



ZMA 2018-00002 Hansen Road Office

TMP: 07800-00-00-073AB

Project Narrative

February 20, 2018

Revised July 12, 2019

Project Proposal:

On behalf of Point Church, the owner of tax map parcel 07800-00-00-073AB, we have submitted a zoning map amendment application to amend the ZMA-2002-00008 South Pantops Office application plan to add 35,000 square feet of building area at a location on the approved application plan that was approved to allow 20,000 square feet for office use. This additional square footage of commercial space is for the construction of an office southwest of the Rivanna Ridge retail center. The proposed office building will have an approximate 12,500 sq ft footprint and will not exceed 25,000 sq ft in total square footage. Rivanna Ridge is characteristically suburban strip development and has the potential to transition to a connected mixed-use center with appropriate development. The structures on this site, a church and an office, will diversify existing uses in the immediate area and attract residents and visitors to Rivanna Ridge for various reasons, including for work and worship, contributing to the vibrancy of the area.

Since the original submission of this application in spring of 2018, the property ownership has changed. The current property owners, Point Church, do wish to continue to seek approval of this rezoning request.

Property Description/ Existing Conditions:

Tax Map 78 Parcel 73AB

6.14 acres

Vacant

29% coverage in "managed" slopes

PDMC Zoning District – 20,000 sf office space per ZMA-2002-008

Monticello viewshed

Proposed Use:

PDMC Application Plan Amendment

– Additional commercial square footage

Structured and Surface Parking

Surrounding Uses:

Rivanna Ridge Shopping Center

Grocery store, restaurants, banks, convenience stores, gas stations

South Pantops Offices

33,340 sf offices, bank w/ drive-through, and automobile storage

Carriage Hill Apartments

R-15 Residential apartments on 25 acres

Consistency with Comprehensive Plan:

The Pantops Master Plan, adopted June 19, 2019, designates the property as Community Mixed Use and a portion of the property is in an “Urban Design Guidance” zone which outlines expectations for development that incorporates Neighborhood Model Principles (Character & Land Use, 30). This proposal for additional square footage to allow for an office building will contribute to “high quality development through application of the Neighborhood Model principles” by diversifying uses in an established shopping center and increasing pedestrian connectivity to and throughout the site. The proposal will contribute to a “vibrant, active employment center,” directly meeting expectations outlined in the Comprehensive Plan for development areas. The proposed structures anticipate building heights and footprints that are consistent with nearby development on Pantops. Structured parking underneath the office building allows for ample parking without compromising aesthetics at the ground level.

The proposal is not only consistent with form principles outlined by the Neighborhood Model but also is consistent with use recommendations outlined in the Pantops Master Plan. The Plan recommends offices and religious assembly uses as primary uses in Community Mixed Use areas and this request for additional square footage for religious assembly and office uses is directly consistent with recommendations outlined in the Master Plan.

At the initiation of this rezoning request, the most recent June 2019 Pantops Master Plan had not yet been adopted. The 2008 Pantops Master plan designated this property as “Neighborhood Greenspace” which was inconsistent with the PD-MC zoning on the property which designated square footage for development on the parcel. The by-right development is currently underway, and this proposal will allow for the property to be fully consistent with the Master Plan at full build-out by allowing for a mixture of uses, incorporating Master Plan recommended primary uses on the site, and relegating a portion of the approved surface parking to underneath the proposed office building.

Impacts on Public Facilities and Public Infrastructure:

As the development will be part of an urban center, the traffic impacts will be less than a conventional development as the vehicle miles traveled across the County may be less, especially for those residents accessing the site who living in the Pantops development area or the City of Charlottesville. This is the final parcel in the South Pantops Master Plan to be developed. As tabulated in the re-zoning plan, the actual completed development has significantly less traffic impact than the development approved in the Master Plan, and the proposed development will be well within the parameters laid out in the Master Plan.

Water and sewer connection fees and service fees should compensate for other public infrastructure impacts.

Impacts on Environmental Features:

This development will impact some steep slopes that have been classified as managed. Existing vegetation will be preserved wherever possible, and no water resources are within the area of impact.

Impacts to Schools:

There are no proposed residential units with this request and therefore there are no anticipated impacts to schools.

Proposed Proffers:

The proffers included as part of ZMA 2002-008 have expired. The applicant has provided proffers with this application for the purpose of improving the existing pedestrian path and dedicating a non-exclusive easement for path usage.