

Exhibit  
PMA

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# FRANKLIN STREET PUD

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MARCH 2 2006  
COUNTY PLANNING COMMISSION

21 March, 2006

Prepared for:  
Franklin Street, LLC  
Charlottesville, VA

Prepared by:  
**MCKEECARSON**  
Landscape Architects  
Civil Engineers  
Land Planners

**INTRODUCTION:**

Franklin Street PUD is located on Franklin Street off of East Market Street, less than one mile away from downtown Charlottesville. It is situated in the Woolen Mills Neighborhood, on the eastern edge of City of Charlottesville. Housing types in the neighborhood consists predominantly of single family detached along with a mixture of other housing types, mostly duplexes. A variety of land-uses and zoning co-exist in Woolen Mills, including some industrial uses in close proximity to residential ones.

The subject property is currently zoned R-1S. (See fig. 1.1). It is surrounded by R-1S and M-1 industrial zoning, and is bordered along its southeastern boundary by the C&O rail tracks. Adjacent properties to the north and east are three residential lots, and its neighbor to the west is the Woolen Mills Self Storage facility. Across the tracks is an industrial park, and the H.T. Ferron Concrete plant. The site is vacant and unused, with an overall area of 36,468 sf (0.83 Ac), sloping slightly to the southeast. The site is now vegetated primarily with invasive shrubs and trees, with a few larger native trees on its edges. Dense and weedy, it has become something of a dumping ground for passing vehicles.

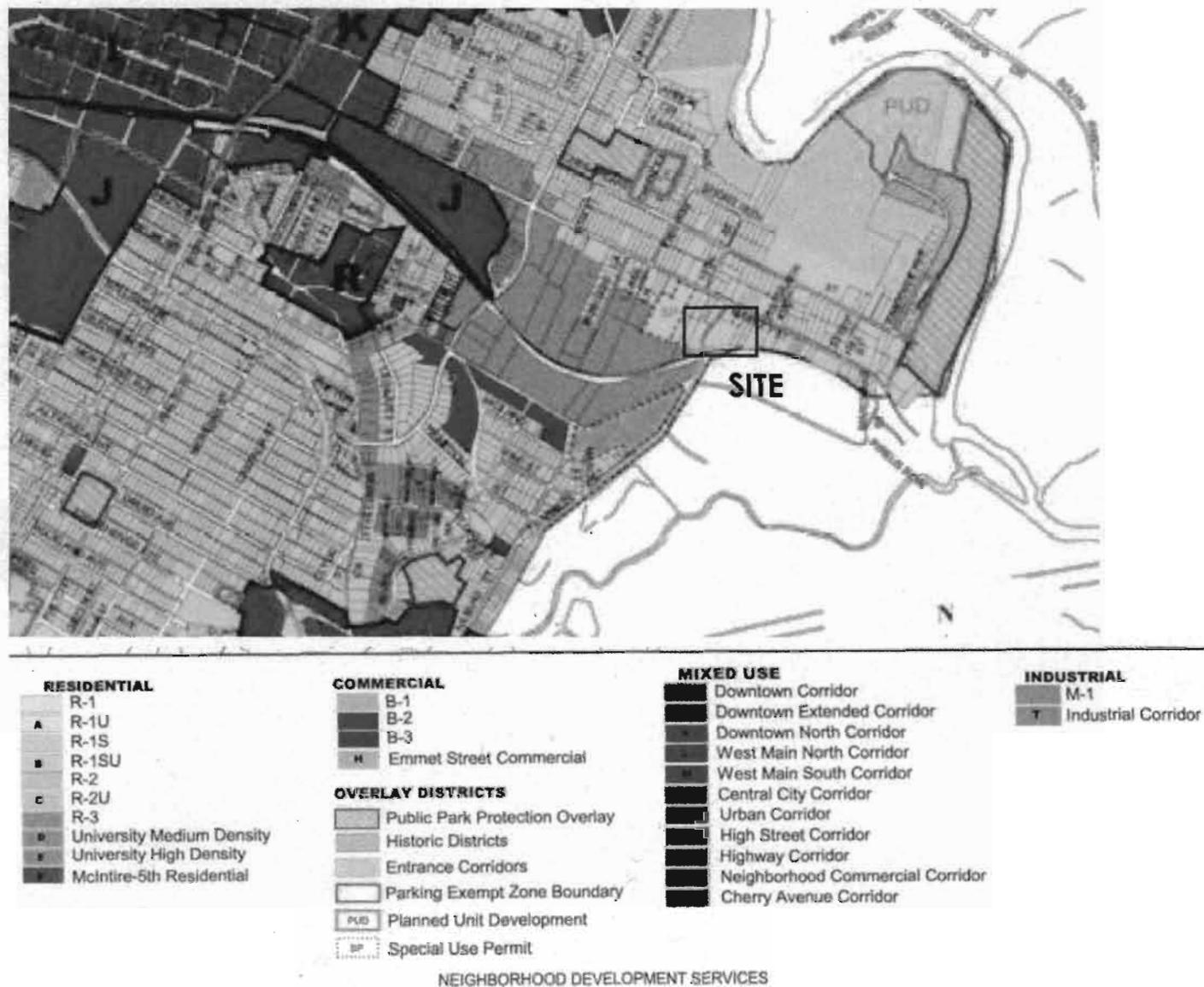


Figure 1.1. City of Charlottesville Zoning Map (Source: Neighborhood Development Services)

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The purpose for rezoning this parcel from its current R-1S designation to PUD is to achieve the goals of City of Charlottesville's PUD for creating more dense and viable development. The current development plan seeks to address the objectives of a PUD as stated in the section 34-490 of City of Charlottesville zoning ordinance:

**(1) To encourage developments of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern.**

The current zoning ordinance allows for a by-right subdivision of four lots fronting on Franklin Street. With the proposed PUD plan, a higher quality development can be achieved with regards to both aesthetics and function. One ingress and egress point would create a safer entry and exit condition to the site. Placing the buildings facing Franklin St provides a face for the street while concentrating the development away from the adjoining neighbors. This also allows for the preservation of the eastern portion of the site.

**(2) To encourage innovative arrangements of buildings and open spaces to provide efficient, attractive, flexible and environmentally sensitive design.**

The proposed concept plan has the following design features:

- Single family dwelling units closer to Franklin Street located away from steep slopes.
- Sixty-nine percent of the site is preserved as open space, with open space integrated into the overall landscape plan (see Rezoning Concept Plan).
- One common driveway allowing for safer traffic flow to and from the site onto Franklin Street.
- Significant landscape buffer of native shrubs and trees along impacted property boundaries.
- Low impact development techniques such as Bio-filters and permeable paving to handle storm water requirements within the site.
- Architecture that fits the scale and context of the neighborhood. The proposed single family attached units will be similar in style as shown in pictures 1.9 to 1.10, with front porches, lap siding, and exterior trim details.
- Neighborhood pedestrian connectivity with the proposed sidewalk along Franklin Street.
- Off-street parking relegated to the back of the units.
- Inter-connectivity between dwelling units by means of sidewalks.
- All units have their own front yard and back yard, and share common space.

**(3) To promote a variety of housing types, or, within a development containing only a single housing type, to promote the inclusion of houses of various sizes.**

Houses will vary slightly in size, and have differing elevations, siding, and entry details.

**(4) To encourage the clustering of single-family dwellings for more efficient use of land and preservation of open space.**

Single family attached houses are concentrated in the level, front part of site allowing for efficient use of land, avoiding slopes, and preserving the 69% of the site as open space.

**(5) To provide for developments designed to function as cohesive, unified projects.**

As mentioned before, developing the site by-right would not allow for a unified development. The proposed PUD provides an opportunity to develop the site with architectural and landscape architectural unity, as well as provide a higher level of connectivity within the site and to and from the site.

**(6) To ensure that a development will be harmonious with the existing uses and character of adjacent property, and/or consistent with patterns of development noted with respect to such adjacent property.**

The site is an ideal "transition zone" property, sandwiched in between the residential fabric of East Market Street and the industrial development on Franklin Street and Carlton Avenue. Bringing a higher density to this edge location is an appropriate move from an urbanistic and architectural standpoint as the street transitions from single family lots to industrial use. See fig. 1.2. for Woolen Mills neighborhood's housing map prepared by Charlottesville Community Design Center.

Figures 1.3 to 1.8 demonstrate existing land uses surrounding the site. The proposed development is consistent with the high density development in the surrounding areas.

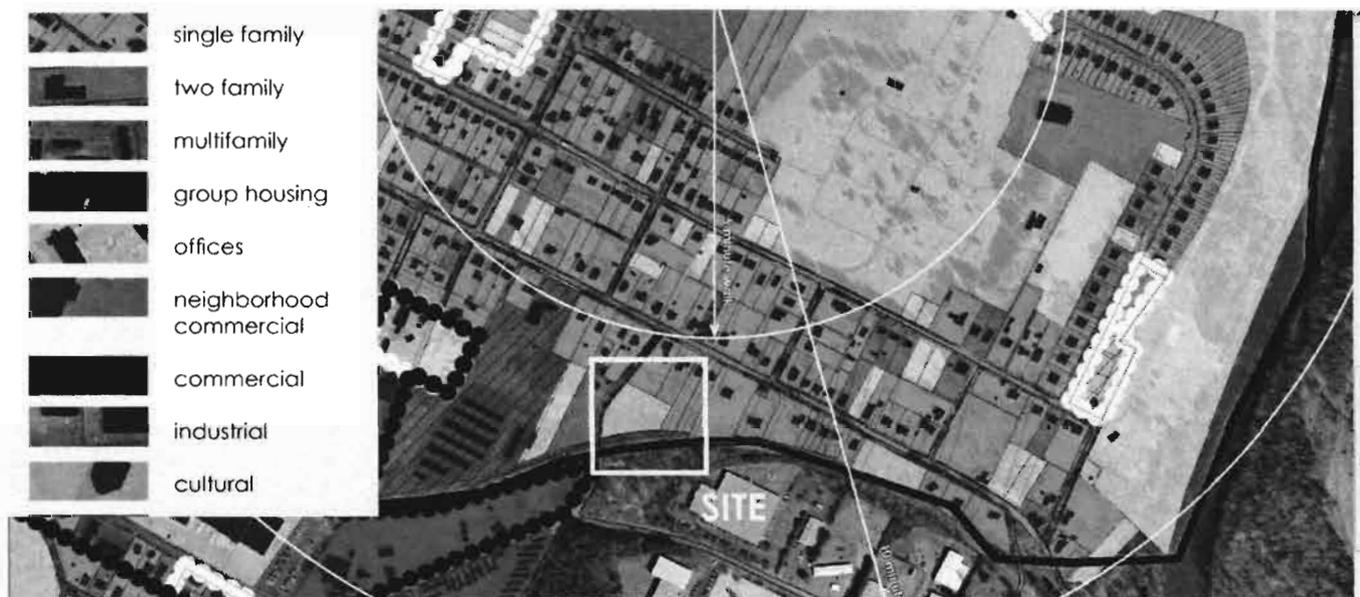


Figure 1.2. Woolen Mills Neighborhood Housing Map (Source: Charlottesville Community Design Center)



*Figure 1.3. Panoramic View of the site from Franklin Street*



*Figure 1.4. Panoramic View looking away from the site to Woolen Mills Self Storage Located on Franklin Street*



*Figure 1.5. View of Franklin Street from E. Market Street*



*Figure 1.6. Streetscape on E. Market Street*



*Figure 1.7. Industrial area on other side of rail road from the site*



*Figure 1.8. Trailer Park along Franklin Street*

**(7) To ensure preservation of cultural features, scenic assets and natural features such as trees, streams and topography.**

The site does not have any significant cultural features or scenic assets. However, the proposed landscape design creates a scenic asset to the neighborhood and adds value with its design. There is a general concern over the loss of tree cover with other recent developments in the neighborhood. Sixty percent of the site will remain undeveloped and kept as open space. Of that sixty percent, twenty percent will be left as untouched preserve.

**(8) To provide for coordination of architectural styles internally within the development as well as in relation to adjacent properties along the perimeter of the development**

It will be difficult to control or coordinate architectural styles if the site is subdivided by right, whereas a PUD provides an opportunity to build in a controlled manner echoing the existing context of the Woolen Mills neighborhood. The proposed attached units will be similar in style as shown in pictures 1.9 to 1.10. The buildings will be harmonious with the existing architectural design of the surrounding neighborhood and land uses.



*Figure 1.9. Similar Architectural Styles for Franklin Street PUD*



*Figure 1.10. Similar Architectural Styles for Franklin Street PUD*

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**(9) To provide for coordinated linkages among internal buildings and uses, and external connections, at a scale appropriate to the development and adjacent neighborhoods.**

See response to objective (2)

**(10) To facilitate access to the development by public transit services or other single vehicle-alternative services, including, without limitation, public pedestrian systems.**

The current site is within walking distance of various neighborhood centers such as Riverside Park, the Rivanna Trail system, various commercial, industrial, and retail centers in and around the Woolen Mills/Carlton neighborhood, and is approx. 1 mile from the Downtown Mall. Additionally, a CTS bus stop on Rt. 1 is approx. 100 yards away on the corner of Franklin and East Market.

# FRANKLIN STREET PUD

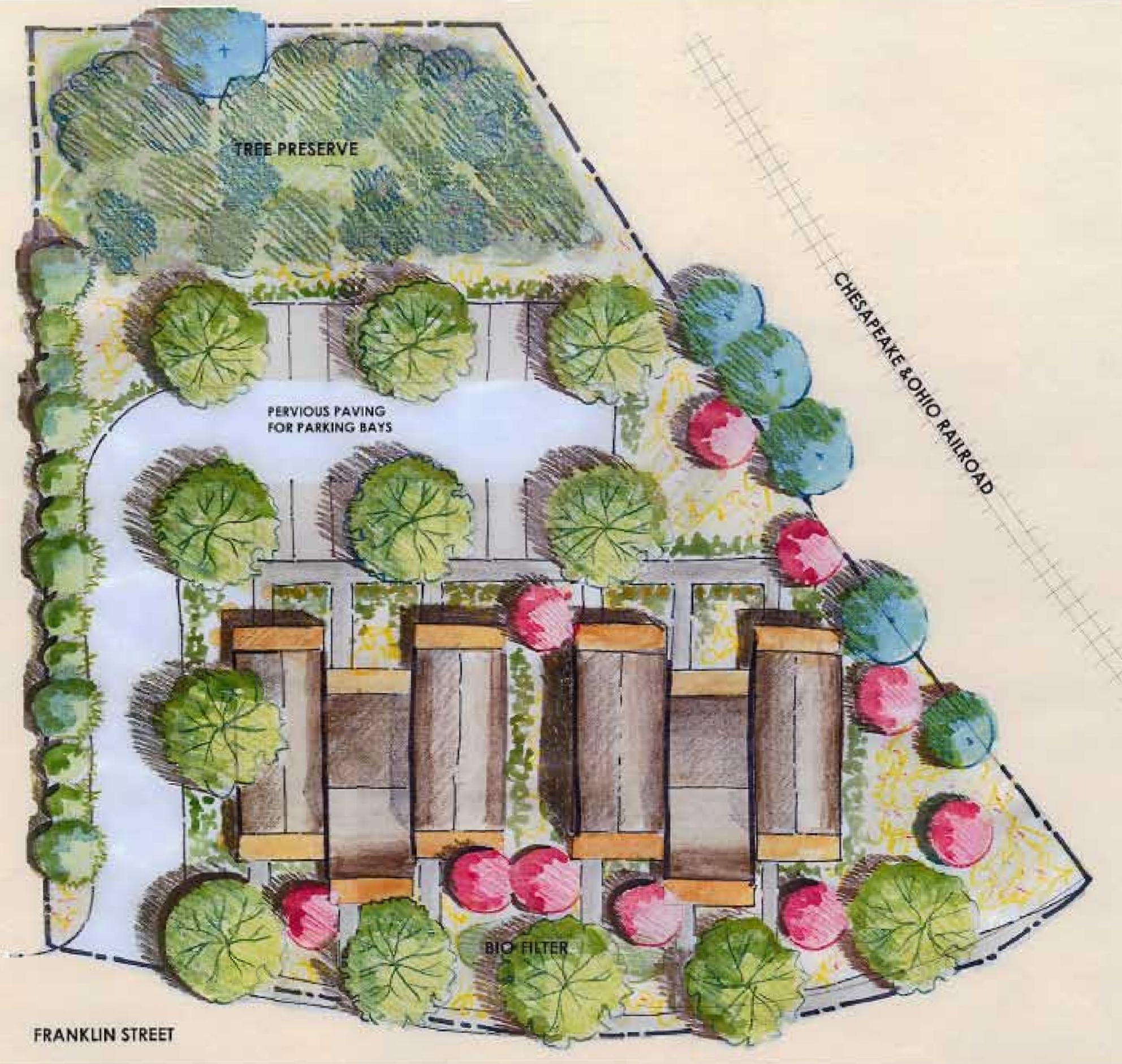
## Rezoning Concept Plan

21 March 2006

Prepared For  
FRANKLIN STREET LLC  
123 Goodman Street  
Charlottesville, VA-22902

Prepared By  
**McKEECARSON**  
LANDSCAPE ARCHITECTS  
CIVIL ENGINEERS  
LAND PLANNERS  
301 East High Street  
Charlottesville, VA-22901

NOT TO SCALE



Edna  
RM

**CITY OF CHARLOTTESVILLE**  
**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES**  
**PLANNING COMMISSION**



**PRELIMINARY DISCUSSION:**  
**PLANNED UNIT DEVELOPMENT**

**Author of Memo:** Brian Haluska, Neighborhood Planner

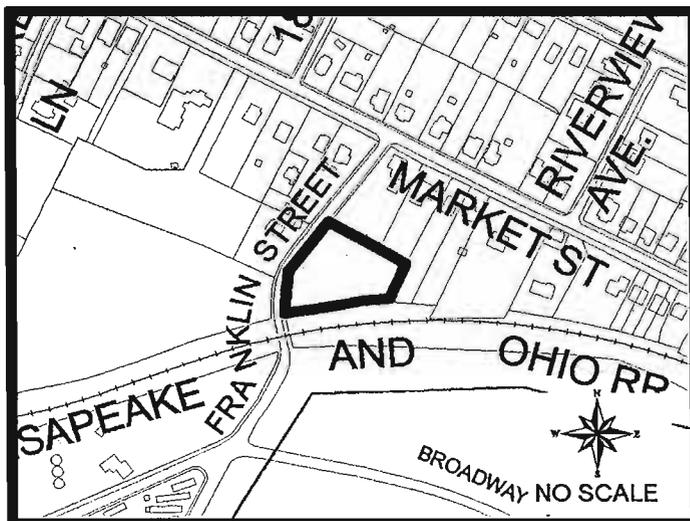
**Date of Meeting:** 4/11/06

**RE:** Franklin Street PUD

**Background**

Franklin Street LLC has submitted the following application to rezone a 36,469 square foot site comprised of parcel 114.2, tax map 56 from **R-1S** to **PUD**, for the purpose of achieving the goals of the City of Charlottesville's PUD ordinance and creating more dense and viable development. The conceptual plan provided by the applicant shows six townhouses along Franklin Street in two clusters of three units. The vehicular access to the parking for the units would be via a private drive off of Franklin Street. The development would total six dwelling units when complete.

**Vicinity Map**



**Preliminary Analysis**

**Reason for PUD**

The PUD zoning designation is necessary for the construction of a townhouse development in an area zoned for single-family detached dwellings. The applicant's request also requires reduced setbacks.

Open Space

The applicant shows 69% open space. The applicant shows 20% of the open space will be undisturbed in the building process.

Density

The overall density of the development would be approximately seven dwelling units an acre.

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Parking

The applicant is showing 12 parking spaces. Six townhouse units would require six parking spaces by right.

**Attachments**

Application  
Concept Plan  
Supporting documentation

Betty  
RKH



# REZONING PETITION

Please Return To: Department of Neighborhood Development Services  
PO Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3182 Fax (434) 970-3359

I (we) the undersigned property owner(s), contract purchaser(s) or owner's agent(s) do hereby petition the Charlottesville City Council to amend the City Zoning District Map for the property described below from PUD (Current Zoning Classification) to R-1S (Proposed Zoning Classification).

Reasons for Seeking This Change THE PURPOSE FOR REZONING THIS PARCEL FROM ITS CURRENT R-1S DESIGNATION TO PUD IS TO ACHIEVE THE GOALS OF CITY OF CHARLOTTESVILLE'S PUD FOR CREATING MORE DENSE AND VIABLE DEVELOPMENT

Information on Property Applied for Rezoning – Please note any applicable deed restrictions

1. 241.60 feet of frontage on FRANKLIN STREET (name of street)
2. Approximate property dimensions: 202 feet by 180 feet.
3. Property size: 36469 SF (square feet or acres)
4. Present Owner: FRANKLIN STREET LLC (Name) as evidenced by deed recorded in Deed Book Number 762 Page 851, with the Clerk of the Circuit Court.
5. Mailing Address of Present Owner: 123 GOODMAN STREET, CHARLOTTESVILLE, VA-22902
6. City Real Property Tax Map Number 56, Parcel(s) 114.2, Lot(s):

### A. PETITIONER INFORMATION

Petitioner Name (Print or Type) FRANKLIN STREET, LLC C/O KENT DOUGHERTY  
Petitioner Mailing Address: 123 GOODMAN STREET, CHARLOTTESVILLE, VA-22902  
Does Petitioner currently own the property where the rezoning is requested? YES  
If no, please explain \_\_\_\_\_

Petitioner Phone Number(s):

Work: \_\_\_\_\_ Fax 434-293-6084  
Home: 434-466-9435 Email pkdougherty@yahoo.com

### B. ADJACENT PROPERTY OWNERS ADDRESSES(use additional paper if necessary)

Property Owner Name	Mailing Address	City Tax Map and Parcel #
<u>DOMINICK, BETTY JO</u>	<u>1610 EAST MARKET STREET</u>	<u>TMP 56-114</u>
<u>GREG S. GELBURD</u>	<u>1612 EAST MARKET STREET</u>	<u>TMP 56-114.1</u>
_____	_____	_____
_____	_____	_____

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NEIGHBORHOOD DEVELOPMENT SERVICE

### C. ATTACHMENTS TO BE SUBMITTED BY THE PETITIONER

1. A sketch plan filed with this petition showing property lines of the property to be rezoned, adjoining property, buildings, land uses, zoning classifications and streets.
2. Other attachments as required by Section 34-41 or Section 34-516 of the City Code (office use: Submitted \_\_\_\_\_)
3. A rezoning petition filing fee of \$500 made payable to "The City of Charlottesville" (Submitted: \_\_\_\_\_)

Respectfully Submitted,

[Signature]  
Signature of Petitioner(s)

#### FOR OFFICE USE ONLY (Sign Posting)

I certify that the sign(s) as required by Section 31-44 of the City Code (Zoning Ordinance) as amended has been posted on the following date:

Signature \_\_\_\_\_

Date Paid: 3/21/06 Amt. Paid: 500.00 Cash/Check #: 1009 Recorded by: [Signature]