

CITY OF CHARLOTTESVILLE

“A World Class City”

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April 18, 2018

Albemarle County Planning Commission

Community Development
401 McIntire Road
North Wing
Charlottesville, VA 22902

RE: PROJECT: ZMA201700007 Hogwaller Farm

Dear Commissioners,

On April 10, 2018 the City of Charlottesville's Planning Commission held a Public Hearing for the above development project, as it relates to properties located within the City. As you are aware, the proposed development would cover properties in both the City and County and would impact both communities. As presented to the City's Planning Commission, the portion of the development within the Charlottesville would contain thirty (30) apartment units, a large greenhouse, and small retail store ("farm store"). The portion of the development in Albemarle would include farm sheds, agricultural fields, and a tree farm. It became apparent during the Public Hearing that the applicant could not proceed with the City side of the development should he not receive his rezoning request from the County. For this reason, the applicant has deferred action on the City applications for a rezoning and a SUP until after the County makes a decision related to project ZMA201700007.

During the meeting on April 10th, the following concerns were raised that the City's Planning Commission respectively asks the County to take into consideration during your deliberation for this project:

- Both the City and County portion of the development will only be accessible by way of City streets. Increased traffic and the introduction of larger vehicles (large trucks and equipment for farming and tree transplanting) are a concern.
- The City would like to see access for all residents to Moores Creek and Rives Parks. The opportunity for public access easements and new trails needs consideration with this application. The Bicycle and Pedestrian Plan calls for a Shared Use Path along Moores Creek at this location.
- The housing component of the development is very important to the City. Unintended consequences of rezoning the City portion of the development could lead to the loss of future housing stock that the current R-2 zoning allows. A rezoning on the City side to Highway Corridor currently requires a Special Use Permit for any density. Of concern is any future development that utilizes by-right commercial or retail uses without a housing component.

The City's Planning Commission is intrigued by the idea of an Urban Farm that has a residential component and contributes to the surrounding community by providing local products and a live work environment. It is also apparent, through information gained at the April 10th meeting, this development hinges on the outcome of the County's rezoning process. It would be premature for the City to act upon

the applicant's request for a rezoning and SUP before the County's portion of the development is resolved. Thank you for taking the time to hear our thoughts and concerns as you prepare to make a recommendation on this project.

Sincerely,
The City of Charlottesville Planning Commission

Lisa Green — Chair
Taneia Dowell
Genevieve Keller
Kurt Keesecker
Jody Lahendro
John Santoski
Lyle Solla-Yates