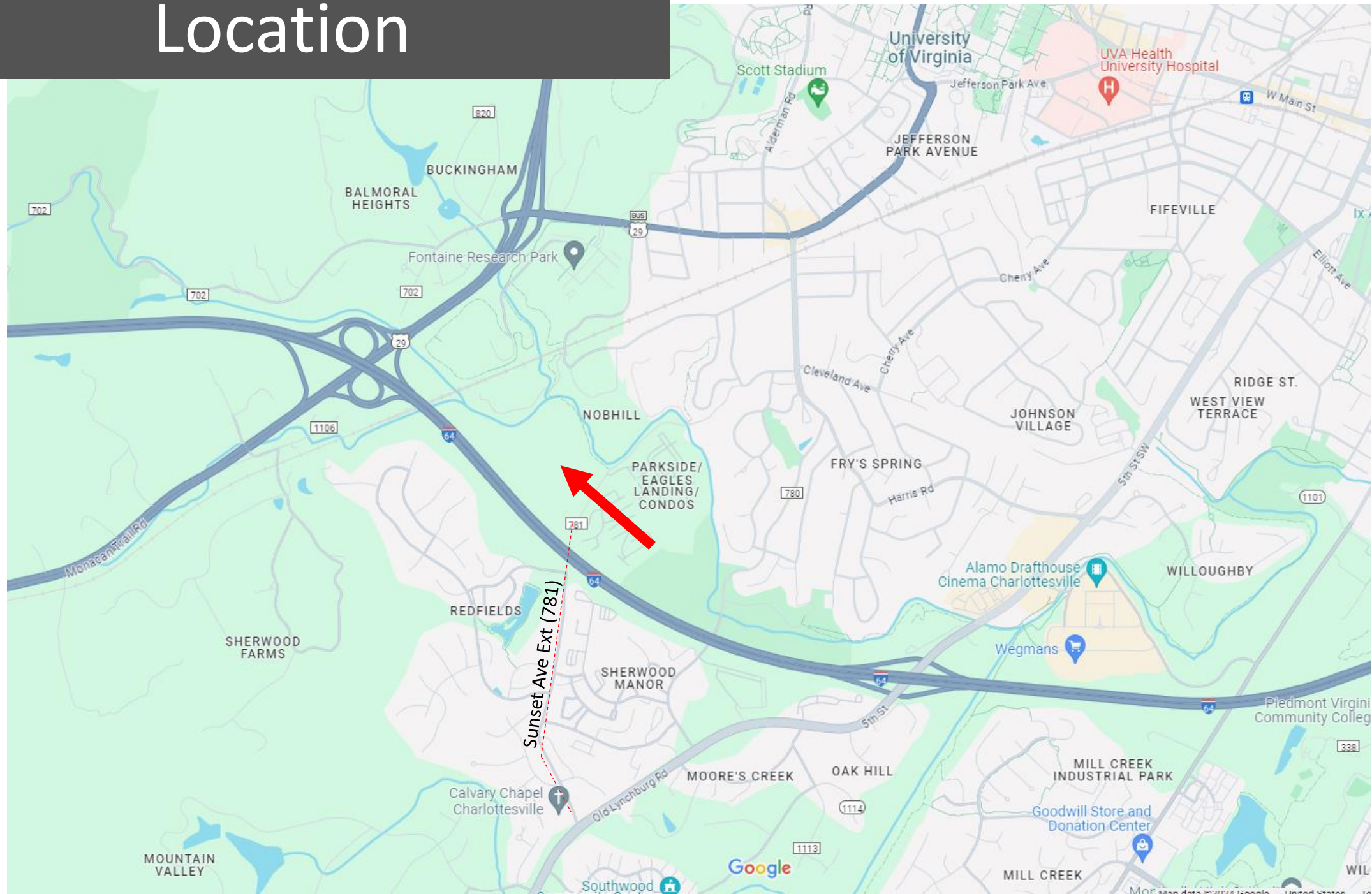


ZMA202300010
Granger Development

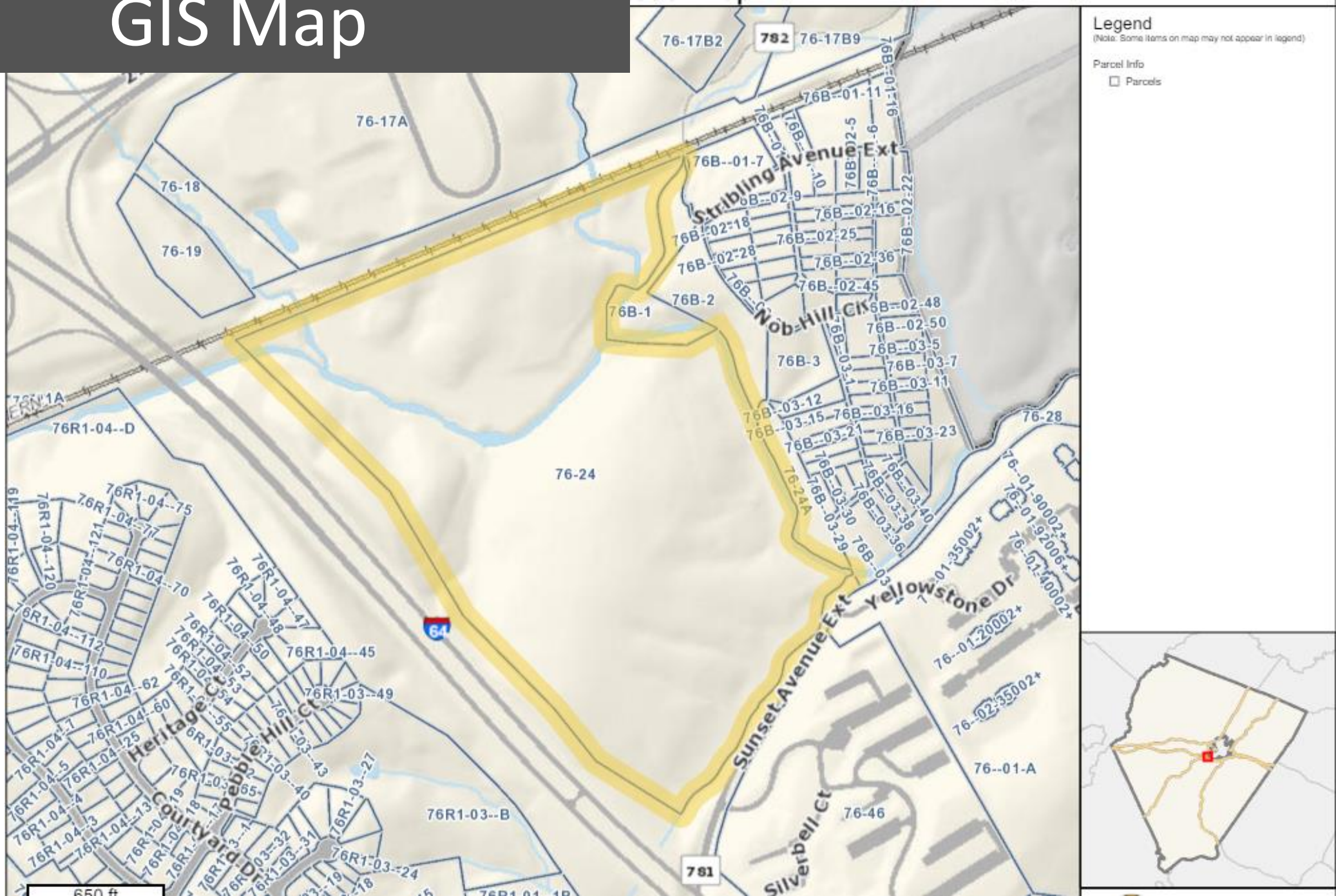
Albemarle County
Board of Supervisors
Public Hearing
August 7, 2024



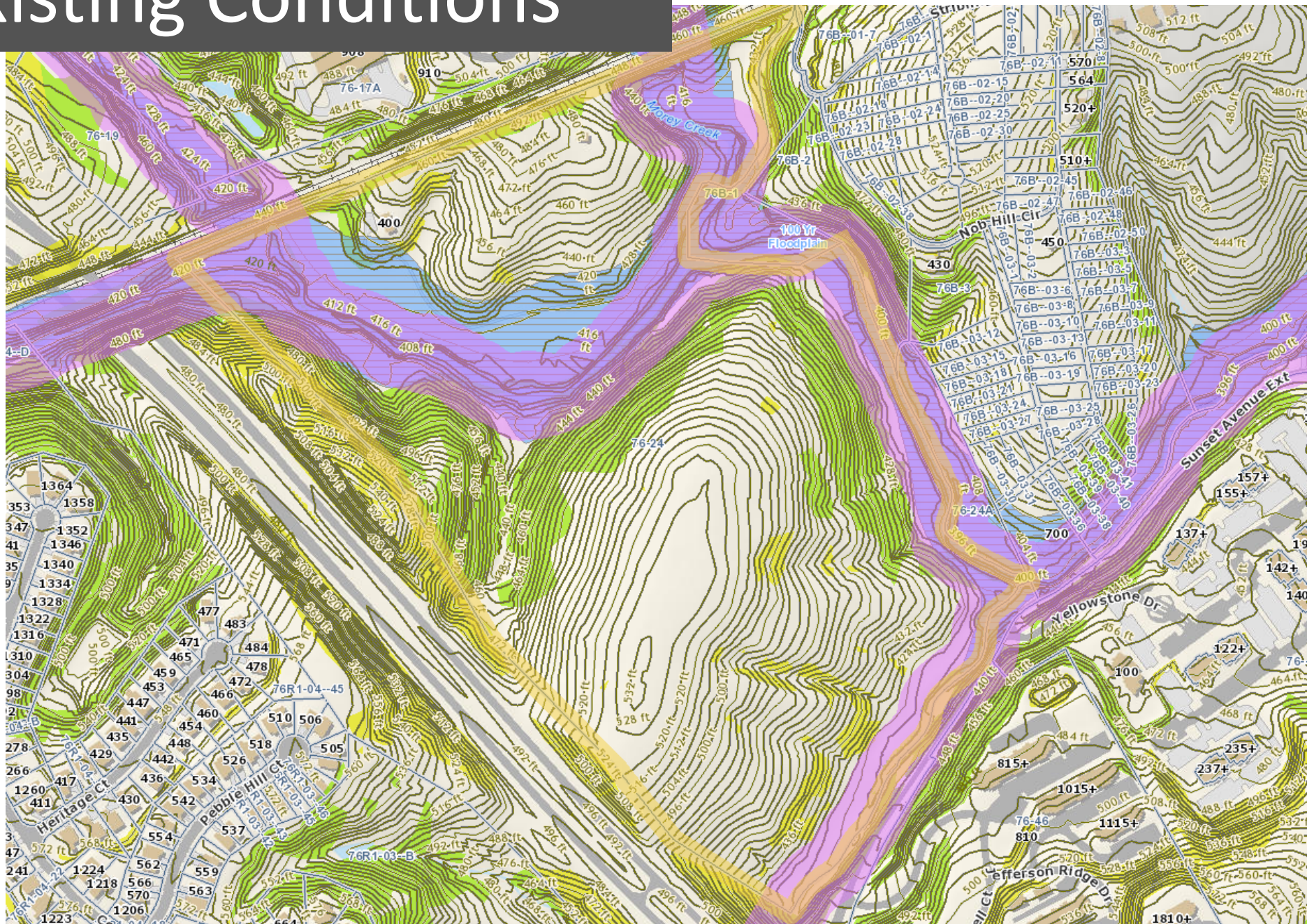
Location



GIS Map



Existing Conditions



Legend

(Note: Some items on map may not appear in legend)

Overlays

- Water Protection Ordinance Buffers

Parcel Info

- Parcels

Elevation

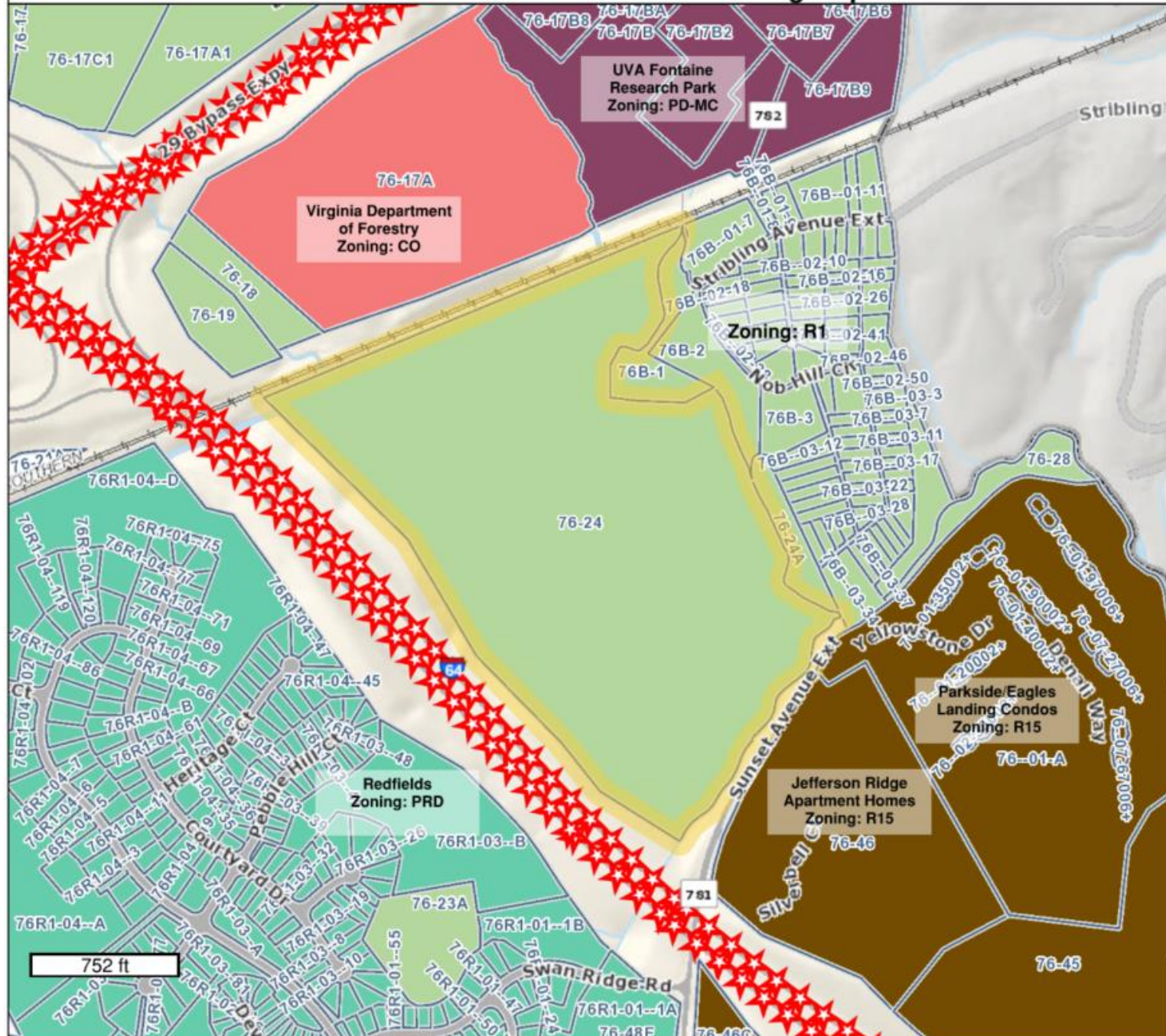
Y2018 Elevation Contours

- Y2018 Elevation Contours (100 ft)
- Y2018 Elevation Contours (80 ft)
- Y2018 Elevation Contours (40 ft)
- Y2018 Elevation Contours (20 ft)
- Y2018 Elevation Contours (4 ft)

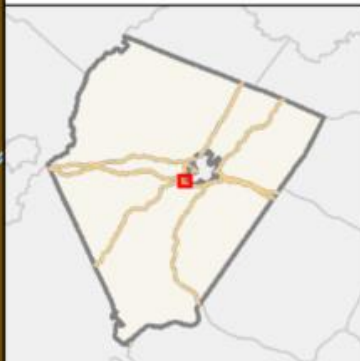
Zoning Info

- Flood Hazard Overlay (100 Year Flo)
- Steep Slopes Overlay
 - Critical Slopes
 - Steep Slopes - Managed
 - Steep Slopes - Preserved

Exhibit 1: Zoning Map

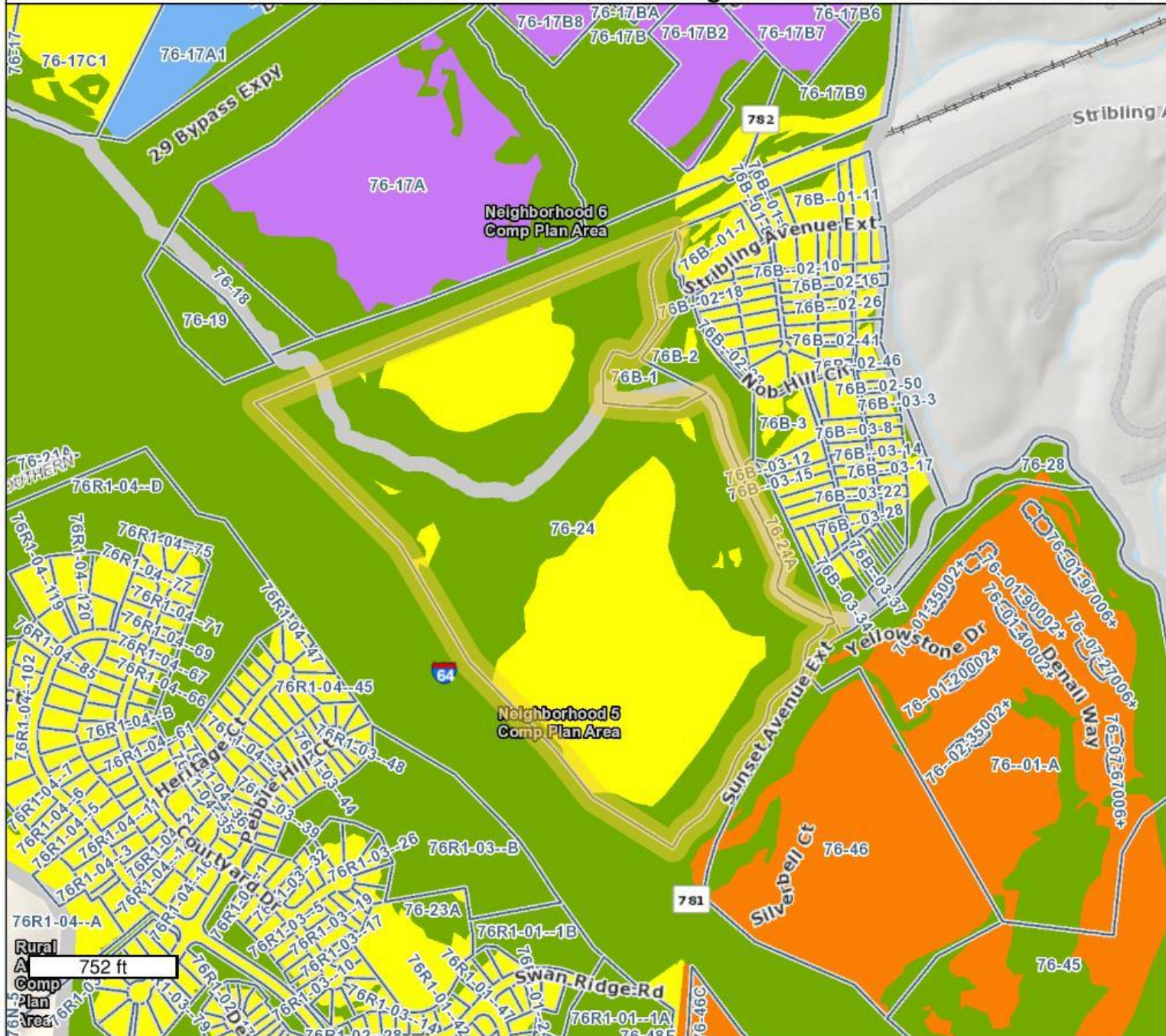


- ### Legend
- (Note: Some items on map may not appear in legend)
- Parcel Info**
 - Parcels
 - Zoning Info**
 - Zoning Entrance Corridors
 - Natural Resource Extraction Overlay
 - Zoning Classifications**
 - Rural Areas
 - Village Residential
 - R1 Residential
 - R2 Residential
 - R4 Residential
 - R6 Residential
 - R10 Residential
 - R15 Residential
 - Planned Unit Development
 - Planned Residential Development
 - Neighborhood Model District
 - Monticello Historic District
 - C1 Commercial
 - Commercial Office
 - Highway Commercial
 - Planned Development Shopping Ctr.
 - Planned Development Mixed Comm.
 - Downtown Crozet District
 - Light Industry
 - Heavy Industry
 - Planned Development Industrial Par
 - Town of Scottsville



GIS-Web
 Geographic Data Services
www.albemarle.org/gis
 (434) 296-5832

Exhibit 2: Southern and Western Neighborhoods Master Plan Land Use Map



Legend

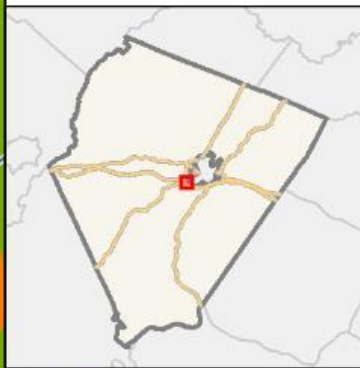
(Note: Some items on map may not appear in legend)

Parcel Info

- Parcels

Comp Plan Land Use Info

- Urban Development Area Boundary
- Comprehensive Plan Areas
- Southern and Western Urban Neighb
- Neighborhood Density Residential
- Neighborhood Mixed Use
- Urban Density Residential
- Community Mixed Use
- Regional Mixed Use
- Office / R & D / Flex / Light Industrial
- Industrial
- Institutional
- Parks and Green Systems



Rural
A
752 ft



GIS-Web
Geographic Data Services
www.allegheny.org/gis
(434) 296-5832

Proposal



- Rezone 68.96 acres from R1 Residential to Planned Residential Development (PRD)
- Maximum of 203 units
- Single family detached, attached, and multifamily units are permitted
- 15% of the units are affordable
- Vehicular access from Sunset Ave Ext
- Multi-use paths, trails, and over 50% of the site is green space

Illustrative Plan



LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING ENVELOPE
	PROPOSED 30' BUFFER
	PROPOSED RESERVED AREA
	PROPOSED 20' EMERGENCY ACCESS ROAD
	PROPOSED CLASS B PRIMITIVE TRAILWAY
	PROPOSED 10' CLASS A ASPHALT TRAILWAY
	PROPOSED 10' CLASS A MULTI-USE TRAIL

CE COLLINS ENGINEERING
 200 GARRETT STREET, SUITE H - CHARLOTTESVILLE, VA 22902-4043-3719

RIVERBEND DEVELOPMENT

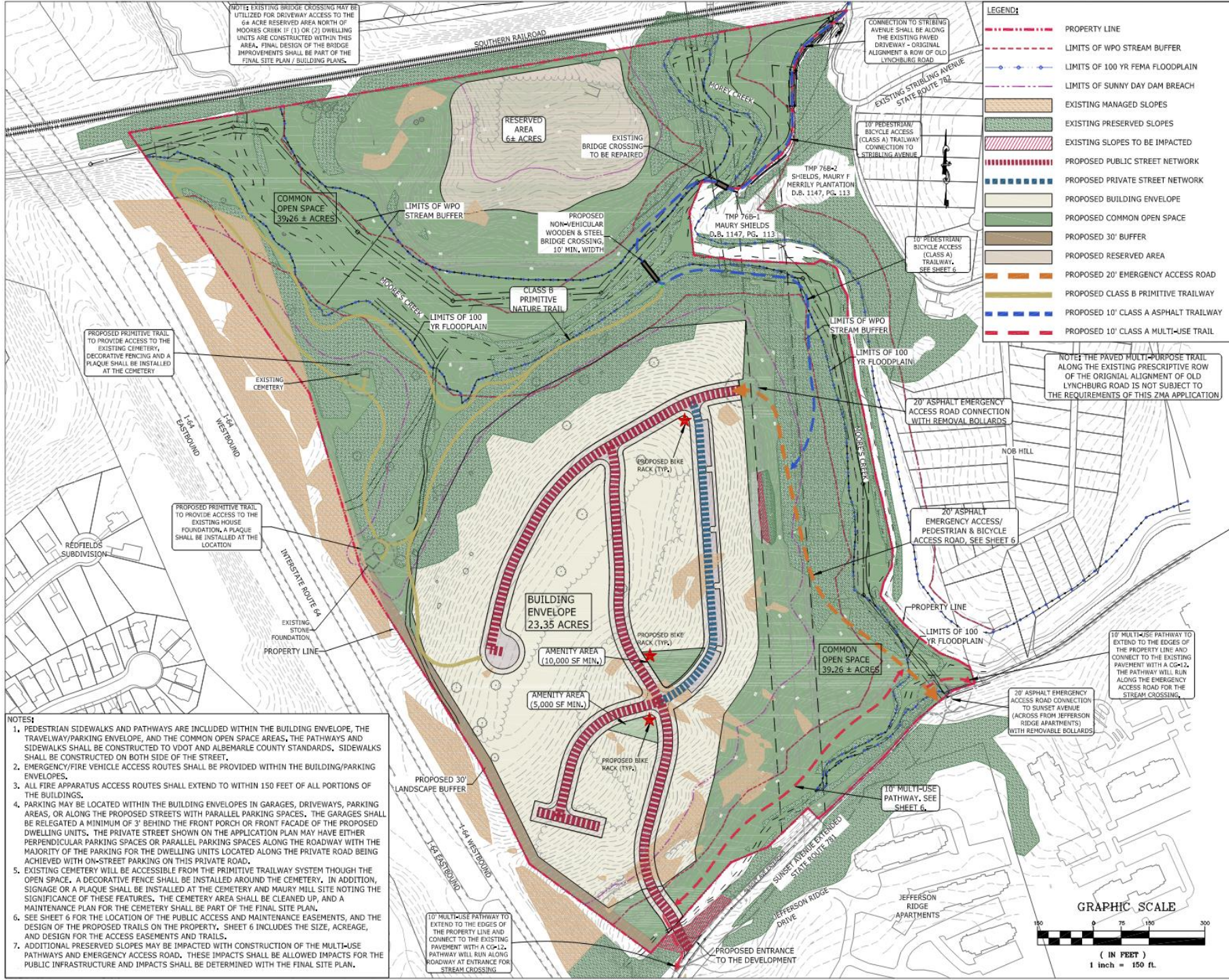
DATE	REVISIONS DESCRIPTION
06/21/23	INITIAL SUBMITTAL
12/18/23	REVISIONS TO THE APPLICATION PLAN
2/19/24	REVISIONS TO THE APPLICATION PLAN FOR PC MEETING

GRANGER DEVELOPMENT REZONING (ZMA2023-10)
 PLANNED RESIDENTIAL DEVELOPMENT
 ILLUSTRATIVE PLAN
 JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT

DATE	AUGUST 21, 2023
SCALE	1" = 150'
SHEET	1 OF 1



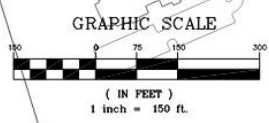
Application Plan



- NOTES:**
- PEDESTRIAN SIDEWALKS AND PATHWAYS ARE INCLUDED WITHIN THE BUILDING ENVELOPE, THE TRAVELWAY/PARKING ENVELOPE, AND THE COMMON OPEN SPACE AREAS, THE PATHWAYS AND SIDEWALKS SHALL BE CONSTRUCTED TO VDOT AND ALBEMARLE COUNTY STANDARDS. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDE OF THE STREET.
 - EMERGENCY/FIRE VEHICLE ACCESS ROUTES SHALL BE PROVIDED WITHIN THE BUILDING/PARKING ENVELOPES.
 - ALL FIRE APPARATUS ACCESS ROUTES SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE BUILDINGS.
 - PARKING MAY BE LOCATED WITHIN THE BUILDING ENVELOPES IN GARAGES, DRIVEWAYS, PARKING AREAS, OR ALONG THE PROPOSED STREETS WITH PARALLEL PARKING SPACES. THE GARAGES SHALL BE RELEGATED A MINIMUM OF 3' BEHIND THE FRONT PORCH OR FRONT FACADE OF THE PROPOSED DWELLING UNITS. THE PRIVATE STREET SHOWN ON THE APPLICATION PLAN MAY HAVE EITHER PERPENDICULAR PARKING SPACES OR PARALLEL PARKING SPACES ALONG THE ROADWAY WITH THE MAJORITY OF THE PARKING FOR THE DWELLING UNITS LOCATED ALONG THE PRIVATE ROAD BEING ACHIEVED WITH ON-STREET PARKING ON THIS PRIVATE ROAD.
 - EXISTING CEMETERY WILL BE ACCESSIBLE FROM THE PRIMITIVE TRAILWAY SYSTEM THOUGH THE OPEN SPACE. A DECORATIVE FENCE SHALL BE INSTALLED AROUND THE CEMETERY. IN ADDITION, SIGNAGE OR A PLAQUE SHALL BE INSTALLED AT THE CEMETERY AND MAURY MILL SITE NOTING THE SIGNIFICANCE OF THESE FEATURES. THE CEMETERY AREA SHALL BE CLEANED UP, AND A MAINTENANCE PLAN FOR THE CEMETERY SHALL BE PART OF THE FINAL SITE PLAN.
 - SEE SHEET 6 FOR THE LOCATION OF THE PUBLIC ACCESS AND MAINTENANCE EASEMENTS, AND THE DESIGN OF THE PROPOSED TRAILS ON THE PROPERTY. SHEET 6 INCLUDES THE SIZE, ACREAGE, AND DESIGN FOR THE ACCESS EASEMENTS AND TRAILS.
 - ADDITIONAL PRESERVED SLOPES MAY BE IMPACTED WITH CONSTRUCTION OF THE MULTI-USE PATHWAYS AND EMERGENCY ACCESS ROAD. THESE IMPACTS SHALL BE ALLOWED IMPACTS FOR THE PUBLIC INFRASTRUCTURE AND IMPACTS SHALL BE DETERMINED WITH THE FINAL SITE PLAN.

LEGEND:

- PROPERTY LINE
- LIMITS OF WPO STREAM BUFFER
- LIMITS OF 100 YR FEMA FLOODPLAIN
- LIMITS OF SUNNY DAY DAM BREACH
- EXISTING MANAGED SLOPES
- EXISTING PRESERVED SLOPES
- EXISTING SLOPES TO BE IMPACTED
- PROPOSED PUBLIC STREET NETWORK
- PROPOSED PRIVATE STREET NETWORK
- PROPOSED BUILDING ENVELOPE
- PROPOSED COMMON OPEN SPACE
- PROPOSED 30' BUFFER
- PROPOSED RESERVED AREA
- PROPOSED 20' EMERGENCY ACCESS ROAD
- PROPOSED CLASS B PRIMITIVE TRAILWAY
- PROPOSED 10' CLASS A ASPHALT TRAILWAY
- PROPOSED 10' CLASS A MULTI-USE TRAIL



CE COLLINS ENGINEERING
 200 GARRETT STREET, SUITE 100, CHARLOTTESVILLE, VA 22902-4424, 203.3719

RIVERBEND DEVELOPMENT

DATE	DESCRIPTION
08/21/23	INITIAL SUBMITTAL
12/18/23	REVISIONS TO THE APPLICATION PLAN
2/19/24	REVISIONS TO THE APPLICATION PLAN FOR PC MEETING
5/09/24	REVISIONS TO THE APPLICATION PLAN FOR PC MEETING
7/22/24	REVISIONS TO THE APPLICATION PLAN FOR BOB MEETING

GRANGER DEVELOPMENT REZONING (ZMA2023-10)

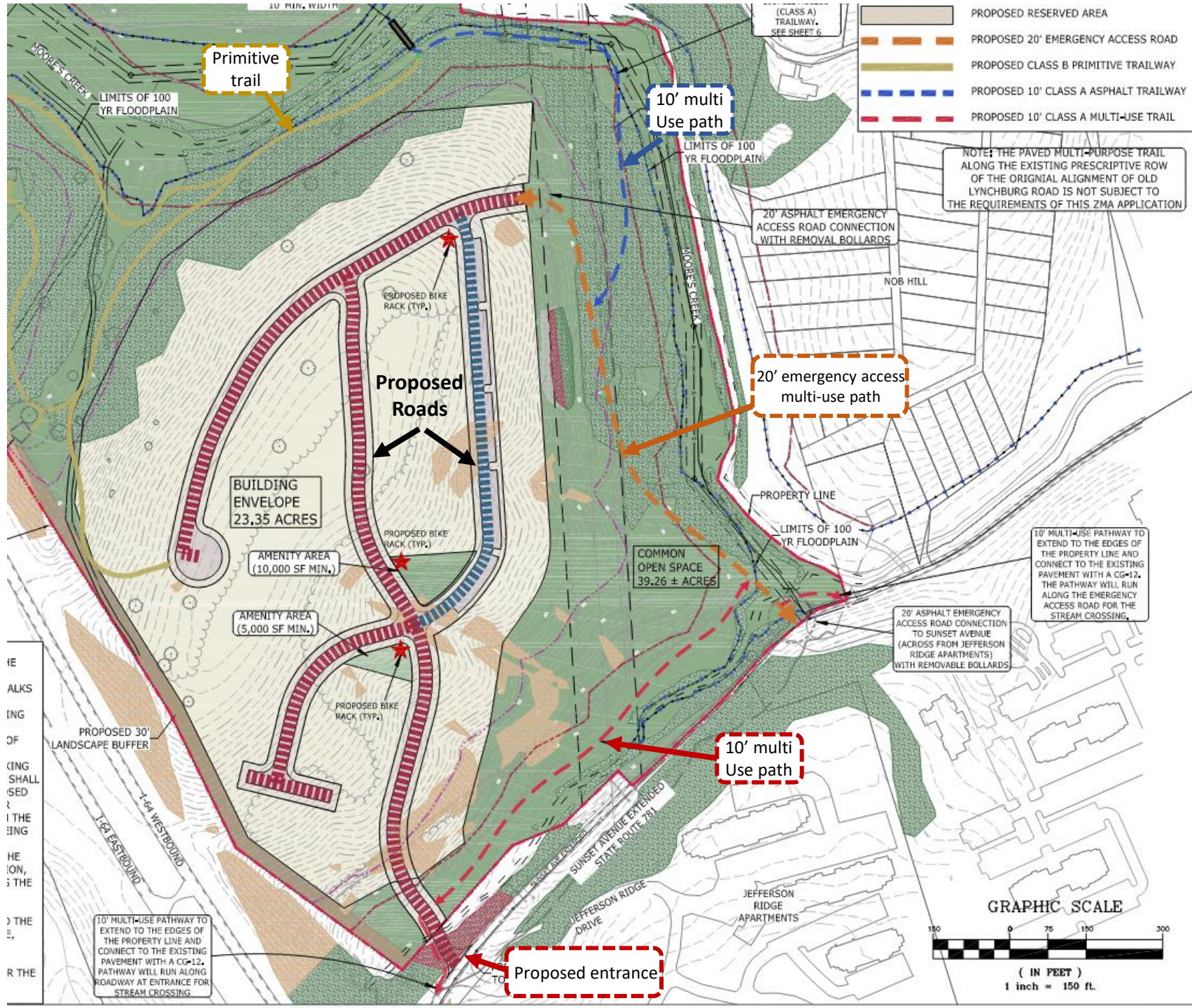
PLANNED RESIDENTIAL DEVELOPMENT

APPLICATION PLAN

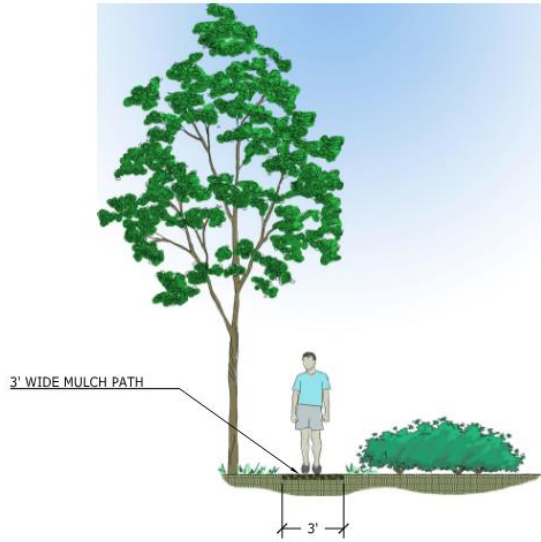
JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT

DATE	AUGUST 21, 2023
SCALE	1" = 150'
SHEET	4

Application Plan

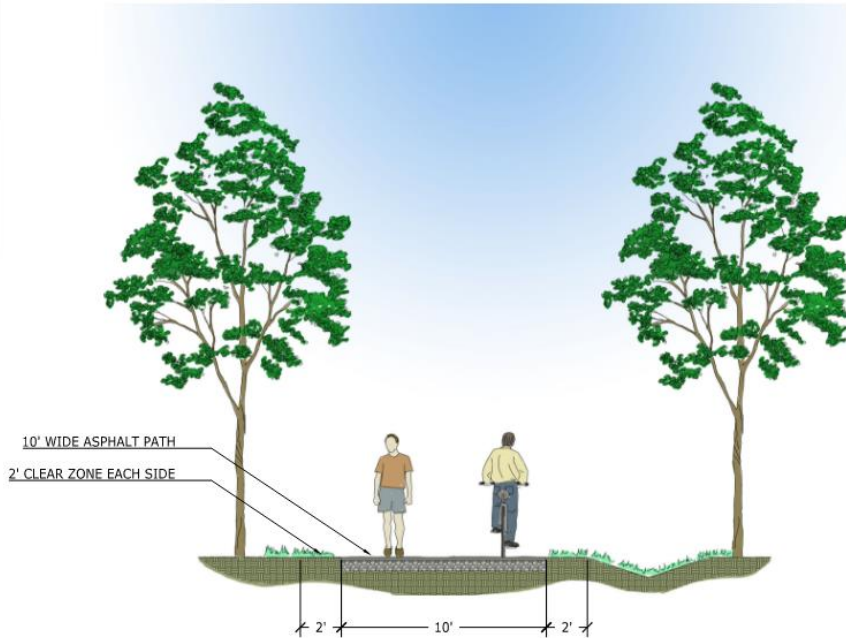


Application Plan



CLASS B - PRIMITIVE TRAIL

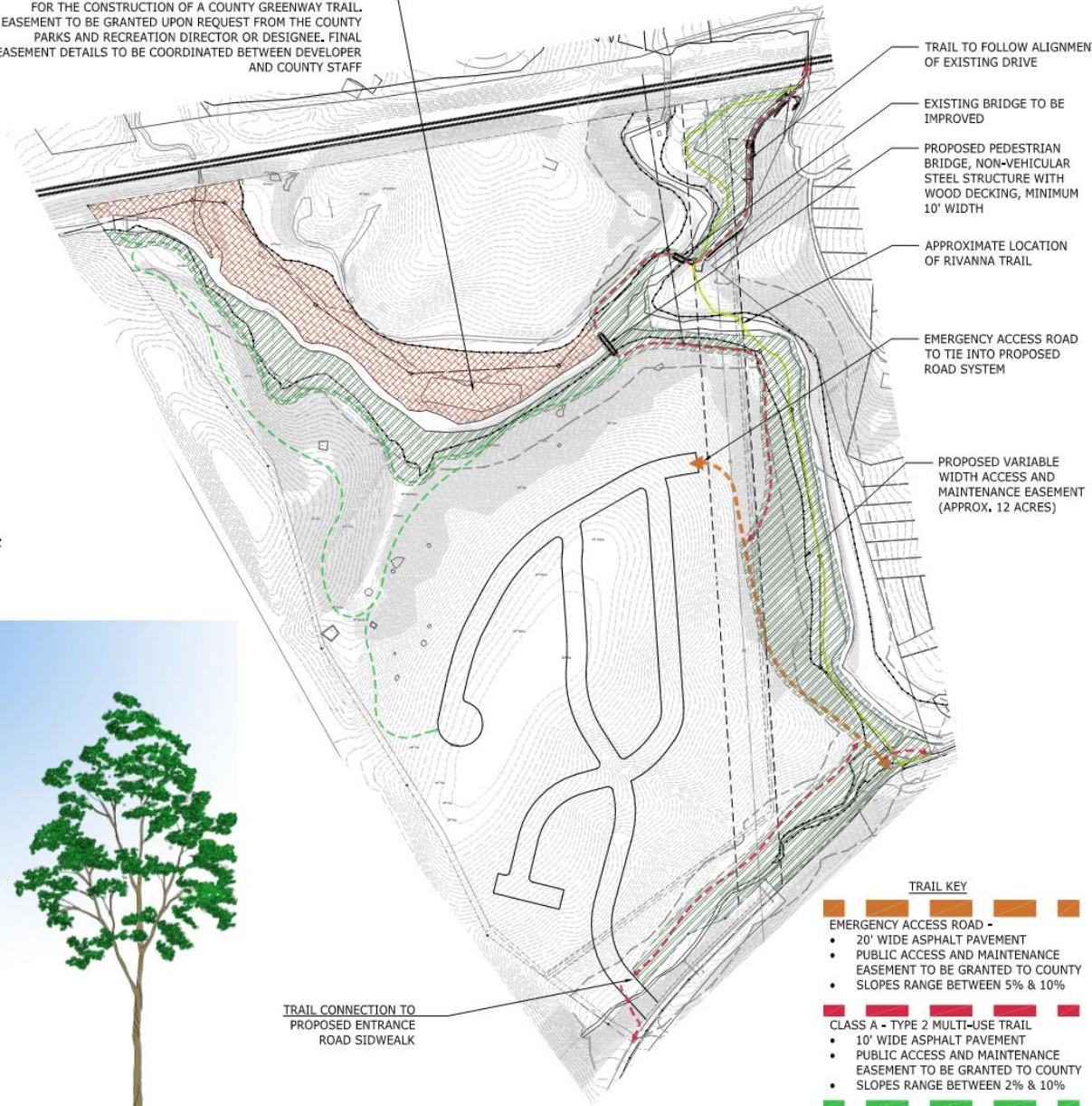
SCALE: 1/4" = 1'-0"



CLASS A - TYPE 2 TRAIL

SCALE: 1/4" = 1'-0"

AREA RESERVED FOR FUTURE DEDICATION OF A PUBLIC ACCESS AND MAINTENANCE EASEMENT THAT IS A MINIMUM OF 20' WIDE FOR THE CONSTRUCTION OF A COUNTY GREENWAY TRAIL. EASEMENT TO BE GRANTED UPON REQUEST FROM THE COUNTY PARKS AND RECREATION DIRECTOR OR DESIGNEE. FINAL EASEMENT DETAILS TO BE COORDINATED BETWEEN DEVELOPER AND COUNTY STAFF



- TRAIL KEY**
- EMERGENCY ACCESS ROAD -
 - 20' WIDE ASPHALT PAVEMENT
 - PUBLIC ACCESS AND MAINTENANCE EASEMENT TO BE GRANTED TO COUNTY
 - SLOPES RANGE BETWEEN 5% & 10%
 - CLASS A - TYPE 2 MULTI-USE TRAIL
 - 10' WIDE ASPHALT PAVEMENT
 - PUBLIC ACCESS AND MAINTENANCE EASEMENT TO BE GRANTED TO COUNTY
 - SLOPES RANGE BETWEEN 2% & 10%
 - CLASS B - PRIMITIVE TRAIL
 - 5' WIDE NATURAL SURFACE
 - TO BE MAINTAINED BY HOA

APPROXIMATE LOCATION OF PUBLIC ACCESS AND MAINTENANCE EASEMENT TO BE DEDICATED TO COUNTY

COLLINS ENGINEERING
 200 GARRETT STREET, SUITE 400 CHARLOTTESVILLE, VA 22902-4426-303.9719

RIVERBEND DEVELOPMENT

DATE	DESCRIPTION
08/21/23	INITIAL SUBMITTAL
12/18/23	REVISIONS TO THE APPLICATION PLAN
2/19/24	REVISIONS TO THE APPLICATION PLAN FOR PC MEETING
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7/22/24	REVISIONS TO THE APPLICATION PLAN FOR BOB MEETING

GRANGER DEVELOPMENT REZONING (ZMA2023-10)

PLANNED RESIDENTIAL DEVELOPMENT
 PROPOSED TRAIL NETWORK

JACK JOUETT & SAMUEL MILLER MAGISTERIAL DISTRICT

DATE
AUGUST 21, 2023

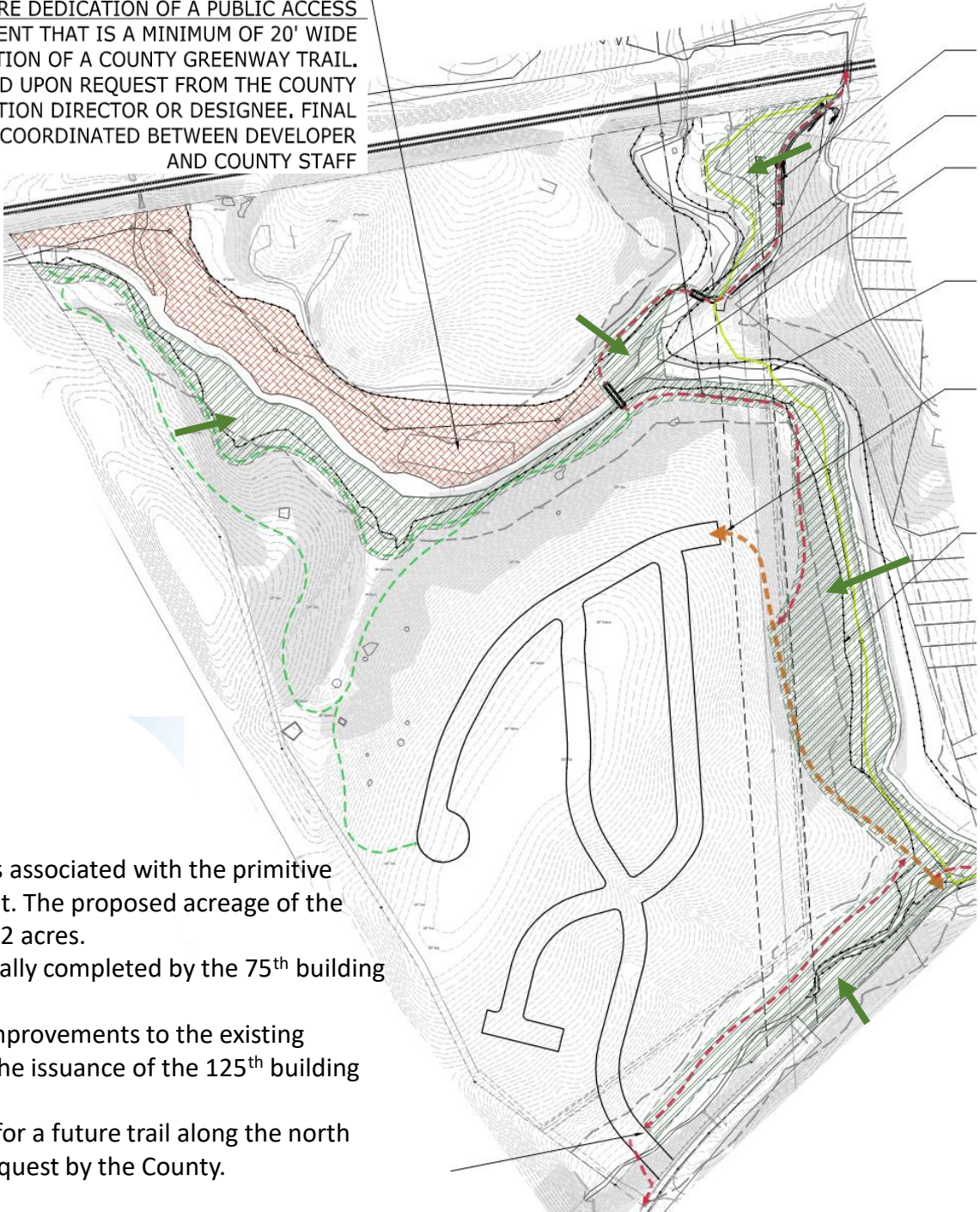
SCALE
AS NOTED

SHEET
6

NOTE:
 FINAL ALIGNMENT OF TRAILS AND EMERGENCY ACCESS ROAD TO BE DETERMINED WITH SITE PLAN. EFFORTS WILL BE TAKEN TO MINIMIZE DISTURBANCE WHERE POSSIBLE.





Application Plan

AREA RESERVED FOR FUTURE DEDICATION OF A PUBLIC ACCESS AND MAINTENANCE EASEMENT THAT IS A MINIMUM OF 20' WIDE FOR THE CONSTRUCTION OF A COUNTY GREENWAY TRAIL. EASEMENT TO BE GRANTED UPON REQUEST FROM THE COUNTY PARKS AND RECREATION DIRECTOR OR DESIGNEE. FINAL EASEMENT DETAILS TO BE COORDINATED BETWEEN DEVELOPER AND COUNTY STAFF



NOTE:
FINAL ALIGNMENT OF TRAILS AND EMERGENCY ACCESS ROAD TO BE DETERMINED WITH SITE PLAN. EFFORTS WILL BE TAKEN TO MINIMIZE DISTURBANCE WHERE POSSIBLE.

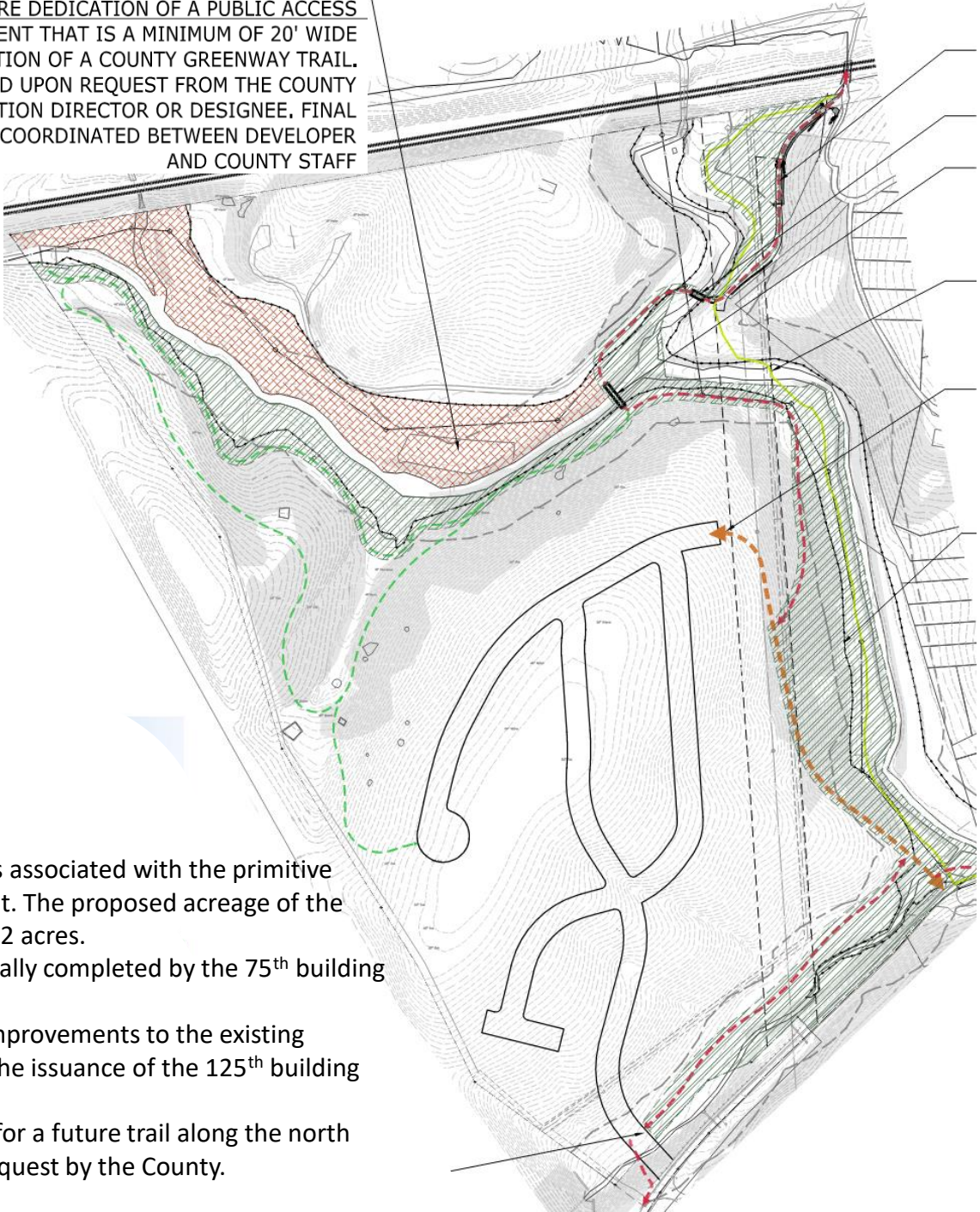
TRAIL KEY

-  EMERGENCY ACCESS ROAD -
 - 20' WIDE ASPHALT PAVEMENT
 - PUBLIC ACCESS AND MAINTENANCE EASEMENT TO BE GRANTED TO COUNTY
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 - 5' WIDE NATURAL SURFACE
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-  APPROXIMATE LOCATION OF PUBLIC ACCESS AND MAINTENANCE EASEMENT TO BE DEDICATED TO COUNTY

Notes:
 The Public Access and Maintenance easements associated with the primitive trails shall be recorded with the subdivision plat. The proposed acreage of the access and maintenance easement is approx. 12 acres.
 The construction of the trails shall be substantially completed by the 75th building permit.
 The installation of the pedestrian bridge and improvements to the existing pedestrian bridge shall be completed prior to the issuance of the 125th building permit.
 The public access and maintenance easement for a future trail along the north side of Moore's Creek shall be granted upon request by the County.

Application Plan





AREA RESERVED FOR FUTURE DEDICATION OF A PUBLIC ACCESS AND MAINTENANCE EASEMENT THAT IS A MINIMUM OF 20' WIDE FOR THE CONSTRUCTION OF A COUNTY GREENWAY TRAIL. EASEMENT TO BE GRANTED UPON REQUEST FROM THE COUNTY PARKS AND RECREATION DIRECTOR OR DESIGNEE. FINAL EASEMENT DETAILS TO BE COORDINATED BETWEEN DEVELOPER AND COUNTY STAFF



NOTE:
FINAL ALIGNMENT OF TRAILS AND EMERGENCY ACCESS ROAD TO BE DETERMINED WITH SITE PLAN. EFFORTS WILL BE TAKEN TO MINIMIZE DISTURBANCE WHERE POSSIBLE.



TRAIL KEY

-  EMERGENCY ACCESS ROAD -
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- The public access and maintenance easement for a future trail along the north side of Moore's Creek shall be granted upon request by the County.

Impacts

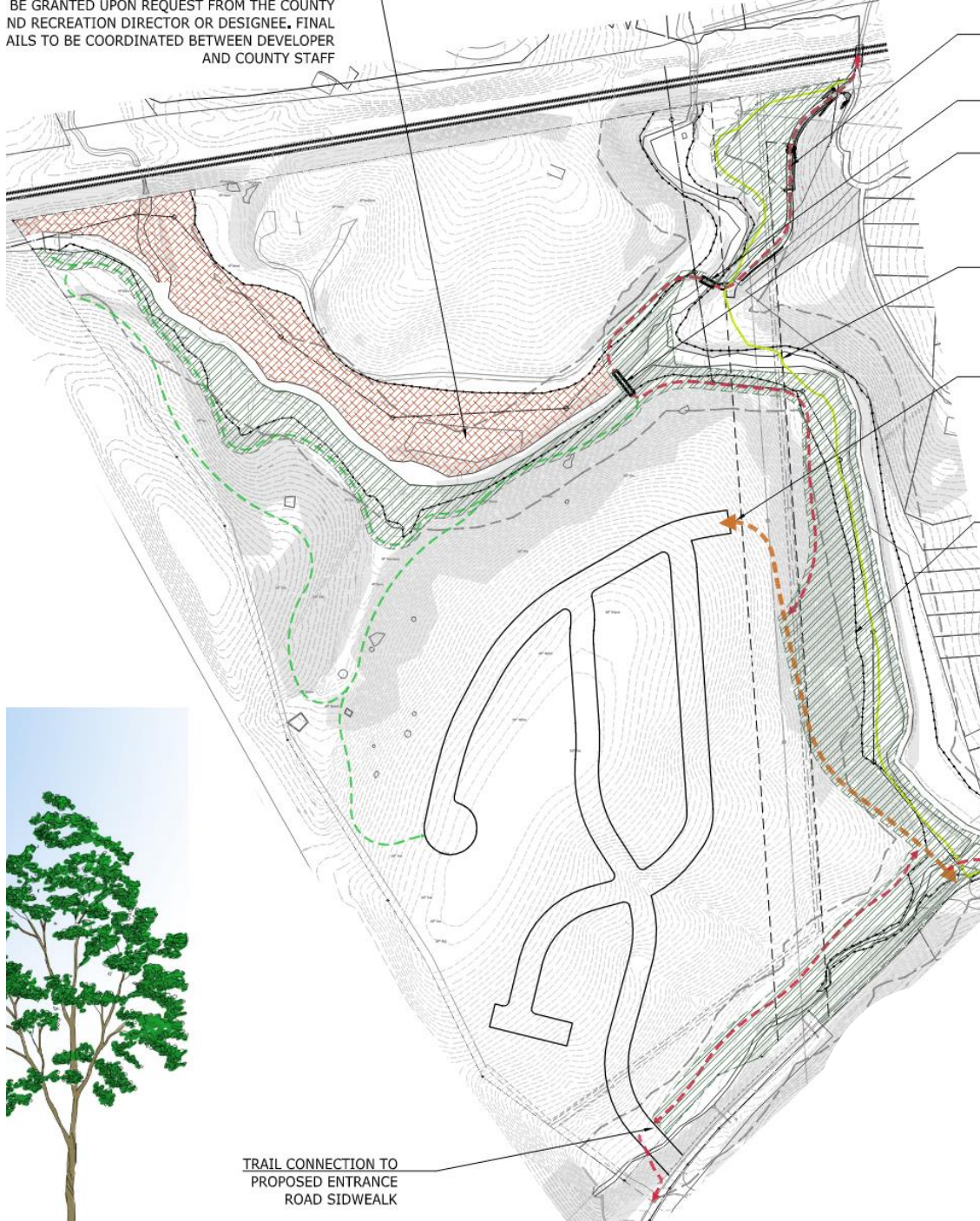


1. Transportation
2. Environmental
3. Schools

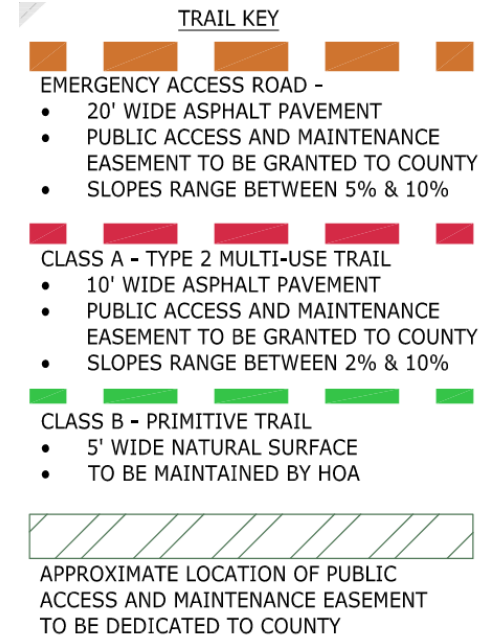
BE GRANTED UPON REQUEST FROM THE COUNTY AND RECREATION DIRECTOR OR DESIGNEE. FINAL AILS TO BE COORDINATED BETWEEN DEVELOPER AND COUNTY STAFF



TRAIL CONNECTION TO PROPOSED ENTRANCE ROAD SIDWALK



NOTE: FINAL ALIGNMENT OF TRAILS AND EMERGENCY ACCESS ROAD TO BE DETERMINED WITH SITE PLAN. EFFORTS WILL BE TAKEN TO MINIMIZE DISTURBANCE WHERE POSSIBLE.



1. Transportation
2. Environmental
3. Schools

Impacts



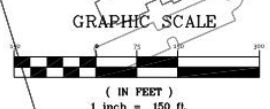
1. Transportation
2. Environmental
3. Schools

Impacts



LEGEND	
[Red dashed line]	PROPERTY LINE
[Blue dashed line]	LIMITS OF WPO STREAM BUFFER
[Blue dashed line]	LIMITS OF 100 YR FEMA FLOODPLAIN
[Blue dashed line]	LIMITS OF SUNNY DAY DAM BREACH
[Orange hatched area]	EXISTING MANAGED SLOPES
[Green hatched area]	EXISTING PRESERVED SLOPES
[Red hatched area]	EXISTING SLOPES TO BE IMPACTED
[Grey outline]	PROPOSED BUILDING ENVELOPE
[Green hatched area]	PROPOSED GREEN SPACE
[Brown hatched area]	PROPOSED 30' BUFFER
[Orange dashed line]	PROPOSED 20' EMERGENCY ACCESS ROAD
[Yellow dashed line]	PROPOSED CLASS B PRIMITIVE TRAILWAY
[Blue dashed line]	PROPOSED 10' CLASS A ASPHALT TRAILWAY
[Red dashed line]	PROPOSED 10' CLASS A MULTI-USE TRAIL
[Grey dashed line]	PROPOSED CONTOURS
[Blue dashed line]	PROPOSED WATERLINE
[Black dashed line]	PROPOSED SANITARY SEWER
[Red dashed line]	PROPOSED STORM SEWER

- NOTES:
1. PEDESTRIAN SIDEWALKS AND PATHWAYS ARE INCLUDED WITHIN THE BUILDING ENVELOPE, THE TRAVELWAY/PARKING ENVELOPE, AND THE COMMON OPEN SPACE AREAS. THE PATHWAYS AND SIDEWALKS SHALL BE CONSTRUCTED TO VDOT AND ALBEMARLE COUNTY STANDARDS.
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 3. ALL FIRE APPARATUS ACCESS ROUTES SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE BUILDINGS.
 4. PARKING MAY BE LOCATED WITHIN THE BUILDING ENVELOPES IN GARAGES, DRIVEWAYS, PARKING AREAS, OR ALONG THE PROPOSED STREETS.



1. Transportation
2. Environmental
3. **Schools**

ZMA202300010 Factors Favorable

1. The request is consistent with the land use recommendations of the Southern and Western Neighborhoods Master Plan.
2. The request is consistent with the Neighborhood Model Principles.
3. The request provides new transportation improvements including new multi-use paths along Sunset Ave Ext and through the site connecting Sunset Ave Ext to Stribling Ave and Fontaine Ave for pedestrians and cyclists.
4. The request provides important public trail connections and future reservation of a public greenway trail.
5. The request provides 15% affordable housing consistent with the County's affordable housing policy.

ZMA202300010 Factors Favorable

1. The request is consistent with the land use recommendations of the Southern and Western Neighborhoods Master Plan.
2. The request is consistent with the Neighborhood Model Principles.
3. The request provides new transportation improvements including new multi-use paths along Sunset Ave Ext and through the site connecting Sunset Ave Ext to Stribling Ave and Fontaine Ave for pedestrians and cyclists.
4. The request provides important public trail connections and future reservation of a public greenway trail.
5. The request provides 15% affordable housing consistent with the County's affordable housing policy.

ZMA202300010 Factors Unfavorable

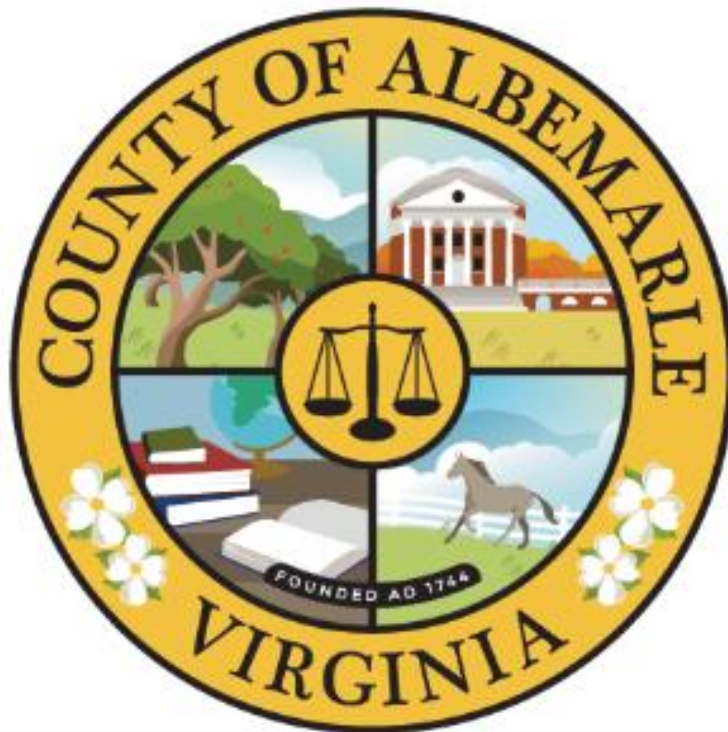
1. Student enrollment at Mountain View Elementary School is overcapacity and the development would add a projected twenty-four (24) new students that would contribute to the current overcapacity enrollment. Sixteen (16) additional high school students at Monticello High School will also contribute to overcapacity enrollment.

ZMA202300010 Recommendation

Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve ZMA202300010 Granger Development.

ZMA202300010 Granger

Questions?



Proposed Motion

To approve Zoning Map Amendment ZMA202300010 Granger Development:

- *I move to adopt the resolution attached to the Staff Report as Attachment E*

Schools

