

SP-2018-00016:

Ecovillage Steep Slopes (“Private Facilities”)



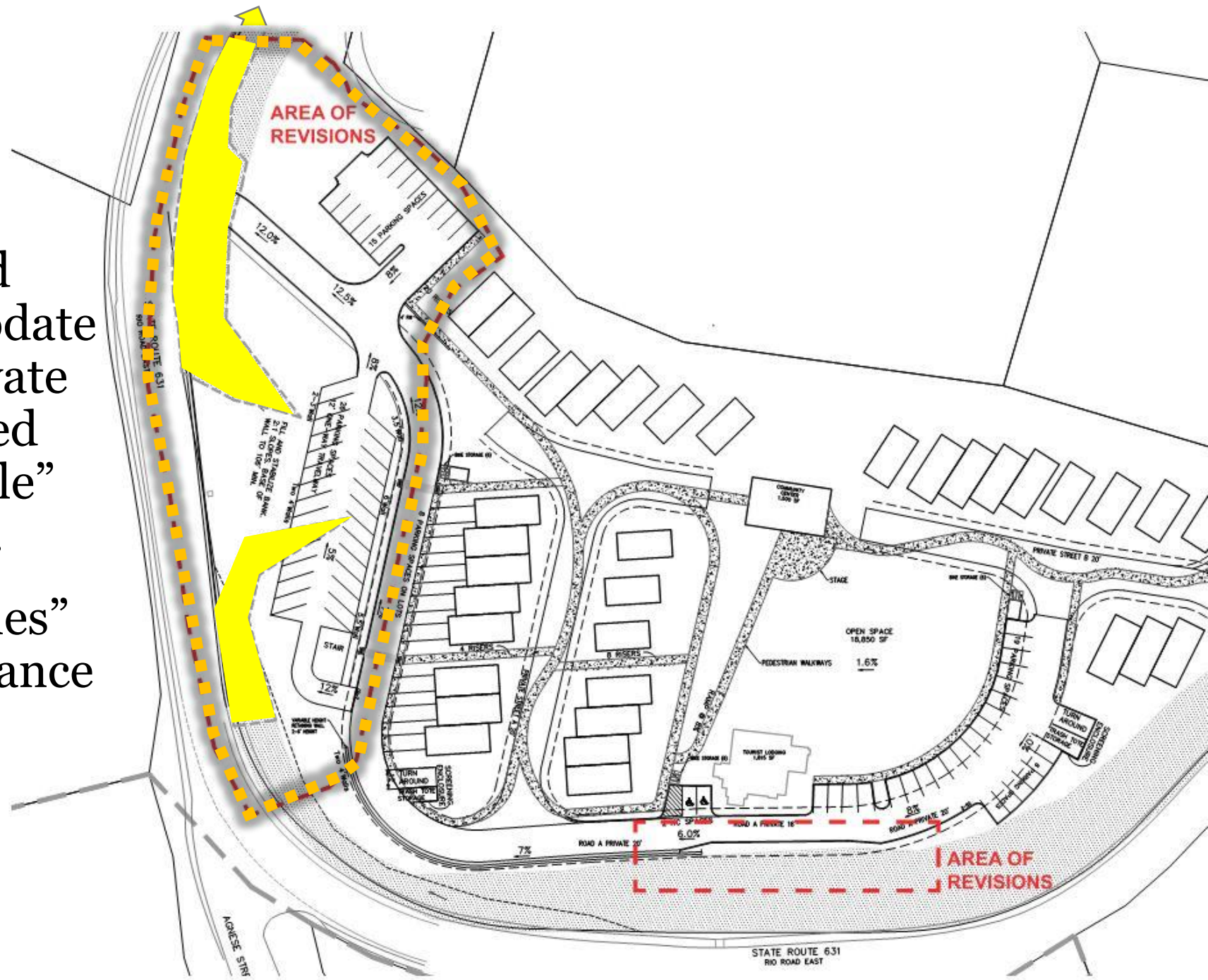
Board of Supervisors Public Hearing
May 1, 2019

SP-2018-16: Proposal (Summary)

SP-2018-16

Proposal:

- Disturbance of preserved steep slopes to accommodate the development of “private facilities” for the proposed “Ecovillage Charlottesville” residential development.
- Proposed “private facilities” include commercial entrance and parking areas.



SP-2018-16

Proposal:

- Disturbance of preserved steep slopes to accommodate the development of “private

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include commercial entrance and parking areas.

SP-2018-16

Petition:

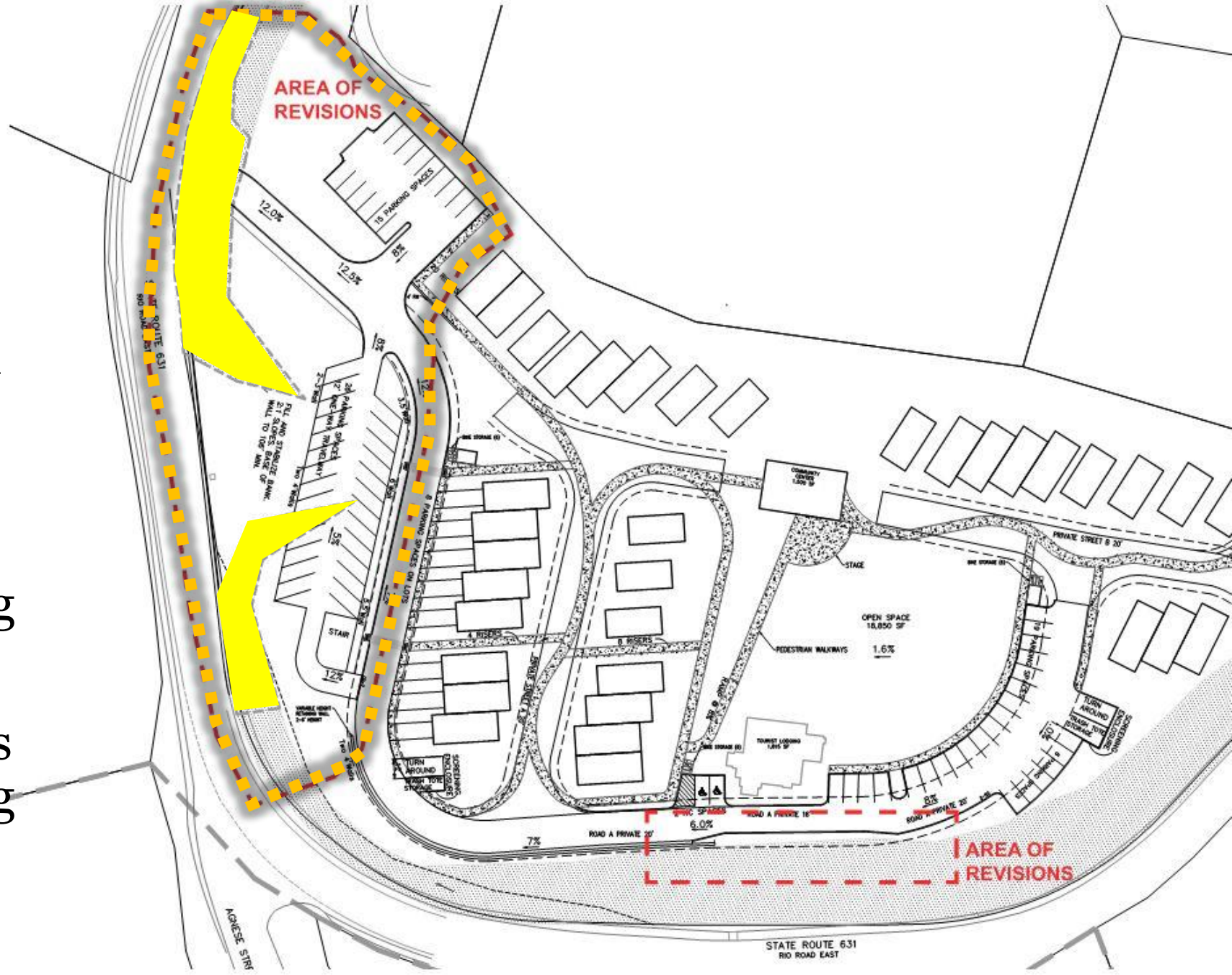
- Special Use Permit pursuant to Z.O. Section 30.7.4.b.2:

2. *By special use permit.* The only use permitted by special use permit on preserved slopes are private facilities such as accessways, utility lines and appurtenances, and stormwater management facilities, not otherwise permitted by right under subsection (b)(1)(e), where the lot does not contain adequate land area outside of the preserved slopes to locate the private facilities.

SP-2018-16

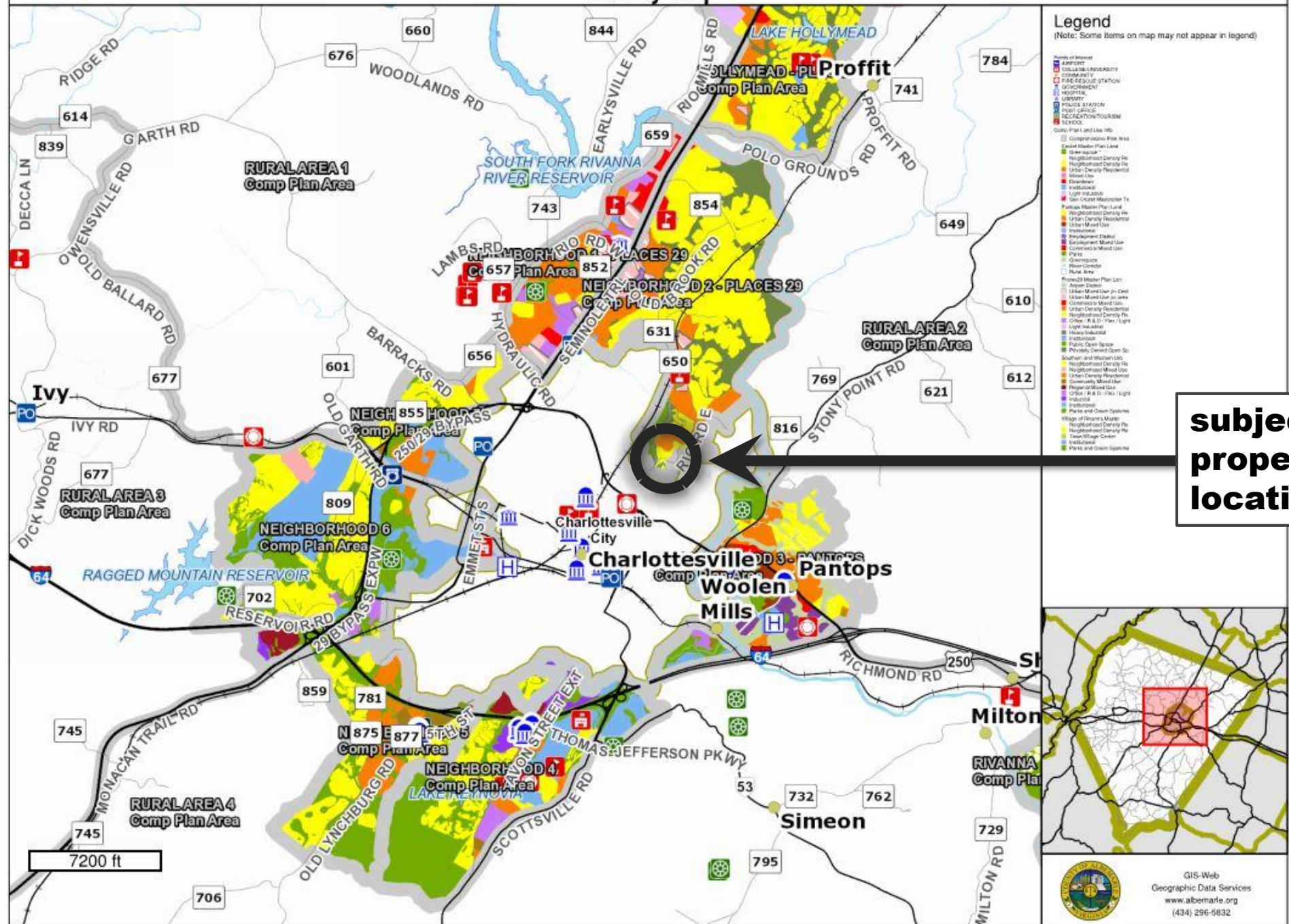
Proposal:

- “Private facilities” only – not overall project’s site plan, or water protection ordinance plan
- VDOT approval of commercial entrance would be required during site plan review
- Any necessary easements would be required during site plan review



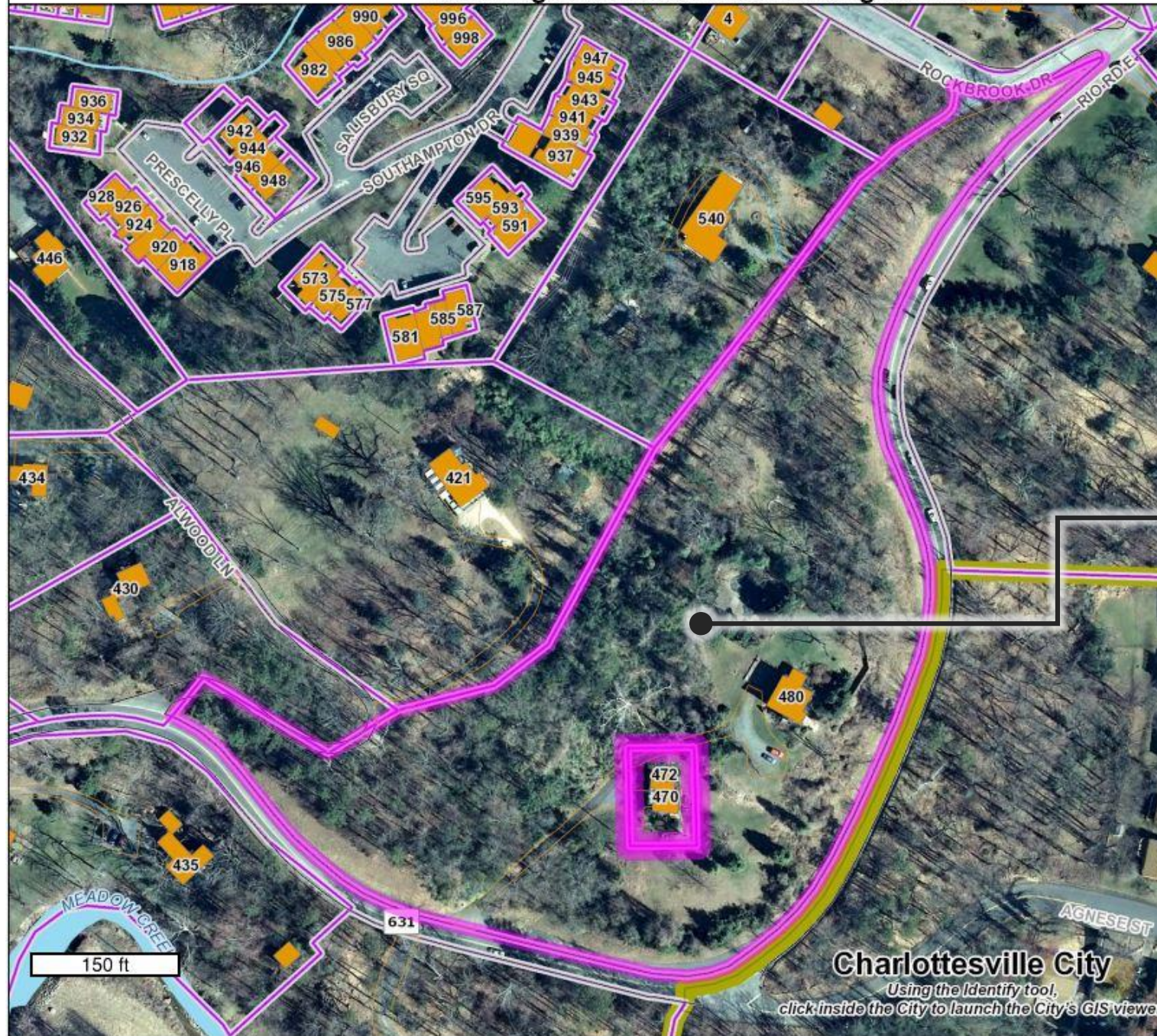
SP-2018-16: Location Maps

Vicinity Map



subject	property	location
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100	100	100

Ecovillage Charlottesville: Existing Conditions



Legend

(Note: Some items on map may not appear in legend)

- Point of Interest
- Airport
- College/University
- Community
- Fire/Rescue Station
- Government
- Health
- Library
- Police Station
- Post Office
- Recreation/Tourism
- School
- Religious
- Public

**subject
property:
TMP #61-210**



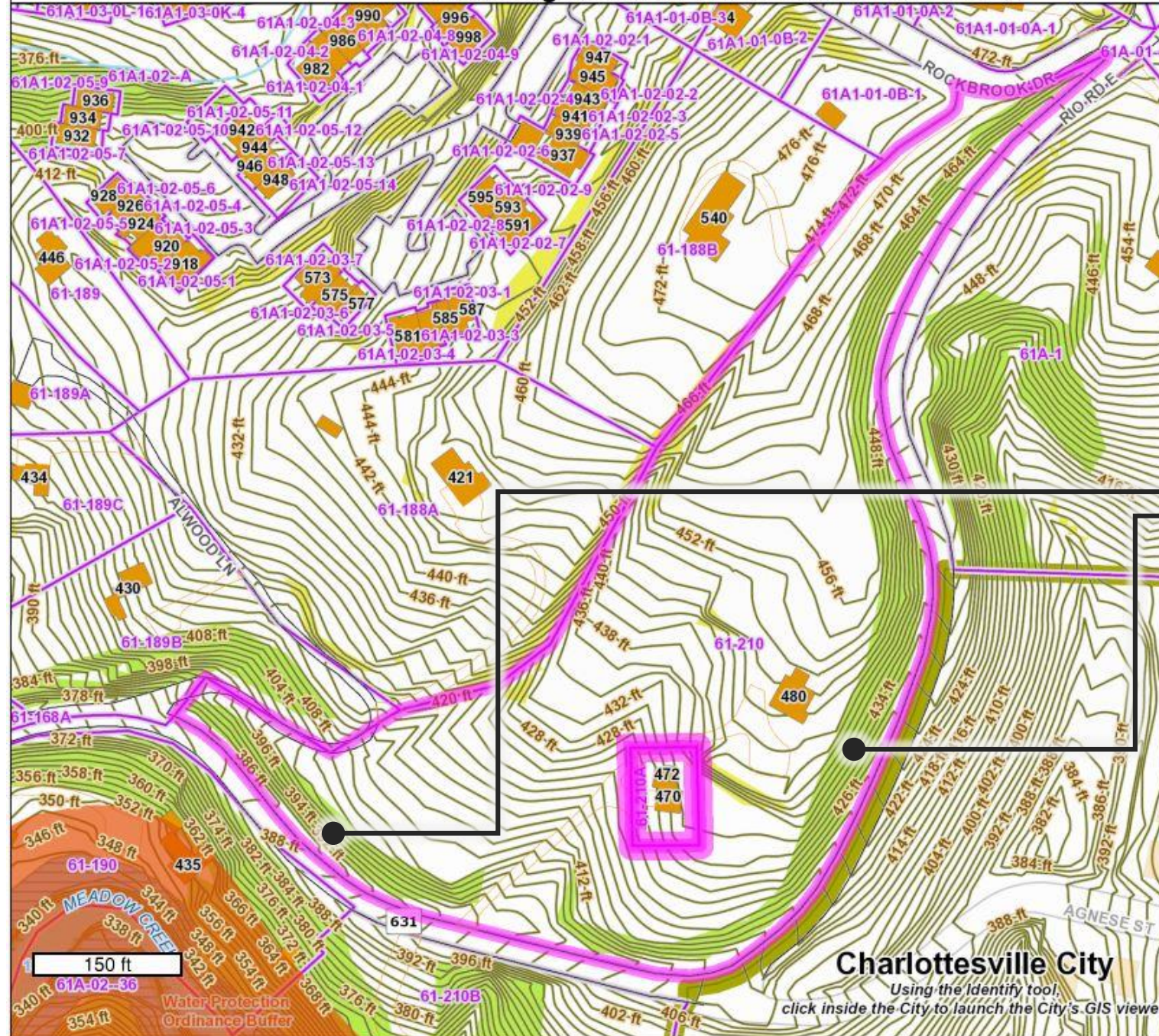
Charlottesville City

Using the Identify tool,
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Ecovillage Charlottesville: Critical Resources

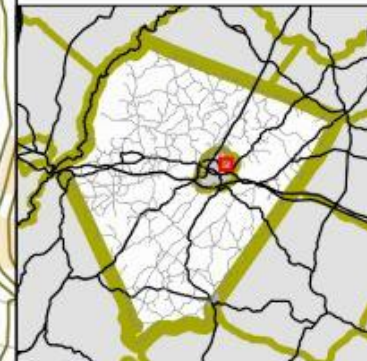


Legend

(Note: Some items on map may not appear in legend)

- Point of Interest
 - APPOINTMENT
 - COLLEGE/UNIVERSITY
 - COMMUNITY
 - FIRE RESCUE STATION
 - GOVERNMENT
 - HOUSING
 - LIBRARY
 - POLICE STATION
 - POST OFFICE
 - RECREATION/TOURISM
 - SCHOOL
- Overlays
 - Water Protection Ordinance
- Parcel Info
 - Parcel
- Elevation
 - 100 ft Elevation Contours
 - 200 ft Elevation Contours
 - 300 ft Elevation Contours
- Steep Slopes
 - Steep Slopes - Preserved

**subject property:
Steep Slopes
Overlay District**



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**subject property:
Residential R4
Zoning District**

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Ecovillage Charlottesville: Future Land Use Plan

Legend
(Note: Some items on map may not appear in legend)

Points of Interest
 AIRPORT
 COLLEGE/UNIVERSITY
 COMMUNITY
 FERRY/BOAT STATION
 GOLF/COUNTRY CLUB
 HOSPITAL
 LIBRARY
 POLICE STATION
 POST OFFICE
 RECREATION/TOURISM
 SCHOOL
 Other

Parcel Info
 Parcel ID

County/Parish Land Use Info
 Urban Development Area
 County/Parish Plan Area
 General District Plan Area
 Greenhouse
 Neighborhood Density R1
 Neighborhood Density R2
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Charlottesville City
Using the Identify tool,
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**subject property:
“Neighborhood
Density
Residential”**

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SP-2018-16: Existing Conditions





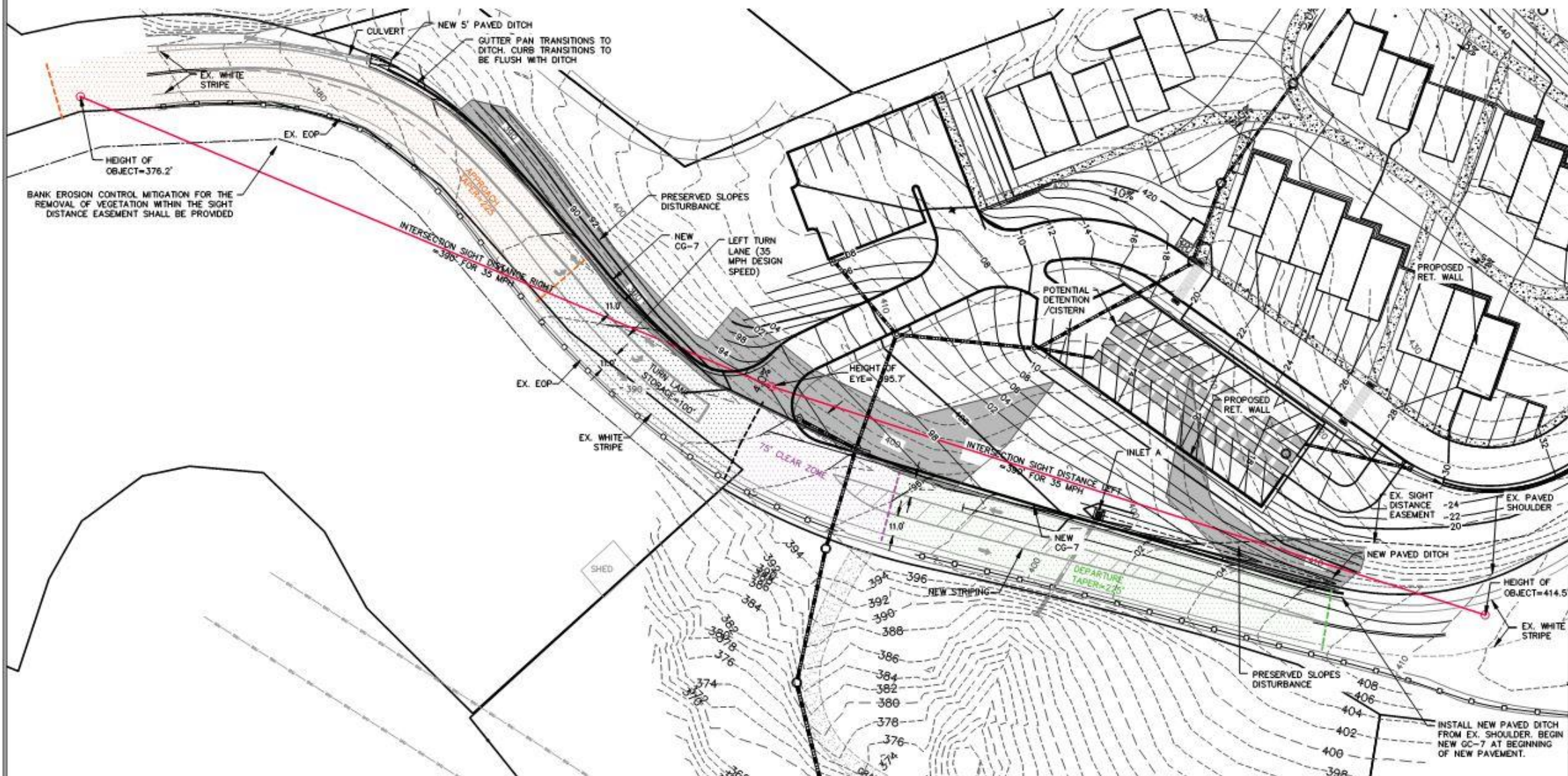




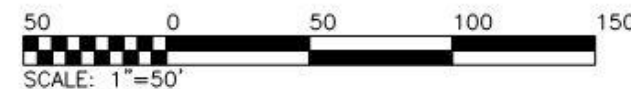
**SP-2018-16:
Proposal
(Additional Details)**

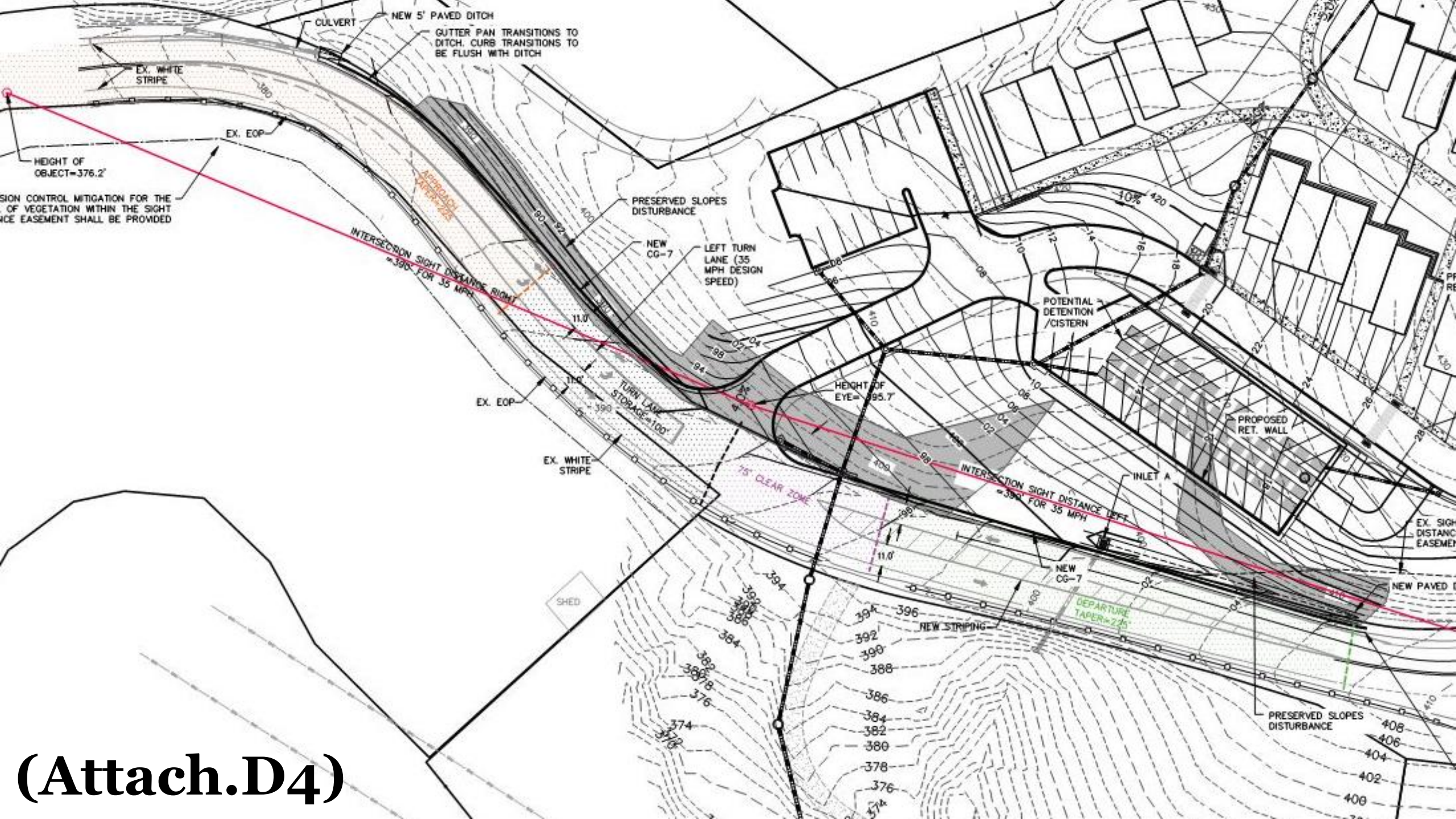
02-27-2019

(Attach. D4)








SOURCE OF TOPO: FIELD SURVEY BY
ROGER W. RAY & ASSOC. SURVEY
COMPLETED SEPTEMBER 7, 2018.
AADT OF RIO ROAD EAST = 10,000
TRIPS. RIO ROAD EAST IS A MAJOR
URBAN COLLECTOR, GS-7.













(Attach.D4)

LANDSCAPE NOTES:
 HABITAT REDEVELOPMENT
 SPECIES MODELED AFTER MEDITERRANEAN MIXED HARDWOOD FOREST PLANT COMMUNITY AS DEFINED BY VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION
 -ALL SPECIES IN LANDSCAPE PLAN ARE NATIVE, CONFIRMED ON VIRGINIA DEPARTMENT OF CONSERVATION & RECREATION DOCUMENTATION WITHIN THE 50% PERCENTILE OF RECORDED PLOTS SAMPLES.
 -A VARIETY OF HERBACEOUS AND SHRUBS TO ESTABLISH A VARIED AND MORE NATURAL HABITAT FOR NATIVE WILDLIFE SPECIES

LANDSCAPE SCHEDULE: TREES					
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity
	Large Shaded Tree	<i>Fagus grandifolia</i>	American Beech	1.5" Cal.	TBD
	Large Shaded Tree	<i>Liriodendron tulipifera</i>	Tulip Poplar	1.5" Cal.	TBD
	Large Shaded Tree	<i>Quercus alba</i>	White Oak	1.5" Cal.	TBD
	Evergreen	<i>Ilex opaca</i>	American Holly	4-5' HL.	TBD
	Small Tree	<i>Carpinus caroliniana</i>	American Hornbeam	4-5' HL.	TBD

NOTES:
 1. Contractor to apply wood chip bedding around all proposed trees and shrubs.
 2. All site plantings of trees and shrubs shall be done to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
 3. Groundcovers are to be planted up to the edge of the rootball. Rootballs to be covered in mulch. Not match to be placed against the trunk of the tree.

LANDSCAPE SCHEDULE: SHRUB						
Symbol	Planting Type	Botanical Name	Common Name	Height	Spacing	Quantity
	Deciduous Shrub	<i>Viburnum acerifolium</i>	Mapleleaf viburnum	24" HL./Plug	AS SHOWN	TBD
	Deciduous Shrub	<i>Viburnum prunifolium</i>	Blackhaw	24" HL.	AS SHOWN	TBD
	Deciduous Shrub	<i>Rhododendron periclymenoides</i>	Pinkflower azalea	24" HL.	AS SHOWN	TBD
	Deciduous Shrub	<i>Euconymus americanus</i>	Strawberry bush	24" HL.	AS SHOWN	TBD
	Broadleaf Evergreen	<i>Kalmia latifolia</i>	Mountain laurel	24" HL.	AS SHOWN	TBD

LANDSCAPE SCHEDULE: GROUNDCOVER						
Symbol	Planting Type	Botanical Name	Common Name	Seed	Spacing	Quantity
	Herbaceous	<i>Polygonatum biflorum</i>	Solomon's Seal	Var.	2' O.C.	TBD
	Herbaceous	<i>Sanguinaria canadensis</i>	Bloodroot	Var.	2' O.C.	TBD
	Herbaceous	<i>Symphoricarpos cordatum</i>	Blue wood-oat	Var.	2' O.C.	TBD
	Herbaceous	<i>Eurybia divaricata</i>	White wood-oat	Var.	2' O.C.	TBD
	Fern	<i>Polystichum acrostichoides</i>	Christmas Fern	Var.	2' O.C.	TBD








HABITAT REDEVELOPMENT			
DATE	BY	REVIEWED	DATE
07/16/18	JSH	JSH	07/16/18
07/16/18	JSH	JSH	07/16/18






INITIAL SITE DEVELOPMENT PLAN FOR
ECOVILLAGE CHARLOTTEVILLE
 ALBEMARLE COUNTY, VIRGINIA




Date	07/16/18
Scale	1" = 30'
Sheet No.	C7 OF 8
File No.	16.009

SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
 301 E. MAIN ST., SUITE 100
 CHARLOTTEVILLE, VA 22902
 PHONE: (434) 307-8888
 JUSTIN@SHIMP-VA.COM

(Attach. D3)

LANDSCAPE SCHEDULE: TREES						
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	
	Large Shade Tree	<i>Fagus grandifolia</i>	American Beech	1.5" Cal.	TBD	
	Large Shade Tree	<i>Liriodendron tulipifera</i>	Tulip Poplar	1.5" Cal.	TBD	
	Large Shade Tree	<i>Quercus alba</i>	White Oak	1.5" Cal.	TBD	
	Evergreen	<i>Ilex opaca</i>	American Holly	4-5' HL.	TBD	
	Small Tree	<i>Carpinus caroliniana</i>	American Hornbeam	4-5' HL.	TBD	

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	Deciduous Shrub	<i>Rhododendron periclymenoides</i>	Pinkbloom azalea	24" HL.	AS SHOWN	TBD
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	Herbaceous	<i>Eurybia divaricata</i>	White wood-aster	Var.	2' O.C.	TBD
	Fern	<i>Polystichum acrostichoides</i>	Christmas Fern	Var.	2' O.C.	TBD

HABITAT PLANTING PLAN - TREES, SHRUBS, & HERBACEOUS/GROUNDCOVER
1" = 30'



(Attach. D3)

SP-2018-16 PC Recommendations:

The Albemarle County Planning Commission, at its meeting on March 19, 2019, voted 6:0 to **recommended approval of SP201800016 with conditions of approval**, as identified in the “Resolution To Approve” (Board Packet Attachment G):

1. The limits of disturbance within the Preserved Steep Slopes Overlay District shall be limited to the sizes, locations, and extents of disturbance as proposed in the “Ecovillage: Special Use Permit Supplementary Exhibits” packet prepared by Shimp Engineering, P.C. and dated 2/4/2019.
2. The final site plan and landscaping plan ... (continued)

SP-2018-16 PC Recommendations:

2. The final site plan and landscaping plan for Ecovillage Charlottesville shall be in general accord with the “Habitat Planting Plan” and “Landscape Schedule” exhibits prepared by Shimp Engineering, P.C. and dated 2/4/2019 and subsequently revised 2/26/2019, inclusive of additional modifications, as noted in a. and b. below, and to the satisfaction of the Director of Planning.
 - a. The “Landscape Schedule” for the “Habitat Planting Plan” must be revised so that a certain portion (25% - 33%) of the tree plant materials and shrub plant materials are specified at a minimum caliper or minimum height that, at the time of planting, meets the minimum size requirements for landscaping materials as would be required within the Entrance Corridor.
 - b. The “Habitat Planting Plan” must be revised to be supplemented with additional numbers of evergreen shrubs and evergreen trees at strategic locations in the vicinity of the proposed parking area private facility in order to sufficiently provide screening for this proposed private facility within the preserved steep slopes overlay district. A certain portion (33% - 66%) of these vegetative screening materials in this vicinity shall be specified at a minimum caliper or minimum height that, at the time of planting, meets the minimum size requirements for landscaping materials as would be required within the Entrance Corridor.

SP-2018-16 PC Recommendations:

3. Improvements related to stormwater, drainage, and grading shown on the final site plan and water protection ordinance plan for Ecovillage Charlottesville shall be in general accord with the same improvements and grading shown on the “Stormwater Improvements” exhibit and “Proposed Entrance Layout” exhibit for SP201800016, prepared by Shimp Engineering, P.C. and dated 2/4/2019 and subsequently revised 2/27/2019, inclusive of additional modifications as noted in a. – c. below, and to the satisfaction of the County Engineer.
 - a. All modified or newly constructed slopes to the east of the commercial entrance shall have a grade that does not exceed a 3:1 slope. Grading up to a 2:1 slope may be permitted for modified or newly constructed slopes to the west of the commercial entrance, if such grading is for the purpose of minimizing the limits of disturbance in order to prevent impacts to preserved steep slopes and to preserve existing vegetation, and provided that such grading complies with the applicable Design Standards specified in Zoning Ordinance Section 30.7.5.

SP-2018-16 PC Recommendations:

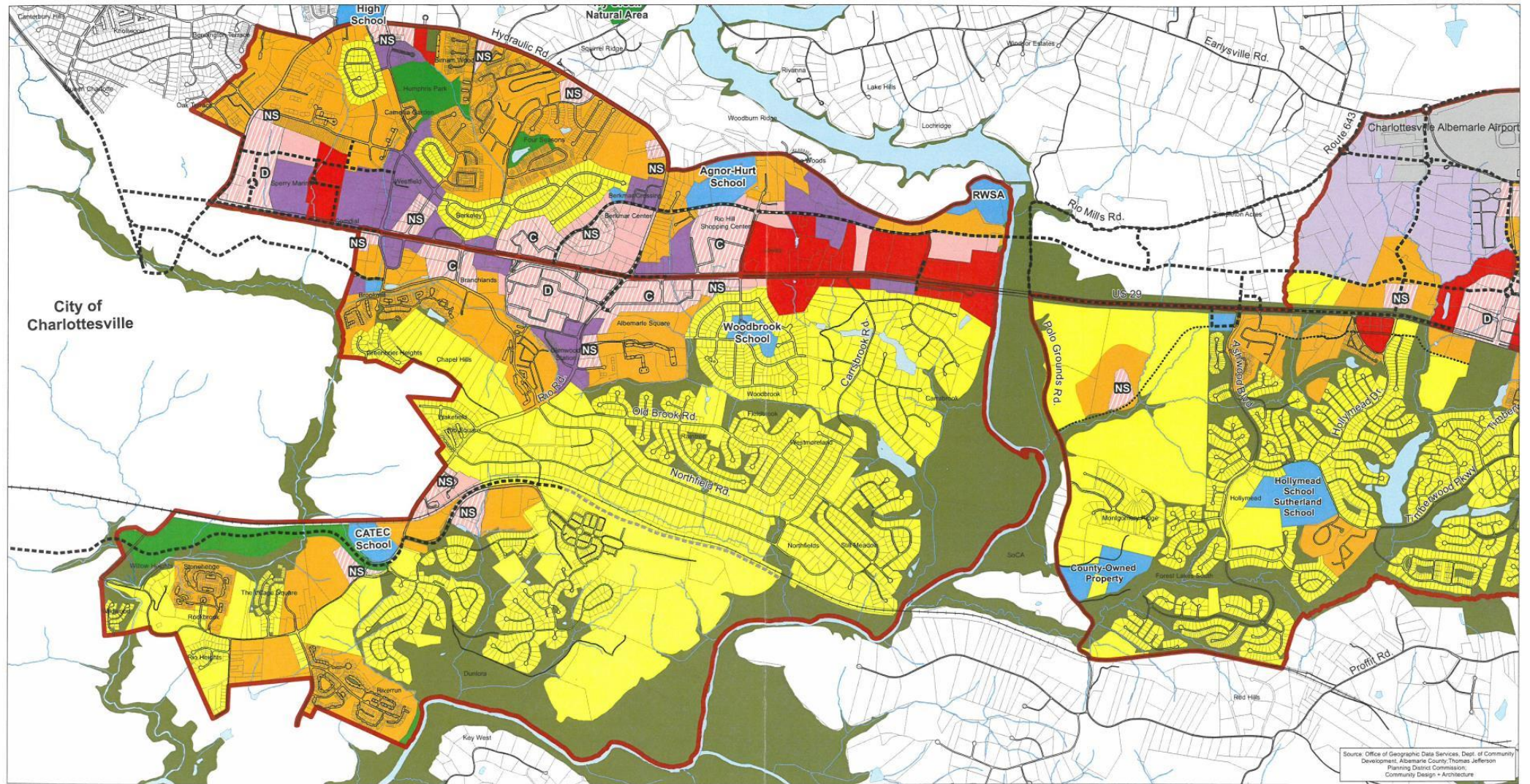
- b. Drainage improvements along Rio Road East shall be designed to manage the 25-year storm event without flooding.
 - c. Curb inlets shall be provided on both sides of the new entrance to collect site runoff before it enters the Rio Road East right-of-way.
 - d. The specific materials and practices for the proposed “off-site bank erosion control” will be approved by the County Engineer.
4. All stormwater treatment facilities and practices for ensuring water quality compliance shall be provided on-site through the use of DEQ-approved BMPs found on the Virginia Stormwater BMP Clearinghouse Website, or through the preservation of onsite forest/open space, to the satisfaction of the County Engineer.

SP-2018-16 Staff Recommendations:

Staff recommends that the Board follow the PC's recommendation and adopt the Resolution (Attachment G) to approve SP201800016 with conditions.

Landscaping Details:

Typical Requirements	E.C. Design Guidelines
Large Trees – amount: planted every 50' on center	Large Trees – amount: planted every 35' on center (road frontage) Planted every 40' on center (in parking areas)
Large Trees – minimum size: 1.5" caliper (min)	Large Trees – minimum size: 3.5" caliper (min) (road frontage) 2.5" caliper (min) (in parking areas)
Shrubs – amount: Single row planted 5' on center	Shrubs – amount: (TBD on a project basis)
Shrubs – minimum size: 12" height	Shrubs – minimum size: 24" height



TRANSPORTATION STUDY

Thomas Jefferson Planning District Commission
Virginia Department of Transportation

Consulting Team:
Meyer Mohaddes Associates, Inc.
Community Design + Architecture, Inc.
Urban Advantage

MASTER PLAN Albemarle County

Consulting Team:
Community Design + Architecture, Inc.
Meyer Mohaddes Associates, Inc.
ZHA, Inc.
Kathleen M. Galvin, Architect
Timmons Group
Urban Advantage

Legend

- Proposed Roadway Network (1)
- Possible Additions to Roadway Network (beyond 2025)
- Potential Connections (Pedestrian, Bicycle, or Vehicular)
- NS Neighborhood Service Center
- C Community Center
- D Destination Center
- U Uptown
- Parcels Y2008

NOTE: Users of the Places29 Future Land Use Map must also consult the Places29 Parks & Green Systems Map to see if additional open space should be preserved and/or trails preserved

(1) FOR BREAKDOWN OF PROPOSED ROADS INTO DIFFERENT CATEGORIES SEE TRANSPORTATION NETWORK DIAGRAM

Development Area Boundary

Airport District

Urban Mixed Use (in Centers)

Urban Mixed Use (in areas around Centers)

Commercial Mixed Use

Urban Density

Neighborhood Density

Office / R & D / Flex / Light Industrial

Light Industrial

Heavy Industrial

Institutional

Public Open Space

Privately Owned Open Space ; Environmental Features



Creating and
Connecting
Communities
in Northern Albemarle

FUTURE LAND USE SOUTH

Date: 2/2/2011



SP-2018-16 Staff Findings (1/15/19):

- Staff currently believes the favorable factors outweigh the unfavorable factors, with particular consideration given to:
 - the characteristics of these steep slopes;
 - the subject property's location within the Development Areas; and also
 - the extent to which the proposed Ecovillage project embodies, supports, and advances numerous Comprehensive Plan strategies, objectives, and policies.
- However, staff believes that position cannot be fully verified at this time:
 1. the applicant has not yet clearly demonstrated the physical necessity of all proposed areas of disturbance for locating private facilities within the Preserved Steep Slopes Overlay District, and most importantly, because
 2. the applicant has not clearly demonstrated “appropriate consideration and care in [the] design and construction” of the proposed landscape mitigation efforts or the proposed stormwater and storm drainage improvements along Rio Road East.

SP-2018-16 Staff Recommends (1/15/19):

Staff cannot currently recommend approval of SP-2018-00016, unless and until the outstanding issues are addressed and resolved to the satisfaction of County staff. Specifically, staff recommends the following at this time:

- a) The applicant should document the “appropriate consideration and care in [the] design and construction” of the proposed landscape mitigation and stormwater improvements
- b) The applicant should have a licensed professional field-identify the proposed limits of disturbance on site (using flags, stakes or other similar equipment); and
- c) The Commission should consider waiting to take action until after VDOT takes action (pending) on the Commercial Entrance Sight Distance Waiver Request (under review).