

**1805 AVON STREET
EXTENDED**
TMP 90-35D & 90-35H

project ID: 20.59

REVISED 15 NOVEMBER 2021
Revised 02 September 2021
Submitted 19 April 2021

Context Map
Sheet 1 of 10

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Image provided by Google Maps

1805 AVON STREET EXT.

SITE & ZMA DETAILS

Sheet 2 of 10

TMP(s)

90-35D & 90-35H

ACREAGE

TMP 90-35D	2.377 AC
TMP 90-35H	1.25 AC
Total	3.627 AC

MAGISTERIAL DISTRICT

Scottsville

STEEP SLOPES & STREAM BUFFER

There are no stream buffers within the project area. Managed steep slopes exist within the project area.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary provided by draft Boundary Line Adjustment, Meridian Planning Group, LLC, April 29, 2020
Two (2) foot contour interval topography from Virginia LiDAR, Virginia Geographic Information Network, 2016

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0145D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED

Moores Creek (Non-Water Supply Watershed)

WATER AND SANITARY SERVICES

Provided by Albemarle County Service Authority (ACSA)

PARKING

For any lot that provides off-street parking within the lot, driveways shall be provided at a minimum depth of 18’

ZONING

EXISTING: R-1 Residential
OVERLAY: Entrance Corridor, Steep Slopes - Managed
PROPOSED: Planned Residential Development

USE

EXISTING: Single Family Residential
COMPREHENSIVE PLAN DESIGNATION: Urban Density Residential
PROPOSED: Multifamily Residential

USE TABLE

MAXIMUM RESIDENTIAL UNITS	85
MAXIMUM RESIDENTIAL DENSITY	24 DUA (GROSS + NET)
UNIT TYPE	Attached single-family dwellings such as two-family dwellings, triplexes, quadruplexes, townhouses with accessory apartment units; multifamily units

HEIGHT

MAXIMUM HEIGHT: 40’
MAXIMUM STORIES: 3¹

¹ above grade stories

SETBACKS

If property is subdivided, then any lot less than 3,000 SF shall comply with Table A and any lot greater than 3,000 SF shall comply with Table B.

TABLE A

FRONT MINIMUM	10’ from edge of sidewalk
FRONT MAXIMUM	None
SIDE	None
REAR MINIMUM	15’
REAR MAXIMUM	None

TABLE B

FRONT MINIMUM	5’ from edge of sidewalk
FRONT MAXIMUM	None
SIDE MINIMUM	5’
SIDE MAXIMUM	None
REAR MINIMUM	10’
REAR MAXIMUM	None

SETBACKS (CONT.)

If subdivision is not pursued, setbacks are as follows:

FRONT MINIMUM	20’ from edge of Avon St. ROW
FRONT MAXIMUM	None
SIDE MINIMUM	10’
SIDE MAXIMUM	None
REAR MINIMUM	15’
REAR MAXIMUM	None

ITE TRIP GENERATION

	ITE Code	I.V.	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
Low-Rise Multifamily	220	41 Units	4	16	20	17	10	27	269
Mid-Rise Multifamily	221	44 Units	4	12	16	11	8	19	238

OPEN SPACE

A minimum of 25% (0.907 AC) of total site area (3.627 AC) shall be provided as open space on the property.
Open space area shall be provided in accordance with Sec. 4.7 of the Albemarle County Zoning Ordinance.
Recreational area shall be provided in accordance with Section 4.16 of the Albemarle County Zoning Ordinance.
Recreational facilities as provided for in Section 4.16.2 may be substituted with equipment and facilities if approved by the Director of Planning and Community Development.

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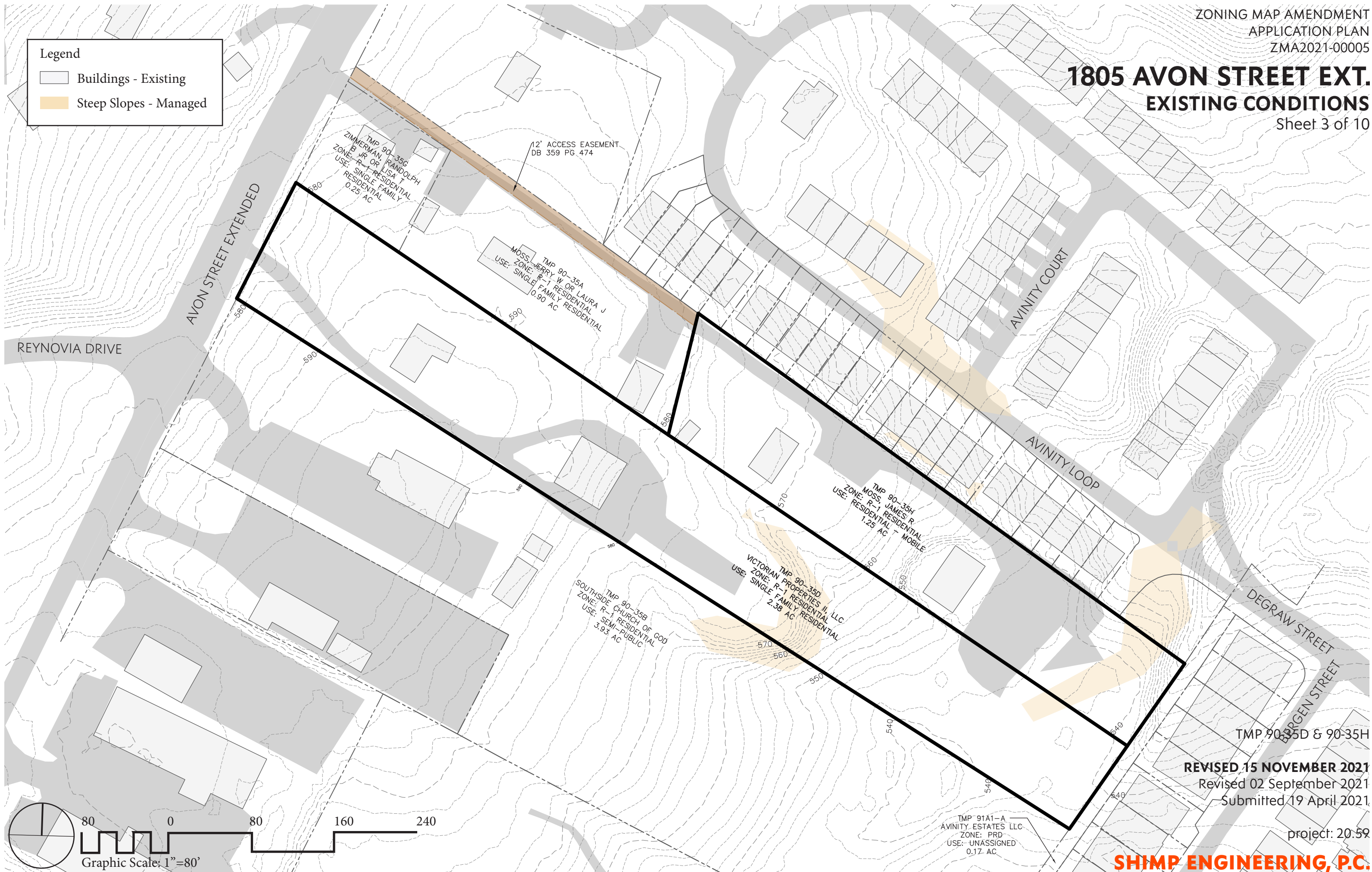
1805 AVON STREET EXT. EXISTING CONDITIONS

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Legend

Buildings - Existing

Steep Slopes - Managed



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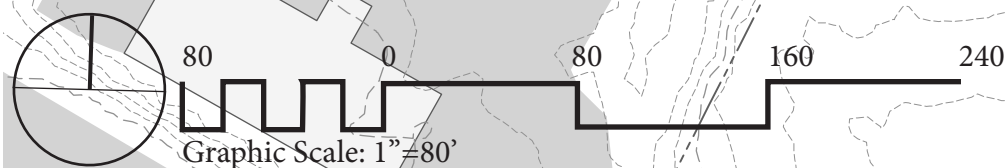
1805 AVON STREET EXT. CONCEPT PLAN

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- Legend**
- Buildings - Existing
 - Steep Slopes - Managed
 - Buildings - Proposed
 - Sidewalk
 - Area Reserved for Future Interparcel Connection (30' min. width)

Approx. 1,200 sf
ROW reservation
(refer to Conceptual
Street Sections sheet)

- Additional Notes:**
1. The maximum number of residential units permitted is 85
 2. Retaining walls constructed within managed slopes shall meet the retaining wall design standards in Sec. 30.7.5 of the Albemarle County Zoning Ordinance
 3. If subdivision is pursued, required lot frontage must be provided to each individual lot. Accessways "A" and "B" depicted on this concept plan may be constructed as private streets to provide required frontage provided that all applicable requests and waivers, as outlined in the Albemarle County Subdivision Ordinance, are approved to permit private streets in the locations of the accessways as shown on the concept plan.
 4. "Area reserved for future interparcel connection" to be provided upon recording a maintenance agreement with adjacent property owner which establishes cost sharing for maintenance of roadway based on a pro rata share of use.



TMP 91A1-A
AVINITY ESTATES LLC
ZONE: PRD
USE: UNASSIGNED
0.17 AC

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1805 AVON STREET EXT. CIRCULATION

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- Legend**
- Buildings - Existing
 - Steep Slopes - Managed
 - Buildings - Proposed
 - Sidewalk
 - Vehicular Circulation
 - Pedestrian Circulation
 - Area Reserved for Future Interparcel Connection (30' min. width)



Additional Notes:
1. "Area reserved for future interparcel connection" to be provided upon recording a maintenance agreement with adjacent property owner which establishes cost sharing for maintenance of roadway based on a pro rata share of use.

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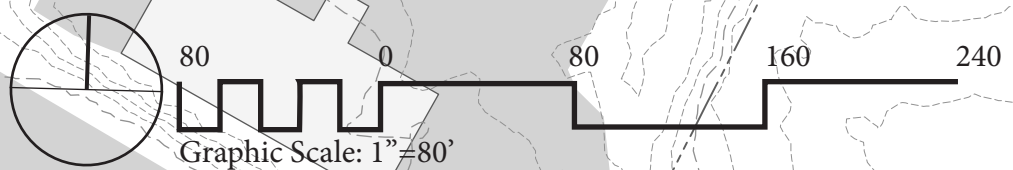
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1805 AVON STREET EXT. GRADING & UTILITIES

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- Legend**
- Buildings - Existing
 - Steep Slopes - Managed
 - Buildings - Proposed
 - Sidewalk
 - Sanitary Line - Proposed
 - Water Line - Proposed
 - Stormwater - Proposed



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

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1805 AVON STREET EXT. OPEN SPACE

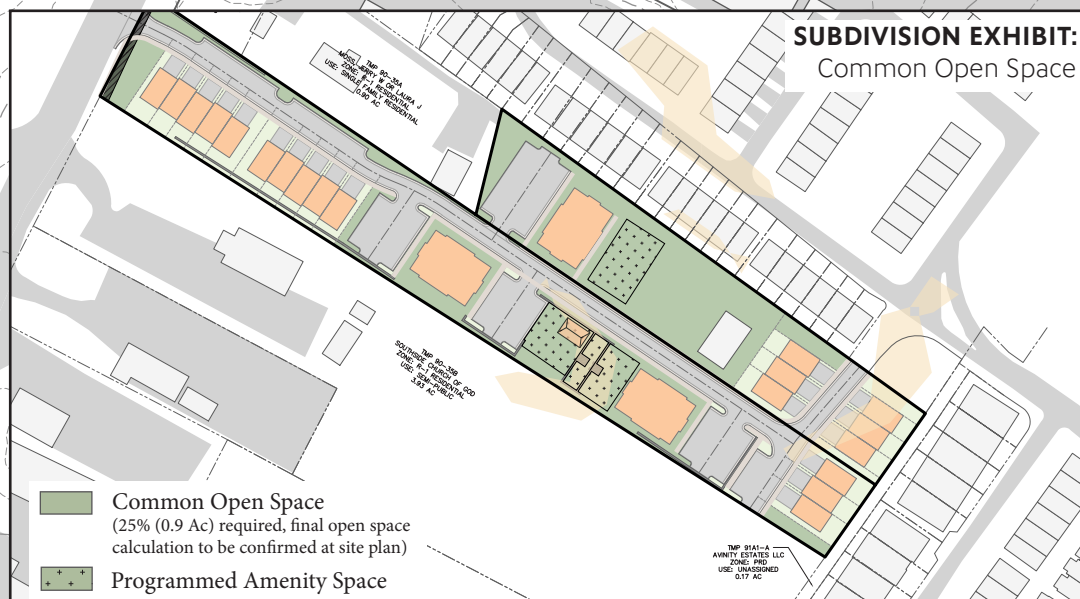
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Legend

-  Buildings - Existing
-  Steep Slopes - Managed
-  Buildings - Proposed
-  Sidewalk
-  Common Open Space
-  Programmed Amenity Space



SUBDIVISION EXHIBIT: Common Open Space



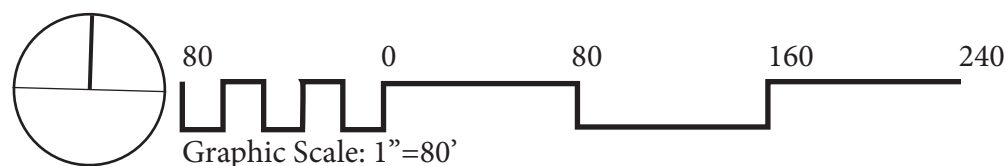
Additional Notes:

1. Minimum open space shall be provided in accordance with Sec. 19.6 of the Albemarle County Zoning Ordinance
2. Open space and recreational areas will comply with Section 4.7 and 4.16 of the Albemarle County Zoning Ordinance, unless substitutions for facilities and equipment are approved by the Director of Planning and Community Development.
3. "Subdivision Exhibit: Common Open Space" shown to demonstrate compliance with minimum open space requirements if subdivision is pursued.

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1805 AVON STREET EXT. AMENITY EXHIBIT

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Sec. 18-4.16 - Minimum area
A minimum of 200 square feet per unit of recreational area shall be provided in common area or open space on the site, this requirement not to exceed five percent of the gross site area.

Site area:
3.627 AC

Minimum required recreational area:
0.181 AC or 7,900 sf

Conceptual amenities:
4,000 sf tot lot
3,400 sf picnic shelter area
+ 3,560 sf sitting gardens
10,960 sf of recreational area provided

Per Sec. 4.16.2, two tot lot facilities are conceptually shown:
(2) swing sets (8 seats total)
(2) slides
(4) climbers
(2) whirls
(4) benches

Playground area
4,000 sf

Picnic shelter area
3,400 sf

Sitting garden areas
3,560 sf

Additional Notes:
1. Minimum open space shall be in accordance with Sec. 19.6 of the Albemarle County Zoning Ordinance
2. Open space and recreational areas will comply with Section 4.7 and 4.16 of the Albemarle County Zoning Ordinance, unless substitutions for recreational facilities and equipment as provided for in Sec. 4.16.2 are approved by the Director of Planning and Community Development.

TMP 90-35D & 90-35H

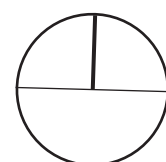
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Legend

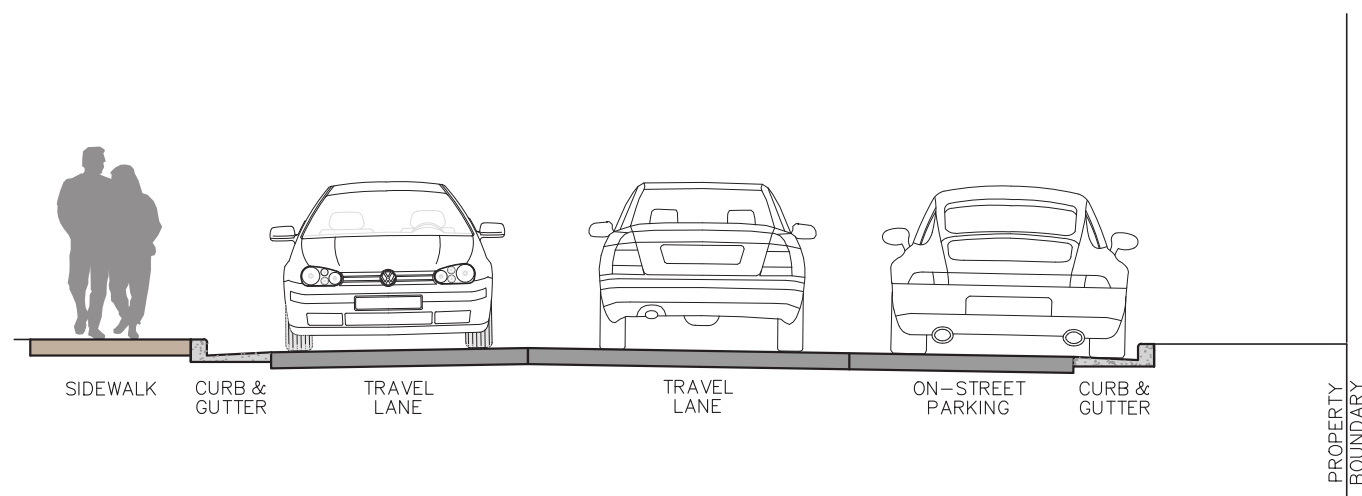
- Buildings - Existing
- Buildings - Proposed
- Sidewalk



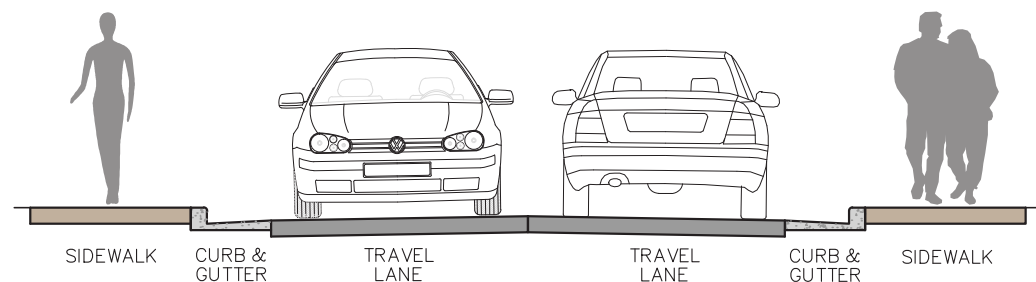
1805 AVON STREET EXT. CONCEPTUAL SECTIONS

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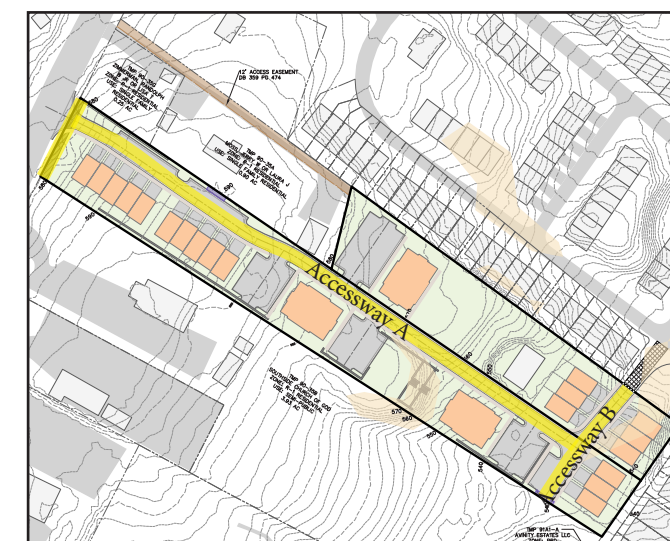
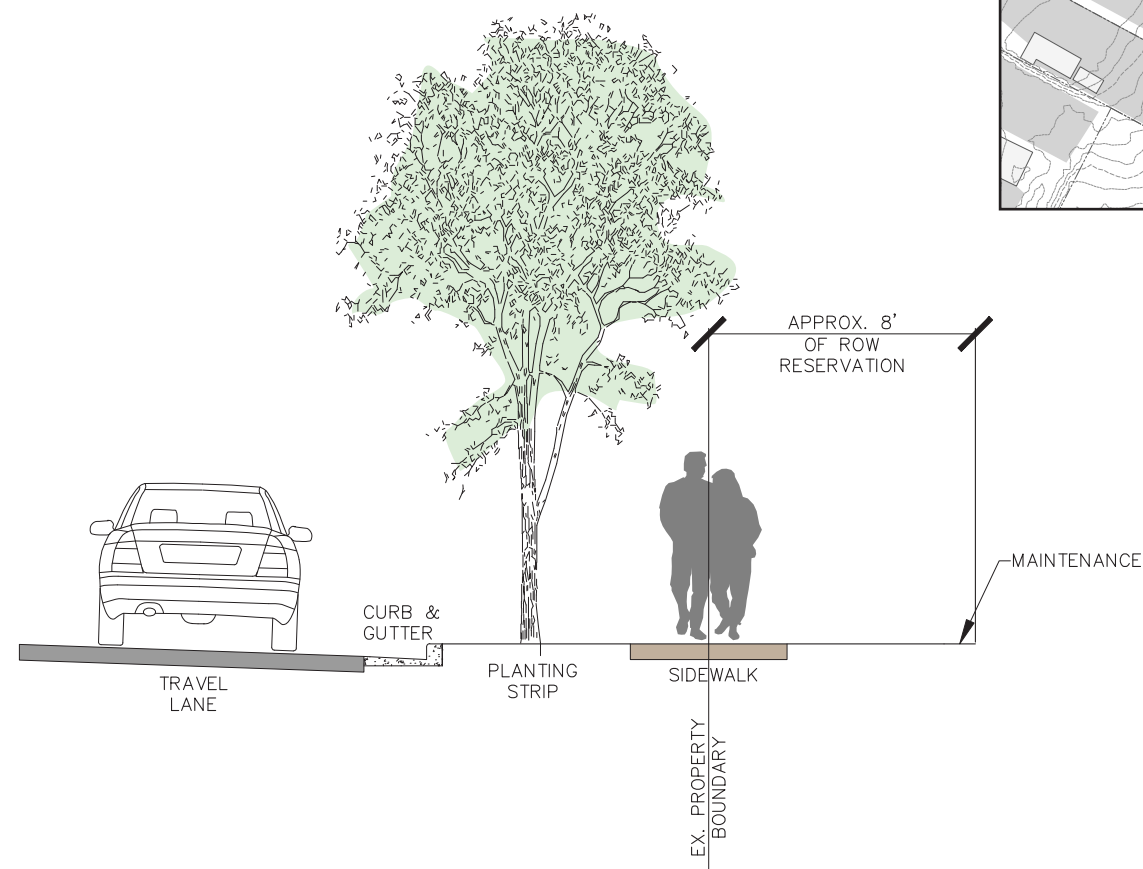
Accessway A - Conceptual Section



Accessway B - Conceptual Section



Avon Street Extended - ROW Reservation



Additional Notes:

1. "Avon Street Extended ROW Reservation" section demonstrates feasibility of multi-use path improvements within ROW Reservation area.

2. If subdivision is pursued, accessways "A" and "B" depicted in these street sections may be constructed as private streets provided that all applicable requests and waivers, as noted in the Albemarle County Subdivision Ordinance, are approved to permit private streets in the locations of the accessways as shown on the concept plan.

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1805 AVON STREET EXT.
SUPPLEMENTARY REGULATIONS

AFFORDABLE HOUSING

15% of the total residential dwelling units built within areas designated for residential use within the project shall be Affordable Dwelling Units (the “15% Affordable Housing Requirement”). The 15% Affordable Housing Requirement may be met through a variety of housing types, including but not limited to, for-sale units or rental units.

For-Sale Affordable Dwelling Units:

All purchasers of the affordable units shall be approved by the Albemarle County Community Development Department or its designee (“Community Development”). A for-sale Affordable Dwelling Unit shall mean any unit affordable to households with income less than eighty percent (80%) of the area median income (as determined by the U.S. Department of Housing and Urban Development (HUD) from time to time) such that housing costs consisting of principal, interest, real estate taxes and homeowners insurance (PITI) do not exceed thirty percent (30%) of the gross household income. The Applicant or its successor shall provide the County or its designee a period of ninety (90) days to identify and prequalify an eligible purchaser for the for-sale Affordable Dwelling Units. The ninety (90) day period shall commence upon written notice from the Applicant, or its successor, that the unit(s) will be available for sale. This notice shall not be given more than sixty (60) days prior to receipt of the Certificate of Occupancy for the applicable for-sale Affordable Dwelling Unit; the County or its designee may then have thirty (30) days within which to provide a qualified purchaser for such for-sale Affordable Dwelling Unit. If the County or its designee does not provide a qualified purchaser during the ninety (90) day period, the Applicant or its successor shall have the right to sell the unit(s) without any restriction on sales price or income of the purchaser(s). This shall apply only to the first sale of each of the for-sale Affordable Dwelling Units.

For-Rent Affordable Dwelling Units:

1.) RENTAL RATES:
The net rent for each rental housing unit which shall qualify as an Affordable Dwelling Unit (“For-Rent Affordable Dwelling Unit”) shall not exceed HUD’s affordability standard of thirty percent (30%) of the income of a household making eighty percent (80%) of the area median income (as determined by HUD from time to time). In each subsequent calendar year, the monthly net rent for each For-Rent Affordable Dwelling Unit may be increased up to three percent (3%). The term “net rent” means that the rent does not include tenant-paid utilities or Homeowners Association fees. The requirement that the rents for such For-Rent Affordable Dwelling Units may not exceed the maximum rents established in this section

shall apply for a period of ten (10) years following the date the certificate of occupancy is issued by the County for each For-Rent Affordable Dwelling Unit, or until the units are sold as low or moderate cost units qualifying as such under either the VHDA, Farmers Home Administration, or Housing and Urban Development, Section 8, whichever comes first (the “Affordable Term”).

2.) CONVEYANCE OF INTEREST:

All deeds conveying any interest in the For-Rent Affordable Dwelling Units during the Affordable Term shall contain language reciting that such unit is subject to the terms of this Section. In addition, all contracts pertaining to a conveyance of any For-Rent Affordable Dwelling Unit, or any part thereof, during the Affordable Term shall contain a complete and full disclosure of the restrictions and controls established by this Section. At least thirty (30) days prior to the conveyance of any interest in any For-Rent Affordable Dwelling Unit during the Affordable Term, the then-current Owner shall notify the County in writing of the conveyance and provide the name, address and telephone number of the potential grantee, and state that the requirements of this Section have been satisfied.

3.) REPORTING RENTAL RATES:

During the Affordable Term, within thirty (30) days of each rental or lease term for each For-Rent Affordable Dwelling Unit, the Applicant or its successor shall provide to the Housing Office a copy of the rental or lease agreement for each such unit rented that shows the rental rate for such unit and the term of the rental or lease agreement. In addition, during the Affordable Term, the Applicant or its successor shall provide to the County, if requested, any reports, copies of rental or lease agreements, or other data pertaining to rental rates as the County may reasonably require.

4.) TRACKING:

Each subdivision plat and/or site plan for land within the Property shall designate lots or units, as applicable, that will satisfy the 15% Affordable Housing Requirement. Such subdivision plat(s) or site plan(s) shall not be required to identify the method by which the 15% Affordable Housing Requirement will be satisfied. The aggregate number of such lots or units designated for affordable units within each subdivision plat or site plan shall constitute a minimum of fifteen percent (15%) of the lots or units in such subdivision plat or site plan, unless such subdivision plat or site plan does not contain any residential uses. The Applicant, at the Applicant’s option, may accelerate the provision of affordable units ahead of the 15% Affordable Housing Requirement and shall be entitled to receive credit on future subdivision plat(s) or site plan(s) for any such units provided beyond the 15% Affordable Housing Requirement.