



TMP: 07700-00-00-02000
Hogwaller Farm
Zoning Map Amendment Request
Resubmission Application Narrative
January 16, 2017

RE: ZMA 2017-00007; TMP 07700-00-00-02000 Rezoning from Light Industrial to Rural Areas

Shimp Engineering is submitting a zoning map amendment application on TMP 77-20 from Light Industrial to Rural Areas to allow the parcel to be used for agricultural production as part of an urban farm residential development, where residential development will occur on an adjacent parcel within the City of Charlottesville and the County parcel will be dedicated to agricultural use. TMP 77-20 provides the unique opportunity to serve as the site of agricultural production for this innovative residential development because of the parcel's size and its immediate location adjacent to the City. Sited as "Parks and Green Systems, Private & Public Open Space," on the Generalized Land Use Plan for the Development Areas, TMP 77-20 is an ideal location for an urban farm, because as a private parcel, the use proposed on the parcel is one that aligns with this designation while maintaining private ownership of the parcel. The urban farm will serve as a recreational amenity to residents and farm visitors. As an amenity to residents and visitors, the farm use may exercise by-right events or activities outlined in Chapter 18 Sec 5.1.58. Additionally, the riparian buffer on the property adjacent to Moore's Creek provides the opportunity to establish a trail and possible connections to the Rivanna Trail Network, furthering the recreational potential of the property.

Current Conditions:

The 7.52 acre property is located between Nassau Street (in the City of Charlottesville) and Moore's Creek. The property is wooded and lies within the 100-year floodplain, along the western bank of Moore's Creek. The western property boundary is also the boundary between the City of Charlottesville and Albemarle County. Access to the property is gained from the City of Charlottesville (Nassau Street) through City parcel 61-79, also owned by Franklin Street Land Trust II.

Proposed Use:

This proposal is to rezone a parcel currently zoned (LI) Light Industrial to Rural Areas (RA) to allow agriculture, forestry, and fishery uses except as otherwise expressly provided. The Owner/Applicant would like to use the parcel (70-20) and the adjacent city parcels (61-79, 61-79.16, 61-79.17, 61-79.18, 61-79.19, and 61-79.20) to create a mixed use residential/agriculture area of approximately 8.46 acres. The novel combination of residential with agricultural use creates a unique and sustainable model for Albemarle's Development Area, drawing upon the agricultural history of the area and incorporating that with much needed residential density to provide for affordable housing within the City. The intent is for permanent farm sales to occur within City boundaries; however we plan to adhere to zoning clearance requirements outlined in 5.1.47 if the establishment of a farm stand, accessory to the agricultural use, is desired on the County parcel.

The parcel currently includes a predominantly lightly wooded area, which includes invasive species, along Moore's Creek in Woolen Mills, with open runoff outflows from culverts catching runoff from developments up to Monticello Rd.

The proposed condition would convert the wooded area to agricultural land within the limits of disturbance, provide more adequate BMP's for culvert outflows, and implement a 35' riparian buffer to a portion of Moore's Creek. The width of the riparian buffer was chosen based on guidelines outlined by USDA's National Resources Conservation Service's Conservation Practice Standard for Riparian Forest Buffers, Code 391.

Farm sheds are proposed on the parcel and are structures that are accessory to the farm use. No residential structures are proposed on the property.

Surrounding Uses:

Small lot residential properties within the City border the property on the west. The Moore's Creek Wastewater Treatment Plant borders property on the east. A light industrial use borders the property on the North. A vacant property, zoned light industry, borders the property to the south.

Consistency with Comprehensive Plan:

Chapter 7 of the County's Comprehensive Plan, includes a vision of the County's Rural Areas that promotes, "healthy ecosystems, active and vibrant development areas, and a physical environment that supports healthy lifestyles." Hogwaller Farm will contribute to an active and vibrant development area through its development model that reserves the county parcel for agricultural purposes that will coexist with a residential development in the City. By rezoning this parcel to Rural Areas, the county parcel will foster a physical environment that supports healthy lifestyles by encouraging Hogwaller Farm residents to grow their own food. The Hogwaller Farm will also promote a healthy ecosystem that does not overburden the land by maintaining undisturbed riparian buffers.

The Hogwaller site falls within Southern and Western Development Areas Master Plan. In the Woolen Mills neighborhood, this plan calls for a joint planning effort between the City and the County to establish an area "where employment, tourism, and recreational activities are expected." Hogwaller Farm will offer employment opportunities for seasonal farm work, create tourism opportunities in the form of educational farm classes or farm visits, allowed in Rural Areas by-right according to Sec 5.1.58, and will create recreational opportunities for residents and visitors looking to grow their own food.

In Chapter 8 of the Comprehensive Plan, a clear expectation is to explore opportunities for urban agriculture. As an urban farm development, Hogwaller Farm aligns directly with this expectation. The Comprehensive Plan classifies this parcel and all the surrounding properties as Parks and Green Systems in the General Land Use Map; an agricultural use is ideal for aligning with this designation while maintaining the property's private ownership.

Impacts on Public Facilities and Public Infrastructure:

Agricultural use will have minimal impacts/demands on public facilities and infrastructure. Agricultural use will have less impact than current by-right uses allowed in Light Industry zoning districts. By retaining predominantly pervious surfaces, the impacts of stormwater on Moore's Creek should be minimized. Additionally, because of the nature of the development, Hogwaller Farm will have minimal impact on emergency services, roads, and utilities.

Impacts on Environmental Features:

This site lies entirely within the Moore's Creek 100-year flood plain. Agricultural uses are permitted within the 100-year flood plain by the county, and will provide rich soils for production. An existing berm, not shown on the County GIS 2' contours, follows the western bank of Moore's Creek. The berm diverts all runoff from the Belmont neighborhood along Nassau Street in a northerly direction where a natural bio-filter of sandy loam material effectively collects runoff prior to discharging into Moore's Creek. The impacts on Moore's creek will come from water flow across the property, including cross drainage flow from nearby development. The impact on Moore's creek will not be from drainage coming directly from the property. There will be no fill placed in the floodplain on the property.

Alignment with Rural Area goals:

- "Support a strong agricultural and forestal economy." As part of the livability project, Charlottesville and Albemarle County, in their hopes of achieving a community of green neighborhoods, healthy waterways, clean air, and sustainable natural resources, should "recognize the shared interests between the City and County in promoting a strong local food economy." The proposed development supports this objective in numerous ways: the location of the project allows the proposed farm to easily provide local food options to City and County residents.
- "Protect and preserve natural resources, which include...streams." The proposed development will preserve riparian buffers adjacent to Moore's Creek.
- "Protect the County's historic, archeological, and cultural resources." Farming served as a staple in Albemarle's economy for centuries and today the County still values the importance of farming in the local economy.