or available

Staff Analysis: The Subject Property is located in the vicinity of a number of community amenities that should serve the residents of the project. The site has access to several modes of transit. The Subject Property is within walking distance of numerous commercial businesses and within walking distance of McIntire Park and the trail along Shenk's Branch.

f) Reduction in the availability of affordable housing in the neighborhood

Staff Analysis: The proposed development would not reduce the availability of affordable housing in the neighborhood.

g) Impact on school population and facilities

Staff Analysis: Staff from Charlottesville Schools has noted that they have observed increases in school enrollment when previous large multi-family buildings on West Main Street have opened. Staff speculates that the apartments on West Main Street

attracted students from the University of Virginia that were previously renting houses in the low-density neighborhoods near the University. When those students opted for the newly constructed rental units on West Main Street, families with school age children moved in the houses that the students vacated.

The large scale apartment buildings that precipitated this increase in enrollment were all in the West Main West zoning district, and primarily feature unit configurations that are attractive to a student population.

The applicant's request would enable the applicant to construct more single and two-bedroom units within the building, units that tend to be less attractive to a student population. Additionally, the Subject Property is further removed from the University area than the West Main Street buildings, however, staff cannot discount the potential for new housing to start a reshuffle of housing options that could yield an increase in school population.

h) Destruction of or encroachment upon conservation or historic districts

Staff Analysis: The Subject Property is not in an Architectural Design Control District. The Subject Property is near the McIntire Road Entrance Corridor and will be somewhat visible from the corridor.

i) Conformity with federal, state and local laws, as demonstrated and certified by the applicant

Staff Analysis: The proposed project will comply with federal, state and local laws. This is ensured through final site plan approval.

j) Massing and scale of project

The applicant's application materials shows the massing and scale of the proposed building.

Staff Analysis: The prevailing height of buildings along the Harris Street corridor is one story above road grade, with some two-story structures. The zoning of the corridor permits heights of 4 stories by right, but no buildings are currently this tall.

The proposed building would be 6 stories above the average road grade of Harris Street which the applicant lists as 450 feet above sea level. The overall height shown in the applicant's supporting documents would be 60 feet above the Harris Street road grade with the roofline at 510 feet above sea level. The Zoning Ordinance restricts 6 stories to 70 feet in height, which could permit the applicant to have a roofline as high as 520 feet above sea level.

The Subject Property also fronts on Allied Street. Allied is primarily two story buildings, but has recently had two four story mixed-use buildings constructed on a site adjacent to the Subject Property.

Sec. 34-157(a)(5) Whether the proposed use or development will be in harmony with the purposes of the specific zoning district in which it will be placed;

Staff Analysis: Staff believes that a mixed-use building is appropriate within the Industrial Corridor zoning district. Adjacent properties are currently being used for mixed-use.

Sec. 34-157(a)(6) Whether the proposed use or development will meet applicable general and specific standards set forth within the zoning ordinance, subdivision regulations, or other city ordinances or regulations; and

Staff Analysis: The proposed project must comply with standards set forth within the zoning ordinance, subdivision regulations and other applicable city ordinances/regulations prior to final site plan and building permit approvals.

Sec. 34-157(a)(7) When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be applicable, for recommendations as to whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

Staff Analysis: The Subject Property is not located in a design control district.

PUBLIC COMMENTS RECEIVED

Per Sec. 34-41(c)(2), the applicant held a community meeting on January 16, 2020. Eight members of the public were present. Neighborhood concerns gathered from the community meeting are listed below.

- The height of the building and its overall impact on the surrounding properties.
- The pedestrian realm around the building and its attractiveness.
- The potential rents, impact on affordable housing.
- Parking supply
- Access for modes of transportation other than cars.

STAFF'S RECOMMENDATIONS

Staff recommends the application be approved with the following conditions:

1. The specific development being approved by this special use permit ("Project"), as described within the site plan exhibit required by City Code §34-158(a)(1), shall have the following minimum attributes/ characteristics:
 - a. Underground parking shall be provided within a parking garage structure constructed underneath the Building.
 - b. The maximum permitted height of the top of the building shall not exceed an elevation of 510 feet above sea level, with the exception of rooftop structures as regulated in section 34-1101 of the City Code.
2. The applicant shall provide a preliminary traffic study of the immediate area surrounding the building, as well as traffic impact on Allied Street, Harris Street and the intersection of Harris Street and McIntire Road. The scope of the traffic study shall be approved by the City Traffic Engineer prior to submission, and must be submitted to the City for review and comment prior to the approval of the final site plan for the project.

POSSIBLE MOTION(S)

1. I move to recommend approval of a special use permit allowing the specific development proposed within the application materials for **SP19-00010** subject to the following reasonable conditions and safeguards:
 - The conditions presented in the staff report
 - *[alternative conditions, or additional condition(s)...list here]*

OR,

2. I move to recommend denial of the special use permit requested by **SP19-00010**.

ATTACHMENTS

- 1) Special Use Permit Application received December 17, 2019
- 2) Special Use Permit Narrative dated December 16, 2019
- 3) Conceptual Plan dated January 15, 2020



City of Charlottesville

Application for Special Use Permit

Project Name: Harris Street Apartments

Address of Property: 1223-25 Harris Street

Tax Map and Parcel Number(s): 340090100, 340090C00, 340090B00

Current Zoning District Classification: IC

Comprehensive Plan Land Use Designation: Business & Technology

Is this an amendment to an existing SUP? No

If "yes", provide the SUP #: _____

Applicant: Chris Virgilio

Address: 224 14th St. NW, Charlottesville, VA 22903

Phone: 434-989-0372 Email: cvirgilio@woodardproperties.com

Applicant's Role in the Development (check one):

Owner **Owner's Agent** Designer Contract Purchaser

Owner of Record: Cville Business Park LLC

Address: 224 14th Street, Charlottesville, VA 22903

Phone: 434-971-8860 Email: cvirgilio@woodardproperties.com

Reason for Special Use Permit:

- Additional height: 20 feet
- Additional residential density: 105 units, or 43 units per acre
- Authorize specific land use (identify) _____
- Other purpose(s) (specify City Code section): _____

(1) Applicant's and (2) Owner's Signatures

(1) Signature [Signature] Print Chris Virgilio Date 12/17/2019

Applicant's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____
Other (specify): Development Project Manager

(2) Signature [Signature] Print Keith O. Woodard Date 12/17/2019

Owner's (Circle One): LLC Member **LLC Manager** Corporate Officer (specify) _____
Other (specify): _____



City of Charlottesville

Pre-Application Meeting Verification

Project Name: Harris Street Apartments

Pre-Application Meeting Date: October 24, 2019

Applicant's Representative: Chris Virgilio & Keith Woodard

Planner: Brian Haluska

Other City Officials in Attendance:

None

The following items will be required supplemental information for this application and must be submitted with the completed application package:

1. _____

2. _____

3. _____

4. _____

5. _____

Planner Signature: _____



City of Charlottesville

Application Checklist

Project Name: Harris Street Apartments

I certify that the following documentation is ATTACHED to this application:

- 34-158(a)(1): a site plan (ref. City Code 34-802(generally); 34-1083(communications facilities))
- 34-158(a)(3): Low-impact development (LID) methods worksheet (required for developments that include non-residential uses, and developments proposing 3 or more SFDs or TFDs)
- 34-158(a)(4): a building massing diagram, and building elevations (required for applications proposing alteration of a building height or footprint, or construction of any new building(s))
- 34-158(a)(5) and 34-12: affordable housing data. (i) how many (if any) existing dwelling units on the property are an "affordable dwelling unit" by the city's definitions? (ii) Will existing affordable units, or equivalent affordable units, remain following the development? (iii) What is the GFA of the project? GFA of residential uses? GFA of non-residential uses?
- 34-157(a)(1) Graphic materials that illustrate the context of the project, and a narrative statement as to compatibility with existing patterns of use and development
- 34-157(a)(2) Narrative statement: applicant's analysis of conformity with the Comprehensive Plan
- 34-157(a)(3) Narrative statement: compliance with applicable USBC provisions
- 34-157(a)(4) Narrative statement identifying and discussing any potential adverse impacts, as well as any measures included within the development plan, to mitigate those impacts
- 34-158(a)(6): other pertinent information (narrative, illustrative, etc.)
- All items noted on the Pre-Application Meeting Verification.

Applicant

Signature  Print Chris Virgilio Date 12/17/2019

By Its: _____

(For entities, specify: Officer, Member, Manager, Trustee, etc.)



City of Charlottesville

Community Meeting

Project Name: Harris Street Apartments

Section 34-41(c)(2) of the Code of the City of Charlottesville (adopted October 19, 2015) requires applicants seeking rezonings and special use permits to hold a community meeting. The purpose of a community meeting is to provide citizens an opportunity to receive information about a proposed development, about applicable zoning procedures, about applicable provisions of the comprehensive plan, and to give citizens an opportunity to ask questions. **No application for a rezoning shall be placed on any agenda for a public hearing, until the required community meeting has been held and the director of neighborhood development services determines that the application is ready for final review through the formal public hearing process.**

By signing this document, the applicant acknowledges that it is responsible for the following, in connection to the community meeting required for this project:

1. Following consultation with the city, the applicant will establish a date, time and location for the community meeting. The applicant is responsible for reserving the location, and for all related costs.
2. The applicant will mail, by U.S. mail, first-class, postage pre-paid, a notice of the community meeting to a list of addresses provided by the City. The notice will be mailed at least 14 calendar days prior to the date of the community meeting. The applicant is responsible for the cost of the mailing. At least 7 calendar days prior to the meeting, the applicant will provide the city with an affidavit confirming that the mailing was timely completed.
3. The applicant will attend the community meeting and present the details of the proposed application. If the applicant is a business or other legal entity (as opposed to an individual) then the meeting shall be attended by a corporate officer, an LLC member or manager, or another individual who can speak for the entity that is the applicant. Additionally, the meeting shall be attended by any design professional or consultant who has prepared plans or drawings submitted with the application. The applicant shall be prepared to explain all of the details of the proposed development, and to answer questions from citizens.
4. Depending on the nature and complexity of the application, the City may designate a planner to attend the community meeting. Regardless of whether a planner attends, the City will provide the applicant with guidelines, procedures, materials and recommended topics for the applicant's use in conducting the community meeting.
5. On the date of the meeting, the applicant shall make records of attendance and shall also document that the meeting occurred through photographs, video, or other evidence satisfactory to the City. Records of attendance may include using the mailing list referred to in #1 as a sign-in sheet (requesting attendees to check off their name(s)) and may include a supplemental attendance sheet. The City will provide a format acceptable for use as the supplemental attendance sheet.

Applicant: Chris Virgilio

By:

Signature  Print Chris Virgilio Date 12/17/2019

Its: _____ (Officer, Member, Trustee, etc.)



City of Charlottesville

Owner's Authorizations

(Not Required)

Right of Entry- Property Owner Permission

I, the undersigned, hereby grant the City of Charlottesville, its employees and officials, the right to enter the property that is the subject of this application, for the purpose of gathering information for the review of this Special Use Permit application.

Owner: Cville Business Park LLC Date: 12/17/2019

By (sign name): [Signature] Print Name: Keith O. Woodard

Owner's: LLC Member LLC Manager Corporate Officer (specify): _____

Other (specific): _____

Owner's Agent

I, the undersigned, hereby certify that I have authorized the following named individual or entity to serve as my lawful agent, for the purpose of making application for this special use permit, and for all related purposes, including, without limitation: to make decisions and representations that will be binding upon my property and upon me, my successors and assigns.

Name of Individual Agent: Chris Virgilio

Name of Corporate or other legal entity authorized to serve as agent: _____

Owner: Cville Business Park LLC Date: 12/17/2019

By (sign name): [Signature] Print Name: Keith O. Woodard

Circle one:

Owner's: LLC Member LLC Manager Corporate Officer (specify): _____

Other (specific): _____



City of Charlottesville

Disclosure of Equitable Ownership

Section 34-8 of the Code of the City of Charlottesville requires that an applicant for a special use permit make complete disclosure of the equitable ownership "real parties in interest" of the real estate to be affected. Following below I have provided the names and addresses of each of the real parties in interest, including, without limitation: each stockholder or a corporation; each of the individual officers and directors of a corporation; each of the individual members of an LLC (limited liability companies, professional limited liability companies); the trustees and beneficiaries of a trust, etc. Where multiple corporations, companies or trusts are involved, identify real parties in interest for each entity listed.

Name Keith O. Woodard Address 224 14th Street NW, Charlottesville, VA 22903

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

Attach additional sheets as needed.

Note: The requirement of listing names of stockholders does not apply to a corporation whose stock is traded on a national or local stock exchange and which corporation has more than five hundred (500) shareholders.

Applicant: Chris Virgilio

By:

Signature  Print Chris Virgilio Date 12/17/2019

Its: _____ (Officer, Member, Trustee, etc.)



City of Charlottesville

Fee Schedule

Project Name: Harris Street Apartments

Application Type	Quantity	Fee	Subtotal
Special Use Permit	1	\$1800	\$1,800
Special Use Permit (Family Day Home for 6-12 Children)		\$500	
Mailing Costs per letter		\$1 per letter	
Newspaper Notice		Payment Due Upon Invoice	
TOTAL			\$1,800

Office Use Only

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

1223-25 Harris Street Redevelopment
SUP Application Narrative Statement
Request for Additional Density and Height
December 16, 2019

Site and Existing Building

C-Ville Business Park LLC is proposing a mixed-use, commercial and residential, development that combines parcels at 1225, 1223, and 1221 Harris Street (parcel IDs numbers 340090100, 340090C00, and 340090B00 respectively). The Habitat for Humanity Store located at 1221 Harris Street is an existing commercial building that will remain. The existing commercial structure at 1223 Harris Street and market rate residential duplex at 1221 Harris Street will be replaced by the proposed mixed-use building. The site is in the industrial corridor “IC” zoning district and encompasses 2.45 acres.

New Building

The proposed project includes construction of a single mixed-used building with parking on the lower floors of the building. Pending approval of the SUP, the maximum height of the building will be 70 feet and will include up to 156 residential units. Commercial space at street level will work in tandem with future sidewalk improvements to further activate Harris Street and promote pedestrian activity and engagement. Commercial space will also be located on the ground floors.

SUP Request

Currently, the maximum, permissible by-right height of the building is 4 stories or 50 feet, and the by-right residential density for this 2.45-acre project site is 51 units (21 DUA). With this special use permit, we are requesting an increase in height up to 6 stories or 70 feet, and an increase in density up to 156 dwelling units (64 DUA). The approval of additional density and height will allow for greater flexibility of unit sizes and price points.

Harmonious with existing patterns of use and development within the neighborhood

McIntire Plaza is home to over one hundred small businesses and has grown extensively over the years, most recently with the addition of 36 residential units, and 32,000 SF of new and renovated commercial space. Located just one mile from the Historic Downtown Mall and easy access to Routes 250 and 29 North, McIntire Plaza is already home to an eclectic mix of businesses. This project will harmoniously continue the successful trend towards mixed-used development, and will add to the vibrant, pedestrian-friendly, urban environment.

Conformity with Comprehensive Plan

The proposed project fulfills many of the housing goals the city has outlined in their comprehensive plan – most directly is the goal to incorporate more mixed-use development. Additionally, through an increase in the permitted maximum residential density and height, the proposed project will provide more housing options at multiple price points for multiple income levels. This complies with the city’s goal of providing housing stock for residents of all income levels, including more affordable options. Further, the walkability of the mixed-use development, coupled with nearby parks, trails, and bike paths align with the City’s sustainability principals.

Further, as office space continues to grow in this area, additional residential properties will provide conveniently located housing for workers, reducing traffic congestion, pollution, and supporting the local economy. Finally, mixed use development also reduces the need for redundant parking as the commercial and residential tenants can utilize the same parking facilities.

Transportation is another critical aspect of the City's comprehensive plan. Specifically, parking under the building allows the location to support the economic activity and residents without sacrificing aesthetics and allows more engagement at the street level. By combining residential and commercial uses, the parking can be shared and thus decreased. The location is also close to main transit corridors to facilitate multimodal travel and is not adjacent to a low-density residential development.

Compliance with USBC Provisions

The project will be constructed in complete compliance with all building code requirements.

Existing Affordable Housing

The development is not displacing or reducing the amount of "affordable dwelling units". The project will comply with affordable housing requirements in ordinance section 34-12 required by an approval of the special use permit.

Density, Height, & Massing Considerations

It is expected that the additional density will have minimal impact on the city. The proximity of the project to retail and employment centers, public transit, and walkable paths will help mitigate any potential impacts. While increased density can cause issues with parking, this will not be an issue in the proposed project because there will be sufficient off-street parking on the lower levels of the building for all residential and commercial units. Additionally, we do not anticipate there will be significant noise generated from the proposed project beyond the level that can typically be anticipated in a mixed-use building. No existing residents or businesses will be displaced as a result of the SUP, as the re-development of this project is by-right.

The height of a building in relation to its overall configuration or massing is one of the more significant factors in determining the impact a building will have on its surrounding environment. Even though this building is not in an architectural control district it will be a prominent structure, so care will be taken to ensure the height and mass of the building are proportional and well designed. Using transitional volumes and creating variation along the façade will create visual rhythm and interest and divide the overall mass. Additionally, the only buildings directly adjacent to the proposed mixed use building are owned by the developer so the building height would not impose any adverse shading impacts to adjacent building owners.

Environmental, Public Facilities, & Infrastructure Considerations

The proposed mixed-use building will demonstrate conformance with City zoning requirements, as well as meet City engineering standards for proposed infrastructure.

The project proposes two entrances into the parking facilities from Harris Street, and two entrances located at the rear of the proposed building from an existing access drive. The entrances and parking facility levels utilize existing grades minimizing the impact to the site topography. During the site plan process we will work with the City traffic engineer to ensure parking and entrances are safe and in compliance with City standards.

The impact of additional car trips generated by the development should not negatively impact City traffic. Direct access to main thoroughfares such as 250-bypass and Old Preston Avenue prevent traffic, to and from the building, from passing through residential neighborhoods. The project location is close enough to major employment and retail centers that we expect residents and commercial business customers will utilize alternate forms of transportation, i.e., bikes, electric scooters, bus, and walking that reduce car trips generated by this development.

Improvements to the existing City sanitary sewer system will be made. The existing City sanitary system that runs through the site will be consolidated and rerouted to provide a more efficient design. Materials of the rerouted sanitary system will be upgraded to meet current City Utility Department and Engineering standards.

Bicycle parking and storage facilities will be provided per City standards. Bicycle facility placement will be coordinated with the City Bicycle and Pedestrian coordinator to ensure that they are conveniently located in relation to existing and proposed City bicycle infrastructure.

Pedestrian access will be coordinated with the City of Charlottesville to incorporate the proposed Harris Street sidewalk improvements. Pedestrian access will be designed in a thoughtful manner to ensure ADA compliant access to Harris Street and to encourage pedestrian activity.

Existing overhead telecommunication facilities are being evaluated for relocation underground along Harris Street adjacent to the development. The removal of these utility poles, added sidewalks, and improved lighting will help to enhance the Harris Street streetscape.

This development is in close proximity to public transit stops, bicycle facilities, and multimodal paths which will help to promote alternatives to vehicular transportation. This project is situated within walking distance to parks, super markets, retail, and walking trails. The included Context Plan demonstrates the site's walkability to various nearby points of interest. A higher density residential use would allow more people to utilize these.

It is this project's goal that, after development, there will be an overall increase in the pedestrian activity on and around Harris Street. The project and landscape improvements along Harris Street will complement the City's proposed sidewalk and street improvements and will facilitate pedestrian and bicycle activity.

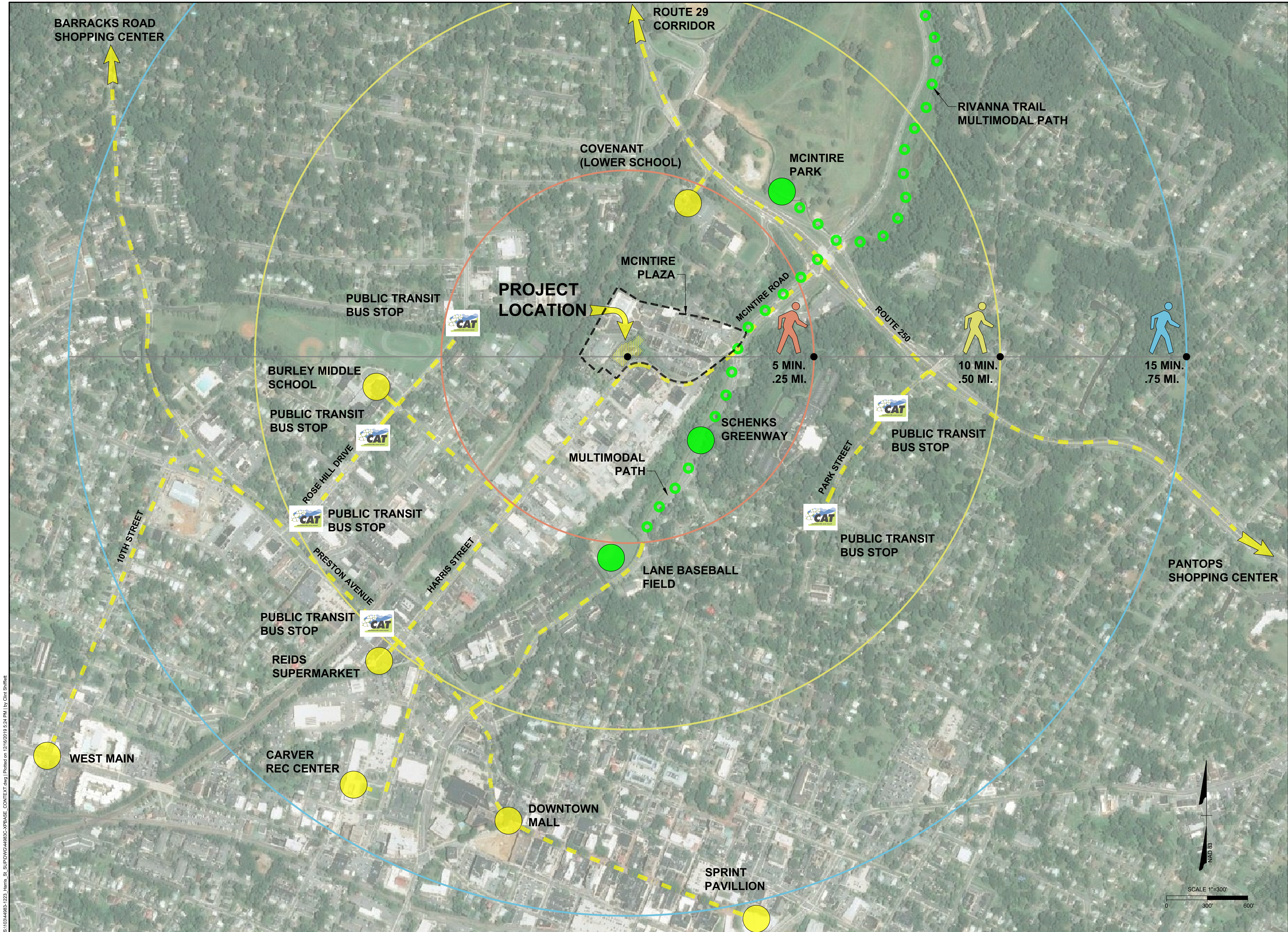
All vehicular parking requirements will be met through the use of structured parking facilities located under the proposed building. Existing surface parking lots on site will be removed. The proposed parking design will minimize the quantity of impervious cover, while maximizing the usable square footage available for commercial and residential space.

All applicable regulations under the Virginia Stormwater Management Program will be met, to ensure that adjacent waterways are protected during and after site construction. Increased runoff and pollution as a result of increased impervious area has been mitigated by providing parking within the building footprint, decreasing the overall area of proposed impervious surfaces.

Stormwater will be managed onsite. Stormwater will be detained onsite and released to the existing City stormwater infrastructure in such a way that does not cause an increase to the existing flow in the facilities.

Conclusion

The proposed request for a SUP to increase the height and density of a mixed-use building is in alignment with the City's comprehensive plan for creating more mixed-use, urban development, and presents limited potential adverse effects. The increased height and density will provide housing options to a wider range of income levels. The building and location support sustainability goals – such as walkability and bikeability. We expect that the proximity of commercial and residential spaces will help to reduce transportation costs and support the use of nearby trails and parks. The project will also bolster the already successful McIntire Plaza with additional residents and commercial spaces.



S:\1034483-1223_Harris_ST_SUP\DWG\4882C\PHASE_CONTEXT.dwg | Printed on 12/16/2019 5:24 PM | by Clint Shifflett

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TEL: 534.293.5624 FAX: 434.293.8317 www.timmons.com

REVISION DESCRIPTION	DATE

YOUR VISION ACHIEVED THROUGH OURS.

DATE
12-11-2019

DRAWN BY
Z. DAHL

DESIGNED BY
C. SHIFFLETT

CHECKED BY
C. SHIFFLETT

SCALE
1" = 300'

TIMMONS GROUP

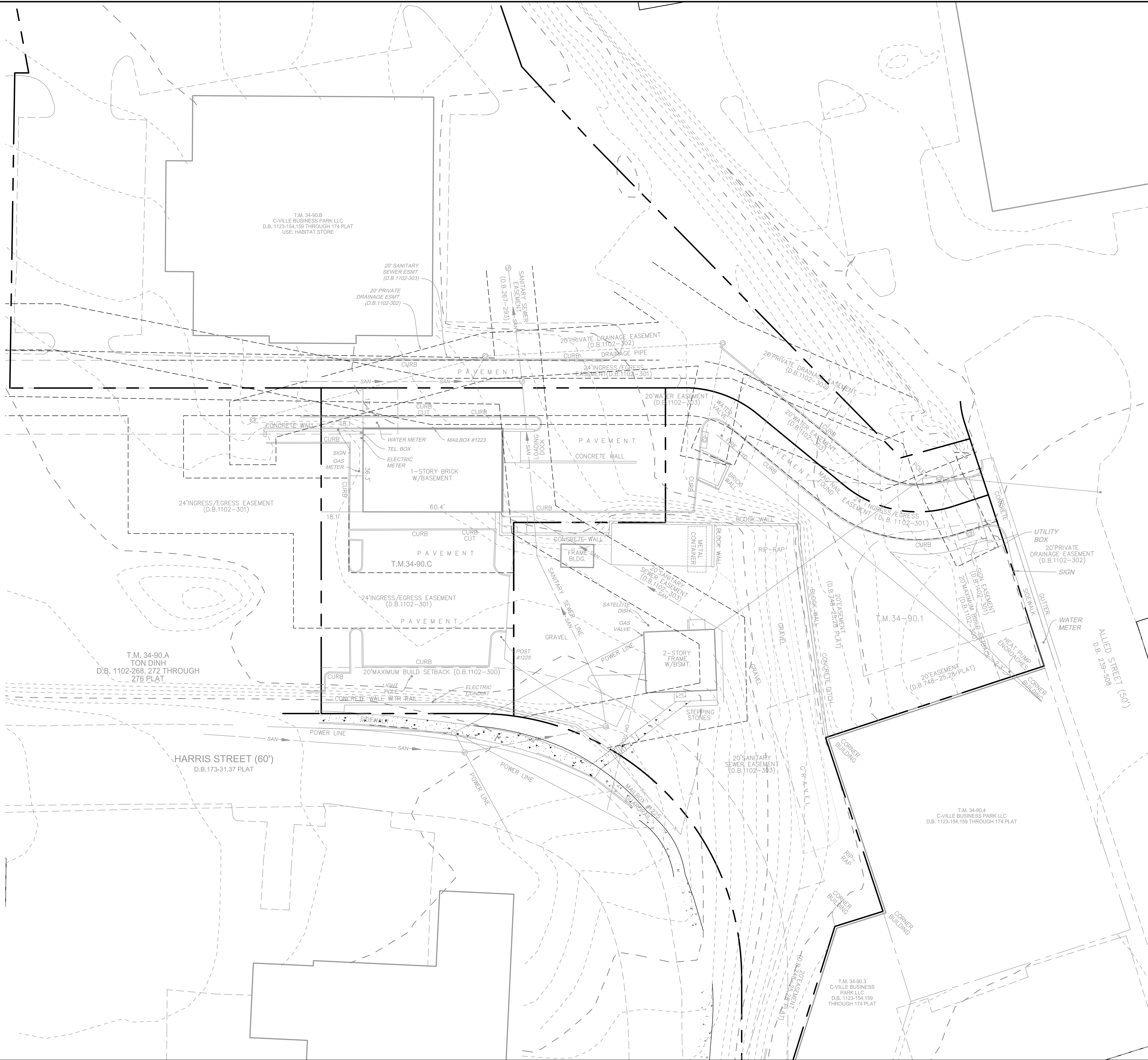
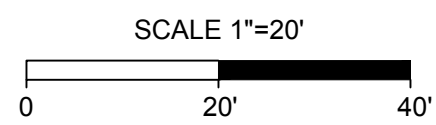
1223 HARRIS STREET - SPECIAL USE PERMIT
CHARLOTTESVILLE, VIRGINIA
SITE CONTEXT PLAN

JOB NO.
44983

SHEET NO.
C1.0

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YOUR VISION ACHIEVED THROUGH OURS.

DATE
 12-11-2019
 DRAWN BY
 Z. DAHL
 DESIGNED BY
 C. SHIFFLETT
 CHECKED BY
 C. SHIFFLETT
 SCALE
 1" = 20'

TIMMONS GROUP

1223 HARRIS STREET - SPECIAL USE PERMIT CHARLOTTEVILLE, VIRGINIA SUP EXISTING CONDITIONS PLAN

JOB NO.
44983
 SHEET NO.
C2.0

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SITE DATA:

TAX MAP PARCEL AND OWNER INFO: PARCEL(S) 340090B00, 340090C00 & 340090100
 CIVILLE BUSINESS PARK LLC
 224 14TH STREET NW
 CHARLOTTEVILLE, VA 22903

TOTAL SITE AREA: 2.446 ACRES (PARCELS 90.B, 90.C, AND 90.1 COMBINED)

PROPOSED IMPERVIOUS AREA: 0.708 ACRES

LIMITS OF DISTURBANCE: 0.929 ACRES

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY: ROGER W. RAY & ASSOCIATES, INC.
 663 BERKMAR COURT
 CHARLOTTEVILLE, VA 22901
 (434) 293-3195

VERTICAL DATUM REFERENCE: NAVD 88

CURRENT USE: COMMERCIAL, RESIDENTIAL, PARKING LOT

PROPOSED USE: MIXED USE RESIDENTIAL AND COMMERCIAL

MAXIMUM DENSITY ALLOWED WITH SPECIAL USE PERMIT: 64 DUA

PAVED PARKING AND VEHICULAR CIRCULATION AREA IS LOCATED UNDER THE BUILDING AND ACCESSED ON HARRIS STREET AND THE ACCESS ROAD TO THE NORTH OF THE PROPOSED BUILDING.

RECREATION AREA: PROPOSED COURTYARD AND ROOF TOP AMENITY SPACE

ZONED: IC (INDUSTRIAL CORRIDOR)

SETBACKS: PRIMARY STREET FRONTAGE (HARRIS ST): NO MINIMUM, 20' MAXIMUM
 SIDE AND REAR (NOT ADJACENT TO LOW DENSITY RES.): NONE

ADJACENT AREAS: NORTH - INDUSTRIAL CORRIDOR
 EAST - HARRIS STREET
 SOUTH - INDUSTRIAL CORRIDOR
 WEST - RAILROAD

MAXIMUM HEIGHT ALLOWED WITH SPECIAL USE PERMIT: 70'

UTILITIES: CITY OF CHARLOTTEVILLE PUBLIC WATER, SEWER

WATER QUALITY ANALYSIS (PRELIMINARY):

SITE DATA
 PRE DEVELOPED AREA
 IMPERVIOUS = 0.495 AC

PRE DEVELOPMENT LOAD (TP) (LB/YR) = 1.20 LB/YR

POST DEVELOPED AREA
 IMPERVIOUS = 0.708 AC

POST DEVELOPMENT LOAD (TP) (LB/YR) = 1.66 LB/YR

MAXIMUM PERCENT REDUCTION REQUIRED FOR REDEVELOPMENT = 10%

TOTAL LOAD REDUCTION REQUIRED (LB/YR) = 0.49 LB/YR

VIRGINIA STORMWATER MANAGEMENT PROGRAM REQUIREMENTS FOR WATER QUALITY WILL BE MET.

WATER QUANTITY ANALYSIS (PRELIMINARY):

DRAINAGE AREA ANALYSIS

PRE DEVELOPED	POST DEVELOPED
AREA = 0.929 AC	AREA = 0.929 AC
0.495 AC (IMPERVIOUS)	0.708 AC (IMPERVIOUS)
TC = 5 MIN	TC = 5 MIN

1 YEAR	Q (CFS)	V (AC-FT)	1 YEAR	Q (CFS)	V (AC-FT)
10 YEAR	3.13	0.156	10 YEAR	4.42	0.184
	6.56	0.341		6.92	0.376

CHANNEL PROTECTION (ENERGY BALANCE):

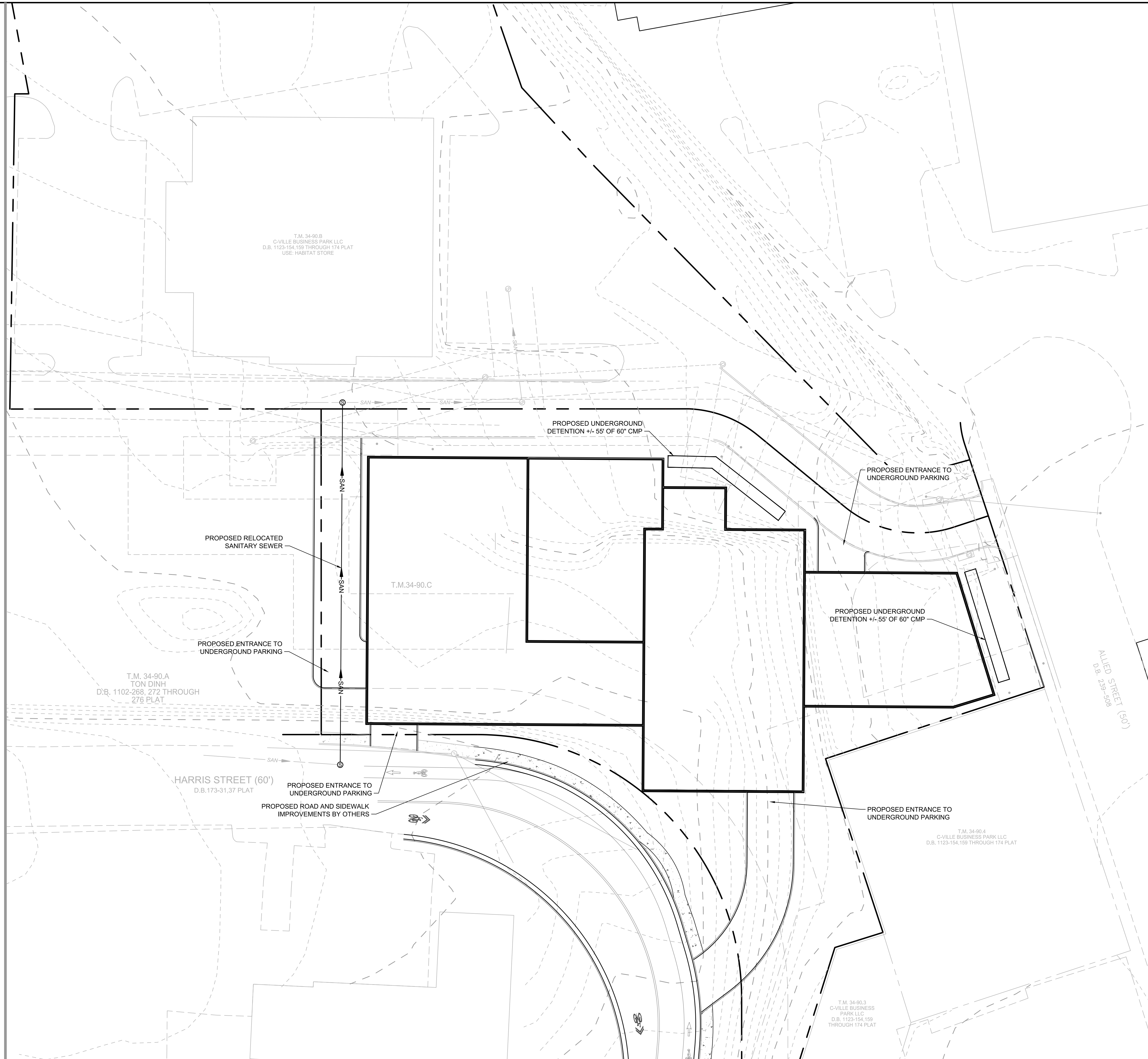
$$Q_{DEVELOPED} \leq 0.90 * (Q_{PRE-DEVELOPED} * RV_{PRE-DEVELOPED}) / RV_{DEVELOPED}$$

OK 2.00 CFS \leq 0.90*(3.13 CFS*6795 CF)/(8015 CF) CF = 2.39 CFS

FLOOD PROTECTION:

$$POST-DEVELOPED Q_{10} \leq PRE-DEVELOPED Q_{10}$$

OK 6.30 CFS (POST-DEVELOPED Q₁₀) \leq 6.56 CFS (PRE-DEVELOPED Q₁₀)



S:\1034483-1223_Harris_ST_SUP\DWG\4885C-NRPHASE.dwg [Plotted on 12/16/2019 2:25 PM] by Clint Shifflett

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DRAWN BY
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 1" = 20'

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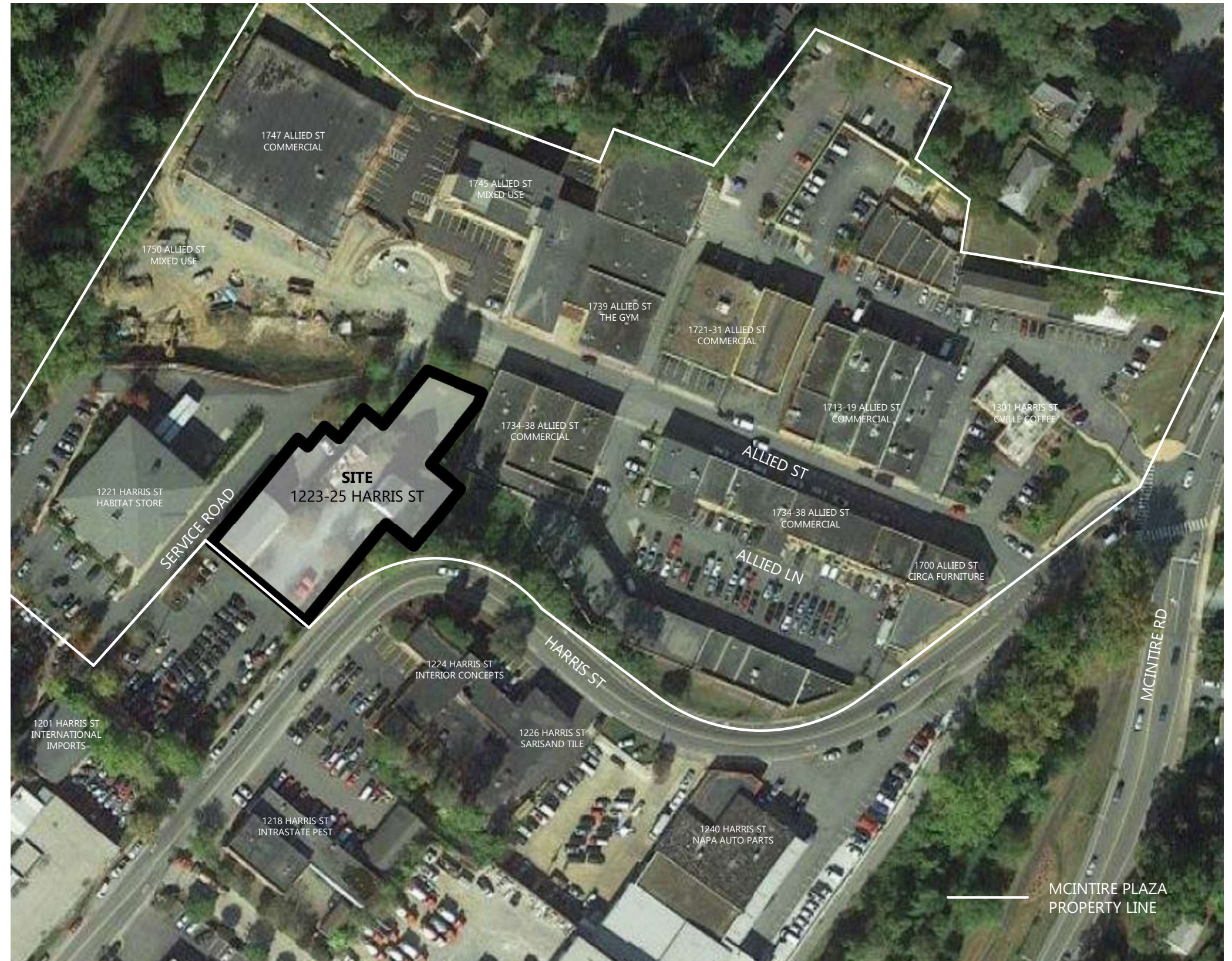
SHEET NO.
 C3.0

TIMMONS GROUP

1223 HARRIS STREET - SPECIAL USE PERMIT
 CHARLOTTEVILLE, VIRGINIA
 SUP CONCEPT PLAN

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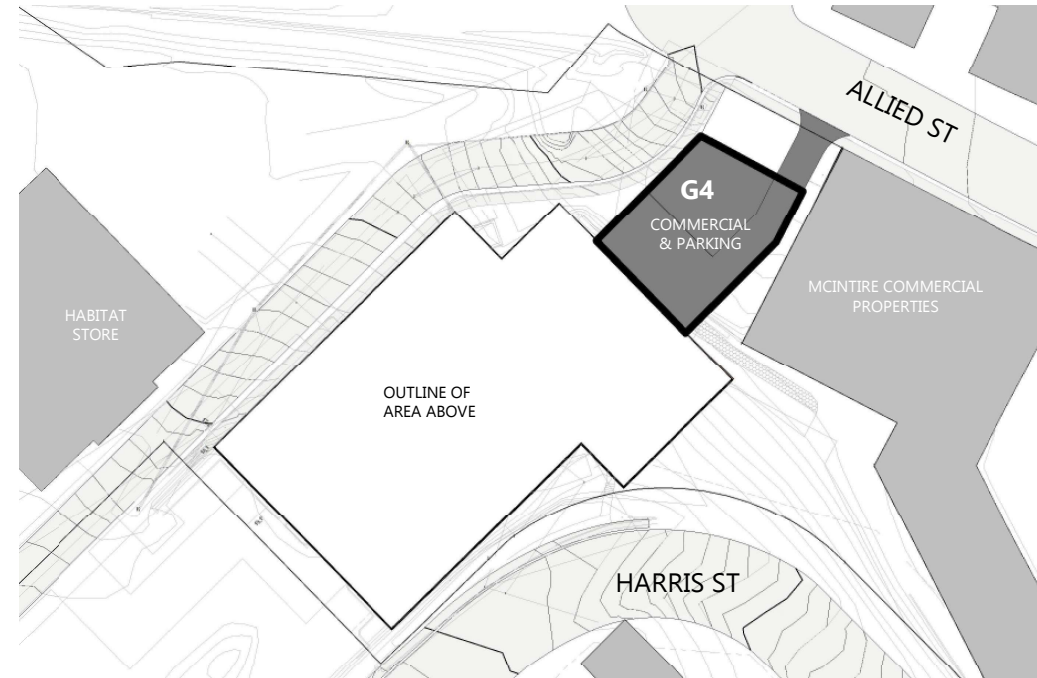
1223 - 25 HARRIS STREET



SITE LOCATION - MCINTIRE PLAZA



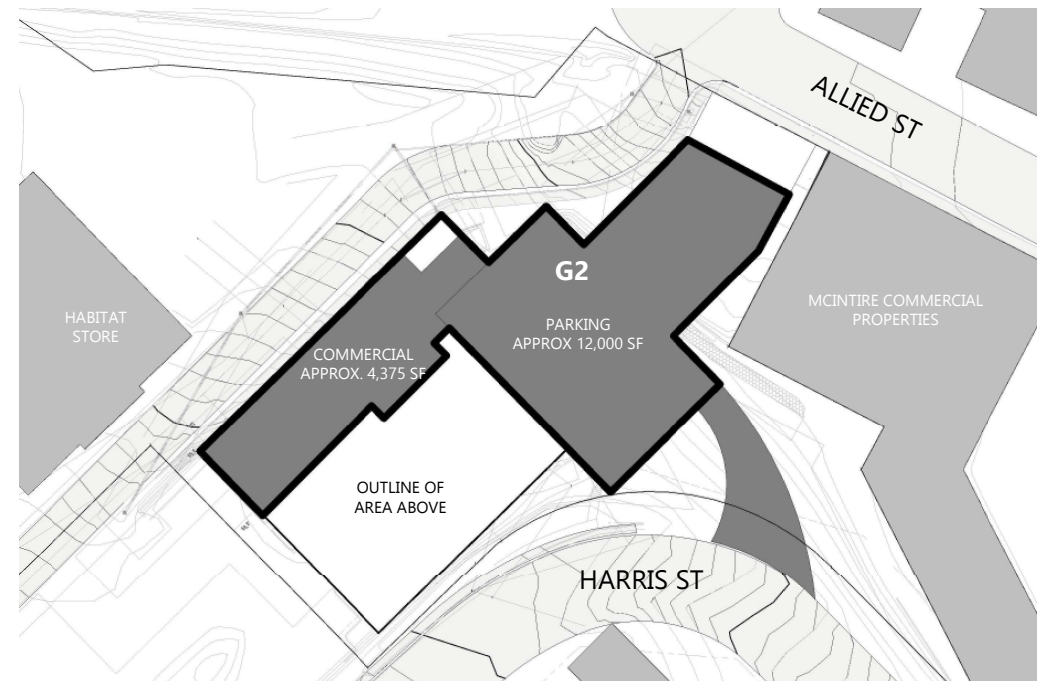
1223 - 25 HARRIS STREET



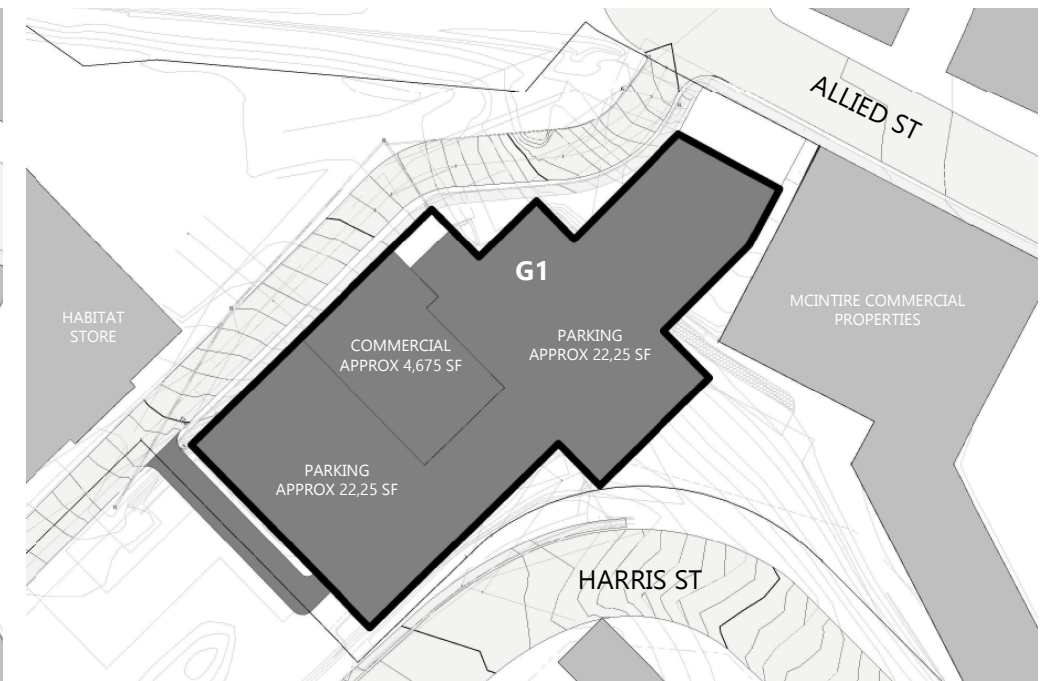
G4 COMMERCIAL SPACE AND PARKING; BY RIGHT
 ACCESS FROM ALLIED ST AT ELEVATION 402
 APPROX. 4,000 SF



G3 PARKING; BY RIGHT
 ACCESS FROM EXISTING DRIVEWAY AT ELEVATION 413
 APPROX 4,000 SF



G2 COMMERCIAL AND PARKING; BY RIGHT
 ACCESS FROM HARRIS ST AT ELEVATION 425
 APPROX 16,375 SF

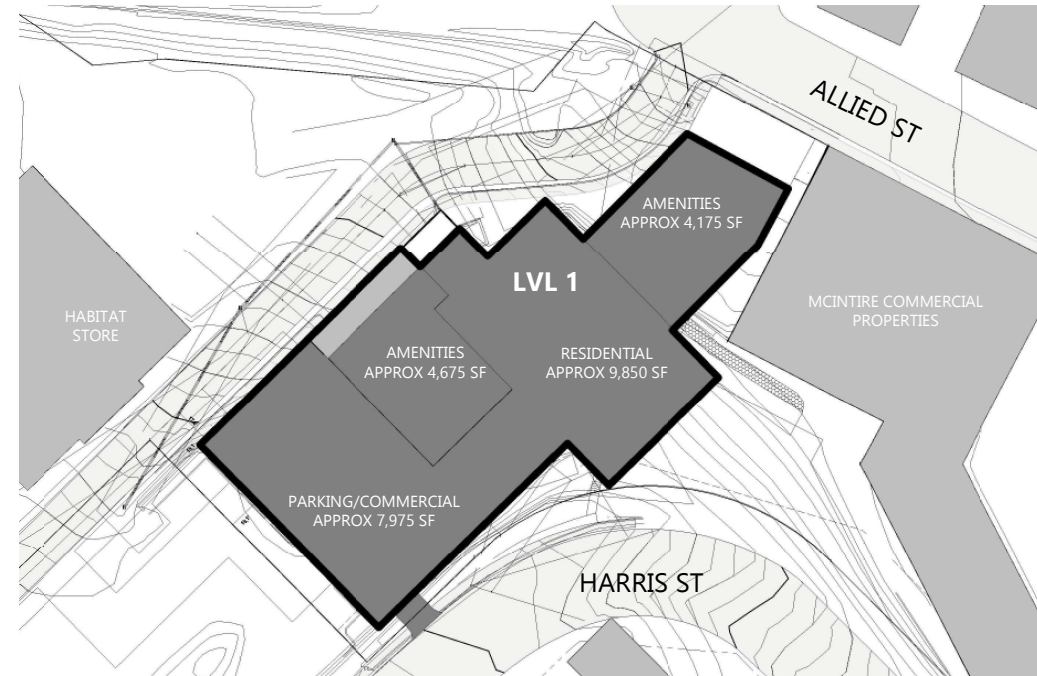


G1 COMMERCIAL AND PARKING; BY RIGHT
 ACCESS FROM HARRIS ST AT ELEVATION 438
 APPROX 26,650 SF

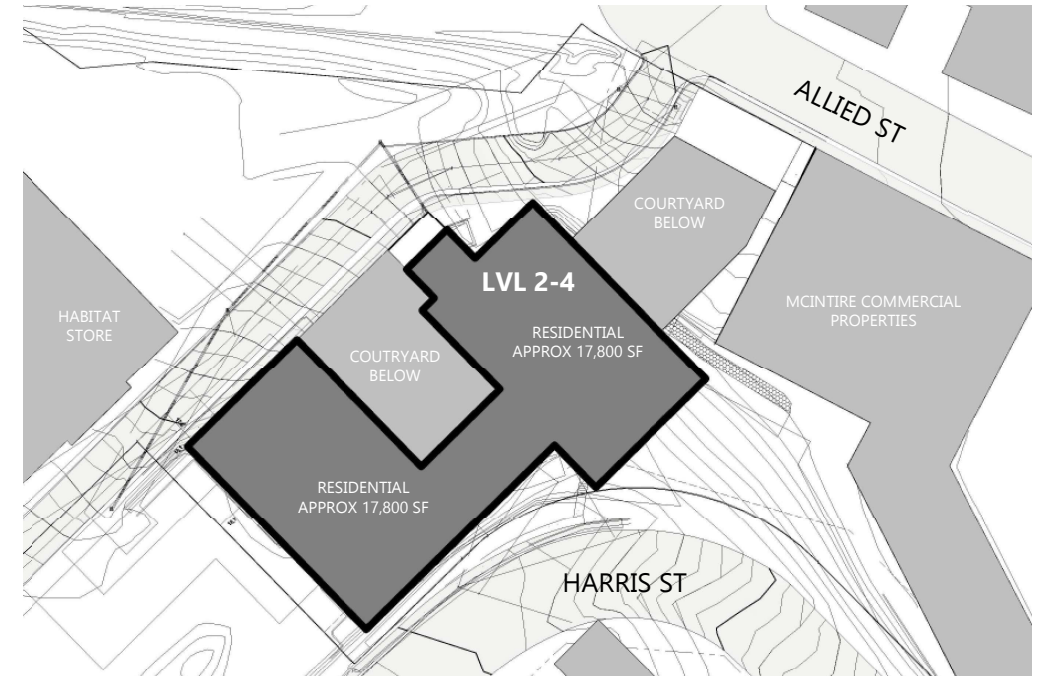


LVL 6						
LVL 5						
LVL 4						
LVL 3						
LVL 2						
HARRIS ST LVL 1						
LEVEL	G 1	COMMERCIAL	PARKING	PARKING		GRADE PLANE ELE 450
	G 2	COMMERCIAL	PARKING	PARKING		
	G 3			PARKING		
	G 4			PARKING/COM		ALLIED ST LEVEL

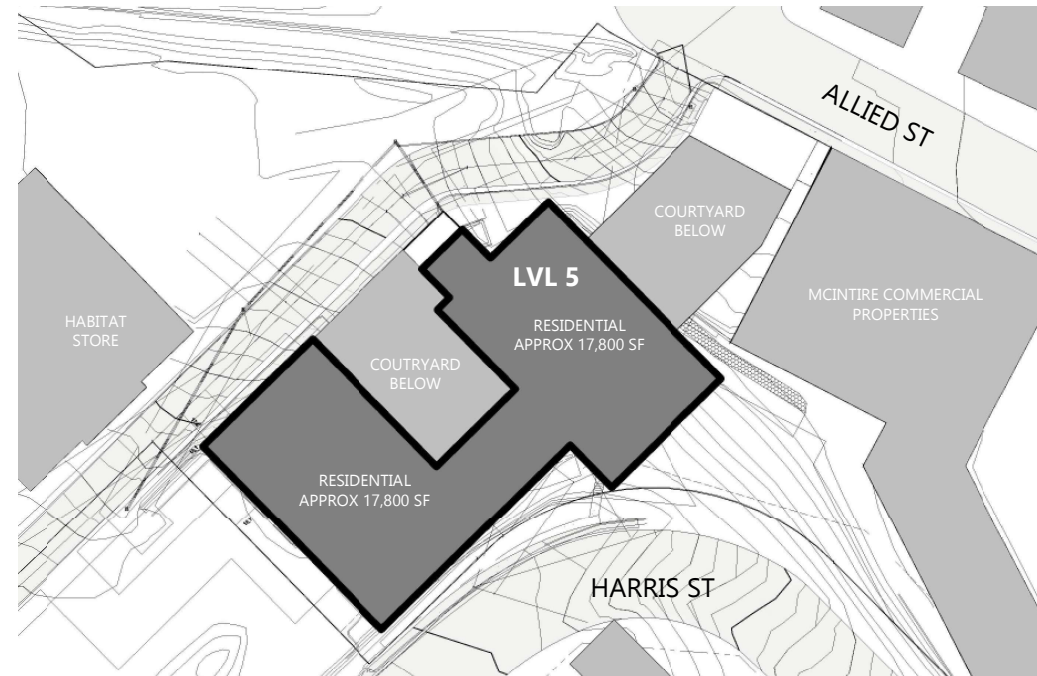
1223 - 25 HARRIS STREET



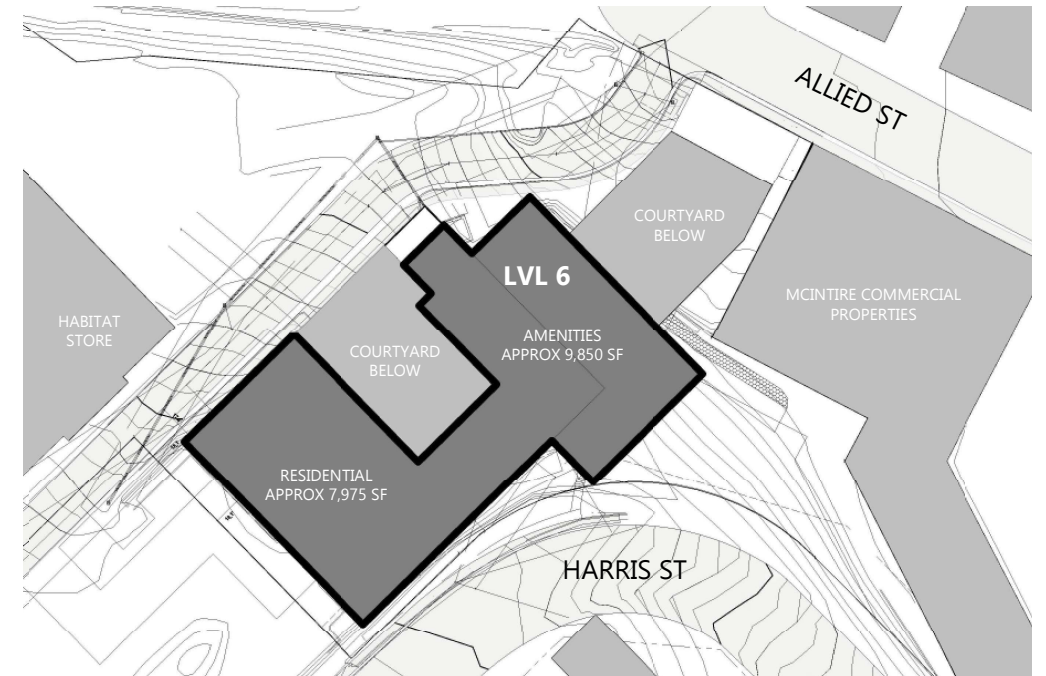
LEVEL 1 PARKING, COMMERCIAL, RESIDENTIAL AND AMENITY SPACE; BY RIGHT
 ACCESS FROM EXISTING DRIVEWAY ELEVATION 450
 APPROX. 26,650 SF



LEVEL 2-4 RESIDENTIAL; BY RIGHT
 ELEVATION 460, 470, 480
 APPROX 17,825 SF



LEVEL 5 RESIDENTIAL
 ALLOWED WITH SPECIAL USE PERMIT
 ELEVATION 490
 APPROX. 17,825 SF

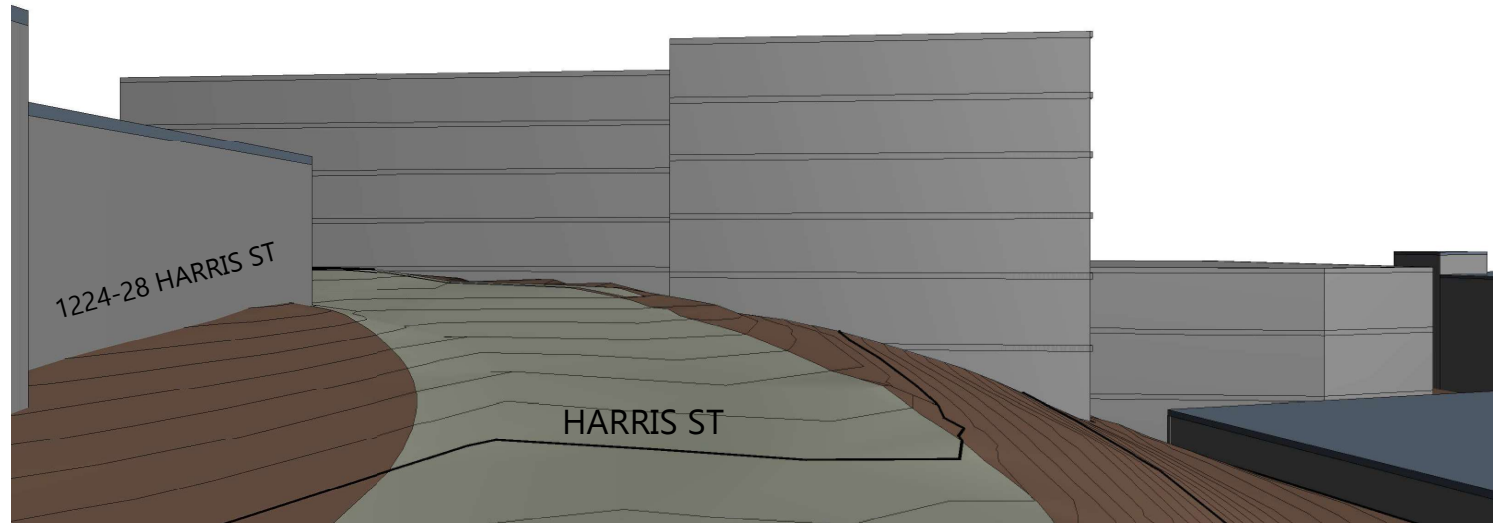


LEVEL 6 RESIDENTIAL AND AMENITY SPACE
 ALLOWED WITH SPECIAL USE PERMIT
 ELEVATION 500
 APPROX 17,825 SF

LVL 6	RESIDENTIAL		AMENITIES			
LVL 5	RESIDENTIAL		RESIDENTIAL			
LVL 4	RESIDENTIAL		RESIDENTIAL			
LVL 3	RESIDENTIAL		RESIDENTIAL			
LVL 2	RESIDENTIAL		RESIDENTIAL			
HARRIS ST LVL 1	PARKING/COM	AMENITIES	RESIDENTIAL	AMENITIES	GRADE PLANE	ELE 450
LEVEL	G 1					
	G 2					
	G 3					
	G 4					ALLIED ST LEVEL

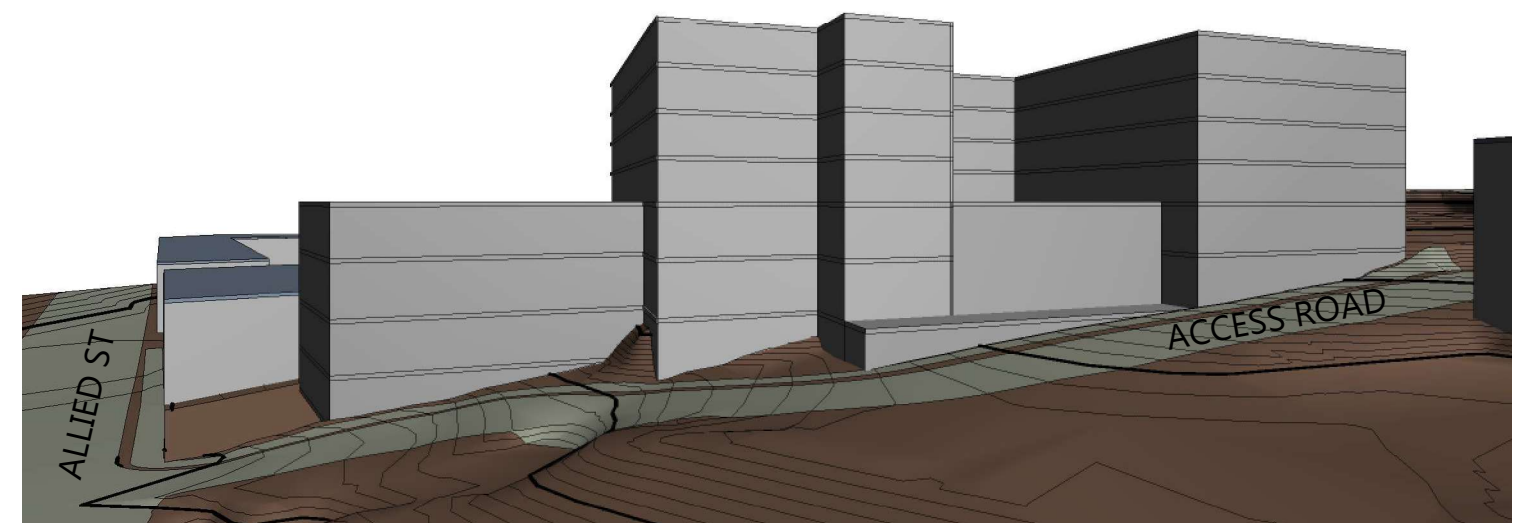


1223-25 HARRIS ST



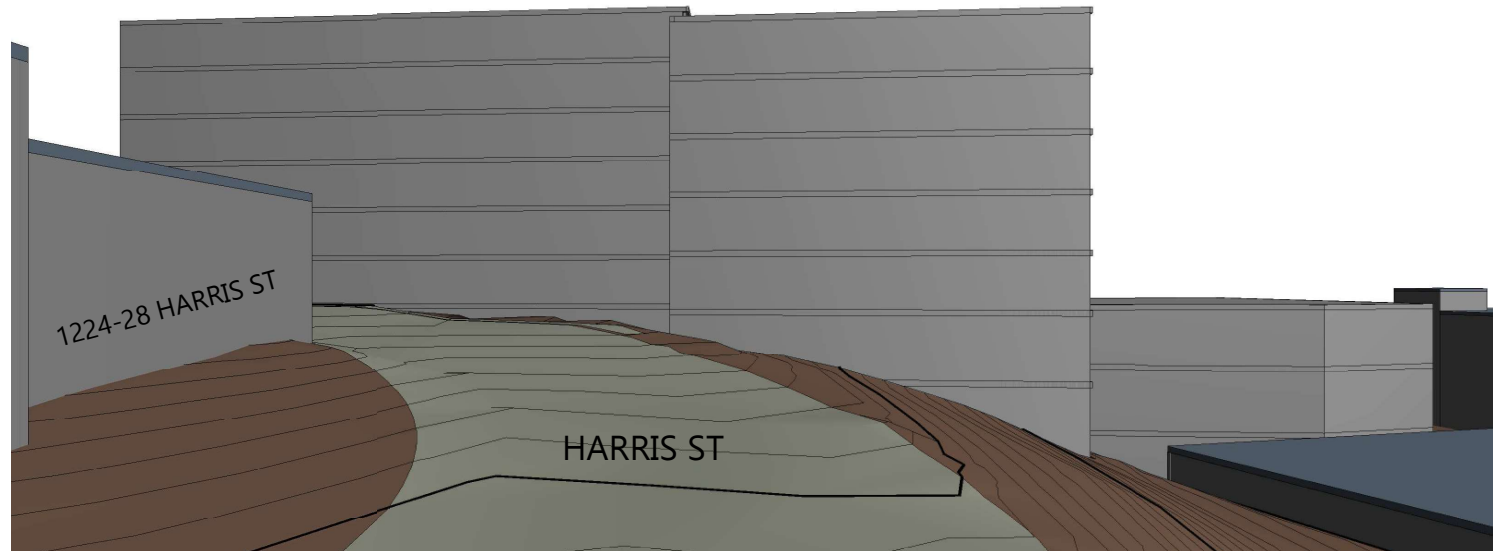
VIEW SOUTHEAST FROM HARRIS ST; BY RIGHT

1223-25 HARRIS ST



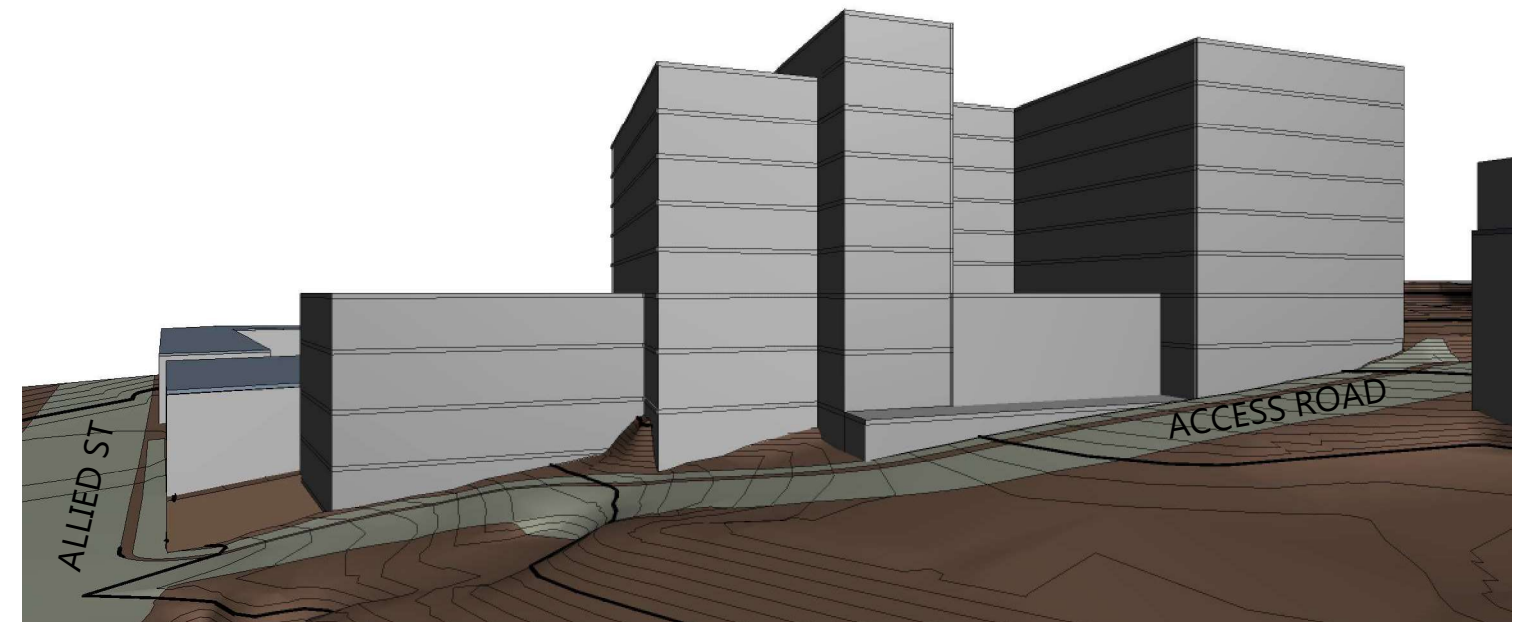
VIEW NORTH FROM 1750 ALLIED ST; BY RIGHT

1223-25 HARRIS ST

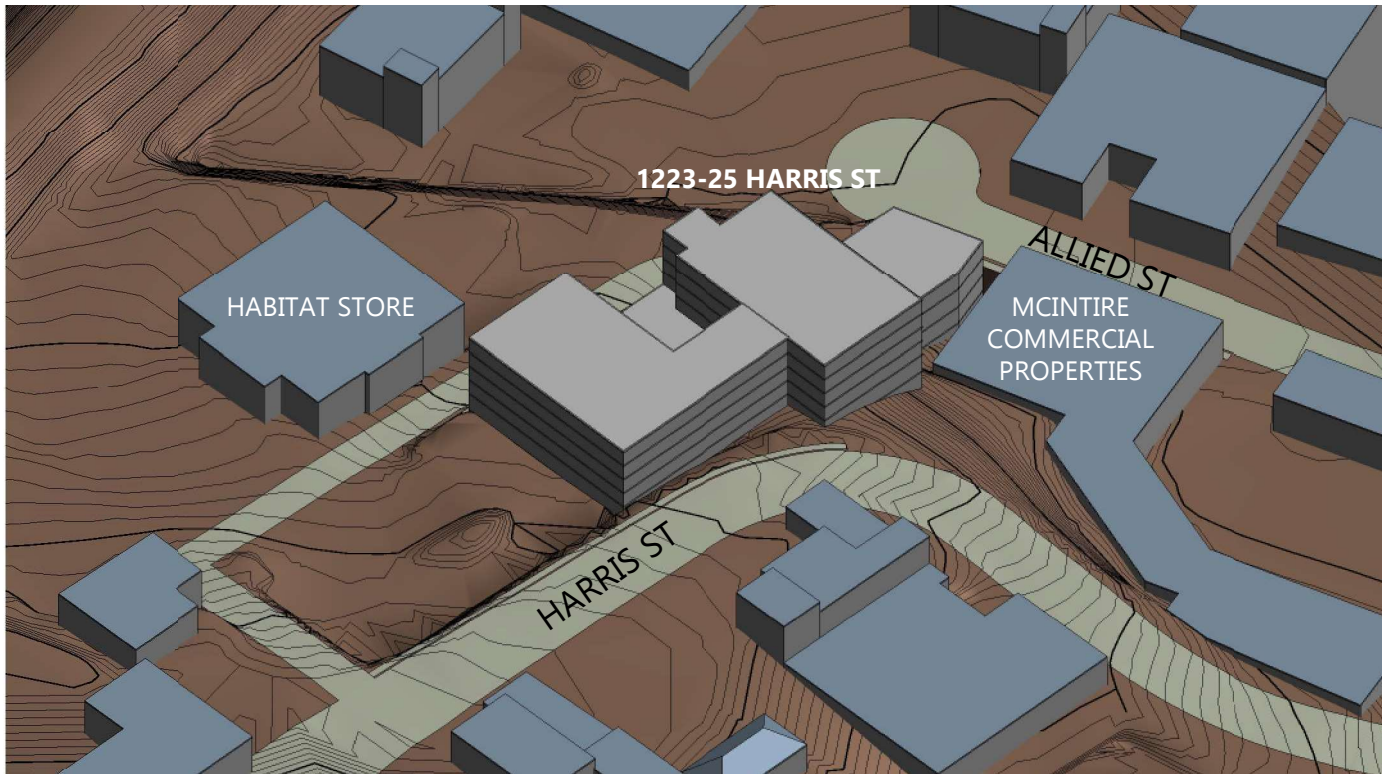


VIEW SOUTHEAST FROM HARRIS ST; WITH SUP

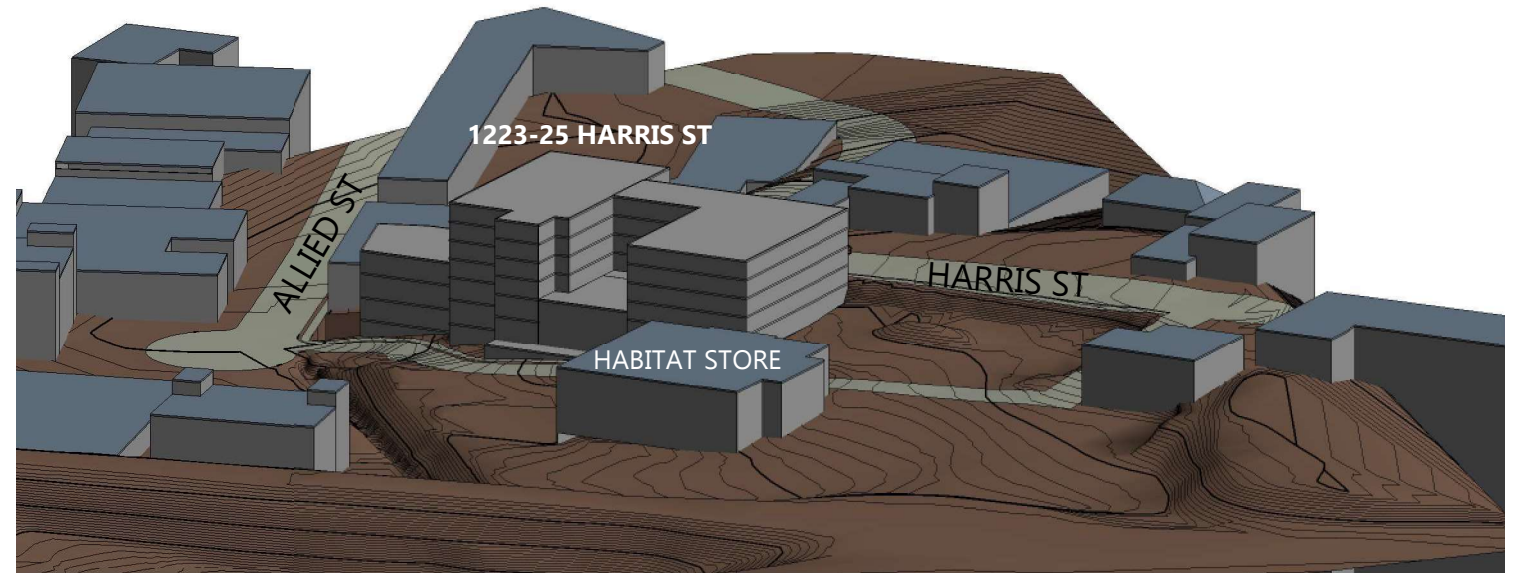
1223-25 HARRIS ST



VIEW NORTH FROM 1750 ALLIED ST; WITH SUP



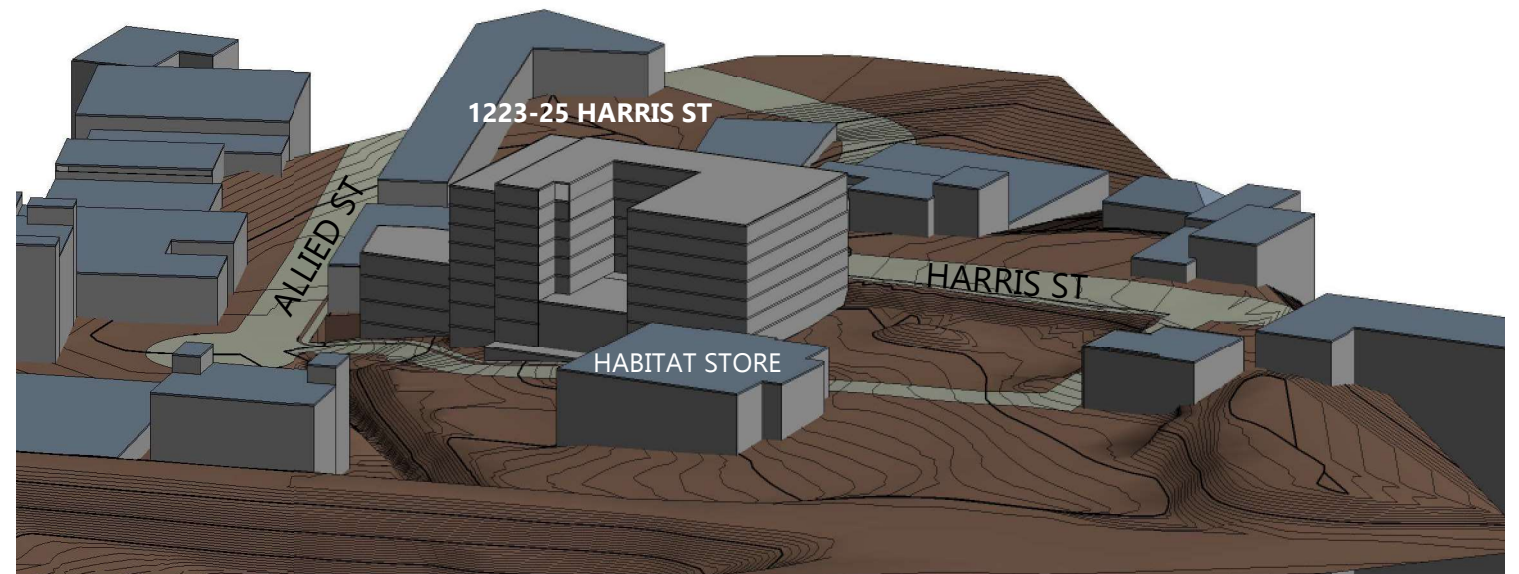
AERIAL VIEW NORTH FROM SOUTH; BY RIGHT



AERIAL VIEW SOUTHEAST FROM NORTHWEST; BY RIGHT

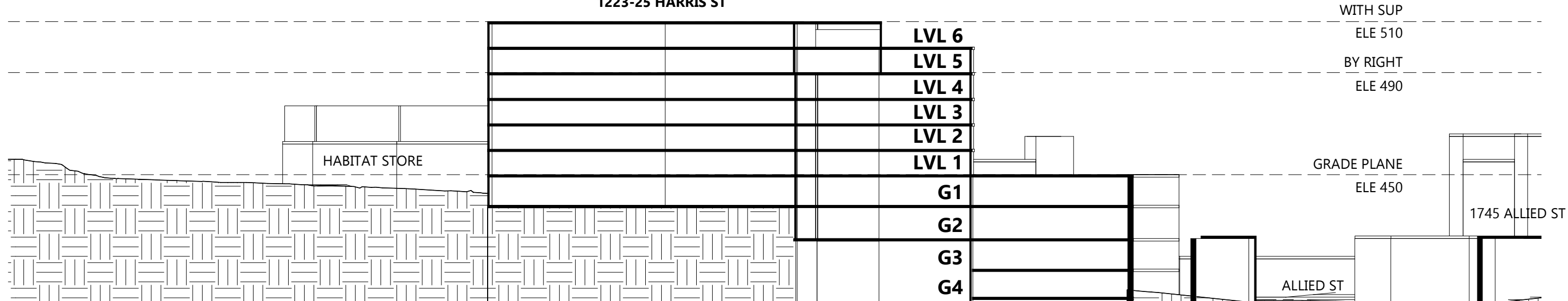


AERIAL VIEW NORTH FROM SOUTH; WITH SUP

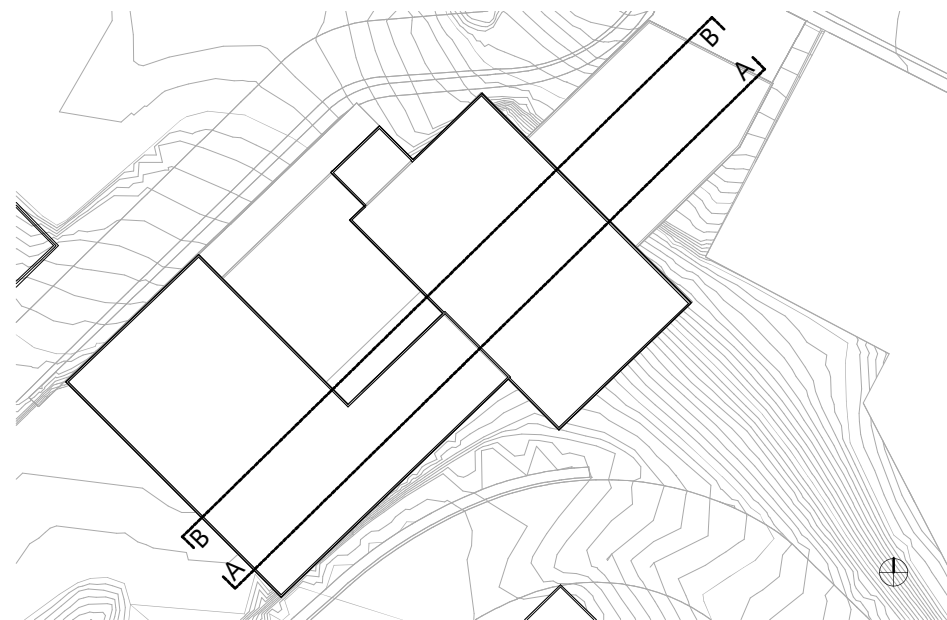


AERIAL VIEW SOUTHEAST FROM NORTHWEST; WITH SUP

1223-25 HARRIS ST



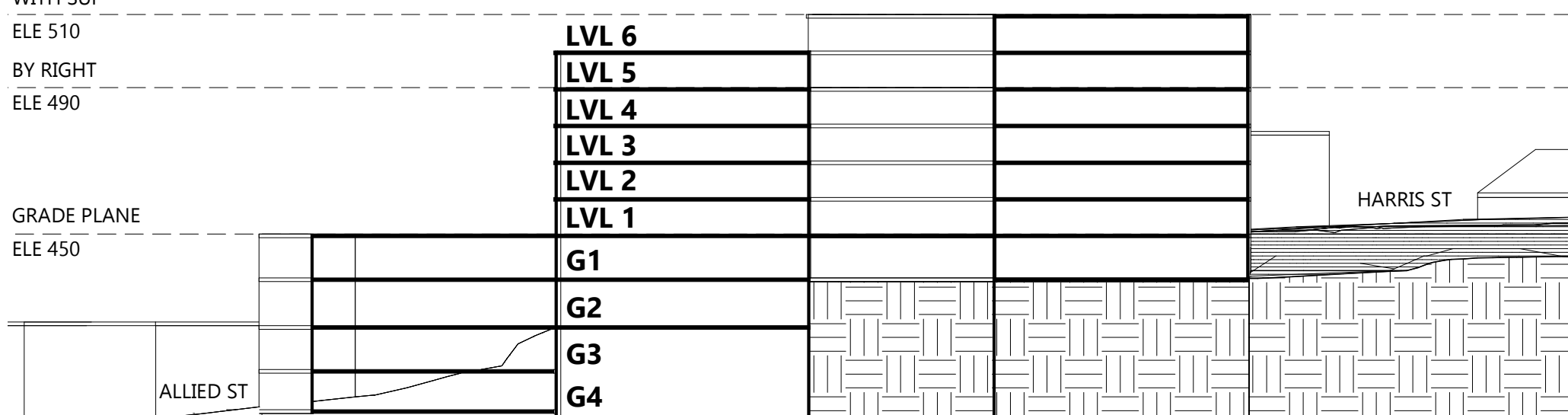
SITE SECTION A
FROM FRONT



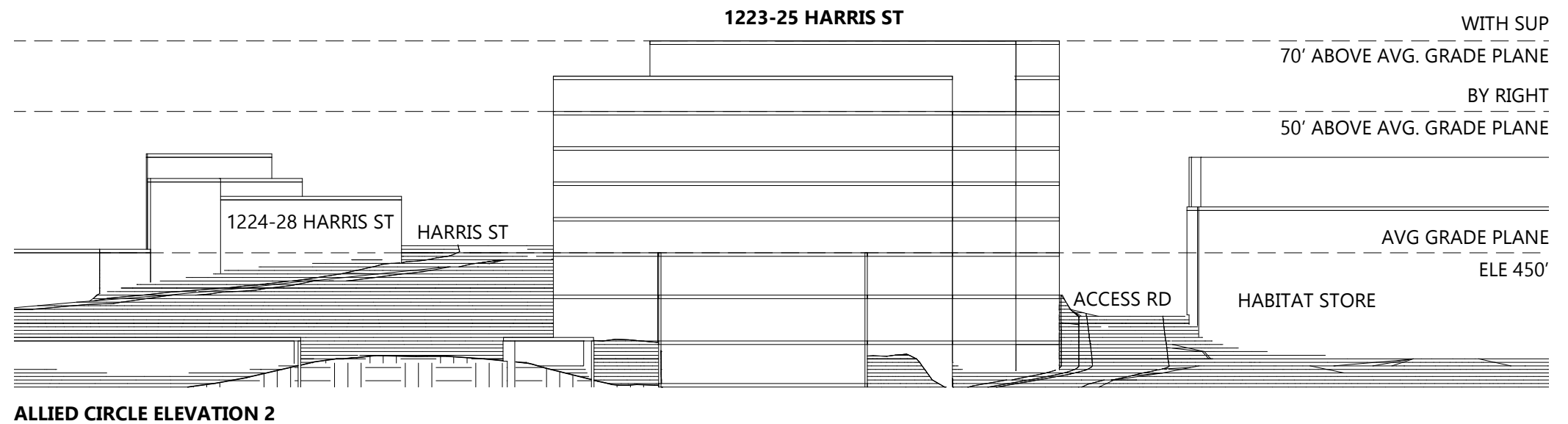
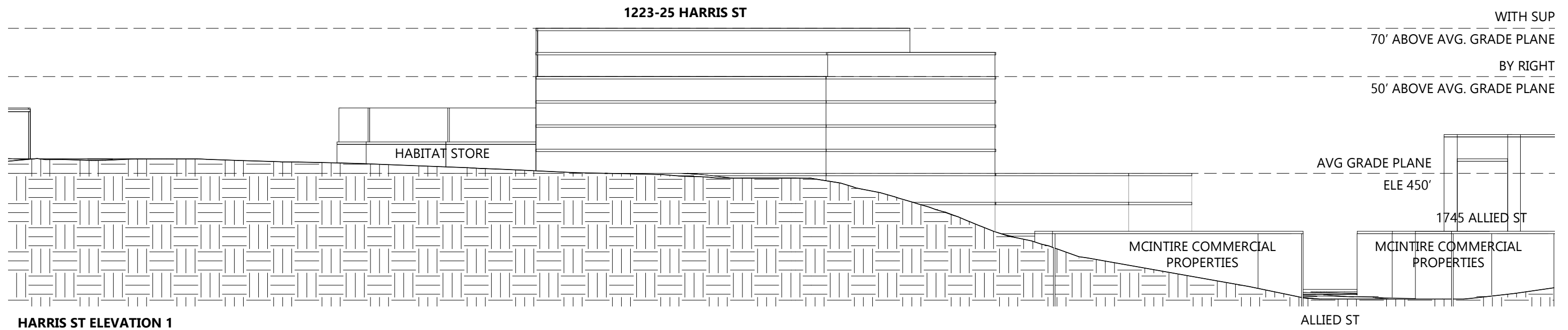
SITE PLAN

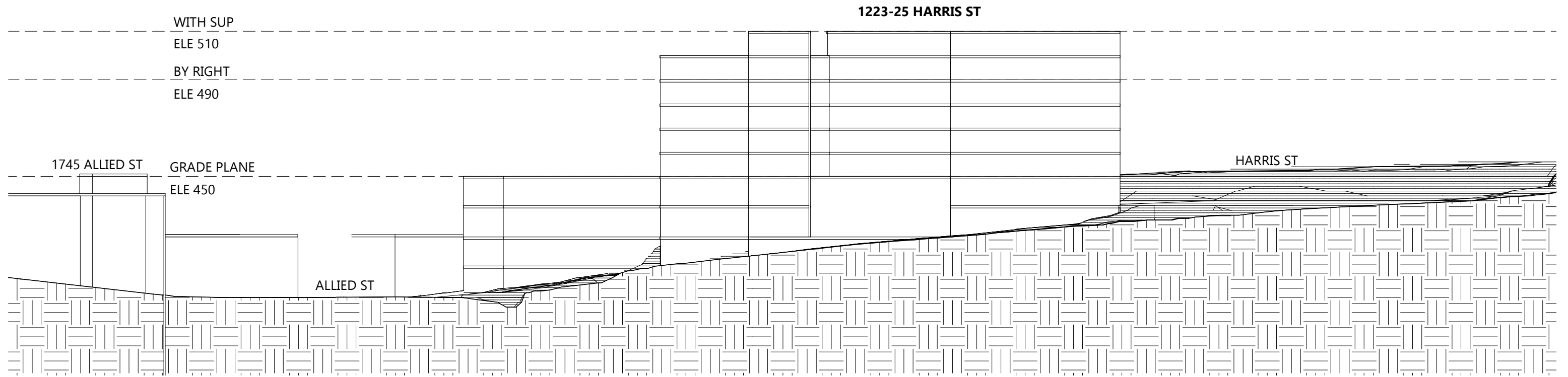
WITH SUP
ELE 510
BY RIGHT
ELE 490

1223-25 HARRIS ST

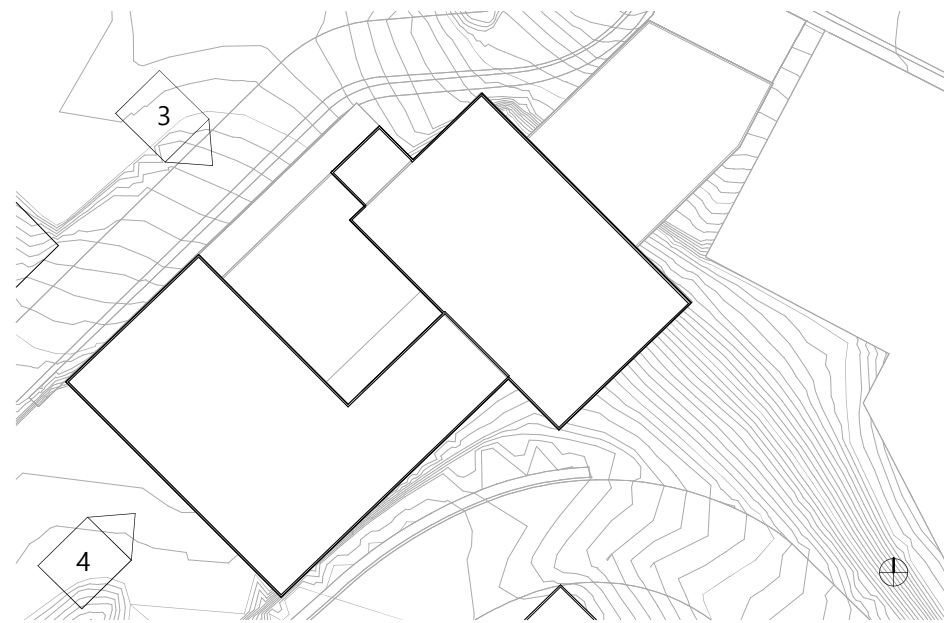


SITE SECTION B
FROM BACK

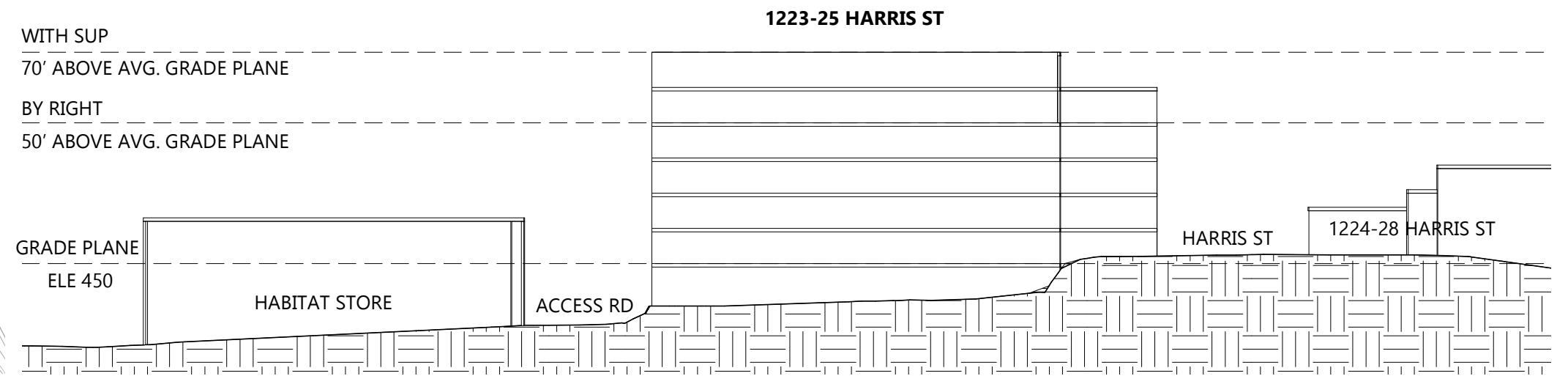




NORTHWEST ELEVATION 3



SITE PLAN



SOUTHWEST ELEVATION 4