

February 21, 2022

Andy Reitelbach, Senior Planner II
Albemarle County Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902

RE: ZMA 2020-00013 Overlook Hotel: Pantops PDMC Amendment & SE202100016

Dear Andy,

On January 11, 2022, the Planning Commission recommended approval of ZMA202000013 by a vote of 6:0, with the reasons stated in the staff report with two additional recommendations:

1. Applicant explores pedestrian connection of this and the adjacent property.
2. Additional landscaping be added at the front of the property on Route 250.

Please note the following in response to these recommendations:

- 1. Applicant explores pedestrian connection of this and the adjacent property.*

We will be prepared to speak to previous efforts made to explore this connection in the presentation to the Board. An access easement does not currently exist between the property subject to this rezoning request (TMP 78-73A7) and the neighboring properties to the east and so an easement would have to be secured to realize this connection.

Although this particular pedestrian connection could not be realized during the rezoning phase of this project, a pedestrian connection will be provided along the front of the property. An additional interparcel pedestrian connection could be realized in the rear of the property in the area designated for a future road connection in the Pantops Master Plan (adopted June 2019) at some point in the future.

- 2. Additional landscaping be added at the front of the property on Route 250.*

The conceptual landscape plan shown in the application plan has been updated to depict on-site planting consistent with the most recently submitted landscape plan to the ARB. Since the January 11, 2022 Planning Commission Public Hearing, the preliminary ARB application for Overlook Hotel has been re-reviewed by the ARB and at the February 8, 2022 ARB meeting the revised preliminary application received a recommendation of approval from the ARB. The conceptual landscape plan in the application plan has been updated to depict additional planting at the base of the retaining walls, including the base of the retaining walls towards the front of the site as well as additional planting along the edge of the parking area. The ARB landscape plan also depicts off-site planting near the entrance of the site on adjacent TMP 78-13A which is under common ownership. The ZMA application plan has not been revised to depict off-site planting since the off-site landscape easement has not been recorded at this time. To meet the landscape comments provided by the ARB, recording of an off-site landscape easement will likely be required as a condition of final site plan approval or the issuance of a certificate of appropriateness.

In addition to the revisions made in response to the PC's recommendation, please note the conceptual grading plan has also been updated to depict the grading plan that was presented to the ARB at their February 8, 2022 meeting.

Thanks for your continued review of this rezoning request. If you have any questions, please do not hesitate to contact me at kelsey@shimp-engineering.com or by phone at 434-227-5140.

Best regards,

A handwritten signature in black ink that reads "Kelsey Schlein". The signature is written in a cursive, flowing style.

Kelsey Schlein
Shimp Engineering, P.C.