**SHIMP ENGINEERING, P.C.**
Design Focused Engineering

**Project Narrative For:** **HTC Block 9**

**Parcel Description:** **TMP 03200-00-00-041R0 + TMP 03200-00-00-041P0**

**Revision:** **August 6, 2025**

**Initial Submittal:** **May 1, 2025**

**Pre-App Meeting Date:** **November 18, 2024**

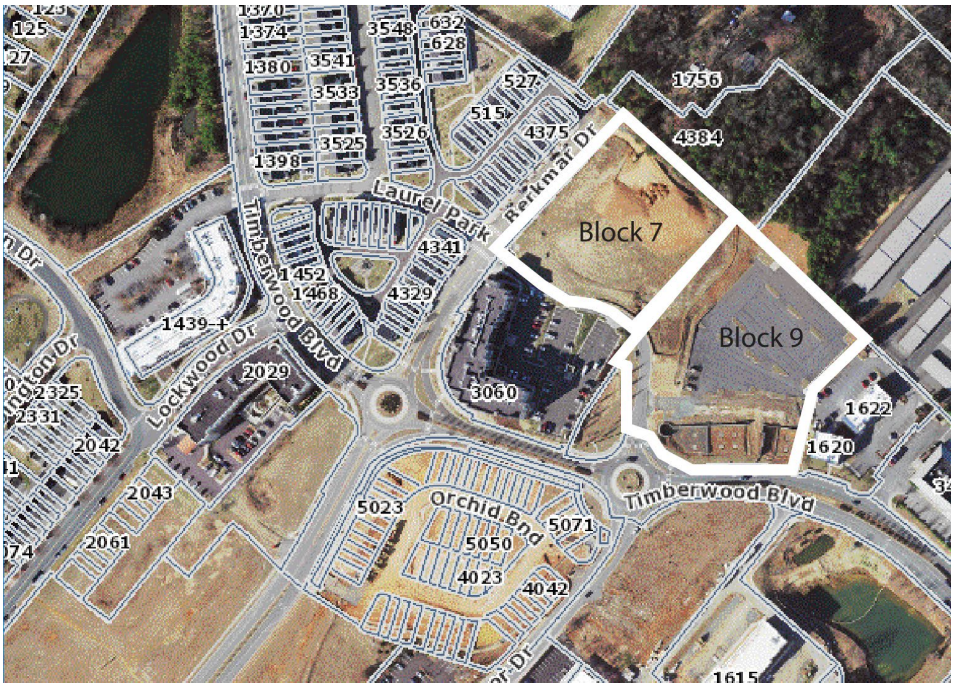
| TMP | ACREAGE | EXISTING ZONING | PROPOSED ZONING | COMP PLAN DESIGNATION |
|---|---|---|---|---|
| TMP 03200-00-00-041R0 | 3.37 AC | Planned Development Mixed Use Commercial, Residential not Permitted | Planned Development Mixed Use Commercial, Residential Permitted | Commercial Mixed Use |
| TMP 03200-00-00-041P0 | 2.02 AC | Planned Development Mixed Use Commercial, 100 Residential Units Permitted | Planned Development Mixed Use Commercial, 56 Residential Units Permitted | Commercial Mixed Use |

**Additional Zoning Considerations:**

Airport Impact Area, Entrance Corridor.

**Location:**

Off Seminole Trail, along Timberwood Blvd, behind 3420 Seminole Trail building.




**Surrounding Uses:**

Multi-family residential, assisted living, diner, warehouse.

**Project Proposal:**

This is a request to amend the code of development and application plan associated with ZMA 2017-00005, a project commonly known as "Hollymead Town Center Area C" ("HTC Area C"). Post Office Land Trust (the "owner") is seeking to develop Albemarle County tax parcel 0320000-00-041R0, designated as Block IX within Area C, ("Block IX") with up to 96 residential units and to reduce the number of residential units permitted on Albemarle County tax parcel TMP 03200-00-00-041P0 ("Block VII") to 44 units. HTC Area C is comprised of nine blocks, each of which has developed in accordance with the approved application plan and code of development applicable to HTC Area C, which has been amended several times since its original approval in 2003.

The Code of Development and Application Plan submitted with this Zoning Map Amendment demonstrate the requested changes to ZMA2017-00005, specifically, those changes are:

Table A

- Increase the overall not to exceed number of residential units permitted within Area C by 40 units from 370 to 410;
- Decrease the maximum dwelling units permitted in Block VII from 100 to 44;
- Permit up to 96 dwelling units in Block IX
- Include attached single-family or multifamily as permitted residential unit types in Block IX
- Include Pocket Park and Tot Lot as amenities within Block IX

Table B

- Revise setbacks in Block IX to clarify that setbacks are 0-10 from edge of sidewalk in Mixed Use Areas and inclusion of setbacks for Residential Areas, 0-20 from edge of sidewalk in Residential Areas
- Revise typical building elevations and important features to be Mixed-Use/Community Service District Style

Appendix A

- Remove automobile laundries as a permitted use in Block IX
- Remove home & business services such as grounds care, cleaning, exterminators, landscaping and other repair and maintenance services as a permitted use in Block IX

Block IX

- Revise narrative for Block IX to include updated references to general building form and use types permitted
- Incorporate 7% amenity area requirement
- Incorporate affordable housing requirement
    - For the 56 units reallocated from Block VII, 15% of the units will be designated as affordable dwelling units at 80% Area Median Income (AMI) limits
    - For the additional 40 units permitted in Block IX, 20% of the units will be designated as affordable dwelling units at 60% AMI limits for rental units and 80% AMI limits for for-sale units

**HTC Area C Background:**

Below is a brief history of the various zoning amendments to Area C since the initial zoning approval in 2003.

ZMA 2001-00002: HTC Area C was originally rezoned to PD-MC in 2003 with the approval of ZMA 2001-00002. Many of the blocks within Area C have developed or are subject to approved site plans and are slated for development in the near term.

ZMA 2013-00004: First amendment to ZMA2001-00002 which permitted construction of 44 townhome units in Block VI and eliminated the minimum commercial requirement to construct 32,000 SF of non-residential use.

ZMA 2017-00005: Amendment to ZMA2013-00004 to increase the maximum non-residential square in Area C to 353,000 square feet and permit up to 130 residential units in Block II and up to 100 residential units in Block VII.

**Public Need or Benefit**

HTC Area C has been gradually developing over the past 20 years and several zoning amendments over the years have enabled the PDMC to adapt and continue developing in a manner that served community needs. When HTC Area C was first approved, it was imagined as a predominantly commercial development. Over the years, as many of the commercial parcels sat vacant, it became evident that the incorporation of additional residential units within HTC Area C was necessary to support the commercial areas within Area C as well as the large commercial areas that were constructed within Hollymead Town Center Areas A and B. Blocks that have been amended to permit residential use without having corresponding commercial minimum requirements, have largely built out. Although these blocks have

built out, many of them have not built out to the maximum number of units permitted in the Code of Development.

Table 1 below demonstrates the number of dwelling units approved in each block compared to the number of dwelling units approved and constructed. Of the approved 370 units, 182 remain unbuilt (232 approved units – 44 units in Block 7) and of those 182 units, 82 will likely never be realized because they are allocated to blocks that have been fully built out.

*Table 1. Residential Uses Table*

| Block | Residential Units Permitted | Dwelling Unit Ranges Permitted | Dwelling Units Approved Site Plans | Units Constructed? |
|---|---|---|---|---|
| I | No | - | - | |
| II | Yes | 0-130 | 56 | Yes |
| III | Yes | 5-10 | 10 | Yes |
| IV | Yes | 15-30 | 30 | Yes |
| V | Yes | 20-50 | 50 | Yes |
| VI | Yes | 40-50 | 42 | Yes |
| VII | Yes | 0-100 | 44* | No |
| VIII | No | - | - | |
| IX | No | - | - | |
| Total: | | 370 | 232 | |
| Units Permitted but Not Constructed: | | 138 | | |

**denotes initial site plan approval*

This ZMA amendment seeks to reallocate 56 units from Block VII to Block IX, reducing Block VII's unit allocation to 44. The overall maximum number of units permitted will increase to 410 to not reduce the number of units allocated to other blocks that are not under common ownership as the Blocks subject to this application. Since many of the Blocks in HTC Area C are built out and are unlikely to redevelop, the unit increase proposed as a result of this rezoning application is 40.

The County population is anticipated to increase by 26,000 residents by 2040[1]. According to the Places29 Master plan, approximately 25% percent of Albemarle's population resides in the Northern Development Areas. If the proportion of the population living in the Northern Development Areas were to remain constant relative to the total County population, 6,500 new residents could be expected to join the Northern Development Area community by the year 2040, creating significant demand for new housing. The Community of Hollymead, the largest of the Northern Development Areas, with its proximity to Hollymead Elementary School and other communal nodes, creates a perfect location for new residential development. Despite its strategic location, portions of the area have been entitled for development for more than 20 years without movement on the parcel. While the most desirable blocks for commercial development have been built out, Block IX has sat with minimal improvements for decades as construction on the parcel stalled after installation of a parking lot and several retaining walls. The introduction of residential development provides an opportunity to activate this long-stagnant parcel, allowing it to contribute meaningfully to Albemarle County's evolving land development needs.

**Consistency with the Comprehensive Plan:**

[1] Albemarle County (2022). Land Use Buildout Analysis

The property is designated as Commercial Mixed Use in The Places29 Master Plan. This Land Use Designation is defined as follows:

*Commercial Mixed Use. This designation is applied only to areas that are already developed or that have been approved for development as commercial shopping centers. This designation is used in the areas around Centers and is intended to support the eventual conversion of these areas to a more mixed use type of development that would support adjacent mixed-use centers. These areas have the potential to integrate some nonretail uses, such as multifamily housing, office, or institutional uses, and to develop stronger links with adjacent Centers.*

The aforementioned definition illustrates how residential use is in line with The Places29 Master Plan. With a variety of shopping centers and commercial establishments already serving residents and visitors, integrating additional housing will create a harmonious blend of living, working, and shopping spaces. This development will increase foot traffic, as residents are more likely to shop locally, thus boosting the economic vitality of commercial areas.

Below are the ways in which this proposal is consistent with goals and objectives of the adopted Places29 Master Plan.

Development:

*As it is stated in the Comprehensive Plan, the County has chosen to direct future development into the Development Areas in order to lessen development pressure on the Rural Areas. New Development in the four Northern Development Areas is intended to follow the Neighborhood Model, so that those areas will include lively, mixed-use, pedestrian-friendly centers.*

The proposed development aligns with the County's Comprehensive Plan by being located within the development areas and in a development that has largely built-out in a manner consistent with the Neighborhood Model. Hollymead Town Center is an incredibly walkable area of Albemarle County where there are continuous sidewalk connections to restaurants, a grocery store, and shops.

*The Northern Development Areas can expect a combination of new development, infill development, and redevelopment to take place subject to this Master Plan. It is essential for this development to follow the principles of the County's Neighborhood Model; to respect and work with the terrain.*

The proposed development within Block IX will follow the principles of the Neighborhood Model; buildings are proposed to establish a relationship with the street, parking is proposed to be relegated to the side and rear of buildings, pedestrian connectivity will be paramount, and human scale development will be established to create an invited and well-integrated residential block within Area C.

*Preserving the character of existing neighborhoods while improving the quality, diversity, and affordability of new housing is important. Housing, including workforce housing, located close to employment centers, shopping areas, transportation, and recreation is important for the Northern Development Areas.*

Block IX will include affordable housing, and the 40 new units that are proposed will be subject to the County's new housing policy. Block IX is an excellent location for new infill housing and is in close proximity to employment centers including County Schools, Hollymead commercial area, and Rivanna Station.

Economic:

*Adequate housing for a wide range of household types and income levels will be needed to accommodate the expected increase in population.*

As population growth drives housing demand, townhomes provide a balanced solution by optimizing density and affordability. Their compact design enhances land use efficiency, increasing housing availability in urban and suburban areas while preserving community character.

The project is consistent with a number of objectives and strategies in the Comprehensive Plan. Namely, a few consistencies are:

*Objective 2: Create a physical environment that supports healthy lifestyles through application of the Neighborhood Model Principles.*

The proposal is within a planned development that is well connected to minor and major road networks in the Hollymead Community. As the block redevelops in accordance with the Code of Development, Application Plan, and County regulations, pedestrian connectivity will continue to improve as sidewalks and/or pedestrian paths are constructed in accordance with applicable County regulations.

*Strategy 2g: Through Master Plans and rezoning approvals, ensure that all Development Areas provide for a variety of housing types and levels of affordability:*

As previously stated, 56 units reallocated from Block VII will be subject to affordable housing requirements from 2019 Revised Application Booklet for Code of Development calling for 15% affordable units at 80% AMI. In turn, 40 new units coming from the increase of the overall not to exceed permitted in Area C, would be subject to Albemarle County affordability requirements at 20% affordable housing and 60% AMI.

*Use Development Area land efficiently to prevent premature expansion of Development Areas:*

The project is located within a planned development in the Development Areas.

**Impacts on Public Facilities & Public Infrastructure:**

Public Safety:

The property is located within the area of service by Hollymead Fire Station and the Police Jefferson District, Sector 3, Beat 8. According to U.S. Census Data, there are on average 2.34 people per household in Albemarle County. Given that 40 new units are requested, the total population increase as a result of this rezoning is 93 people. The benefit of housing in this location is that emergency services already actively serves this area and drives past this block to serve the existing residents and business elsewhere in Hollymead Town Center. Housing in this location would not expand the service area already covered by emergency services.

Traffic:

The table below demonstrates the traffic impact of 96 residential units, the maximum buildout of residential units as a result of this rezoning. It should be noted that if these units are constructed, it is not necessarily contributing to a net traffic increase directly as a result of the rezoning as Block IX is allocated commercial square footage and commercial development typically has a much higher transportation impact than residential development. There is insufficient space for Block IX to develop to the maximum commercial square footage allocated and the maximum residential unit count allocated and

do to that space constraint, the traffic impact will not be greater than what would result from the 40,000 SF of non-residential square footage that is already allocated to Block IX.

| **Use** | **Code** | **Units** | **AM** | | | **PM** | | | **Daily Total** |
|---|---|---|---|---|---|---|---|---|---|
| Multifamily housing (low-rise) | 220 | 96 | In | Out | Total | In | Out | Total | 691 |
| | | | 13 | 40 | 53 | 39 | 23 | 62 | |

*Figure 1. Traffic calculations per ITE Trip Generation Manual, 11th Ed.*

Schools:

School-aged residents of the property would attend Albemarle High School, Lakeside Middle School, and Hollymead Elementary School. According to the 2023 Albemarle County Public Schools Subdivision Yield Analysis, 40 additional units could add 3.6 students to Hollymead Elementary, .8 students to Lakeside Middle, and 2.4 students to Albemarle High School, for a total of 6.8 students. The multiplier for multi-family units was utilized for the purpose of this projection because constructing max build-out within Block IX would require the construction of multi-family units.

| **Name** | **Multiplier** | **# of Units** | **# of Students** |
|---|---|---|---|
| Hollymead Elementary | 0.09 (apartment) | 40 | 3.6 |
| Lakeside Middle | 0.02 | 40 | .8 |
| Albemarle High | 0.06 | 40 | 2.4 |
| | | | Total = 6.8 students |

*Figure 4. Estimation of number of school-aged children for the proposed lots per 2023 Albemarle County Public Schools Subdivision Yield Analysis*

It is anticipated that neither Hollymead Elementary or Lakeside Middle School will have capacity conflicts through school year 2033/34, based on the 2023 Albemarle County Enrolment and Capacity Projections. While there are moderate capacity conflicts for Albemarle High School, the top priority identified by the LRPAC is to construct a new centrally-located facility to directly address high school capacity. High School Center II is anticipated to online by the 2026-2027 school year, before any of the residential units in Block IX are projected to certificate of occupancies issued.

**Impacts on Environmental Features:**

All design and engineering for improving the property will comply with applicable County and State regulation for management and treatment of stormwater runoff.