

November 13, 2023

City of Charlottesville
Planning Commission and City Council
c/o Danna O'Connell, AICP
Senior Planner
City of Charlottesville
610 E. Market Street
Charlottesville, Virginia 22902

RE: 3.ZM23-00003 – 2117 Ivy Road PUD – Williams Mullen (“Applicant”), on behalf of RMD Properties LLC, (“Owner”) requesting a Zoning Map Amendment pursuant to Sections 34-41 and 34-490 through 34-519 of the Code of the City of Charlottesville for property located at 2117 Ivy Road and identified in the City’s land records as Tax Map and Parcel (“TMP”) No. 070001200 (the “Subject Property”).

Dear Chair Mitchell, City Planning Commissioners and City Council Members,

Ivy Square of Charlottesville, LLC owns the adjacent parcels to the Subject Property; these parcels include 2119 Ivy Road, 2121 Ivy Road, 2123 Ivy Road and 2125 Ivy Road. The retail and commercial tenants who operate in these buildings are iconic local businesses with long records of commitment and service to the neighborhood and Charlottesville community. As the owners of this vibrant retail complex, we write this letter to note several inaccurate depictions in the plan set materials included in the Agenda Packet. We would like to highlight these points so that the Planning Commission and City Council Members have an accurate set of facts for their decision-making.

The RMD Properties, LLC application package includes conceptual plan set images that do not accurately depict the actual building location of our property at 2119 Ivy Road. Specifically, pages A-003, A-004, A-005, and A-013 of the October 6, 2023 PUD Plan Set submittal by WDG Architecture LLC do not accurately reflect the close proximity of the 2119 Ivy Road building to the proposed development.

Please be aware that the 2119 Ivy Road building is not “set back” as the conceptual plans depict. The 2119 Ivy Road building sits on the property line. Please reference the applicant’s survey on sheet C-001.

We offer these additional comments and questions on the submittal package and conceptual plan set:

1. Since the Staff’s report indicated this proposed development is not harmonious with the currently existing commercial uses along Ivy Road, we ask that you request the applicant to resubmit their package with accurate depictions and address the items noted above prior to voting.
2. The dimension between 2117 and 2119 Ivy is shown at approximately 10’, while the actual setback is only 5’.
3. Overhead power lines along Ivy Road may be in conflict with proposed building façade. How will this be resolved when adequately setback per Dominion & OSHA requirements? The setbacks and massing shown may not be achievable.

4. Power pole and loading dock entrance along Ivy Road appear to be in conflict.
5. The loading dock location could be a potential problem for restaurant operations. Its location is in conflict with pedestrian cross traffic. During service, it may require vehicle lanes to be blocked. The cleanliness of the sidewalk and the odor permeating from this area is in very close proximity to the outdoor café dining next door.
6. Given the surrounding neighborhood, a parking management plan would be appropriate to ensure the adjacent retail operations and neighborhood are not impacted.
7. A 10 foot setback from the western property line would be appropriate given the adjacent building's location on the property line, especially when windows or other fenestration is involved, as with the west façade of this proposal. Eight out of eleven units along this elevation are 5' away from the property line. Furthermore, building so close to the property line may prevent or impede future building maintenance without consent of the neighboring property Owner.
8. The setback at street level along Ivy Road appears to be insufficient for both street furniture, public sidewalk width and the volume of pedestrian traffic often found in this corridor on event days.

Thank you for considering our concerns in your decision-making.

Sincerely,



Maryellen Dolan

Director of Real Estate Asset Management