Azalea Springs

- This is a PUD, this site plan as presented cannot move forward without the critical slope waiver. The use as presented is by-right, the critical slope component is an essential component of that.
- City is reviewing the site plan, will submit comments to applicant, applicant will have to address comments
- Scott Collins and Jeremy Swink
    - By right
    - Originally 88 platted single family lots with ROW through it
    - Proposing 47 single family detached lots, along configuration of existing lots, just combing lots to make more typical of what a single family house is in this area
    - Entrance off Azalea Drive via Huntsman Run
    - Emergency Access through Monte Vista
    - Utility connections through Huntmans way
    - Developing in same fashion it was originally planned, just making more consistent lots with the neighborhood, combining lots to make more usable
    - Take existing platted lots and platted right of way, try to make the best subdivision that they could create, impact to critical slopes to get the grading to make the drainage work a little better.
- Casey Gioeli – how is this by right since these are non-conforming lots, concern about health of trees even after development is completed
- Carrie Schaffer – concern about trees, forest
- Katie Debbas – compensate for loss of biodiversity in forest, have thought about the way this will shift the soundscape for everyone because absorbs a lot of sound from the highway, woods are area of nature club
- Jennifer Senator – 107 Azalea – concerned about traffic flow, traffic is already very concerning on JPA, concerned about the number of drivers coming onto Azalea without stop sign, stop light, or even pedestrian crossing along Azalea, woods area of significant play for children
- Janet Pearson – one of plats has drainage pipe running around platted Belleview – can you verify that all of those trees will be cut down, road coming to Azalea is wide stripped road, access road is narrowed down, Porter Ave you can't get in and out of, don't make the road so narrow
- Emily Sloan – 106 Azalea – concern about traffic, does the road meet City standards, concern about traffic mitigation, concern about critical slope – needs to be taken seriously, with houses being proposed, what is the estimated market price?
- Abigail Slate – property downhill from this, looking at stormwater, there's a wall, who will be responsible for fixing any unforeseen issues about erosion at properties downstream, even though BMP should mitigate impacts, but could be unforeseen one
- Patricia Jesse – show grading plan and how the critical slopes will be impacted, how will Belleview be a buffer if storm sewer, how much overflow parking with that narrow road?
- Phillip Singerman – Monte Vista – question about elevations, lot dimensions
- Erin Garcia – Corner of JPA and Azalea – since by-right, when was the original established, late 1800s? Will Belleview remain a paper street? Will there be an HOA? Is there any on street parking? City's accountability with project is really important, express concern about lack of street parking, cross JPA multiple times a day to catch bus and school bus, have to wait 3-5

minutes to cross – will there be a 4-way stop. The stream, what will happen with the stream water.

- Joan Albiston – stream flow through the woods, feeds City wetland and Moore's creek, estimating 450 vehicle trips per day, how will streets around it be safely maintained, woodland is mature and largely not full of invasives – concerned it about it being removed and the amount of impervious surface being added – how will this impact downstream, will request nutrient offset credit because water cannot be treated on site, Cville waters will be impacted by your inability to do that
- Pam and Reggie Adams – same sentiments as those expressed prior, due today's developers consider the future with problems we're having with climate, water – are they ever going to take that into consideration and devise a new strategy or keep following the old rules? Will they pipe up the stream and run into City sewage?
- John Bugbee – plan has adjusted it to make it more typical of development in area, but doesn't look typical – lot size looks smaller, houses look relatively identical (not the case on Monte Vista) and relationship between houses and lot size is very different, houses are very close together. One of the more hyper dense developments we've seen going up in recent years, how does this fit in with the neighborhood with specific numbers about lot size compared to surrounding area
- Steven Shuman – property owner 312 Monte Vista, wondering about runoff and how this will impact house and land down there, how will City's 100 year flood plan and how will this project tie into it, would that plan even be accurate anymore? Previous plan had 30 hours, so 47 is not low density
- BA Peterson – Monte Vista – property goes past the creek and structures near the creek, concerned this will impact her property, property is already impacted by a faulty storm sewer that the City owns and says is their fault but doesn't have money to fix – who will be responsible for fixing problems down the road caused by this development

Answers

Matt – Use is single family residential in this area, so this use is by right. Because these lots were platted years ago, there are certain rights that are grandfathered in. So use is by right, but lots are nonconforming because smaller than 6000 sqft and don't have 50 ft frontage on City maintained road. Allowed to move these grandfathered lots closer to conformity but don't have to bring them up to conformity. Everything else, including roads, has to meet current standards, is being reviewed right now. Critical slopes process – neighborhood will be informed, it's not a public hearing but public can comment at the beginning of the meeting. Everything created as part of this process is public. As far as flood plain, City Engineering is reviewing and has a flood plain administrator.

Scott and Jeremy

Belleview – existing right of way that is not constructed, there's a storm drainage pipe that goes through, the stream that runs through the property, the source of that stream is a storm pipe that dead ends at storm pipe, dumps on property uncontrolled, runs through ravine on that property, idea of the pipe on Belleview is to pick up that pipe so it can dump it into the BMP where it can be controlled. Maybe see if there's a way to look at whether can relocate that storm drainage on site. Don't see a landscape buffer plan – see what can do in terms of mitigation on Monte Vista side to see if can do some landscape buffer

– would benefit current and future homeowners. Are conducting a tree survey on property, consult with arborist to get appropriate mix of trees on the property

Stormwater facility – design based around VA codes, that states that the site, if developed, cannot discharge more than the current state. Current state is “hard to measure” because existing discharge has to deal with uncontrolled water on site in the first place. Have to treat more than otherwise, because existing condition is forest and have to treat uncontrolled water. Was looking for onsite treatment options versus nutrient credits.

Children’s Nature Club – appreciate the need for that learning and teaching, would be thrilled to work or support with that group in any way possible, this is private property, its not public land, would like to coordinate visits. Have someone from group reach out to him, would be happy to support those groups, but it’s not public land so would like to do so in a way that’s mutually beneficial. Contact Jeremy Swink

Traffic – roads designed for minimum design standards, road designed to handle 2000 vehicles a day for current city standards. Are wide enough and designed to handle traffic from these 47 lots, but all will be reviewed by the city and vetted prior to road plans being approved. Huntsmans Way reduced in order to provide sidewalks because see value in pedestrian connectivity. Hope many of these homes will use public transportation with bus stop nearby. Get pedestrians off the street and on the sidewalk in this area. Increasing the existing ROW through the property, platted as 25 but is 45 on plans with planting strips. Each house as a 2 car garage and 2 spaces in driveway.

Vacant lot grading – has asked for that property to remain his property, has asked the property to be graded with the other lots, so this will smooth out from the ROW so will be graded similar to adjacent properties

Stream – stream on site is coming from the storm pipe dumping onto the property uncontrolled, will put in pipe and put in stormwater BMP, try to relocate pipe to preserve the buffer rather than replant which would be mutually beneficial

Emergency Access – will be blocked with bollards, not open to the public, only for emergencies, not any pedestrian traffic through it either

Stormwater detention – plan reflects on site detention, will be owned and maintained by HOA, set up HOA budgets to account for maintenance and replacement of those facilities, will be an easement for inspection by city at their discretion. City has a VSMP administrator and engineering, require stormwater maintenance agreement easement, allows City to inspect for maintenance, property owner or HOA need to maintain – is currently under review by City staff and those comments will be public. Stormwater design accounts for existing condition versus proposed. This is sized adequately but will address that if City comments otherwise. Have vested interest in not increasing discharge off site or causing erosion – have to answer to DEQ and want to be good neighbor

Don’t think street is sized for parking, probably 80 some spaces on site, two driveway spaces for every home not including garage. Under assumption that we build to rear property line and everyone on existing is built to rear property line (25 ft set back) would have 50 feet of separation but no one is built that far back. Probably an extra 20-30 ft of setback built in.

End of meeting so need to wrap up, mid-December expect staff comments to be wrapped up and those will be shared. Didn't get to every question, don't hesitate to follow up with Matt, City comment letter might answer some of those questions.

Jeremy Swink – contact if want to meet on site to discuss anything. Matt has contact info.