

COUNTY OF ALBEMARLE

APPLICATION FOR A SPECIAL EXCEPTION

☐ Request for a waiver, modification, variation or substitution permitted by Chapter 18 = \$457

OR

☒ Variation to a previously approved Planned Development rezoning application plan or Code of Development = \$457

☐ Relief from a condition of approval = \$457

Provide the following

☒ 3 copies of a written request specifying the section or sections being requested to be waived, modified, varied or substituted, and any other exhibit documents stating the reasons for the request and addressing the applicable findings of the section authorized to be waived, modified, varied or substituted.

Provide the following

☒ 3 copies of the existing approved plan illustrating the area where the change is requested or the applicable section(s) or the Code of Development. Provide a graphic representation of the requested change.

☒ 1 copy of a written request specifying the provision of the plan, code or standard for which the variation is sought, and state the reason for the requested variation.

Project Name : Stonefield Towncenter Hyatt House Block C2-I

Current Assigned Application Number (SDP, SP or ZMA) _____

Tax map and parcel(s): 61W-3-19A (Parcel 1)

Applicant / Contact Person Macfarlane Partners, LLC

Address 1812 East Grace Street **City** Richmond **State** VA **Zip** 23223

Daytime Phone# (804) 233-9700 **Fax#** () **Email** charles@macfarlaneva.com

Owner of Record OCT Stonefield Property Owner LLC

Address 230 Royal Palm Way, 2nd Floor **City** Palm Beach **State** FL **Zip** 33480

Daytime Phone# (212) 308-7700 **Fax#** (212) 308-7880 **Email** odesai@oconnorcp.com

COUNTY OF ALBEMARLE

APPLICATION FOR A SPECIAL EXCEPTION

APPLICATION SIGNATURE PAGES

VERIFICATION OF THE SIGNATURE ON THE NEXT PAGE MUST HAPPEN BEFORE THE APPLICATION MAY BE DEEMED COMPLETE

If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, an LLC, a corporation, a partnership or association, or a trust, then a document acceptable to the County must be submitted with this application certifying that the person signing has the authority to do so.

If the applicant is a contract purchaser, a document acceptable to the County must be submitted containing the owner's written consent to the application and must include any applicable documents authorizing that person to provide consent.

If the applicant is the agent of the owner, a document acceptable to the County must be submitted that is evidence of the existence and scope of the agency. Please attach the owner's written consent.

One (1) copy of the applicable ownership information.

CHECK AS APPLICABLE	OWNERSHIP OF THE PROPERTY IS A	DOCUMENT TO BE PROVIDED FOR THIS APPLICATION
<input checked="" type="checkbox"/>	Limited liability company ("LLC")	The articles of organization and when the power is delegated to someone other than a manager or a member, also the operating agreement.
<input type="checkbox"/>	Stock & Nonstock corporation	
<input type="checkbox"/>	for a board of directors	Stock - the articles of incorporation or a shareholders agreement may limit the board's statutory authority. Nonstock - the articles of incorporation and the by-laws, the latter of which may include a member or director agreement, may limit the board's statutory authority
<input type="checkbox"/>	for a person expressly authorized by the board of directors	written evidence of that authorization such as a board resolution or board minutes
<input type="checkbox"/>	for a committee	an action of the board of directors authorizing the committee to act; the articles of incorporation or the by-laws may limit the statutory authority
<input type="checkbox"/>	for a corporate officer	the by-laws or the delegating resolution of the board of directors.
<input type="checkbox"/>	Partnership	The statement of partnership authority, which may limit the authority of one or more partners.
<input type="checkbox"/>	Limited partnership	The partnership agreement, or amendments thereto, which may limit the authority of one or more general partners.
<input type="checkbox"/>	Incorporated & Unincorporated church and other religious body	(1) for trustees, an authorizing court order (2) for the corporation holding title, the appropriate corporate documents (2) for a bishop, minister or ecclesiastical officer, the laws, rules or ecclesiastical polity of the entity that authorizes the person to hold, improve, mortgage, sell and convey the property.
<input type="checkbox"/>	Land trust	The deed of conveyance to the trustees and the trust instrument

See Attachment A in the Land Use Law Handbook for a complete list of Authorized Signatories for Land Use Applications

COUNTY OF ALBEMARLE

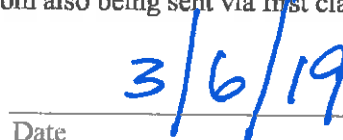
APPLICATION FOR A SPECIAL EXCEPTION

Owner/Applicant Must Read and Sign

I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner in filing this application. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge. By signing this application I am consenting to written comments, letters and or notifications regarding this application being provided to me or my designated contact via fax and or email. This consent does not preclude such written communication from also being sent via first class mail.



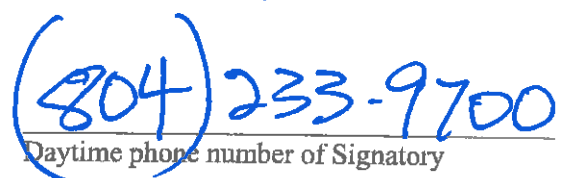
Signature of Owner/Agent or Contract Purchaser



Date



Print Name



Daytime phone number of Signatory

Fee Received



Received Date










Received By



MAR 07 2019

COMMUNITY
DEVELOPMENT

FOR OFFICE USE ONLY APPLICATION#  Fee Amount \$  Date Paid 
By who?  Receipt #  Ck#  By 

The Code of Development (20A.5.i.5. Page 22) states that maximum height of buildings in Block C is 75 ft. and the maximum number of stories is 5. We note with the current proposed development, we will be complying with the maximum building height requirement. We are requesting a special exception for the maximum number of stories from 5 to 6. We offer the following justifications to vary this requirement:

1. The existing Hyatt, across District Ave. from this site is currently 6 stories. The proposed Hyatt will provide building uniformity and compliment the height of the existing Hyatt with the approval of this special exception.
2. The total number of hotel rooms necessary to obtain the proper function size for business operational and development purposes requires six floors instead of five floors.
3. We are proposing 12,500 square feet of retail space along Bond Street within the first floor of the hotel. This addition also requires the building to be six floors instead of five.
4. The addition of the sixth floor allows us the ability to add several upscale suite rooms to the hotel room mix that will improve the quality and variety of the overall hotel's accommodations.

Hyatt Special Exception Request
Additional Application Materials provided April 25, 2019 and May 10, 2019

Analysis per 18-8.5.5.3:

(1) The proposed Stonefield Hyatt House Hotel is consistent with the goals and objectives of the Comprehensive Plan as follows:

- a. The planned Hyatt House Hotel will add high quality hospitality rooms, amenities and functions to the existing mixed-use inventory of accommodations provided by the Hyatt Place Hotel within the Stonefield destination and mixed-use retail complex.
- b. The Hyatt House Hotel will provide a different design of studio and extended stay guestrooms with kitchen/kitchenette facilities to meet the demand for those travelers desiring longer stays within the Stonefield development.
- c. The Hyatt House Hotel will include a block of luxury accommodations on the sixth floor which will provide upscale travelers with a choice of a higher finish extended stay guestroom which product is not currently supplied in the submarket.
- d. The Hyatt House Hotel will offer meeting, dining and relaxing amenity spaces including meeting rooms, fitness facilities, an indoor pool, indoor/outdoor dining areas and exterior patio areas for use by hotel guests and the general public.
- e. The proposed plan includes approximately 12,400 square feet of high-quality retail space which will link the hotel's functional spaces and street presence to the existing retail buildings located adjacent to and across Bond Street from the subject property. The building's design will pay particular attention to how pedestrians experience and approach the building by accessing both the retail spaces and the hotel's main entrance and public spaces to provide a pedestrian friendly and walkable environment around the full perimeter of the property. The large clear glass entrances, full height windows and retail storefronts will provide welcoming views and opportunities for hotel guests to interact with passing visitors and shoppers making the environment an active and truly mixed-use experience.
- f. The close proximity and accessibility of the food service businesses to the hotel are considered major amenities and selling points for attracting guests to the proposed Hyatt House Hotel. The adjacent Hyatt Place Hotel has experienced a high percentage of shared use between hotel and the retail food services. A larger percentage of Hyatt Place hotel guests arrive and depart via taxi or Uber and choose to walk to restaurants within Stonefield for their meals.
- g. The Hyatt Place Hotel provides shuttle service for drop off and pick up (not airport arrivals and departures) further incentivizing hotel guests to leave their personal vehicles at home (or arrive without using rental cars) and stay local for retail and restaurant services.

(2) The proposed Stonefield Hyatt House Hotel does not increase the approved development density or intensity of development.

- h. The proposed site plan footprint of the hotel and retail building is actually slightly less than the previously approved plan which is titled: Albemarle

Place—Preliminary Site Plan Amendment for Blocks A, B, C, D & E and dated 3-21-11

- i. As the request for an additional floor (six in lieu of five) still falls within the height limitation as measured by number of feet, the additional floor request does not exceed the height limit as it pertains to mass and view. In addition, the number of floors requested matches the number of floors of the adjacent Hyatt Place Hotel and the scale of the two buildings will be more balanced as a result.
- j. The ability to add a sixth level of guestrooms provides additional floor area within the building which permits the project to accommodate the addition of first floor retail space (allowing true mixed-uses with the development) that would not be possible otherwise.

(3) The proposed Stonefield Hyatt Hotel does not affect the timing and phasing of development of any other development in the zoning district.

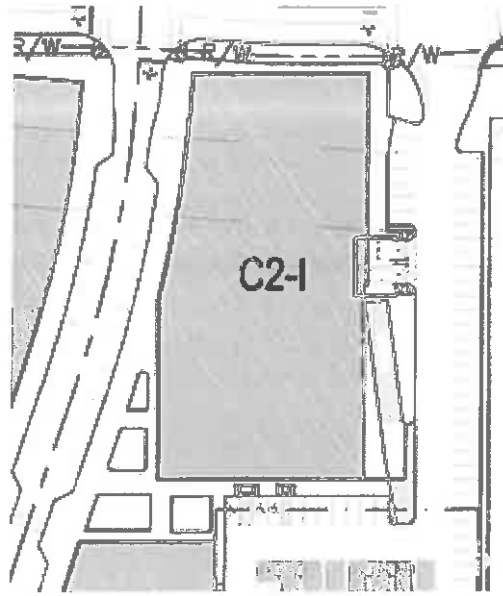
- k. The proposed building and site plan are fully contained within the development block C2-1
- l. Construction of the proposed hotel and retail space will not impact the function and use of the adjacent sites and buildings.
- m. Parking for the proposed hotel and retail space will be accommodated on the site, per the existing shared parking agreements and with a shared parking understanding between the Hyatt Place Hotel and Hyatt House Hotel ownership and management.
- n. Proposed development of blocks D1 and D2 is proceeding through entitlements with Stonefield ownership and any needed coordination between the parties is being handled by O'Connor, the Stonefield development ownership and manager.

(4) The proposed Stonefield Hyatt Hotel does not require a special use permit

- o. This request and application for Special Exception does not require a special use permit.

(5) The proposed Stonefield Hyatt Hotel is in general accord with the purpose and intent of the approved application

- p. This request and application for Special Exception is in general accord with the purpose and intent of ZMA2013-9



- q.
- r. The proposed Hyatt House Hotel and retail space site plan footprint provides:
- i. Greater vertical building setback and more building plane/elevation variation through wall jogs and transitions than the previously approved C2-1 plan above.
 - ii. People spaces utilizing patios and courtyards (at the Bond and District corner, at the transition from the hotel entrance to the retail space and at the rear meeting space outdoor transition) provide a more integrated and active pedestrian environment than the previously approved C2-1 plan above.
 - iii. The mixed-use functions of the hospitality and retail uses within the planned building design provide more aesthetically attractive access and views to the side and rear elevations of the site.
 - iv. The proposed green spaces and civic function spaces provided on the proposed Hyatt House C2-1 site (and by Stonefield management on the adjacent parcels) will be equal to or greater than those proposed by the previously approved C2-1 plan above.

Additional information on economic development, open space, and Comprehensive Plan goals:

1. Economic Development:

- a. The positive economic development benefits of the proposed project are considerable:
1. The planned six story Hyatt House Hotel (which is the same approximate height in feet and the same number of floors as the adjacent Hyatt Place Hotel), will represent an investment in the County in excess of \$20,000,000. The retail portion of the proposed development will likely represent an additional investment in excess of \$3,000,000.

2. The investment and operating business located within the hotel portion of the building will generate significant real estate, hospitality and meals taxes for the County. The Hyatt Place Hotel which is owned and managed by the same ownership group developing this project pays Albemarle County close to \$400,000 in real estate, hospitality and meals taxes and the Hyatt House Hotel is projected to pay between \$425,000 and \$450,000 in similar taxes. The retail portion of the building will also contribute significant additional tax revenue from real estate, sales, and meals taxes.
3. This proposed hotel project will employ between 45 and 50 full time employees and the retail portion of the project will likely employ between 30-40 employees.
4. Sewer and water connection fees to be paid to ACSA and RWSA for the proposed hotel have been estimated by the County to exceed \$850,000.

2. Comprehensive Plan Goals

- a. The Albemarle County Comprehensive Plan goals are met by the proposed Hyatt House Hotel development as follows:
 1. New investment, development and quality employment will be added in the existing Development Area of Stonefield
 2. Development will take place on appropriately zoned land in an existing mixed-use development community
 3. Development will utilize existing County infrastructure with regards to roads, utilities and other County services.
 4. Hotel development will promote block development with connections to existing sidewalks and road infrastructure
 5. Hotel development will be part of a larger mixed-use development that is in keeping with the Neighborhood Model and Area Master Plan.
 6. Proposed hotel will be close to public transportation and will share parking facilities with other mixed-use activities and businesses in the Stonefield development
3. The hotel shuttle van will provide transportation for hotel guests to locations within a five-mile radius of the hotel. Some of the places frequently visited by the existing 'sister' Hyatt Place Hotel's shuttle van include:
 - a. UVA buildings and grounds
 - b. Downtown Mall and surrounding businesses and restaurants
 - c. JPJ Arena
 - d. UVA JAG School
 - e. UVA Law School
 - f. UVA Darden School
 - g. Federal Executive Institute
4. I have confirmed with Herb White of W&W that the amount of Open Space on the proposed site plan is 100% of the Open Space (Green and Civic Space – Ultimate Plan dated 3-21-11 and

attached) approved per the Albemarle Place—Preliminary Site Plan Amendment for Blocks A, B, C, D & E dated 3-21-11.

5. All of the hardscape and landscaped areas surrounding the proposed hotel would be deemed public and/or green spaces that would be available for use by hotel guests, retail customers, Stonefield visitors and the general public. I have highlighted, in yellow, on the attached site plan these areas that provide unrestricted access from the sidewalks that circle the hotel and retail spaces.
6. Please see # 4 above. We have not counted the pool area, the outdoor meeting room patio or the enclosed outdoor dining area in the common space highlighted as public space or counted as either Green or Civic Space.
7. It is our understanding that O'Connor will provide additional seating, benches and tables similar to the existing FF&E they, as the Stonefield property managers, have provided for other likekind areas within the Stonefield development.

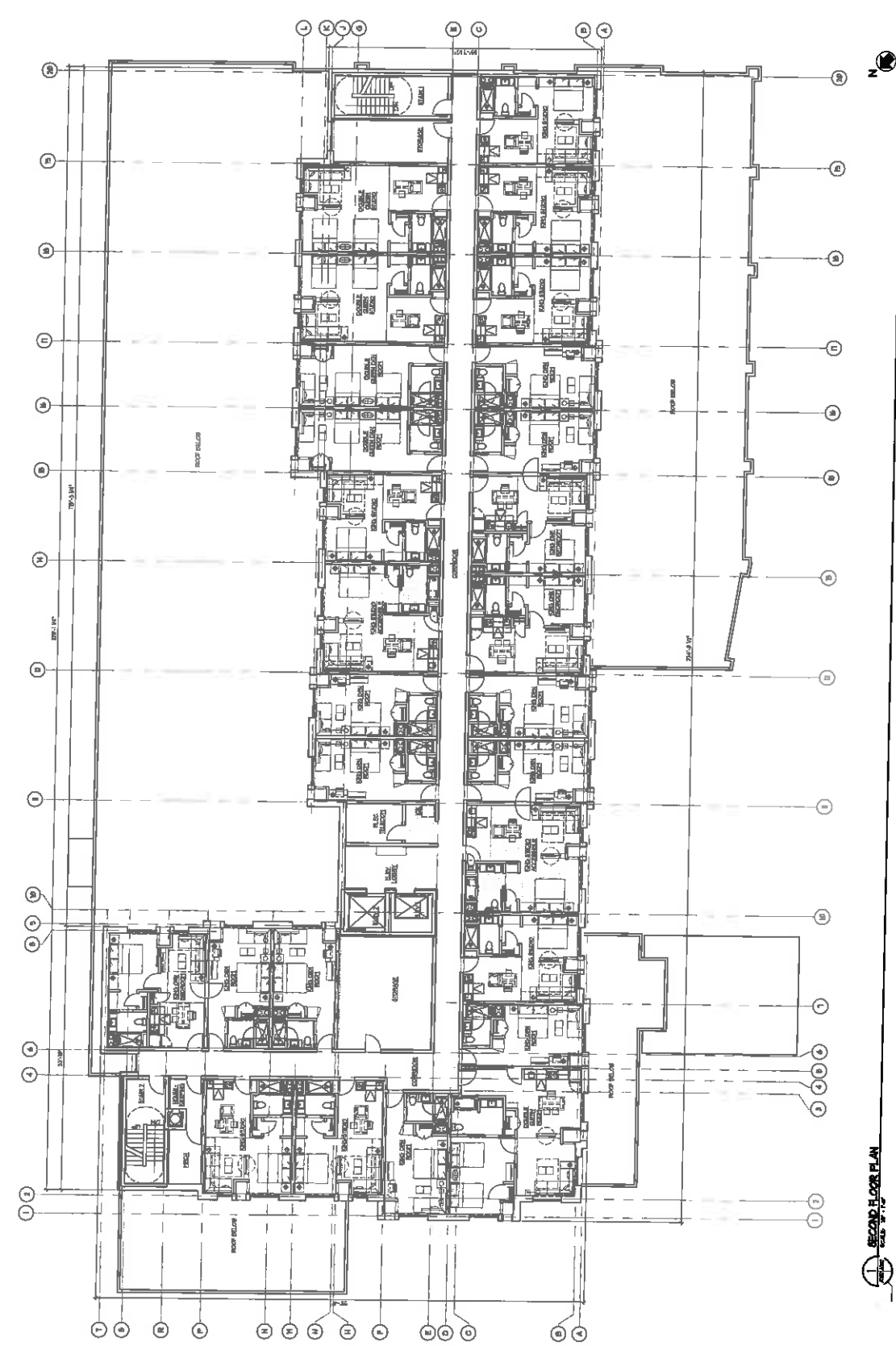


NO.	DATE	REVISIONS

SECOND FLOOR
 PLAN

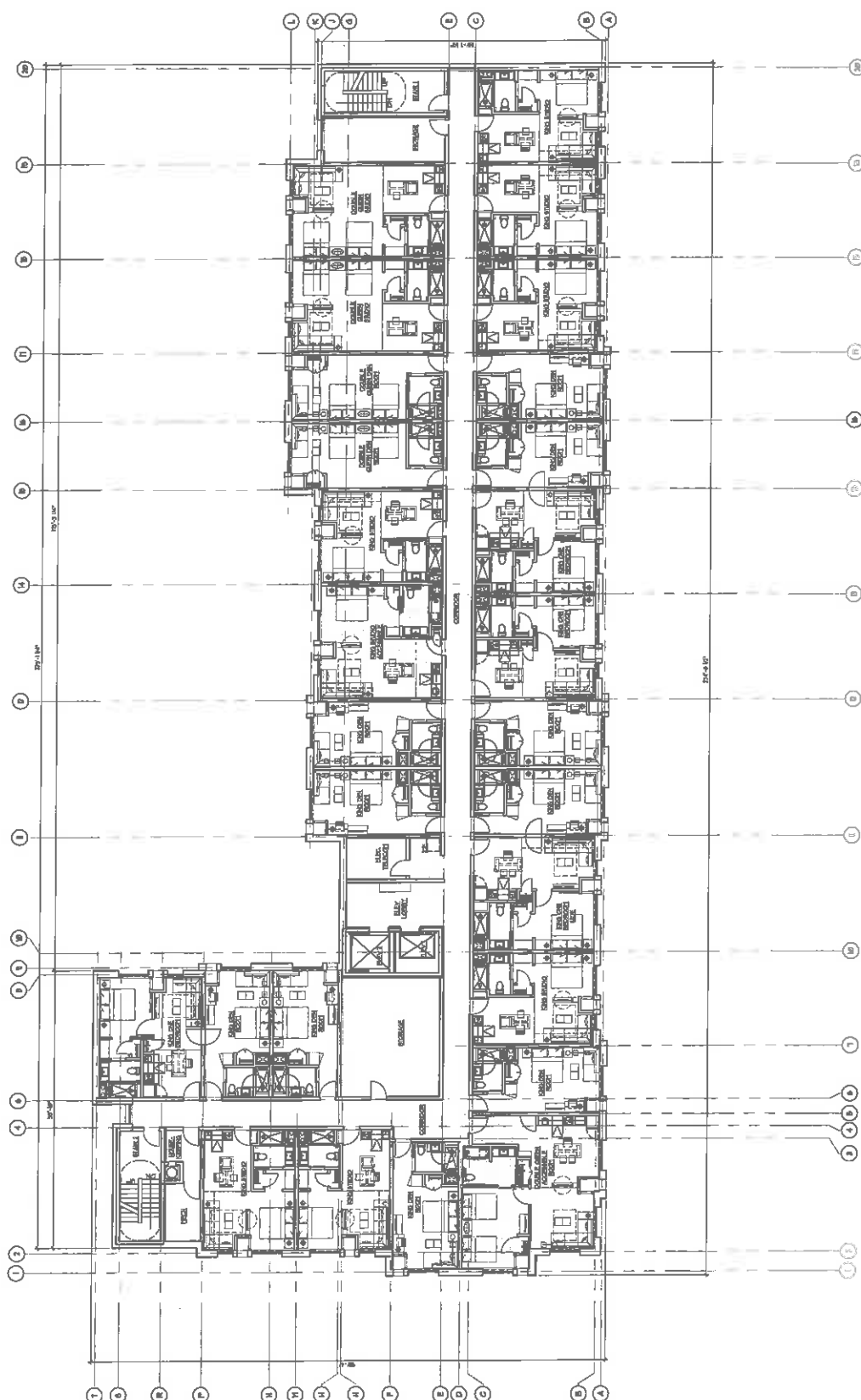
A DEVELOPMENT BY
MACFARLANE PARTNERS

HYATT HOUSE
 STONE FIELD, CHARLOTTESVILLE, VA



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

This architectural floor plan shows the layout of the first floor. It includes a large central hall, several rooms of varying sizes, and a kitchen area. The plan is oriented with a north arrow pointing towards the top right. The drawing is a black and white line drawing, typical of architectural blueprints.



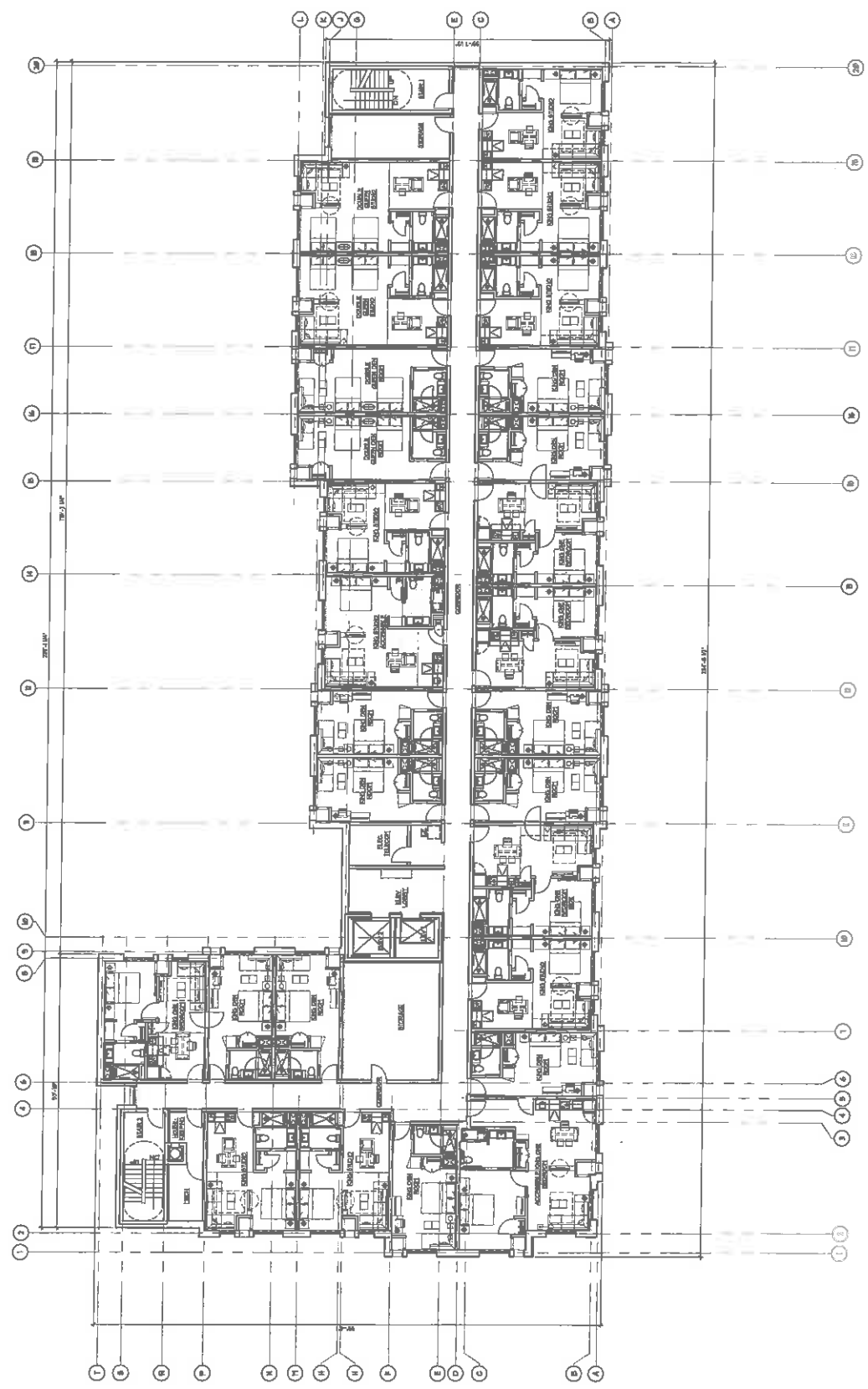
REVISIONS	DATE
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2	01/15/14
3	01/15/14
4	01/15/14
5	01/15/14
6	01/15/14
7	01/15/14
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9	01/15/14
10	01/15/14

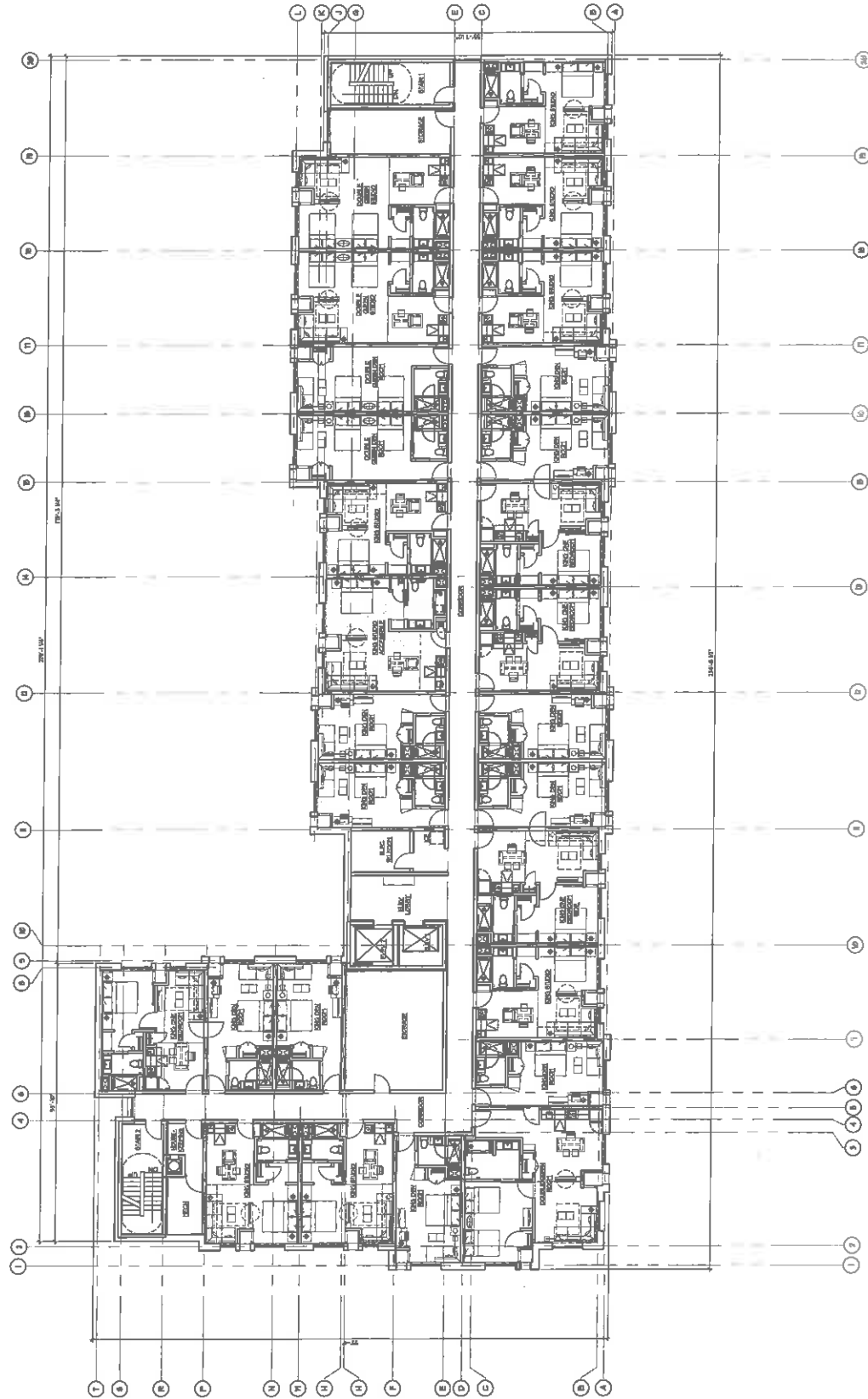
FOURTH FLOOR
PLAN

MACFARLANE PARTNERS
A DEVELOPMENT BY

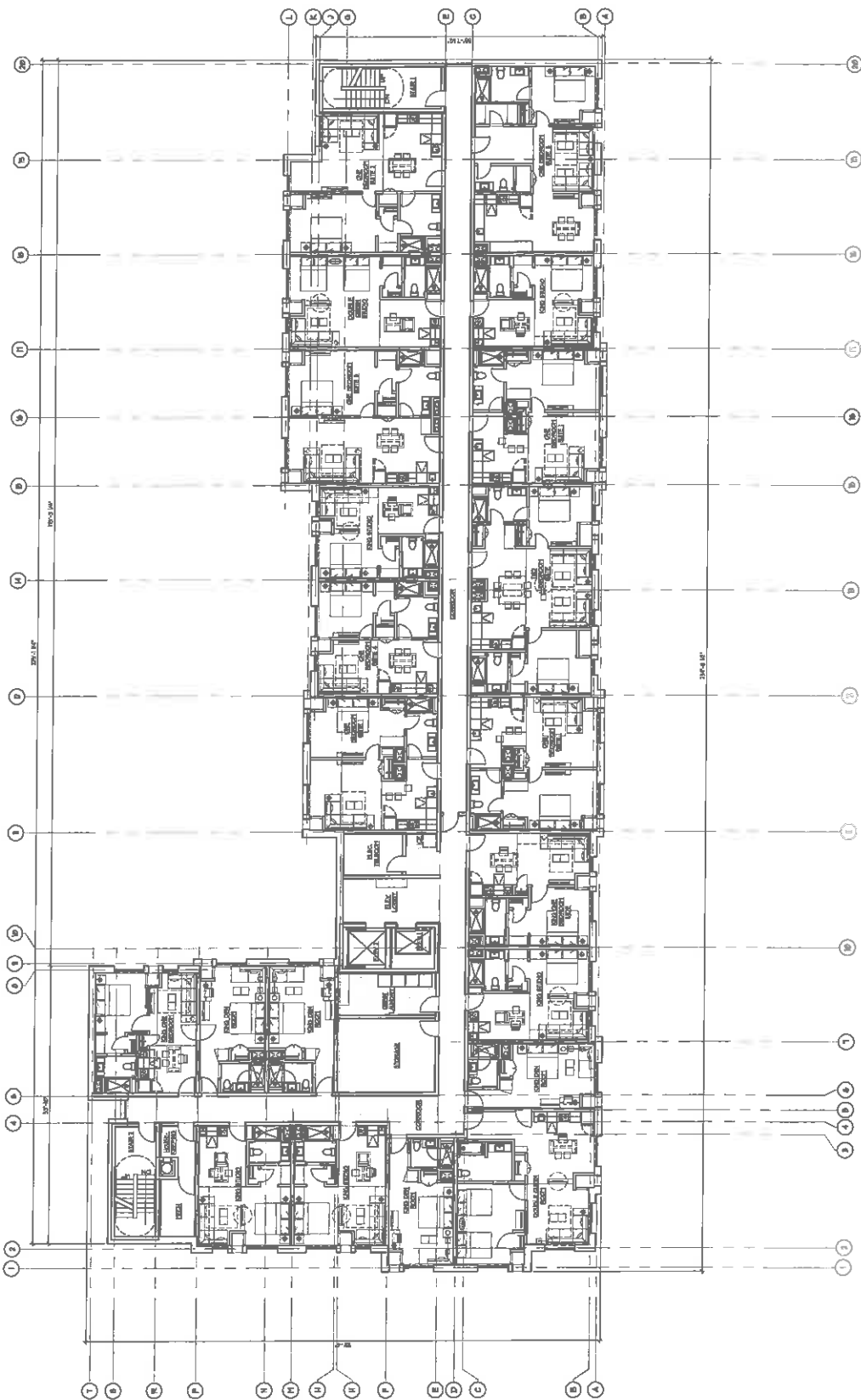
HYATT HOUSE
STONE FIELD, CHATEAUVILLE, VA

nbs! ARCHITECTURE
11574 BLICKLE ROAD
CHATEAUVILLE, VA 22006
(703) 279-5511 fax (703) 279-5543





DATE	JANUARY 20, 2019
REVISIONS	
NO.	
DATE	



SIXTH FLOOR PLAN
 100'-0" x 134'-0"

STONEFIELD TOWNCENTER

HYATT HOUSE

BLOCK C2-I

ALBEMARLE COUNTY, VIRGINIA

SITE DATA

OWNER: OCT STONEFIELD PROPERTY OWNER LLC
C/O O'DONOR CAPITAL PARTNERS LLC
100 WEST 10TH STREET, 8TH FLOOR
NEW YORK, NY 10002
ATTN: JOHN O'DONOR

DESIGNER: MACFARLANE PARTNERS, LLC
2000 W. 10TH STREET, SUITE B
ROCKFORD, VA 22070
(800) 232-8700
WWW.MACFARLANE.COM
EMAIL: CHUCK@MACFARLANE.COM

ENGINEERS: WM ASSOCIATES, INC.
3040 ARDEN SQUARE PLACE
FARMERSVILLE, VA 22031
(404) 844-2700
WWW.WMENGINEERS.COM

SOURCE OF TITLE: OF THE SAME PROPERTY, ACQUIRED AS TAX MAP PARCEL 81W-3-16A (PARCEL 1) CONVERTED UNTO OCT STONEFIELD PROPERTY OWNER LLC (PROXIMATELY 100% OF THE SAME PROPERTY) IN DEED BOOK 4857, PAGES 360-371.

SOURCE OF BOUNDARY SURVEY: WM ASSOCIATES, INC.
AUGUST 28, 2014

DATE: AUGUST 28, 2014

BY FIELD SURVEY: WM ASSOCIATES, INC.

PERFORMED ON: OCTOBER 16, 2014

ALBEMARLE COUNTY, VA

INDUSTRIAL DISTRICT: JACK JOLLYT

WATER PROTECTION AREA: N/A (NON-WATER SUPPLY WATERSHED)

TAX MAP/PARCEL: TM 81W, PARCEL 3-23

ZONING: NMO (NEIGHBORHOOD MODEL DISTRICT)

OVERLAY DISTRICT: ENTRANCE CORRIDOR

EXISTING USE: VACANT AND COMMERCIAL

PROPOSED USE: RETAIL AND HOTEL

RETAIL: 12,567 SQ.FT.

HOTEL: 92,247 SQ.FT.

THRESH: ON-SITE DUMPSTER

BUILDING HEIGHT:



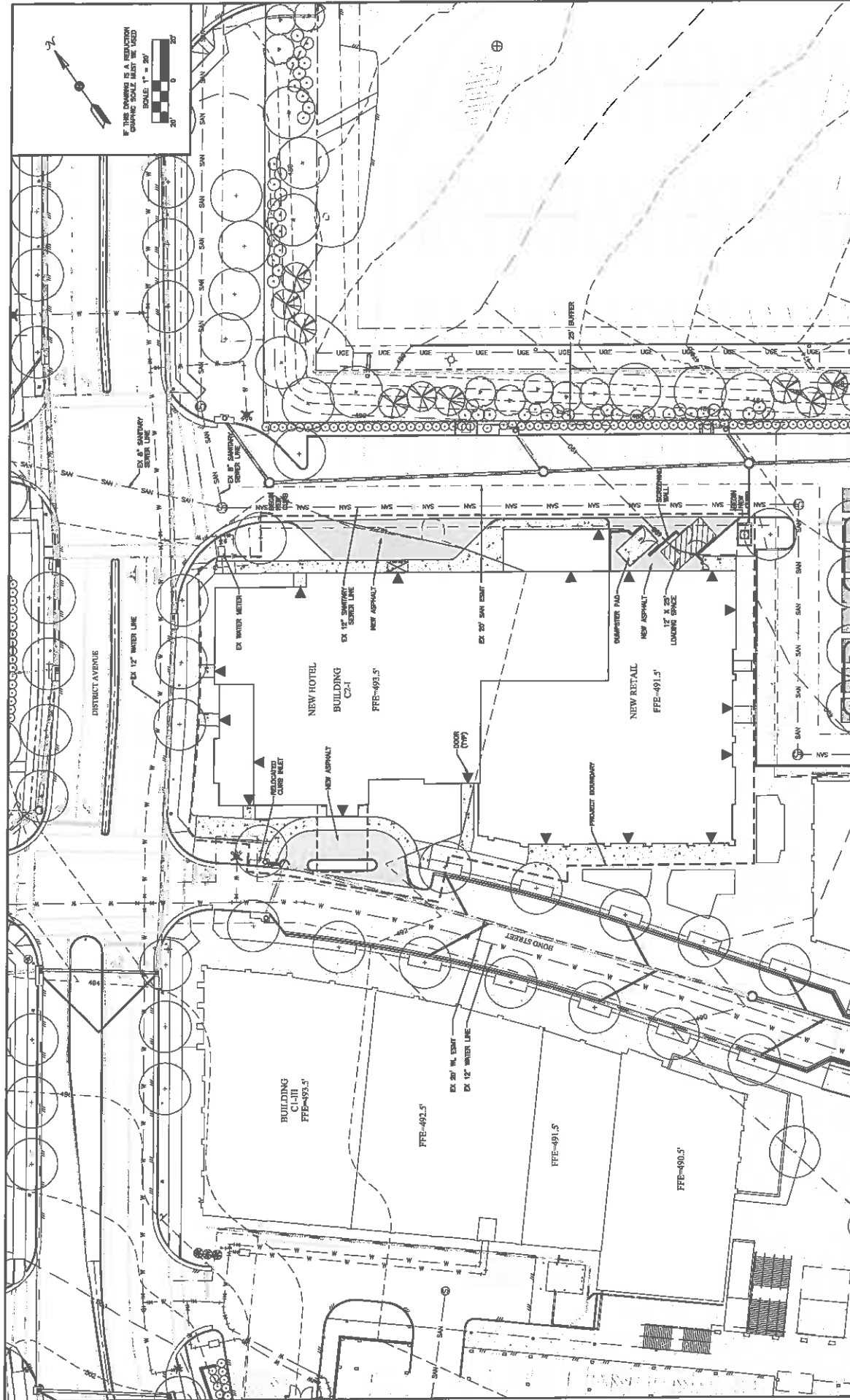
VICINITY MAP
SCALE: 1"=200'

SHEET NO.	DRAWING NO.	DATE
1 OF 3	C-1	COVER SHEET
2 OF 3	C-2	EXISTING CONDITIONS AND DEMOLITION
3 OF 3	C-3	PRELIMINARY AND SITE PLAN

- NOTES:**
- STORMWATER QUANTITY IS PROVIDED FOR THE PROPOSED IMPROVEMENTS WITH THE EXISTING UNDERGROUND COLLECTION SYSTEM CAPACITY. SEE STORMWATER MANAGEMENT PLAN (WSP2007-000020).
 - STORMWATER QUALITY IS PROVIDED FOR THE PROPOSED IMPROVEMENTS WITH THE EXISTING STORMWATER TREATMENT PLANT. SEE STORMWATER MANAGEMENT PLAN (WSP2007-000020).
 - EXISTING CONDITIONS SHOWN ON THESE PLANS REFLECT THE IMPROVEMENTS SHOWN ON THE APPROVED SITE PLANS ENTITLED "STONEFIELD TOWNCENTER/FINAL SITE PLAN (WSP2007-000007)".
 - EXISTING CONDITIONS SHOWN ON THESE PLANS REFLECT THE IMPROVEMENTS SHOWN ON THE APPROVED SITE PLANS ENTITLED "STONEFIELD TOWNCENTER/FINAL SITE PLAN (WSP2007-000007)".
 - STONEFIELD WAS FORMERLY KNOWN AS ALBEMARLE PLACE.
 - PARKING FOR THE PROPOSED IMPROVEMENTS IS PROVIDED WITH THE EXISTING PARKING WITHIN THE STONEFIELD TOWNCENTER. PARKING CALCULATIONS ARE PROVIDED BELOW.

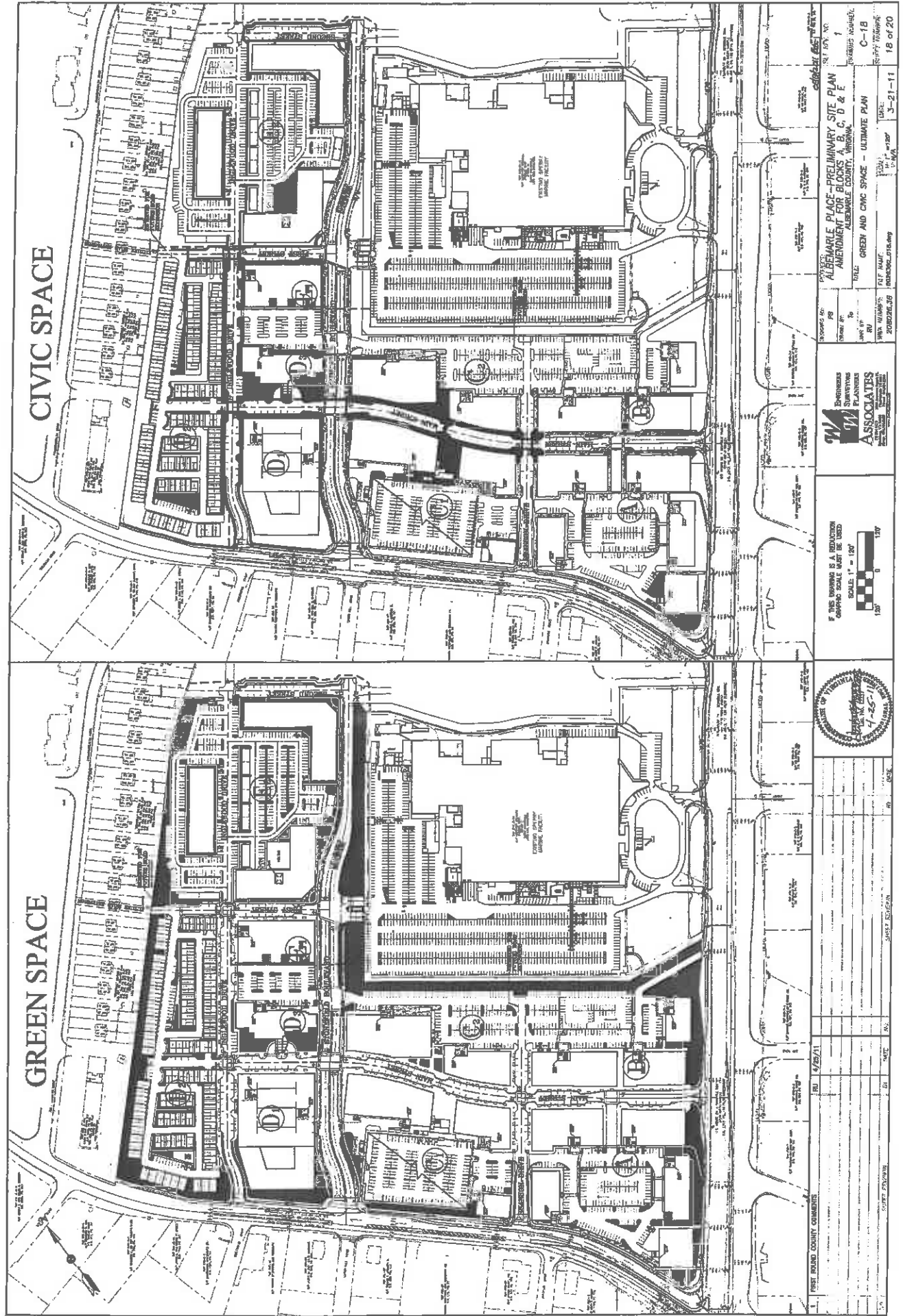
REQUIRED PARKING:	
FOR EXISTING SHOPPING CENTER	765 SPACES (174,281 G.A./1,000=100.54/764.78)
FOR EXISTING HOTEL	137 SPACES (1 SPACE/1000 ROOM)
FOR EXISTING RESTAURANT	24 SPACES (1 SPACE/40 SEATING)
FOR EXISTING CONFERENCE ROOMS	11 SPACES (7762/1,000*13=10.17)
FOR EXISTING CAFE	57 SPACES (12,567 G.A./1,000=125.67/56.83)
FOR PROPOSED C2-I RETAIL	126 SPACES (1 SPACE/NOTE ROOM)
FOR PROPOSED HOTEL	1743 SPACES (1743 SEATING/1000)
FOR PROPOSED CONFERENCE ROOMS	20 SPACES (2000/1,000*13=26.00)
FOR PROPOSED CAFE	1,183 SPACES (1,183 SEATING/1000)
TOTAL REQUIRED	1,218 (INCLUDES 20 HANDICAPPED SPACES)
EXISTING PROVIDED PARKING	1,218 (INCLUDES 20 HANDICAPPED SPACES)
TOTAL PROVIDED PARKING	1,218 (INCLUDES 20 HANDICAPPED SPACES)

		PROJECT: STONEFIELD TOWNCENTER HYATT HOUSE, BLOCK C2-I ALBEMARLE COUNTY, VIRGINIA		SET REV. NO. DRAWING NUMBER C-1
DESIGNED BY: HMB CHECKED BY: HMB DATE: 11/20/18		TITLE: COVER SHEET		SHEET NUMBER: 1 of 3
FILE NAME: 216036.DWG SCALE: 1"=200'		DATE: 11/20/18		1 of 3



IF THIS DRAWING IS A PRELIMINARY
DRAWING, SCALE MUST BE ADDED
SCALE: 1" = 20'

NO.		SHEET REVISION		BY		DATE		BY		DATE	



GREEN SPACE

CIVIC SPACE



IF THE NUMBER IS A REVISION
 OR IF THE SCALE IS NOT BE USED
 SCALE: 1" = 130'

WMA ASSOCIATES
 ENGINEERS
 SURVEYORS
 PLANNERS

PROJECT NO. 2008026.06
 SHEET NO. 1
 DATE: 3-21-11
 PROJECT NAME: ALHAMBRA PLACE - PRELIMINARY SITE PLAN
 AMENDMENT FOR BLOCKS A, B, C, D & E
 ALHAMBRA PLACE, ALEXANDRIA COUNTY, VIRGINIA
 TITLE: GREEN AND CIVIC SPACE - ULTIMATE PLAN
 C-18
 SHEET NUMBER: 18 of 20

ZMA Code of Development

Albemarle Place

The County of Albemarle, Virginia



TOWN CENTER

Submitted by:

The Landonomics Group • Owners and Developers

The Cox Company • Planning and Design Consultants

KA, Inc. • Architects

October 15, 2003

CODE OF DEVELOPMENT APPENDIX A – Permitted/Prohibited Uses by Block*

October 15, 2003 (revised _____, July 8, 2010)

*P-Permitted uses by block; SP-Uses that may be applied for via Special Use Permit; Blank – Uses prohibited within block.

The square footages for all uses shaded in this table shall count towards the retail portion of the non-residential square footage maximum established in the Code of Development in Table I: "Uses Table"

Block Group		1				2	3	
Block		A	B	C	D	E	F	G
RESIDENTIAL USES	Detached single family							
	Semi-detached and attached single-family dwellings such as duplexes, triplexes, quadruplexes, townhouses, atrium houses and patio houses, and accessory apartments.	P	P	P	P	P		
	Multiple-family dwellings	P	P	P	P	P		
	Rental of permitted residential uses	P	P	P	P	P		
	Homes for developmentally disabled persons (reference 5.1.07)	P	P	P	P	P		
	Boarding houses	P	P	P	P	P		
	Tourist lodgings (reference 5.1.17)	P	P	P	P	P		
	Home occupation, Class A (reference 5.2)	P	P	P	P	P		
	Home occupation, Class B (reference 5.2)	SP	SP	SP	SP	SP		
	Accessory uses and buildings, including storage buildings	P	P	P	P	P	P	P
	Assisted living	P	P	P	P	P	P	P
	Rest home, nursing homes, or convalescent homes	P	P	P	P	P	P	P
NON-RESIDENTIAL USES	Administrative, business and professional offices	P	P	P	P	P	P	P
	Antique, gift, jewelry, notion and craft shops	P	P	P	P	P	P	P
	Auction houses	P	P	P	P		P	P
	Automobile laundries	P	P	P	P		P	P
	Automobile, truck repair shop excluding body shop						P	
	Automobile service stations (reference 5.1.20)							
	Barber, beauty shops	P	P	P	P	P	P	P
	Body Shop	SP	SP	SP	SP		SP	SP
	Building materials sales	P	P	P	P		P	P
	Tier I personal wireless service facilities (reference 5.1.40)	P	P	P	P	P	P	P
	Tier II personal wireless service facilities (reference 5.1.40)	P	P	P	P	P	P	P
	Tier III personal wireless service facilities (reference 5.1.40)	SP	SP	SP	SP	SP	SP	SP
	Cemeteries							
	Churches	P	P	P	P	P	P	P
	Clothing, apparel and shoe shops	P	P	P	P	P	P	P
	Clubs, lodges, civic, fraternal, patriotic (reference 5.1.2)	P	P	P	P	P	P	P
	Commercial kennels – indoor only (reference 5.1.11)	P	P	P	P		P	P
	Commercial recreation establishments including but not limited to amusement centers, bowling alleys, pool halls and dance halls	P	P	P	P	P	P	P
	Community center	P	P	P	P	P	P	P
	Contractors' office and equipment storage yard	P	P	P	P	P	P	P
	Convenience stores	P	P	P	P	P	P	P
	Day care, child care, or nursery facility (reference 5.1.06)	P	P	P	P	P	P	P
	Department store	P	P	P	P	P	P	P
	Drive-in theaters							
	Drive-in windows serving or associated with permitted uses	SP	SP	SP	SP	SP	SP	SP
	Drug store, pharmacy	P	P	P	P	P	P	P
	Eating establishment (not including fast food restaurant)	P	P	P	P	P	P	P

Exhibit C

CODE OF DEVELOPMENT APPENDIX A – Permitted/Prohibited Uses by Block*

October 15, 2003 (revised July 8, 2010)

*P-Permitted uses by block; SP-Uses that may be applied for via Special Use Permit; Blank – Uses prohibited within block.
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Block Group	1				2	3	
Block	A	B	C	D	E	F	G
Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility. Water distribution and sewerage collection lines, pumping stations and appurtenances owned and operated by the Albemarle County Service Authority. Except as otherwise expressly provided, central water supplies and central sewerage systems in conformance with Chapter 16 of the Code of Albemarle and all other applicable law.	P	P	P	P	P	P	P
Factory outlet sales – clothing and fabric	P	P	P	P	P	P	P
Farm Stand	P	P	P	P	P	P	P
Farmers' market (reference 5.1.36)	P	P	P	P	P	P	P
Fast food restaurant	P	P	P	P	P	P	P
Feed and seed stores (reference 5.1.22)	P	P	P	P	P	P	P
Financial institutions	P	P	P	P	P	P	P
Fire and rescue squad stations (reference 5.1.09)	P	P	P	P	P	P	P
Fire extinguisher and security products, sales and service	P	P	P	P	P	P	P
Florist	P	P	P	P	P	P	P
Food and grocery stores including such specialty shops as bakery, candy, milk, dispensary and wine and cheese shops	P	P	P	P	P	P	P
Funeral homes	P	P	P	P		P	P
Furniture and home appliances (sales and service)	P	P	P	P	P	P	P
Hardware store	P	P	P	P	P	P	P
Health club or spa	P	P	P	P	P	P	P
Heating oil sales and distribution (reference 5.1.20)	P	P	P	P	P	P	P
Home and business service such as grounds care, cleaning, exterminators, landscaping and other repair and maintenance	P	P	P	P	P	P	P
Hospitals	SP	SP	SP	SP	SP	SP	SP
Hotels, motels and inns	P	P	P	P	P	P	P
Indoor athletic facilities	P	P	P	P	P	P	P
Indoor theaters	P	P	P	P	P	P	P
Laboratories, medical or pharmaceutical	P	P	P	P	P	P	P
Laundries, dry cleaners	P	P	P	P	P	P	P
Laundromat (provided that an attendant shall be on duty at all hours during operation)	P	P	P	P	P	P	P
Libraries, museums	P	P	P	P	P	P	P
Light warehousing	P	P	P	P	P	P	P
Livestock sales							
Machinery and equipment sales, service and rental	P	P	P	P	P	P	P
Medical center	P	P	P	P	P	P	P
Mobile home and trailer sales and service							
Modular building sales							
Motor vehicle sales, service and rental	SP	SP	SP	SP	SP	SP	SP
Musical instrument sales	P	P	P	P	P	P	P
New automotive parts sales	P	P	P	P	P	P	P
Newspaper publishing	P	P	P	P	P	P	P
Newsstands, magazines, pipe and tobacco shops	P	P	P	P	P	P	P

CODE OF DEVELOPMENT APPENDIX A – Permitted/Prohibited Uses by Block*

October 15, 2003 (revised July 8, 2010)

*P-Permitted uses by block; SP-Uses that may be applied for via Special Use Permit; Blank – Uses prohibited within block.
The square footages for all uses shaded in this table shall count towards the retail portion of the non-residential square footage maximum established in the Code of Development in Table I: "Uses Table"

Block Group		1				2	3	
Block		A	B	C	D	E	F	G
	Office and business machines sales and service	P	P	P	P	P	P	P
	Optical goods sales	P	P	P	P	P	P	P
	Outdoor Amphitheatre with no fixed seats and limited operation (such as no loudspeakers after 10pm, weekends only, etc.)				P			
	Outdoor eating establishment or café	P	P	P	P	P	P	P
	Outdoor storage, display and/or sales serving or associated with a by-right permitted use, if any portion of the use would be visible from a travelway	SP	SP	SP	SP	SP	SP	SP
	Parks, playgrounds and civic spaces	P	P	P	P	P	P	P
	Photographic goods sales	P	P	P	P	P	P	P
	Private schools	P	P	P	P	P	P	P
	Professional offices, including medical, dental and optical	P	P	P	P	P	P	P
	Public and private utilities and infrastructure	P	P	P	P	P	P	P
	Public uses and buildings, including temporary or mobile facilities such as schools, offices, parks, playgrounds and roads funded, owned or operated by local, state, or federal agencies, public water and sewer transmission, main or trunk lines, treatment facilities, pumping stations and the like, owned and/or operated by the Rivanna Water and Sewer Authority	P	P	P	P	P	P	P
	Research and development activities including experimental testing	P	P	P	P	P	P	P
	Retail nurseries and greenhouses	P	P	P	P	P	P	P
	Sales & Service of goods associated with principal use	P	P	P	P	P	P	P
	Sales of major recreational equipment and vehicles						P	P
	School of special instruction	P	P	P	P	P	P	P
	Seasonal and periodic events such as holiday festivals, community fairs, artisan and public open markets, and other pedestrian related events to be conducted on adjacent private streets	P	P	P	P	P	P	P
	Temporary Events	SP	SP	SP	SP	SP	SP	SP
	Septic tank sales and related services							
	Sporting goods sales	P	P	P	P	P	P	P
	Stand alone parking and parking structures (reference 4.12, 5.1.41)	P	P	P	P	P	P	P
	Stormwater management facilities shown on an approved final site plan or subdivision plat	P	P	P	P	P	P	P
	Swim, golf, tennis or athletic facility	P	P	P	P	P	P	P
	Tailor, seamstress	P	P	P	P	P	P	P
	Temporary construction uses (reference 5.1.18)	P	P	P	P	P	P	P
	Temporary nonresidential mobile homes (reference 5.8)	P	P	P	P	P	P	P
	Veterinary Office and Hospital	P	P	P	P	P	P	P
	Visual and audio appliances sales	P	P	P	P	P	P	P
	Warehouse facilities not permitted under section 24.2.1 (reference 9.0)							
	Wayside stands – vegetables and agricultural produce (reference 5.1.19)	P	P	P	P	P	P	P
	Wholesale Distribution	SP	SP	SP	SP	SP	SP	SP