

2005 JEFFERSON PARK AVENUE

C H A R L O T T E S V I L L E , V A

SPECIAL USE PERMIT & ENTRANCE CORRIDOR

MITCHELL MATTHEWS ARCHITECTS

May 10, 2022

Demographics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Housing

Families

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Age

21.5

Median age

about two-thirds of the figure in Charlottesville: 31.6

about two-thirds of the figure in Charlottesville city: 31.6

Units & Occupancy

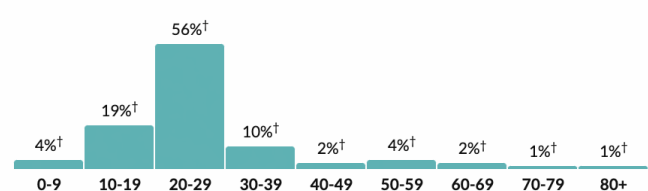
1,385

Number of housing units

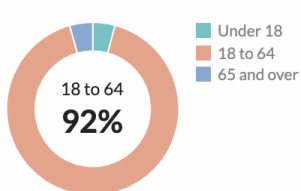
Charlottesville: 20,642

Charlottesville city: 20,642

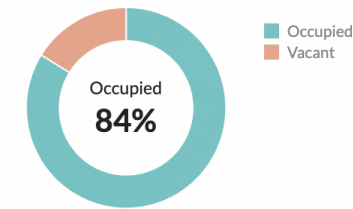
Population by age range



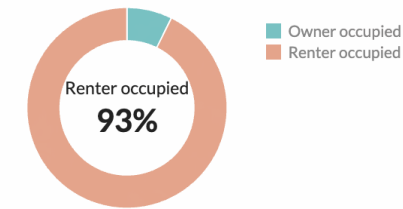
Population by age category



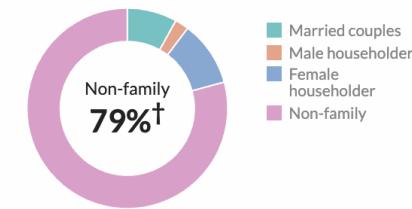
Occupied vs. Vacant



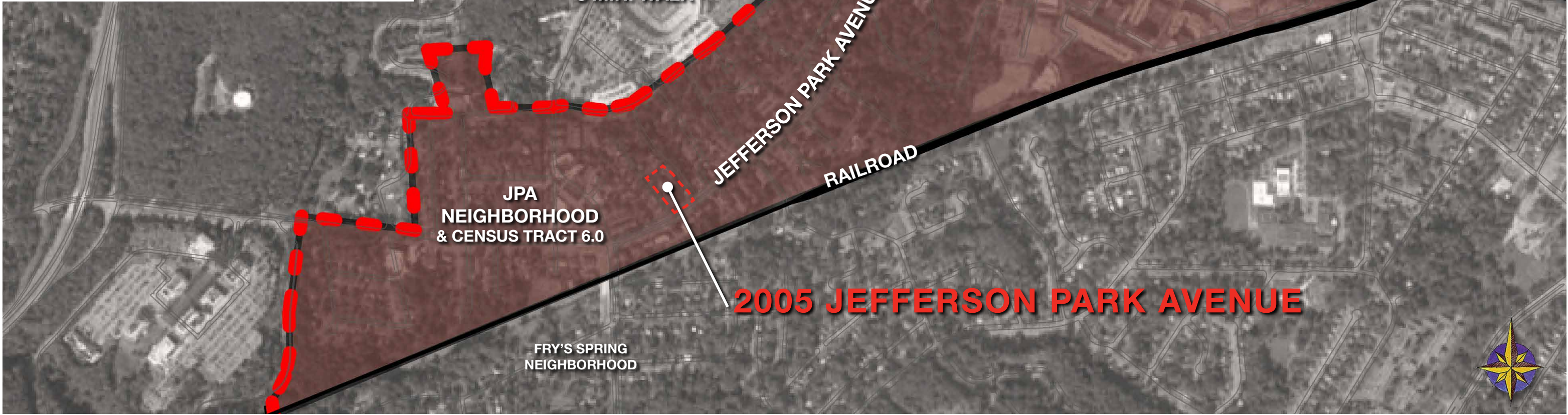
Ownership of occupied units

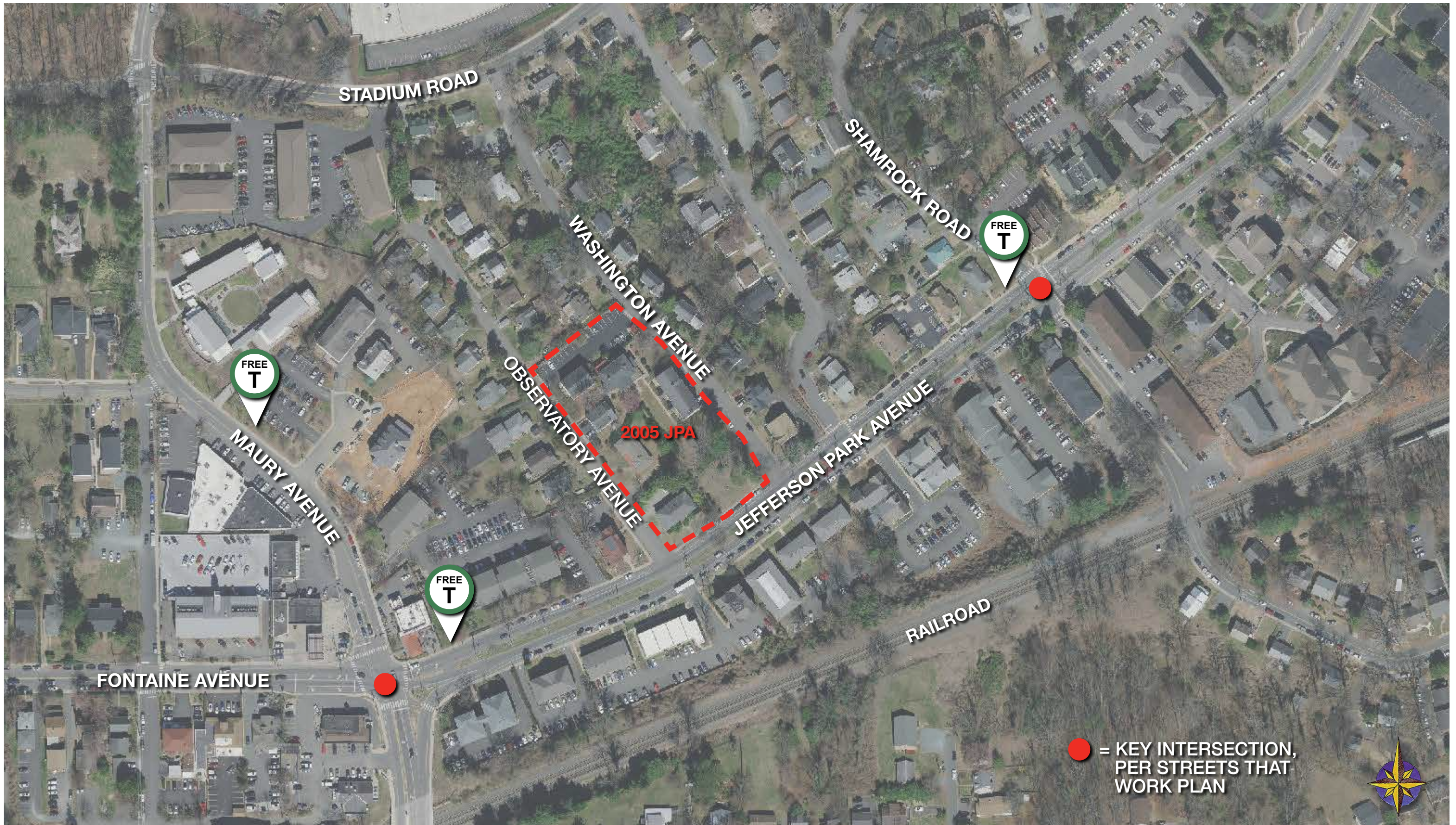


Population by household type



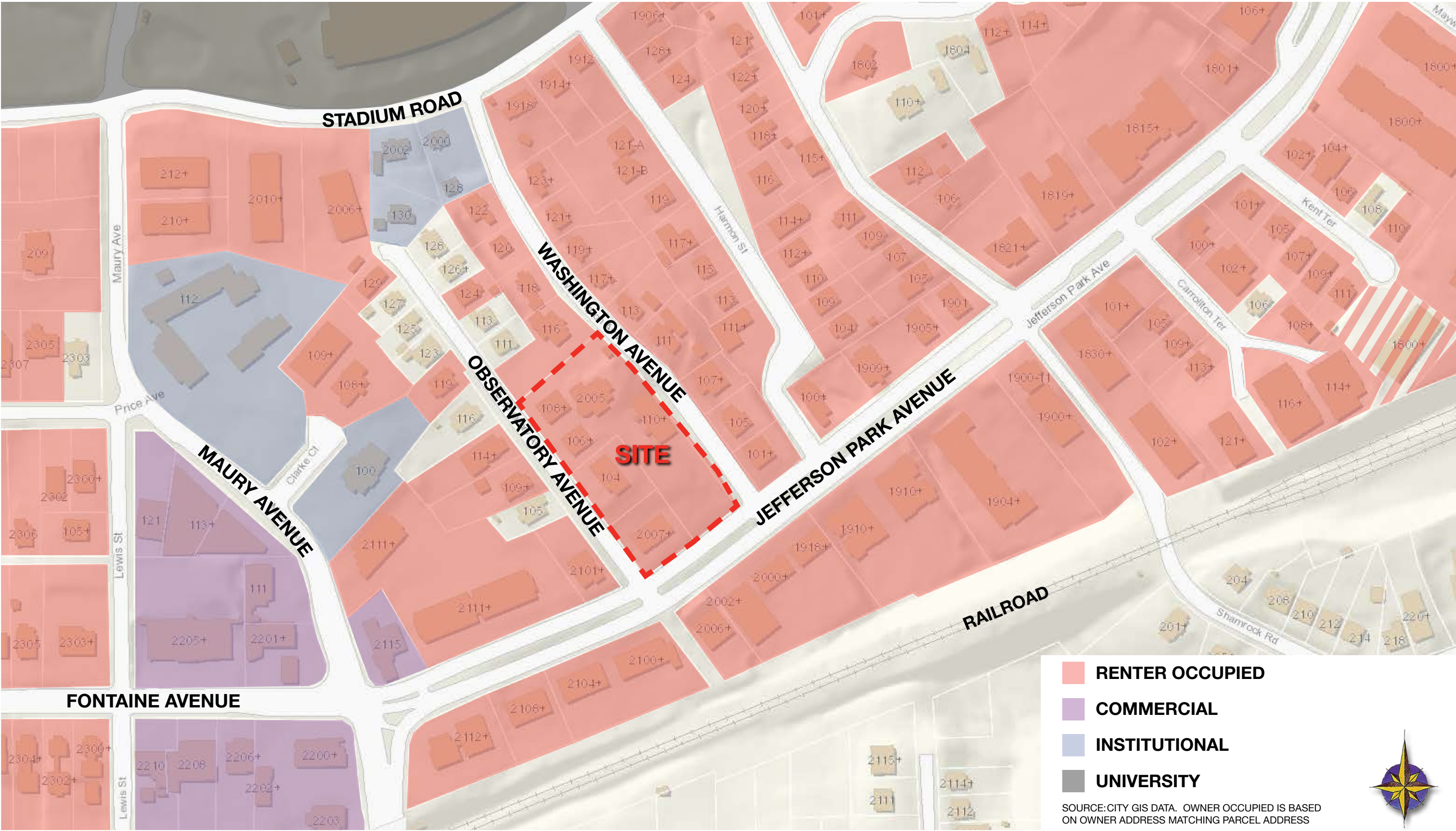
SOURCE: [HTTPS://CENSUSREPORTER.ORG/PROFILES/14000US51540000600-CENSUS-TRACT-6-CHARLOTTESVILLE-VA/](https://censusreporter.org/profiles/14000US51540000600-CENSUS-TRACT-6-CHARLOTTESVILLE-VA/)





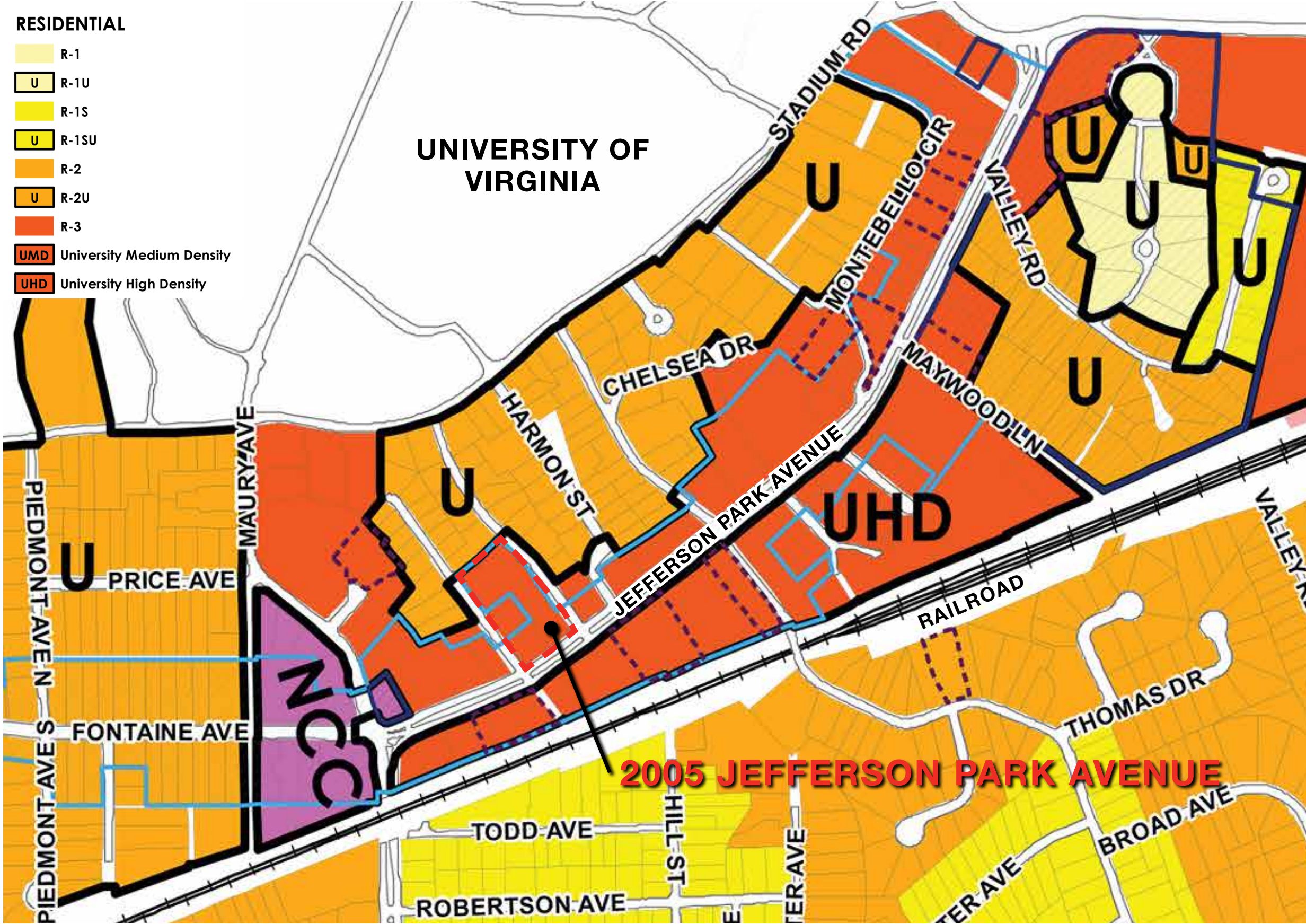
LOCATION MAP

All grades, counts and quantities are approximate and will change as design proceeds.

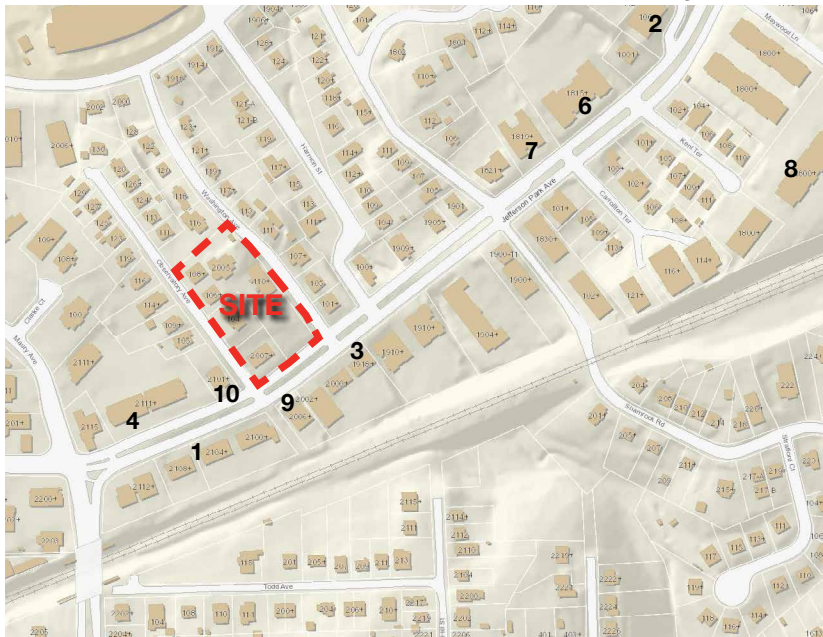
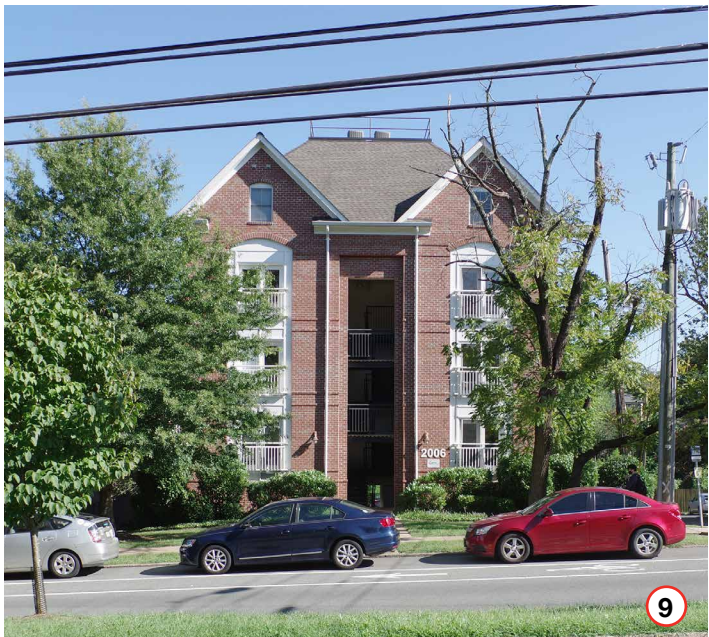
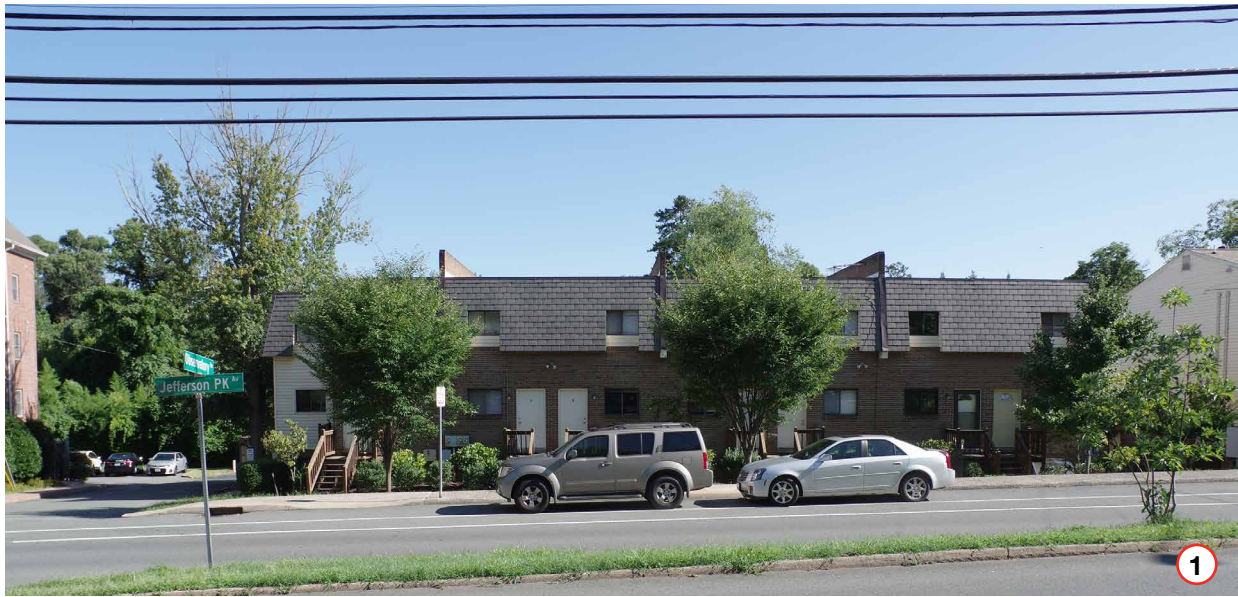


RENTER OCCUPIED AND OTHER USES

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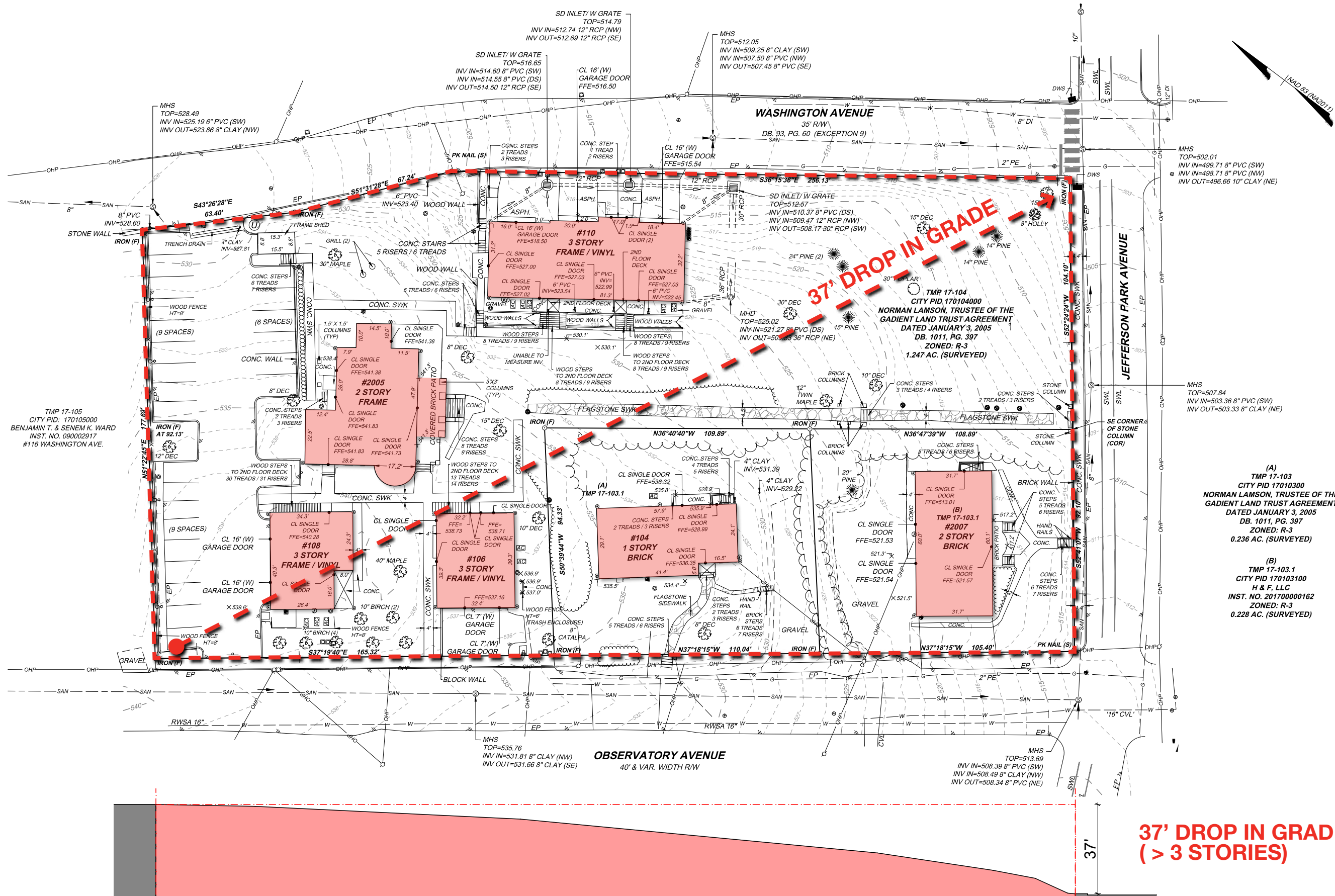


Location	2005 Jefferson Park Ave.
Area	1.711 acres (74, 531.16 SF)
Zone	R-3
Residential Units	up to 21 DUA (by right) 22 - 87 DUA (by SUP)
Parking	Two bedroom apt. or smaller: 1 space Three or Four bedroom apt.: 2 spaces
Height	45' (max) (by right) 80' (22-43 DUA, by SUP) 101' (44-87 DUA, by SUP)
Setbacks (front)	26.35' (average of neighboring properties)
Setbacks (side)	20' (corner, both sides)
Setbacks (rear)	25' min. 50' (22-43 DUA, adjacent to low density residential) 75' (44-87 DUA, adjacent to low density residential) (25' Type S-3 buffer, above 21 DUA)
Overlays	Entrance Corridor




















NEIGHBORHOOD CONTEXT PHOTOS - JPA CORRIDOR

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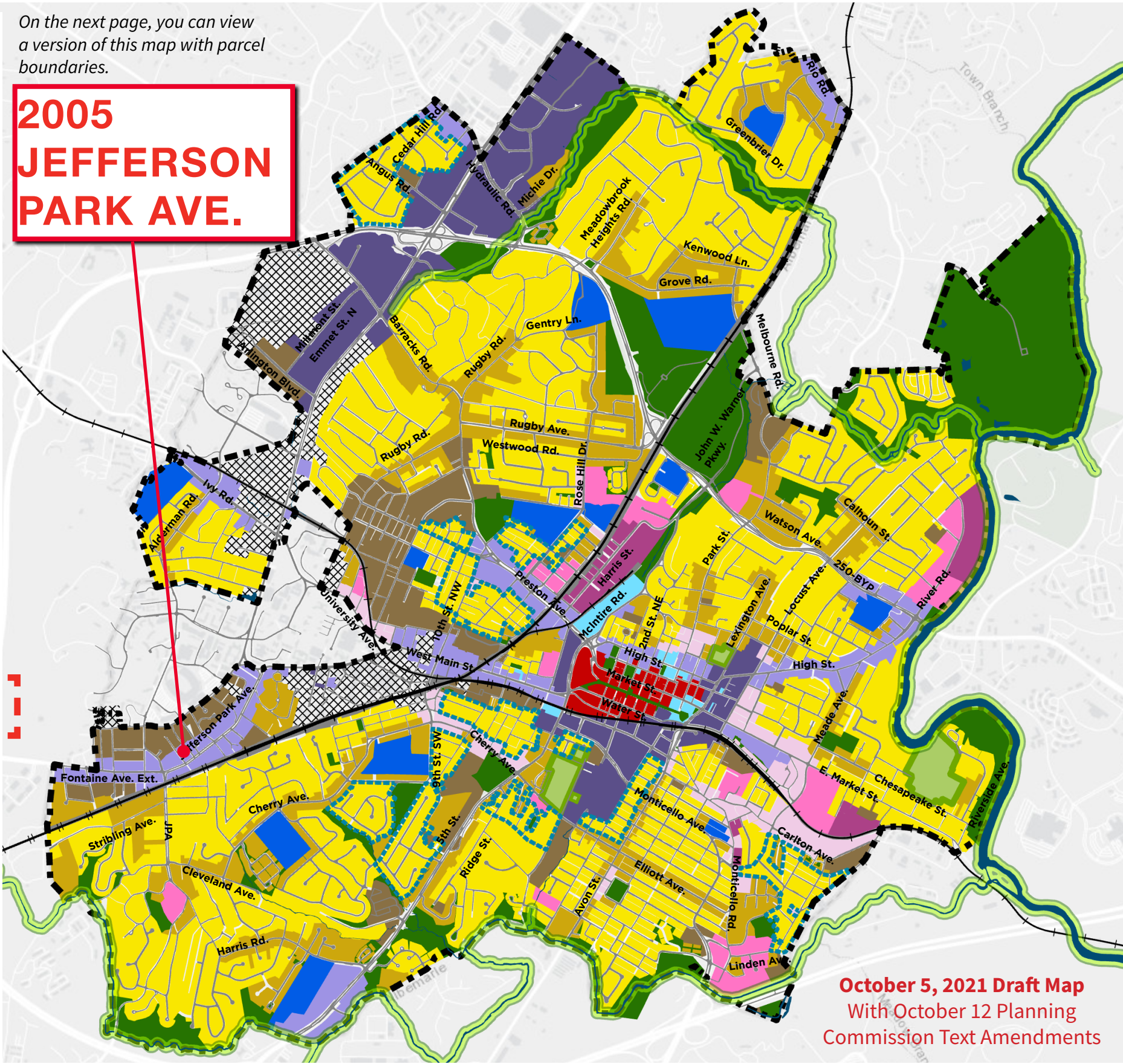


**37' DROP IN GRADE ACROSS SITE
(> 3 STORIES)**

Future Land Use Map	
RESIDENTIAL	
Limited commercial uses allowed in all residential districts, to be further described in the Zoning Ordinance. Zoning tools will regulate affordability and maximum allowable development for all categories and will consider demolition disincentives, as feasible.	
Description	
 General Residential: Allow for additional housing choice within existing residential neighborhoods throughout the city.	
 General Residential (Sensitive Community Areas): Allow for additional housing choice, and tools to mitigate displacement, within existing residential neighborhoods that have high proportions of populations that may be sensitive to displacement pressures. (Note: The boundaries for these areas should evolve during the zoning update process, as described on page 25 of the Comprehensive Plan.)	
 Medium Intensity Residential: Increase opportunities for housing development including affordable housing, along neighborhoods corridors, near community amenities, employment centers, and in neighborhoods that are traditionally less affordable.	
 Higher-Intensity Residential: Provide opportunities for higher density, multi-family focused development. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.	
MIXED USE NODES AND CORRIDORS	
 Neighborhood Mixed Use Corridor: Neighborhood-scaled mixed use areas arranged along corridors that support existing residential districts.	
 Neighborhood Mixed Use Node: Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings.	
 Business and Technology Mixed Use: Light industrial and production uses, with other commercial and residential uses (where appropriate).	
 Urban Mixed Use Corridor: Higher intensity mixed use development arranged along corridors between employment, commercial, and civic hubs of the city.	
 Urban Mixed Use Node: Urban mixed use districts that support community housing, employment, and commercial development.	
 Downtown Core: A primary, central mixed use activity hub for the city.	
OTHER CATEGORIES	
 Open Spaces and Parks: Includes both public and private spaces	
 Cemetery: Includes both public and private cemeteries	
 Civic: Includes governmental buildings	
 Education: Charlottesville City Schools and Non-City Schools	
 UVA: Properties owned by the University of Virginia	
 Stream Buffer: 100' buffer	
 City of Charlottesville Boundary and Urban Development Area	

On the next page, you can view a version of this map with parcel boundaries.

2005
JEFFERSON
PARK AVE.



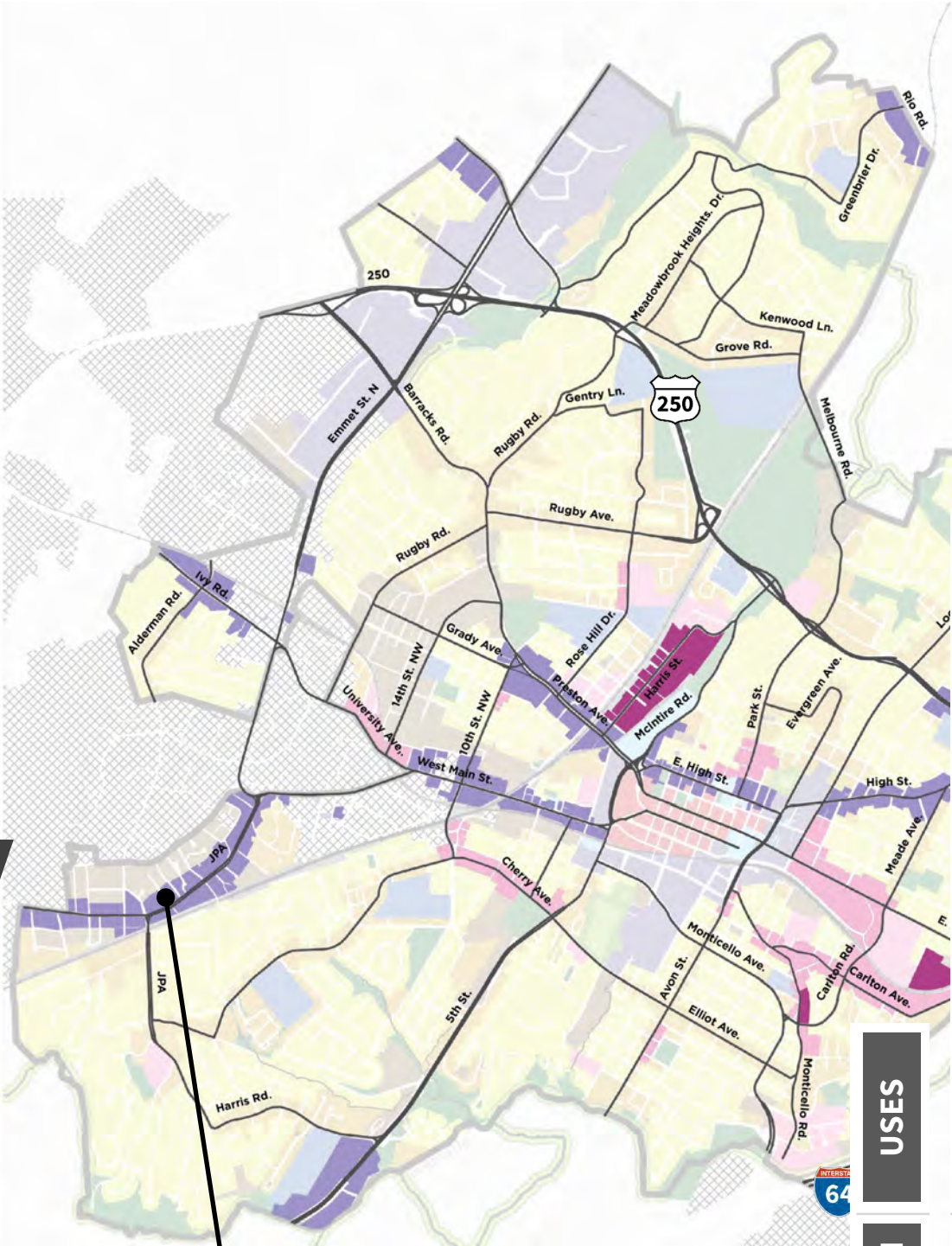
October 5, 2021 Draft Map
With October 12 Planning
Commission Text Amendments

Mixed Use Corridors

- NEIGHBORHOOD MIXED USE CORRIDOR**
Neighborhood mixed use areas arranged along corridors that support existing residential districts.
- URBAN MIXED USE CORRIDOR**
Higher intensity mixed use development arranged along corridors that link the employment, commercial, and civic hubs of the city.

Business & Technology

- BUSINESS AND TECHNOLOGY MIXED USE**
Light industrial and production uses as well as additional commercial and residential uses (where appropriate).



**2005 JEFFERSON
PARK AVENUE**



Urban Mixed Use Corridor	
USES	Commercial, employment, residential. Active ground floor uses
FORM	Respond to existing residential, environmental and historic context
HEIGHT	5 stories, up to 8 at key intersections (such as intersections of Downtown, Industrial, Mixed Use, or Neighborhood corridors in the Streets That Work plan)

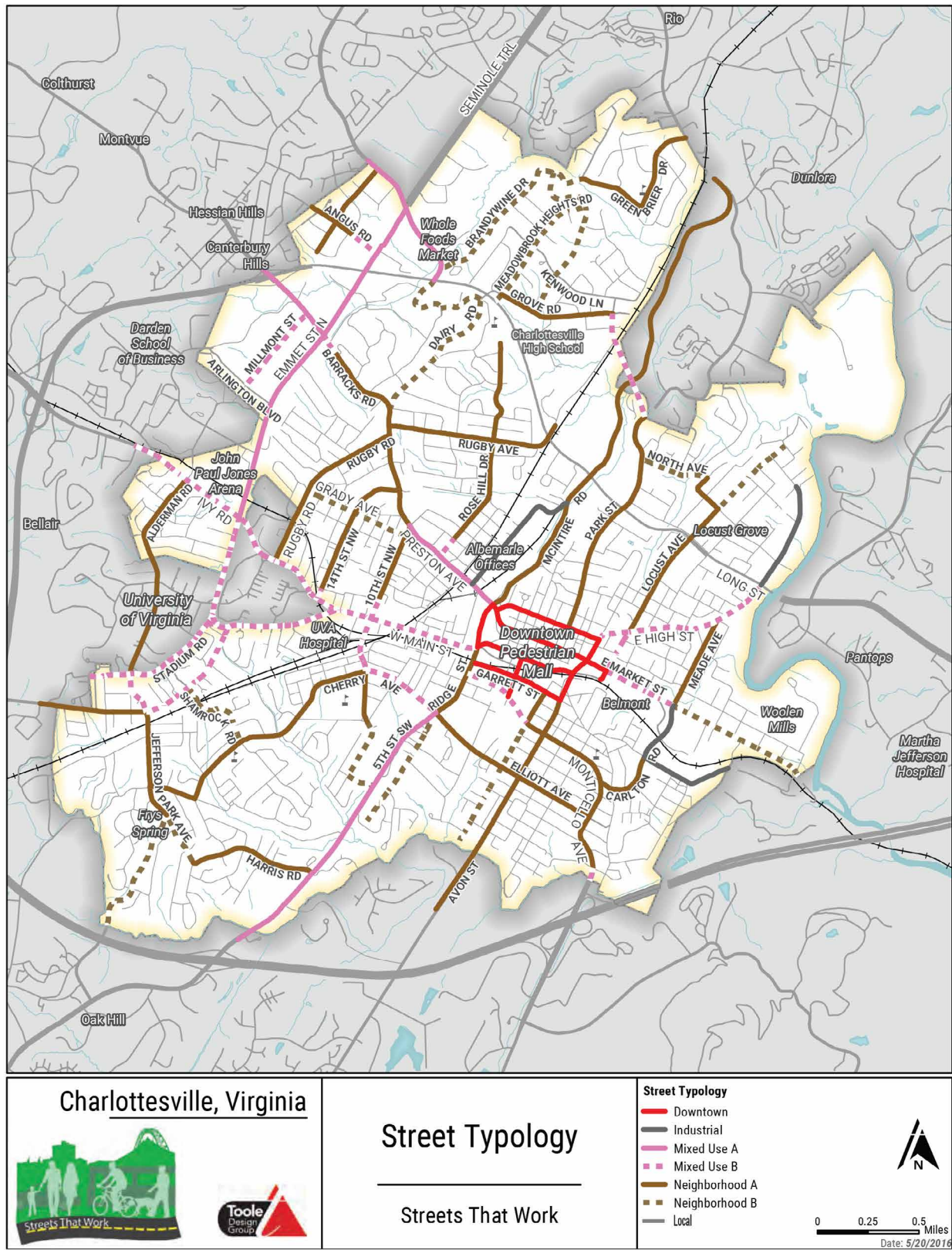
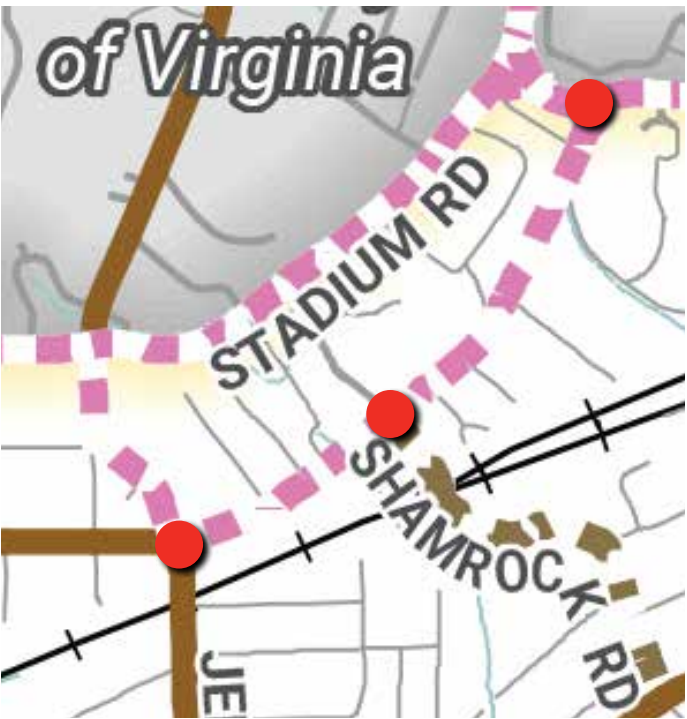


Figure 7: Charlottesville Street Typology Map



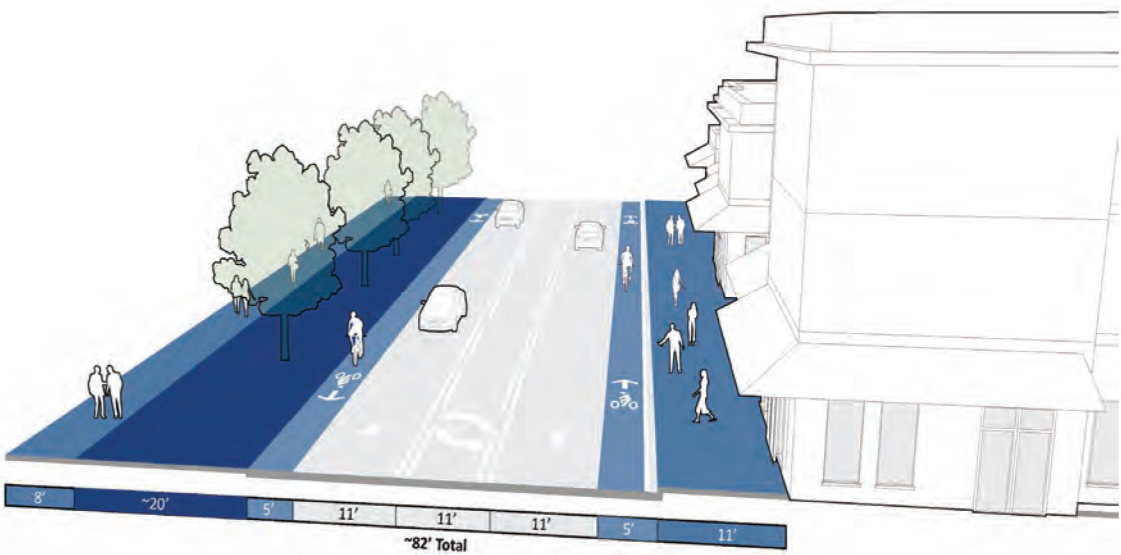
● = KEY INTERSECTION

JEFFERSON PARK AVENUE IS IDENTIFIED AS A MIXED USE B STREET; SHAMROCK ROAD AND JEFFERSON PARK AVE EXTENDED ARE NEIGHBORHOOD STREETS, CREATING KEY INTERSECTIONS AS SHOWN.

Mixed Use B

University Avenue and segments of Jefferson Park Avenue are two examples of existing Mixed Use B streets. They are characterized by one vehicular travel lane in each direction, intermittent center turn lanes, sidewalks and bicycle facilities. These streets also may have on-street parking. The adjacent land uses may be commercial, higher density residential or institutional. These streets should support high levels of walking, bicycling, and transit as they connect important destinations within the City and surrounding county. Future development that occurs along these streets will likely include a dense mix of uses.

► Existing



Residential

HIGHER-INTENSITY RESIDENTIAL

Neighborhoods and sites for multi-unit housing. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.

USES

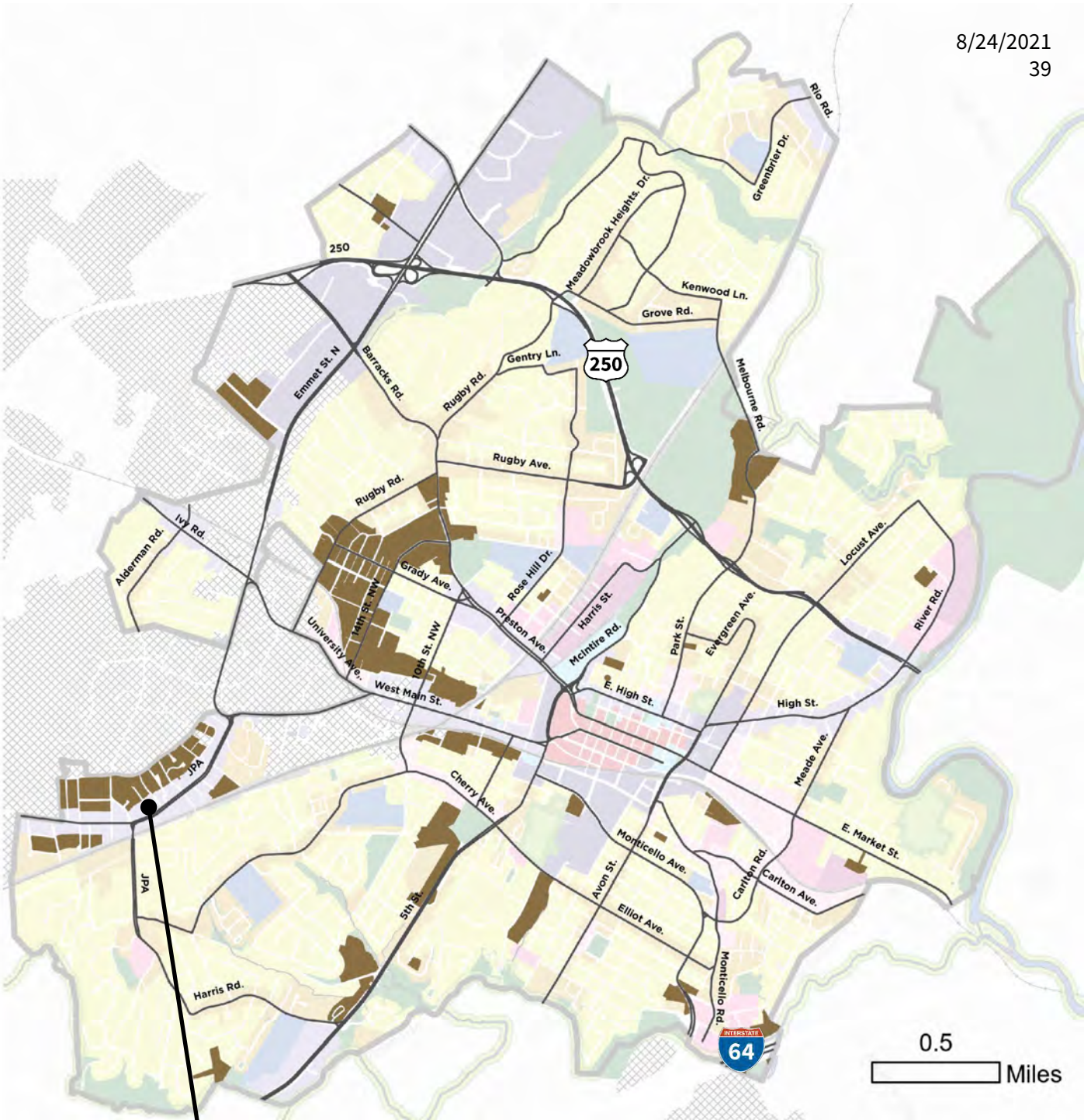
Multi-unit housing (13+). May include large and/or smaller-scaled buildings. Limited ground floor commercial uses encouraged.

FORM

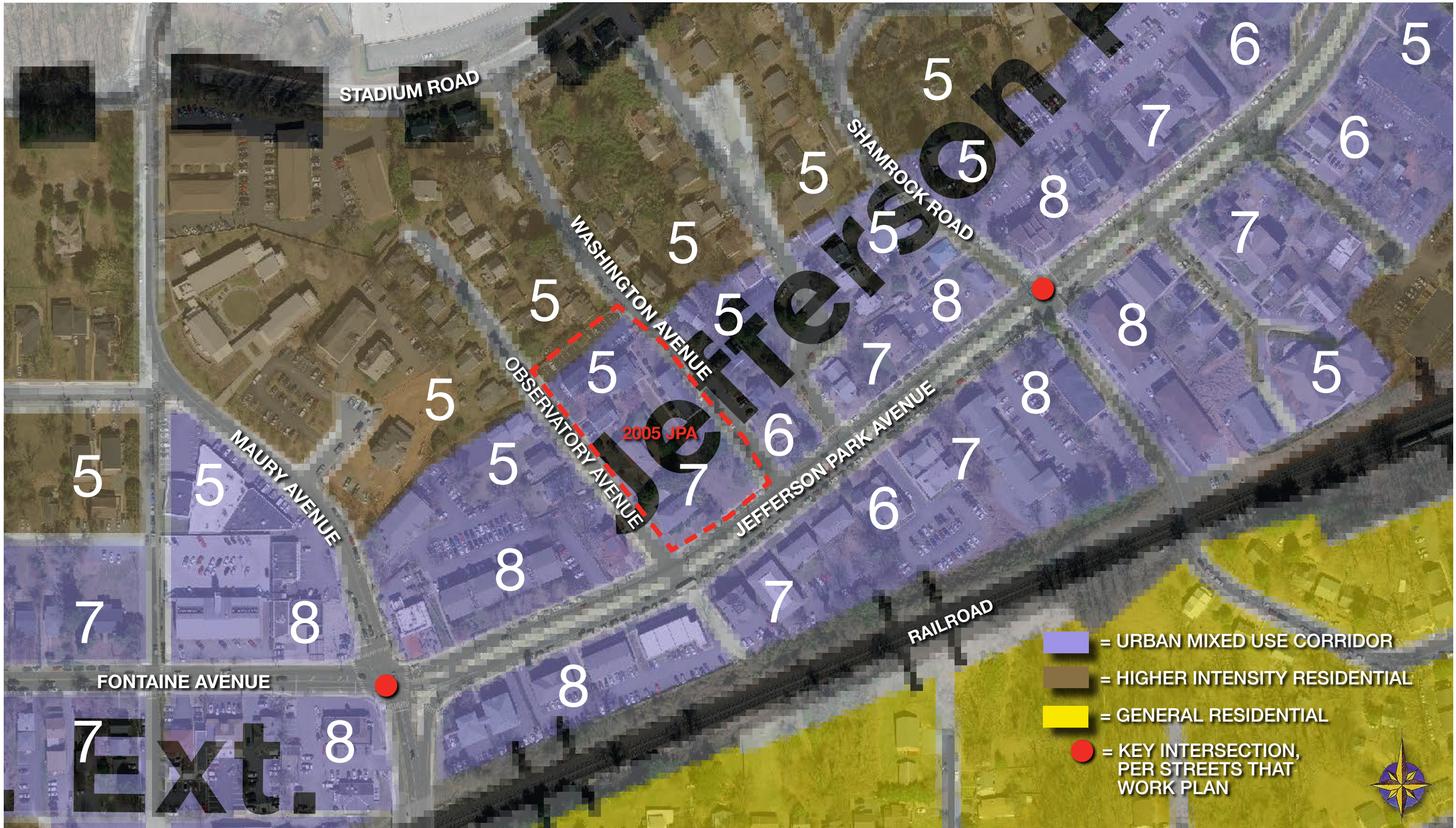
All residential categories: compatible with existing residential and historic neighborhood context. Highest building heights according to context. **Zoning tools will define building form and neighborhood compatibility criteria for development (e.g., lot coverage, topography, parking, etc.)**

HEIGHT

Up to 5 stories.

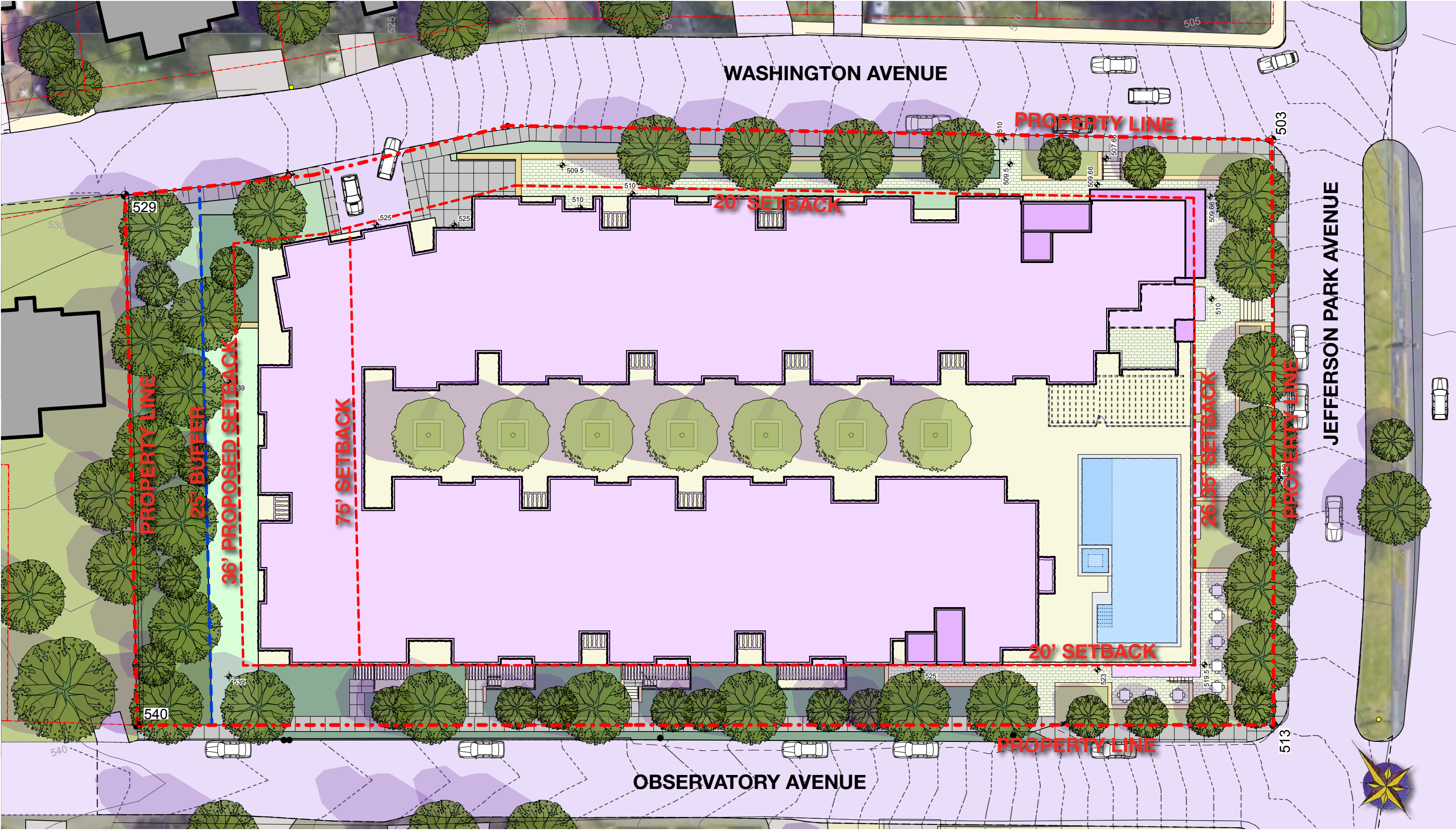


2005 JEFFERSON
PARK AVENUE



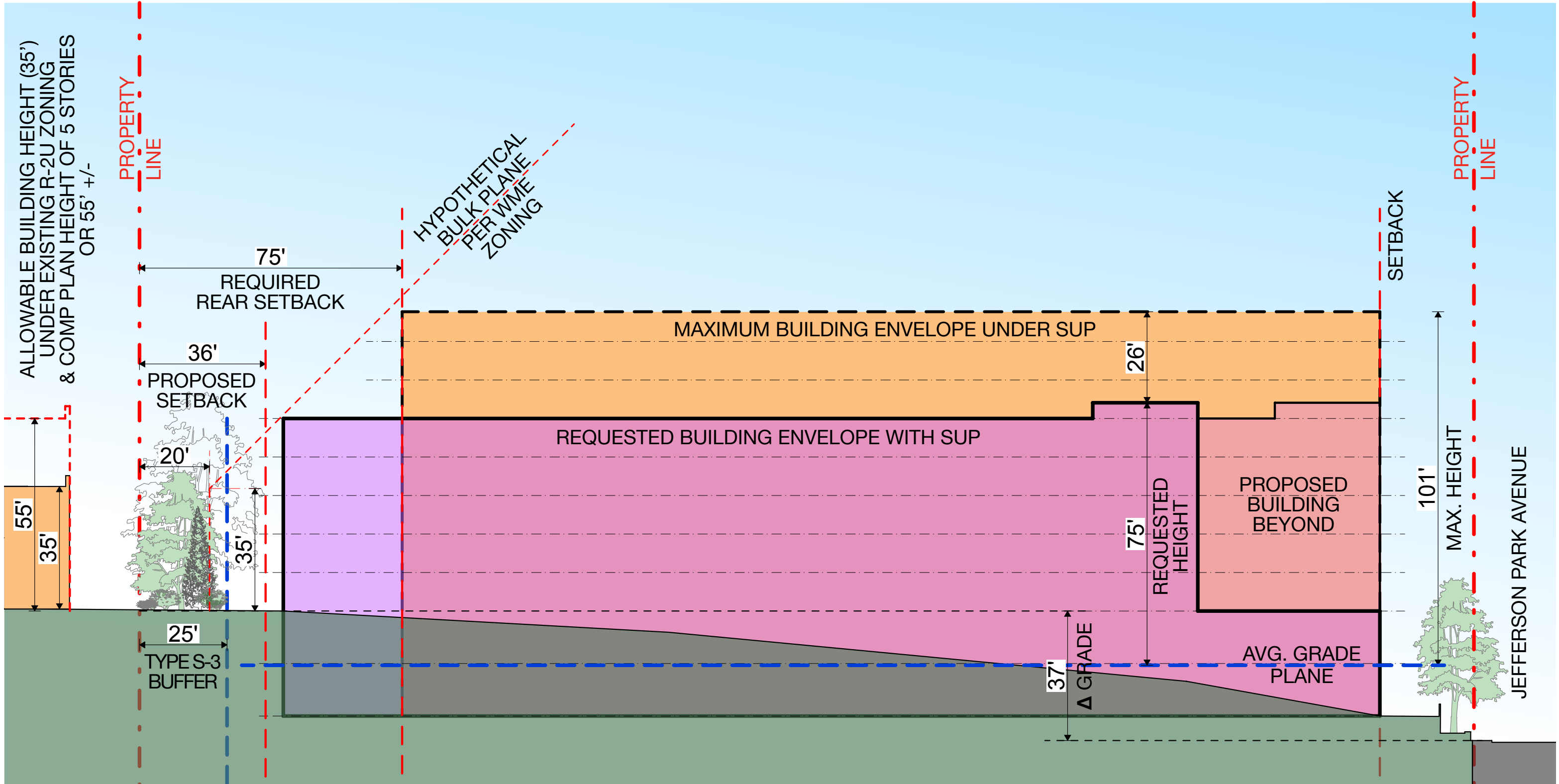
COMPREHENSIVE PLAN TRANSLATION OF NO. OF STORIES

All grades, counts and quantities are approximate and will change as design proceeds.



SITE PLAN

All grades, counts and quantities are approximate and will change as design proceeds.



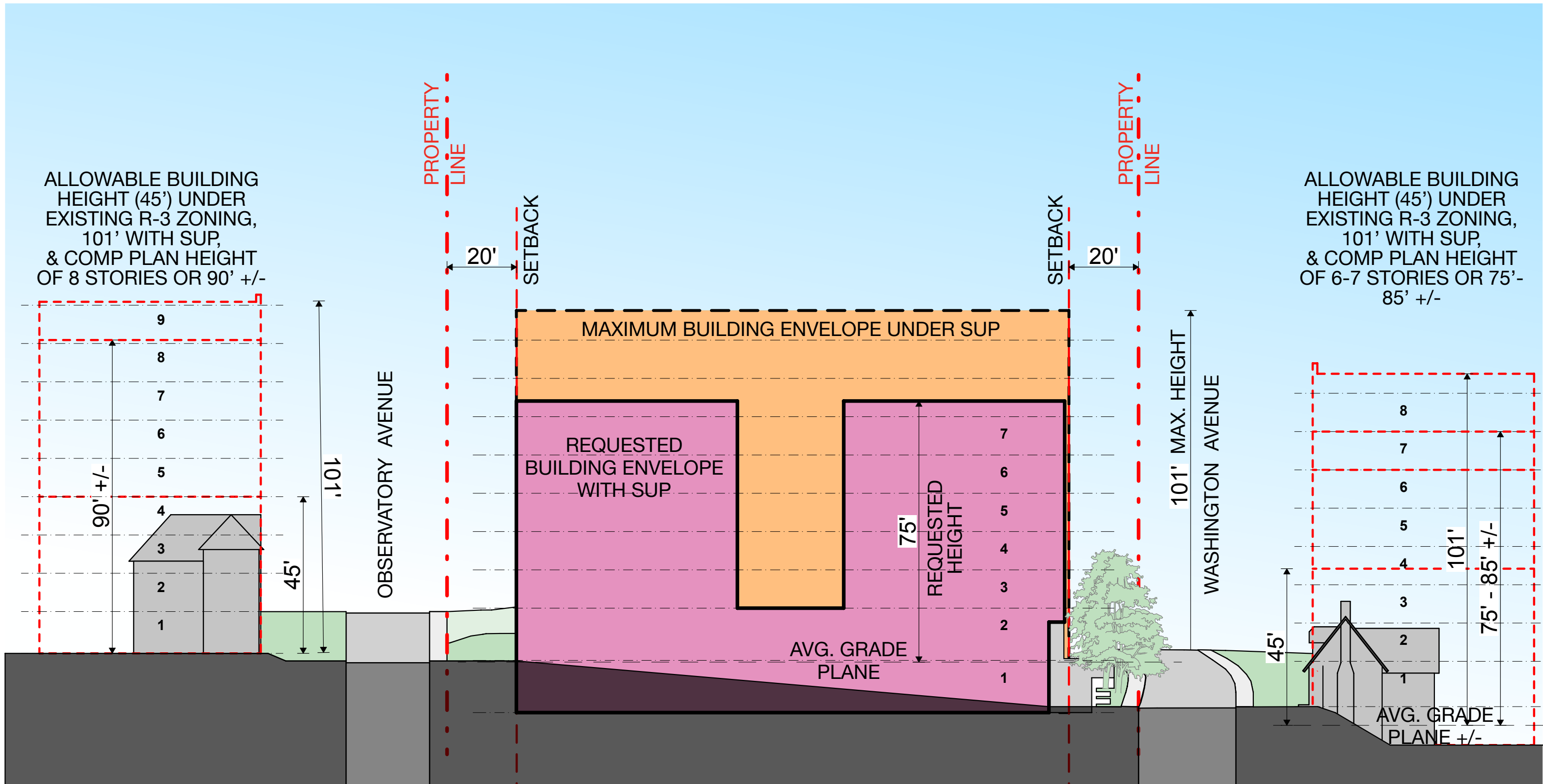
COMPARISON TO BUILDABLE ENVELOPE UNDER A SPECIAL USE PERMIT

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ELEVATION JEFFERSON PARK AVENUE

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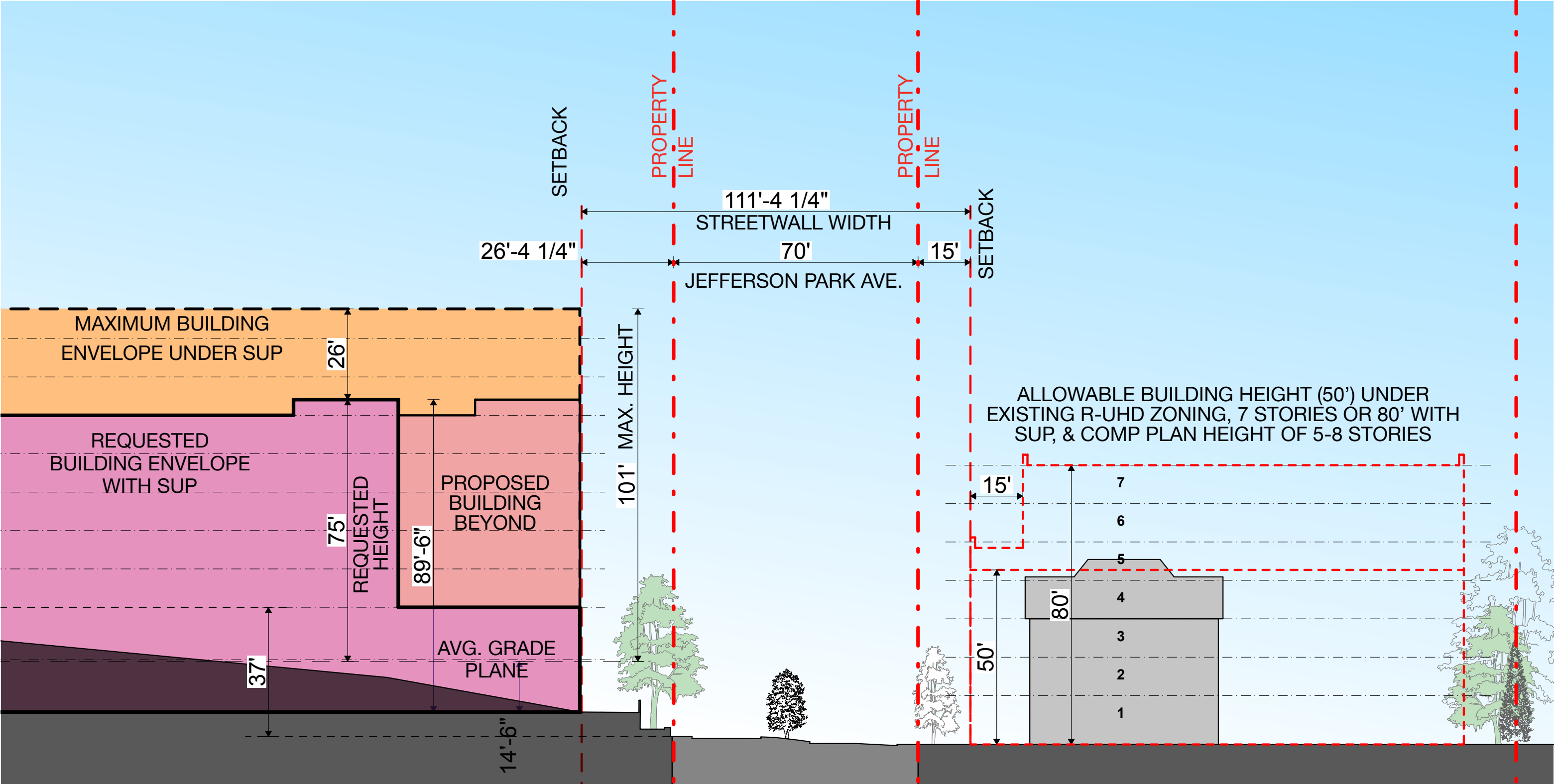
STREET SECTION ALONG JPA

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ELEVATION OBSERVATORY AVENUE

All grades, counts and quantities are approximate and will change as design proceeds.



STREET SECTION ACROSS JPA

All grades, counts and quantities are approximate and will change as design proceeds.



ELEVATION WASHINGTON AVENUE

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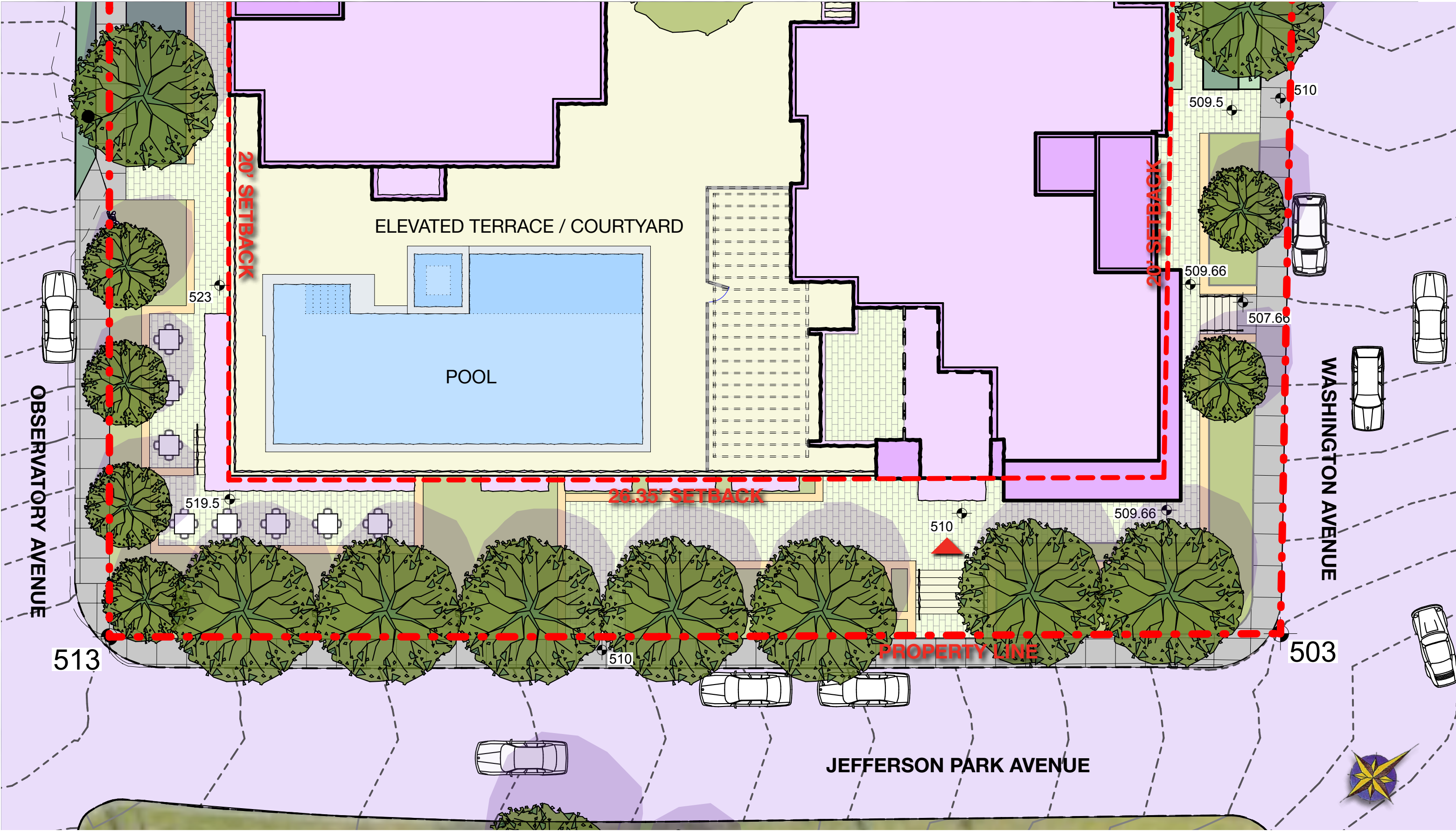


WASHINGTON AVENUE

OBSERVATORY AVENUE

ELEVATION REAR

All grades, counts and quantities are approximate and will change as design proceeds.





PERSPECTIVE JPA & OBSERVATORY AVENUE CORNER

All grades, counts and quantities are approximate and will change as design proceeds.



PERSPECTIVE LOOKING ACROSS JPA

All grades, counts and quantities are approximate and will change as design proceeds.



PERSPECTIVE JPA & WASHINGTON AVENUE CORNER

All grades, counts and quantities are approximate and will change as design proceeds.



PERSPECTIVE JPA STREETSCAPE

All grades, counts and quantities are approximate and will change as design proceeds.



PERSPECTIVE JPA STREETSCAPE

All grades, counts and quantities are approximate and will change as design proceeds.



PERSPECTIVE OBSERVATORY AVENUE PARTIAL STREETSCAPE

All grades, counts and quantities are approximate and will change as design proceeds.



PERSPECTIVE JPA & OBSERVATORY AVENUE CORNER

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