

1000 MONTICELLO ROAD

Planning Commission
June 14, 2022



SHIMP ENGINEERING, P.C.
Design Focused Engineering

OWNER/DEVELOPER

Piedmont Realty Holdings III, LLC
6535 Woodbourne Lane
Crozet, VA 22932

TMP

57-36

ACREAGE

0.808

NEIGHBORHOOD

Belmont

CRITICAL SLOPES

No critical slopes are present on the property.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0288D), this property does not lie within a floodplain.

USE

EXISTING: Multifamily

PROPOSED: Multifamily; 11 units proposed & single-tenant commercial

ZONING

EXISTING: Neighborhood Commercial Corridor

PROPOSED: Neighborhood Commercial Corridor, with special use for increased density, >42 DUA

DENSITY

COMPREHENSIVE PLAN DESIGNATION: Neighborhood Mixed Use Corridor

PROPOSED: 11 units proposed + 23 units existing = 34 total units, 42 DUA

BUILDING HEIGHT

Per Section 34-353 of the Charlottesville Zoning Ordinance, a maximum building height of 45' shall be permitted

SETBACKS

PRIMARY STREET* FRONT MINIMUM: None PRIMARY STREET* FRONT MAXIMUM: 10'

SIDE & REAR ADJACENT TO ANY OTHER DISTRICT: None

*Primary street: Monticello Road





WHAT'S CHANGED? WHY RESUBMIT?

ENHANCED COMMUNITY ENGAGEMENT ON LAND USE IN THE CITY OF CHARLOTTESVILLE DIRECTED FUTURE DEVELOPMENT TOWARD MANY OF THE SPECIFIC OBJECTIVES THIS PROJECT EMBODIES.

AN ON-GOING, CONTINUED HOUSING CRISIS, PARTICULARLY A LACK OF AFFORDABLE UNITS, COMPELLED THE PROJECT TO INCLUDE EVEN MORE FOR-RENT AFFORDABLE DWELLING UNITS.

AN ON-GOING GLOBAL CLIMATE CRISIS COMPELS US TO FOCUS ON INFILL DEVELOPMENT OF EXISTING GRAY-FIELD SITES IN AREAS THAT REDUCE RELIANCE ON AUTOMOBILES, INCREASE DENSITY, AND LIMIT URBAN SPRAWL

A DESIRE FOR MIXED-USE DEVELOPMENT IN COMMERCIAL CORRIDORS COMPELLED THE PROJECT TO INCLUDE A SMALL, GROUND-LEVEL COMMERCIAL SPACE.

UNANIMOUS APPROVAL OF THE 2021 COMPREHENSIVE PLAN OUTLINES SPECIFIC OBJECTIVES THIS PROJECT EMBODIES, OUTLINED ON THE FOLLOWING PAGES.

Land Use – Objectives for Mixed Use Areas
“Support the redevelopment of “underutilized” gray-field sites along community corridors.”



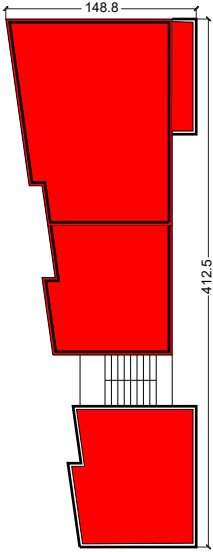
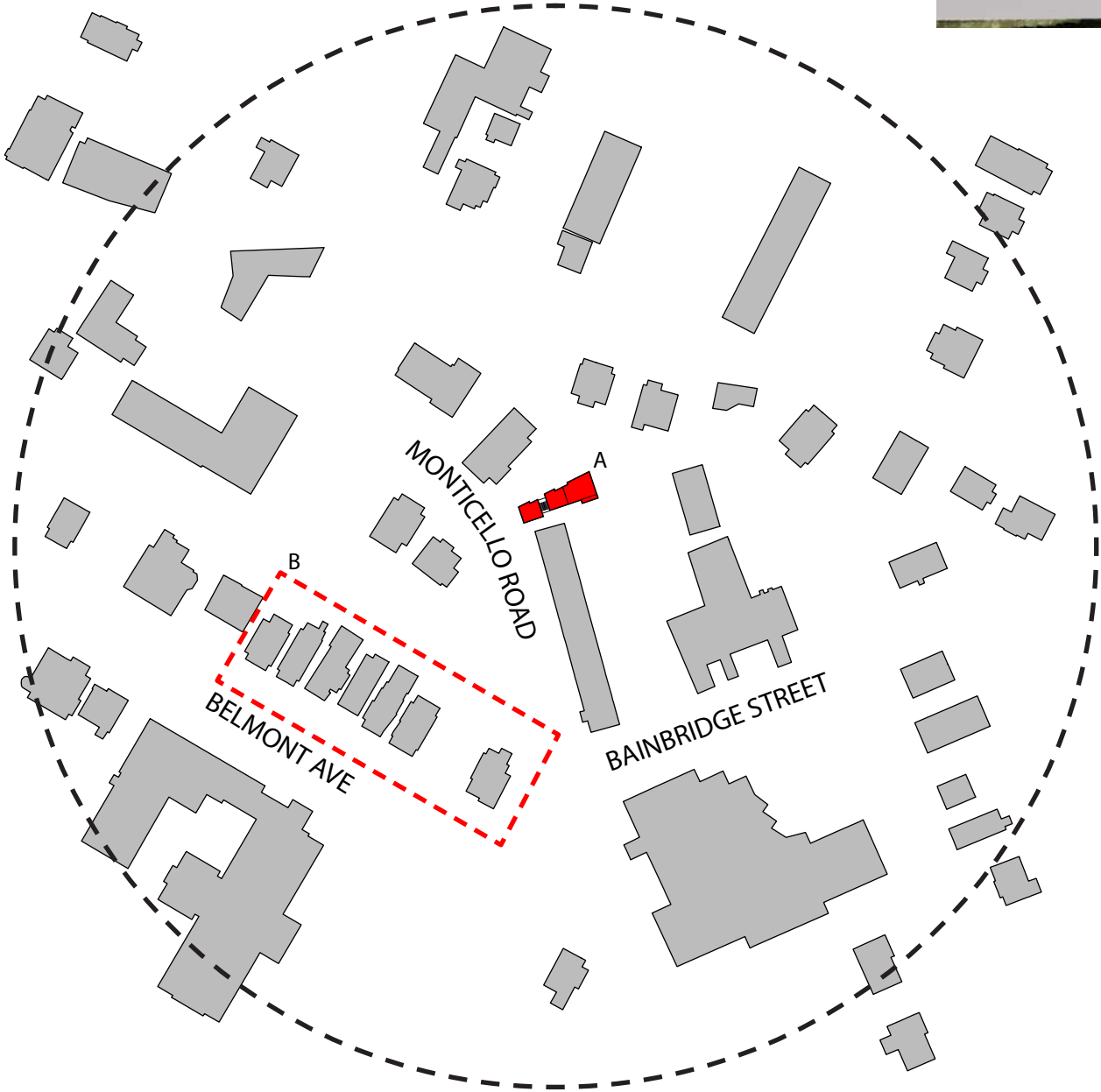
“The City will prioritize transit-oriented development, smart growth, infill, and adaptive reuse policies to address housing needs, climate change goals, reduce vehicle travel, and support walkability and bikeability.”

Housing

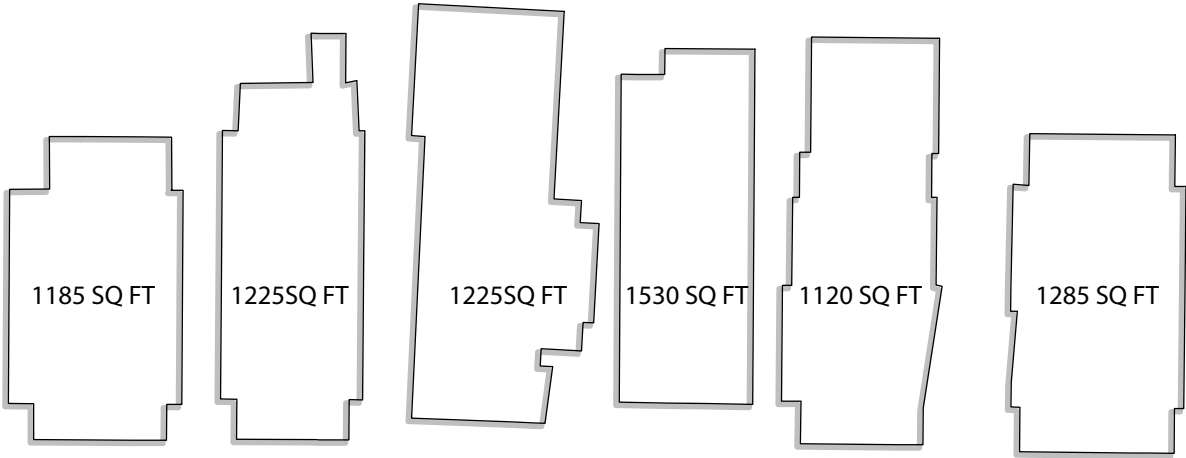
“2.2: Promote housing redevelopment and infill development that supports bicycle and pedestrian-oriented infrastructure improvements and robust public transportation to better connect residents to jobs and commercial activity.”



Land Use – Community Vision
“The built form of the city – including buildings, streets, and parks – will be walkable, people focused, protective of the natural environment, and scaled to allow additional housing types and a mix of uses throughout the city at a scale that is familiar to the city’s neighborhoods.”



A. PROPOSED BUILDING
FOOTPRINT 1745 SQ FT



B. EXISTING BUILDING
FOOTPRINTS IN THE VICINITY

Land Use – Goal 6

“Continue Charlottesville’s history of architectural and design excellence by maintaining traditional urban design features and valuing historic resources while encouraging creative, context-sensitive, contemporary planning and design that supports the goals of the Comprehensive Plan.”



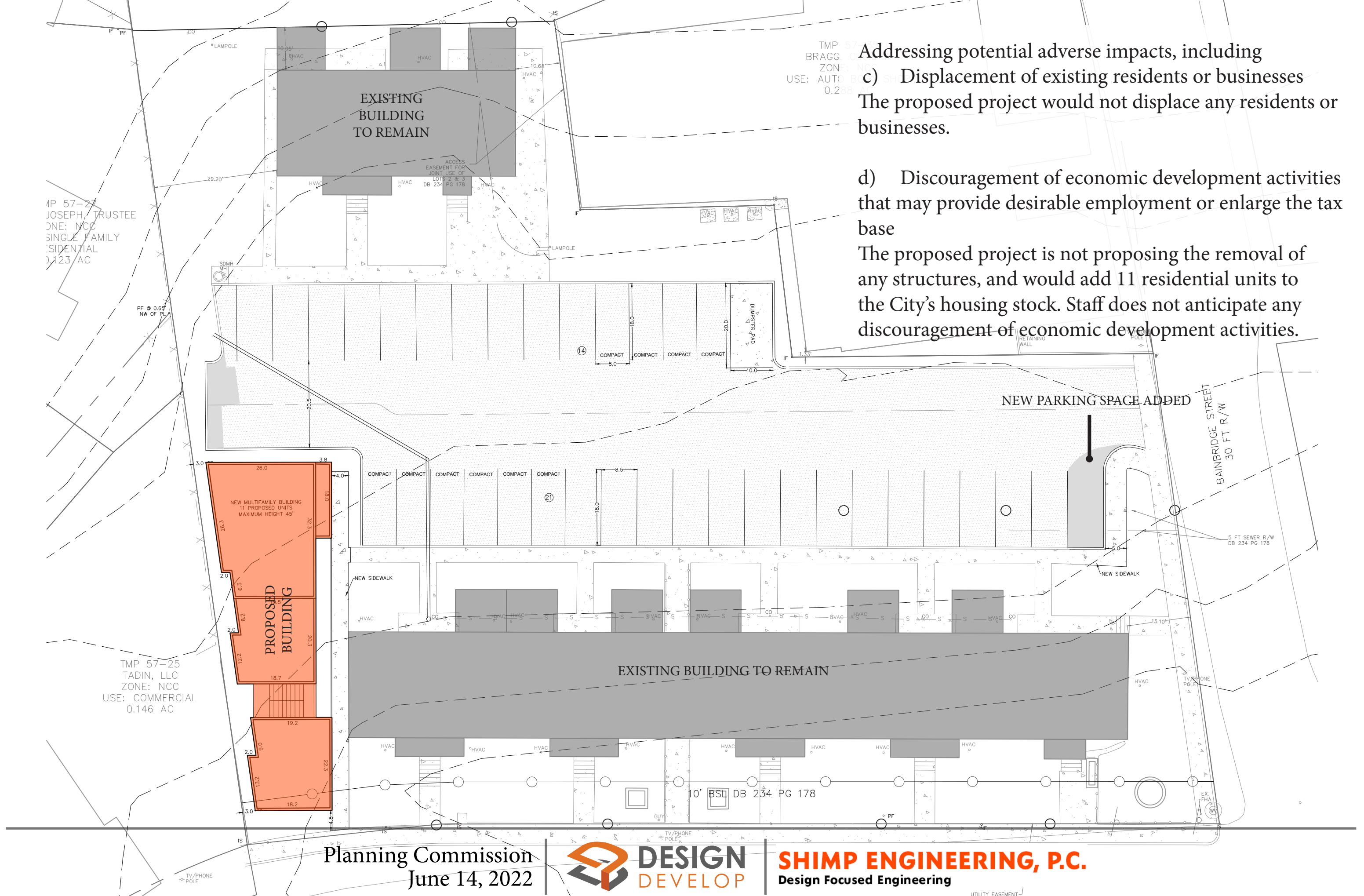
Addressing potential adverse impacts, including a) traffic or parking congestion:

The City Traffic Engineer has reviewed the preliminary site plan and had no concerns regarding the changes to the automobile access to the site and the increase in traffic on the adjacent streets.

Staff has no concern regarding the change in vehicle access.

The existing 23 units require 24 parking spaces. The additional 11 units will each require a single space per unit. The proposed site plan shows a total 35 parking spaces on site.





MP 57-27
JOSEPH, TRUSTEE
ONE: NCC
SINGLE FAMILY
RESIDENTIAL
0.123 AC

PF 0.65
NW OF PL

TMP 57-25
TADIN, LLC
ZONE: NCC
USE: COMMERCIAL
0.146 AC

TMP 57-27
BRAIN
ZONE: NCC
USE: AUTO
0.238

Addressing potential adverse impacts, including
c) Displacement of existing residents or businesses
The proposed project would not displace any residents or businesses.

d) Discouragement of economic development activities that may provide desirable employment or enlarge the tax base
The proposed project is not proposing the removal of any structures, and would add 11 residential units to the City's housing stock. Staff does not anticipate any discouragement of economic development activities.

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UTILITY EASEMENT





The table below shows the 2022 HUD guidelines for Fair Market Rent (FMR). The FMR will be based on the HUD guidelines for that year that the Certificate of Occupancy for the affordable unit(s) is issued.

	Eff	1 BR	2 BR	3 BR	4 BR
2022 HUD FMR	1,024	1,063	1,264	1,562	1,959
5 units @ FMR	1,024	1,063	1,264	1,562	1,959
2 units @ 125% FMR	1,280	1,329	1,580	1,953	2,449
Monthly cost includes tenant-paid utilities					

In this particular application, the proposed development does not exceed 1.0 floor-area ratio (FAR), therefore the applicant is not required to provide on-site affordable dwelling units as part of the project (pursuant to City code Section 34-12). However, the applicant is offering:

- Two (2) dwelling units shall be For-Rent Workforce Affordable Dwelling Units reserved for rental to low and moderate-income households having income less than 80% of the Area Median Income (AMI), where the monthly cost of rent, including any tenant paid utilities does not exceed 125% of the Fair Market Rent (FMR).
- Five (5) dwelling units shall be For-Rent Affordable Dwelling Units reserved for rental to low and moderate-income households having income less than 65% of the Area Median Income (AMI), where the monthly cost of rent, including any tenant paid utilities does not exceed the Fair Market Rent (FMR).





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