



**Hogwaller Farm  
Rezoning & Special Use Permit Narrative  
January 23, 2018**

**RE: Rezoning and Special Use Permit Narrative, TMP 61-79 (portion), 61-79.16, 61-79.17, 61-79.18, 61-79.19, and 61-79.201**

Shimp Engineering is applying concurrently for a rezoning on TMP 61-79, 61-79.17, 61-79.18, 61-79.19, and 61-79.201, and a special use permit on TMP 61-79, 61-79.16, 61-79.17, 61-79.18, 61-79.19, and 61-79.201 to allow for 30 units in two multifamily structures on approximately 1.25 acres. In accordance with Sec. 34-41 of the Charlottesville Zoning Ordinance, Shimp Engineering is applying to rezone the aforementioned parcels from R-2 (Residential) to HW (Highway Corridor). In accordance with Sec. 34-158, Shimp Engineering is applying for a Special Use Permit to allow for residential units in a HW district. The proposed residential development on this site will be part of an innovative urban farm development comprised of City and County parcels, where the residential structures will be built on City parcels adjacent to a County parcel (TMP 77-20) that is intended to be utilized for agricultural production. It is the intent for the City parcels to also accommodate a greenhouse, allowed by-right in a HW district. The proposed development does not trigger an FAR greater than 1.0; however, the project proposal will include two affordable units. One unit will be the provided off-site affordable housing requirement for the proposed multi-family development at 1201 Druid and the additional unit will be provided to increase the supported affordable housing stock in Charlottesville.

**Project Outline:**

**Parcels:** 61-79 (portion), 61-79.16, 61-79.17, 61-79.18, 61-79.19, and 61-79.201

**Current Zoning:** HW: 61-79.16; R-2: 61-79 (portion), 61-79.17, 61-79.18, 61-79.19, and 61-79.201

**Proposed Zoning:** HW on all parcels

**Existing Use:** Vacant and Residential

**Proposed Use:** Residential with affordable units, greenhouse for agricultural production, farm stand for potential farm sales

**Current Conditions:**

TMP 61-79.201 has an existing single family dwelling and the remaining parcels are vacant. The parcels have a clearing towards the northwest boundaries fronting on Nassau St. and are lightly wooded towards the rear of the lots. A portion of TMP 61-79.16, 61-79.17, 61-79.18, and 61-79.19 are in the floodplain. Parcels 61-79.201 and 61-79 (portion) are entirely in the floodplain. There are a few steep slopes on the property and there are no critical slopes present on the property.

**Proposed Use:**

The development proposal for this property consists of two multi-family structures: one three story structure with 18 one-bedroom units and one three story structure with 12 two-bedroom units, for a total of 30 units. This multi-family housing development will be part of an innovative urban farm that will encompass both City and County parcels, where housing, including affordable units, will be provided on the City parcels and the County parcel will be dedicated to agricultural purposes. A greenhouse, allowed by right, in a Highway zoning district will be located on the City parcels. Additionally, a farm stand of approximately 600 sq ft will be located on the city portion of the development and will house future farm sales. The building will not exceed 4000 sq ft, the maximum allowable square footage for retail use in a highway district.

**Affordable Housing Data:**

There are currently no supported affordable units on the property. No units are required to be designated as affordable in the proposed development because the FAR does not exceed 1.0. The GFA of the project is 24,920 sq ft; the GFA of residential uses is 19,440 and the GFA of non-residential uses is 5,480. This development proposal includes the addition of two affordable units on the property. One unit will be the required affordable unit for the proposed development at 1201 Druid and the second affordable unit will be provided to contribute to the City's 2025 Affordable Housing Goal.

**Surrounding Uses:**

The immediate surrounding is entirely residential. R-2 parcels with single family dwellings are northeast of the development. R-1S parcels with single family dwellings are across Nassau St. from the proposed development. Parcels zoned HW are south of the development. Southwest of the development along Linden Ave there are existing multi-family structures and townhomes.

**Consistency with Comprehensive Plan:**

The first goal of the Land Use Chapter of the Comprehensive Plan states, "enhance the sense of place throughout Charlottesville." A unique development like Hogwaller Farm will inherently foster a sense of place by tying into the agricultural heritage of the area along Moore's creek as the site of the livestock exchange and by serving as a unique residential model that has not been established in Charlottesville as of yet and will be undeniably Hogwaller. . The second goal of the land use chapter is to, "establish a mix of uses within walking distance of residential neighborhoods that will enhance opportunities for small group interaction throughout Charlottesville." The communal spaces within the residential development will facilitate resident interaction as well as allow for interaction between and among farm visitors. Goal 3 of the Housing Chapter is to, "grow the City's housing stock for residents of all income levels." Hogwaller Farm aligns with this goal because the proposed development offers a variety of housing options, in the form of one and two bedroom units in two multi-family structures. These units will be more affordable than the exiting predominant housing stock in Belmont, the single family dwelling. The residential units proposed at Hogwaller Farm will directly contribute to achieving the City's goal of "15% supported affordable housing by 2025," by designating at least two units as affordable.

**Compliance with USBC Provisions**

The proposed development will be in compliance with all applicable USBC provisions.

**Impacts on Public Facilities and Public Infrastructure:**

The project will have a minimal environmental footprint, and seeks to mitigate any ill effects. Stormwater runoff will largely be mitigated on the site of the development (city and county parcels) through an undisturbed riparian buffer and proposed tree plantings.