

Greenfield Terrace *Apartments*

Special Use Permit Application to Albemarle County

Thirty-Three Unit Apartment Building Development
Greenfield Terrace, Albemarle County, VA



An Urban Places, LLC *Development*
Powe Studio Architects PC

October 22, 2018

Revised January 11, 2019
Pages 2, 6, 9, 10

Project Description:

Greenfield Terrace is a planned 33-unit apartment building to be located on the quiet Greenfield Terrace cul-de-sac off Berkmar Drive near Rio Road. The development will be a rental property, with provisions to possibly convert the building into condominiums at a later date.

This contemporary 39,000 square foot, three-story elevatored building will include 17 two-bedroom two-bathroom units designed with couples or shared singles in mind, 6 one-bedroom-plus-den units and 10 one-bedroom apartments. Units range in size from 725 SF to 1,080 SF plus 70 SF to 100 SF balconies. Each spacious suite includes a large living area with floor-to-ceiling glass and an open kitchen, a large balcony, 3 and 4 fixture bathrooms, generous closet space and en-suite washer/dryer.

Contemplated resident interior amenities include a lobby lounge, with individual storage units, bicycle storage and parcel delivery locker system in its partial basement area. Exterior site amenities include extensive lawns, a shaded picnic and grilling area and a fire pit conversation area, and possibly bocce and croquet courts. The site backs onto a mature wooded area on both the west and north sides.

The building is contemporary in its architectural expression reflecting the target Millennial tenant market, flat roofed to keep the building scale and profile low, with cement board horizontal plank siding reflecting adjacent residential buildings, with cement board panels expressing each projected living room “bay” expression. Balconies are recessed and projected to create deep large outdoor living spaces for each unit.

Neighboring properties include a residential townhouse row and preschool directly to the south on Station Lane, a mature wooded area immediately to the west with four single family homes beyond the woods fronting on Woodburn Road, County-owned mature woods directly to the north and Agnor-Hurt School immediately north of the woods and the one block long Greenfield Terrace cul-de-sac accessing four small office buildings.

Residents will be close to Fashion Square and Route 29 shopping and employment centers north up Berkmar to the Research Park and south in-town via Route 29 or Rio. Residents can access to Rio Road via an easement on Station Lane private road.

Zoning and Special Use Permit Requests:

The property is an assembly of 1.008 acre and 0.95 acre contiguous parcels which are currently zoned Commercial Office, permitting multifamily development with a Special Use Permit. The lots total 1.958 acres. At 15 dwelling units per acre, this property can accommodate 29.37 “by-right” units. We propose to take advantage of the permitted bonus density for affordable units to increase the total unit count to 33 units, of which 6 units will be designated affordable at 80% AMI (15% of 29 units plus ½ of the four bonus units). We are proposing to utilize the height and setback requirements consistent with R-15 zoning which are compatible also with current CO requirements.

Current zoning requires 58 parking spaces, but we request a 10% parking reduction in recognition of the very close proximity to both the Rio and Berkmar bus routes. Our current site plan shows 54 spaces on site, and there is considerable on-street parking available for guests on Greenfield Terrace.

The development is in keeping with both Albemarle County’s Comprehensive Plan for the Rio + 29 area and the recently adopted Rio 29 Small Area Plan which plans high density urban development in this location. The south property has a current Special Use Permit permitting an office building with surface parking which was not built. This SP application requests amending the former SP.

Submission Narrative: Project Proposal

Consistency with Comprehensive Plan and the Rio 29 Small Area Plan:

- The proposed apartment building is entirely consistent with the Comprehensive Plan for the Rio+29 area which encourages increased urban density development to increase places to live, work and play and the recently adopted Rio 29 SAP which defines this neighborhood as a t2 to 5 story “Flex Zone”. Urban density, as defined in the Comprehensive Plan can exceed our 15 units per acre plan, but we are basing 15 units per acre on current CO zoning permitted Special Use R-15 multifamily. Developing Multifamily on Greenfield Terrace, which is currently all office use, increases the mixed-use character of the Greenfield Terrace neighborhood.

Public Need or Benefit

- There is a current high demand for Millennial and Empty Nester housing in Albemarle County’s inner ring suburban areas, with the Comprehensive Plan for this area encouraging more of an urban density which we are proposing with our 15 units per acre development. With existing bus routes a block away, and bicycle routes planned to connect this neighborhood to the Rio at 29 mixed use center, a more urban lifestyle is encouraged.

How Special Use will not be a detriment to adjacent lots

- An apartment building compliments the adjacent businesses on Greenfield which are all office buildings, providing walk-to-work opportunities. Immediately adjacent on Station Lane there are already residential units (townhomes and a single family home). There is also an early learning center directly next door, walkable for any resident families. The single family homes west of our property are set back considerably from our site and we propose a 50 feet treed buffer area separating them from our proposed apartment building which is set downhill from the adjacent homes and is only 3 stories in height.

How the character of the zoning district will not be changed by the proposed Special Use

- The character of Greenfield Terrace will be enhanced by the addition of multifamily apartments, changing this office-only area into a live-work mixed-use street.

How Special Use will be in harmony with the following:

- **Purpose and intent of the Zoning Ordinance**
 - The current zoning ordinance encourages multifamily use by permitting R-15 as a Special Use in this CO zone.
- **Uses permitted by right in this Zoning District**
 - The addition of multifamily units enhances the existing office use by creating a more urban mixed-use neighborhood.
- **Regulations provided in Section 5 of the Zoning Ordinance, as applicable**
 - None of the uses listed in Section 5 are applicable to our proposed residential use.
- **Public health, safety and general welfare**
 - By introducing residential into this neighborhood, we are encouraging a live-work urban neighborhood. Being proximate to retail amenities and to proposed bicycle ways, and with bus routes only a block away, this development will encourage a less automobile-dependent more urbane lifestyle.
- **Impacts on Public Facilities & Public Infrastructure**
 - Pre-application discussions with VDOT engineer and County Engineer confirm that there are no problematic increased traffic impacts with the added residents. Similarly, existing utilities are sized with sufficient capacity to manage this increased density.

Impacts on Environmental Features

- The properties are currently vacant land with an overgrown wooded area. It is our intent to preserve as many healthy trees on site as possible, most particularly by leaving a preserved strip of wooded property (except for clearing overgrowth) along the west edge of our site.

Narrative revised January 11, 2019 to also reference Rio 29 SAP and to confirm Station Lane access to apartment residents

Submission Narrative: Project Proposal

Consistency with Comprehensive Plan:

- The proposed apartment building is entirely consistent with the Comprehensive Plan for the Rio+ 29 area which encourages increased urban density development to increase places to live, work and play. Urban density, as defined in the Comprehensive Plan can exceed our 15 units per acre plan, but we are basing 15 units per acre on current CO zoning permitted Special Use R-15 multifamily. Developing Multifamily on Greenfield Terrace, which is currently all office use, increases the mixed-use character of the Greenfield Terrace neighborhood.

Public Need or Benefit

- There is a current high demand for Millennial and Empty Nester housing in Albemarle County’s inner ring suburban areas, with the Comprehensive Plan for this area encouraging more of an urban density which we are proposing with our 15 units per acre development. With existing bus routes a block away, and bicycle routes planned to connect this neighborhood to the Rio at 29 mixed use center, a more urban lifestyle is encouraged.

How Special Use will not be a detriment to adjacent lots

- An apartment building compliments the adjacent businesses on Greenfield which are all office buildings, providing walk-to-work opportunities. Immediately adjacent on Station Lane there are already residential units (townhomes and a single family home). There is also an early learning center directly next door, walkable for any resident families. The single family homes west of our property are set back considerably from our site and we propose a treed buffer area separating them from our proposed apartment building which is set downhill from the adjacent homes and is only 3 stories in height.

How the character of the zoning district will not be changed by proposed Special Use

- The character of Greenfield Terrace will be enhanced by the addition of multifamily apartments, changing this office-only area into a live-work mixed-use street.

How Special Use will be in harmony with the following:

- **Purpose and intent of the Zoning Ordinance**
 - The current zoning ordinance encourages multifamily use by permitting R-15 as a Special Use in this CO zone.
- **Uses permitted by right in this Zoning District**
 - The addition of multifamily units enhances the existing office use by creating a more urban mixed-use neighborhood.
- **Regulations provided in Section 5 of the Zoning Ordinance, as applicable**
 - None of the uses listed in Section 5 are applicable to our proposed residential use.
- **Public health, safety and general welfare**
 - By introducing residential into this neighborhood, we are encouraging a live-work urban neighborhood. Being proximate to retail amenities and to proposed bicycle ways and with bus routes only a block away, we will encourage a less automobile-dependent more urbane lifestyle.

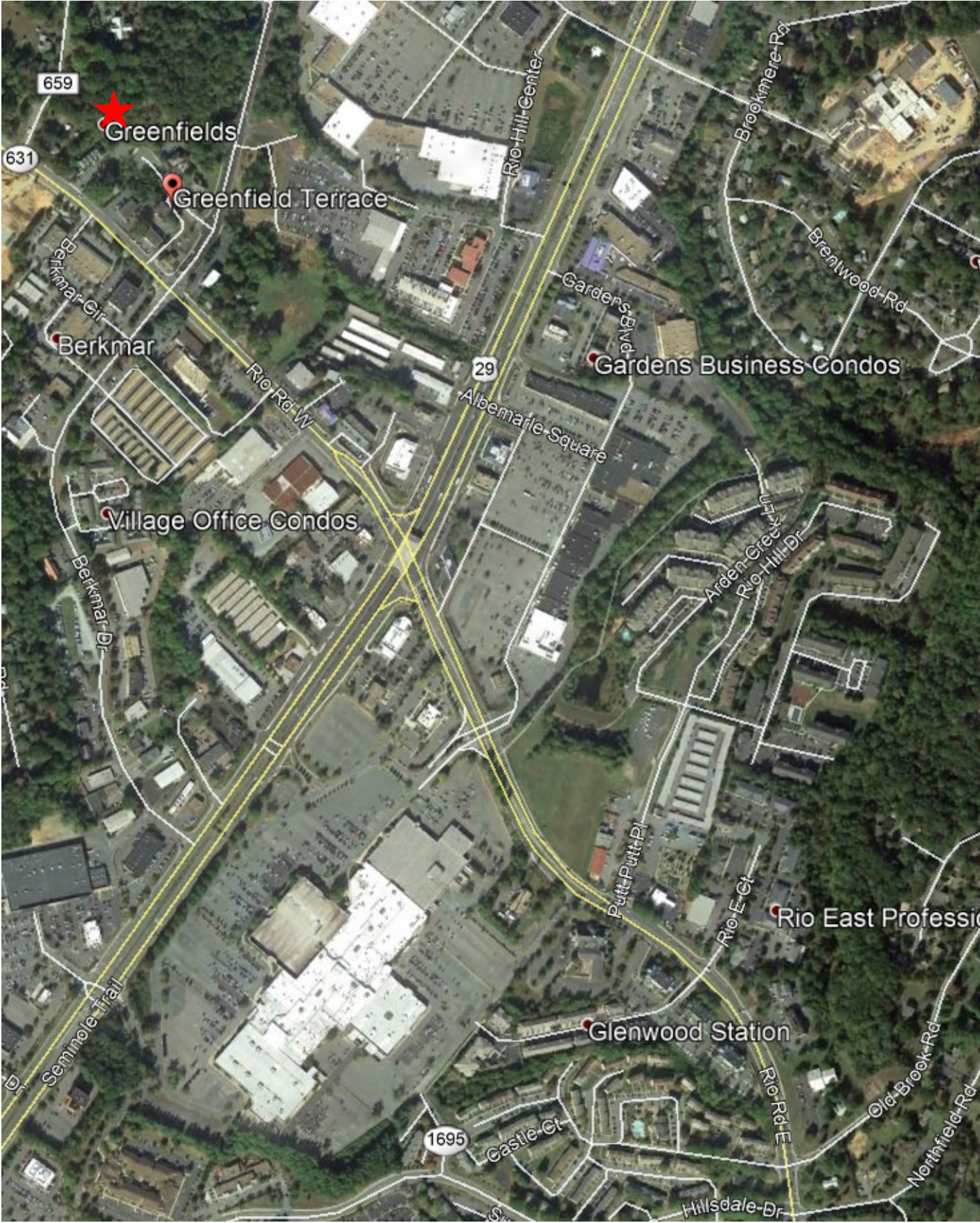
Impacts on Public Facilities & Public Infrastructure

- Pre-application discussions with VDOT engineer and County Engineer confirm that there are no problematic increased traffic impacts with the added residents. Similarly, existing utilities are sized with sufficient capacity to manage this increased density. Stormwater will be managed as approved in the previous SP site plan.

Impacts on Environmental Features

- The properties are currently vacant land with an overgrown wooded area. It is our intent to preserve as many healthy trees on site as possible, most particularly by leaving a preserved strip of wooded property (except for clearing overgrowth) along the west edge of our site.

Location: Rio and 29 Neighborhood

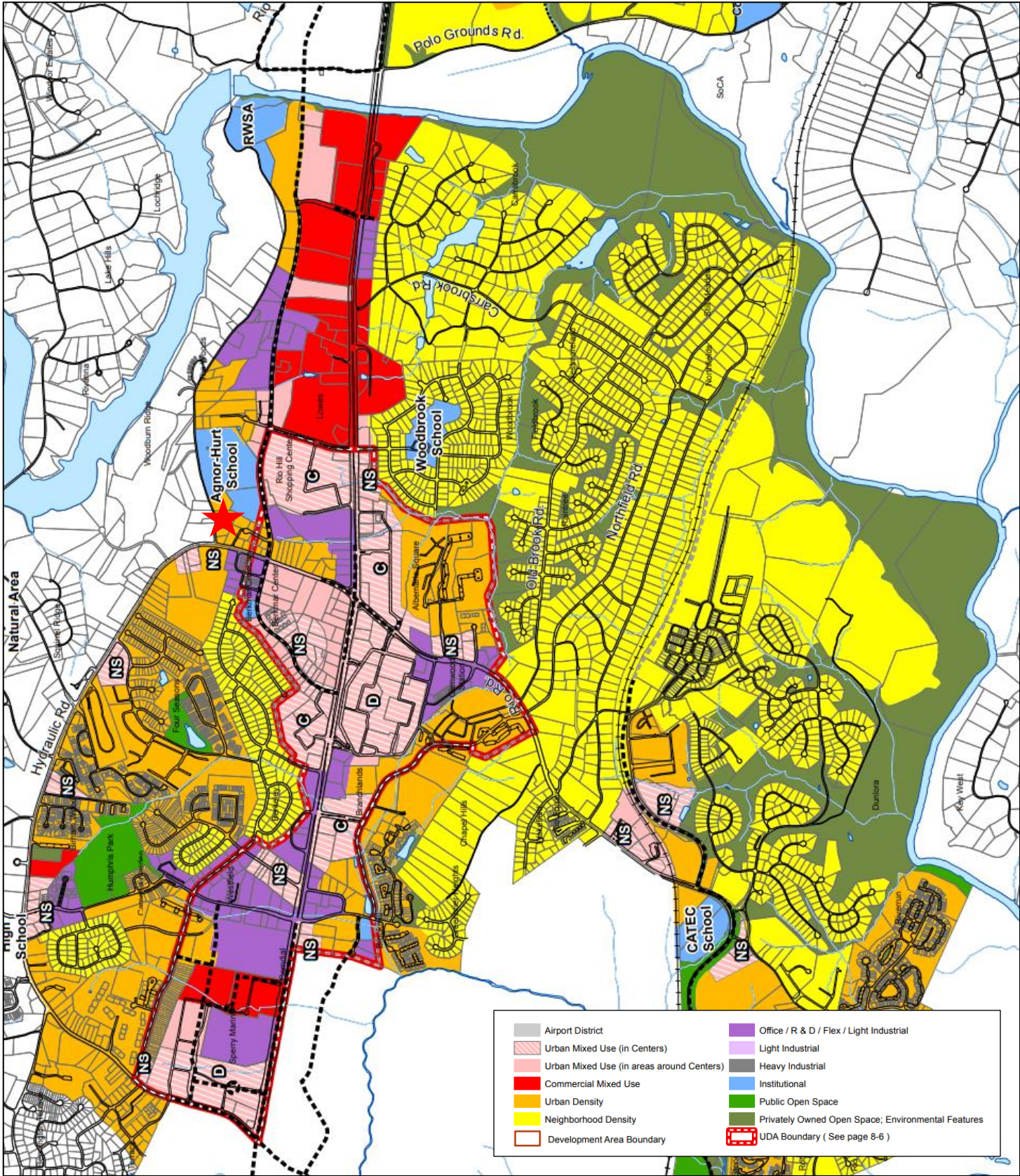


Aerial Plan View of Site and Neighboring Properties

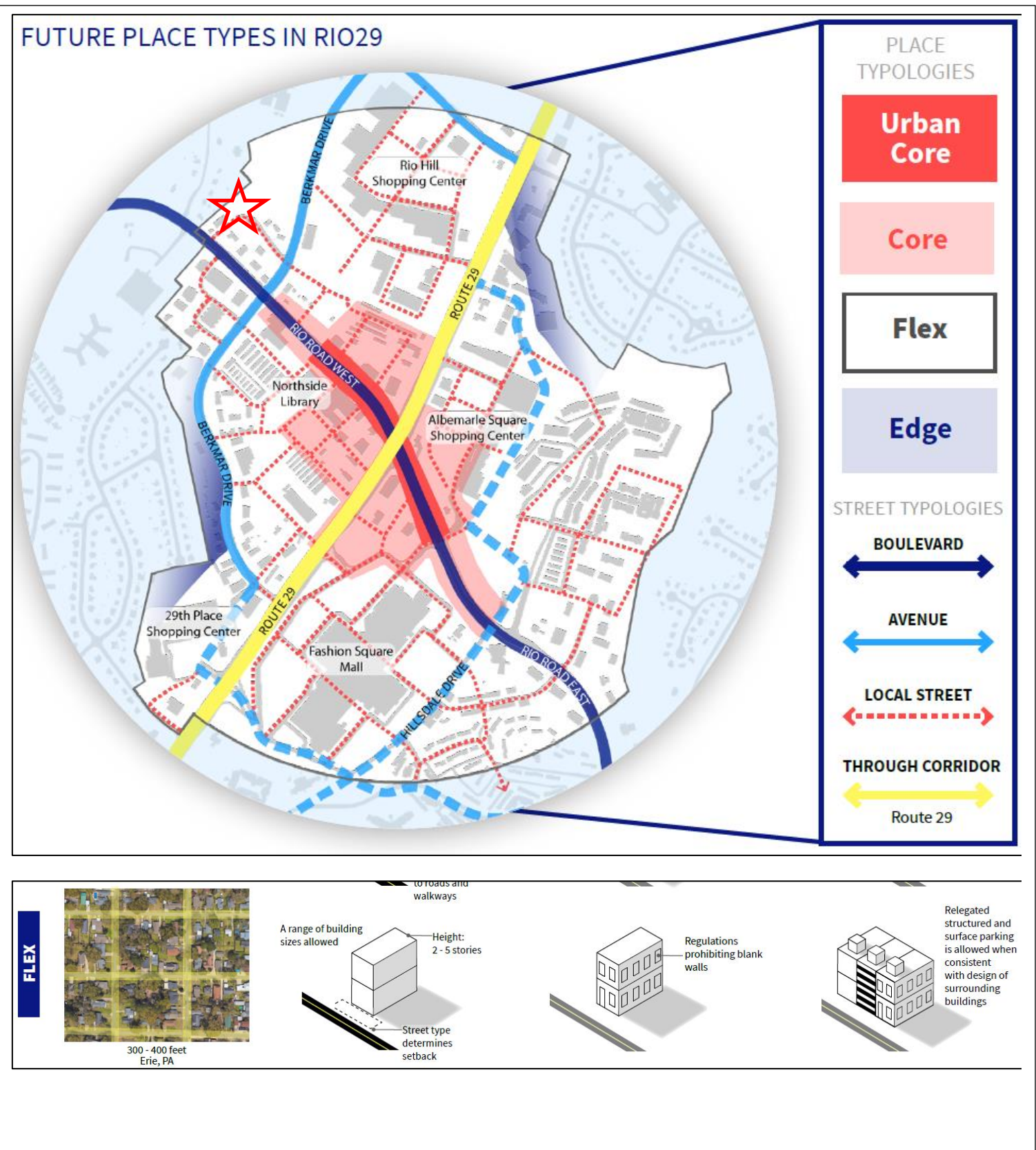


Aerial of Site near the Rio/Berkmar Intersection





Rio 29 Small Area Plan





^ Looking north up Station Lane from Rio Road, treed property in the distance

V Looking west down Greenfield Terrace cul-de-sac from Berkmar Drive



Greenfield Terrace Apartments, Albemarle County, VA

Powe Studio Architects PC for Urban Places LLC, Developer



^ Looking west to end of Greenfield Terrace Cul-de-Sac

V Looking north from Rio up Station Lane to site in background



Greenfield Terrace Apartments, Albemarle County, VA

Powe Studio Architects PC for Urban Places LLC, Developer



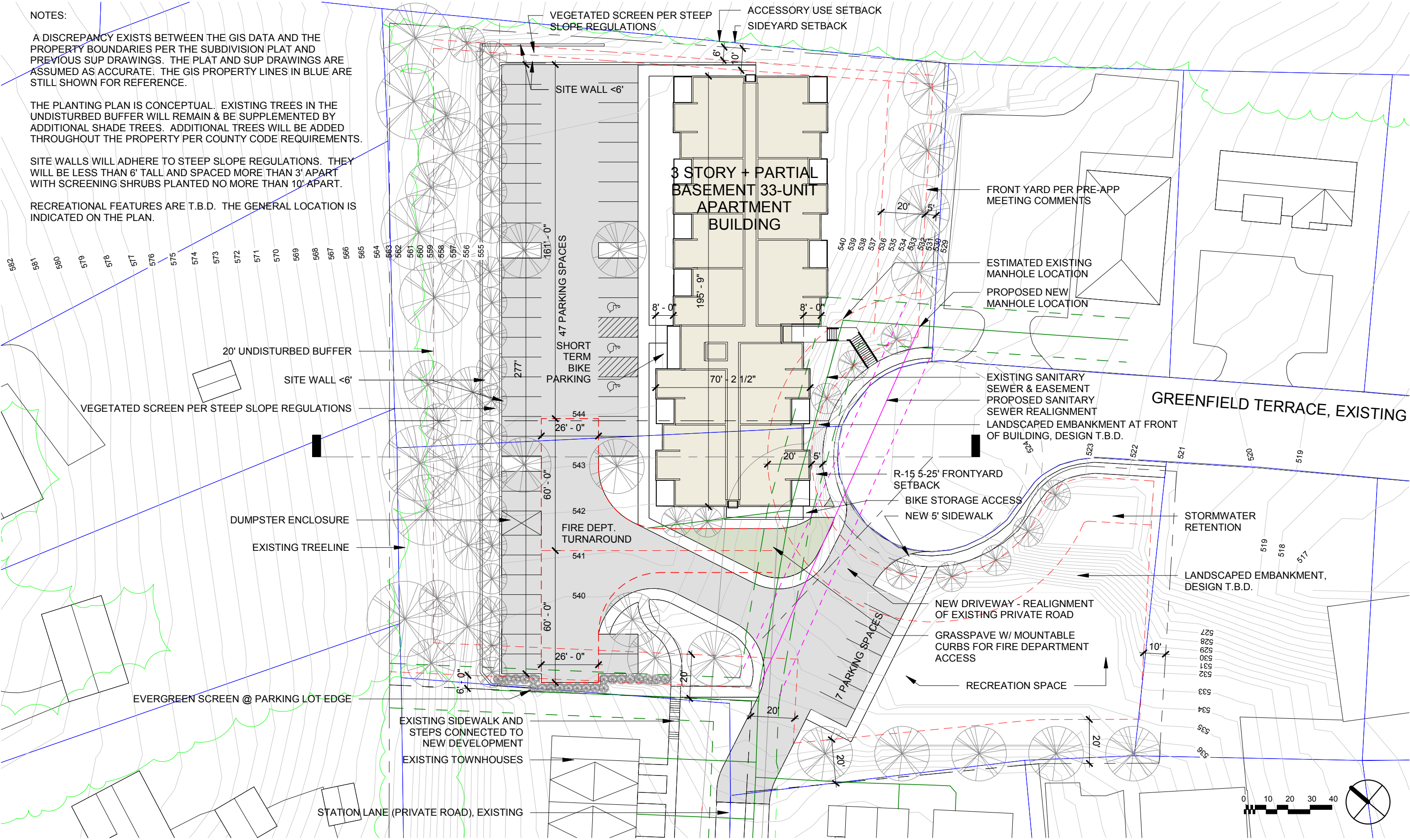
NOTES:

A DISCREPANCY EXISTS BETWEEN THE GIS DATA AND THE PROPERTY BOUNDARIES PER THE SUBDIVISION PLAT AND PREVIOUS SUP DRAWINGS. THE PLAT AND SUP DRAWINGS ARE ASSUMED AS ACCURATE. THE GIS PROPERTY LINES IN BLUE ARE STILL SHOWN FOR REFERENCE.

THE PLANTING PLAN IS CONCEPTUAL. EXISTING TREES IN THE UNDISTURBED BUFFER WILL REMAIN & BE SUPPLEMENTED BY ADDITIONAL SHADE TREES. ADDITIONAL TREES WILL BE ADDED THROUGHOUT THE PROPERTY PER COUNTY CODE REQUIREMENTS.

SITE WALLS WILL ADHERE TO STEEP SLOPE REGULATIONS. THEY WILL BE LESS THAN 6' TALL AND SPACED MORE THAN 3' APART WITH SCREENING SHRUBS PLANTED NO MORE THAN 10' APART.

RECREATIONAL FEATURES ARE T.B.D. THE GENERAL LOCATION IS INDICATED ON THE PLAN.



GREENFIELD TERRACE APARTMENTS

URBAN PLACES LLC
ALBEMARLE COUNTY, VA

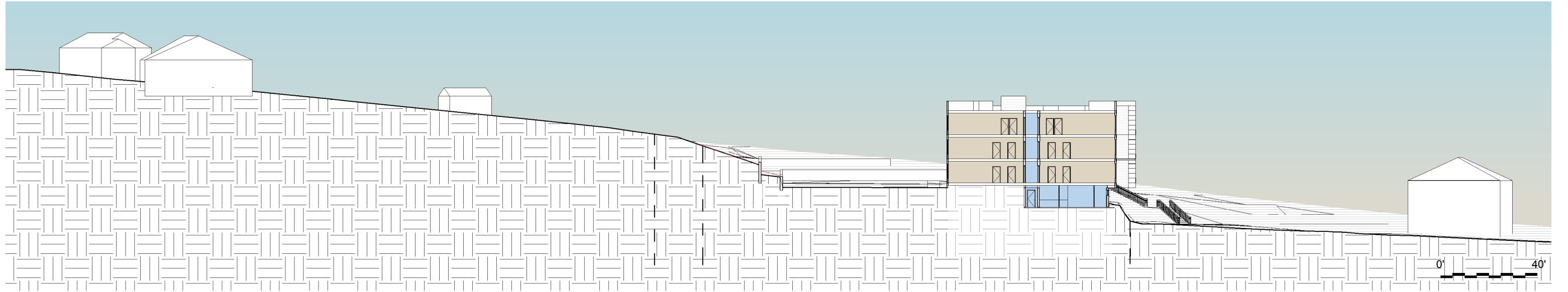
SITE PLAN

© Powe Studio Architects PC

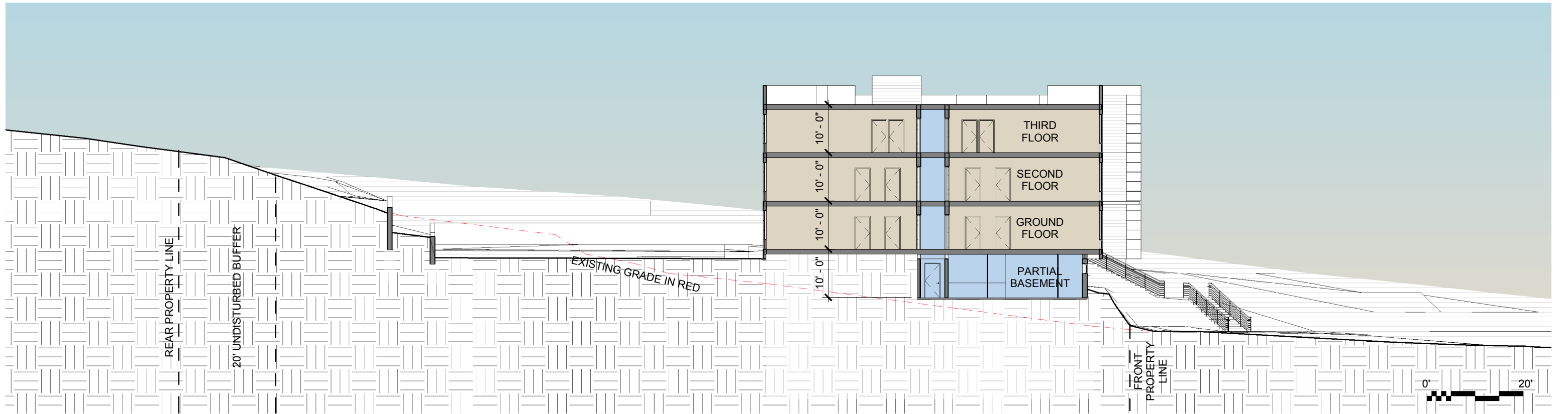
REVISED

7 JANUARY 2019

ATTACHMENT B



2 SITE SECTION
1" = 40'-0"



1 SECTION @ BUILDING
1" = 20'-0"



TYPICAL FLOOR LAYOUT IS INDICATIVE OF DESIGN INTENT AND SUBJECT TO CHANGE AS DESIGN IS REFINED.



GREENFIELD TERRACE APARTMENTS

URBAN PLACES LLC
ALBEMARLE COUNTY, VA

FRONT

© Powe Studio Architects PC

22 OCTOBER 2018
ATTACHMENT B



GREENFIELD TERRACE APARTMENTS

URBAN PLACES LLC
ALBEMARLE COUNTY, VA

BACK

© Powe Studio Architects PC

22 OCTOBER 2018
ATTACHMENT B