



ZONING MAP AMENDMENT

APPLICATION PLAN

ZMA2022-00006

AMENDMENT TO ZMA2019-00001

# 999 RIO ROAD

A NEIGHBORHOOD MODEL DISTRICT

TMP 61-154B

project ID: 19.006

Revised 7 November 2022

Submitted 15 August 2022

## Context Map

Sheet 1 of 8

### INDEX OF SHEETS

- 1 - Cover & Context Map
- 2 - Site & ZMA Details
- 3 - Existing Conditions
- 4 - Block Network
- 5 - Buildable Area + Conceptual Stormwater & Grading Plan
- 6 - Proposed Circulation
- 7 - Green & Amenity Space
- 8 - Conceptual Street Section



NTS

Image provided by Google Maps

**SHIMP ENGINEERING, P.C.**

**999 RIO ROAD**  
**SITE & ZMA DETAILS**  
 Sheet 2 of 8

**OWNER**

Windmill Ventures LLC  
 535 Foxdale Lane  
 Charlottesville, VA 22903

**DEVELOPER**

Gallifrey, LLC  
 912 E High Street  
 Charlottesville, VA 22902

**TMP**

61-154B

**ACREAGE**

1.918

**MAGISTERIAL DISTRICT**

Rio

**STEEP SLOPES & STREAM BUFFER**

There are no steep slopes nor stream buffer present on the property.

**SOURCE OF BOUNDARY & TOPOGRAPHY**

Boundary and topography provided by Meridian Planning Group, LLC. Supplementary information provided by Albemarle GIS.

**FLOODZONE**

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0279D), this property does not lie within a Zone A 100-year flood plain.

**WATER SUPPLY WATERSHED**

The site is within the Meadow Creek Watershed, a non-water supply watershed.

**WATER AND SANITARY SERVICES**

Water and sanitary services to be provided by Albemarle County Service Authority (ACSA)

**GREEN & AMENITY SPACE**

Per Sec. 20A.9 of the Albemarle County Zoning Ordinance, a minimum area of 20% (0.38 AC) of total site area (1.91 AC) shall be provided for both green and amenity space.

**ZONING**

EXISTING: Neighborhood Model District  
 OVERLAY: Entrance Corridor, Airport Impact Area  
 COMPREHENSIVE PLAN: Urban Density Residential,  
 Privately Owned Greenspace, Neighborhood Density  
 Residential  
 PROPOSED: Neighborhood Model District

**USE**

EXISTING: Single family residential  
 PROPOSED: Single family attached and multifamily, 38 units  
 total, 20 DUA

**USE TABLE**

MINIMUM RESIDENTIAL UNITS	10
MAXIMUM RESIDENTIAL UNITS	38
MAXIMUM RESIDENTIAL DENSITY	20 DUA [Gross + net]
UNIT TYPE	Single family detached, attached single-family dwellings such as two-family dwellings, triplexes, quadruplexes, townhouses with accessory apartment units; multifamily units

**SETBACKS**

FRONT MINIMUM	3'
FRONT MAXIMUM	40'
SIDE MINIMUM	3'
SIDE MAXIMUM	15'
REAR MINIMUM	3'
REAR MAXIMUM	None

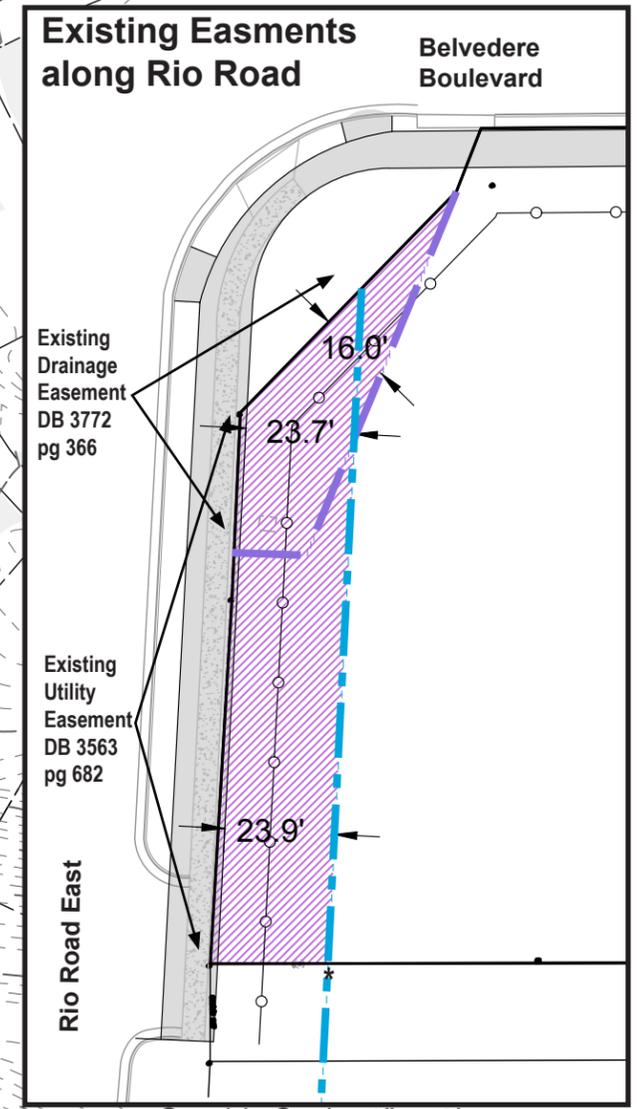
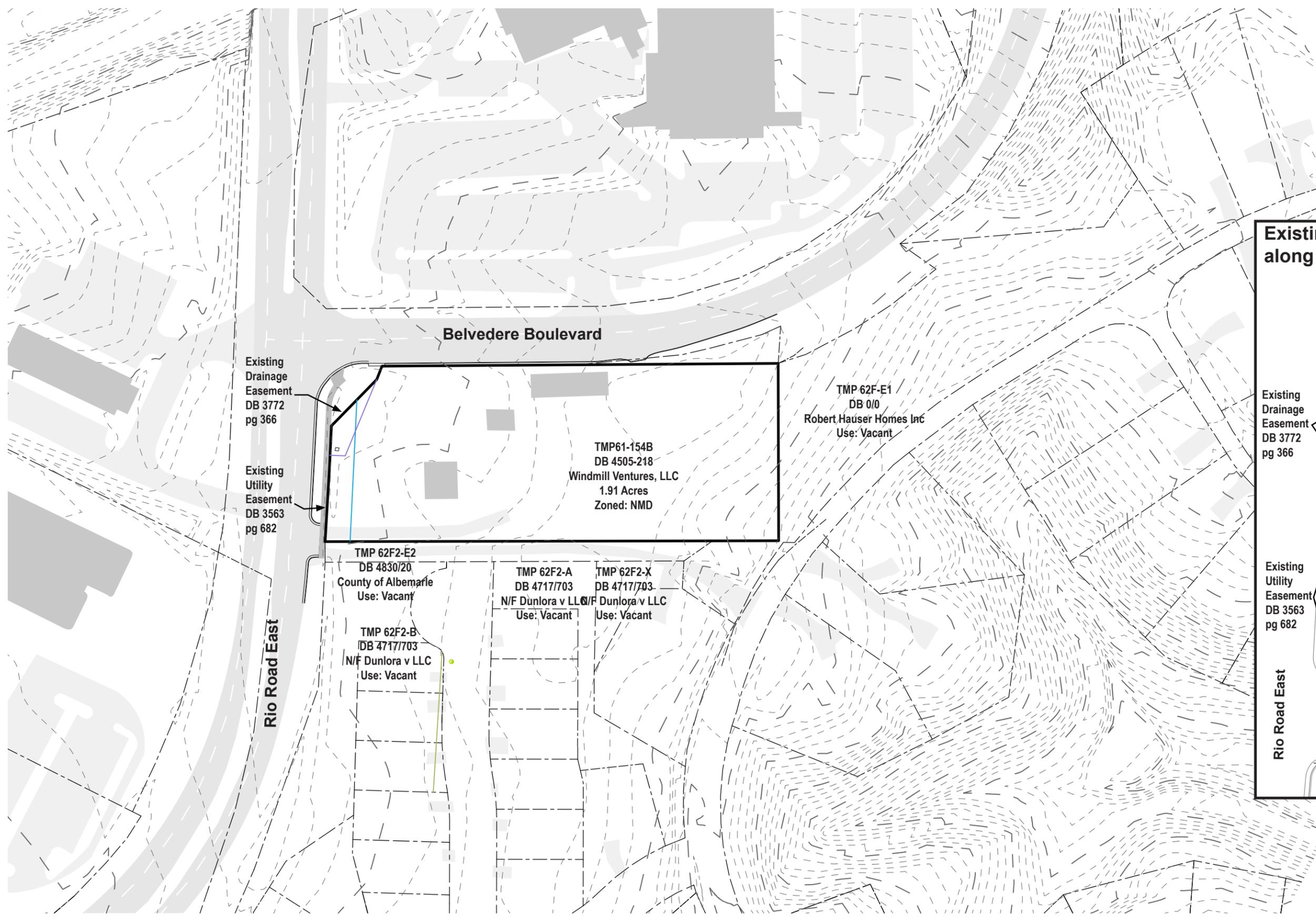
**ITE TRIP GENERATION**

Use	ITE Code	IV	AM			PM		
			In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise)	220	38 dwelling units	4	15	19	16	9	25

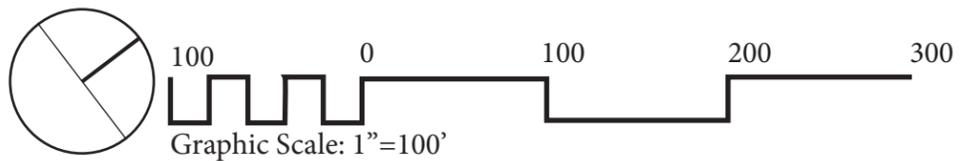
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**999 RIO ROAD**  
**EXISTING CONDITIONS**  
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Graphic Scale: 1" = 40'  
 \*Dimensions measured from back of proposed multi-use path



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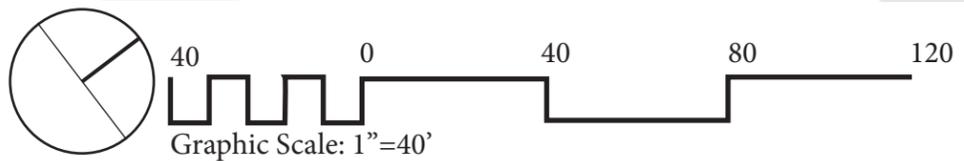
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**999 RIO ROAD  
BLOCK NETWORK**  
Sheet 4 of 8

Belvedere Boulevard

Rio Road East

**BLOCK 1**  
Residential  
1.918 ac



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# 999 RIO ROAD BUILDABLE AREA + CONCEPTUAL GRADING & UTILITIES PLAN

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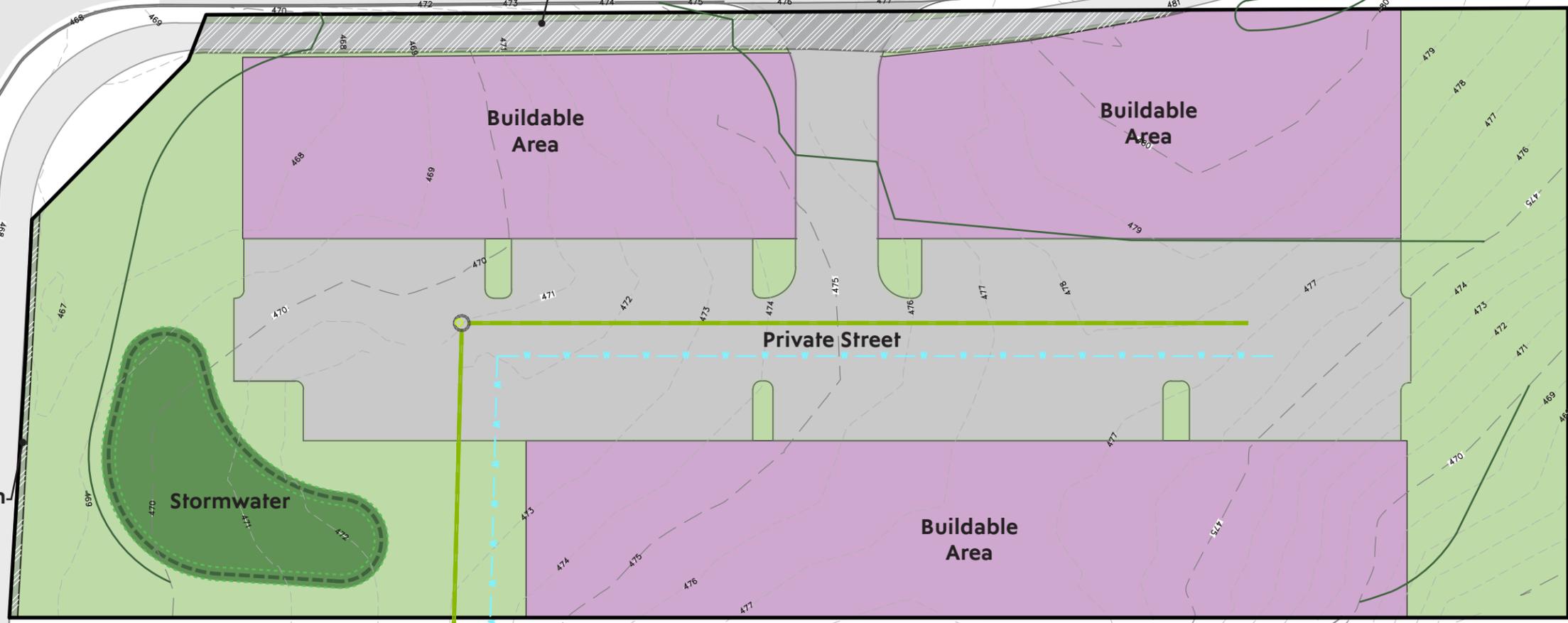
TMP 61-155  
CHURCH OF GOD; EDGAR WAYNE  
ROBERTS; PETER CEFARATTI &  
REGINALD GATLING TRUSTEES  
DB 5134 PG 222  
ZONE: COMMERCIAL OFFICE  
USE: PUBLIC  
6.91 AC

BELVEDERE BLVD.  
VARIABLE WIDTH R/W  
DB 3772 PG 366

RIO ROAD EAST  
VARIABLE WIDTH R/W  
DB 3772 PG 366

ROW Reservation

ROW Reservation



TMP 62F-E2  
COUNTY OF ALBEMARLE  
DB 4830 PG 20  
0.187 AC

Sanitary proposed to connect  
in Fowler Ridge Court

TMP 62F2-B  
SHEPHERDS RIDGE AT DUNLORA  
COMMUNITY ASSOCIATION INC  
DB 5202 PG 778  
ZONE: R4 RESIDENTIAL  
USE: UNASSIGNED  
0.61 AC

FOWLER RIDGE  
COURT 49' R/W  
DB 4839 PG 152

Water proposed to connect  
in Fowler Ridge Court

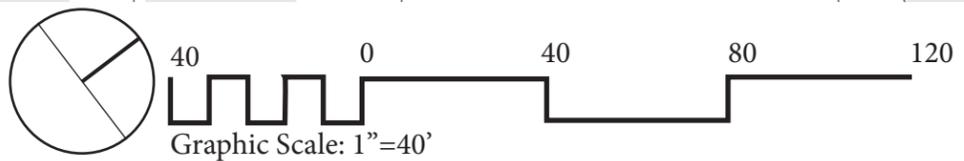
TMP 62F2-A  
SHEPHERDS RIDGE AT  
DUNLORA COMMUNITY  
ASSOCIATION INC  
DB 5202 PG 778  
ZONE: R4 RESIDENTIAL  
USE: UNASSIGNED  
0.30 AC

TMP 62F2-X  
DUNLORA V LLC  
DB 4717 PG 703  
ZONE: R4 RESIDENTIAL  
USE: UNASSIGNED  
0.10 AC

TMP 62F-E1  
ROBERT HAUSER HOMES INC  
C/O STONEHAUS  
DB 4717 PG 703  
ZONE: R4 RESIDENTIAL  
USE: FOREST  
1.20 AC

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**999 RIO ROAD  
 PROPOSED CIRCULATION**  
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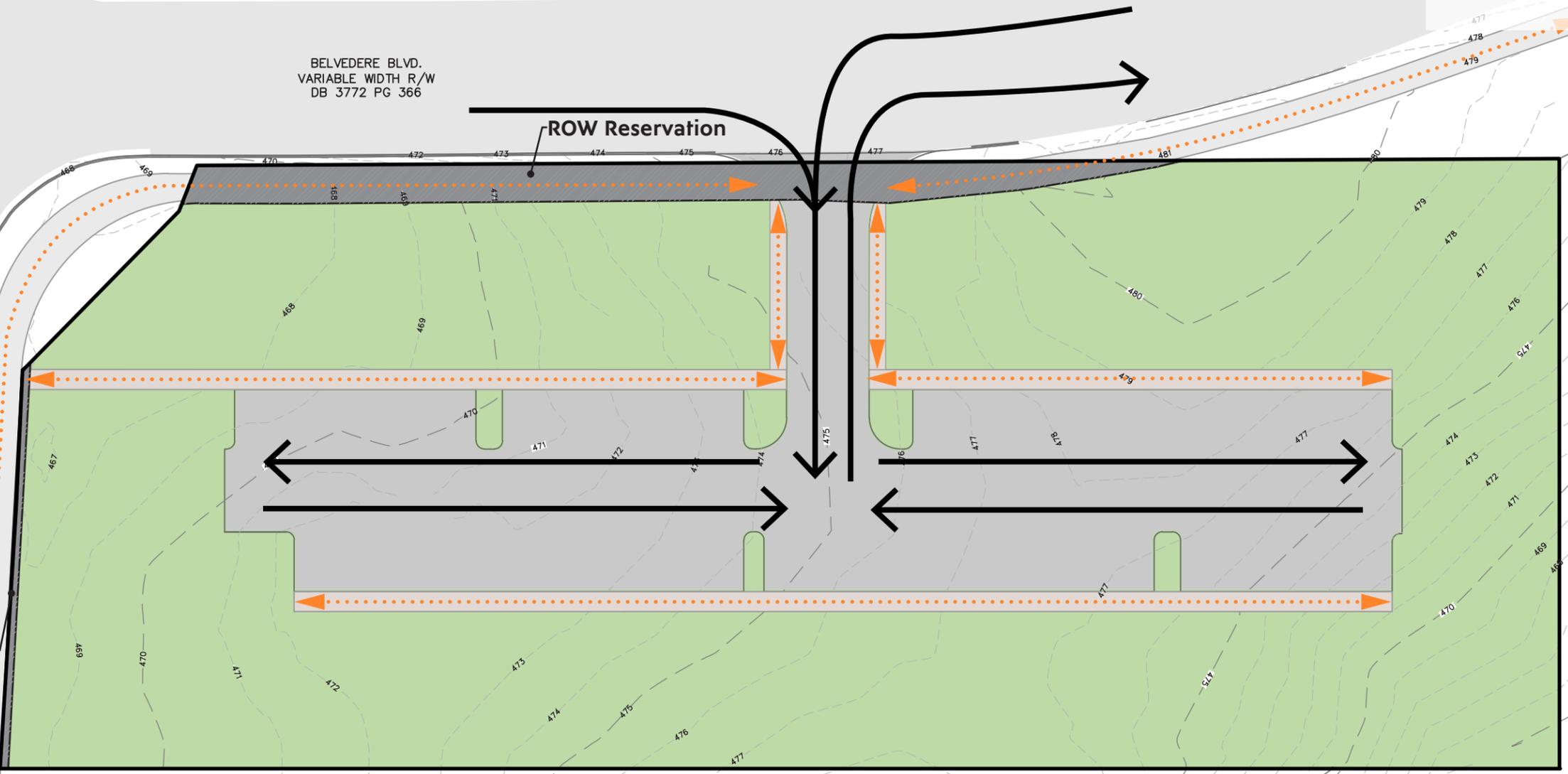
**Legend**

- Vehicular Circulation
- Pedestrian Circulation

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 ROBERTS; PETER CEFARATTI &  
 REGINALD GATLING TRUSTEES  
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 ZONE: COMMERCIAL OFFICE  
 USE: PUBLIC  
 6.91 AC

BELVEDERE BLVD.  
 VARIABLE WIDTH R/W  
 DB 3772 PG 366

RIO ROAD EAST  
 VARIABLE WIDTH R/W  
 DB 3772 PG 366



ROW Reservation

Connection to  
 Existing Path  
 System

TMP 62F-E2  
 COUNTY OF ALBEMARLE  
 DB 4830 PG 20  
 0.187 AC

TMP 62F2-B  
 SHEPHERDS RIDGE AT DUNLORA  
 COMMUNITY ASSOCIATION INC  
 DB 5202 PG 778  
 ZONE: R4 RESIDENTIAL  
 USE: UNASSIGNED  
 0.61 AC

FOWLER RIDGE  
 COURT 49' R/W  
 DB 4839 PG 152

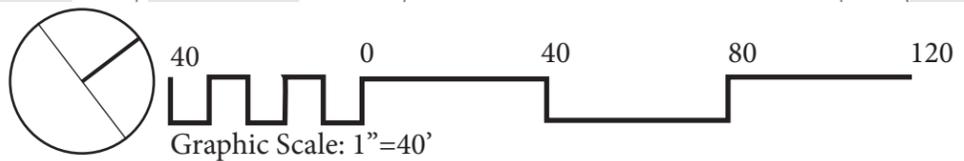
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SHEPHERDS RIDGE  
 ROAD

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**999 RIO ROAD**  
**GREEN & AMENITY SPACE**  
 Sheet 7 of 8

**Legend**

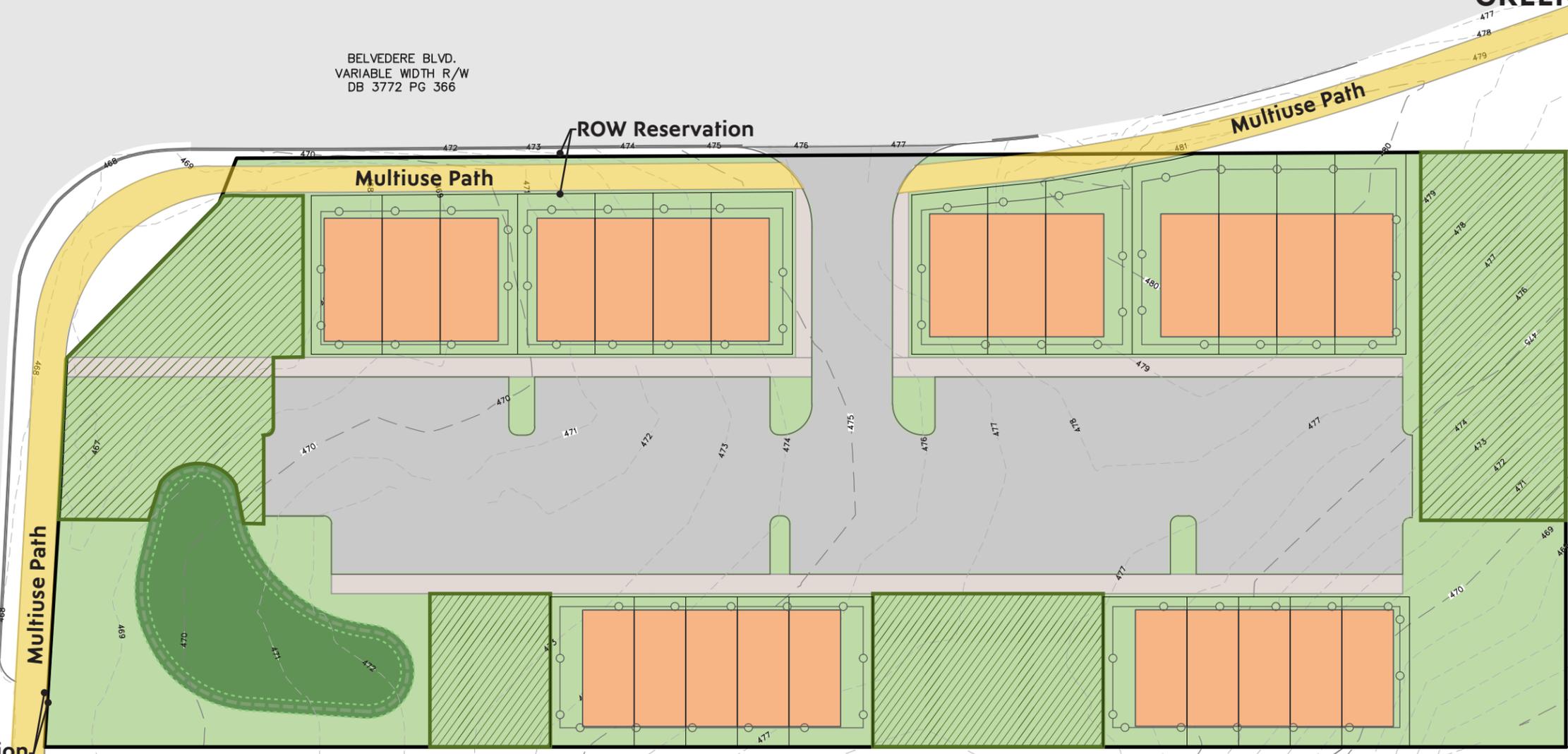
- Green Space
- Green & Amenity Space
- Amenity Space

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 ROBERTS; PETER CEFARATTI &  
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 DB 5134 PG 222  
 ZONE: COMMERCIAL OFFICE  
 USE: PUBLIC  
 6.91 AC

BELVEDERE BLVD.  
 VARIABLE WIDTH R/W  
 DB 3772 PG 366

Landscaping to be  
 provided along Rio  
 Road frontage w/ ARB  
 coordination & review  
 at site plan phase

RIO ROAD EAST  
 VARIABLE WIDTH R/W  
 DB 3772 PG 366



1. Notwithstanding the green & amenity spaces and landscape depicted on this Application Plan, the Code of Development shall regulate the minimum required green & amenity spaces and landscape. Therefore, provided such requirements are satisfied, non-substantive changes to the depicted design are allowed. There will be a minimum of twenty percent (20%) of both green and amenity space.
2. Structures and lot lines shown for feasibility purposes.

ROW Reservation

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 COUNTY OF ALBEMARLE  
 DB 4830 PG 20  
 0.187 AC

TMP 62F2-B  
 SHEPHERDS RIDGE AT DUNLORA  
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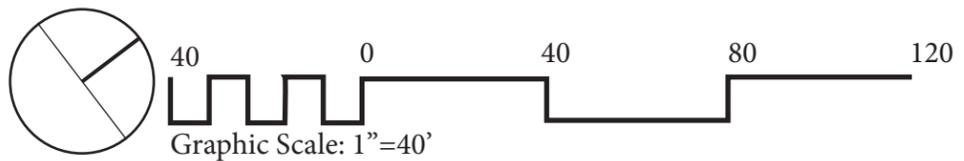
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 COURT 49' R/W  
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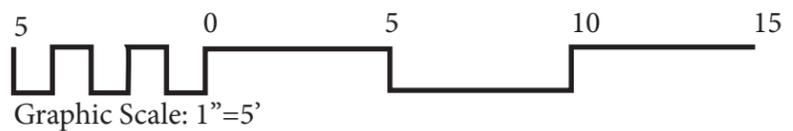
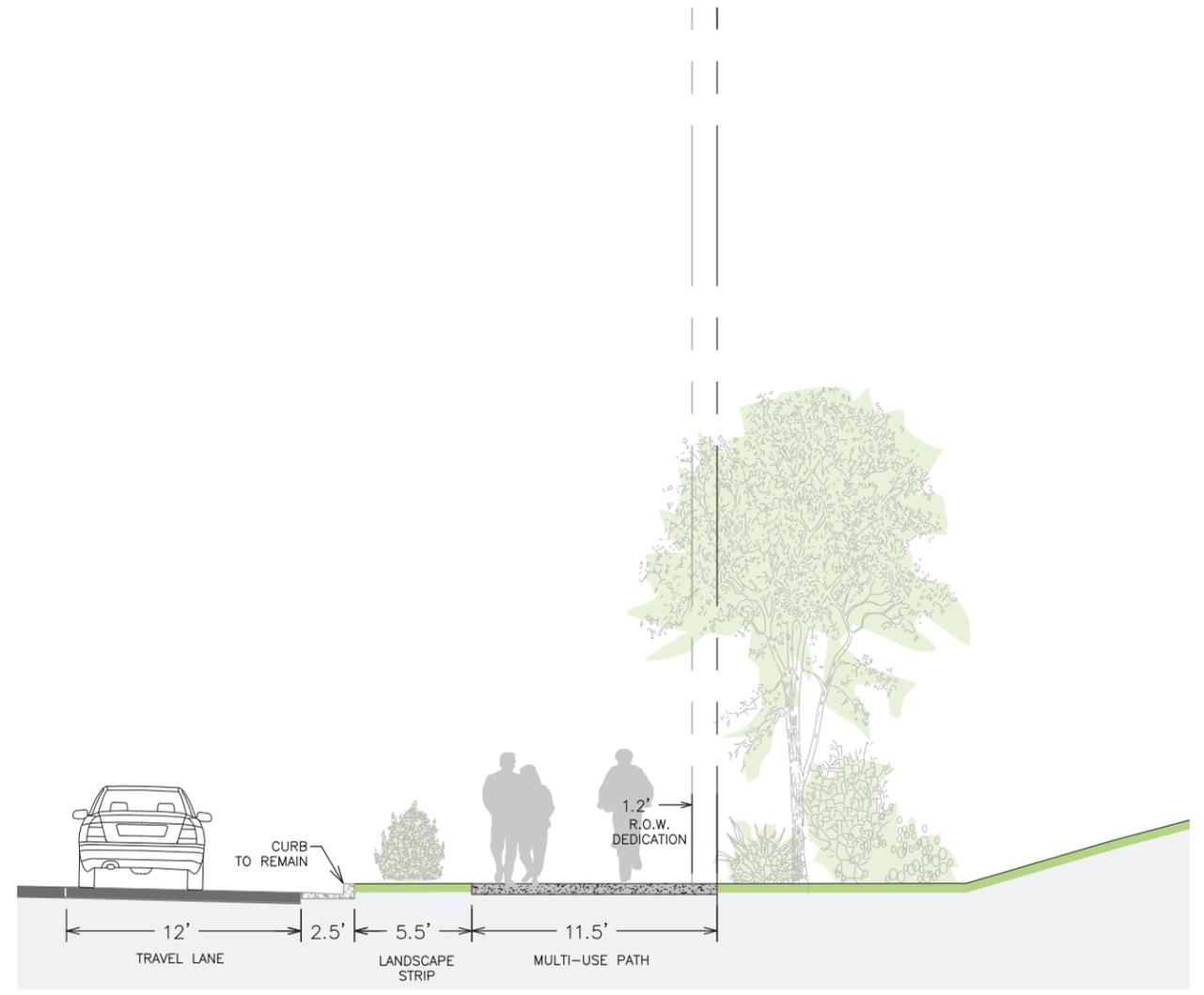
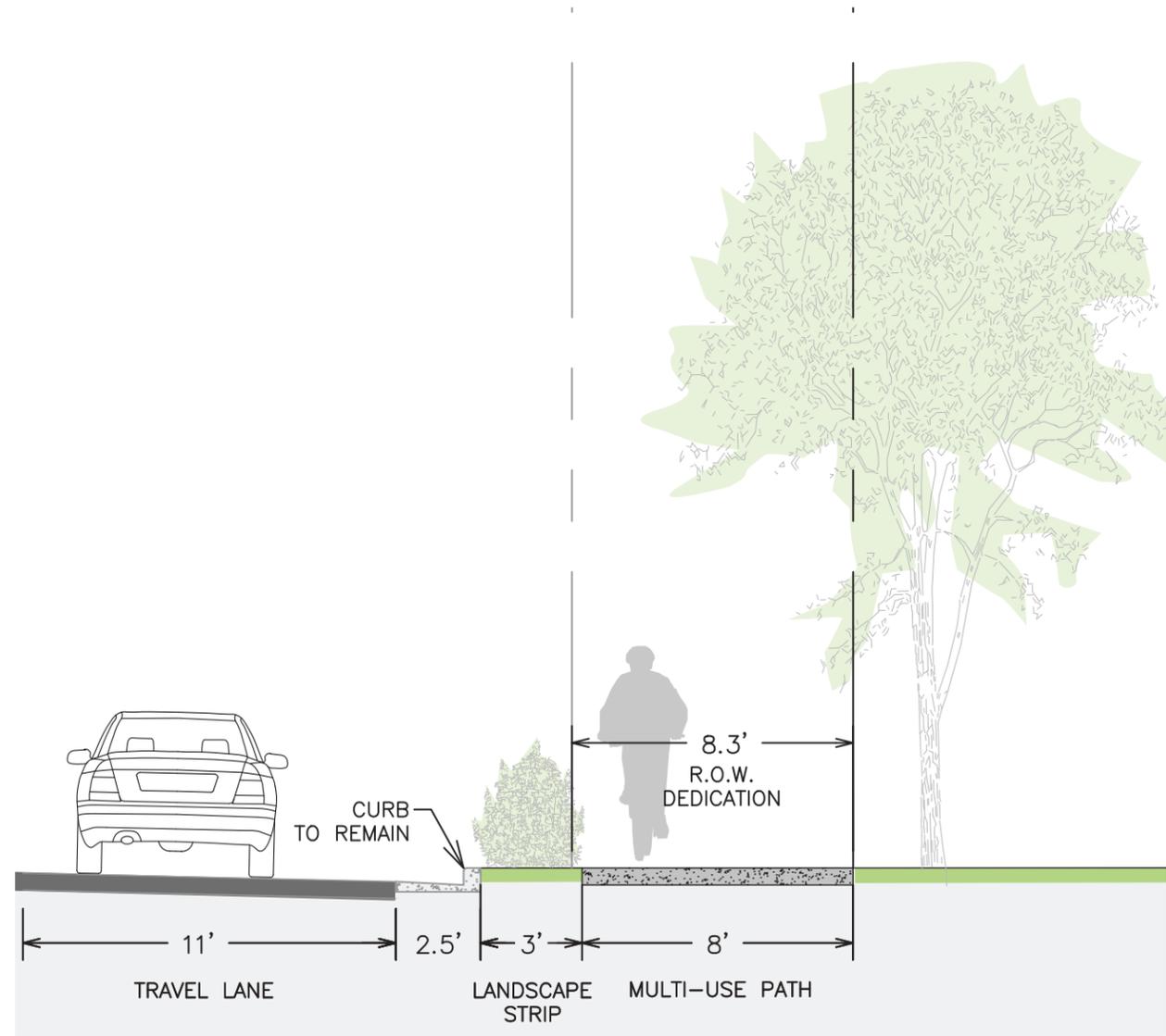
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**999 RIO ROAD**  
**CONCEPTUAL STREET SECTION**  
 Sheet 8 of 8



Section A-A' Proposed Multiuse Path on Belvedere Boulevard

Section B-B' Proposed Multiuse Path on Rio Road



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