

## MEMORANDUM

TO: Albemarle County Community Development Staff

FROM: Kendra Moon, PE  
Line and Grade Civil Engineering

DATE: September 13, 2022 (*Revised December 13, 2022*)

RE: Airport Auto at Northside Drive  
Special Exception Application Narrative

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### Project Details:

Applicant: Northside Drive LLC  
Engineer: Line and Grade Civil Engineering | Kendra G. Moon, PE  
Name of Project: Airport Auto at Northside Drive  
Short Description: Special Exception for Supporting Commercial Use Exceeding 25% of GFA of Buildings on Site in HI District  
Proposed Site: Near Northside Drive, Charlottesville, VA 22911

### Property Details:

Parcel ID Number: 03200-00-00-022M0  
Short Parcel ID: 32-22M  
Total Acres: 9.23  
Owner: Northside Drive LLC  
Property Address: Near Northside Drive, Charlottesville, VA 22911  
Current Tenant: None  
Magisterial District: Rio  
Zoning: Heavy Industry (HI)  
Proffered: No  
ZMAs Related to Proffers: None  
Comprehensive Plan Area: Hollymead – Places 29  
Comprehensive Plan Use: Heavy Industrial  
Comprehensive Plan Use: Light Industrial  
Land Use: Unassigned  
Surrounding Uses: Heavy Industrial to the north  
Planned Development Mixed Commercial (residential, under construction) to the east  
R1 residential to the south  
Vacant Light Industrial to the west  
Vacant Heavy Industrial to the northwest

## A. Special Exception Request

The applicant hereby requests a special exception pursuant to Sec. 26.2 to allow for a supporting commercial<sup>1</sup> use exceeding 25% of the gross floor area of buildings on an industrial site<sup>2</sup>. The supporting commercial use is an automotive repair and tire sales center proposed on TMP 32-22M, with a footprint of 46% of the existing buildings on the industrial site at Northside Drive. Please see Image 1 below for the industrial site area, and Appendix A for an enlarged version with existing building areas.

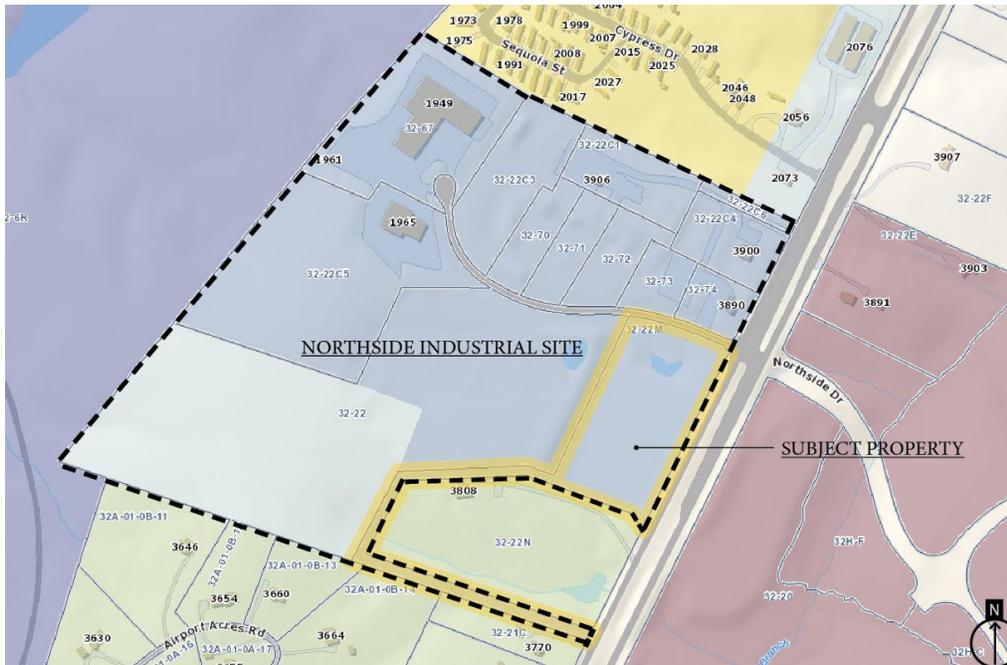


Image 1 – Northside Drive industrial parcels (Albemarle GIS)

The Northside Drive industrial site consists of thirteen (13) adjacent parcels<sup>3</sup> zoned industrial. Existing uses include an equipment rental agency, a building materials store, a concrete supplier, and an auto body shop. The proposed commercial use is supporting not only the vehicle storage on parcel 32-22M, but also existing and future uses involving vehicles and employees on the adjacent parcels. Airport Automotive repairs personal vehicles and provides tires to both personal and commercial vehicles.

<sup>1</sup> In an abridged version of the definition provided by Sec. 3.1, supporting commercial is a use subordinate to and which primarily serves storage uses or their employees including, but not limited to, commercial truck repair.

<sup>2</sup> "Site," per Sec. 3.1, means one or more lots, or any part thereof, including one or more lots shown on a subdivision plat, site plan, or application plan. In this case, the Northside Drive industrial lots are referred to as the site.

<sup>3</sup> TMPs 32-22, 32-22M, 32-22C5, 32-67, 32-22C3, 32-22C1, 32-70, 32-71, 32-72, 32-73, 32-74, 32-22C4, and 32-22C6

Currently there are 44,976 sf<sup>4</sup> of buildings on the industrial site, though it is important to consider that TMP 32-22 consists of twenty (20) acres of vacant land, with the potential for large storage or manufacturing buildings in the future. The proposed supporting commercial use is 20,480 sf, including the repair garages and customer service building. Currently, this is 46% of the existing buildings on site. TMP 32-22 could easily accommodate 40,000 sf of buildings in the future, in which case this supporting commercial use would be less than 25% of the buildings on site and would be a by-right use.

## **B. Background Information on Airport Auto**

This special exception is requested to allow the existing business Airport Auto to relocate within the vicinity of its current location. Airport Auto has been in operation for over 50 years<sup>5</sup> at 1791 Airport Road (TMPs 32-20D, 32-20E, 32-40, and 32A-01-0B-3), see Image 2. It serves hundreds of vehicles daily performing repairs and tire sales and is one of the few automotive centers in the area between Charlottesville and Ruckersville. It has become apparent that the business is in need of a new location, for multiple reasons. The site is crowded, and the disorganized nature is evidence that it was not built for the service demand it is experiencing. The site has been in zoning violation for years for storing vehicles on TMP 32-20F without a special use permit, indicating that the business has outgrown its current location and is becoming a nuisance. Further, the current parcel is designated as a Neighborhood Service Center (NS) in the Comprehensive Plan, for which an automotive center is allowable, but the storage of vehicles is not<sup>6</sup>.

Given all of these factors, it is imperative to move the business to a nearby location so that it can still serve the same clientele without negatively impacting the adjacent parcels.

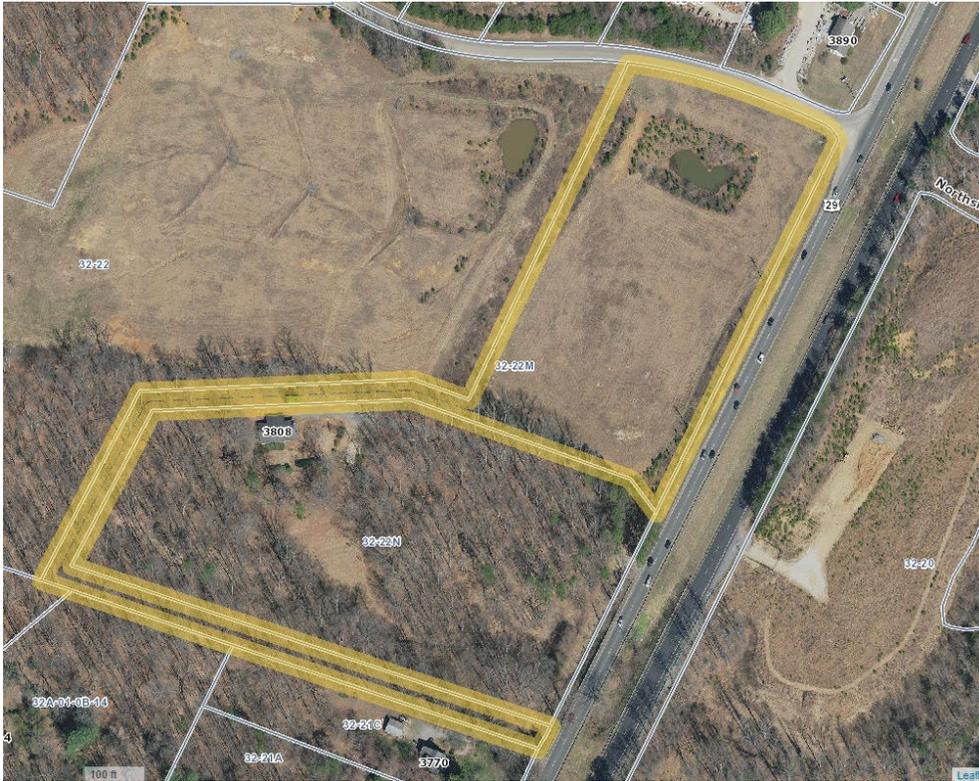
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<sup>4</sup> According to parcel sketches available on Albemarle County GIS

<sup>5</sup> Since 1971

<sup>6</sup> Unless by exception where there are no impacts on surrounding uses and where consistent with the character of surrounding uses, per Table LU 1 of Places 29.





**Image 3 – Aerial image of subject parcel 32-22M (Albemarle GIS)**

#### **D. Consistency with the Comprehensive Plan**

The majority of the subject property is designated Heavy Industrial in the Comprehensive Plan, with a pipestem portion located in Light Industrial<sup>8</sup>. Surrounding properties are designated industrial as well, though one adjacent parcel (TMP 32-22N) is currently zoned residential<sup>9</sup>. This parcel is owned by Larry Hall, the owner of the industrial properties just north of the subject site, including Hall's Auto Body which is a similar use as what is being proposed. The site is located across U.S. 29 from a Destination Center and Community Center. While an automotive center is not a by-right use in the HI district, it is listed as a secondary use in the Comprehensive Plan for areas around centers. This is a use that has the potential for large equipment, noise, fumes, etc., all characteristic of a heavy industrial use.

Though an automotive center is a commercial use, it is not entirely different in principle than the manufacturing and storage of vehicles, which are allowed by-right in HI districts.

<sup>8</sup> The pipestem portion does not have any buildable area as it is just over 30 ft in width, and the use buffer from adjacent residences is 30 ft.

<sup>9</sup> The pipestem portion of the property is technically adjacent to other R1 properties, but since there is no space for anything to be built or stored on this portion of the property, the residences are not being considered adjacent to the proposed use.

## E. Conclusion

The relocation of Airport Auto is a net benefit to all. It fits better within the context of an industrial park than its current location in a designated Neighborhood Service Center adjacent to residential properties, it provides an opportunity for site organization and for screening from the entrance corridor, and it alleviates the existing zoning violation of the current site. The proximity of the new facility is essential to this plan, as Airport Auto has operated in the same location for over 50 years and has a regular customer base in this area. Keeping a local business open and thriving supports a primary objective of Economic Development<sup>10</sup>.

### List of Appendices

Appendix A: Northside Industrial Site – Building Exhibit  
Appendix B: Existing Conditions Plan  
Appendix C: Concept Plan  
Appendix D: Rivanna Commercial Park SDP200100038  
Appendix E: Places29 Master Plan references

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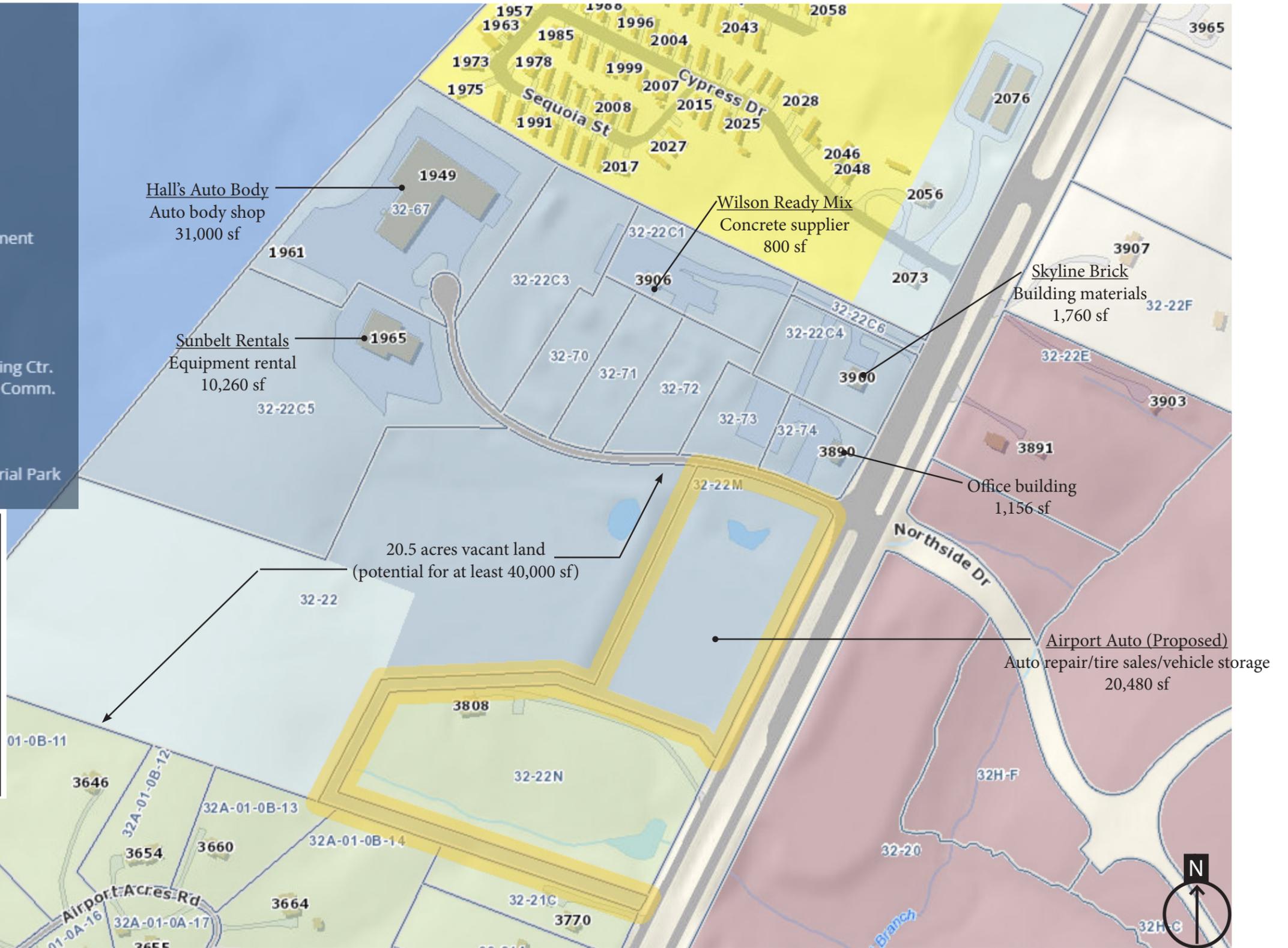
<sup>10</sup> According to Albemarle County's Project Enable, Goal 1 is to strengthen existing business retention and/or expansion (BRE) to help existing businesses be successful

## **Appendix A**

### **Northside Industrial Site – Building Exhibit**

- 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 Park
  - Town of Scottsville

Existing	
TMP	Building GFA (sf)
32-67	31,000
32-22C1	800
32-22C4	1,760
32-74	1,156
32-22C5	10,260
<b>Total</b>	<b>44,976</b>
Proposed	
TMP	Building GFA (sf)
32-22M	20,480
<b>% Proposed</b>	<b>45.54%</b>



NORTHSIDE INDUSTRIAL SITE  
INDUSTRIAL PARCEL BUILDING AREAS SURROUNDING PROPOSED AIRPORT AUTO

**Appendix B**  
**Existing Conditions Plan**



1 EXISTING CONDITIONS  
1" = 50' 0" 50 100

**Appendix C**  
**Concept Plan**

### PROJECT SUMMARY

**NAME OF PROJECT:** AIRPORT AUTO AT NORTHSIDE DRIVE  
**PROJECT ADDRESS:** NEAR NORTHSIDE DRIVE, CHARLOTTEVILLE, VA 22911  
**PROJECT NARRATIVE:** PROPOSED AUTOMOTIVE CENTER (RELOCATION OF CURRENT AIRPORT AUTO BUSINESS)

**APPLICANT/OWNER:**  
**CONTACT:** NORTHSIDE DRIVE LLC  
 ANDREW BALDWIN  
**ADDRESS:** 600 E WATER STREET, SUITE H  
 CHARLOTTEVILLE, VA 22902  
**PHONE:** 434-422-5050  
**EMAIL:** ANDREW@CORECVILLE.COM

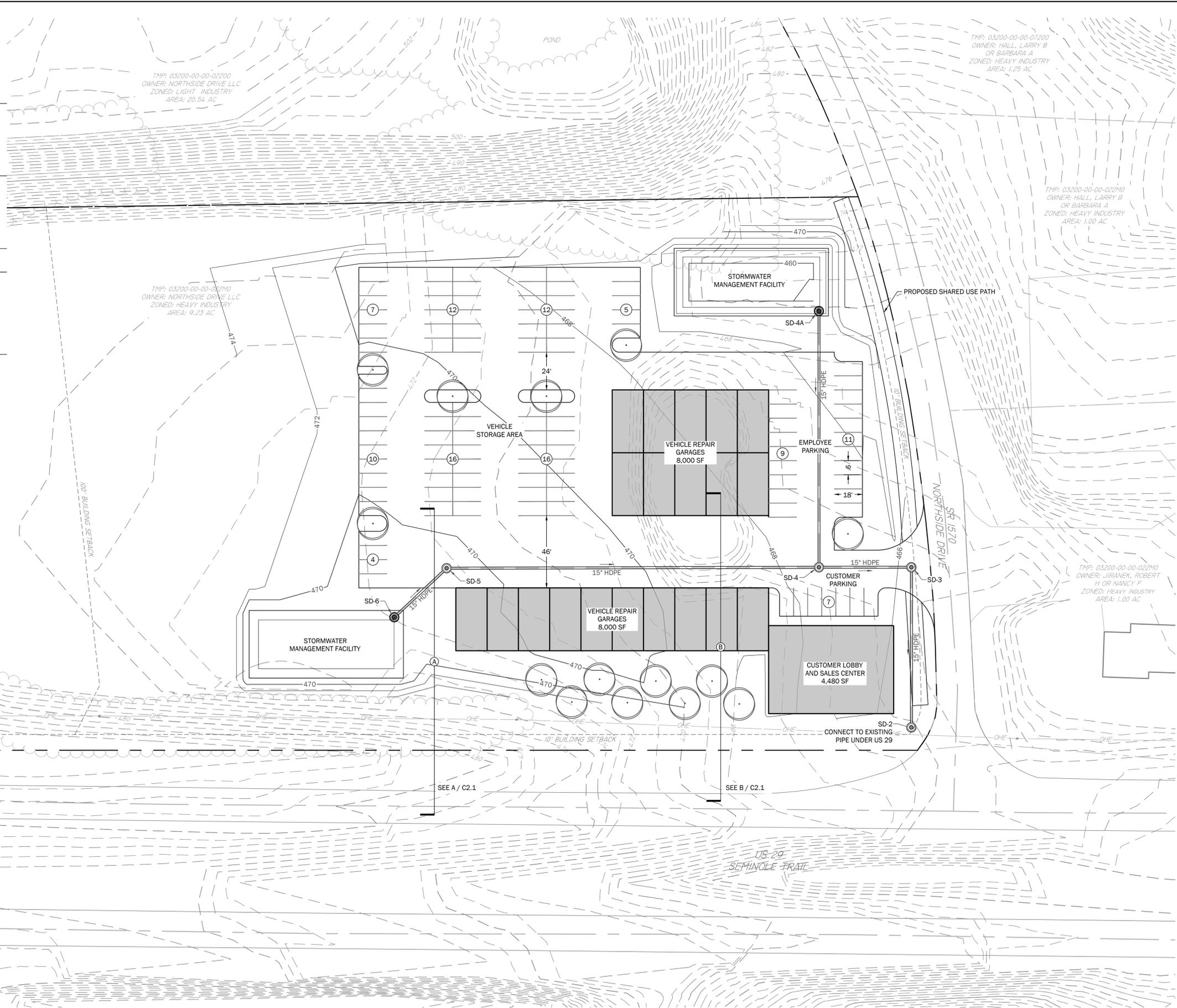
**ENGINEER OF RECORD:**  
**CONTACT:** LINE AND GRADE CIVIL ENGINEERING  
 KENDRA G. MOON, PE  
**ADDRESS:** 113 4TH STREET NE, STE 100  
 CHARLOTTEVILLE, VA 22902  
**PHONE:** 434-262-0169  
**EMAIL:** KMOON@LINE-GRADE.COM

**SOURCE OF SURVEY AND TOPOGRAPHY:**  
**SOURCE:** ALBEMARLE COUNTY GIS

**SUBJECT PARCEL(S):**  
**PARCEL ID:** 32-22M  
**OWNER:** NORTHSIDE DRIVE LLC  
**CONTACT:** ANDREW BALDWIN  
**ZONED:** HI  
**OVERLAYS:** AIRPORT IMPACT, ENTRANCE CORRIDOR, STEEP SLOPES  
**PROFFERS:**  
**LEGAL AREA:** 9.23 AC

**ADJACENT PARCEL(S):**

- PARCEL ID:** 32-74  
**ZONED:** HI  
**OWNER:** NANCY & ROBERT JIRANEK
- PARCEL ID:** 32-73  
**ZONED:** HI  
**OWNER:** BARBARA & LARRY HALL
- PARCEL ID:** 32-22  
**ZONED:** LI  
**OWNER:** NORTHSIDE DRIVE LLC
- PARCEL ID:** 32-22N  
**ZONED:** R1  
**OWNER:** BARBARA & LARRY HALL
- PARCEL ID:** 32-20  
**ZONED:** PD/MC  
**OWNER:** CWH PROPERTIES LIMITED PARTNERSHIP
- PARCEL ID:** 32-21C  
**ZONED:** R1  
**OWNER:** WWANDS LLC
- PARCEL ID:** 32A-01-08-14  
**ZONED:** R1  
**OWNER:** TING TIAN & PATRICK JARVIS
- PARCEL ID:** 32-01-08-13  
**ZONED:** R1  
**OWNER:** CAROLL & JOYCE GOOD



# LINE + GRADE

CIVIL ENGINEERING

AIRPORT AUTO AT NORTHSIDE DRIVE  
 SPECIAL USE PERMIT  
 ALBEMARLE COUNTY, VIRGINIA

## CONCEPT PLAN

CONCEPTUAL EXHIBIT  
 08/16/2022  
 FOR APPROVAL

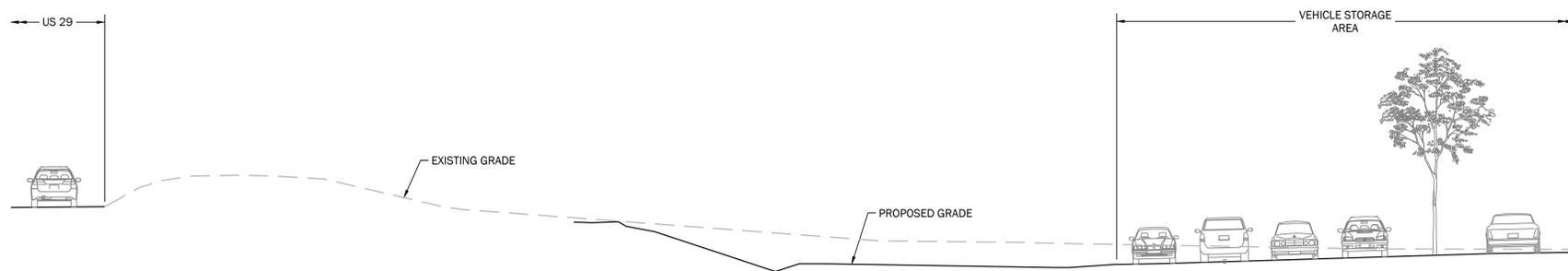
APPROVED

SUBMISSION NO. 1

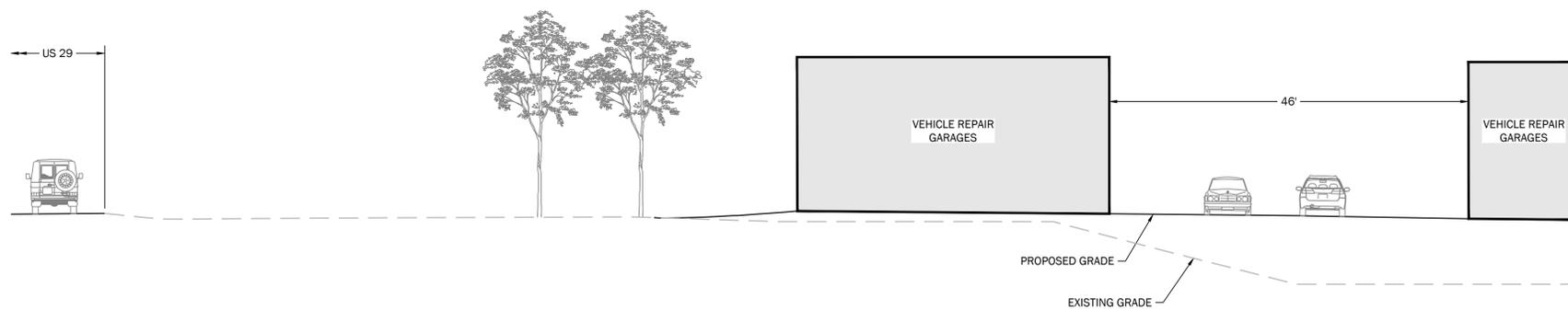
PROJECT 2206007

THE WORK OF LINE + GRADE

# C2.0



**A** TYPICAL SECTION  
1" = 10'-0" 10 20



**B** TYPICAL SECTION  
1" = 10'-0" 10 20

AIRPORT AUTO AT NORTHSIDE DRIVE  
SPECIAL USE PERMIT  
ALBEMARLE COUNTY, VIRGINIA  
TYPICAL SECTIONS

CONCEPTUAL EXHIBIT  
08/15/2022  
FOR APPROVAL

APPROVED  
SUBMISSION NO. 1  
PROJECT 2206007  
THE WORK OF LINE + GRADE

**C2.1**

## **Appendix D**

**Rivanna Commercial Park SDP200100038**

RIVANNA COMMERCIAL PARK  
Name of Owner/Developer:  
Rivanna Partners LP

Plan prepared by:  
Marcia Joseph

Located on:  
Tax Map 32 parcels 22 and 22M  
Site falls in the AIA Airport Impact Area

- Zoned:  
FH and LI And EC Entrance Corridor  
ZMA 87-19 with proffers as follows -  
From the letter dated January 18, 1988
- In order to provide a tangible incentive for the extension of public sewer to this industrial property, but in recognition of the lack of same currently, we hereby proffer that prior to the installation of public sewer the uses that will be allowed will be those that do not require public sewer and which can be served by domestic septic fields. Furthermore, the buildings which will be constructed will have less than a total of 225,000 square feet, until such public sewer is available.
  - We hereby proffer a restriction of the types of uses of the property for that portion of the property for that portion of the property which will be IH. The uses that will be prohibited on the property would include the following: brick manufacturing; concrete mixing plants; manufacturing of sewage disposal systems; manufacturing and recycling of tires; petroleum; gasoline, natural gas and manufactured gas storage; sawmills; wood preserving operations.
  - We agree to restrict the uses of the 9 acres of Parcel 32-22C which is already zoned IH in the same way as provided in Section 2 above.
  - We proffer to restrict the development of the property to the general outline of the master plan which has been submitted as part of this rezoning application.
  - In the way of road improvements, we proffer to limit development of the property to not exceed the capacity of the access road until such time as the road is improved to accommodate the additional traffic generated by the added development of this rezoning. The capacity of the access road is that capacity which will accommodate the traffic from the contiguous properties if fully developed under the existing zoning.
  - We will expand the undisturbed buffer area from the required 30 foot width to a 50 foot width along the lot line which abuts the lots of Airport Acres.
  - No portion of the buildings will be within the 4 acre buffer zone adjacent to the lots of Airport Acres.

- From the letter dated November 20, 1987
- We will provide twice the screening requirement stated in the ordinance for any disturbed areas within 100 feet of the lots in Airport Acres.
  - The buffer area adjacent to the Airport Acres subdivision will be graded so as to maintain the natural topography of that property up to the area required to grade the bank on a two to one slope to the edge of the building and in such a manner as to continue to provide adequate storm drainage facilities for that section of the property. The planting of the screening trees or the building of berms will be done in a manner to insulate as far as is feasible the glare, noise, and visibility of the project from the adjacent residential neighborhood.
  - The exterior architectural styling of the buildings will be reasonably consistent throughout the project. The buildings will be substantially masonry or concrete wall construction and will be reviewed in a schematic fashion with the Planning Staff for their comments prior to construction.

Magisterial District  
Rivanna

Albemarle County, Virginia

Source of Topography:  
James Coll, Inc.  
Thomas B. Lincoln Land Surveyor

Survey Information:  
Thomas B. Lincoln Land Surveyor

Adjacent Parcels:

TM 32A Sec B P 14  
William M and Jean G Jarvis  
Zoned R1  
Use Residential

TM 32 P 22C5  
Larry B or Barbara A Hall  
Zoned IH  
Use Commercial

TM 32 P 67  
Larry B or Barbara A Hall  
Zoned IH  
Use Industrial

TM 32A Sec 1 B P 11  
Jerry L and Molly S Marshall  
Zoned R1  
Use Residential

TM 32 P 21C  
Danny D Charles  
Zoned R1  
Use Residential

TM 32 P 22N  
Larry Sr or Barbara Hall  
Zoned R1  
Use Residential

TM 32A Sec 1 B P 12  
Anne Carder or Melvin Breedon  
Zoned R1  
Use Residential

TM 32A Sec 1 B P 13  
Carroll J or Joyce L Good  
Zoned R1  
Use Residential

TM 32 P 19  
University Real Estate Foundation  
Zoned PD-JP  
Use Industrial

Proposed Use:  
Warehouse Facilities and Service Retail

Site Size:  
34.82 Acres

Building Coverage:  
5%  
81,540 Square Feet

Paving Coverage:  
5%  
75,840 Square Feet

Total Impervious Coverage:  
10%  
157,380 Square Feet

Open Space:  
90%  
31.33 Acres

Maximum Height of Structure not to exceed 30'

Parking Schedule

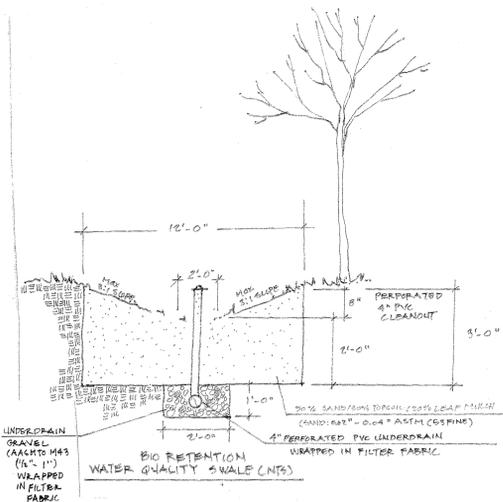
Industrial use - 81,540 square feet 1Sp/2 employees. 98 employees = 49 spaces.  
Possible division into 7 areas 2 Sp/customer = 14 spaces  
Required Parking 63 spaces

Total Parking Provided - 127 Spaces

Loading Spaces - 1Sp/10,000 sf  
81,540 sf  
8 Loading Spaces required

Total Loading Spaces Provided - 10 Loading Spaces

This site is served by public water and a private septic system.



**Albemarle County Engineering  
General Construction Notes for Site Plans**

- Prior to any construction within any existing public right-of-way, including connection to any existing road, a permit shall be obtained from the Virginia Department of Transportation (VDOT). This plan as drawn may not accurately reflect the requirements of the permit. Where any discrepancies occur, the requirements of the permit shall govern.
- All paving, drainage related materials and construction methods shall conform to current specifications, and standards of VDOT unless otherwise noted.
- Erosion and siltation control measures shall be provided in accordance with the approved erosion control plan and shall be installed prior to any clearing, grading or other construction.
- All slopes and disturbed areas are to be fertilized, seeded and mulched. The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
- Paved, rip-rap or stabilization mat lined ditch may be required when in the opinion of the Albemarle County Director of Engineering, or the Director's designee, it is deemed necessary in order to stabilize a drainage channel.
- All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
- Unless otherwise noted, all concrete pipe shall be reinforced concrete pipe - Class III.
- All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

TYPE "A" -IES SHARP CUTOFF TYPE III DISTRIBUTION 20' MOUNTING HEIGHT  
POLE # SSP20-4.0-11-F-DM10

TYPE "B" -IES SHARP CUTOFF TYPE IV DISTRIBUTION 20' MOUNTING HEIGHT  
POLE # SSP20-4.0-11-DM10

□ Symbol used for light fixture



TYPE "C" -IES DARK SKY SHARP CUTOFF WALL MOUNTED TYPE III

The site is not located in a Water Supply Water Shed

Datum Reference  
USGS

Pavement Section:  
6" Base Stone 21A  
2.5" BM-2  
1.5" SM-2A

UTILITY LINES WILL BE PLACED UNDERGROUND WHERE PRACTICAL

Bumper blocks will be located at the edge of pavement to allow for 1 foot overhang

Each outdoor luminaire equipped with a lamp which emits 3,000 or more initial lumens shall be a full cutoff luminaire or a decorative luminaire with full cutoff optics.

The spillover of lighting from parking area luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one-half (1/2) foot candle.

**CONTRACTOR TO VERIFY LOCATION OF ALL  
PROPOSED SITE IMPROVEMENTS**

REVISIONS

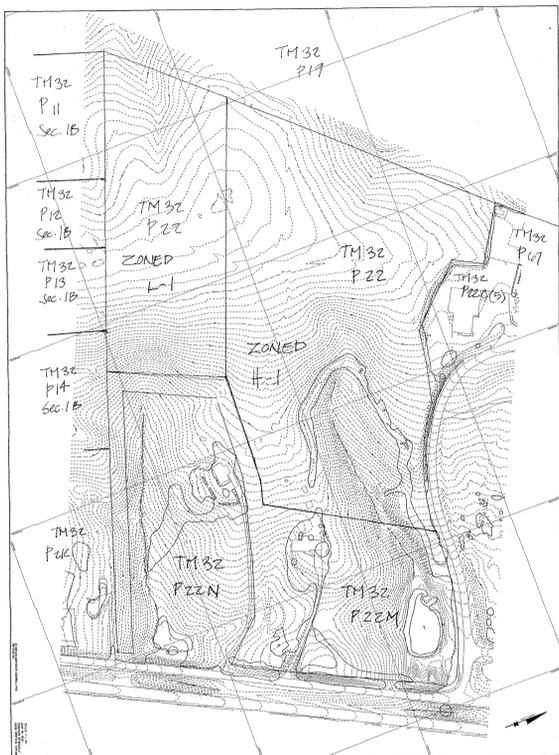
SEPT 7, 1999  
April 16, 2001  
June 1, 2001

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# RIVANNA COMMERCIAL PARK SITE PLAN



LANDSCAPE SCHEDULE SYMBOL	BOTANICAL NAME	COMMON NAME	CONDITION	REMARKS	SIZE	NUMER
AG	Abelia grandiflora	Glossy Abelia	Container	5' o.c.	24" ht.	76
BT	Berberis thunbergii	Japanese Barberry	Container	5' o.c.	24" ht.	19
FA	Franklinia alatanaha	Franklinia	Container	As shown on plan	6' ht.	4
IA	Ilex attenuata	Fosters American Holly	B&B	As shown on plan	8'-10' ht.	8
IC	Ilex cuneata 'convexa'	Japanese Holly	Container	5' o.c.	24" ht.	43
IV	Itea virginica	Virginia Sweetpire	Container	5' o.c.	24" ht.	27
JC	Juniperus chinensis cloumaris glauca	Chinese Juniper	B&B	As shown on plan	8'-10' ht.	12
MV	Magnolia virginiana	Sweetbay Magnolia	Container	Do not block window	6'-8' ht.	7
PY	Prunus yedoensis	Yoshino Cherry	B&B	As shown on plan	2 1/2' cal.	5
QR	Quercus rubra	Red Oak	B&B	35' o.c.	3 1/2' cal.	15
TC	Tilia cordata 'Bicentennial'	Littleleaf Linden	B&B	As shown on plan	2 1/2' cal.	5
UIP	Ulmus parvifolia Allee	Chinese Elm	B&B	35' o.c.	2 1/2' cal.	10
VP	Viburnum prunifolium 'Early Red'	Blackhaw Viburnum	B&B	As shown on plan	2 1/2' cal.	2
AR	Acer rubrum	Red Maple	B & B	20' o.c.	1/2" cal.	15

EXISTING TREE LINE

County Approval Block

Department of Engineering *See Mylar* Date \_\_\_\_\_

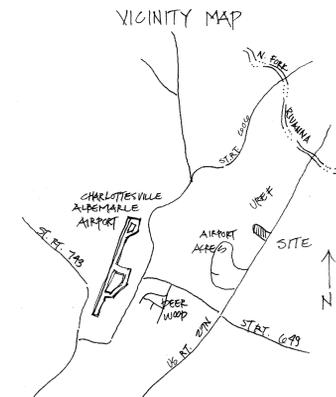
Planning and Community Development *M. Maguire* Date *6/14/01*

Department of Zoning \_\_\_\_\_ Date \_\_\_\_\_

Fire Official *See Mylar* Date \_\_\_\_\_

Building Official \_\_\_\_\_ Date \_\_\_\_\_

Albemarle Co. Service Authority \_\_\_\_\_ Date \_\_\_\_\_



Symbol	Description	Top Elevation	Inv. In.	Inv. Out
A1	J8-1	469.0	454.18 (18") 457.8 (36")	443.91 (36" Box)
A2	MH-1	473.3	461.64 (18") 461.64 (24")	460.64 (36")
A3	DI-7 Type II Grate	467.5	462.8	462.7
A4	MH-1 DI-7 Grate Type I	465.5	463.5 (3" orifice)	
C1	DI-12B	462.0	457.57	457.37 (18" RCP)
C2	Ex. ES		461.22 (18" CMP)	
D1	Ex. DI-6A	473.9		469.17
B1	ES-1			464.25
B2	MH-1	469.5	464.5	464.25
B3	DI-7	509.0		506.0

RIVANNA COMMERCIAL PARK

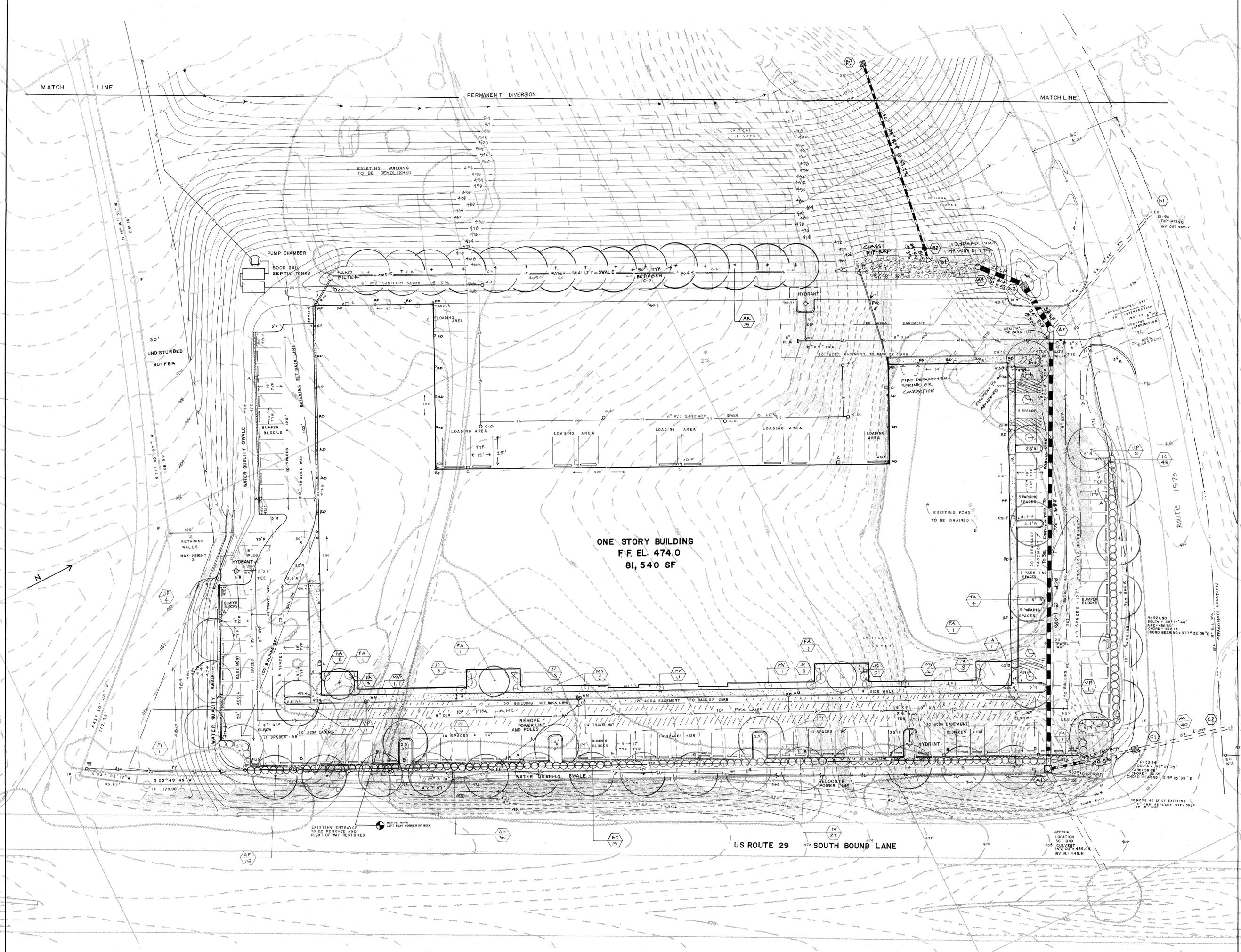
Site Plan  
August 9, 1999  
Sheet 1 of 5



Joseph Associates  
481 Clarke Tract  
Henrick, VA 22947  
804-984-4199

MD 6-14-01

# RIVANNA COMMERCIAL PARK SITE PLAN

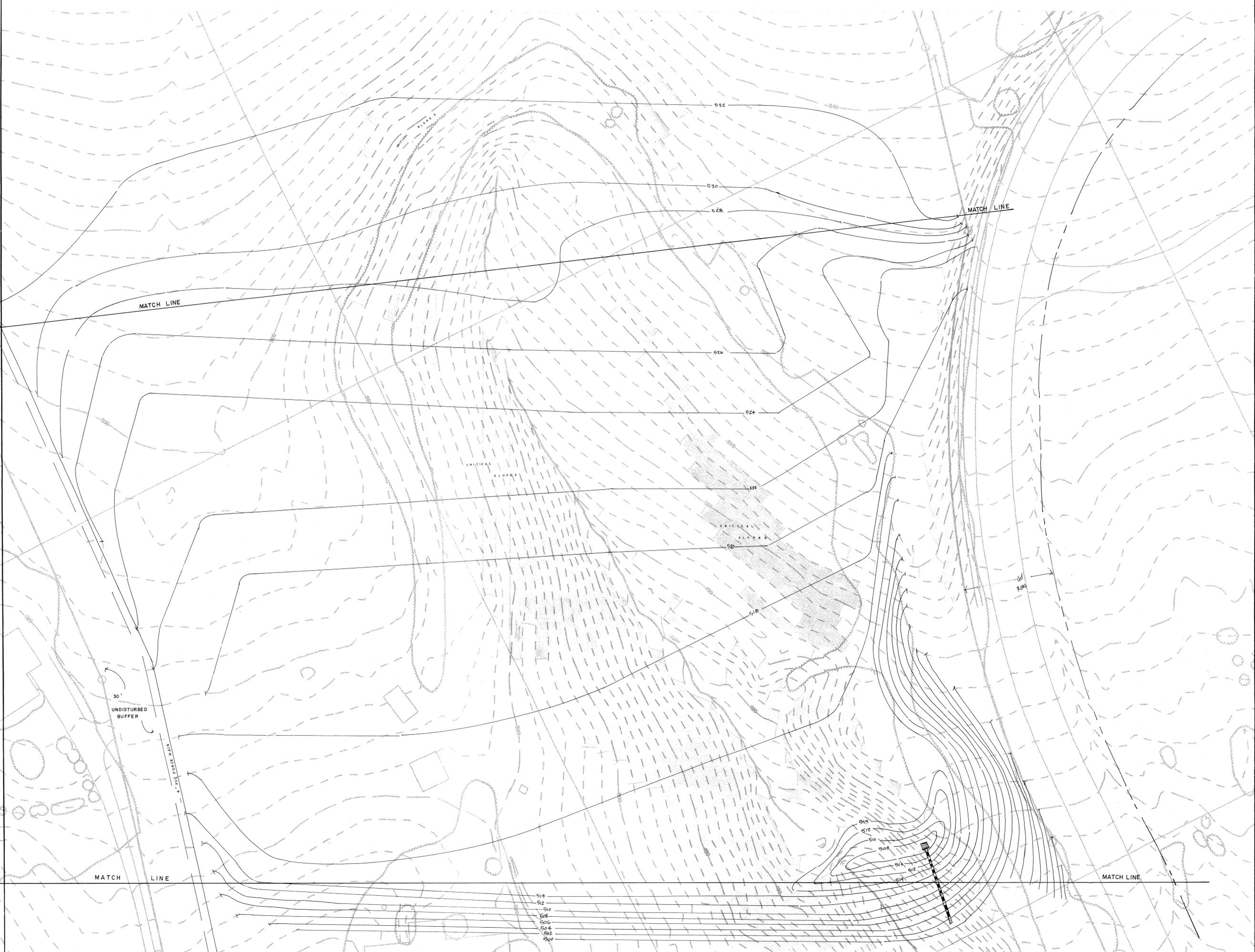


LANDSCAPE PLAN REVISED: JUNE 26, 2000 - SCHEDULE SEE SHEET ONE  
 April 18, 2001

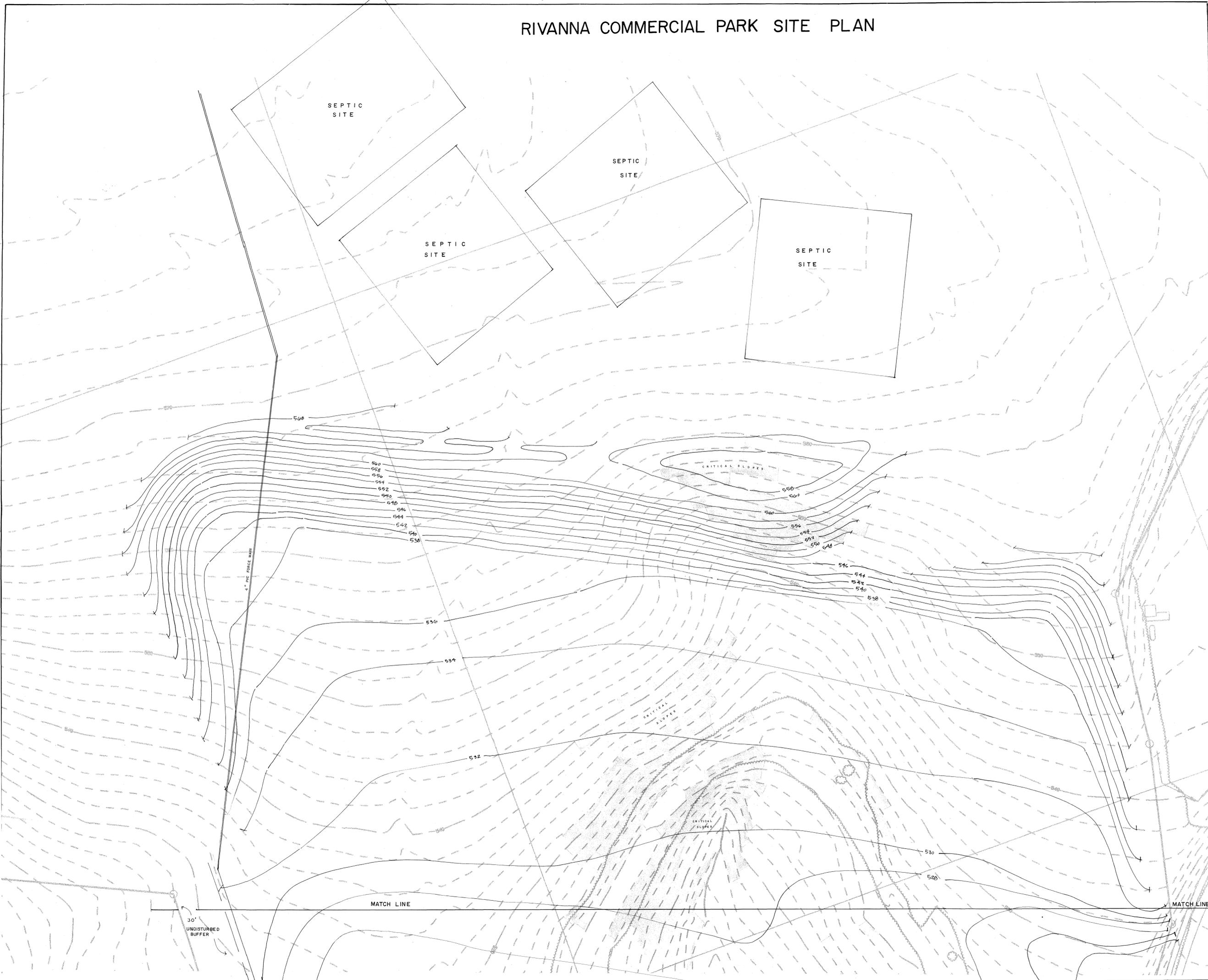
SCALE  
 1" = 20'  
 SHEET  
 2  
 OF  
 5

MD

# RIVANNA COMMERCIAL PARK SITE PLAN



# RIVANNA COMMERCIAL PARK SITE PLAN



SCALE  
1" = 20'

SHEET  
4  
OF  
5

MD 614-01

LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	LF
■	A	7	BV2 250M R3	ARM MOUNTED PREMIUM ONE 250-WATT METAL CUT-OFF FIXTURE W/SEGMENTED OPTICS	97012226.4os	23000 0.72
■	B	8	BV2 250M R4	ARM MOUNTED PREMIUM ONE 250-WATT METAL CUT-OFF FIXTURE W/SEGMENTED OPTICS	97012227.4os	23000 0.72
■	C	10	DALOR SS/W 175 IS DARK SKY FULL CUTOFF	6X6 EXTRUDED ALUM TYPE III FULL CUTOFF WALL PACK	ONE 175 WATT METAL HALIDE, HORIZ PCS.	0003HL.PHT 16000 0.72

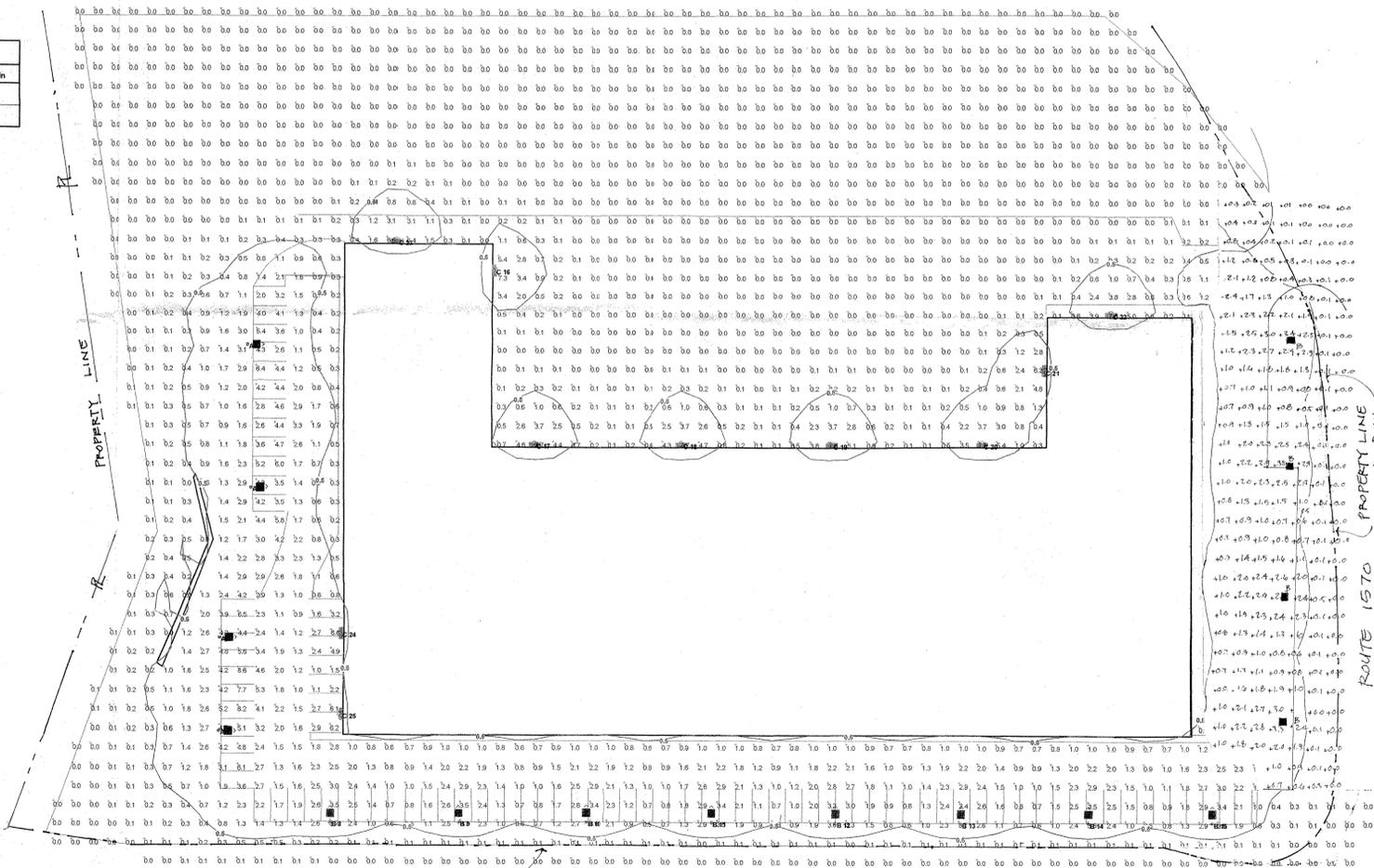


TYPE "A"-IES SHARP CUTOFF TYPE III DISTRIBUTION 20' MOUNTING HEIGHT  
POLE # SSP20-4.0-11-F-DM10

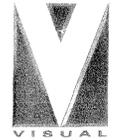
TYPE "C"-IES DARK SKY SHARP CUTOFF WALL MOUNTED TYPE III

TYPE "B"-IES SHARP CUTOFF TYPE IV DISTRIBUTION 20' MOUNTING HEIGHT  
POLE # SSP20-4.0-11-DM10

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
RIVANNA COMMERCIAL PARK	0.7 fc	8.6 fc	0.0 fc	N/A	N/A
PARKING ONLY	2.1 fc	8.6 fc	0.2 fc	43.0:1	10.2:1



PROPERTY LINE AND ROW - ROUTE 29 NBL  
Plan View  
Scale 1" = 32'



RIVANNA COMMERCIAL PARK  
JOSEPH ASSOCIATES  
KEENEY & CO., ARCHITECTS  
ALBEMARLE COUNTY, VA.

Designer  
JPM, LC

Date  
Jun 22 2000

Scale  
1" = 32'

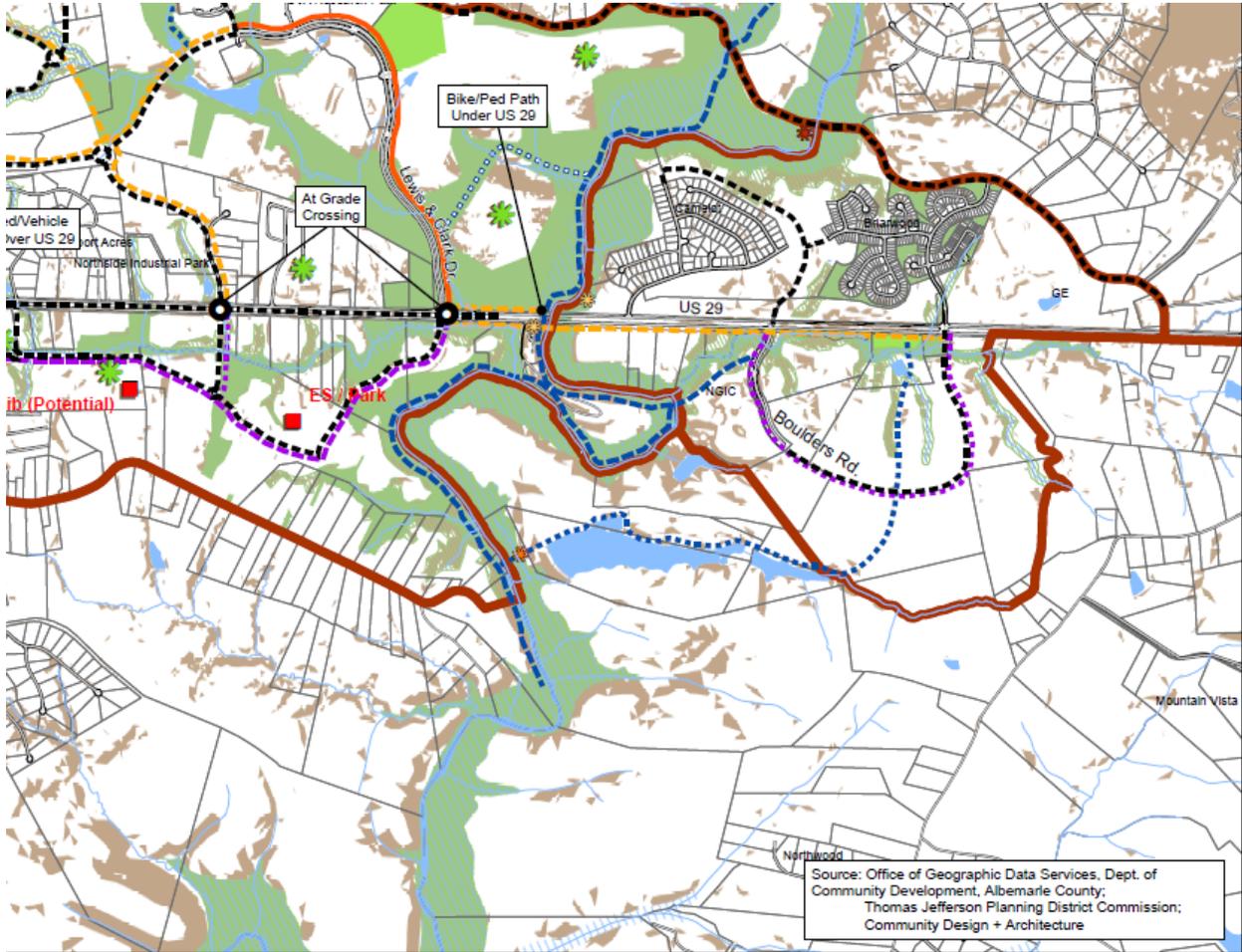
Drawing No.  
RIVANNA.VSL

SHEET 5  
OF 5

RECEIVED  
JUN 04 2001  
PLANNING AND  
COMMUNITY DEVELOPMENT

# Appendix E

## Places29 Master Plan references



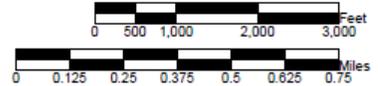
- Point <sup>(3)</sup>
  - Point <sup>(3)</sup>
  - Point <sup>(3)</sup>
  - Elementary School;
  - Elementary School;
  - Elementary School]
- Bicycle Facilities and Trails<sup>(4)</sup>**
- Existing Bike Lane <sup>(5)</sup>
  - Proposed Bike Lane (County) <sup>(5)</sup>
  - Proposed Bike Lane (Places 29) <sup>(5)</sup>
  - Existing Trail
  - Proposed Trail (County)
  - Proposed Trail (Places 29)
  - Existing Multi-Use Path
  - Proposed Multi-Use Path
  - Proposed Class A Trail (County)
  - Proposed Class A Trail (Places 29)
  - Proposed Facility Outside of Northern Development Areas <sup>(6)</sup>

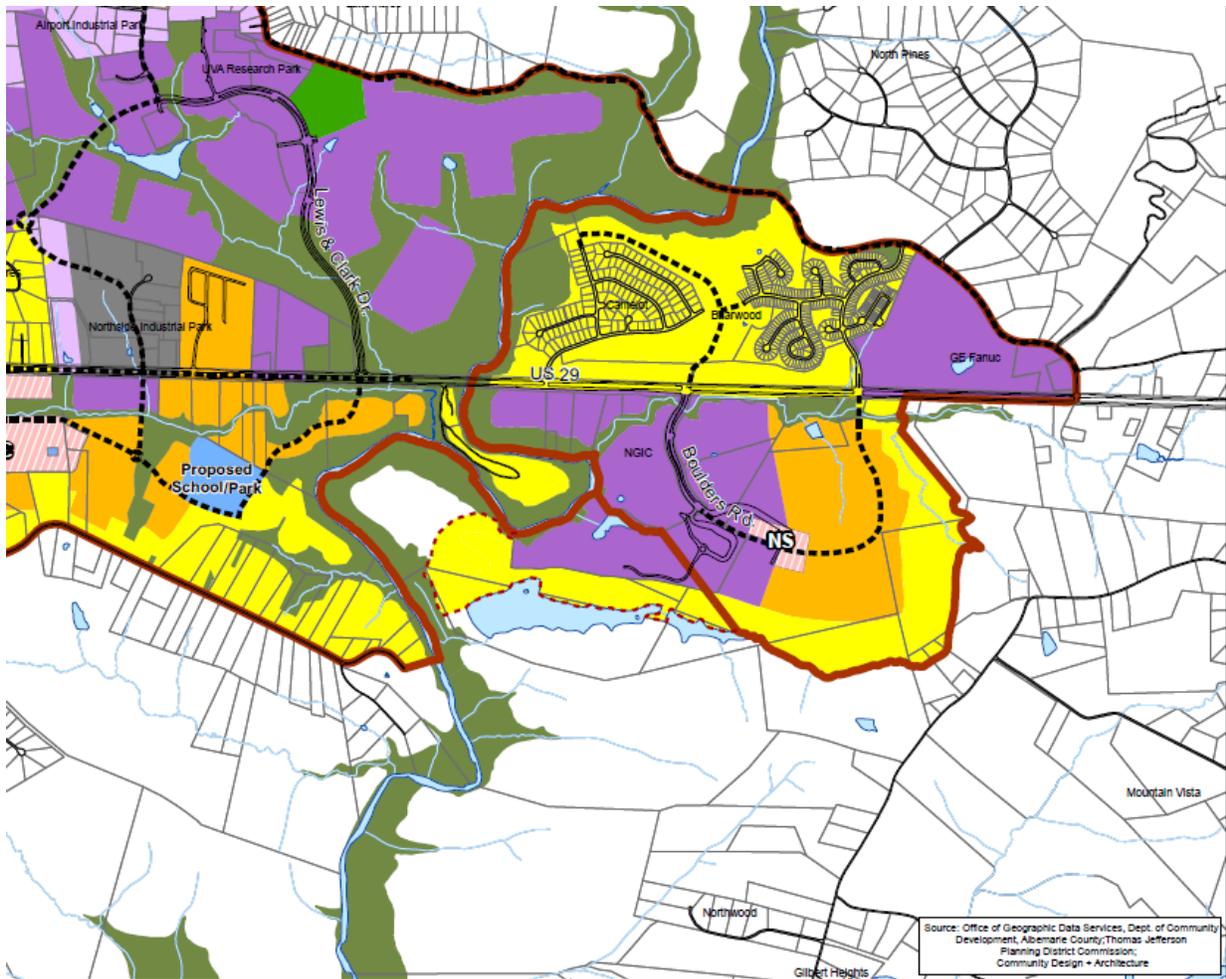
### PARKS AND GREEN SYSTEMS MAP NORTH



**Creating and Connecting Communities in Northern Albemarle**

Date: 12/9/2009





- Proposed Development Area Boundary
- Office / R & D / Flex / Light Industrial
- Light Industrial
- Heavy Industrial
- Institutional
- Public Open Space
- Privately owned Open Space ; Environmental Features

**PLACES**  
**29**  
 Creating and Connecting Communities in Northern Albemarle

# FUTURE LAND USE NORTH

Date: 1/21/2011

