

OAKLEIGH

RIO DISTRICT, ALBEMARLE COUNTY, VIRGINIA REZONING AMENDMENT APPLICATION

PREPARED BY:

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9 DECEMBER 2024

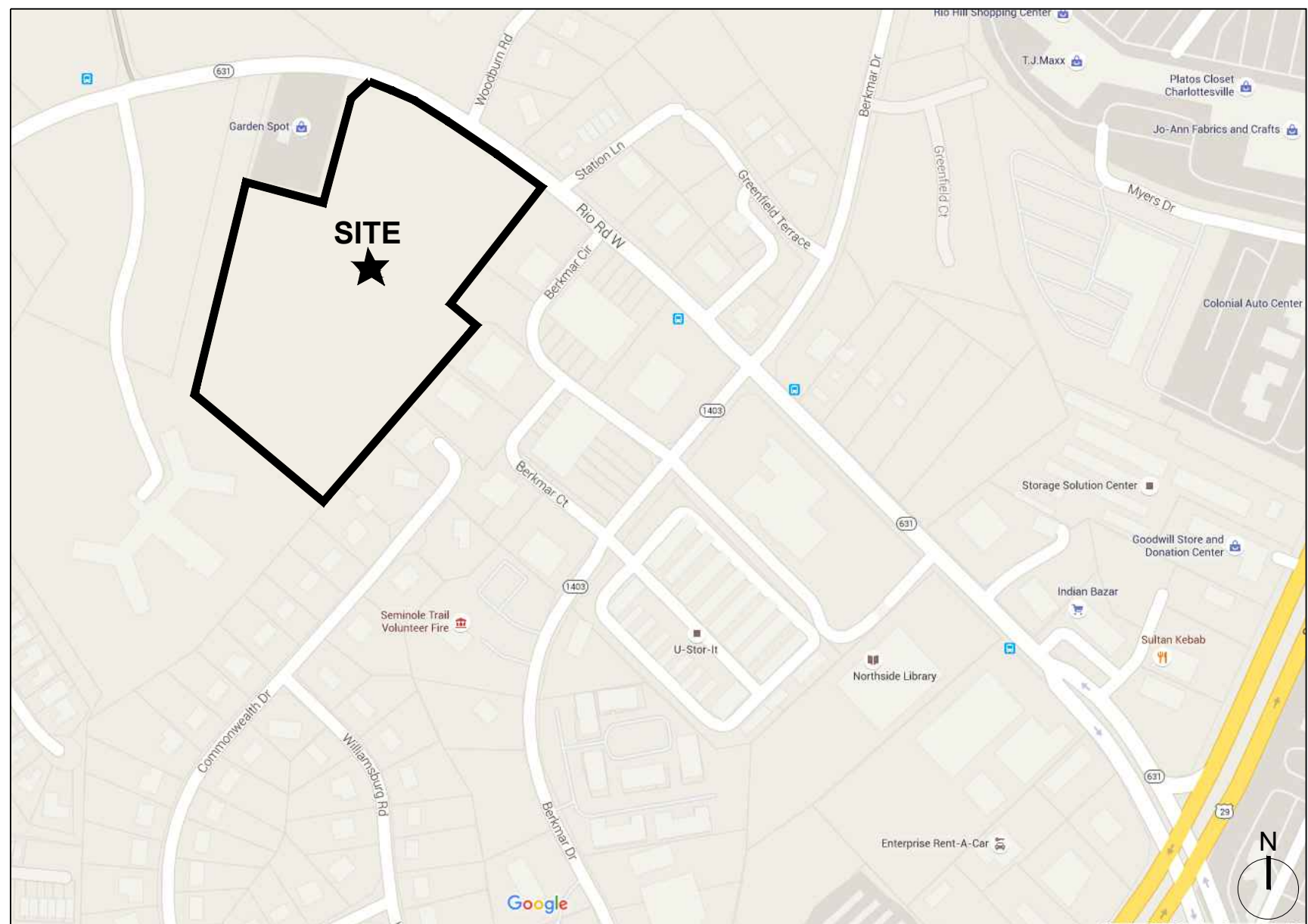
6 MARCH 2025 (REV.)



SHEET INDEX

SHEET Z1	COVER SHEET
SHEET Z2	PARCEL OVERVIEW & REGIONAL CONTEXT
SHEET Z3	EXISTING CONDITIONS PLAN
SHEET Z4	BLOCK PLAN
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SHEET Z6	APPLICATION PLAN: SCENARIO 'A'

VICINITY MAP | Scale: NTS



PROPERTY DATA

Owner/Developer:
Oakleigh Albemarle, LLC
690 Berkmar Circle | Cville, 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

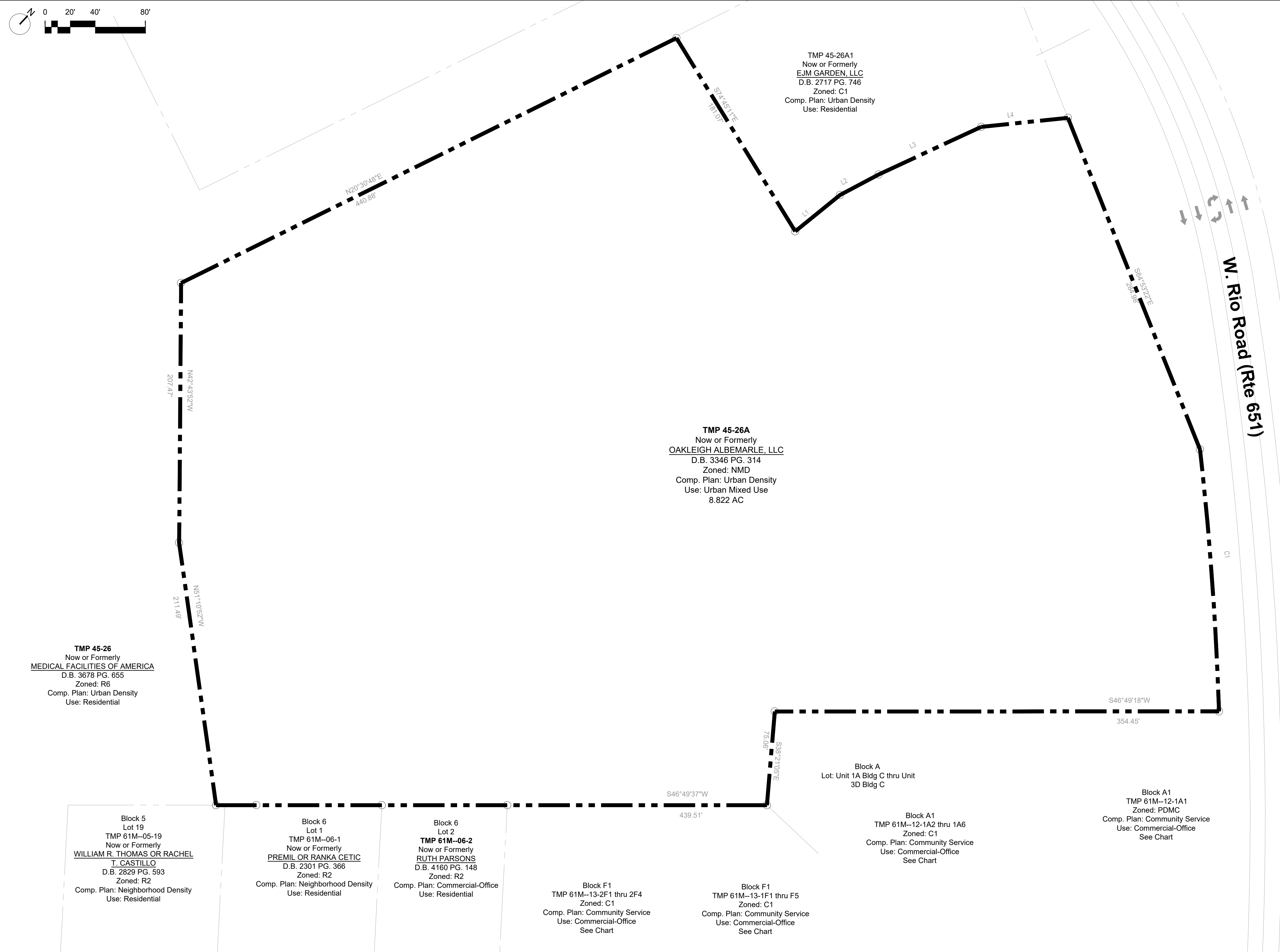
Water Source: Albemarle County Service Authority- Jurisdictional Area
Sewer Service: Albemarle County Service Authority- Jurisdictional Area

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

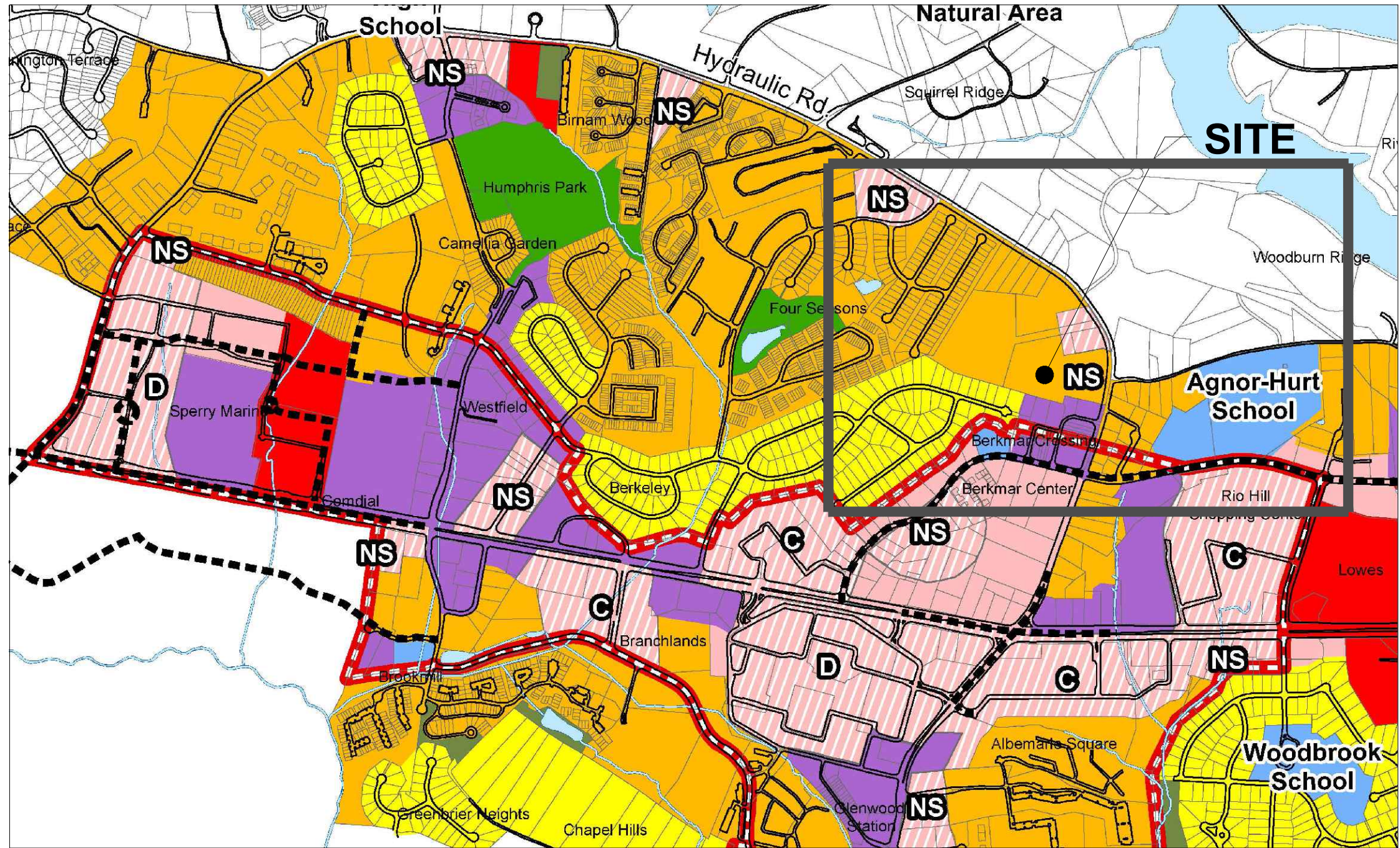
APPLICATION PLAN NOTES

- 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.
- This Site Lies within the South Fork Rivanna.
- Refer to the **Code of Development** located in this set on Sheet 5.

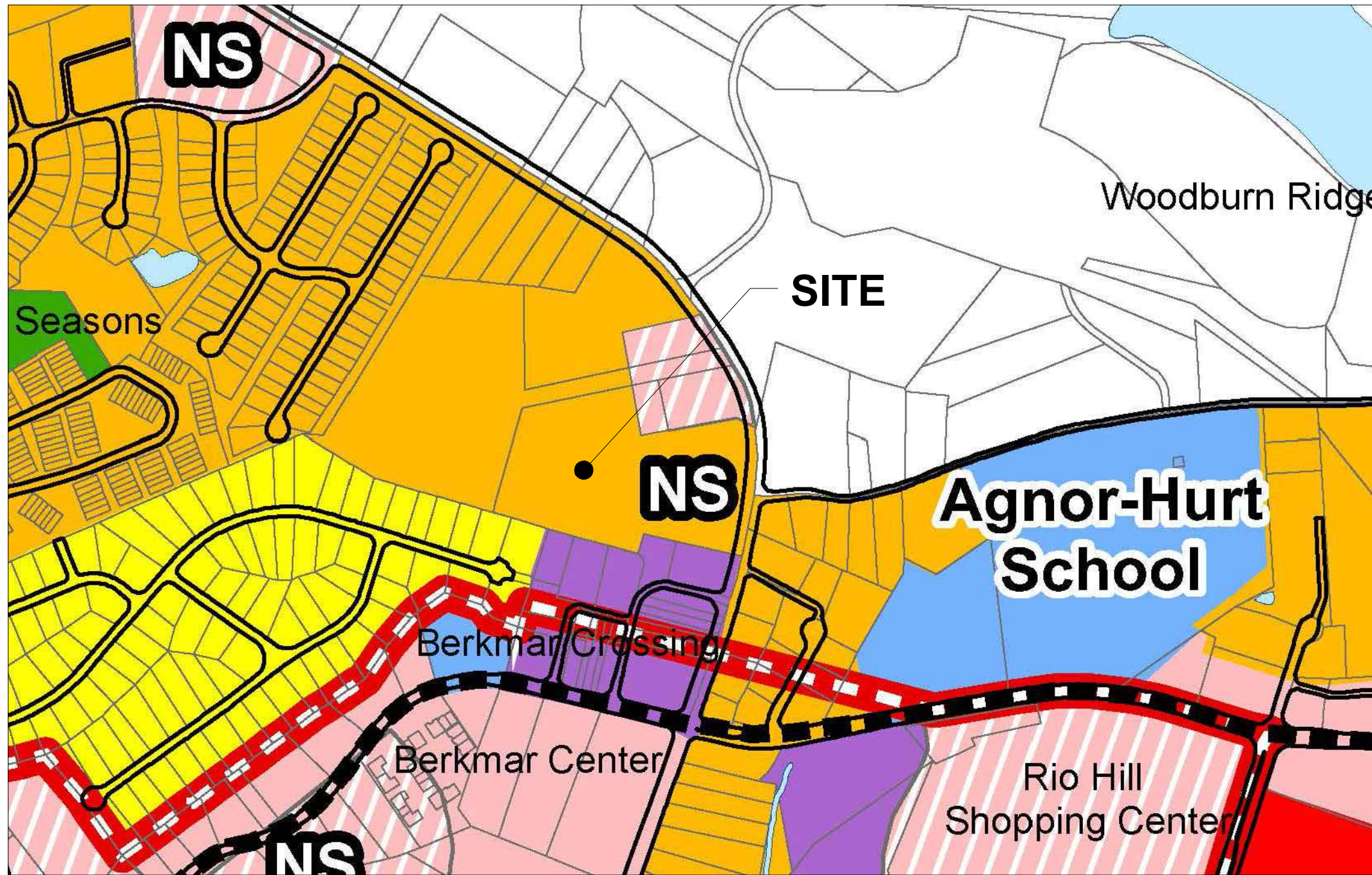
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Parcel Overview

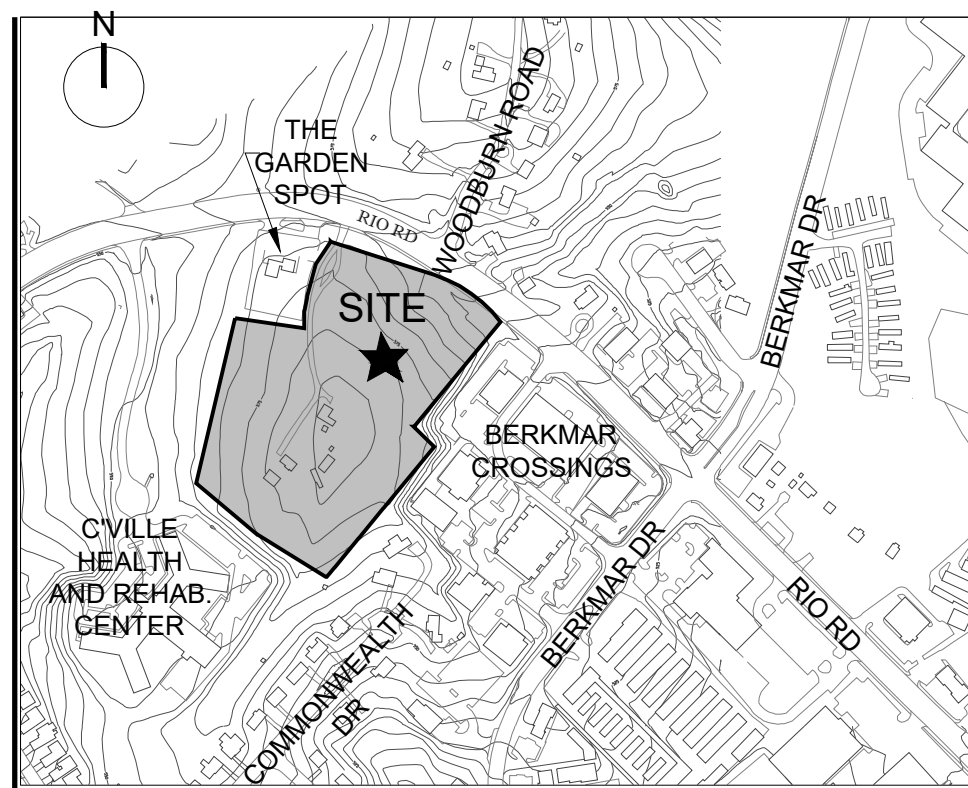


Regional Context Map: Places 29 Future Land Use- South | Not to Scale



VICINITY MAP

1"= 500'



TREE INVENTORY

Key	Tree	Caliper	Health
1	American Holly	12"	Good
1A	Red Oak	14"	X
2	Red Oak	20"	X
2A	Walnut	12"	X
3	Walnut	18"	X
4	White Oak	18"	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	36"	X
9	White Oak	36"	X
10	Red Oak	24"	X
10A	Red Oak	20"	X
10B	White Oak	40"	X
10C	White Oak	20"	X
10D	White Oak	20"	X
10E	White Oak	42"	X
10F	Holly	15"	X
11	Red Oak	24"	X
11A	Red Oak	18"	X
11B	Red Oak	18"	X
11C	Virginia Pine	15"	X
11D	Virginia Pine	15"	X
11E	Virginia Pine	15"	X
12	White Oak	32"	X
13	White Oak	20"	X
14	White Oak	36"	X
14A	Black Gum	15"	X
15	White Oak	30"	X
16	White Oak	30"	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	27"	X
21A	Oak	N/A	X
22	White Oak	30"	X
23	White Oak	20"	X
24	White Oak	43"	X
24A	Oak	N/A	X
24B	Holly	8"	X
25	White Oak	33"	X
26	White Oak	36"	X
27	White Oak	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	White Oak	48"	X
32A	White Oak	6"	X
32B	Hemlock	6"	X
32C	Hemlock	6"	X
33	Red Oak	44"	X
33A	Holly	10"	X
33B	Dogwood	6"	X
33C	Red Oak	12"	X
34	Red Oak	24"	X
34A	Cedar	10"	X
34B	Cedar	6"	X
35	Red Oak	20"	X
35A	Red Oak	10"	X
35B	Holly	6"	X
35C	Holly	8"	X
35D	Holly	10"	X
36	Walnut	27"	X
36A	Cherry	6"	X
37	Locust	18"	X
38	White Oak	35"	X
38A	Cedar	8"	X
38B	Red Maple	10"	X
39	White Oak	48"	X
39A	Holly	8"	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

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	MTB Investments, LLC	3072-660
61M-12-1A4	DEMREP, LLC	1743-357
61M-12-1A5	Stephen W. or Joan 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	1533-295
61M-13-1F3	Kenneth L. Davis	2892-499
61M-13-1F4	Daniel and Graham Spencer, LTD	1528-241
61M-13-1F5	Russell L., Jr. or Jeanne C. Miller	1902-485
61M-13-2F1	Joel M. Schectman or Lisa Draine	3292-303
61M-13-2F2	Montie A. or June M. Pritchett	2469-121
61M-13-2F3	Dhanvent H. or Deyani D. Goradia	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
CHR = CHERRY
HEM = HEMLOCK
LOC = LOCUST
RO = RED OAK
RM = RED MAPLE
VP = VIRGINIA PINE
WAL = WALNUT
WO = WHITE OAK

SURVEY PREPARED BY:
LUMS LAND SURVEYS, INC.
P.O. BOX 154, PALMYRA, VA 22963-0154
(434) 589-8395

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

TMP 45-26A1
Now or Formerly
EJM GARDEN, LLC
D.B. 2717 PG. 746
Zoned: C1
Comp. Plan: Urban Density
Use: Commercial

TMP 45-26A
Now or Formerly
OAKLEIGH ALBEMARLE, LLC
D.B. 3346 PG. 314
Zoned: NMD
Comp. Plan: Urban Density
Use: Urban Mixed Use
8.822 AC

TMP 45-26
Now or Formerly
MEDICAL FACILITIES OF AMERICA
D.B. 3678 PG. 655
Zoned: R6
Comp. Plan: Urban Density
Use: Residential

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

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

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

TMP 61M-13-2F1 thru 2F4
BERKMAR CROSSING CONDOMINIUM
ASSOCIATIONS, ET AL
Zoned: C1
Comp. Plan: Community Service
Use: Commercial-Office
See Chart

TMP 61M-13-1F1 thru F5
BERKMAR CROSSING CONDOMINIUM
ASSOCIATIONS, ET AL
Zoned: C1
Comp. Plan: Community Service
Use: Commercial-Office
See Chart

TMP 61M-12-1A2 thru 1A6
BERKMAR CROSSING CONDOMINIUM
ASSOCIATIONS, ET AL
Zoned: C1
Comp. Plan: Community Service
Use: Commercial-Office
See Chart

TMP 61M-12-1A1
BERKMAR CROSSING CONDOMINIUM
ASSOCIATIONS, ET AL
Zoned: PDMC
Comp. Plan: Community Service
Use: Commercial-Office
See Chart

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DEVELOPMENT BLOCK SUMMARY ¹⁻³							
	ACREAGE	ALLOWED USE	MIN. DWELLING UNITS	MAX. DWELLING UNITS	MAX. GROSS DENSITY (DU/AC)	MIN. GSF	MAX. GSF
BLOCK I	1.054	MIXED USE	0	20	18.98	0	20,000
BLOCK II	0.86	MIXED USE	0	10	11.63	0	20,000
BLOCK III	0.42	MIXED USE	0	15	35.71	0	10,000
BLOCK IV	0.96	MIXED USE	0	30	31.25	5000 ⁷	10,000
BLOCK V ^{4,5}	4.68	MIXED USE	0	93	19.87	0	115,000
ROAD A	0.5	INTERNAL ROAD EASEMENTS	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
PUBLIC ROW DEDICATION	0.02	W. RIO ROAD DEDICATION	N/A	N/A	N/A	N/A	N/A
TOTAL ALLOWABLE:	8.82			109 ⁶	12.35	5,000	115,000

RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH THE STANDARDS ABOVE:

1. Refer to the Code of Development on Sheet 5 for details on the Permitted Uses and Residential Housing Types.
2. Blocks may be combined to reduce the numerical number of Blocks within the Oakleigh development.
3. Blocks do not need to be developed in order.
4. The maximum number of beds in the proposed Assisted Living Facility beds shall be 140, which is subject to compliance with all applicable regulations of this Code of Development, including parking.
5. Assisted Living (AL) beds don't counts towards max dwelling units.
6. Any proposed Independent Living units would increase max dwelling units and may required a ZMA.
7. Veterans Memorial Park in Block 4 is open to the public for passive recreational use, subject to such rules and regulations as may be established by the Oakleigh Community Association.

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
6. Parking shall be shared between all Blocks within the development.

COMMERCIAL PARKING CALCULATIONS (per Buildings A & B)

FOOTPRINT	7,200 SF
COMMERCIAL AREA	14,400 GSF
MINUS PERIMETER WALL	720 GSF
ADJUSTED G SF	13,680 G SF
80% (NET TO GROSS)	10,944 NSF
SPACES REQUIRED (1/200 NSF)	55

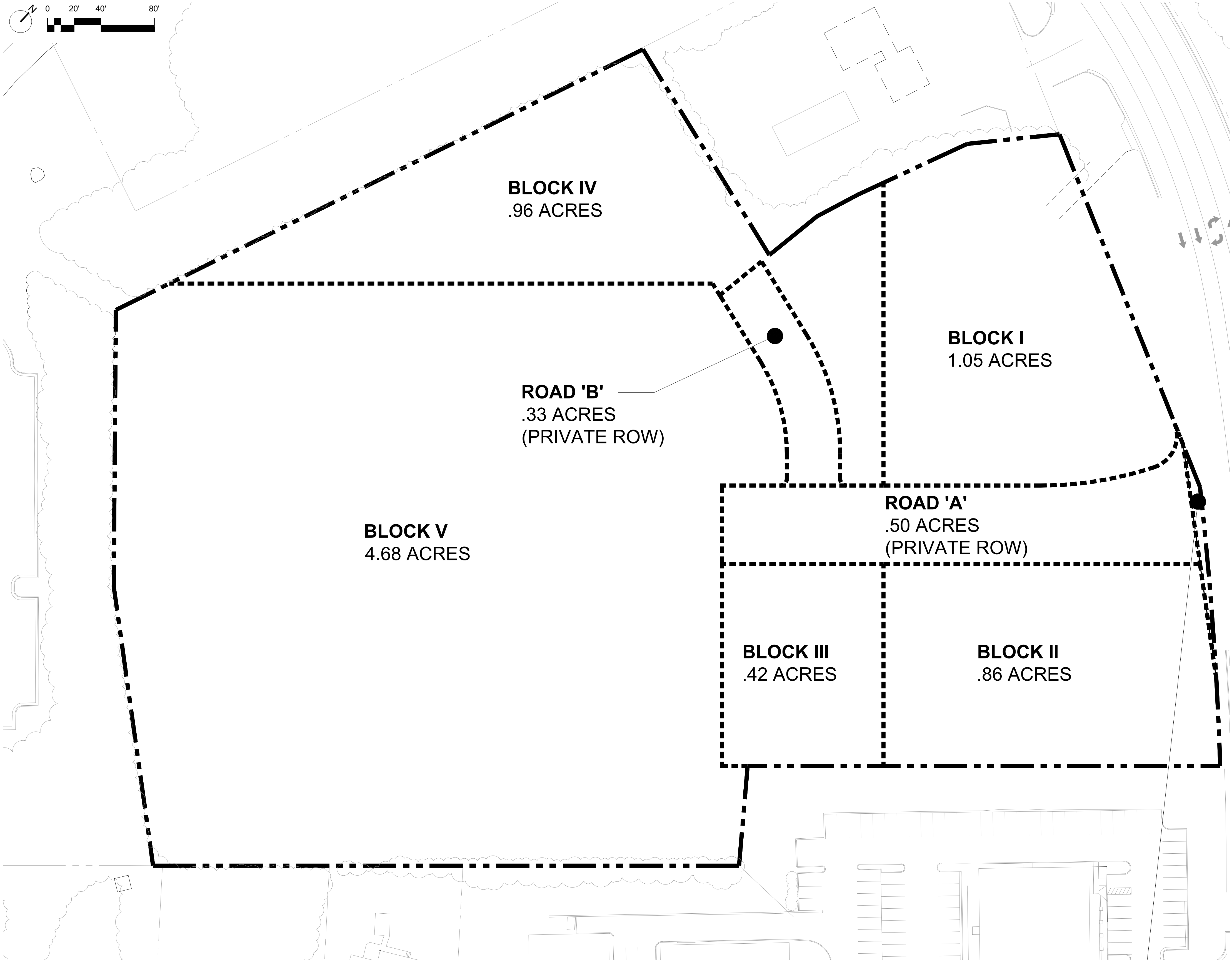
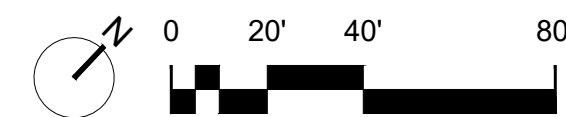
COMMERCIAL PARKING CALCULATIONS (per Buildings C)

FOOTPRINT	4,100 SF
COMMERCIAL AREA	8,200 GSF
MINUS PERIMETER WALL	410 GSF
ADJUSTED G SF	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	GREEN SPACE / AMENITIES (AC)				TOTAL GREEN SPACE
			AMENITIES	OPEN SPACE	BUFFERS	%	
BLOCK I	8.822	20%	5147	0	0	74.66	79,558.32
BLOCK II		OF	0	0	0	0.00	
BLOCK III		GROSS SITE	0	0	0	0.00	
BLOCK IV		76,857.26 sf	10286	0	0	37.36	
BLOCK V		1.76 AC	12654	0	0	30.37	
TOTAL		0.64	0	0	0	37%	1.83
							21%

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. 18 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
220	APARTMENT	16	6.65	0.55	0.67	6.39
230	TOWNHOMES (1 CAR GARAGE)	6	106.4	8.8	10.72	102.24
252	ASSISTED LIVING	120	5.81	0.44	0.52	5.67
710	COMMERCIAL (35,150 GSF) ^{2,3}	0	34.86	2.64	3.12	34.02
			2.74	0.23	0.37	2.2
			328.80	27.60	44.40	264.00
			11.01/1,000	1.56/1,000	1.49/1,000	2.46/1,000
			387	55	52	86
TOTAL			857	94	111	487

RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH THE STANDARDS ABOVE:

1. Based on Institute of Transportation Engineers (ITE Manual), Trip Generation, 7th Ed.
2. Based on the Maximum GSF of Non-Residential Units found in the Block Summary on Sheet 4.
3. All Commercial calculations are based on 1,000 SF.

PARKING

- A reduction from the listed requirements may be approved by the Albemarle County Zoning Administrator in addition to the previous reduction at the time of Final Site Plan approval in accordance with Sections 4.12.7 and 4.12.8 of the Albemarle County Zoning Ordinance.
- The minimum off-street parking for all non-residential uses permitted by-right in the permitted uses table in the Code of Development (Section III, Sheet 5) shall be 1 space per 200 square feet of gross floor area (GSF). See supporting documentation for approved or requested parking reductions. All other non-residential uses shall adhere to the minimum parking requirements in accordance with Section 4.12.6 of the Albemarle County Zoning Ordinance.
- The minimum off-street parking for all residential uses shall be per Section 4.12.6 in the Albemarle County Zoning Ordinance. Garage spaces may county towards this off-street parking requirement. A parking study shall be provided to Albemarle County Department of Community Development to justify any parking reductions below this standard at the time of Final Site Plan approval.
- Any Site Plan submitted for approval to develop uses in any block shall provide a calculation for required parking at the request of staff. A request, if needed, for any reduction of the requirements herein accordance with Sections 4.12.7 and 4.12.8 of the Albemarle County Zoning Ordinance.

TREE PRESERVATION

- A Tree Conservation Plan will be submitted as part of the Final Site Plan. Thinning shall be permitted in areas designated open space, green space and amenity areas at the direction of a Certified Tree Arborist (or equivalent).

ARCHITECTURE

- See Code of Development on Sheets 5 for the Architectural Guidelines.

LANDSCAPE TREATMENTS

- Will be determined at the Final Site Plan process with the input of the Albemarle County Architectural Review Board (ARB).

SCALE: 1"=40'

ISSUED ON: 9 December 2024

PROJECT #: ZMA 20160015

REVISIONS:

1. 02-25-25, REV. COMMENTS

2. 03-11-25, REV. COMMENTS

As Shown

9 December 2024

ZMA 20160015

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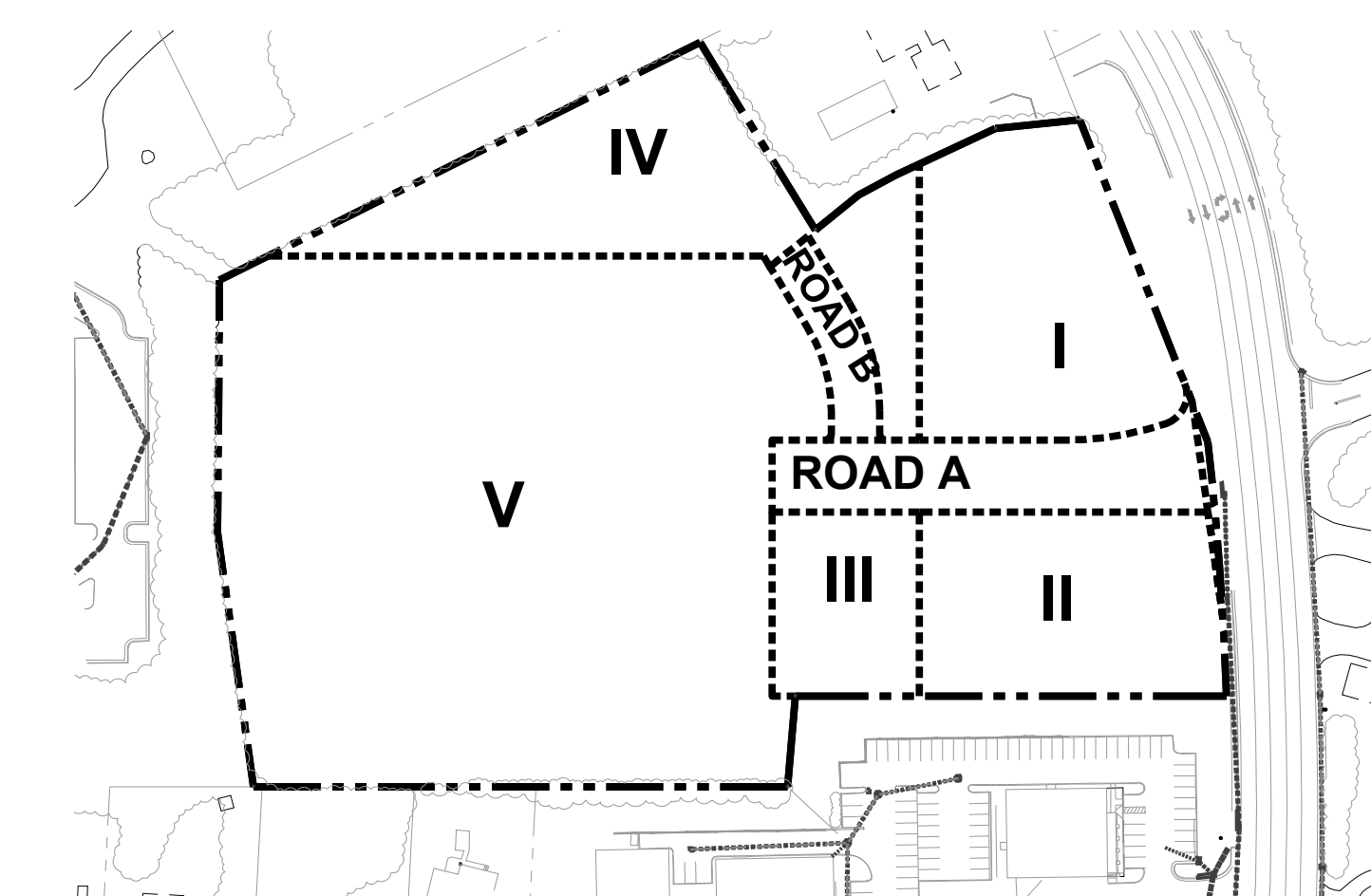
I- General Project Information (refer to Plan Sheets 1-4)

I- General Project Information (refer to Plan Sheets 1-4)

A. Principles of the Neighborhood Model:

- **Pedestrian Orientation** - Sidewalks are provided along Rio Road and Berkmar Drive, which will provide convenient access from the Oakleigh development to other nearby commercial uses, and public transportation. Within the Oakleigh development sidewalks and pathways are shown throughout the development making this a pedestrian friendly development.
- **Multi-Modal Transportation Opportunities** - The streets within Oakleigh are primarily designed as travelways. Since traffic speeds, low traffic volumes, and landscaped roadways with sidewalks will help to make the streets and paths neighborhood friendly, this will allow opportunities for bicyclist to get to and from their destinations without the need of separate bike lanes on the travelways. Bike racks will be considered in Blocks I, II, III and V. In addition, residents and visitors alike can take advantage of the nearby public bus stop near the front of Oakleigh.
- **Interconnected Streets and Transportation Networks** - Interconnection is shown on the plan into the Berkmar Crossing Development. This interconnection will help facilitate the transportation network related to Oakleigh because there is a traffic signal at one of the Berkmar Crossing accesses and Rio Road. The access from Rio Road to the Oakleigh development is not proposed to be signalized.
- **Parks and Open Space** - There will be a pocket park located in the development. This will serve as a memorial garden and buffer between the front and rear uses. In addition, several large mature trees will be preserved. Benches, paths and landscaping will help facilitate this space into a park like environment. A tot lot is not envisioned at this time to be incorporated into the park given the few residential units.
- **Neighborhood Centers** - The commercial space within the Oakleigh development may serve as a center to area residents and surrounding area.
- **Buildings and Spaces of Human Scale** - Limitations are placed on building sizes, heights and setbacks in Block I.
- **Relegated Parking** - In Block I, parking is shown in front of Building B. Working with the ARB, parking spaces were removed and now satisfies their request. Additional parking has been relegated behind and off to the side of the two commercial buildings along West Rio Road. The remaining parking within Oakleigh has been minimized and buffered throughout the site using garages, topography and introducing landscaping to help minimize any parking impacts from the Entrance Corridor.
- **Mixture of Uses and Types** - This development proposes commercial uses in the two buildings located in Blocks I, II and III. Residential uses are located above and behind this commercial space in Block IV. In Block V, assisted living is proposed.
- **Mixture of Housing Types and Affordability** - The applicant proposes to provide townhouses, assisted living, and either a type of apartment or condominiums/lofts above the commercial buildings in Block I. In addition a cash proffer is also provided to the County in the amount based on the County's affordable housing policy.
- **Redevelopment** - Oakleigh is an example of an infill development.
- **Site Planning that Respects Terrain** - The applicant is making a large effort to preserve as many of the existing mature trees on the site and do as little grading as possible within their vicinity.
- **Clear Boundaries with the Rural Areas** - This development is located in the development area so this principle is not applicable.

II- Block Characteristics *(refer to Plan Sheets 1-4)*



- **Block I** - May consist of a three-story commercial building facing and oriented with West Rio Road. In this concept, there is proposed a sunken plaza in the front. Programming for the proposed sunken place space is undermined at this time and meant to support any potential commercial activities but will be finalized at the time of construction. If another proposed use is determined then the sunken plaza is not required. Incorporating additional green space is always encouraged but not required and determined by the proposed design. Primary access will be from the rear which will be accessed at the second floor. Parking is relegated to the rear and side of this building. Integrated into the third floor of the commercial building may be residential units. No retail is envisioned in this building. Alternatively, a residential program could be envisioned in this block. Again, parking would be relegated to the rear.
- **Block II** - May consist of a three-story commercial building. This building will be similar to the one in Block I but might include retail uses. If other proposed uses are determined, then incorporating additional green space is encouraged but not required. Parking is available both in the front and rear. The parking on the front allows interconnection between Berkmar Crossing with the site for easier accessibility to the light at that development. Alternatively, a residential program could be envisioned in this block similar to Block I.
- **Block III** - May consist of a two-story commercial building. Envisioned uses for this building include doctors, dentists and other health care professionals. Another possible commercial activity would be a daycare center serving the development. Parking is relegated behind Block II from West Rio Road and accessed off Road A. Alternatively, a residential program could be envisioned in this block. Parking would be relegated similarly if the block were to be developed with a residential focus where possible.
- **Block IV** - Block IV is located off to the side of Block V behind Block I. This may consist of traditional residential townhomes. Private access off Road B is provided. A pocket park will be located in this block and overlap with Block V. This park may serve as a buffer between the front and rear of the Oakleigh development.
- **Block V** - An assisted living facility is envisioned for this block; ~~or it would be developed as residential uses.~~

III- Architectural Standards

A. FORM, MASSING AND PROPORTIONS OF STRUCTURES

- In Block I, the main mass of each building are proposed to share the same ground floor elevation. Any buildings containing a commercial use shall relate to West Rio Road. Dormers and patio decks are permitted.
- In Block II, the ground floors may respond to the grading of the adjacent proposed paving and the existing topography in an effort to minimize land disturbance. Therefore, ground floor elevations of buildings in Block II will vary slightly.
- Articulation of the façade shall occur wherever three or more units are attached. The minimum articulation allowed is 4-inches.

B. PERMITTED ARCHITECTURAL STYLES

- No restrictions on architectural styles are specified in this Code of Development. However, some common elements of style, through the use of ornamentalations, should blend the design of all building uses. Architectural designs will be reviewed by either the developer/owner or a neighborhood association if one is utilized. Initially, the developer/owner will fulfill the role of the neighborhood association.

IV- Table of Residential Uses by Block *(refer to Plan Sheet 4)*

The following table establishes the permitted residential and non-residential uses, special uses and prohibited uses by block. The letter 'P' represents uses permitted by-right. The letters 'SP' symbolize uses allowed by special use permit only. Uses not designated as either 'P' or 'SP' are prohibited in the block.

PERMITTED USES						
P = PERMITTED USES						
SP = SPECIAL USE PERMIT REQUIRED						
BLANK = USE NOT PERMITTED WITHIN BLOCK						
		BLOCK				
		I	II	III	IV	V
RESIDENTIAL USES	Detached single family				P	P
	Semi-detached and attached single-family dwellings such as duplexes, triplexes, quadraplexes, atrium houses, and patio houses	P	P	P	P	P
	Multiple Family dwellings	P	P	P	P	P
	Rental of accessory structures	P	P	P	P	P
	Homes for developmentally disabled persons (ref. 5.1 07)	P	P	P	P	P
	Boarding Houses					
	Tourist Lodges (ref. 5.1 17)	P	P	P	P	P
	Home Occupation, Class A (ref. 5.2)	P	P	P	P	P
	Home Occupation, Class B (ref. 5.2)					
	Accessory Apartments ¹				P	P
	Accessory uses and buildings including storage buildings	P	P	P	P	P
	Assisted living ²				P	P
	Rest home, nursing home or convalescent home				P	P

1. Accessory apartments are permitted in single family dwellings only

V- Table of Non-Residential Uses by Block *(refer to Plan Sheet 4)*

The following table establishes the permitted residential and non-residential uses, special uses and prohibited uses by block. The letter 'P' represents uses permitted by-right. The letters 'SP' symbolize uses allowed by special use permit only. Uses not designated as either 'P' or 'SP' are prohibited in the block.

PERMITTED USES						
SP = PERMITTED USES SP = SPECIAL USE PERMIT REQUIRED BLANK = USE NOT PERMITTED WITHIN BLOCK						
		BLOCK				
		I	II	III	IV	V
NON-RESIDENTIAL USES	Administrative, professional offices	P	P	P	P	P
	Antique, gift, jewelry, notion and craft shops	P	P	P	P	P
	Auction houses					
	Barber, beauty shops	P	P	P		
	Churches	P	P	P		
	Cemeteries (only as currently exist)					
	Clothing, apparel and shoe shops	P	P			
	Community Center/Clubhouse	P	P	P	P	P
	Clubs, lodges, civic, fraternal, patriotic (ref. 5.1.2)	P	P	P	P	P
	Commercial recreation establishments including but not limited to amusement centers, bowling alleys, pool halls and dance halls	P	P	P	P	P
	Contractor's office and equipment storage yard ¹	P	P	P		
	Convenience stores	P	P			
	Day Care, child care, or nursery facility	P	P	P	P	P
	Department store					
	Drive-in windows serving or associated with permitted uses	P	P	P		
	Drug store, pharmacy	P	P	P	P	P
	Eating establishment (not including fast food restaurant) ²	P	P	P		
	Educational, technical and trade schools	P	P			
	Electrical power substations, transmission lines and related towers; gas or oil transmission lines, pumping stations and appurtenances; unannounced telephone exchange centers; microwave and radio wave transmission and relay towers, substations and appurtenances (ref. 5.1.12)	P	P	P	P	P
	Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility. Water distribution and sewerage collection lines, pumping stations and appurtenances owned and operated by the Albemarle County Service Authority. Except as otherwise expressly provided, central water supplies and central sewerage systems in conformance with Chapter 16 of the Code of Albemarle and all other applicable law					
	Farmer's market (ref. 5.1.36)	P	P			
	Fast food restaurant					
	Factory outlet sales-clothing and fabric	P	P	P		
	Feed and seed stores (reference 5.1.22)					
	Financial institutions	P	P	P		
	Fire extinguisher and security products, sales and service	P	P	P		
	Florist	P	P	P		
	Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops	P	P	P		
	Furniture and home appliances (sales and service)	P	P	P		
	Hardware store	P	P	P		
	Health spas					
	Home and business services such as grounds care, cleaning, exterminators, landscaping, and other repair and maintenance services	P	P	P		
	Hotels, motels and inns	P	P	P	P	P
	Indoor theaters					
	Indoor athletic facilities					P P
	Laboratories, medical or pharmaceutical	P	P	P	P	
	Laundries, dry cleaners (processing of garment goods off-site)	P	P	P		
	Laundromat (provided that an attendant shall be on duty at all hours during operation)					
	Libraries, museums	P	P	P		
	Musical instrument sales	P	P	P		
	Newsstands, magazines, pipe and tobacco shops	P	P	P		
	Newspaper publishing					
	Office and business machines sales and service	P	P	P		
	Optical goods sales	P	P	P		
	Outdoor amphitheater					
Outdoor storage, display and/or sales serving or associated with a by-right permitted use, if any portion of the use would be visible from a County designated Entrance Corridor	SP	SP				
Photographic goods sales	P	P	P			
Private schools	P	P	P	SP	P	
Professional offices, including medical, dental and optical	P	P	P	P	P	
Public uses and buildings including temporary or mobile facilities such as schools, offices, parks, playgrounds and roads funded, owned or operated by local, state, or federal agencies, public water and sewer transmission, main or trunk lines, treatment facilities, pumping stations and the like, owned and/or operated by the Rivanna Water and Sewer Authority	P	P	P	P	P	
Research and development activities including experimental testing	P	P	P	P	P	
Retail nurseries and greenhouses						
Sporting goods sales	P	P	P			
Stand alone parking and parking structures (ref. 4.12; 5.1.41)	P	P	P	P	P	
Stormwater management facilities shown on an approved final site plan or subdivision plat	P	P	P	P	P	
Swim, golf, tennis or similar athletic facilities	P	P	P	P	P	
Tailor, seamstress	P	P	P	P	P	
Temporary construction uses (ref. 5.1.18)	P	P	P	P	P	
Temporary non-residential mobile homes (ref. 5.8)						
Visual and audio appliances sales	P	P	P			
Wayside stands-vegetable and agricultural produce (ref. 5.1.19)	P	P	P	P	P	
Wet cleaning plants (processing of garment goods on-site)						
ADDITIONAL NON-RESIDENTIAL USES	Tier I or Tier II Personal Wireless Service Facilities	P	P	P	P	P
	Retail Stores and Shops					
	Parking Structure / Structured Parking	P	P	P	P	P
	Accessory uses and buildings including storage buildings	P	P	P	P	P
	Collocation, Exempt	P	P	P	P	P

1. No contractor equipment storage yards will be permitted or allowed.
2. Eating establishments shall be considered in this COD as "Restaurant" as defined by the Albemarle County Zoning Ordinance. The purpose of this is to allow coffee shops, cafes, sub shops, delis, lunchrooms, luncheonettes for those within the Oakleigh project working in the commercial buildings or visiting the site.

VI- Street Cross Sections *(refer to Plan Sheet 4)*

PRIVATE STREETS

- Road 'A' and 'B' will serve as private street access to all blocks. The typical section is 24' curb to curb. Streets may have gutter pans depending on the engineering requirements. Planting strips and sidewalks are along Road 'A' but not required for Road 'B'.

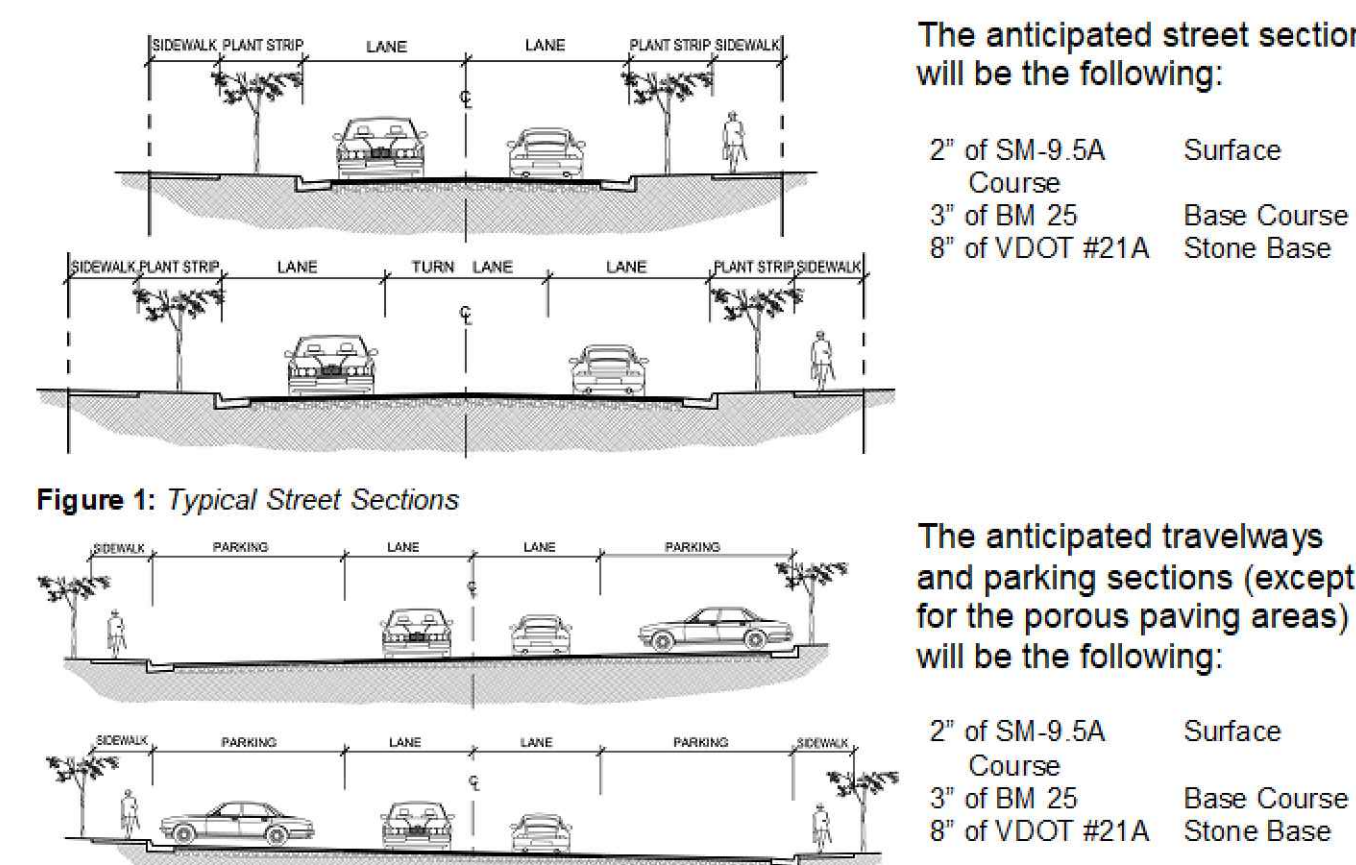


Figure 2: Typical Travelway Sections

Notes:

Where parking occurs adjacent to travelways the sidewalk is associated with curb as shown. In other instances a 6' planting strip is proposed.

VII- Affordable Housing

Refer to the Proffers for additional details

VIII- Yard Requirements by Block *(refer to Plan Sheet 4)*

LOT / PARKING / BUILDING REGULATIONS								
BLOCK	FRONT BUILDING SETBACK (min.)	FRONT PARKING SETBACK (min.)	SIDE BUILDING SETBACK (min.)	SIDE PARKING SETBACK (min.)	REAR BUILDING SETBACK (min.)	REAR PARKING SETBACK (min.)	MAX STORIES	MAX. BUILDING HEIGHT
I	30'	0'	0'	0'	0'	0'	4	65'
II	30'	0'	0'	0'	0'	0'	4	65'
III	30'	0'	0'	0'	0'	0'	4	65'
IV	20'	0'	6'	5' ¹¹	10'	5' ¹¹	3	65'
V	70'	0'	10'	10' ¹²	0'	5'	3	65'

RESTRICTIONS / REQUIREMENTS / NOTES ASSOCIATED WITH THE STANDARDS ABOVE:

1. Regulations established above are based upon an Assisted Living Facility development in general accord with ZMA-201600015 "Scenario A" Concept.
2. Refer to the Code of Development in ZMA-201600015 for detail on the Permitted Uses.
3. Buildings will have a 0' setback along interior streets, roads, access easements or lot lines.
4. Reserved for future use.
5. Attached units with common walls will have a 0' Side Building Setback. Side Building Setbacks apply to exterior end units.
6. Curb and gutter may fall into all parking setbacks.
7. All roads are private with public access easements as shown over them.
8. Architectural features and overhangs may encroach into Building Setbacks up to four feet (4').
9. Parking setbacks shown are only for parking lots with five (5) or more spaces.
10. Subterranean parking shall not be considered a building story.
11. The turnaround areas, curb and gutter of parking lots in Block N may encroach into Parking Setbacks but may not be closer than two feet from any exterior parcel boundary.
12. The Side Parking Setback to interior lot lines in Block V is zero feet (0').

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