

NARRATIVE

FOR

ZMA202300019. SP202300022, SE202300047

SAIGON SANDWICHES & BOBA TEAS

TMP 062A1-00-0G-001A0
2401 NORTHFIELD ROAD

CURRENT ZONING

R-2 RESIDENTIAL

PROPOSED ZONING

C-1 COMMERCIAL

OWNER/APPLICANT

QUANG VU & HANH NGUYEN
2401 NORTHFIELD ROAD
CHARLOTTESVILLE, VA 22901

ENGINEER

MERIDIAN PLANNING GROUP, LLC
440 PREMIER CIRCLE, STE 200
CHARLOTTESVILLE, VA 22901

DATE

DECEMBER 18, 2023

REVISED: APRIL 22, 2024

REVISED: JUNE 11, 2024

PROJECT PROPOSAL

The intent of this project is to rezone the entire property from R-2 to C-1 and obtain a Special Use Permit to allow hotel/motel use.

1. SAIGON SANDWICHES & BOBA TEAS

The Owner of the property is proposing to construct a 1,200 SF food store and deli. Exhibit A provides a conceptual floor plan for the new building. There will be an Order & Pick-up Window and a few tables and chairs for eating at the deli. This will not be a sit-down restaurant. The Deli will be open to the public between 8:00 A. M. and 8:00 P.M. There will be an average of 4 employees.

There will be a concrete patio in front of the building with additional tables and chairs.

2. HOTEL

The Owner is also proposing to convert the existing dwelling into a 3-room hotel. The rooms will be located on the upper floors. The Owner intends to rent the upper floors to a group of guests each night and not rent the rooms to individual guests each night.

The owner may live in the basement and be the caretaker for the hotel. The basement has 1 bedroom that will be used solely by the Owner and will not be rented. The Owner will be the only employee and working hours will be as required to care for the hotel.

3. PARKING

The Concept Plan shows the existing driveway to be removed and a new parking lot is to be constructed across the rear of the property. There will be a one-way travelway with 11 parking spaces at 45-degree angle. This includes 1 ADA parking space. This parking is designed to allow for entrances and traffic flow that will accommodate future improvements to Rio Road,

The parking spaces will have impervious pavers that will provide on-site stormwater quality.

The parking spaces will be used by the deli and the hotel guests. Individual spaces will not be designated for use by either the deli or the hotel.

4. OTHER ALLOWABLE C-1 USES

By-right C-1 uses will be limited to the following:

- Offices.
- Convenience stores
- Restaurants
- Dwellings (reference 5.1.21)
- Public uses (reference 5.1.12)
- Stormwater management facilities shown on an approved final site plan or subdivision plat.
- Tier I and Tier II personal wireless service facilities (reference 5.1.40).
- Fire and rescue squad stations (reference 5.1.09).

By Special Use Permit C-1 uses will be limited to the following:

- Hotels, motels, and inns.
- Unless such uses are otherwise provided in this section, uses permitted in section 18.0, residential - R-15, in compliance with regulations set forth therein.
- Tier III personal wireless service facilities (reference 5.1.40).

PROJECT'S CONSISTENCY WITH THE COMPREHENSIVE PLAN

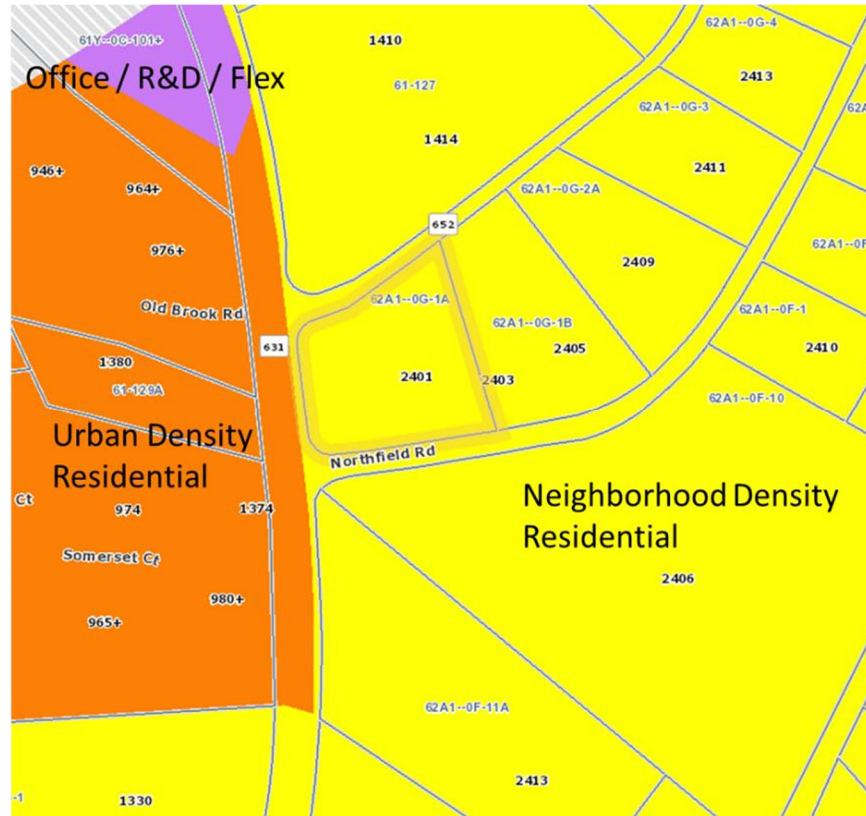
The subject property for this rezoning application is made up of a 1.20-acre parcel of land that is currently zoned R2

Residential (see Exhibit 1: Zoning Map below). The property is at the intersection of and bounded by Rio Rd E (631),

Northfield Rd, and Old Brook Rd (652). The surrounding area is mostly residential communities including Raintree,

Northfields, Glenwood Station, and Abbington Crossing apartments. In addition, there are some commercial uses to the north along Rio Rd E. The surrounding zoning includes mostly R2 Residential along the eastern side of Rio Rd E, R15 Residential across the street, and again some commercially zoned properties to the north.





The property is within Places 29 as identified in the County’s [Comprehensive Plan](#). The [Places 29 Master Plan](#) provides the future land use classification for the property and the surrounding area (Exhibit 2: Places 29 Master Plan Future Land Use Map). Neighborhood Density Residential land use is recommended for this property. This land use designation promotes single-family residential development at a density of 3-6 dwelling units per acre. Secondary uses within this land use category include retail, commercial, and office uses that support the neighborhood, live/work units, open space, and institutional uses. Specifically, the Plan says that retail, commercial, office, and institutional uses are encouraged to locate in Centers so they are accessible to residents throughout the surrounding area, and so they benefit from co-location with other neighborhood-serving businesses. The future land use map does not identify the subject property as a Center, however, the plan states that Centers may be located by exception in areas designated Neighborhood Density Residential provided they are compatible with surrounding uses. Table LU2 in the Places 29 Master Plan provides that Neighborhood Retail and General Commercial Services are secondary land uses within the Neighborhood Density Residential land use designation. The Plan says that these buildings should not be bigger than three stories and should have a maximum single footprint of 5,000 square feet.

The Plan describes Rio Rd E as the main thoroughfare within Neighborhood 2, connecting the residential communities in the area to nearby commercial destinations and employment opportunities. The Parks and Green Systems map shows a bike lane along Rio and a proposed bike lane along Northfield Rd. In addition, the location of the subject property is at an intersection that has been identified as a high priority for transportation improvements by the county. This upcoming summer, staff expects to apply for state funding through Smart Scale, which will be to design and build a “peanut roundabout” at the intersection of Rio Road/Old Brook/Hillsdale Drive.

PROJECT'S IMPACTS ON SCHOOLS, PUBLIC UTILITIES, STREETS

The project will have no impact on public infrastructure such as water and sanitary.
The project will have no impact on public schools or parks.
The project will have no impact on public transportation.

PROJECT'S IMPACTS ON ENVIRONMENTAL FEATURES

The project will have no impact on environmental features.

ADJACENT PROPERTIES

The property to the west is currently zoned R2 and owned by The Alliance Bible Church. The properties to the north and east are zoned R2 and part of the Northfields Subdivision. Rio Road runs along the southern property line.

SE202300047 – SPECIAL EXCEPTION REQUEST FOR DISTURBANCE OF 20' USE BUFFER ADJACENT TO RESIDENTIAL USE. COUNTY CODE 18-21.7(C).

The concept plan shows the parking travel way to be constructed within the 20' Use Buffer adjacent to TMP 62A1-00-0G-1B. The location of the travel way is due to the proximity of the existing house to the property line and having to accommodate traffic flow through the future improvements to Rio Road intersections.

(i) *the developer or subdivider demonstrates that grading or clearing is necessary or would result in an improved site design.*

This property is sandwiched between Rio Road, Old Brook Road and Northfield Road. Entrances to this property must be located as far from Rio Road as possible for traffic safety. In addition, the proposed Peanut Roundabout will most likely require a Right-In from Old Brook Road and a Right-Out onto Northfield Road due to installation of medians in these roads. For these reasons the location of the travel way is necessary and will provide the safest traffic flow possible.

(ii) *minimum screening requirements will be satisfied.*

The concept plans show a 7-foot landscape strip between the edge of the travel way and the property line. The minimum screening requirements will be provided in this area.

(iii) *existing landscaping in excess of minimum requirements is substantially restored.*

The 7' landscape area is currently grass so there is no existing vegetation to restore.