October 7, 2022

RMD Properties, LLC
1193 Seminole Trail

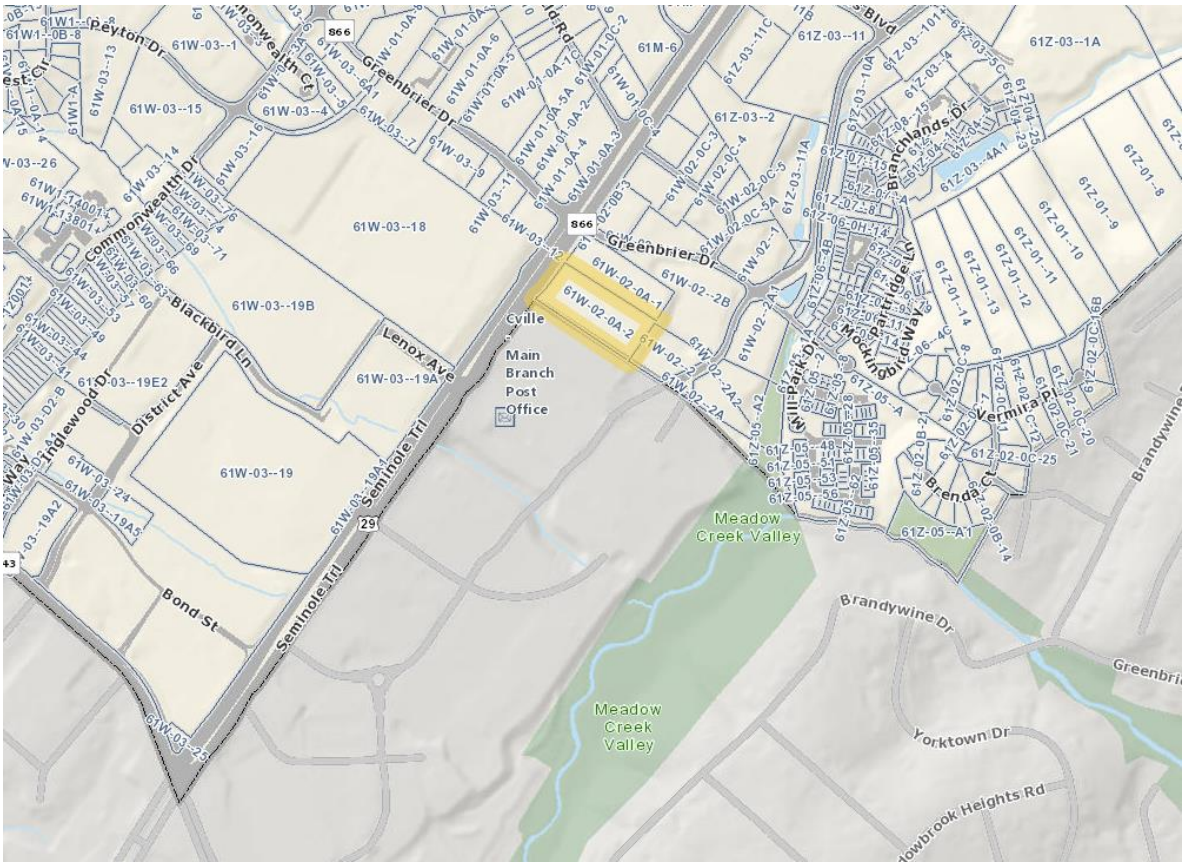
Planning Commission Work Session Narrative

Project Description

RMD Properties, LLC (the "Applicant") is the owner of property located at 1193 Seminole Trail (State Route 29) in the Rio Magisterial District. The Applicant wishes to develop the property as a mixed-use development, with a small retail/commercial space and multi-family apartments (the "Project"). The subject property is further described below (the "Property"):

Tax Map Parcel	Acreage per Assessor's Records	Owner
061W0-02-0A-00200	3.23 ac.	RMD Properties, LLC

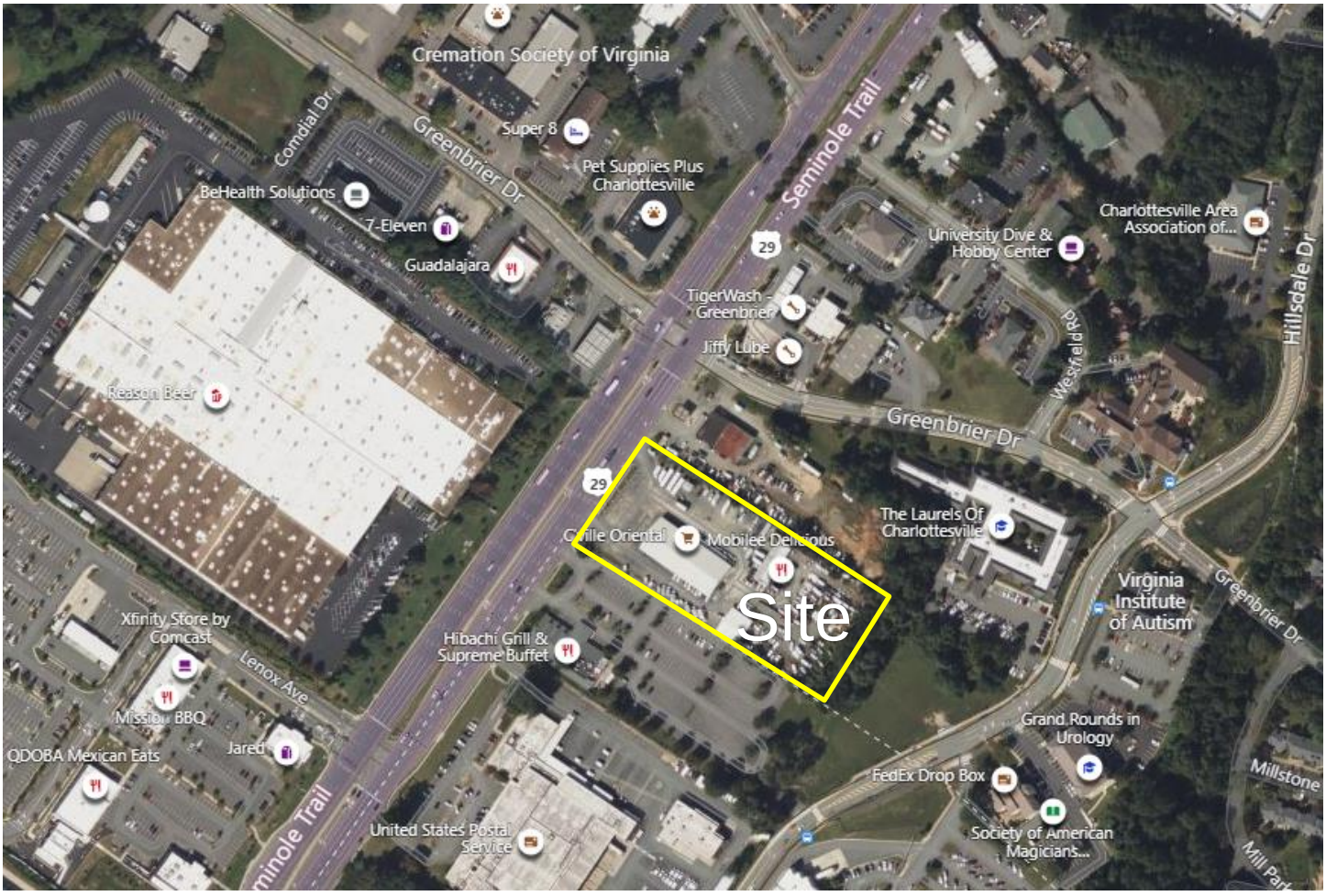
The Property is the southern-most County parcel on the east side of Route 29, abutting the boundary with the City of Charlottesville, as shown below:



The Property currently contains a grocery store, and car repair shop, is zoned C1 Commercial, and is designated on the Comprehensive Plan and the Places29 Master Plan for Urban Density Residential use. An area comprising approximately 2.4 acres is designated for Neighborhood Service Center on the Places29 Master Plan. The Applicant is considering rezoning the Property from C1 Commercial to Neighborhood Model District ("NMD") to permit the Project.

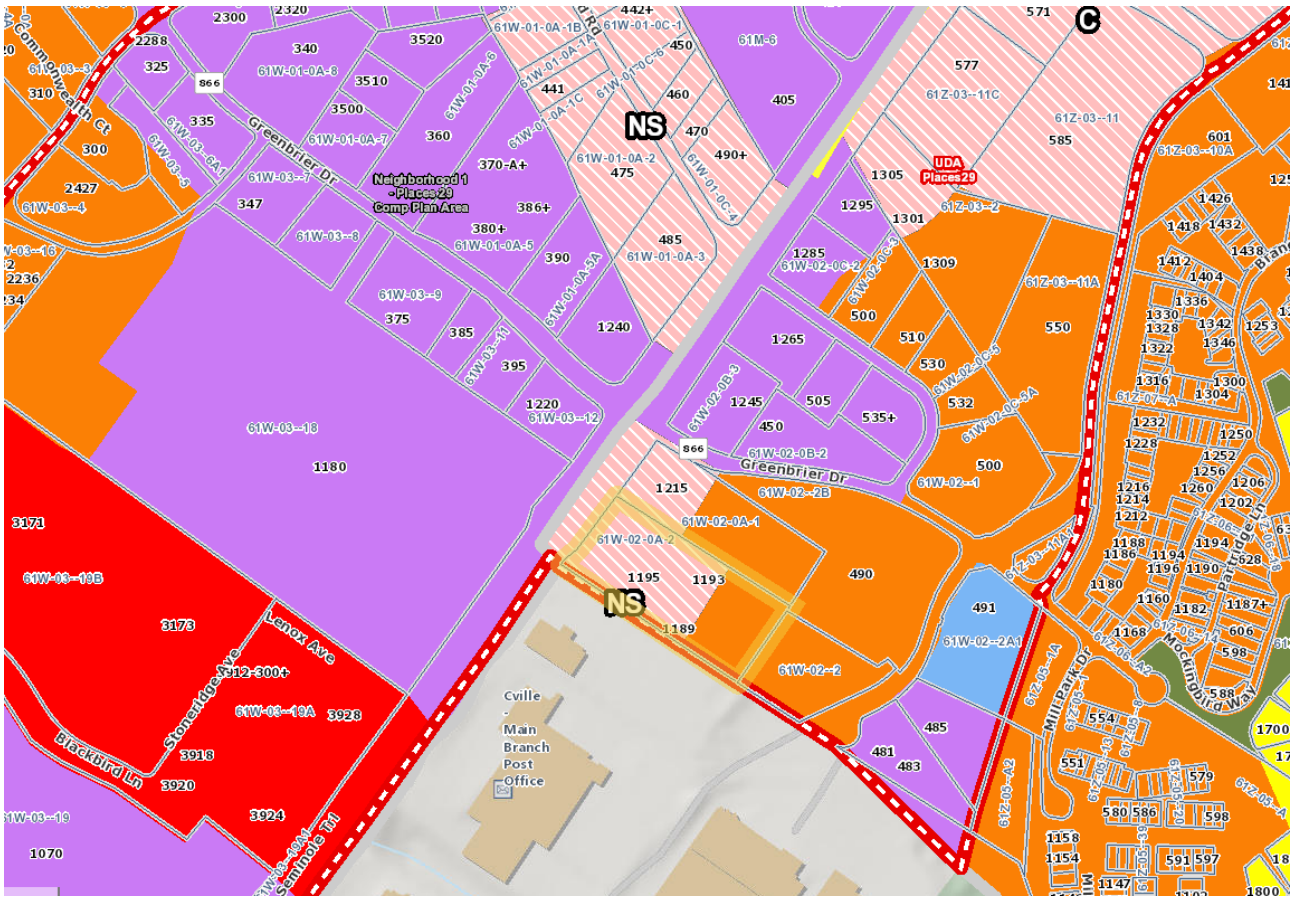
Surrounding Area

The surrounding area is comprised of a large variety of commercial, retail, and office uses. There is a proposed Wawa gas station to the north (adjacent to Greenbrier Dr.); to the south is a City of Charlottesville property which contains an existing restaurant, and then the US Post Office just south of the restaurant. To the east is a vacant lot proposed to be parking for the Virginia Institute of Autism which is located across Hillsdale Drive. Across Route 29, to the west, is Seminole Place (the old Comdial building) which houses a number of industrial and commercial businesses, as well as Albemarle County High School Center I. Below is a map showing the Property and surrounding area.



Comprehensive Plan Land Use Designations

The Places29 Master Plan's (the "PL29 MP") Future Land Use Map designates the Property for Urban Density Residential and Urban Mixed Use, as part of a Neighborhood Service Center. The Property is outlined in yellow on the image below of the Places29 Land Use Map. Urban Density Residential recommends 6-34 units per acre and a maximum building height of 4 stories or 45 feet. Neighborhood Service Center recommends 3-20 units per acre and a maximum building height of 3 stories.



Concept Plan

A proposed Conceptual Plan prepared by WDG Architects dated August 29, 2022, (the "Concept Plan"), is provided for discussion (Attachment A). Conceptually, the Project proposes a five-story building that contains approximately 7,400 square feet of non-residential space, and 275 multi-family units with structured parking and modern amenities. Amenities include a multi-use path across the frontage, modern amenities for the residents within and outside of the building, a sidewalk/walking trail that will provide pedestrian connection from Rt 29 to Hillsdale Drive, and a plaza area outside of the retail/commercial space.

A main entrance on the northern most side of the Property is proposed, which will be a right-in and right-out only entrance. On the southern most portion of the Property, a right-in only entrance is proposed. Additionally, a connection to the rear of the property is proposed that will connect to Hillsdale Drive.

Because Route 29 is a designated Entrance Corridor, the building design and materials, and other elements of the Project such as plantings and signage will be subject to the jurisdiction of the Architectural Review Board at the site plan stage.

Consistency with the Comprehensive Plan

The Comprehensive Plan is a guiding document for growth, development, and investment in Albemarle County. The Comprehensive Plan is a general guide and does not have the status of a zoning ordinance, which allows flexibility in how it is interpreted. The Places29 Master Plan was developed and approved over 10 years ago and is outdated in many respects. For instance, since the adoption of the PL29 MP, the Rio29 Small Area Plan and

ordinance was adopted which implemented a form-based approach over density limitations. The Project is approximately a half mile south of the designated Rio29 Small Area boundary.

There are many elements of the Comprehensive Plan that the Project is clearly consistent with, as discussed further below. However, the Project does not meet the height and density recommendations of the PL29 MP.

As stated above and as shown on Tables LU-1 and LU-2 (Attachment B) within the PL29 MP, Urban Density Residential recommends a maximum building height of 4 stories or 45 feet and 6-34 units per acre, and Neighborhood Service Center recommends a maximum building height of 3 stories and 3-20 units per acre.

The Project contemplates a maximum of five (5) stories and 275 units, which equates to 85 units per acre.

As noted above, the property is adjacent to the City of Charlottesville which recently adopted a new Comprehensive Plan and land use designations. The property directly to the south of the Project is designated within the City's Comprehensive Plan as Urban Mixed Use Node, which is described as "Urban mixed use districts that support community housing, employment, and commercial development". This designation recommends heights of up to 10 stories.

While density and height as contemplated, do not meet the recommendations of the PL29 MP, the Project as contemplated does meet many other important elements of the Comprehensive Plan and PL29 MP including:

1. The proposed uses are consistent with the Places29 Master Plan designation of Urban Density Residential and Urban Mixed Use (Neighborhood Service Center).

2. Neighborhood Model Principles: Pedestrian Orientation; Mixture of Uses; Neighborhood Center; Interconnected Streets and Transportation Networks; Multi-modal Transportation Opportunities; Relegated Parking; Redevelopment; Respect Terrain and Careful Grading and Re-grading; Clear Boundaries with the Rural Area.

3. From the Growth Management Section of the Comprehensive Plan:

    a. Objective 1, Strategy 1a: Continue to encourage approval of new development proposals in the Development Areas as the designated location for new residential, commercial, industrial, and mixed-use development.

4. From the Development Areas Section of the Comprehensive Plan:

    a. Objective 2a: Continue to require and provide sidewalks and pedestrian paths in the Development Areas.

    b. Objective 2o: Promote redevelopment as a way to improve and take advantage of existing investment in the Development Areas.

    c. Objective 4: Use Development Area land efficiently to prevent premature expansion of the Development areas

    d. Objective 5: Promote density within the Development Areas to help create new compact urban places

    e. Objective 6: Promote infill and redevelopment that is compatible with surrounding neighborhoods and uses

5. From Housing Albemarle:

a. Objective 1: Increase the supply of housing to meet the diverse housing needs of current and future Albemarle County residents.

    i. Strategy 1a: Allow, encourage, and incentivize a variety of housing types (such as bungalow courts, triplexes and fourplexes, accessory dwelling units, live/work units, tiny homes, modular homes, and apartment buildings); close to job centers, public transit and community amenities; and affordable for all income levels; and promote increased density in the Development Areas.

Summary

Given the location of the Project, the Comprehensive Plan's status as a general guide, and reviewing the Project as a whole with consideration of the Project's consistency with many goals and objectives of the Comprehensive Plan, we would appreciate feedback from the Planning Commission on the following:

1. Proposed height of 5 stories
2. Proposed density: 275 units at 85 units per acre

Attachments:

A: Concept Plan dated August 29, 2022
B: Tables LU1 and LU2 from the Places29 Master Plan

(101310681.2)

Project: 1193 Seminole Trail
Location: 1193 Seminole Trail, Charlottesville, VA

AREA SUMMARY (*5 BOMA)

USE	LEVEL	Total GSF	RESIDENTIAL (*5)	LOBBY/ AMENITY (*1)	RETAIL	COMMON (*2)	SERVICE (*3)	PARKING		EXTERIOR AMENITY AREA (excluded*4)
NONE	ROOF									
RESIDENTIAL	5	**68,946**	41,575			5,245	252	21,874		
RESIDENTIAL	4	**68,946**	41,575			5,245	252	21,874		
RESIDENTIAL	3	**68,946**	41,575			5,245	252	21,874		1,242
RESIDENTIAL	2	**62,656**	35,935			4,595	252	21,874		
ALL	1	**70,031**	23,079	12,821	7,465	3,836	252	22,578		22,181
	TOTAL	**339,525**	**183,739**	**12,821**	**7,465**	**24,166**	**1,260**	**110,074**		**23,423**

CAR PARKING COUNTS

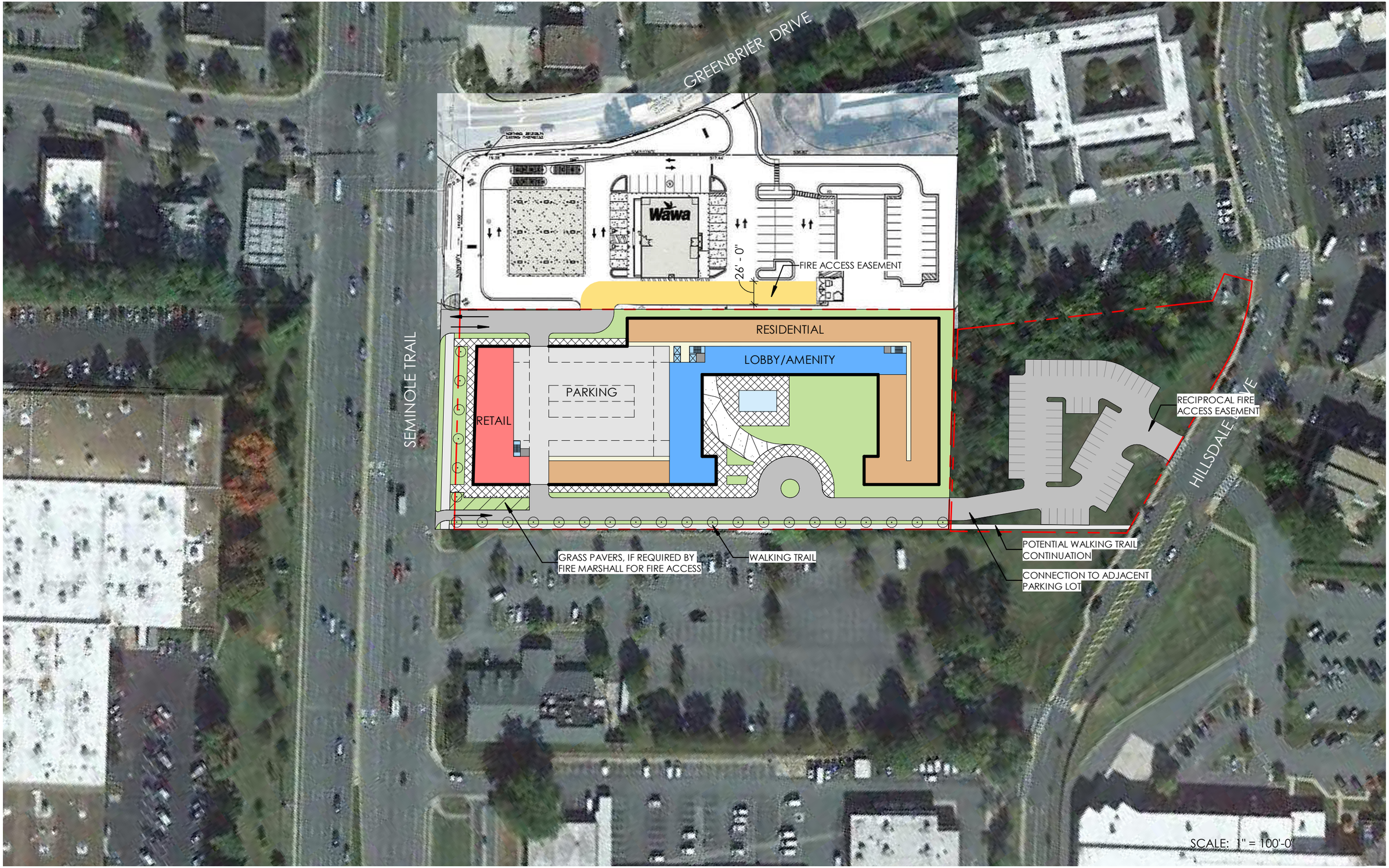
Standard Spaces	ADA Spaces	Tandem Spaces	Total Car Parking
66			66
66			66
66			66
66			66
62			62
326	-	-	326

Estimated Bed Count (325 Res NSF per bed)	565
Car Parking Spaces per Bed	57.7%
Motorcycle or Scooter Parking per Bed	0.0%
Bike Parking per Bed	0.0%
Total Parking All Modes per Bed	**57.7%**

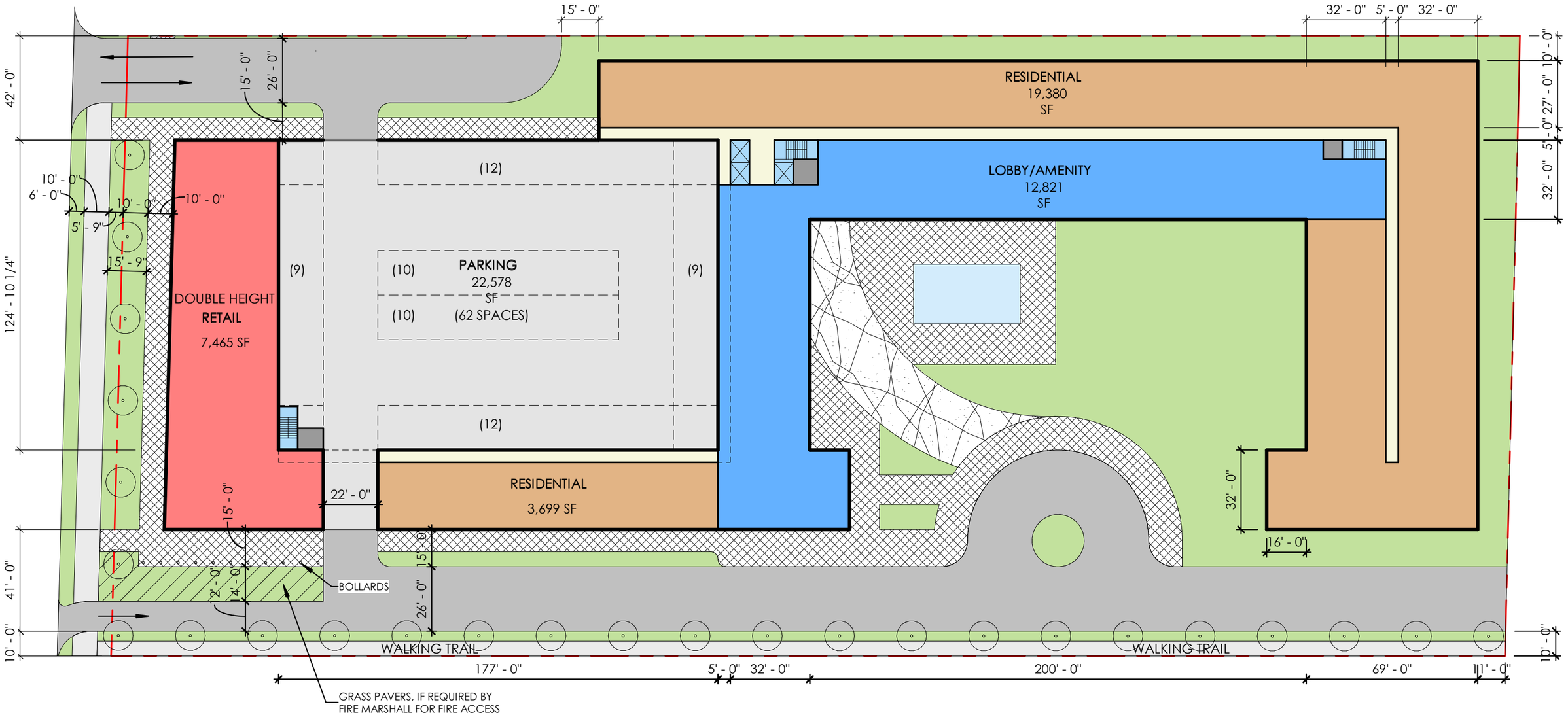
NOTES:

***1** Amenity Area: Lobbies, Leasing Offices, public restrooms, Fitness, Club Room, Study, Game Rooms, etc.
***2** Common Area: Corridors, Elevator Lobby (excluding main lobby), and Stair/Elev
***3** Service Area: Comprised of all back of house closets, service rooms, trash rooms, equipment rooms, etc
***4** Exterior & Courtyard Areas do not contribute to GSF calculation
***5** BOMA Method A - Residential Standards for all SF measurements

LOT AREA	140,198
LOT COVERAGE	50%

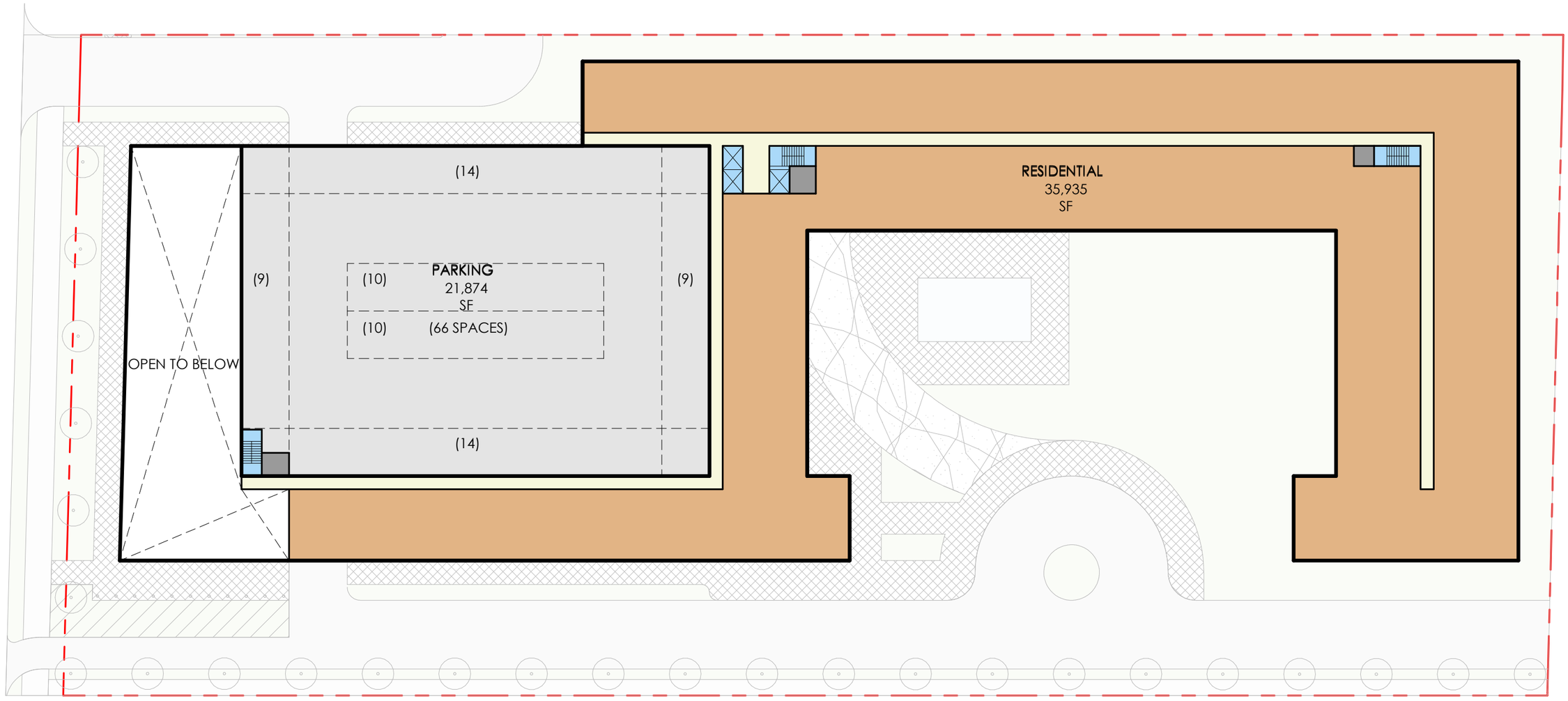


AERIAL PLAN T.3



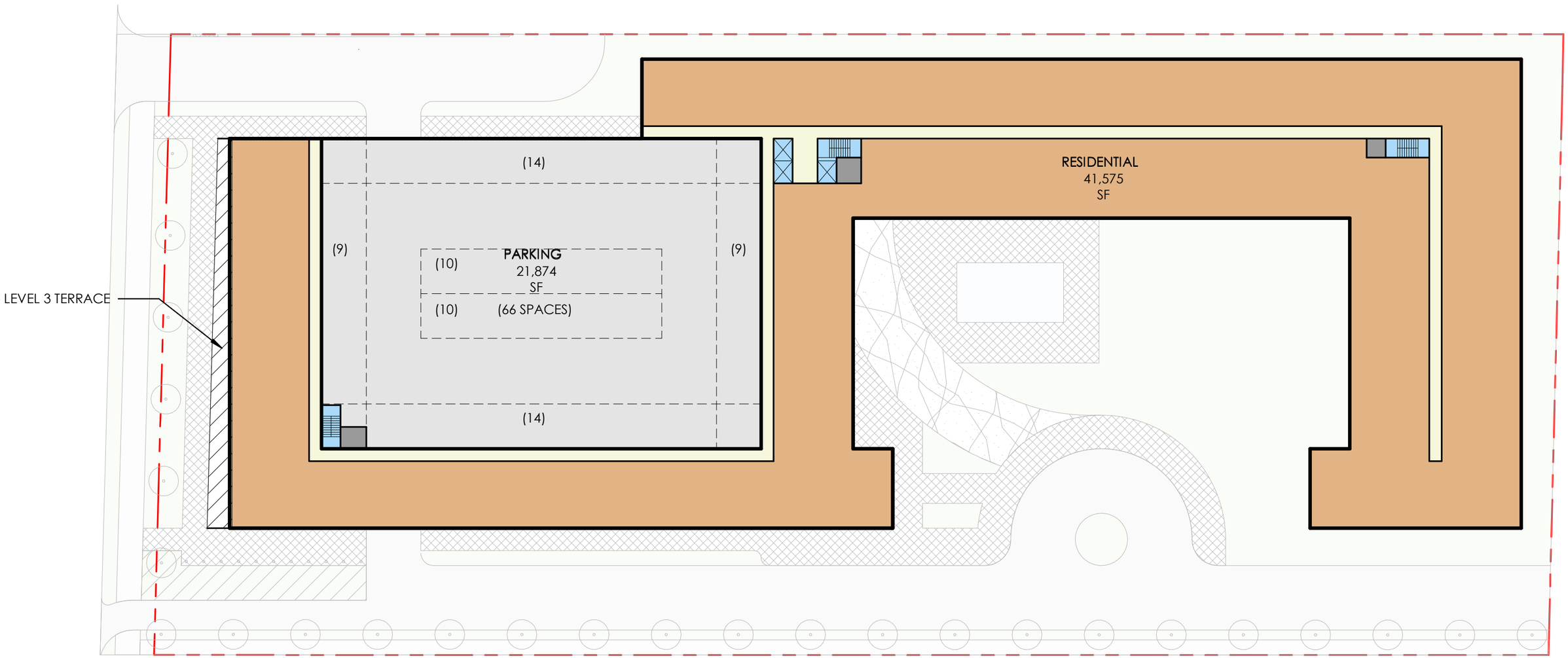
SCALE: 1" = 40'-0"

LEVEL 1 FLOOR PLAN T.4



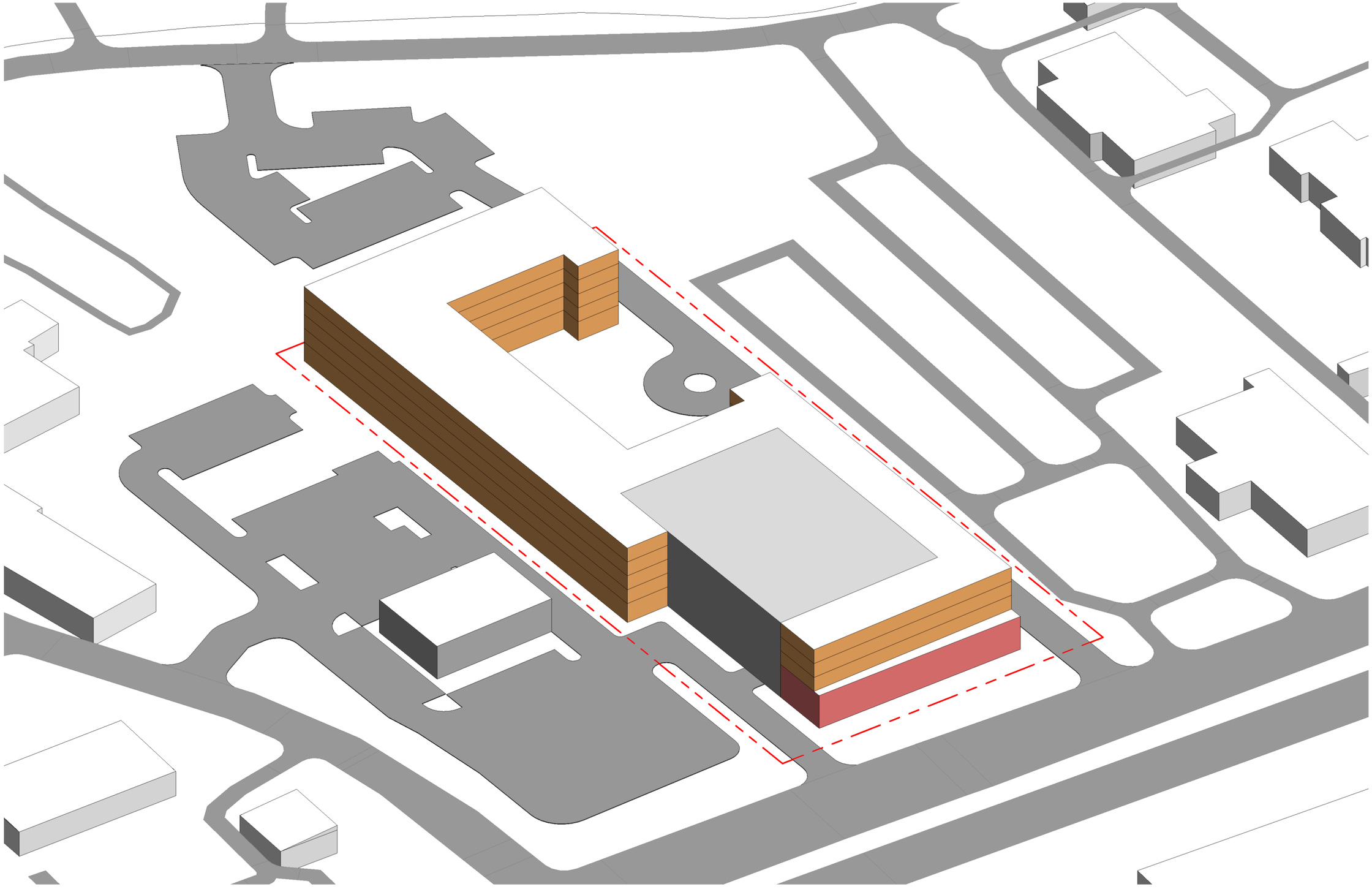
SCALE: 1" = 40'-0"

LEVEL 2 FLOOR PLAN T.5

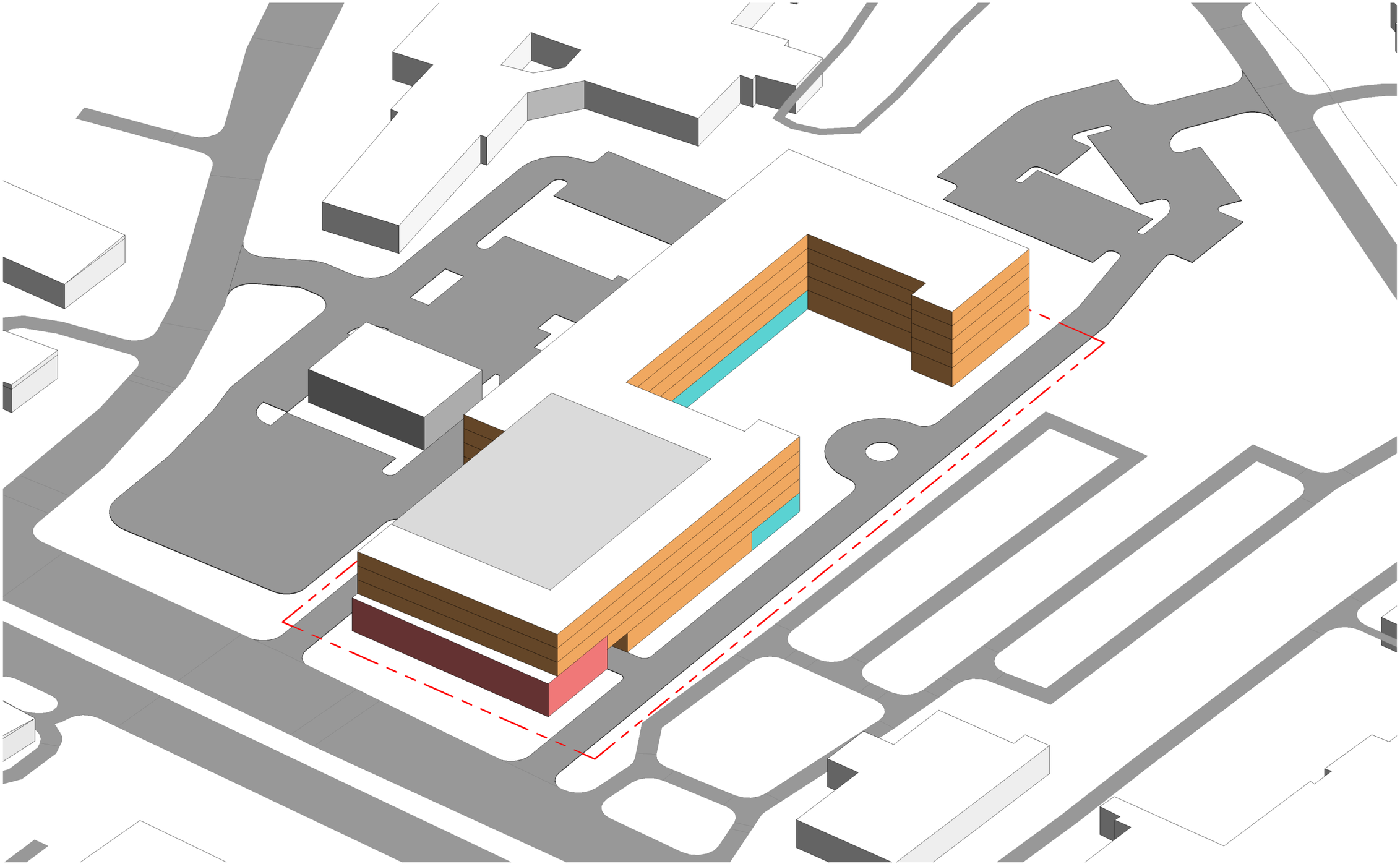


SCALE: 1" = 40'-0"

LEVEL 3-5 FLOOR PLAN T.6



3D VIEW 1 T.7



PLACES 29 Creating and Connecting Communities in Northern Albemarle

Table LU 1: Land Uses in Centers and the Uptown

Primary & Secondary Uses ↓	Neighborhood Service Center (NS)	Community Center (C)	Destination Center (D)	The Uptown (Up)
Residential	▪ Single family attached & detached, multifamily ▪ Density: 3 – 20 units/acre ▪ Maximum building height: 3 stories	▪ Single family attached, multifamily ▪ Density: 6.01 – 34 units/acre ▪ Maximum building height: 4 stories	▪ Single family attached, multifamily ▪ Density: 6.01 – 60 units/acre ▪ Maximum building height: 5 stories	▪ Single family attached, multifamily ▪ Density: 6.01 – 80 units/acre ▪ Maximum building height: 6 stories
Neighborhood Retail **Community & Regional Retail** **General Commercial Service**	▪ Maximum single building footprint: 15,000 SF ▪ Maximum building height 3 stories; no more than 2 stories for retail-only buildings	▪ Maximum single building footprint: 60,000 SF ▪ Maximum building height 4 stories; no more than 2 stories for retail-only buildings	▪ Maximum single building footprint: 50,000 SF ▪ Maximum building height 5 stories, no more than 3 stories for retail-only buildings	▪ Maximum single building footprint: 25,000 SF ▪ Maximum building height: 6 stories ▪ First floor may be retail, commercial, or residential; upper floors may be office or residential
Auto Commercial Sales & Service	▪ All activities must be within a building, except for customer/ employee parking, loading, and gas pumps. ▪ Evidence must be provided that noise, odors, and other potential nuisances do not adversely affect surrounding uses ▪ Maximum single building footprint: 7,500 SF	▪ All activities must be within a building, except for customer/employee parking, loading, and gas pumps. ▪ Evidence must be provided that noise, odors, and other potential nuisances do not adversely affect surrounding uses. ▪ Maximum single building footprint: 7,500 SF	▪ All activities must be within a building, except for customer/employee parking, loading, and gas pumps. ▪ Evidence must be provided that noise, odors, and other potential nuisances do not adversely affect surrounding uses. ▪ Maximum single building footprint: 7,500 SF	Not permitted
Office **R&D/Flex**	▪ Maximum single building footprint: 15,000 SF ▪ Maximum building height for retail-only buildings: 2 stories ▪ Maximum building height if retail on ground floor only: 3 stories, with residential units or office uses above retail ▪ Maximum height of office only building: 2 stories, unless by exception where up to 4 stories may be allowed if consistent with surrounding uses	▪ Maximum single-building footprint: 20,000 SF ▪ Maximum building height for retail-only buildings: 2 stories ▪ Maximum building height if retail on ground floor only: 3 stories, with residential units or office/commercial uses above retail	▪ Maximum single building footprint: 20,000 SF ▪ Maximum building height for retail-only buildings: 3 stories ▪ Maximum building height if retail on ground floor only: 5 stories, with residential units or office/commercial uses above retail	▪ Maximum single-building footprint: 25,000 SF; may increase to 40,000 SF by exception ▪ Maximum building height for retail-only buildings: 3 stories ▪ Maximum building height if retail on ground floor only: 6 stories, with residential units or office/commercial uses above retail
Light Manufacturing/Storage/ Distribution	Not Permitted, unless by exception where there are no impacts on surrounding uses and where consistent with the character of surrounding uses.	Not Permitted	Not Permitted	Not Permitted
Heavy Manufacturing/ Storage/ Distribution	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Warehousing/ Distribution	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Institutional	▪ Maximum single-building footprint: 15,000 SF	▪ Maximum single-building footprint: 20,000 SF	▪ Maximum single-building footprint: 20,000 SF; larger by exception	▪ Maximum single-building footprint: 20,000 SF
Open Space (Each Center needs a minimum of 10 percent usable open space. Each development needs to provide at least 10% or show where the equivalent area is already provided on another property.)	▪ Minimum of 1 small green park conveniently located ▪ Park is intended to be a central, focal point of the Center ▪ Minimum size of park: 1/4 to 1/2 acre ▪ Additional open space may be necessary, depending on the intensity and mix of uses. This additional open space may be in the form of a plaza, minimum size: 2,500 SF.	▪ Minimum of 1 green usable park, centrally located ▪ Park is intended to be a focal point of the Center ▪ Minimum size of park: 1/4 to 1 acre. ▪ Additional open space may be necessary, depending on the intensity and mix of uses. This additional open space may be a: plaza (5,000 SF min.), greenway, formal lawns in front of public buildings (1/4 acre min.), or a playground (1/4 acre min.)	▪ Same as Community Center, although minimum size of single park may be ¼ acre if at least two parks are provided. Allows for two focal points, if design of Destination Center permits.	▪ Minimum of 1 usable park required ▪ Intended to be a central, focal point of Uptown ▪ Minimum size of single space: 1/4 acre. ▪ Playgrounds should be provided with residential ▪ Plazas and formal lawns: same as Community ▪ Additional open space(s) are strongly encouraged. Amount of open space required will be determined during preparation of the Small Area Plan for Airport Road Corridor Area.

PLACES 29 Creating and Connecting Communities in Northern Albemarle

Table LU2—Land Use Designations in Areas Around Centers

Land Use Designation→ Primary & Secondary Uses ↓	Urban Mixed Use	Urban Density Residential	Neighborhood Density Residential	Commercial Mixed Use	Office/ R&D/ Flex/Light Industrial	Light Industrial	Heavy Industrial	Open Space
Residential For these uses, buildings should not be taller than 4 stories, unless by exception	▪ Density: 3 – 34 units/acre in areas with this designation that are not in Centers ▪ Minimum 25 percent of urban mixed use development should be residential ▪ Residential may be mixed vertically or horizontally	▪ Density: 6.01 – 34 units/acre ▪ Maximum building height: 4 stories or 45 feet ▪ Two or more housing types preferred in each development	▪ Density: 3 – 6 units/acre ▪ Maximum building height: 3 stories or 35 feet ▪ Two or more housing types preferred in each development	▪ Residential is a secondary land use in this designation ▪ Residential should be included in developments over 5 acres ▪ Locate residential above office or retail	▪ Residential is a secondary land use in this designation ▪ Residential should be located on upper floors of multistory buildings	Not Permitted	Not Permitted	Not Permitted
Neighborhood Retail **Community & Regional Retail** **General Commercial Service** Buildings should not be taller than 3 stories, unless by exception	▪ Minimum 25 percent of urban mixed use should be retail ▪ Maximum retail-only single-building footprint: 15,000 SF	▪ A secondary land use in this designation ▪ These uses are encouraged to locate in Centers; may be located in areas around Centers by exception ▪ Maximum retail-only single-building footprint: 5,000 SF	▪ A secondary land use in this designation ▪ These uses are encouraged to locate in Centers; may be located in areas around Centers by exception ▪ Maximum retail-only single-building footprint: 5,000 SF	▪ Retail is a primary land use in this designation ▪ Maximum single-building footprint: 80,000 SF	▪ Retail is incidental to primary use in this designation ▪ Maximum single-building footprint for retail-only building: 10,000 SF ▪ Maximum single-building footprint for mixed use building: 20,000 SF	▪ Retail is incidental to primary industrial use in this designation ▪ Retail uses encouraged to locate in Centers; may be located in areas around Centers by exception ▪ Maximum single-building footprint for retail-only building: 10,000 SF ▪ No maximum building footprint for retail showroom included in mixed use building	▪ Retail is incidental to primary industrial use in this designation ▪ Retail uses encouraged to locate in Centers; may be located in areas around Centers by exception ▪ Maximum single-building footprint for retail-only building: 10,000 SF ▪ No maximum building footprint for retail showroom included in mixed use building	Not Permitted
Auto Commercial Sales & Service Buildings should not be taller than 2 stories, unless by exception	▪ All activities must be within a building, except for customer/employee parking, loading, and gas pumps ▪ Maximum single-building footprint: 7,500 SF ▪ Evidence must be provided that noise, odors, and other potential nuisances do not affect surrounding properties	Not Permitted	Not Permitted	▪ A primary land use in this designation ▪ Provide evidence that noise, odors, & other potential nuisances do not adversely affect surrounding uses	▪ Services that may involve noise, odors, traffic & other potential nuisances may locate in this land use designation after providing evidence that these nuisances will not adversely affect surrounding uses	▪ A secondary land use in this designation ▪ Services that may involve noise, odors, traffic & other potential nuisances should locate in this land use designation	▪ A secondary land use in this designation ▪ Services that may involve noise, odors, traffic, or other potential nuisances should locate in this land use designation	Not Permitted
Office **Research & Development (R&D)/Flex** Buildings should not be taller than 4 stories, unless by exception	▪ Minimum 20 percent of development in this designation should be office or office/R&D/ Flex ▪ Maximum single-building footprint: 20,000 SF	▪ These uses are encouraged to locate in Centers; may be located in areas around Centers by exception	▪ These uses are encouraged to locate in Centers; may be located in areas around Centers by exception	▪ A secondary land use in this designation ▪ May be located above retail or other service uses ▪ Maximum office-only single-building footprint: 20,000 SF	▪ A primary use in this designation ▪ Maximum office-only single-building footprint: 40,000 SF	▪ Office is incidental to primary industrial use in this designation ▪ Maximum office-only single-building footprint: 20,000 SF	▪ Office is incidental in this designation associated with primary industrial use ▪ Maximum office-only single-building footprint: 20,000 SF	Not Permitted

Land Use Designation→ **Primary & Secondary Uses ↓**	**Urban Mixed Use**	**Urban Density Residential**	**Neighborhood Density Residential**	**Commercial Mixed Use**	**Office/ R&D/ Flex/Light Industrial**	**Light Industrial**	**Heavy Industrial**	**Open Space**
Light Manufacturing/ Storage/ Distribution For these uses, buildings should not be taller than 4 stories, unless by exception	▪ All activities, except customer/employee parking and loading must be within a building ▪ Maximum size of building footprint: 20,000 SF ▪ Evidence must be provided that noise, traffic, and other potential nuisances do not affect surrounding properties	Not Permitted	Not Permitted	▪ A secondary land use in this designation ▪ All activities, except customer/employee parking and loading must be within a building ▪ Maximum single-building footprint: 20,000 SF ▪ Evidence must be provided that noise, traffic, and other potential nuisances do not affect surrounding properties	▪ A primary land use in this designation ▪ Maximum single-building footprint: 40,000 SF, unless by exception if consistent with surrounding uses and character of area	▪ A primary land use in this designation ▪ No maximum single-building footprint	▪ A primary land use in this designation ▪ No maximum single-building footprint	Not Permitted
Heavy Manufacturing/ Storage/ Distribution	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	▪ A primary land use type in this designation ▪ No maximum single-building footprint	Not Permitted
Warehousing/ Distribution	Not Permitted	Not Permitted	Not Permitted	Not Permitted	▪ Warehousing/Distribution is incidental to Office/ R&D/Flex in this designation ▪ Maximum single-building footprint: 40,000 SF	▪ A primary land use in this designation ▪ No maximum single-building footprint	▪ A primary land use in this designation ▪ No maximum single-building footprint	Not Permitted
Institutional	▪ A secondary land use in this designation ▪ Maximum single-building footprint: 20,000 SF	▪ A secondary land use in this designation ▪ Maximum single-building footprint: 20,000 SF	▪ A secondary land use in this designation ▪ Maximum single-building footprint: 20,000 SF	▪ A secondary land use in this designation ▪ Maximum single-building footprint: 20,000 SF	▪ A secondary land use in this designation ▪ Maximum single-building footprint: 20,000 SF	▪ Not recommended in this land use designation	▪ Not recommended in this land use designation	Permitted, if of a recreational nature
Open Space	▪ Public/Privately owned parks, greens, commons, plazas to serve businesses, employees, customers ▪ Nearest open space should be within ¼ mile of businesses or residences ▪ Tot lots or active recreation areas should be provided with residential use	▪ Public/Privately owned parks, greens, commons, plazas, and greenway trails to serve residents & visitors ▪ Areas of active recreation should be provided (may be indoors) ▪ Emphasis should be placed on central, useable open space ▪ Nearest open space should be within ¼ mile of residences ▪ Protected areas may have greenways/trails to provide alternate travel modes	▪ Public/Privately owned parks, greens, commons, and greenway trails to serve residents & visitors ▪ Areas of active recreation should be provided ▪ Emphasis should be placed on central, useable open space ▪ Nearest open space should be within ¼ mile of residences ▪ Protected areas may have greenways/trails to provide alternate travel modes	▪ Public/Privately owned parks, greens, commons, plazas to serve residents & visitors ▪ Nearest open space should be within ¼ mile or business or residence ▪ Tot lots or active recreation areas should be provided with residential use	▪ Public/Privately owned parks, greens, commons, plazas to serve businesses, employees, customers and residents ▪ Nearest open space should be within ¼ mile of businesses or residences ▪ Areas of active recreation should be provided with residential uses (may be indoors)	▪ Public/Privately owned parks, greens, commons, plazas to serve businesses, employees, and customers ▪ Nearest open space should be within 1/2 mile of businesses	▪ Public/Privately owned parks, greens, commons, plazas to serve businesses, employees, and customers ▪ Nearest open space should be within 1/2 mile of businesses	