

# Neighborhood Development Services **NEWS & NOTES**



City of Charlottesville • Building and Property  
Maintenance Inspections • Engineering •  
Planning • Zoning

A Quarterly Review  
July 2012  
Volume III, Issue 3

## *Message from the Director*

We all know that time flies, but public projects under construction are an exciting way to mark progress. So much effort goes into creating various projects way before anyone ever gets to see dirt move. There are proposals to weigh, plans to develop and review, approvals to secure, bids to solicit, and contracts to award. But before construction activity begins, a little more administrative work takes place ... permits to review, approve and issue; public notices to be sent; and inspections to be conducted. Eventually, punch-lists and final payments are made and Certificates of Occupancy are issued. Within two and half years, one can walk along newly constructed sidewalk on Brandywine Drive to the Silver LEED-certified Whole Foods store!

*Jim*

James E. Tolbert, AICP

### ***In this newsletter:***

Planning Commission News	2
Board of Architectural Review News	2
Building News	3
Then and Now	4 – 5
New Sidewalks	6
Property Maintenance	6

*NDS Mission:*  
*To sustain a high quality of life for the Charlottesville community through progressive customer service, planning, engineering and code enforcement.*

**City of Charlottesville**  
**Neighborhood Development Services**  
**610 E. Market St**  
**Charlottesville, VA 22902**

**Phone: 434.970.3182**  
**Fax: 434.970.3359**  
**Email: [neighplan@charlottesville.org](mailto:neighplan@charlottesville.org)**

**Find us on the web at**  
**<http://www.charlottesville.org/NDS>**

# Planning Commission Update and Upcoming Sessions

## **Planning Commission**

*Meets on the second  
Tuesday of each month*

### **Items from Tuesday June 12, 2012**

4:30 PM -- Planning Commission Agenda Review

5:30 PM -- Planning Commission Regular Meeting Items:  
Lochlyn Hill PUD, Rose Hill/Cynthianna Rezoning, Zoning Text Amendments to address waiver provisions, McIntire Park Master Plan Presentation, Preliminary Discussion— 1536 Rugby Road PUD

### **Upcoming Planning Commission Work Sessions**

July 24, Aug, 28, Sept 25

### **Future Planning Commission Agenda Items**

Rezoning requests for Lochlyn Hill PUD, 1536 Rugby Road PUD and Stonehenge PUD, Special Permit request for Waterhouse

**The Charlottesville Planning Commission summer work sessions will focus on the Comprehensive Plan. There are also a number of focus groups and public outreach events underway. Please view our website for additional information: <http://www.charlottesville.org/Index.aspx?page=1547>**

## Board of Architectural Review (BAR) Recent News

### **April - June Approvals:**

- Replace Dormer windows - 128 Madison Lane
- Streetlight changes - 3rd St SE
- Stair replacement with HC ramp - 100 W High St
- Additional antennas - 811 W Main St
- Rear addition - 505 W Main St
- Add door to garage - 409 Altamont Circle
- Courtyard improvements - 509 W Main St
- Porch rebuild; new windows - 616 Park St
- New doorway & entrance canopy - 510 Locust Ave
- Loft addition and window replacement - 505 W Main St
- Change window to door - 632 W Main St
- Replace garage & rear porch; landscape plan - 705 Park St
- New Apartment building - 1308 & 1310 Wertland St
- Add new window - 306 E Jefferson St
- Memorial garden changes - 500 Park St
- New hedge - 112 W Market St
- Façade changes - 212 E Main St
- Demolitions - 301 and 315 W Main St
- Conceptual approval of massing, landscape, materials at new hotel with structured parking - 315 W Main St

### **Deferred:**

- Railing replacement - 513 Rugby Rd

### **Denied:**

- Revisions to Comyn Hall - 601 Park Street

### **Other Actions:**

- Recommended SUP for additional height at 218 W Water St
- Recommended revisions to ADC Guidelines

### **Preliminary Discussion:**

- Expand Apartment - 225 E Main St

## **BAR**

*Meets on the third Tuesday of each month  
Starting at 5:30 p.m. in City Hall Council Chambers  
For more BAR information, please go to  
<http://www.charlottesville.org> then click on Dept. of  
NDS/Historic Preservation & Design Planning/ BAR*



Façade changes - 212 E Main Street

# Design for Life Cville

The Design for Life Cville guidelines for visit-ability and live-ability incorporate design features such as a no-step entrance, making it easier and safer to bring in a baby stroller, move in large furniture, accommodate a person living with a temporary or permanent disability, accommodate friends or relatives who have mobility limitations, and ultimately will help people age in place.

## Unique Features of the Design for Life Cville Program

- One program with two optional standards of accessibility.
- Voluntary.
- Targets new construction and renovation of existing homes.
- Successful informal partnership of City, building/business community, and advocates.
- Administered by the City as part of the regular permitting process, not a special process.
- Upon certification the City will refund 25% of permit fees for Visit-Ability or 50% of permit fees for Live-Ability.
- City Zoning Text Amendment provides, by right, the use of setback areas for access as an element of the full program.



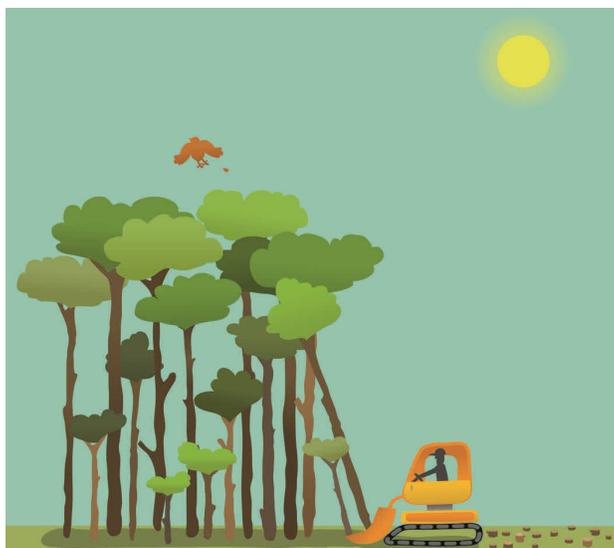
Level 1: Visit-Ability—A Visit-Able home has three basic design elements:

1. At least one no-step entry located at the front door, back door, side door (any door), deck, or through the garage connected to an accessible route to a place to visit on that level.
2. 32 inch or 2' x 10" nominal clear width interior doors.
3. A useable powder room or bathroom.

Level 2: Live-Ability— A Live-Able home has:

1. The three basic design features of a Visit-Able home, and:
2. At least one bedroom, full bath, and kitchen with a circulation path that connects the rooms to an accessible entrance.

NDS inspectors will inspect and certify that the homes meet Level I or II specifications. Information is available on our website.



## Save a Tree

Building Inspectors along with the rest of NDS has made a concentrated effort to reduce paper use and make our processes more efficient for the public. We are currently scanning our existing Certificates of Occupancy (required to be kept on file for the life of the structure) and have produced a more efficient method for people to request and e-mail 3<sup>rd</sup> party construction inspections including annual elevator inspections. This information is on the website now.

We are currently producing an updated Amusement Device Policy (used during the Annual Dogwood Festival and other events) and a number of updated handouts to assist with building safety that will soon be available on-line.

# What's Happening in our Neighborhoods? Then (January 2010) and **Now...**

- ✦ The Greenleaf Center project at 1147 Rose Hill Drive has been resubmitted for final approval. The project's review is nearly complete. A new three-story office building will replace the existing structures on the corner of Rose Hill Drive and Amherst Street. The applicant has proposed a number of green building components in the construction to clean and retain stormwater. **Site plan is approved.**
- ✦ Proposed changes to the noise ordinance as it applies to the Neighborhood Commercial Corridor in the Belmont neighborhood have been initiated by the City Council, and will be considered in upcoming meetings. **Completed.**
- ✦ The Belmont Cottages PUD, 15 single-family units, has received final approval.
- ✦ A 24 unit mixed-use development is proposed on the property bordered by Roosevelt Brown, King, Grove and 9<sup>th</sup> Streets.
- ✦ *5<sup>th</sup> Street SW one-way change* – From south of the eastern leg of Dice Street to just north of the Flower Man parking lot, 5<sup>th</sup> Street SW was made one-way in the southbound direction on January 20<sup>th</sup>. In June we will determine how effective the change is and if it has had any negative impacts on neighboring streets. **One-way completed.**
- ✦ The JPA Bridge project is scheduled for bid in the summer of 2010. During construction, the bridge will be closed to traffic but remain open to pedestrians and bicyclists. **Tentative completion date is September 2012.**
- ✦ City staff is currently working on implementing modifications to the Shamrock Road railroad crossing. **Completed.**
- ✦ The YMCA's preliminary site plan was approved by the Planning Commission in the fall, and City Council recently approved the project's overall design. The applicant intends to submit their final site plan for review and approval to NDS in the coming weeks. **Awaiting bonds for site plan approval.**
- ✦ The Fry's Spring Station at 2115 JPA is under construction and scheduled for completion in February. **Completed and occupied.**
- ✦ Cherry Hill Developers have requested that the City accept Rainer Road and Bing Lane into the City street system. City Staff will send a letter to Village Place developers and residents to inform them of remaining items that need attention before this road can be accepted for public maintenance. The developer has not yet requested road acceptance. **Road has been accepted into City Street System.**
- ✦ A resident of the Woodhaven neighborhood is creating a neighborhood organization for residents who live on Elizabeth Avenue, Lili Lane, Holmes Avenue and Agnese Street. Spencer Pushard lives at 1209 Agnese Street and can be contacted at 996-5687 or at [pushard-spencer@yahoo.com](mailto:pushard-spencer@yahoo.com).
- ✦ St. Charles Court residents will soon receive a letter in response to the snow removal concerns shared with staff in December and early January. The letter will also be sent to Southland Homes outlining issues to be addressed before the road can be accepted into the City street system as well as their responsibilities until the road is accepted for public maintenance. **Road has been accepted into City Street System. (St. Charles Court south of 250 Bypass awaiting developer-initiated final street inspection.)**
- ✦ The proposed Coal Tower property development of 302 multi-family units is nearing final site plan approval. **Site plan is approved.**
- ✦ A private 19-space parking lot at 207 11<sup>th</sup> Street NE is currently under construction.
- ✦ Whole Foods site plans were approved this winter and work is underway on Hydraulic Road across from Dominion Power. Crews will construct a retaining wall at the southeastern end of the property that will support the level site pad where the grocery store is to be located. The southern terminus of Hillsdale Drive Extended, the outer shell of the grocery store, and the parking lot with trees are scheduled for completion this fall. **Certificate of Occupancy issued in June 2011.**
- ✦ A zoning text amendment was recommended for approval by the Planning Commission in January that would enable a Petco to locate next to World Market and Best Buy. The zoning code change request was submitted because the store would like to offer pet training, pet grooming and minimal veterinary services to customers.

## Then (January 2010) and **Now...**

These uses are not permitted under the existing zoning. City Council will take up the Planning Commission's recommendation in February. **Approved, built and occupied.**

- ✦ The Gleason project, a 6 story mixed-use building, is currently under construction, with completion scheduled this year. **Commercial units open for business. Condo units being completed and occupied.**
- ✦ Construction in Brookwood development continues but is nearing completion. Raymond Road street acceptance is expected soon. **Road has been accepted into City Street System.**
- ✦ Carter's View, a 29 single-family unit development located on an extension of Baylor Lane, is nearing completion. The developer is currently working on acceptance of the new streets into the City street system. **Road has been accepted into City Street System.**
- ✦ The proposed Charley Close development, a 6 lot subdivision at the end of Hartman's Mill Road and adjacent to Roy's Place, has received preliminary approval.
- ✦ Applicants for the Carver at Preston (701 Preston Avenue), a 27 unit condo, continue working with the railroad to obtain an easement to complete their project. **Site plan is approved.**
- ✦ City Council approved the special use permit for Charlottesville's first single room occupancy facility at their January 4<sup>th</sup> meeting. The facility will house formerly homeless residents and provide support services as they regain their footing and reestablish themselves. The 60-unit facility's site plan was approved by the Planning Commission in December, and the final site plan will be submitted for review and approval in the coming weeks. **The first residents moved in beginning March 2012. The City through a partnership with CRHA is sponsoring 21 units.**
- ✦ UVa has launched their Zipcar program which allows students, faculty, staff and community members temporary use of a vehicle for a small fee. There are six Zipcars available for use in the City and they are parked around the University. Visit <http://www.zipcar.com/uva/> for more information.
- ✦ 632 Preston Place, a 10 resident boarding house, was recommended for approval by the Planning Commission on January 12<sup>th</sup>, 2010 and is scheduled on the February 2<sup>nd</sup> City Council agenda for final approval.

- ✦ The Alcove Hotel, a 30 unit development located at 207 14<sup>th</sup> Street A will be before the Planning Commission on February 9<sup>th</sup>, 2010.
- ✦ The Dinsmore, a 21 unit apartment building at 219 14<sup>th</sup> Street, has submitted their final site plan. **Completed and occupied.**
- ✦ A preliminary site plan is under review for the Brandon/Monroe Apartments (428 Brandon Ave/429 Monroe Lane), a proposed 23 unit apartment building. **Completed and occupied.**
- ✦ The UVA Foundation is proposing changes to their 2006 site plan for the Battle Building to be constructed on West Main Street. The new facility is intended to serve children on an outpatient basis and connect with the new 11<sup>th</sup> Street parking deck. Amendments to their special use permit will be submitted later this year. **Currently under construction.**
- ✦ A 6-story, mixed-use building at the corner of 10 1/2 Street and West Main Street is proposed. The building will have retail space on the first floor, office space on the second and 1- and 2-bedroom condominiums on the upper floors. Parking is provided below ground, and the building will recycle rainwater collected in roof tanks.
- ✦ New sidewalks are being designed for;
  1. Brandywine Drive (from Yorktown Road to Hydraulic Road east side), **Complete.**
  2. St. Anne's Road (at the intersection with Grove Road), **Complete.**
  3. High Street (from Grove to Long Street east side), **Under design.**
  4. Little High Street (from Meade Avenue to 13th street north side), **Complete.**
  5. Florence Avenue (from Rives Street to Nassau Street north side), **Complete.**
  6. Holmes Avenue (from North Avenue to Elizabeth Avenue near the creek east side), **Complete to creek crossing.**
  7. Lewis Mountain Road (from Emmet Street to Alderman Road south side), **Complete**
  8. Meadowbrook Heights Road (from Kenwood Lane to King Mountain Road west side). **Complete.**

Construction is currently underway on Holmes Avenue and Lewis Mountain Road with other locations to start in the spring. Residents will be notified in advance of construction activities.



# New Sidewalks Constructed Along Briarcliff Avenue

Construction of new sidewalks continues throughout the City. Photo of recently completed work along Briarcliff Avenue from Forest Ridge Road to Rock Creek Road.



Under Design:  
1st Street SE  
Holmes Avenue  
9 1/2 Street  
High Street  
Blenheim Avenue  
Meridian Street  
Moore Street

## A Friendly Reminder

More than 56% of property maintenance code violations issued this spring involve weeds and overgrowth of greenery.

City Code 5-149 states that *it shall be unlawful for the owner of any parcel of real estate to allow thereon any hedge, shrub, tree or other vegetation, the limbs, branches or other parts of which overhang, extend or protrude into any street, sidewalk or public alley in a manner which obstructs or impedes the safe and orderly movement of persons or vehicles thereon.*

Please make sure that all greenery is trimmed clear of the streets and sidewalks that front your property. A minimum 7' vertical clearance is required along sidewalks to ensure the safe passage of pedestrians.

City Code Section 1-155 states that it is the *duty of the owner or occupant to cut grass, weeds, etc. from the property line to the public street right of way.*

Please make sure greenery in these areas is kept trimmed and clear .

