

Site Review Committee Meeting Agenda

COB McIntire- Room 235- 10am

March 21, 2019

PROJECT LEAD REVIEWER: [Megan Nedostup](#)

PROJECT: [SDP201900005](#) Brookhill Block 8A Senior Living Facility-Initial-Digital Submittal

MAGISTERIAL DISTRICT: Rivanna

TAX MAP/PARCEL: 04600-00-00-019A0 (portion)

LOCATION: One parcel located on the northeast corner of the intersection of Route 29 (Seminole Trail) and Polo Ground Road (643).

PROPOSAL: Request for approval of an initial site plan in accordance with ZMA201500007 and SP201500025 for a 4-story (56,040 square foot) senior living facility with eighty-seven (87) units across 17 acres in Block 8A of Brookhill for a proposed density of 5.1 dwelling units per acre. The site plan also proposes construction of road and parking improvements within Block 8A.

ZONING: Neighborhood Model Development District – residential (3-34 units per acre) mixed with commercial, service and industrial uses

OVERLAY DISTRICT: EC- Entrance Corridor; FH- Flood Hazard; AIA- Airport Impact Area; Managed and Preserved Steep Slopes

ENTRANCE CORRIDOR: Yes

COMPREHENSIVE PLAN: Neighborhood Density Residential - residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses; Privately Owned Open Space/Environmental Features – privately owned recreational amenities and open space/ floodplains, steep slopes, wetlands, and other environmental features

PROJECT LEAD REVIEWER: [Tori Kanellopoulos](#)

PROJECT: [SDP201900006](#) Covenant School – Major Amendment

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL: 090A0000000200

LOCATION: 175 Hickory Street, Charlottesville VA 22902

PROPOSAL: Major amendment to final site plan SDP200000096 for proposed outdoor recreation area and amenities, consisting of a basketball/volleyball court, a four square court, a ball pit, and a tether ball court within approximately 13,200 square feet. Proposed recreation area is adjacent to the existing Covenant School gymnasium. No residential units are proposed.

ZONING: R2 Residential – 2 dwelling units/acre; SP199900054 previously approved on this property.

OVERLAY DISTRICT: Airport Impact Area; Steep Slopes – Preserved and Managed; Water Protection Ordinance; State Dam Break Inundation Zone

COMPREHENSIVE PLAN: Neighborhood Density Residential and Parks and Green Systems in Neighborhood 5 in the Southern and Western Comprehensive Plan Area: Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as places of worship, schools, public and institutional uses and small-scale neighborhood serving retail and commercial.; Parks and Green Systems – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams.