

# Site Review Committee Meeting Agenda

**COB McIntire- Room 235- 10am**

**Wednesday July 3, 2019**

**PROJECT LEAD REVIEWER:** [Christopher Perez](#)

**PROJECT:** [SDP201900025](#) **Lowes and Floor Fashions - Major Site Plan**

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL: 079000000004P0 and 079000000004A0

LOCATION: 2305, 2424, and 2422 Hunters Way, at the intersection with Richmond Road.

PROPOSAL: Request for approval of a major site plan amendment to construct a new entrance on Hunters Way, reconfigure and divide parcels, reconfigure drive aisles and associated parking for existing buildings. The existing uses of office warehouse and commercial warehouse are proposed to continue. Associated with the request is a critical slopes waiver request.

ZONING: HC Highway Commercial – commercial and service; residential by special use permit (15 units/ acre).

ENTRANCE CORRIDOR: Yes

PROFFERS: No

COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots).

**PROJECT LEAD REVIEWER:** [Cameron Langille](#)

**PROJECT:** [SDP201900028](#) **UVA Research Park Town Center Four – Major Site Plan Amendment**

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCEL: 032000000006A2

LOCATION: 994 Research Park Boulevard

PROPOSAL: Request for a major site plan amendment to construct a four-story, 108,568 sq. ft. building and associated parking and infrastructure on a 6.848 acre parcel for Town Center Building Four of the University of Virginia Research Park. This property is subject to the proffers approved with ZMA200500003.

ZONING: PDIP Planned Development Industrial Park – industrial and ancillary commercial and service uses (no residential use)

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

ENTRANCE CORRIDOR: Yes

PROFFERS: Yes

COMPREHENSIVE PLAN: Office/R&D/Flex/Light Industrial – commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging and Privately Owned Open Space; Environmental Features – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features in the Places29 Development Area.

**PROJECT LEAD REVIEWER:** [Mariah Gleason](#)

**PROJECT:** [SDP201900030](#) Proffit Road Townhomes North - Initial Site Plan

MAGISTERIAL DISTRICT: Rivanna

TAX MAP/PARCEL: 032A0020000200

LOCATION: 3223 Proffit Road, Charlottesville, VA 22911

PROPOSAL: Initial site plan application for fifty-nine (59) new townhomes (attached single-family dwelling units) on 7.29 acres for a proposed density of 8.09 units/acre. The property is subject to the proffers and conditions of ZMA201800006.

ZONING: R-15 Residential - 15 units/acre

OVERLAY DISTRICT: AIA- Airport Impact Area; Managed Steep Slopes

COMPREHENSIVE PLAN: Urban Density Residential - residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses in the Hollymead-Places 29 Master Plan.

**PROJECT LEAD REVIEWER:** [Tori Kanellopoulos](#)

**PROJECT:** [SDP201900032](#) – Lochlyn Hill Phase IV – Initial Site Plan and  
[SUB201900086](#) – Lochlyn Hill Phase IV – Preliminary Plat

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCELS: 061A0000000300; 061A00000003A0; 061A00000003B0; 061A0000000600;  
061A0000000700; 061A0000000800; 061A0000000900; 061A0000001000; 061A0000001100;  
061A0000001200; 061A0000001300

LOCATION: Parcels are approximately 370 feet southeast from the intersection of Pen Park Lane and Lochlyn Hill Lane, are adjacent to the west side of Pen Park, and are adjacent to the City of Charlottesville boundary.

PROPOSAL: Request for approval of an initial site plan and preliminary subdivision plat for cluster development of twenty-two (22) residential units (single-family attached and detached) across 4.554 acres in Phase IV of the Lochlyn Hill development for a proposed density of 4.83 du/acre. Proposed density bonus of four (4) additional units using the affordable housing bonus density provision under 18-15.4.3. Extension of existing roads and new alleys are also proposed.

ZONING: R-4 Residential - 4 units/acre

OVERLAY DISTRICT: Steep Slopes – Managed

COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses in the Places29 Master Plan.