

Zoning Map Amendment for 2231 Seminole Lane

July 1, 2019

General Information

Owner – Commercial Rentals LLC
1024 Carrington Road
Charlottesville, VA 22901

Tax Map/Parcel: 045B1-05-0A-01100

Current Zoning – Commercial Office
Proposed Zoning - Highway Commercial

Current Use - Real Estate Office

Comp. Plan Designation- Places 29 Neighborhood 2

Parcel Area – 0.702 acre (No Change)

Project Proposal

The purpose of this application is to change the zoning of 2231 Seminole Lane from Commercial Office (CO) to Highway Commercial (HC) to be consistent with the zoning of the adjacent properties.

Background

2231 Seminole Lane was originally developed as an office for a real estate firm in 1973, and has continued this use to the present. Although research on the history and revisions to the Comprehensive Plan since 1973 has not been undertaken, it is reasonable to speculate that the property was developed prior to the creation of the Highway Commercial zoning designation and was given Commercial Office zoning as it was most appropriate at the time since it was developed long before any other commercial development in the area. Over time, as the area developed commercially, the Highway Commercial designation was applied to the area, which left 2231 incompatible with neighboring properties.

Consistency with Comprehensive Plan

As shown on page C-1.7, 2231 Seminole Lane is the only developed parcel in the area not zoned Highway Commercial. Re-zoning to Highway Commercial brings it in line with the adjacent parcels. In 2015, the Comprehensive Plan updated the area to Places 29 Master Plan, Neighborhood 2. The designated Places 29 land use is Employment Mixed Use, which is consistent with adjacent parcels (See page C-1.8).

Impact on public facilities and infrastructure

The existing office building on the property is currently served by public water and sewer. Given the limited size of the property, the existing service laterals will likely be adequate for any new development.

Stormwater from the property currently drains on the surface to the existing stormwater system on the adjacent parcel and to a curb inlet on Seminole Lane. Any new development will have the opportunity capture runoff on-site and pipe it directly to the existing stormwater system.

Additionally, landscape screening and buffer requirements will reduce the impervious area on-site, thereby reducing stormwater runoff.

Traffic demands should see little or no change, again, given the limited development potential due to the size of the parcel.

Impact on environmental features

Over 25% of the property is designated as Managed Slopes and will remain undisturbed. Additionally, landscape screening and buffer requirements will reduce the impervious area on-site, thereby reducing stormwater runoff.

Proposed Proffers to address impacts

No proffers are planned at this time. The property is currently fully developed.

October 4, 2019

Cameron Langille, Senior Planner
Planning Division
Department of Community Development
Albemarle County
401 McIntire Road
Charlottesville, VA 22902

Re: 2231 Seminole Trail Rezoning ZMA 2019-00011

Dear Mr. Langille,

Following is a response to the following comments of County staff provided in your letter of August 30, 2019 and accompanying attachments.

Concept Plan Comments: The applicant will fully meet all landscaping requirements in any final design for development of the property. There are no existing utilities that present conflicts which would prevent meeting the landscape requirements. The only utilities required for development of the Property will be lateral connections to water and sewer.

Proffers:

The applicant is willing to proffer some development conditions (please see attached draft proffer statement). However, due to the small size of the property and various site constraints, some proffers requested by staff are not practical for this particular property. Following is the applicant's response to various comments by staff requesting proffers (numbers correspond to those in the staff comment letter under the heading of "Proffers").

1. The applicant does not foresee any need to proffer any design elements at this time. The site is subject to Entrance Corridor review by the County's ARB and the applicant is confident that in working with the ARB during their review, all design considerations can be addressed.

a. The existing set back and set to lines, and other design standards already required under the County's zoning regulations already force the relegation of parking to the sides and rear of any building on the site.

b. The applicant does not feel it necessary to provide for a pedestrian sidewalk to connect to abutting parcels because there is already an existing public sidewalk running north-south along Route 29. The applicant is willing to proffer providing a pedestrian connection from any future building to this existing public sidewalk.

c. The existing 18' wide easement allows for connectivity to the abutting property to the south. The applicant feels this existing easement is adequate to ensure inter-parcel connectivity can be achieved when the abutting parcel to the south is developed. A copy of the easement and its terms will be provided.

2. The applicant is willing to proffer out certain uses provided for in the Highway Commercial (HC) zoning district.

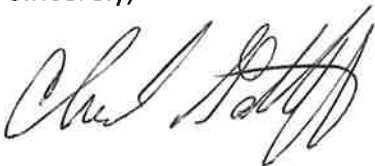
3. Again, building walls will be subject to ARB review and once a definitive use for the property is identified, the applicant will submit an application with the ARB generally conforming to the Entrance Corridor Design Guidelines.

4. Since the site is presently developed, a minimal amount of nutrient credits will be necessary. Due to the very limited area of the Property, the applicant needs to reserve the right to purchase off-site nutrient credits. For the same reason, low impact stormwater techniques may prove impractical for development of this site.

The applicant wishes to remain on schedule to present this application to the Planning Commission in December with action by the Board of Supervisors in February 2020 as was noted in my emails to you of September 19 and 24.

Please let me know if you have any questions, or there are any further comments or considerations the applicant should be aware of.

Sincerely,

A handwritten signature in black ink, appearing to read 'Clark Gathright', written in a cursive style.

Clark Gathright

attachment