

Attachment D: Public Comment

Summary of Concerns:

Several adjacent residents in Phase 1 of Block D2 (existing townhomes) expressed concern through email, over the phone, and during the Site Review Committee (SRC) meeting for the Major Site Plan Amendment submittal (which reflects the six (6) stories requested through the Special Exception). Emailed comments are included below. Concerns were about traffic, parking, and street width. Staff has conducted several site visits and measured existing street sections to ensure they were built to the approved site plan. Staff and the applicant held a non-mandatory community meeting on May 20th, 2019, during the regularly scheduled Hydraulic CAC meeting. There were no significant concerns expressed during this meeting. Letters were sent to adjacent residents, including to the street addresses on Commonwealth Drive to ensure that both renters and owners were notified. The letter is included below. Staff has not received any comments or questions from any Commonwealth Drive residents.

Mon 5/20/2019 8:42 AM

J john_titus@verizon.net

RE: Hydraulic Area Community Meeting

To Tori Kanellopoulos

 If there are problems with how this message is displayed, click here to view it in a web browser.

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Thank you.

My concerns are height of the building (6 stories)....all the townhomes are 3 and this mixed use development was never mentioned during the sales process. it was always going to be a mirror of phase one...a total of 104 townhomes.

The proposed change includes 160 apts and 75 parking spaces along with commercial operations...more traffic, light, noise.

I also am informed that the remaining townhomes in phase one will be rental. Christopher Co. has closed their sales office and turned the remaining 2 unsold units over to Montague Miller.

Significant changes since I closed on this property.

I feel that this is close to "bait and switch" and am disappointed by these developments.

John

Tue 4/16/2019 11:50 AM

JT John Titus <john_titus@verizon.net>

RE: Stonefield Proposed Development

To Tori Kanellopoulos

 You replied to this message on 4/9/2019 10:45 AM.
Old links to download files can be safely deleted now, as Outlook prevented automatic download of some pictures in this message.

Tori,

Thank you for sending the ARB submission. Did you see the article about this development in the DP today?

Now that I see the actual layout, I am even more concerned about the limited access and egress if the main entrance to The Towns at Stonefield phase 1 is to be utilized by vehicular traffic to the apartments/commercial space/parking facility in phase 2.

The street (Strong Blvd) in front of my unit is 1 way and 11.11 ft. wide from curb to curb.

The present main entrance (Kober Way) to the development is also 1 way in and 1 way out and each lane is 10.1ft.wide.

I can't tell exactly where the entrance/exit points are for phase 2, but am concerned that the potential daily traffic in and out of this new development will overwhelm the current site plan and have unintended consequences for phase 1.

If, as you said, Fire/Rescue vetted the phase 1 design, and they have stated that their equipment cannot make the turns into the townhome "alleys", then I wonder if the vetting process worked (made any difference) in phase 1 and what will happen in phase 2 without some significant "adjustments" in street location and width?

Is there a process to submit written comments? I am committed to another meeting on Thursday.

Thank you,

John

Tori Kanellopoulos

From: John Titus <john_titus@verizon.net>
Sent: Wednesday, May 29, 2019 5:19 PM
To: Diantha McKeel; Julian Bivins; Cynthia Neff
Cc: Tori Kanellopoulos
Subject: Stonefield Phase 2
Attachments: Stonefield Literature and Site Plan.pdf

Importance: High

Dear Ms. Neff, Ms. Bivins, Ms. McKeel,

I write you in reference to the SDP201900012 Stonefield Block D2 – Major Amendment.

I have not, at this writing, been able to review the May 20,2019 CAC meeting minutes. I currently reside at 2407 Strong Blvd. (Lot 87) in the Towns at Stonefield Phase 1. I closed on this property in March 2018 and was the first to occupy the Strong Blvd. units.

My townhome faces the “Park” and is approximately 25 yards away from the proposed 20,000 square feet of office space and 160 multifamily units which will be contained in a 6 story building that includes 75 parking spaces.

I have spoken with Mr. Michael Myers, the project engineer, and have the following concerns:

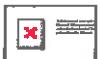
- Until receiving the March 29,2019 notification from the Department of Community Development, there had never been any discussion with me regarding anything being built in Phase 2 except another 52 townhomes to mirror those in Phase 1. All the promotional/sales literature indicated a total of 104 townhomes (see attached). I feel that I have been a victim of a “bait and switch” sales technique. I may not have made the decision to purchase in this development had I known that the planned build out would change within the year. I also am informed that the remaining 28 townhomes to be built in Phase 1 will be rental units and not for sale.
- The height of the proposed mixed use structure is 6 stories. The Towns at Stonefield are 3 stories. Please consider reducing the height of this proposed building. This elevation will negatively impact the residents’ viewshed.
- The increased traffic entrance and egress will at various times potentially overwhelm the present street/alley system. Strong Blvd is one way and the width of the street is 11.1 feet from curb to curb. The main entrance to the development (Kober Way) is also one way and each lane is 10.1ft.wide. Is there not a better traffic solution?

I am hopeful that the CAC will review and consider my concerns and request of the developer modifications to the proposed amendment which will preserve as much as possible the integrity of the original development plan....and what I thought I was purchasing in March of 2018.

Thank you for taking into account my concerns/suggestions. Should you desire any additional information or clarification, please contact me either electronically or by phone.

Sincerely,

John Titus
2407 Strong Blvd.
C'ville, Va 22901
(434) 202-0616 H
(804) 432-3832 M



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30 Scale, LLC
871 Justin Drive, Palmyra, VA 22963
Ph. 434.242.2866
mike@30scale.com



May 10, 2019

RE: Community Meeting for Stonefield – Block D2 – Phase 2
Special Exception for Major Site Plan Amendment (SDP 2019-00012)
Albemarle County, VA – TMP 61W-03-D2-A, lots 1-21 and 62-89

Dear Neighbor,

We invite you to attend a Community Meeting on **May 20, 2019 at 5:30 PM at Greer Elementary School, 190 Lambs Ln, Charlottesville, VA 22901** (see map, reverse side), regarding our request to amend the approved site plan to construct a 6-story mixed-use building on the 2.7-acre parcel area shown below on Figure 1. The previous approved plans called for the construction of 55 townhouse units. A variation is being requested with the site plan amendment to allow an increase in the number of stories from five to six.

The purpose of the meeting is to provide an opportunity for residents to receive information and ask questions about the proposed project, County review procedures, and relevant regulations and policies of the County applicable to the proposed project. The applicant and County Staff will be available at the meeting to answer questions about the project and the review process.

The meeting will start (doors will open) at 5:30 PM, and we would expect approximately 30 minutes for a brief presentation and Q/A. We look forward to seeing you there.



Sincerely,

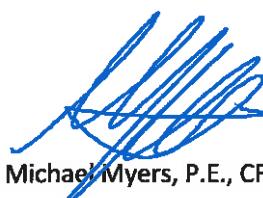
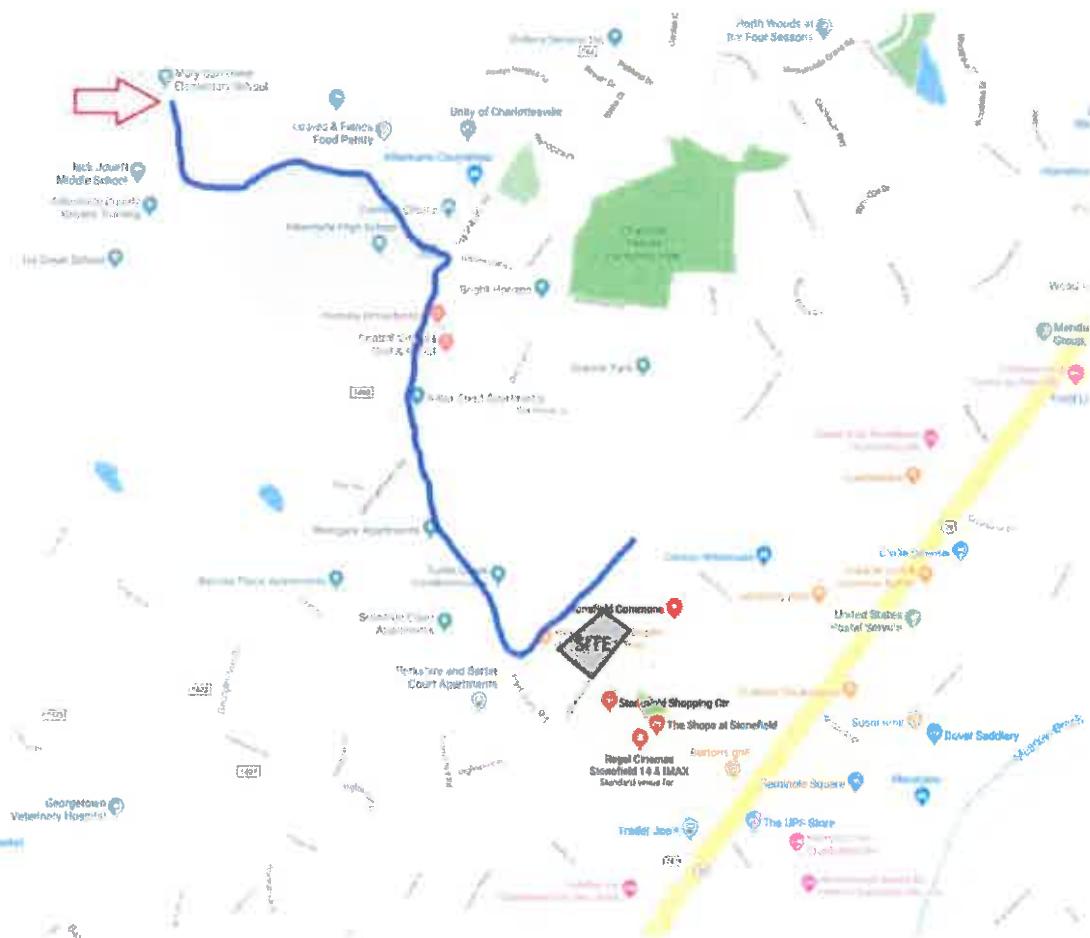
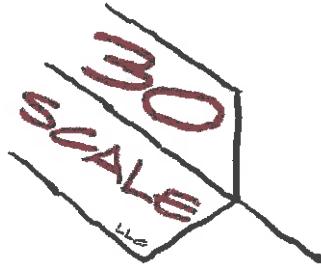

Michael Myers, P.E., CFM

Figure 1: Site Vicinity Map

Cc: John Regan
Attachment

30 Scale, LLC
871 Justin Drive, Palmyra, VA 22963
Ph. 434.242.2866
mike@30scale.com



**MAP TO GREER ELEMENTARY SCHOOL
190 LAMBS LN, CHARLOTTESVILLE, VA 22901**