

Site Review Committee Meeting Agenda

COB McIntire- Room 235- 10am

Thursday, October 7th

PROJECT LEAD REVIEWER: Tim Padalino

PROJECT: [SDP201900048 - Hampton Inn - Initial Site Plan](#)

MAGISTERIAL DISTRICT: Rivanna

TAX MAP/PARCEL(S): 07800000006400, 07800000006500

LOCATION: Northwest side of State Farm Boulevard approximately 0.25 miles from the intersection of State Farm Blvd. and US Rte. 250 (Richmond Rd.).

PROPOSAL: Construction and operation of a new hotel consisting of 109 rooms and associated infrastructure, parking, and other improvements. Proposal to conform with ZMA201800005.

ZONING: PDMC Planned Development – Mixed Commercial, which allows for retail sales, service establishments, public establishments, and offices as permitted by right in the Commercial Districts, as well as residential by special use permit (15 units/acre). No residential units are proposed.

OVERLAY DISTRICT(S): Steep Slopes – (Managed) and (Preserved).

COMPREHENSIVE PLAN: "Community Mixed Use" – primary uses include commercial/retail, office, residential (6-34 units/acre), hotels and conference facilities, and institutional uses; and "Public Parks" – existing and proposed publicly-owned parks and greenway systems. In the Neighborhood 3 (Pantops) Comp Plan Area within the Development Area.

PROJECT LEAD REVIEWER: Mariah Gleason

PROJECT: [SDP201900051 - Beaver Creek-Medical Office Building - Initial Site Plan – Digital Submittal](#)

MAGISTERIAL DISTRICT: Jack Jouett

TAX MAP/PARCEL: 06000000003800

LOCATION: 2246-2248 Ivy Road, Charlottesville, VA 22903

PROPOSAL: Initial site plan proposing a new ~26,600 square foot medical office building. This development will replace two existing commercial/retail buildings on site.

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

ENTRANCE CORRIDOR: Yes

OVERLAY DISTRICT: Airport Impact Area

COMPREHENSIVE PLAN: Community Mixed Use – residential (up to 34 units/acre), community scale retail, service and office uses, places of worship, schools, public and institutional uses AND 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 in Neighborhood 6 of the Southern and Western Urban Neighborhoods Master Plan.