

SHIMP ENGINEERING, P.C.
Design Focused Engineering

March 6, 2020

Mariah Gleason, Senior Planner
County of Albemarle
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902

RE: ZMA2019-00015 Our Neighborhood CDC TMP 78-58K PROFFER REVISIONS

Dear Ms. Gleason,

Thank you for your ongoing review of the above mentioned project. Correspondence on March 4, 2020 is provided in gray and correspondence on March 6, 2020 is provided in black.

In response to questions raised by Staff about potential future enforcement issues with the proffers as written in a draft proffer statement dated February 10, 2020, we have revised the proffer statement for transmittal to the Board of Supervisors ahead of the scheduled public hearing for this project on April 1, 2020.

In addition to revising the proffer statement to provide greater clarity, Our Neighborhood Child Development Center now proposes a few additional proffers which include:

- Maximum gross square footage per structure of 20,000
- Commercial screening for most commercial users in existing structures (with the exception of a day care use)
- Razor wire removal

The proffer supplement narrative dated February 11 has been revised to further explain the applicant's reasoning for offering these voluntary proffers. Since this application has not yet been advertised, we would appreciate for this information to be included in the packet to the Board.

With this transmittal letter, we have also included a strike through of Sec. 22.2.1 to show what uses have been omitted with the proffer statement (this information is also included in the proffer narrative supplement dated Feb. 11 revised March 4). As requested by Staff, the proffer narrative also includes information about the proposed square footage that is to be dedicated to a vegetative buffer and the proposed square footage that is slated to be removed from the existing parking area if the site plan is approved.

The concept plan has been revised to accurately reflect the acreage of the parcel as noted in the boundary and physical survey completed by Meridian Planning Group December 10, 2019 and last revised February 5, 2020; additionally, the concept plan has been revised to accurately depicted the setback along the eastern boundary as a "side" setback and not a "rear" setback.

The revisions to the concept plan provided on March 6, 2020 reflect updated topographic information received on March 6, 2020 from Meridian Planning Group. This information has been updated in the concept plan to demonstrate the base flood elevation shown. From the March 4, 2020 submittal, the only changes with this submittal are to the concept plan.

If you have any questions, please do not hesitate to contact me at kelsey@shimp-engineering.com or by phone at 434-227-5140. You can also contact Justin Shimp at Justin@shimp-engineering.com.

Again, thank you for your ongoing review of this project and for moving this project forward to the Board of Supervisors.

Best regards,

Kelsey Schlein
Shimp Engineering, P.C.

ATTACHMENTS:

Narrative (dated 2.10)

Narrative supplement (dated 3.04)

Notarized Proffers (dated 3.03)

Redline Proffers

Concept Plan (dated 3.06)

Concept Plan w/ Rev Cloud

Sec. 22.2.1 Strikethrough