

**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: January 14, 2013**

**APPLICATION NUMBER: ZM 13-07-11**

**Project Planner:** Michael Smith

**Applicant:** Riverbend Development, Inc.

**Applicant's Representative:** Alan Taylor

**Application Information**

**Property Street Address:** Water Street Extended

**Tax Map/Parcel #:** 25-157A

**Total Acreage Site:** 2.11

**Comprehensive Plan (Land Use Plan) Designation:** Mixed-Use

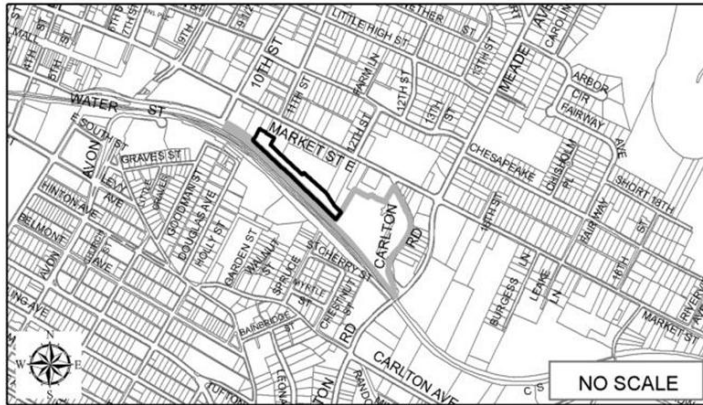
**Current Zoning Classification:** Downtown Extended (Mixed Use) and IPP (Individually Protected Property)

**Tax Status:** All taxes have been paid on this property

**Applicant's Request:**

The applicant is requesting to rezone a vacant parcel adjacent to Water Street Extended from Downtown Extended (DE) Mixed-Use Corridor with Individually Protected Property Overlay (portion) to Planned Unit Development (PUD) with Individually Protected Property Overlay (portion) with proffers. The portion of the property with an IPP consists of the Coal Tower and the .155 acres (6,751 sq. feet) surrounding the tower. Proffers include a contribution towards the City's Affordable Housing Fund and dedication of open space and the Coal Tower IPP to the City of Charlottesville. This property is further identified on City Real Property as Tax Map 57, Parcel 157A having approximately 950 feet of frontage on Water Street and containing approximately 94,089 square feet of land (2.16 acres). The overall residential density proposed is 24 DUA. The general uses called for in the Land Use Plan of the 2013 Comprehensive Plan are for Mixed-Use.

## **Vicinity Map**



## **Rezoning Standard of Review**

The planning commission shall review and study rezonings 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.

## **Planned Unit Development Standard of Review**

In reviewing an application for approval of a planned unit development (PUD) or an application seeking amendment of an approved PUD, in addition to the general considerations applicable to any rezoning the city council and planning commission shall consider whether the application satisfies the following objectives of a PUD district:

- To encourage developments of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern;
- To encourage innovative arrangements of buildings and open spaces to provide efficient, attractive, flexible and environmentally sensitive design.
- To promote a variety of housing types, or, within a development containing only a single housing type, to promote the inclusion of houses of various sizes;
- To encourage the clustering of single-family dwellings for more efficient use of land and preservation of open space;

- To provide for developments designed to function as cohesive, unified projects;
- To ensure that a development will be harmonious with the existing uses and character of adjacent property, and/or consistent with patterns of development noted with respect to such adjacent property;
- To ensure preservation of cultural features, scenic assets and natural features such as trees, streams and topography;
- To provide for coordination of architectural styles internally within the development as well as in relation to adjacent properties along the perimeter of the development; and
- To provide for coordinated linkages among internal buildings and uses, and external connections, at a scale appropriate to the development and adjacent neighborhoods;
- To facilitate access to the development by public transit services or other single-vehicle-alternative services, including, without limitation, public pedestrian systems.

## **Project Review:**

### **Overall Analysis:**

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

The property will be utilized for residential uses and public parkland. Twenty-four(24) single-family detached units are proposed, as well as 0.133 acres (5,793 sq. feet) of public parkland.

#### **2. Zoning History**

In 1949 the property was zoned C Industrial. It was shown as M-2 Industrial on the 1958 and 1976 zoning map. The property was zoned M-1 Industrial in 1991 and then, as part of the comprehensive zoning changes of 2003, the property was zoned Downtown Extended Mixed Use Corridor.

#### **3. Character and Use of Adjacent Properties**

<b>Direction</b>	<b>Use</b>	<b>Zoning</b>
North	Commercial and Multi-Family Residential	DE
South	Belmont Lofts	PUD
East	Multi-Family Residential(City Walk)	DE
West	Office	DE

#### **4. Reasonableness/Appropriateness of Current Zoning**

The current zoning is reasonable and appropriate as this area is currently surrounded by medium to high residential density uses, as well as commercial and office uses. The applicant is pursuing the PUD rezoning in order to achieve a reduction in lot widths and attain more density. Under current zoning, the single-family detached units would be required to have 50' of frontage along Water Street. The PUD rezoning will allow a reduction in lot widths (lot widths will range from 34'-51') and nine(9) additional units.

**5. Reasonableness/Appropriateness of Proposed Zoning**

The proposed zoning is reasonable and appropriate for this area. The proposed PUD uses are currently allowed by-right within the DE zoning district.

**6. Consistency with Comprehensive Plan**

The PUD proposal contains elements reflective of comprehensive plan goals within the following chapters: Historic Preservation and Urban Design, Transportation, Land Use, and Housing. Specific goals include:

**Historic Preservation and Urban Design**

Goal 1.6: Encourage the incorporation of meaningful public spaces, defined as being available to the general public, into urban design efforts.

**Transportation**

Goal 2.6: Promote urban design techniques, such as placing parking behind buildings, reducing setbacks and increasing network connectivity, to create a more pedestrian friendly streetscape and to reduce speeds on high volume roadways.

**Land Use**

Goal 2.3: Enhance pedestrian connections between residences, commercial centers, public facilities, amenities and green spaces.\*

**Housing**

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.

**7. Potential Uses of the Property**

An approved PUD shall allow for those uses shown on the approved PUD development plan which would include in this application: single-family detached residential units and public open space.

**8. Access, Circulation, and Traffic:**

The proposed PUD has street frontage on Water Street. Motorists will access the proposed residential units by entrances off of Water Street. Pedestrian and bike access will be provided by the multi-use trail and sidewalk to be installed with the Water Street extension.

**9. Planned Unit Standards:**

The PUD proposes 0.332 acres (14,026 square feet) of open space, which is 15.4% of the project area. City Code requires that at least 15% of the gross land area be in open space. According to the Code, open space must be useable for recreational purposes, or provide visual, aesthetic or environmental amenities. The largest area of

useable open space will be addressed by the 0.155 acres around the Coal Tower, which the applicant proposes to donate to the City.

**10. Process**

If the rezoning is approved, and before any site development, the applicant will be required to submit for review a preliminary site plan that is in substantial conformance with the approved PUD.

**11. Impact Mitigation**

The applicant has submitted proffers in an effort to offset and mitigate certain impacts anticipated as a result of the proposed development.

Proffer #1 regarding affordable housing supports the City's goal of 15% supported affordable housing by 2025 by contributing funds into the Charlottesville Housing Fund.

Proffer #2 regarding donation of open space supports the City's efforts towards encouraging and providing meaningful public spaces that promote historic resources.

**Proffers**

The applicant has submitted the following proffers:

1. The owner/applicant shall hereby make a cash contribution of One Hundred Thousand Dollars (\$100,000.00) to the city's affordable housing fund for the (9) additional units achieved on the property over and above the 15 units under the by-right conditions of the property. The total cash contribution shall be divided equally by the proposed 24 units and shall be paid on a per unit basis on each unit prior to issuance of a Building permit for each individual unit.

Staff believes the concept established in Proffer #1 is appropriate. Under current zoning, the applicant could build fifteen (15) single-family detached units by-right. As a mechanism towards minimizing the impact of the addition nine (9) units the applicant is seeking through the PUD, the applicant has elected to contribute \$100,000 dollars to the Charlottesville Housing Fund to help support housing affordability initiatives throughout the City.

2. The proposed common open space area surrounding the existing historical Coal Tower and totaling a square footage of no less than 6,751 SF and the Coal Tower structure shall be dedicated to the City of Charlottesville upon written request from the City of Charlottesville.

Staff believes the donation of open space and the Coal Towers structure proposed in Proffer #2 is appropriate. Staff has reviewed this proposal with City Parks and Recreation staff, as well as the City Manager's office, and both parties have agreed with the proposed language.

**Public Comments Received:**

On December 18, 2013, the applicant held a meeting and invited residents of the Belmont, Martha Jefferson and Woolen Mills neighborhood to attend. Staff was unable to attend the meeting, but spoke with the President of the Belmont Neighborhood Association and the applicant about the meeting. Overall, the neighborhood received the PUD concept positively, however, desired to see a potential commercial component associated with the proposal, as well as a potential pedestrian connection to downtown Belmont. The neighborhood also hopes to further engage with the applicant on architectural details as the project moves forward.

**Staff Recommendation:**

The standard of review for Planned Unit Developments states ten objectives that potential PUDs should aspire to meet. While it is not necessary for a PUD to meet all ten objectives, the development should be evaluated based on those objectives.

Staff finds that the proposed PUD meets aspects established in nine(9) of the ten(10) objectives contained in the PUD ordinance:

- To encourage developments of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern;
- To encourage innovative arrangements of buildings and open spaces to provide efficient, attractive, flexible and environmentally sensitive design.
- To encourage the clustering of single-family dwellings for more efficient use of land and preservation of open space;
- To provide for developments designed to function as cohesive, unified projects;
- To ensure that a development will be harmonious with the existing uses and character of adjacent property, and/or consistent with patterns of development noted with respect to such adjacent property;
- To ensure preservation of cultural features, scenic assets and natural features such as trees, streams and topography;
- To provide for coordination of architectural styles internally within the development as well as in relation to adjacent properties along the perimeter of the development; and
- To provide for coordinated linkages among internal buildings and uses, and external connections, at a scale appropriate to the development and adjacent neighborhoods;
- To facilitate access to the development by public transit services or other single-vehicle-alternative services, including, without limitation, public pedestrian systems.

Staff believes this application does NOT meet the aspects of the following objective:

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

Although the proposed PUD application does not directly address the PUD objective noted above, staff believes the housing type proposed presents a unique, urban housing type for the City along a key multi-modal corridor. Additionally, the PUD rezoning proposes a development of higher quality than what would otherwise be required by the strict application of the Downtown Extended (DE) zoning district regulations. The proposed PUD reflects numerous goals and objectives established in the 2013 Comprehensive Plan and staff believes the proposed uses will be compatible and harmonious with surrounding land uses.

Staff recommends approval of the rezoning and proffers as submitted.

### **Attachments**

Application materials.

### **Suggested Motions:**

1. “I move to recommend the approval of this application, including submitted proffers, to rezone the subject property from Downtown Extended Mixed-Use(DE) with Individually Protected Property Overlay to PUD with Individually Protected Property Overlay , on the basis that the proposal would serve the interests of the general public welfare and good zoning practice.”
2. “I move to recommend denial of this application to rezone the subject properties from Downtown Extended Mixed-Use(DE) with Individually Protected Property Overlay to PUD with Individually Protected Property Overlay.”
3. Alternate motion.

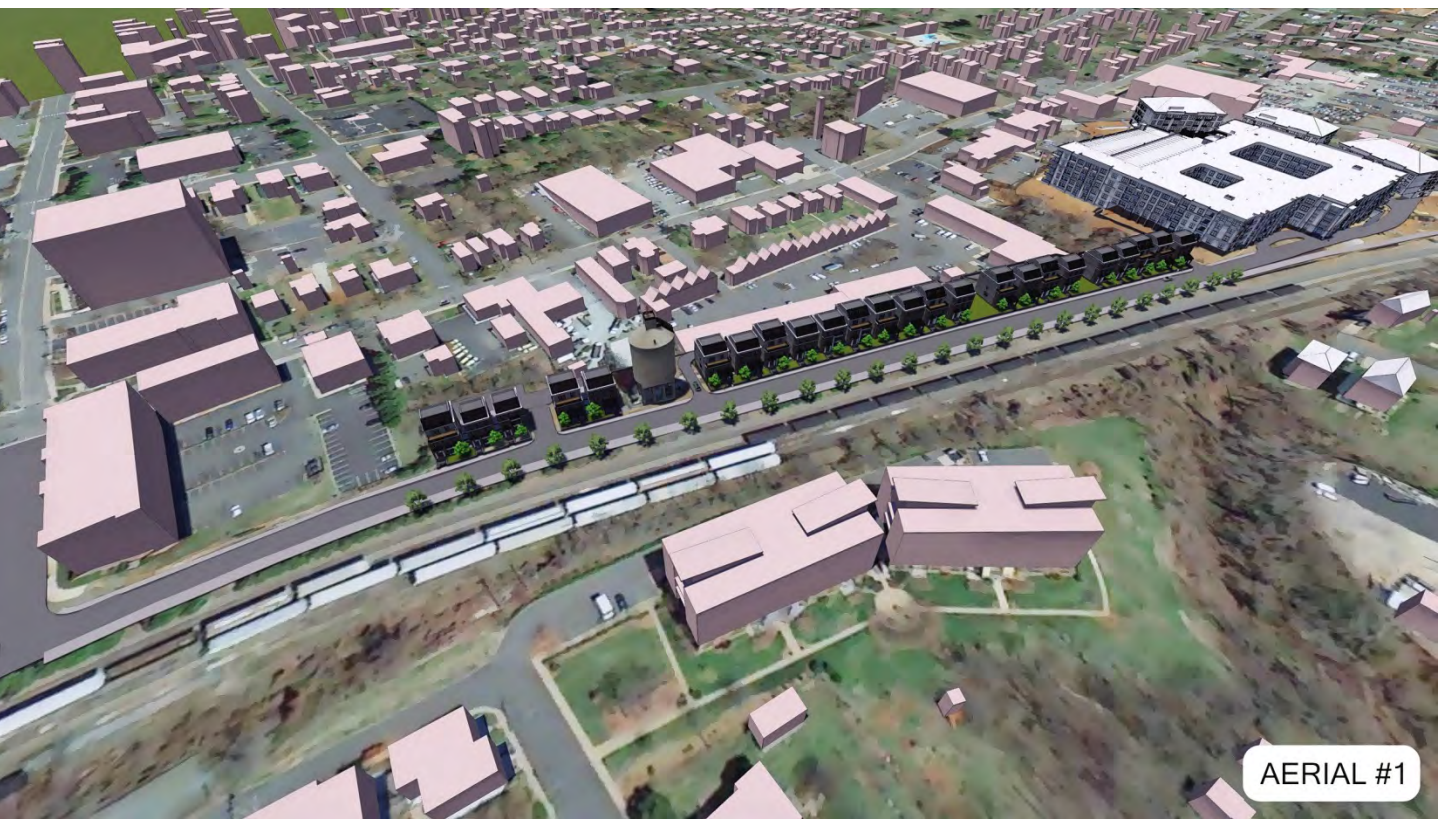
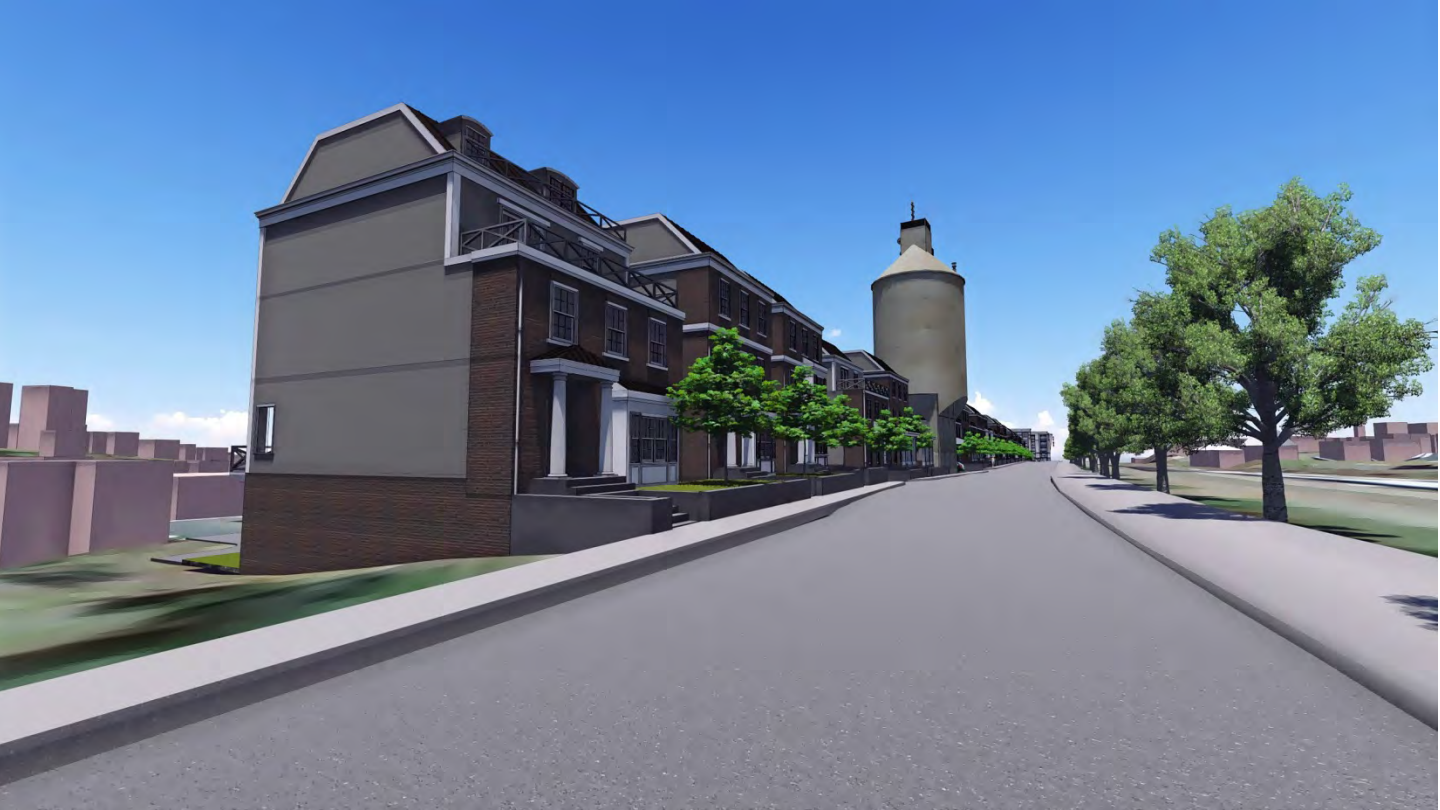


VIEW FROM UNDER BELMONT BRIDGE



FROM WATERSTREET+JOHNSON CONTROLS BLDG.









AERIAL #1



AERIAL LOOKING WEST





TYPICAL VIEW FROM SIDEWALK



VIEW OF TYPICAL UNIT + COAL TOWER





AERIAL VIEW AND EAST MARKET STEET



AERIAL VIEW AND EAST MARKET STEET



VIEW FROM EAST MARKET STREET



VIEW ON E.MARKET INFRONT OF JONSTON CONTROL BLDG.





VIEW FROM PARKING LOT WEST OF BELMONT LOFTS



AERIAL ACROSS TRACKS LOOKING EAST









VIEW OF UNITS NEAREST TO JOHNSTON CONTROL BLDG.



ELEVATED VIEW LOOKING WEST





VIEW FROM BELMONT BRIDGE



VIEW FROM DOUGLAS AVENUE LOOKING NORTH







# Water Street Promenade

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA  
IN RE: PETITION FOR REZONING (City Application No. \_\_\_\_\_)

## STATEMENT OF PRELIMINARY PROFFER CONDITIONS

For the WATER STREET PROMENADE PUD

Dated as of January 6<sup>th</sup>, 2014

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF  
CHARLOTTESVILLE:

The undersigned individual is the owner of land subject to the above-referenced rezoning petition ("Subject Property"). The Owner/Applicant seeks to amend the current zoning of the property subject to certain voluntary development conditions set forth below. In connection with this rezoning application, the Owner/Applicant seeks approval of a PUD as set forth within a PUD Development Plan dated January 6<sup>th</sup>, 2014.

The Owner/Applicant hereby proffers and agrees that if the Subject Property is rezoned as requested, the rezoning will be subject to, and the Owner will abide by, the approved PUD Development Plan as well as the following conditions:

1. The owner/applicant shall hereby make a cash contribution of One Hundred Thousand Dollars (\$100,000.00) to the city's affordable housing fund ("Affordable Housing Proffer"). One twenty-fourth (1/24) of the Affordable Housing Contribution shall be paid to the City simultaneously with payment of the fee(s) for issuance of a building permit, for each of the first 24 dwelling units to be constructed on the Subject Property.
2. The proposed common open space area surrounding the existing historical Coal Tower and totaling a square footage of no less than 6,751 SF and the Coal Tower structure shall be dedicated to the City of Charlottesville upon written request from the City of Charlottesville.

**WHEREFORE**, the undersigned Owner(s) stipulate and agree that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated, and requests that the Subject Property be rezoned as requested, in accordance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this 6<sup>th</sup> day of January, 2014.

By: \_\_\_\_\_

Owner

Print Name: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

By: \_\_\_\_\_

Applicant

Print Name: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

# Water Street Promenade

## PUD Application Plan

City of Charlottesville, Virginia



Submitted by:

Riverbend Development, Inc. – Developer

Collins Engineering, Inc. – Civil Engineer

July 23, 2013

Revised January 6, 2014  
WATER STREET PROMENADE PUD APPLICATION

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## Purpose and Intent

The Water Street Promenade property is located adjacent to the CSX railroad at the eastern terminus of Water Street in downtown Charlottesville, Virginia. Riverbend Development, Inc. seeks to rezone TMP 570157A00, a 2.16 acre residue parcel created from the existing development on parcel TMP 570157000. The subject parcel is currently zoned DE – Downtown Extended Corridor Mixed Use. Within this parcel, the existing Coal Tower structure exists within the Architectural Design Control Districts and Individually Protected Properties overlay district. The City of Charlottesville Code of Ordinances requires that properties rezoned to a Planned Unit Development District (PUD) contain land in excess of 2.00 acres. The applicant seeks a PUD rezoning of the Water Street Promenade 2.16 acre property, pursuant to the City Ordinance.

This document and the exhibits herein shall constitute the Water Street Promenade General Development Plan, which is intended to establish a framework of standards for the development while allowing flexibility upon final design. The Development Plan provides regulatory requirements that the applicant acknowledges will require interpretation. It is the goal of Riverbend Development, Inc. to ensure a quality community through rezoning of the property using the standards detailed herein.

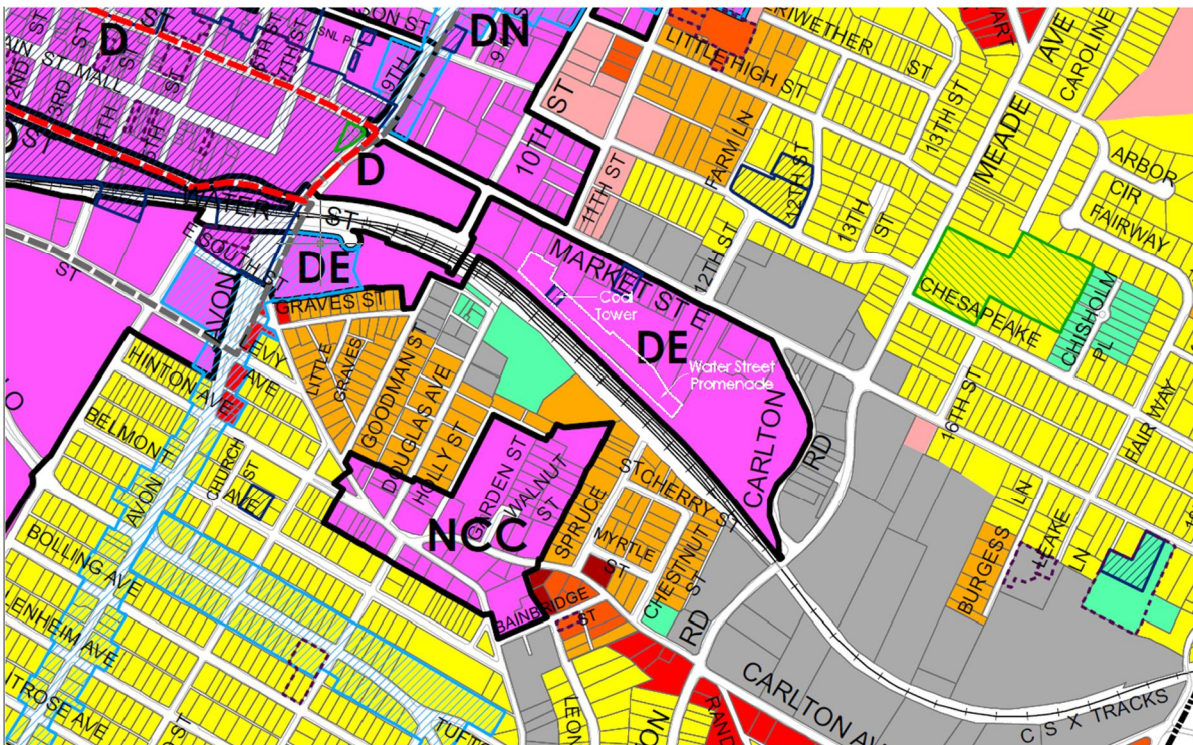


Figure 1: Existing Zoning Map

## Land Use

### *Existing Conditions*

The existing Water Street Promenade property consists of a single residue parcel comprising 2.16 acres of land. The project is bordered by the CSX Railroad to the south, commercial properties fronting 10<sup>th</sup> Street to the west, commercial properties fronting East Market Street to the north, and an apartment development to the east. An existing City sanitary sewer line and City 2'x2' storm box culvert run through the Water Street Promenade property. The lines will be retained with the proposed design.

Development parcel TMP 570157000 originally comprised 10.654 acres of land and included improvements at the southern property line of the Water Street Promenade residue parcel. The approved adjacent apartment project extended the existing terminus of Water Street east to Carlton Road creating a new public right-of-way frontage for the Water Street Promenade project lots. The Water Street extension will provide water and storm sewer, a new 5' concrete sidewalk north of the road, and a new 10' wide multi-use trail to the south of the road connecting the 10<sup>th</sup> Street intersection to Carlton Road and Meade Street. These improvements create a tremendous opportunity for a new development with walkability and access to downtown Charlottesville within this residue parcel.

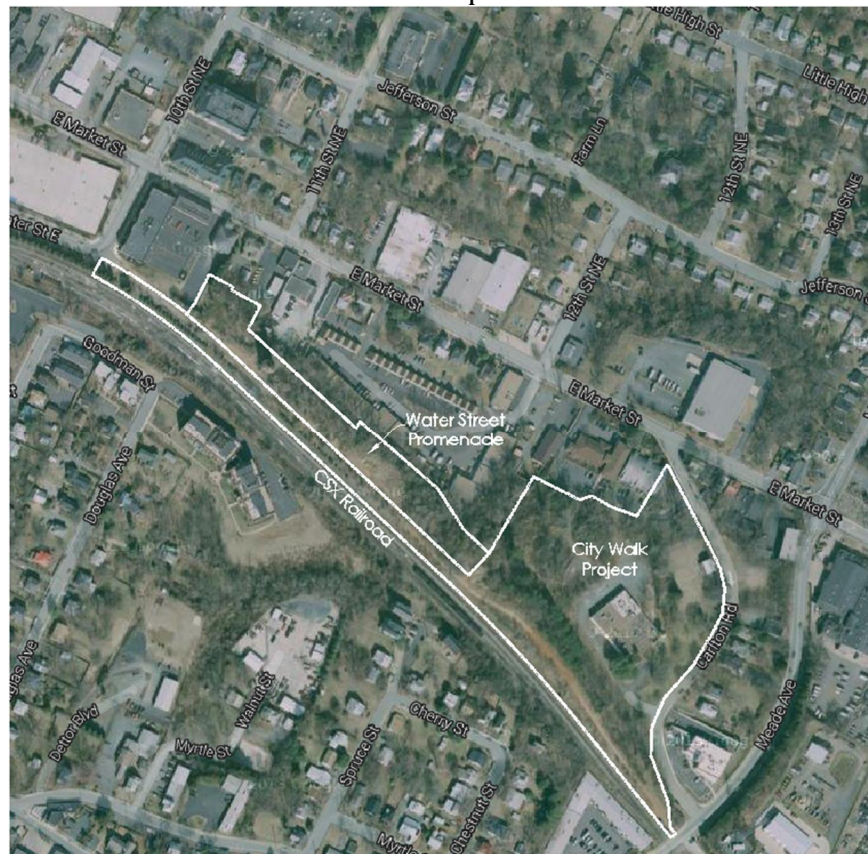


Figure 2: Existing Conditions – Water Street Promenade  
WATER STREET PROMENADE PUD APPLICATION











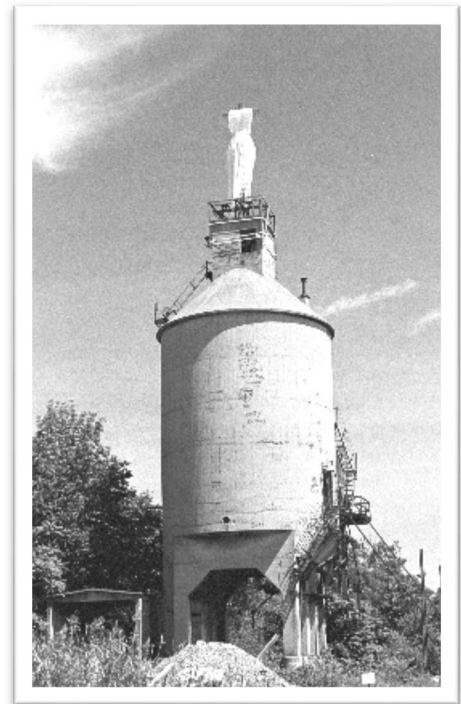
### *Proposed Uses, Design & Phasing*

The Water Street Promenade General Development Plan proposes the development and construction of (24) single-family houses, fronting along the newly constructed portion of Water Street, between 10<sup>th</sup> Street and Carlton Avenue. The construction of these single-family houses will occur in one phase with the development of the site improvements.

The proposed single-family houses will be constructed in accordance to the materials and architectural guidelines as outlined in the PUD application. The houses will be 3-story houses with a basement and garage. The garage will be accessed from the proposed alley in the rear yards of the lots. None of the houses will have a driveway with direct access to Water Street. All the driveways will connect to the proposed alleys for the project.

Landscaping with large shade street trees every 35' on center will line the property along Water Street. The large shade trees will be planted in a minimum of 13'x13' area to allow the trees to reach full growth and caliper. See additional details and information in the landscaping section of the PUD application.

The (19) proposed single-family houses east of the existing Coal Tower shall be constructed along Water Street with a build-to-line of 8' for the house and 0' for the front porches. The front porches shall be positioned to allow room for the large shade street trees along Water Street. The (5) proposed Single Family houses west of the existing Coal Tower will have a variable with front setback to open up the viewshed of the existing Coal Tower down Water Street.



The existing Coal Tower is of special historic value to Charlottesville, and the Commonwealth of Virginia. This development proposal is designed protect and preserve the existing Coal Tower individually protected property. The proposed (5) single-family houses have been set back from the street to open up the view of the Coal Tower from the streetscape. The Coal Tower shall be preserved within an open space area dedicated to the City of Charlottesville. The park around the Coal Tower shall be sodded and landscaped to create an inviting and well-designed public space for use by the community. No benches are intended to be provided in this design. Prior to dedication, a plaque will be erected on the open space to commemorate the historic aspects of the Coal Tower.



## The Vision for Water Street Promenade

The Water Street Promenade project proposes an urban infill development in an underutilized vacant parcel adjacent to Charlottesville's vibrant downtown city center. The residential component of the project proposed along the Water Street extension is intended to foster a sense of community and connection currently missing between the residences to the west and the Downtown Mall. The buildings shall communicate with the streetscape, and provide an urban, yet residential feel. The building heights, scale, and setbacks shall be harmonious as to height, mass, lot coverage, and setbacks with the existing adjacent uses. The proposed design complements the City of Charlottesville Comprehensive Plan goal to provide a variety of housing types at employment and cultural centers in the downtown district. The Water Street Promenade is a creative usage of a narrow strip or residue land, which shall provide housing and additional tax revenue for the City.

- (1) The development of the Water Street Promenade project as a single family city row home concept is a higher quality product than a strict application of the downtown east zoning ordinance would allow. The existing Downtown Extended Corridor Mixed Use zoning designation on the property does not permit reduced lot widths critical to the communication of the proposed structures with the street. The proposed row homes conform to all the requirements and regulations of the DE zoning district, with the exception of the 50' wide lot requirement.

The purpose of this rezoning is to utilize smaller lots widths to establish the characteristics of this neighborhood with a traditional neighborhood design. This concept is an appropriate design for the narrow and long shape of the residue parcel land. The choice of high quality single-family homes in the city is deliberate. While apartments are located next door and townhomes would be a logical fit for this property, the applicant is pursuing row homes as an urban housing type. The current code makes no allowance for this successful urban housing model, which allows home ownership without shared party walls.

- (2) The Water Street Promenade development row home design shall provide an innovative arrangement of buildings and open spaces to provide efficient, attractive, flexible, and environmentally sensitive design. The reduced setbacks utilized shall create a street wall of attractive homes and landscaping. Less attractive attributes, such as parking, shall be shifted behind the proposed structures essentially out of view from the street. The building footprints will provide an efficient use of space with garages located within the structures. The concept also respects the existing site environmental conditions, by allowing the City storm box culvert to pass through the site undisturbed without modification to the storm sewer flow patterns.
- (3) The project promotes the inclusion of homes of various sizes. The existing zoning of the subject parcel encourages the construction of a high rise structure to utilize

this narrow strip of land. The 24 single-family homes proposed in this PUD shall vary in form and finishes to provide diversity and visual interest, while remaining clustered in an efficient use of the available land.

- (4) The PUD zoning will allow and encourage the clustering of single-family dwellings along Water Street for a more efficient use of land and provides the ability to preserve open space. By siting the homes more closely together, the Water Street Promenade property allows for an open space buffer at the Coal Tower.
- (5) The Water Street Promenade PUD will allow the Water Street frontage to function as a cohesive, unified project from a pedestrian perspective at the street. The city row home concept will provide continuity between the single family units, and the reduced side setbacks will make it apparent that this is a unified block.
- (6) The Water Street Promenade project will be harmonious with the existing uses and character of the adjacent properties. The proposed single-family units will provide an urban transition from the downtown commercial zone to the adjacent apartment high rises. The active use of the street frontage along Water Street will complete a missing link between the Downtown Mall area and the apartments beyond.
- (7) The proposed Water Street Promenade development shall enhance and respect the existing site resources. The Coal Tower protected historic property shall be preserved and incorporated into open space dedicated to the City of Charlottesville. This cultural feature will be available for the community to enjoy and explore.
- (8) The project shall provide for coordination of architectural styles internally within the development, as well as in relation to adjacent properties. The single family row homes shall exhibit a cohesive, unified architectural design that coordinates with the downtown commercial buildings to the west, and the apartment project to the east.
- (9) The project will provide for coordinated linkages among the internal uses, and provide external connections to the adjacent neighborhoods. The Water Street adjacent sidewalk provides a street connection to each single-family building front, while the vehicular alley shall provide access for each unit at the rear. Sidewalk connections will be provided through the development from Water Street.
- (10) The Water Street Promenade PUD shall facilitate access to the development via public transit and public pedestrian systems. The extension of Water Street shall provide a vehicular connection from 10<sup>th</sup> Street to Carlton Road and beyond. A sidewalk shall parallel Water Street to the north, and a ten-foot wide pedestrian trail shall parallel Water Street, providing access to the Charlottesville Downtown Transit Station and beyond.

## General Development Plan

### *Development Characteristics & Parking*

The proposed development plan shall include 24 residential single-family units. The units will front on Water Street, but no unit will have a driveway connection directly onto Water Street. All driveways for the proposed units shall access the proposed alleyway in the rear yards of the residential lots. Two parking spaces will be provided for each residential unit in the garage and driveway, and a minimum of one additional guest space will be provided for each unit off of the alleyway. The building heights and lot requirements are listed in the lot layout standards. There will also be street trees and other landscaping features along Water Street as described in the landscaping section of the PUD application plan.

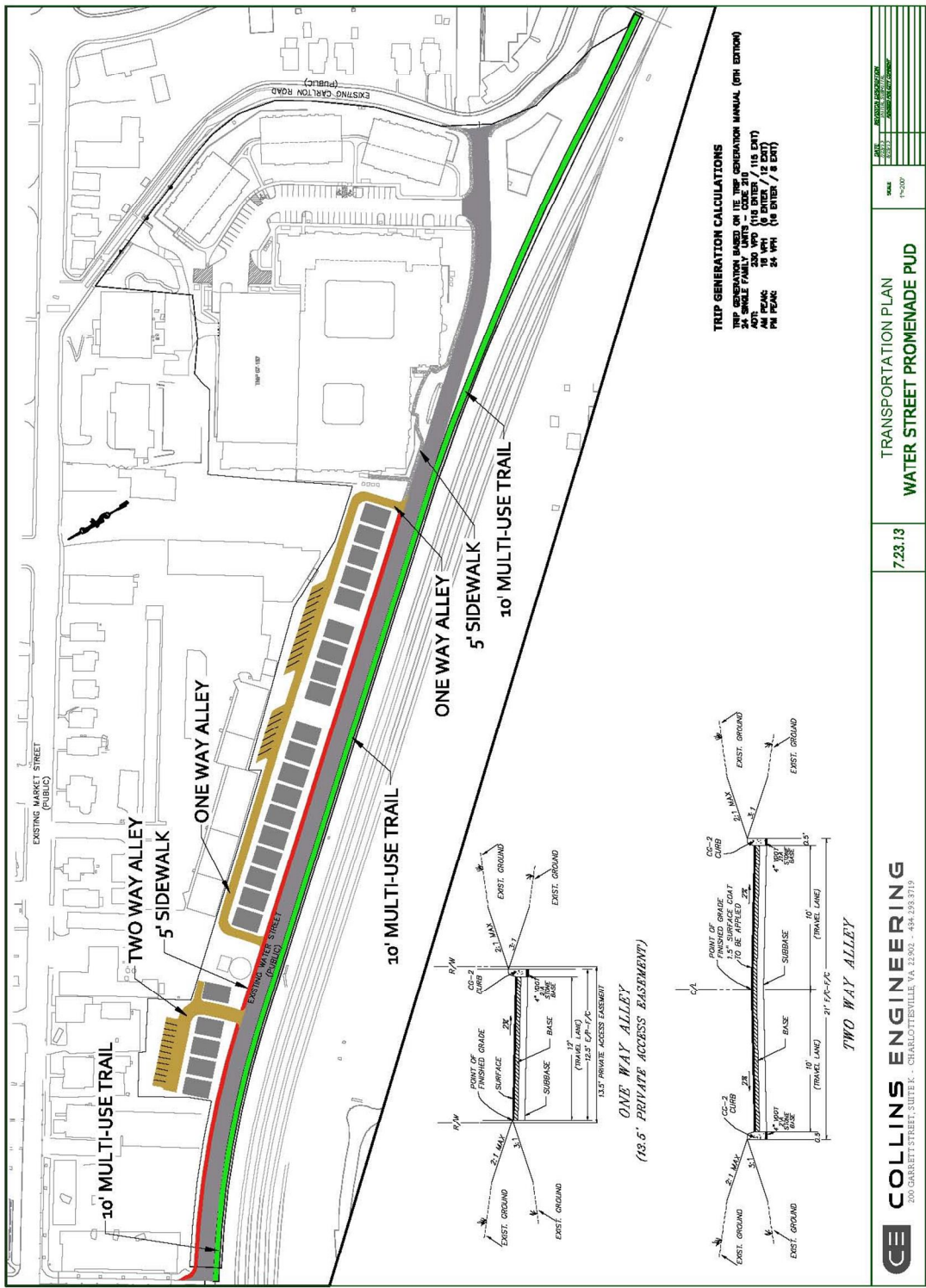
The developer has elected to provide a cash contribution to the city's affordable housing fund in lieu of providing affordable housing on the site. See the proffers proposed with the project.

### *Transportation & Access*

Access to the parcel will be provided with the Water Street extension. All lots will have access to Water Street through the connection to the private alley in the rear yards of the lots. The Charlottesville Downtown Transit Station is located a few hundred feet from the western-most portion of the property, and provides access to the Charlottesville Area Transit (CAT) free trolley and nearly every City bus line. Convenient access to the Charlottesville public transportation hub will reduce private, vehicular traffic and encourage public transportation use.

Pedestrian and bike access will be provided with the trail and sidewalk to be installed with the Water Street extension. These pathways provide tie-in connections between Water Street at 10<sup>th</sup> Street, and Carlton Road.





## Density & Open Space

The proposed site density is calculated from the total project maximums of the original parcel occupied by the City Walk project. The original parcel comprised 10.654 acres, of which 2.04 acres were reserved for the Water Street extension right-of-way. The remaining development area was 8.61 acres. The by-right Downtown East zoning allows 43 DUA for a total of 370 total allowable dwelling units on the site. The City Walk project reserved 301 of these units with its development; hence the remaining density available for the Water Street Promenade is 69 dwelling units.

The Water Street Promenade PUD proposes only 24 single-family units. The applicant has chosen a city row house concept in lieu of a high density apartment or condominium concept over the entire parcel to create cohesion within the existing neighborhood. The proposed density on the 2.16 acre parcel shall be approximately 11 du/acre.

Overall Available Density (By-Right 43 DUA)			
		Area	DU
Total Project Area		10.65	
Right-of-way		2.04	
Remaining Dev. Area		8.61	370
City Walk		6.45	301
Water St. Promenade Remaining Density		2.16	69
	Area	Min DU	Max DU
City Walk ROW	6.45	301	301
	2.04	-	-
Water St. Promenade	2.16	19	24
Total	10.654	320	325
Min DUA	37.0	(320/8.62)	
Max DUA	38.0	(325/8.62)	

The proposed Water Street Promenade project shall incorporate a minimum of 15% open space in the proposed development plan. Currently, there is approximately 0.332 acres of open space proposed with the development plan, providing 15.4% open space over 2.16 acres. The open space areas are shown as Open Space A, B, and C on the development plan on page 9 of the PUD application. Passive recreation and landscaping is proposed in the open spaces provided within the limits of the project. A protective open space totaling a minimum of 0.155 acre shall be established around the existing Coal Tower, with the land dedicated to the City of Charlottesville, upon the city's request. The open space will be provided to protect the existing Coal Tower historic resource, provide an amenity space to the neighborhood for passive recreation, and provide access to the Coal Tower from Water Street. All open space not dedicated to the city shall be owned and maintained by the HOA of the proposed development.

## Lot Layout Standards

The lot layout standards for the Water Street Promenade development are intended to create an inviting atmosphere for pedestrians. Minimal setbacks and inviting building facades will be used to create attractive streetscapes and foster a sense of community. Lots shall front the Water Street right-of-way and planting strip. The front setback will be the build-to-line. The construction of all single-family units shall abide by applicable fire rating requirements for the minimized side setbacks incorporated in the plan. The minimum lot width allowed shall be 30 feet, measured at right of way.

Build-to-Lines (Setbacks) & Maximum Building Heights					
Structure	Front	Side	Rear	Min. Height	Max. Height
Single Family (East of Coal Tower)	0'	3'	5'*	35'	50'
Single Family (West of Coal Tower)	0'-20'	0'	0'	35'	80'

\*Single Family rear setback measured from alley edge of pavement.

Note: Extensions into any setbacks for eaves, architectural features, and porches are permitted up to 4'. Building heights shall be measured from the main entry at street level. Basements and attics shall be allowed, but not considered towards total height. Buildings shall not exceed four (4) stories.

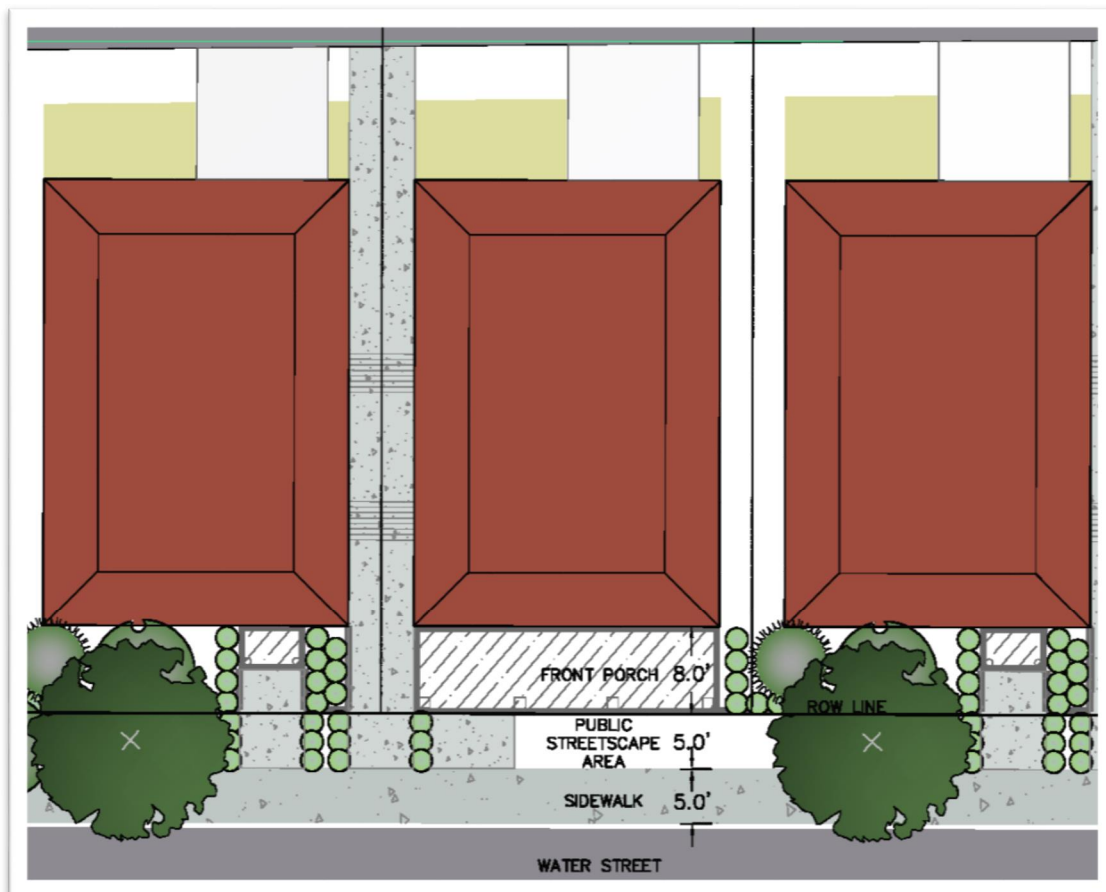
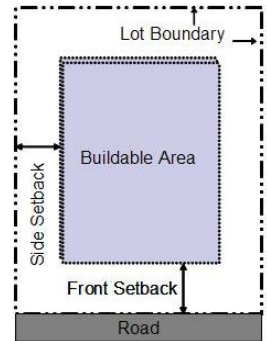


Figure 8: Public Streetscape Dimension Exhibit (Not to Scale)



Figure 9: Proposed Water Street Promenade Street Perspective

### *Grading & Utilities*

The proposed grading in the Water Street Promenade development is permitted to reach 2:1 grades. Any slopes steeper than 3:1 grading will be covered with blanket matting or other low maintenance ground covering. These areas shall not be planted with grass cover for stabilization, and shall adhere to the specifications for ground covering in the Virginia Erosion and Sediment Control Handbook. The grading as shown on the Grading, Utility, and SWM Plan shall include retaining walls for alleys, open space, and lot grading to achieve desired elevations. Wall heights from ground level to top of wall shall not exceed 25'-30'.

No critical slopes exist on the subject property per the City of Charlottesville Code of Development Section 34-1120 (b).

The proposed development plan shall connect to the existing public utilities on site. The Water Street extension shall provide connection for all required water and fire line laterals. The existing City sanitary sewer line running through the site shall be tapped with a manhole, and new sanitary sewer and laterals shall run along the proposed alley behind the single family units.



## *Sensitive Areas*

There exists no land within a floodway or floodway fringe, or wetlands within the subject parcel. The site survey revealed a discontinuity in the existing City storm sewer piping running through the site at the end of the 2'x2' box culvert near the northern boundary of the project site. The proposed development shall investigate the connection point and install additional storm sewer piping as needed to reestablish this connection.

## *Landscaping*

The landscaping in the Water Street Promenade development shall be concentrated between the proposed single family units and Water Street. Attractive trees and shrubs shall be planted to enhance the proposed streetscape. Large shade street trees shall be planted within the limits of the property along Water Street at a maximum distance of 35' on center. These large street trees shall have an open planting space of 13' x 13' minimum to allow for the trees to fully develop and achieve maximum canopy size. The development plan shall include the required open space and landscaping of the front yards and lots as required per the City of Charlottesville Code of Ordinances, Chapter 34, Article VIII, Division 2 – Landscaping and Screening.

All proposed landscaping shall be provided using materials permitted in the city code ordinance and the city's list of approved plantings. Landscaping shall be designed to enhance the recreational and aesthetic value of the site and provide a continuous buffer of vegetation along the Water Street frontage from 10<sup>th</sup> Street to Carlton Road. All landscaping within the public streetscape areas and open space not dedicated to the city shall be maintained by the Homeowners Association for the development.



Figure 10: Proposed Water Street Promenade Sidewalk Perspective  
WATER STREET PROMENADE PUD APPLICATION

## *Architectural Elements*

The proposed Single Family houses in the development will be subject to review and approval from the developer's Architectural Review board, which will comprise of at least one professional Architect. There will also be Architectural standards and guidelines for the houses that will govern the design elements, features, materials, and changes to the houses in the development. These guidelines will be established by the developer and their architectural review board. The board will be in charge of ensuring these standards are followed, until such time that the control of the review board is given to the Home Owner's association for the development. At that time, the HOA will be in charge of the Architectural review of any final homes being built in the development, and any changes to the existing houses or exterior features.

The guidelines for the Architecture of the houses will follow an urban downtown Row House design. Materials will include brick, stone, and hardi-plank siding. Front porches will extend from the house into the front yard with steps down to the front sidewalk. Roofs will be metal roofs, Architectural shingled roofs, or flat rubber membrane roofs with a balcony area on top of the house. Front porches may extend to the second and third levels of the houses. Windows will be vinyl architectural windows. Shudders, if installed on the houses, will be operable shutters. Wood and metal railings will be used for the porches.

## *Signage*

The signage regulations established in the City Zoning Ordinance shall govern all signage within the Water Street Promenade PUD.

## *Lighting*

The lighting and dark sky regulations established in the City Zoning Ordinance shall govern all lighting within the Water Street Promenade PUD. Each of the 24 proposed single-family units shall have a front post lamp and porch lighting, which will also provide lighting along the sidewalks adjacent to Water Street. These front post lamps and porch lights will meet the city lighting regulations.