

OAKLEIGH

RIO DISTRICT, ALBEMARLE COUNTY, VIRGINIA REZONING AMENDMENT APPLICATION PLAN

PREPARED BY:

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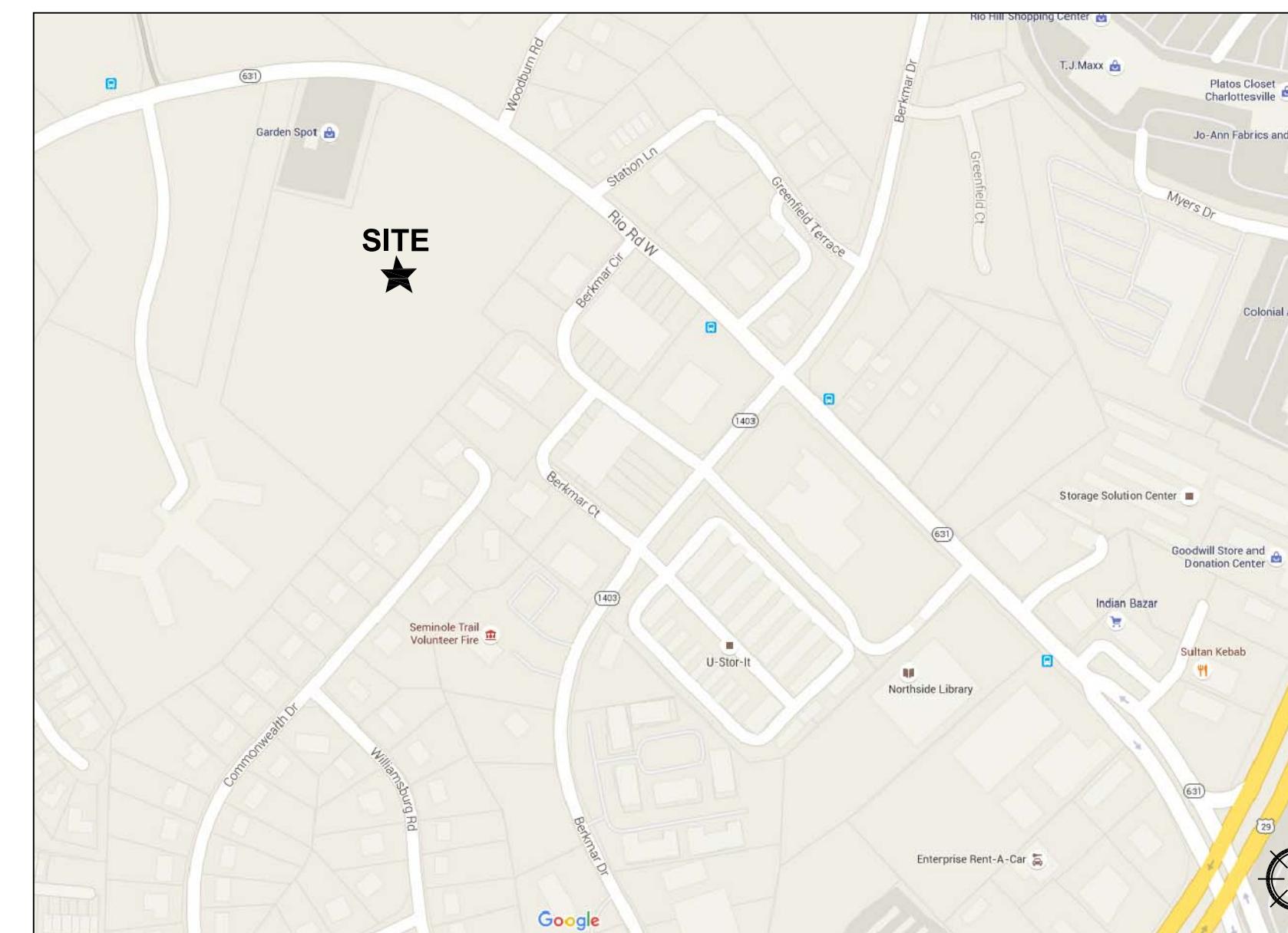
30 JUNE 2016
28 NOVEMBER 2016 (REV)

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SHEET 2
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SHEET 6A
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COVER SHEET
PARCEL OVERVIEW & REGIONAL CONTEXT
EXISTING CONDITIONS PLAN
BLOCK PLAN
CODE OF DEVELOPMENT
APPLICATION PLAN: SCENARIO 'A'
APPLICATION PLAN: SCENARIO 'B'

VICINITY MAP | Scale: NTS



PROPERTY DATA

Owner/Developer:
Oakleigh Albemarle, LLC
690 Berkmar Circle | C'ville, VA 22901

Legal Description:
TM 45 Parcel 26A (8.822 Acres)
547 West Rio Road

BASE INFORMATION

Source of Physical, Topographic and Boundary Survey:
Completed by Robert Lum, Dated 5/30/2003.
Additional Work completed by Thomas B. Lincoln Land Surveyors, Dated
5/31/2007 and 11/15/2007.

Datum: NAVD 83 (State Plane)
Benchmark: Top of Fire Hydrant. Elev = 566.50

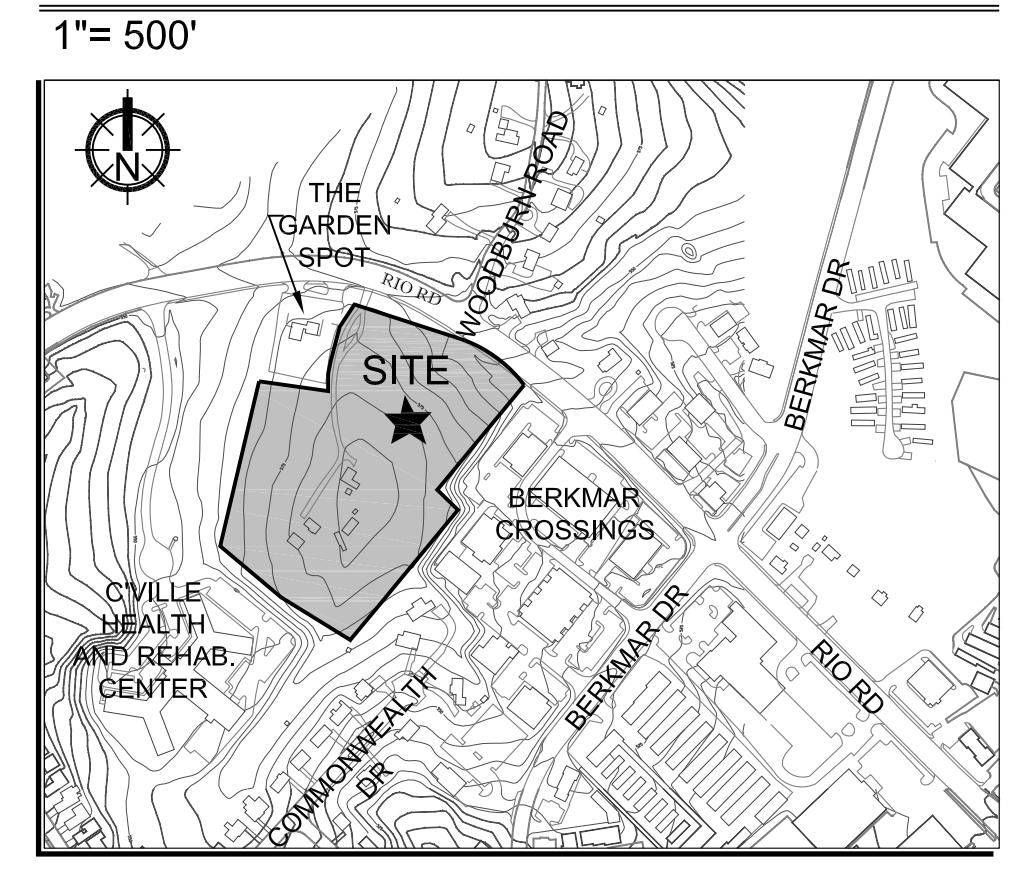
Water Source: Albemarle County Service Authority- Jurisdictional Area
Sewer Service: Albemarle County Service Authority- Jurisdictional Area

Existing Zoning: Neighborhood Model District (NMD);
ZMA# 2007-04 with a Parking Waiver
Entrance Corridor: Yes
Comprehensive Plan: Urban Density Residential (6.01-34 DU/AC), Urban
Mixed Use (in Centers) in Neighborhood 1 (Places 29)
Existing Approved Site Plan: SDP200800101

APPLICATION PLAN NOTES

1. This Application Plan proposes a change in land use from Neighborhood Model District (NMD) to Neighborhood Model District (NMD) to allow a mixed use development of the site.
2. This Site Lies within the South Fork Rivanna.
3. Refer to the **Code of Development** located in this set on Sheet 5.

VICINITY MAP



ADJACENT OWNERS

Tax Map & Parcel	Owner	D.B. - PG.
61M-12-1A1	Anthony or Mary K. Valente	1613-447
61M-12-1A2	KOM, LLC	3049-506
61M-12-1A3	DEMREP, LLC	3674-357
61M-12-1A4	DEMREP, LLC	1745-357
61M-12-1A5	Stephen W. or Jeanne B. Hackett-Scott	1606-439
61M-12-1A6	DEMREP, LLC	1726-211
61M-13-1F1	Lawrence L. or Priscilla Critzer	1521-280
61M-13-1F2	Russell L., Jr. or Jeanne C. Miller	1533-290
61M-13-1F3	Kenneth L. Davis	2662-491
61M-13-1F5	Daniel and Graham Spencer, LTD	1528-241
61M-13-1F6	Russell L., Jr. or Jeanne C. Miller	1902-481
61M-13-1F7	Montie A. or June M. Pritchett	3260-121
61M-13-2F2	Dharmesh H. or Devyani D. Goradia	2460-121
61M-13-2F3	DEMREP, LLC	1901-391
61M-13-2F4	DEMREP, LLC	1700-147

NOTES:
1. THE PROPERTY LIES WITHIN FLOOD ZONE C AS SHOWN
ON THE FIRM MAP PANEL NO: 5100060230B.

2. THIS PROPERTY DOES NOT HAVE ANY CRITICAL SLOPES.

3. DATUM: STATE PLANE COORDINATE 1983
BENCHMARK: TOP OF FHA ELEV. 566.50

LEGEND:

BG = BLACK GUM
COP = COTTONWOOD
HEM = HEMLOCK
LOC = LOCUST
RO = RED OAK
RM = RED MAPLE
VP = VIRGINIA PINE
WAL = WALNUT
WO = WHITE OAK

SURVEY PREPARED BY:
LUDWIG LAND SURVEYS, INC.
P.O. BOX 154 PALMYRA, VA 22963-0154
(434) 589-6355

TREES SURVEYED BY:
THOMAS B. LINCOLN LAND SURVEYOR INC.
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VA 22901
(434) 974-1417

TREE INVENTORY

Key	Tree	Caliper	Good	Average	Poor	Dead
1	American Holly	12"	X			
2	Red Oak	20"	X			
2A	Walnut	12"	X			
3	White Oak	18"	X			
4	White Oak	12"	X			
4A	Cedar	14"	X			
4B	Cedar	15"	X			
4C	Cedar	10"	X			
5	Red Oak	33"	X			
5A	Red Oak	15"	X			
6	Red Oak	28"	X			
6A	Holly	15"	X			
6B	Red Oak	10"	X			
6C	Red Oak	12"	X			
7	White Oak	42"	X			
8	White Oak	35"	X			
9	White Oak	36"	X			
10	Red Oak	24"	X			
10A	Red Oak	20"	X			
10B	White Oak	40"	X			
10C	White Oak	32"	X			
10D	White Oak	20"	X			
10E	White Oak	42"	X			
10F	Holly	15"	X			
11	Red Oak	24"	X			
11A	Red Oak	16"	X			
11B	Red Oak	18"	X			
11C	Virginia Pine	15"	X			
11D	Virginia Pine	15"	X			
11E	Virginia Pine	15"	X			
12	Red Oak	32"	X			
13	White Oak	32"	X			
14	White Oak	36"	X			
14A	Black Gum	15"	X			
15	White Oak	30"	X			
16	White Oak	36"	X			
17	White Oak	42"	X			
17A	Hemlock	8"	X			
18	Red Oak	36"	X			
19	White Oak	50"	X			
20	White Oak	24"	X			
21	White Oak	20"	X			
22	White Oak	30"	X			
23	White Oak	20"	X			
24	White Oak	43"	X			
24A	Cedar	NA	X			
24B	Cedar	5"	X			
25	White Oak	33"	X			
26	White Oak	39"	X			
27	Holly	36"	X			
27A	Hemlock	12"	X			
28	White Oak	18"	X			
29	White Oak	30"	X			
30	White Oak	36"	X			
31	White Oak	36"	X			
31A	Holly	8"	X			
32	Red Oak	48"	X			
33	White Oak	5"	X			
33A	Holly	10"	X			
33B	Redwood	6"	X			
33C	Red Oak	12"	X			
34	Red Oak	24"	X			
34A	Cedar	10"	X			
34B	Cedar	8"	X			
35	White Oak	20"	X			
35A	Red Oak	10"	X			
35B	Holly	10"	X			
36	White Oak	27"	X			
36A	Cherry	5"	X			
37	Locust	18"	X			
38	White Oak	35"	X			
38A	Cedar	5"	X			
38B	Red Maple	8"	X			
39	White Oak	49"	X			
39A	Holly	6"	X			
40	Cherry	18"	X			
40A	Walnut	10"	X			
41	Red Oak	27"	X			
42	Cherry	22"	X			
43	Cherry	24"	X			
44	Red Oak	28"	X			
44A	Cedar	15"	X			
44B	Red Oak	15"	X			
44C	Cedar	12"	X			
44D	Virginia Pine	15"	X			
44E	Cedar	20"	X			

TMP 45-26

Now or Formerly
MEDICAL FACILITIES OF AMERICA

D.B. 3678 PG. 655

Zoned: R6

Comp. Plan: Urban Density

Use: Residential

Block 5
Lot 19
TMP 61M-05-19
Now or Formerly
WILLIAM R. THOMAS OR RACHEL
T. CASTILLO
D.B. 2829 PG. 593
Zoned: R2
Comp. Plan: Neighborhood Density
Use: Residential

Block 6
Lot 1
TMP 61M-06-1
Now or Formerly
PREMIL OR RANKA CETIC
D.B. 2301 PG. 366
Zoned: R2
Comp. Plan: Neighborhood Density
Use: Residential

Block 6
Lot 2
TMP 61M-06-2
Now or Formerly
RUTH PARSONS
D.B. 4160 PG. 148
Zoned: R2
Comp. Plan: Commercial-Office
Use: Residential

Block 6
Lot 3
TMP 61M-06-3
Now or Formerly
JAMES S. SAWYER
D.B. 2301 PG. 366
Zoned: R2
Comp. Plan: Neighborhood Density
Use: Residential

Block 6
Lot 4
TMP 61M-06-4
Now or Formerly
JAMES S. SAWYER
D.B. 2301 PG. 366
Zoned: R2
Comp. Plan: Neighborhood Density
Use: Residential

Block 6
Lot 5
TMP 61M-06-5
Now or Formerly
JAMES S. SAWYER
D.B. 2301 PG. 366
Zoned: R2
Comp. Plan: Neighborhood Density
Use: Residential

Block 6
Lot 6
TMP 61M-06-6
Now or Formerly
JAMES S. SAWYER
D.B. 2301 PG. 366
Zoned: R2
Comp. Plan: Neighborhood Density
Use: Residential

Block 6
Lot 7
TMP 61M-06-7
Now or Formerly
JAMES S. SAWYER
D.B. 2301 PG. 366
Zoned: R2
Comp. Plan: Neighborhood Density
Use: Residential

Block 6
Lot 8
TMP 61M-06-8
Now or Formerly
JAMES S. SAWYER
D.B. 2301 PG. 366
Zoned: R2
Comp. Plan: Neighborhood Density
Use: Residential

Block 6
Lot 9
TMP 61M-06-9
Now or Formerly
JAMES S. SAWYER
D.B. 2301 PG. 366
Zoned: R2
Comp. Plan: Neighborhood Density
Use: Residential

Block 6
Lot 10
TMP 61M-06-10
Now or Formerly
JAMES S. SAWYER
D.B. 2301 PG. 366
Zoned: R2
Comp. Plan: Neighborhood Density
Use: Residential

Block 6
Lot 11
TMP 61M-06-11
Now or Formerly
JAMES S. SAWYER
D.B. 2301 PG. 366
Zoned: R2
Comp. Plan: Neighborhood Density
Use: Residential

Block 6
Lot 12
TMP 61M-06-12
Now or Formerly
JAMES S. SAWYER
D.B. 2301 PG. 366
Zoned: R2
Comp. Plan: Neighborhood Density
Use: Residential

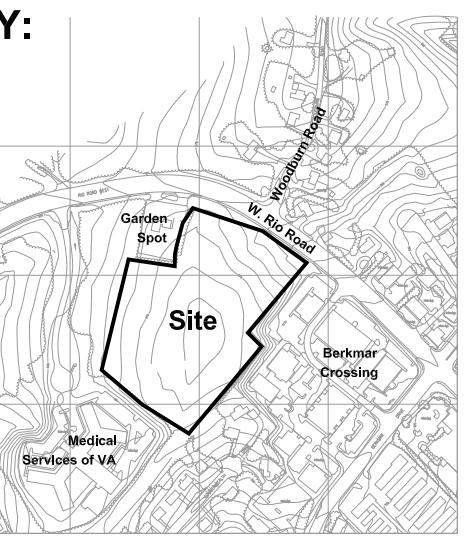
Block 6
Lot 13
TMP 61M-06-13
Now or Formerly
JAMES S. SAWYER
D.B. 2301 PG. 366
Zoned: R2
Comp. Plan: Neighborhood Density
Use: Residential

Block 6
Lot 14
TMP 61M-06-14
Now or Formerly
JAMES S. SAWYER
D.B. 2301 PG. 366
Zoned: R2
Comp. Plan: Neighborhood Density
Use: Residential

Block 6
Lot 15
TMP 61M-06-15
Now or Formerly
JAMES S. SAWYER
D.B. 2301 PG. 366
Zoned: R2
Comp. Plan: Neighborhood Density
Use: Residential

Block 6
Lot 16
TMP 61M-06-16
Now or Formerly
JAMES S. SAWYER
D.B. 2301 PG. 366
Zoned: R2
Comp. Plan: Neighborhood Density
Use: Residential

Block 6
Lot



Oakleigh Albemarle County, Virginia

REZONING AMENDMENT APPLICATION FOR

SCALE: 1" = 30'
ISSUED: 30 June 2016
REVISIONS:

1. 09-29-16, COUNTY ARB COMMENTS
2. 11-02-16, COUNTY COMMENTS
3. 11-28-16, COUNTY COMMENTS

SHEET: 4

PROGRESS PRINT: NOT RELEASED FOR CONSTRUCTION

OF 7

DEVELOPMENT BLOCK SUMMARY								
	ACREAGE	ALLOWED USE	MIN. DWELLING UNITS	MAX. DWELLING UNITS	MAX. BLOCK GROSS DENSITY (DU/AC)	PERMITTED RESIDENTIAL HOUSING TYPES	MIN. NON-RESIDENTIAL GSF	MAX. NON-RESIDENTIAL GSF
BLOCK I	1.054	MIXED USE	0	8	8.00	APARTMENT CONDOS LOFTS	5,000	20,000
BLOCK II	0.86	MIXED USE	0	8	10.00	APARTMENT CONDOS LOFTS	5,000	20,000
BLOCK III	0.42	MIXED USE	0	20	N/A	APARTMENT TOWNHOMES CONDOS LOFTS SF DETACHED SF ATTACHED	0	10,000
BLOCK IV	0.96	MIXED USE	0	30	31.25	APARTMENT TOWNHOMES CONDOS LOFTS SF DETACHED SF ATTACHED	0	10,000
BLOCK V	4.68	MIXED USE	0	93	42.74	APARTMENT TOWNHOMES CONDOS LOFTS SF DETACHED SF ATTACHED	0	160,000
ROAD A	0.5	INTERNAL ROAD EASEMENTS	N/A	N/A	N/A	N/A	N/A	N/A
ROAD B	0.33	INTERNAL ROAD EASEMENTS	N/A	N/A	N/A	N/A	N/A	N/A
PUBLIC ROW DEDICATION	0.02	W. RIO ROAD DEDICATION	N/A	N/A	N/A	N/A	N/A	N/A
MAXIMUM	8.82		14	109	12.35		5,000	160,000

RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH THE STANDARDS ABOVE:

Refer to the Code of Development on Sheet 5 for details on the Permitted Uses.

The Maximum Dwelling Units permitted to change based on the actual built uses/beds and does not reflect the proposed Application Plan.

Blocks may be combined to reduce the numerical number of Blocks within the Oakleigh development.

Blocks do not need to be developed in order.

The number in Block V under the Maximum Dwelling units addresses the possible number of beds and not necessarily dwelling units.

In the event that Block V is not developed as an Assisted Living Facility, it shall be developed in general accordance with the relevant portion of the Approved Application Plan for ZMA 2007-0004.

Maximum number of Assisted Living Facility beds is 140 which are subject to compliance with all applicable regulations of this Code of Development, including parking.

LAND USE SUMMARY		
USE	ACREAGE	% OF TOTAL SITE
COMMERCIAL/MIXED USE	7.01	79%
RESIDENTIAL	0.96	11%
OPEN SPACE	0	0%
ROAD DEDICATIONS	0.85	10%
TOTAL	8.82	100%

LAND USE BREAKDOWN		
USE	ACREAGE	% OF TOTAL SITE
BUILDINGS	1.94	22%
PARKING & ROADS	5.06	57%
ROW	0	0%
GREEN SPACE	1.83	21%
TOTAL	8.82	100%

PARKING DATA				
BLOCK	UNIT TYPE	# OF UNITS	REQUIRED SPACES ¹	PROVIDED SPACES
BLOCK I	APARTMENTS ³	8	16	0
	COMMERCIAL (13,680 GSF) ^{2,3}	0	55	51
BLOCK II	APARTMENTS ³	8	16	0
	COMMERCIAL (13,680 GSF) ^{2,3}	0	55	50
BLOCK III	COMMERCIAL (13,680 GSF) ^{2,3}	0	31	8
BLOCK IV	TOWNHOMES (1 CAR GARAGE) ⁴	6	12	17
BLOCK V	ASSISTED LIVING ⁵	120	92	110
TOTAL		142	277	236

RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH THE STANDARDS ABOVE:

1. Guest spaces are NOT required for units when parking is grouped together (i.e. parking lot conditions).

2. See commercial parking calculations below on this sheet for details.

3. Based on the Approved Rezoning (ZMA-2007-04) a Parking Waiver was granted for a reduction of forty-one (41) spaces.

The approved conditions are as follows:

a. eight (8) parking spaces near building "A" shall be marked as resident only.

b. eight (8) parking spaces near building "B" shall be marked as resident only.

c. Sidewalks will be required between the parking lot adjacent to building "D" and the parking lot adjacent to building "B" as shown on Sheet 6B titled "Application Plan: Scenario B". Alternatively, sidewalks will be required at the time of site plan approval between the parking lot adjacent to Building "B" and the adjacent building "C" as shown on Sheet 6A titled "Application Plan: Scenario A".

4. The site assumes six (6) townhomes with one (1) car garages.

5. The proposed assisted living building assumes one hundred twenty (120) bedroom apartments. Equivalent to one hundred thirty-two (132) beds (1 space per 3 beds). Additional apartments and/or beds are permitted provided the minimum parking is provided. Provided spaces also include the assumption of the need for an additional 50-60 spaces to accommodate both staff and 6. Parking shall be shared between all Blocks within the development.

COMMERCIAL PARKING CALCULATIONS (per Buildings A & B)				
FOOTPRINT	14,400 SF	14,400 GSF	MINUS PERIMETER WALL	720 GSF
ADJUSTED GSF	13,680 GSF		80% (NET TO GROSS)	10,944 NSF
SPACES REQUIRED (1/200 NSF)	55			

COMMERCIAL PARKING CALCULATIONS (per Buildings C)				
FOOTPRINT	4,100 SF	8,200 GSF	MINUS PERIMETER WALL	410 GSF
ADJUSTED GSF	7,790 GSF		80% (NET TO GROSS)	6,232 NSF
SPACES REQUIRED (1/200 NSF)	31			

BLOCK GREEN SPACE AND AMENITIES						
BLOCK	PROJECT ACREAGE	REQ. MIN. GREEN SPACE AND AMENITY SPACE	GREENSPACE / AMENITIES (AC)			
			AMENITIES	OPEN SPACE	BUFFERS	%
BLOCK I		20% OF GROSS SITE	5147	0	0	74.66
BLOCK II			0	0	0	0.00
BLOCK III			0	0	0	0.00
BLOCK IV			10286	0	0	37.36
BLOCK V			12654	0	0	30.37
TOTAL	8.822		76,857.26 sf			79,558.32

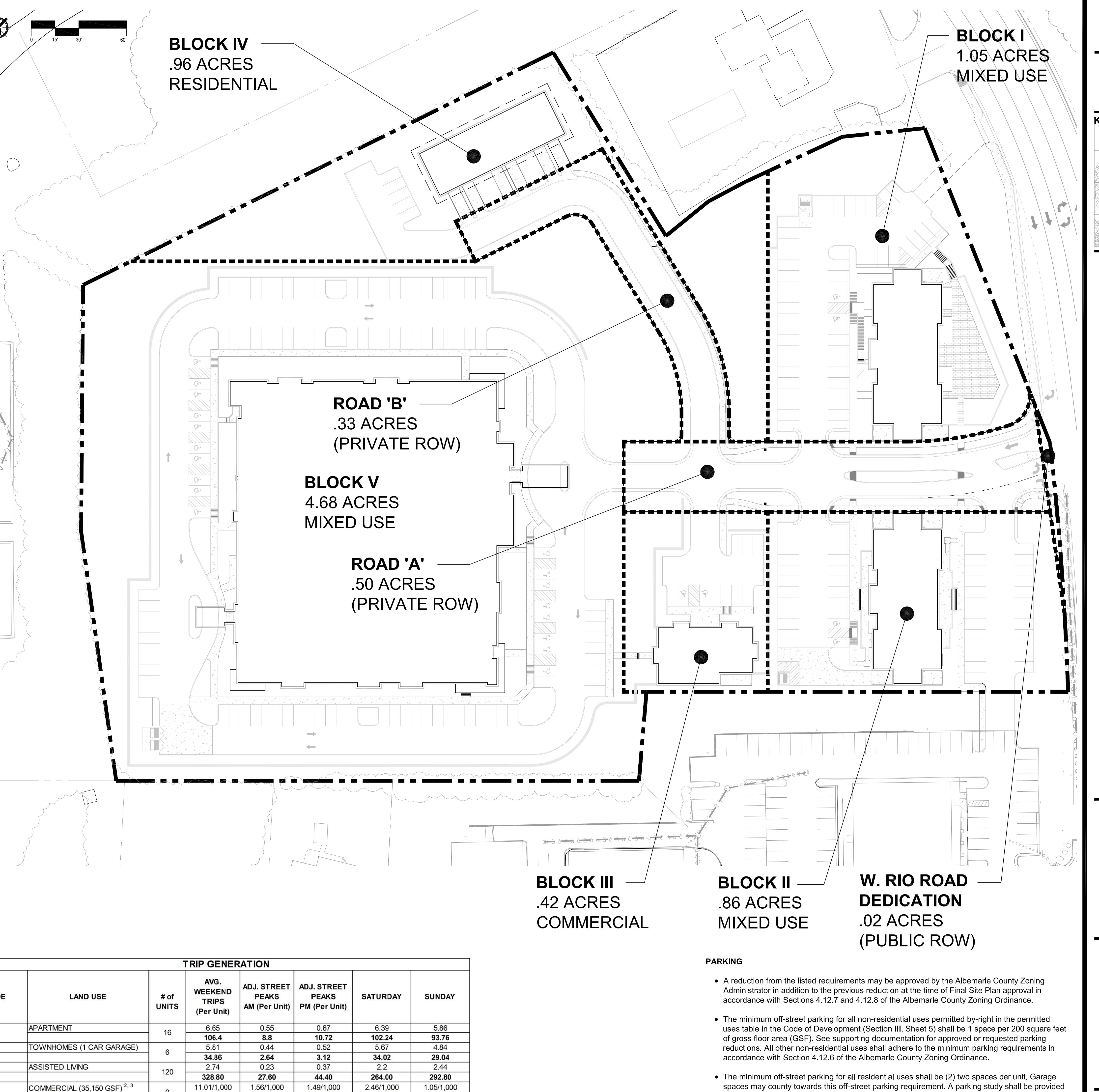
RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH THE STANDARDS ABOVE:

Numbers shown are approximate and are subject to change at the Final Site Plan process.

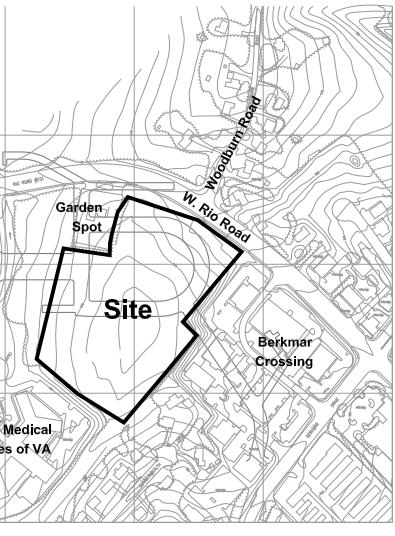
Amenities and Green Space are defined by the Albemarle County Zoning Ordinance (Ch. 16 Section 3- Definitions).

Green Space includes all Amenity areas.

Amenity Space calculations do not include indoor activity areas.

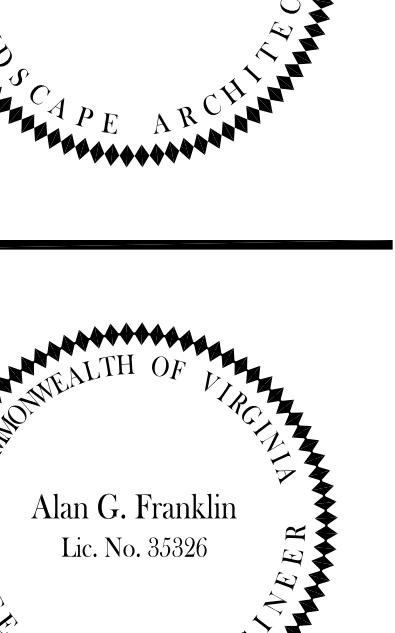
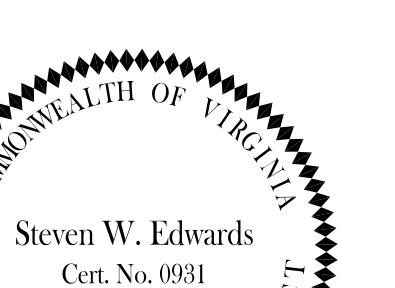


TRIP GENERATION							
CODE	LAND USE	# OF UNITS	AVG. WEEKEND TRIPS (Per Unit)	ADJ. STREET PEAKS AM (Per Unit)	ADJ. STREET PEAKS PM (Per Unit)	SATURDAY	SUNDAY
220	APARTMENT	16	6.65	0.55	0.67	6.39	5



REZONING AMENDMENT APPLICATION FOR
Oakleigh
Albemarle County, Virginia

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SCALE: 1" = 30'
ISSUED: 30 June 2016
REVISIONS:

1. 09-29-16, COUNTY/ARB COMMENTS
2. 11-02-16, COUNTY COMMENTS
3. 11-28-16, COUNTY COMMENTS

SHEET:

6B
Application Plan
Scenario 'B'

PROGRESS PRINT: NOT RELEASED FOR CONSTRUCTION

OF 7

UNIT TYPES AND BREAKDOWN:		
KEY	DESCRIPTION	QUANTITY
A	CONDOMINIUMS	8
B	CONDOMINIUMS	8
C	CONDOMINIUMS	14
D	CONDOMINIUMS	14
E	18'-WIDE TOWNHOMES W/O GARAGE	6
F	CONDOMINIUMS	14
G	21'-WIDE TOWNHOMES W/ GARAGE	4
H	CONDOMINIUMS	28
I	21'26'-WIDE TOWNHOMES W/ GARAGE	5
J	21'26'-WIDE TOWNHOMES W/ GARAGE	6
K	SINGLE FAMILY DETACHED	1
L	SINGLE FAMILY DETACHED	1
	TOTAL:	109

THE TOTAL COMMERCIAL SPACE AVAILABLE IS
14,400 GSF.

GREEN SPACE

AMENITY AREAS

THIS SCENARIO MATCHES THE APPROVED
GENERAL DEVELOPMENT PLAN APPROVED
BY THE BOS IN ZMA# 2007-04 AND THE
APPROVED SITE PLAN (SDP200800101).

