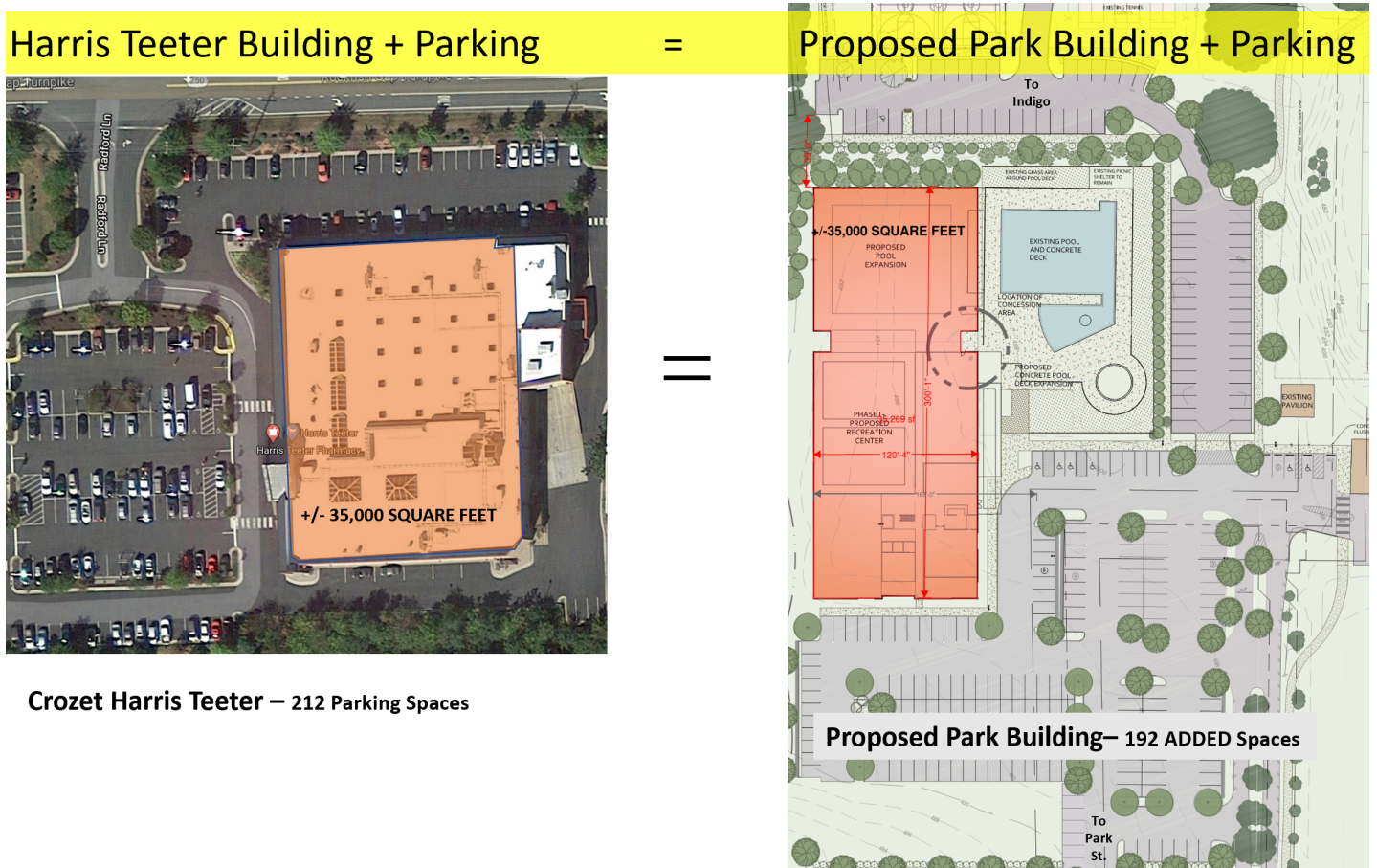


COMMENTS ON THE CROZET PARK DEVELOPER'S APPLICATION FOR SPECIAL USE PERMIT

The Crozet Park Developer continues to pursue **changes in the zoning rules that will allow them to build a for profit athletic center in a public park**. **What the developer proposes is not a building compatible with the location or surrounding neighborhoods** – rather the complex is a way out of scale for the field in which it is proposed. In fact, the athletic center is more comparable to the Harris Teeter on Rte. 250 *with all of its parking* than any building in a 22 acre park should be.



The developer is requesting that it be granted **the right to add more traffic on the local roads** that are already over taxed and acknowledge what changes to the roads will have to done will be determined after it has this right.

The developer is asking for a **zoning exemption to build its building closer to neighboring properties** than is allowed. The developer justifies its position not by accomodating the required setback but, instead by changing the measuring points without regard to how it impacts the rights of the adjacent neighbors.

The developer's proposal includes the **intention to buy Nutrient credits rather than deal with Storm Water run-off created by its elimination green space** even though this was a specific criticism of its earlier submission.

The developer's presentation includes new charts and renderings that rely on exceptional artistic license and appears to **circumvent the criticisms raised by the Planning Commission who disapproved the proposal in March 2021**.

The Planning Staff issued a point by point criticism of the project in March based on the comments from the Planning Commissioners which the developer has avoided addressing directing. **On the following pages is an annotated version of the complete text of the Commission's March comments.**

ANNOTATED COMMENTS [IN BOLD CAPS] REGARDING APRIL 12, 2021, LETTER ISSUED BY PLANNING STAFF REGARDING AREAS OF SPECIFIC CONCERN RAISED BY THE PLANNING COMMISSIONERS MARCH 23, 2021.

WWW.ALBEMARLE.ORG

401 McIntire Road, Suite 228 | Charlottesville, VA 22902-4596

County of Albemarle - Community Development Department -Planning Division

Charles Rapp rappc@albemarle.org

tel: 434-296-5841 ext. 3245

fax: 434-296-5800

April 12, 2021

Scott Collins, Collins Engineering

200 Garrett St., Suite K

Charlottesville, VA 22902

Mr. Collins,

At the March 23, 2021 regular Planning Commission, a public hearing was conducted for SP2020-00016 Crozet Park. The following is staff's attempt to summarize the primary comments and areas of concern identified by the Planning Commission during discussions with the applicant. A more detailed account of the meeting can be obtained in the form of official minutes along with access to the video recording by contacting the Planning Commission Clerk at cshaffer2@albemarle.org.

THE APPLICANT DID NOT ANSWER THESE COMMENTS FROM THE PLANING COMMISSION ON A POINT BY POINT BASIS ANYWHERE IN ITS CURRENT RESUBMITTAL. IT INFERRED THAT IT ADDRESSES SPECIFIC COMMENTS THROUGHOUT ITS REVISED SUBMITTAL WHICH CAN BE VIEWED AT:

Link to revised project narrative: <https://lfweb.albemarle.org/WebLink/DocView.aspx?id=1306795&dbid=3&repo=CountyofAlbemarle&searchid=d30b92a6-eb7f-4f83-9577-4a8786556729>

Link to revised concept plan: <https://lfweb.albemarle.org/WebLink/DocView.aspx?id=1306791&dbid=3&repo=CountyofAlbemarle&searchid=d30b92a6-eb7f-4f83-9577-4a8786556729>

Link to comment response letter: <https://lfweb.albemarle.org/WebLink/DocView.aspx?id=1306794&dbid=3&repo=CountyofAlbemarle&searchid=d30b92a6-eb7f-4f83-9577-4a8786556729>

1. Greenspace and Landscaping

o Due to the significant increase with impervious surface and new structures, the applicant was encouraged to explore additional **mitigation to offset the loss of greenspace** and existing trees on the site.

THE APPLICANT ARGUES IN ITS NARRATIVE PAGE 3 THAT THE SPECIAL USE PERMIT WILL "NOT CHANGE THE CHARACTER OF THE PARK." THEN ON SHEET 1 OF THE DRAWINGS NOTES THAT THERE IS ADDITIONAL SPACE TO ADD PARKING IF IT IS REQUIRED AS THE PROJECT IS FURTHER DEVELOPED.

o The applicant was encouraged to **explore additional buffering and screening of the new facilities from nearby residences to offset any negative impacts.**

ON THE REVISED DRAWINGS THE APPLICANT MOVED THE BUILDING (THE 32 FEET TALL, 120 FEET LONG NORTH FACING SIDE) 25 FEET BACK AND PROVIDED A DRAWING WITH SCRUB TREES AND BUSHES COLORED SOLID, ALTHOUGH WHAT HAPPENS FROM DECEMBER TO MARCH IS NOT ADDRESSED.

2. Site Layout and Structures

o Concerns were expressed regarding the massing and scale of the proposed building in relation to the surrounding neighborhood structures.

THE APPLICANT INCLUDED IN AN UNTITLED PRESENTATION ALTHOUGH IT QUOTES COMMISSIONER BIVINS ON THE OPENING PAGE: *"I WOULD ENCOURAGE YOU TO SIT WITH STAFF AND SEE IF THERE IS A WAY FORWARD AS WE ARE HOPEFUL THIS CAN BE AN ADDED SET OF FEATURES TO CROZET PARK."*

THE PRESENTATION THAT WILL LIKELY BE SHOWN ON TUESDAY SEPTEMBER 28, 2021 PLANNING COMMISSION MEETING CAN BE FOUND AT <https://lfweb.albemarle.org/WebLink/DocView.aspx?id=1306792&dbid=3&repo=CountyofAlbemarle&searchid=d30b92a6-eb7f-4f83-9577-4a8786556729>

APPLICANT'S PRESENTATION, PRODUCED BY A DESIGN GROUP AND A CONSTRUCTION COMPANY IT PRESENTS A VISION OF A 32' HIGH, 120' x 300' BUILDING AS THOUGH IT WILL DISAPPEAR INTO THE SKY AND IS CAREFUL TO LEAVE EXISTING NEIGHBORHOODS OUT OF ANY RENDERING OR SHOWN TREES THAT ARE ALWAYS A SOLID VISUAL BARRIER. LOOK CAREFULLY AT SLIDES 6 AND 8 FOR HOW MUCH GREEN SPACE WAS ALWAYS ENVISIONED TO REMAIN.

o The applicant was encouraged to explore ways to increase the distance of the indoor pool building from the nearby property lines and residences so that it would be brought into compliance with existing regulations.

RATHER THAN BRINGING THE BUILDING INTO EXISTING REGULATIONS THE APPLICANT, ON PAGE 4 OF ITS NARRATIVE, CREATES AN ARGUMENT THAT THE DISTANCE FROM ADJACENT STRUCTURES AND PROPERTY LINES SHOULD BE MEASURED FROM INSIDE THE BUILDING REGARDLESS OF HOW THAT IMPACTS THE ADJACENT PROPERTY. THE APPLICANT IGNORED PREVIOUS STAFF COMMENTS AND CONTINUES TO PURSUE A 'SPECIAL EXEMPTION REQUEST TO THE ZONING ORDINANCE' IN ORDER FOR THE BUILDING TO BE LOCATED WHERE IT SHOWN ON THE APPLICANT'S DRAWINGS.

3. Stormwater Management

o The applicant was encouraged to consider green infrastructure solutions to address stormwater and mitigate the increase of impervious surfaces associated with pavement and buildings.

THE APPLICANT ADDED NOTES ON DRAWING SHEET 1 AND ON NARRATIVE SHEET 3 THAT INDICATE THERE IS SPACE FOR ADDITIONAL PARKING IF IT IS REQUIRED AND THAT NUTIRENT CREDITS MAY BE PURCHASED TO MEET STORMWATER REQUIREMENTS.

4. Transportation and Traffic Connections

o The applicant was encouraged to analyze traffic impacts on local roads, particularly due to the proposed 2nd entrance to the property and explore ways to mitigate negative impacts to the surrounding neighborhoods.

IN OCTOBER 2020 A NEIGHBORHOOD INFO SESSION HOSTED BY THE CCAC THE ENGINEER AND DEVELOPER PRESENTED DIFFERENT POSITIONS ON THE 2ND ENTRANCE THEN CLARIFIED THEIR STANCE BY INSISTING THE PARK DID NOT HAVE TO LIMIT ITSELF DUE TO NEIGHBORHOOD CONCERNS. COPIES OF THE PRESENTATION OF THIS MEETING CAN BE FOUND AT <https://www.albemarle.org/Home/Components/Calendar/Event/612/16?fsiteid=1&curm=10&cury=2020#!/>

AT THE MARCH 2021 PLANNING COMMISSION MEETING THE COUNTY'S TRAFFIC PERSON INDICATED THAT THE SECOND ENTRANCE WAS NOT REQUIRED ALTHOUGH ON PAGE 8 OF THE APPLICANTS NARRATIVE IT PRESENTS THE ADDED ENTRANCE ENHANCES THE TRAFFIC SITUATION.

APPLICANT'S REVISED SUBMITTAL ADDRESSES THE SECOND ENTRANCE AS A POSITIVE TRAFFIC ATTRIBUTE FOR THE COUNTY ALTHOUGH IT ACKNOWLEDGES WHAT VDOT WILL REQUIRE IN ORDER TO ADD THE ROAD IS UNKNOWN AND, THEREFORE, SO ARE IMPACTS TO THE NEIGHBORHOOD.

ONCE THE APPLICANT GAINS THE RIGHT TO HAVE ANOTHER TWO WAY ENTRANCE, THEN IT WILL BE DETERMINED HOW THE ROAD IMPACTS SAFETY, TRAFFIC AND THE NEIGHBORHOODS (I.E. WIDTH OF THE STREET, TURNING LANES, ETC.). BUT THE APPLICANT IS SUGGESTING IT SHOULD BE GIVEN THAT RIGHT NOW WITHOUT KNOWING ANY OF THESE THINGS!

IT IS UNCLEAR HOW THE APPLICANT WAS GRANTED THE ABILITY TO IMPOSE TRAFFIC STRATEGY ON THE COMMUNITY.

o Evaluate potential different alignments for the proposed expanded entrance on north side of the park.

APPLICANT MOVED THE ENTRANCE SO IT GOES THROUGH THE R-1 PARCEL ONTO INDIGO ROAD – A SMALL NEIGHBORHOOD ROAD THAT DEAD ENDS IN ONE DIRECTION. APPLICANT SPECIFICALLY DEFERS ON ASSESSMENT OF THE IMPACT ON THE NEIGHBORHOOD OR TRAFFIC UNTIL AFTER THE RIGHT TO ADD THE ENTRANCE IS GRANTED.

o Evaluate options to address the impacts from construction traffic on the nearby neighborhoods and local street network.

APPLICANT LEFT OPEN ALL OPTIONS FOR MANAGING THE CONSTRUCTION TRAFFIC ALTHOUGH IT MADE VERY CLEAR AT THE OCTOBER 2020 CCAC NEIGHBORHOOD INFO SESSION THAT IT WAS MORE CONCERNED ABOUT ITS OWN OPERATIONS THAN ADJECENT NEIGHBORHOODS.

o Consider additional opportunities to further reduce expected vehicle trips generated by the proposed use through alternative modes of travel, such as biking and walking, with connections to sidewalks and multi-use trails.

APPLICANT PROVIDES INFO ABOUT HOW PEOPLE CAN WALK OR BIKE TO PARK.

Please let us know if you have any additional questions or would like to set up a meeting with staff to discuss these items and potential mitigation solutions in greater detail.

Thanks, Charles Rapp, ASLA, AICP Director of Planning

THIS LETTER FROM THE COUNTY OMITTS STRONG COMMISSIONER COMMENTS REGARDING THE LACK OF OUTREACH BY THE PARK TO COMMUNICATE WITH ITS NEIGHBORS.

THE PARK HAS NOT ASKED TO MEET WITH THE PARKSIDE VILLAGE BOARD OR RESIDENTS OF HILLTOP STREET.