

# PROJECT NARRATIVE – Zoning Map Amendment

Revised May 16, 2019

1628 STATE FARM BLVD  
CHARLOTTESVILLE, VA 22911  
07800-00-00-6500  
07800-00-00-6400

## PROJECT PROPOSAL:

The proposed 109 Room Hotel (Hilton Franchise-Hampton Inn, Six (6) Story – 59' 2 ½") lies in the Pantops Mixed Use District as well as the Neighborhood Model District (NMD). The hotel helps mitigate demand for rooms generated by the expanding Sentara Martha Jefferson Hospital, The University of Virginia, and numerous surrounding historical sites and attractions. It is important to note that there has not been a new hotel built in the Pantops area since the Hilton Garden Inn on or about 2005.

We have addressed the requirements of the NMD by removing all but drop off and ADA parking along the front elevation. We have placed the building as close as possible to the sidewalk, without creating an alley affect, given the height of the building. The proposed site plan provides inter-parcel connectivity as well as pedestrian connectivity leading to and from the entrance of the hotel to the sidewalk along State Farm Blvd, leading both to the East and the West. Architecturally, the building is designed on all four sides to provide a human scale and a residential aesthetic.

## CONSISTENCY WITH COMPREHENSIVE PLAN

The Hotel Use is a by right use in the PD-MC Zoning District.

## IMPACT ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE

There is no proposed impact on sewer or water. Based on the result of the Traffic Impact Analysis by Ramey Kemp, there are no off-site road improvements needed.

## IMPACT ON ENVIRONMENTAL FEATURE

The propose project impacts managed steep slopes on the site. We are mitigating the impact by reducing the number of parking spaces as well as the use of retaining walls.

## PROPOSED PROFFERS TO ADDRESS IMPACT

We have a proposed Proffers as outlined in our Draft Proffer Statement dated October 29, 2018. We look forward to working with the staff to finalize the Proffer Statement, signed and notarized no later than June 3<sup>rd</sup>, 2019.