

ZONING MAP AMENDMENT

3223 PROFFIT ROAD

SITE DATA

OWNER / DEVELOPER: LEE, JANET H. TRUSTEE
OF THE JANET H LEE REVOCABLE TRUST
c/o DAVID C. LEE, MD.
520 STOKES ROAD, SUITE A4
MEDFORD, NJ 08055

PLAN PREPARER: ROUDABUSH, GALE, & ASSOCIATES
914 MONTICELLO ROAD
CHARLOTTESVILLE, VA. 22902
(434)-977-0205

TAX MAP PARCEL No: 032A0-02-00-00200

PROPERTY ADDRESS: 3223 PROFFIT ROAD

PARCEL AREA: 7.29 ACRES

CURRENT ZONING: RA, AIRPORT IMPACT AREA (AIA), MANAGED STEEP SLOPES OVERLAY

PROPOSED ZONING: R-15

EXISTING USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

AREA SUMMARIES: BLOCK A 5.2 ACRES (PRIMARY DEVELOPMENT ZONE) *INCLUDES 0.4 ACRES OF ROW DEDICATION FOR PROFFIT ROAD ROADWAY IMPROVEMENTS
BLOCK B 2.1 ACRES (OPEN SPACE)

COMPREHENSIVE PLAN GROSS RESIDENTIAL DENSITY: URBAN DENSITY (6.01 TO 34 DU/AC)

PROPOSED GROSS RESIDENTIAL DENSITY: 15 DU/AC

RECREATIONAL AREA: RECREATIONAL AREAS AND FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF SECTION 4.16 OF THE ALBEMARLE COUNTY ZONING ORDINANCE; 200 SF PER LOT; RECREATIONS AREAS AND FACILITIES WILL BE IN THE PRIVATE OPEN SPACE.

PARKING: PARKING AREAS AND FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF SECTION 4.12 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
FOR SINGLE-FAMILY ATTACHED AND SINGLE-FAMILY DETACHED UNITS - FRONT BUILDING FACADES SHALL FACE PROFFIT ROAD. NO INDIVIDUAL LOT DRIVEWAYS SHALL ENTER DIRECTLY ONTO PROFFIT ROAD; DRIVEWAYS SHALL BE REAR-LOADED AND ONLY ENTER ONTO THE INTERNAL ROAD NETWORK. FRONT BUILDING FACADES SHALL FACE PROFFIT ROAD.
FOR MULTI-FAMILY - OFF-STREET PARKING SHALL BE RELEGATED TO THE SIDE OR REAR OF BUILDINGS ADJACENT TO PROFFIT ROAD AND SHALL BE ACCESSED FROM THE INTERNAL ROAD NETWORK. IF A DROP-OFF/PICK-UP AREA IS PROPOSED BETWEEN MULTIFAMILY BUILDINGS AND PROFFIT ROAD, A LIMITED OFF-STREET PARKING AREA CAN BE INCLUDED TO ACCOMMODATE ADA ACCESSIBLE AND GUEST SPACES. THIS LIMITED OFF-STREET PARKING SHALL BE SCREENED BY LANDSCAPING, PERMANENT STRUCTURES OR OTHER ACCEPTABLE METHODS PER SECTION 32.7.9 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

MAGISTERIAL DISTRICT: RIVANNA

STORMWATER MANAGEMENT: A BMP FACILITY WITHIN THE AREA OF THE INTERMITTENT STREAM TO MEET CURRENT VSPM STANDARDS.

WATERSHED: NORTH FORK RIVANNA (BELOW WATER INTAKE)

TOPOGRAPHY: COMPILED FROM THE ALBEMARLE COUNTY OFFICE OF GEOGRAPHIC DATA SERVICES GIS DATA

CRITICAL SLOPES: THE SUBJECT PROPERTY CONTAINS AREAS OF MANAGED SLOPES

FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510003C 0145 D, EFFECTIVE DATE, FEBRUARY 4, 2005.

WATER AND SANITARY SEWER UTILITIES WILL SERVE THE SUBJECT PROPERTY VIA THE AVAILABLE ACSA CONNECTIONS ON THE SOUTHERN SIDE OF PROFFIT ROAD.

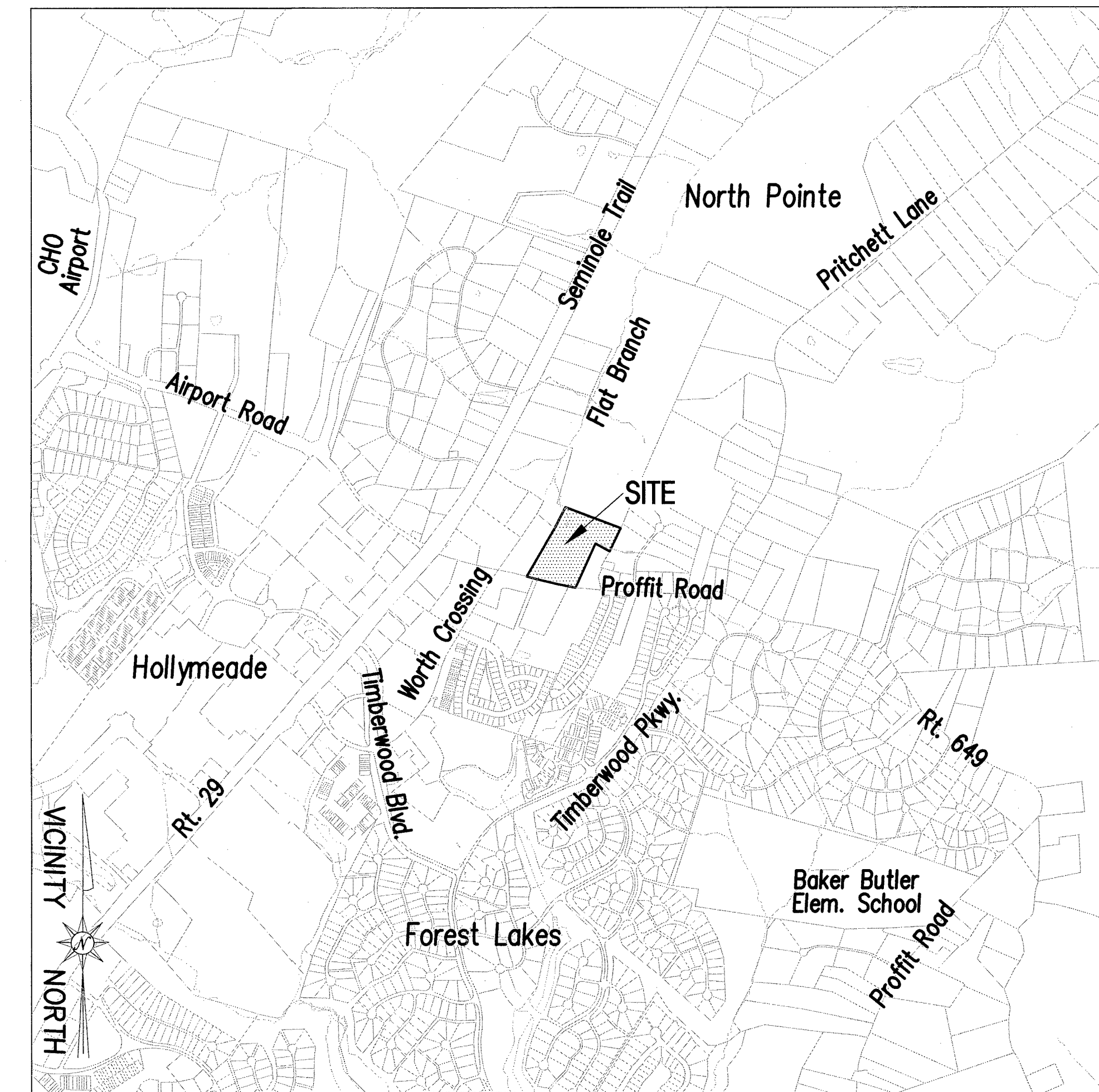
NO EVIDENCE OF A BURIAL SITE WAS FOUND ON THE SUBJECT PARCEL.

THE SITE IS NOT LOCATED WITHIN THE AGRICULTURAL-FORESTAL DISTRICT.

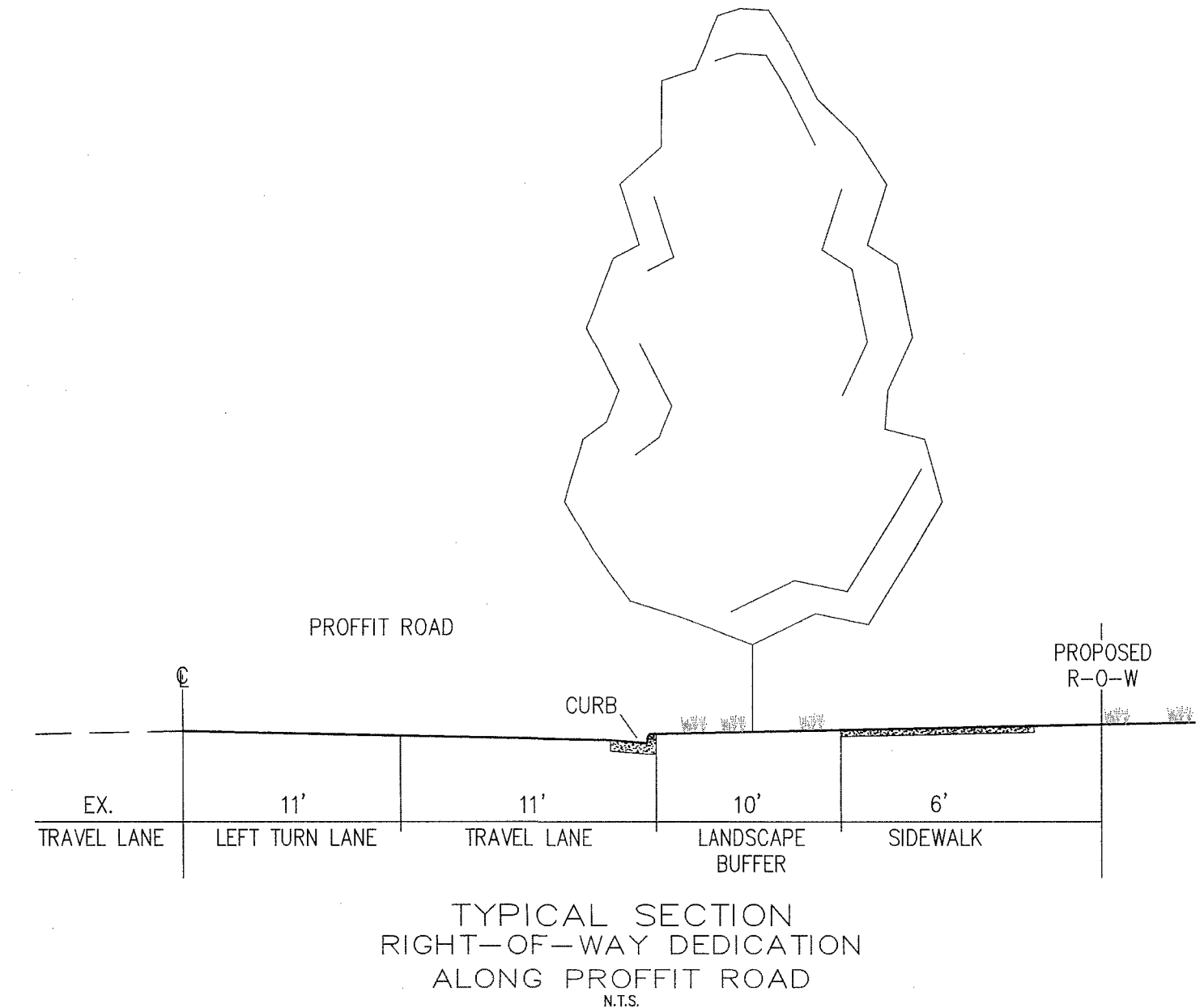
THIS SITE IS NOT LOCATED WITHIN THE WATERSHED OF A PUBLIC WATER SUPPLY RESERVOIR.

SHEET INDEX

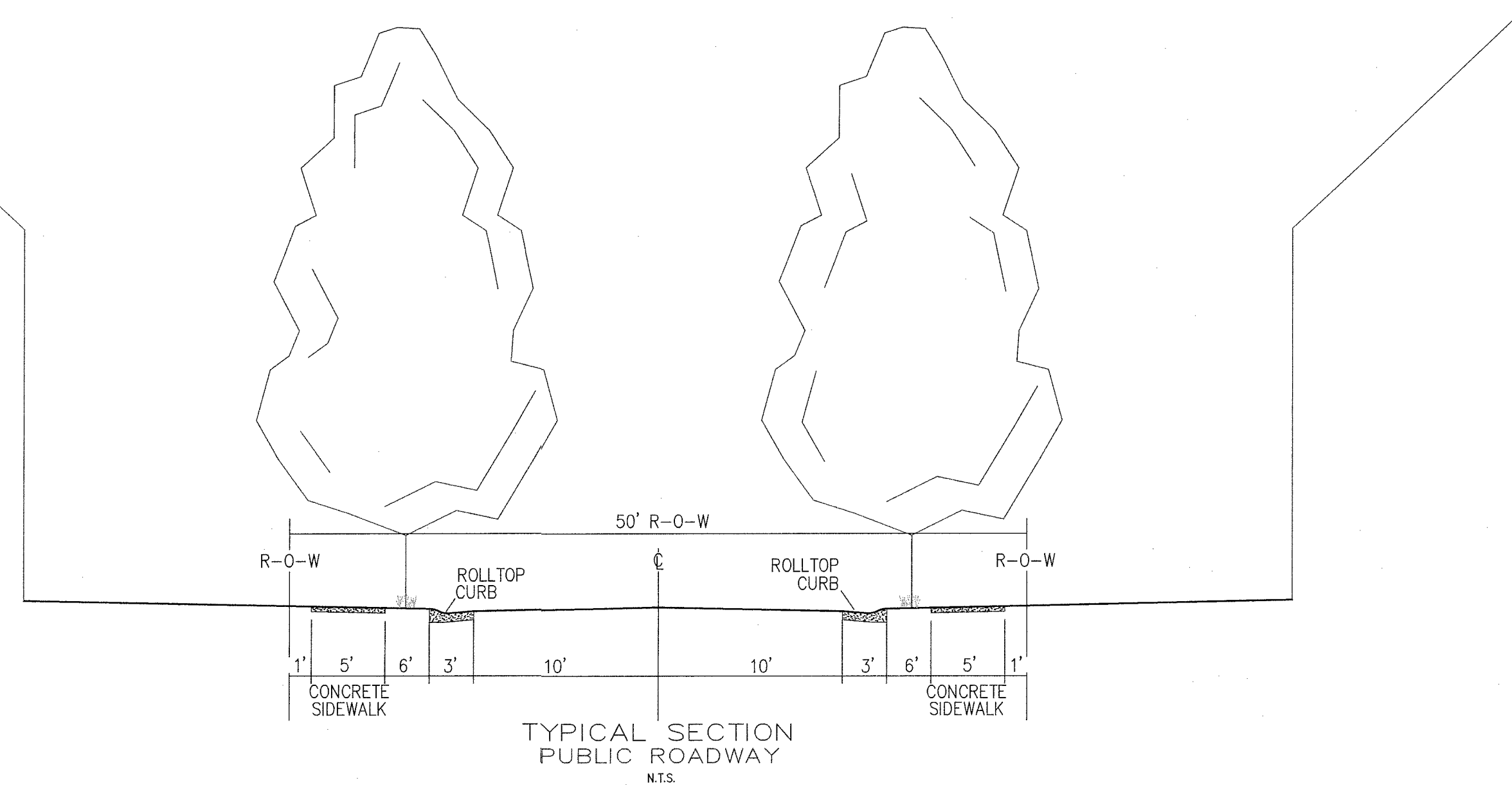
- SHEET 1 — COVER SHEET
- SHEET 2 — BLOCK PLAN
- SHEET 3 — CONCEPTUAL SITE LAYOUT & GRADING PLAN
- SHEET 4 — POTENTIAL ROADWAY IMPROVEMENTS



VICINITY MAP
SCALE: 1"=1000 FEET



TYPICAL SECTION
RIGHT-OF-WAY DEDICATION
ALONG PROFFIT ROAD
N.T.S.



TYPICAL SECTION
PUBLIC ROADWAY
N.T.S.

BLOCK	USE TABLE		Total
	BLOCK A	BLOCK B	
ALLOWED USES	ALL USES LISTED UNDER SECTION 18.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE WILL BE PERMITTED BY RIGHT WITHIN BLOCK A. ALL USES LISTED UNDER SECTION 18.2.2 OF THE ALBEMARLE COUNTY ZONING ORDINANCE WILL BE PERMITTED THROUGH APPROVAL OF A SPECIAL USE PERMIT WITHIN BLOCK A.	RECREATION, STORMWATER MANAGEMENT FACILITIES, PUBLIC UTILITIES, AND/OR OPEN SPACE	
MAXIMUM BUILDING HEIGHT	45'/4-STORIES	N/A	
SETBACKS	FRONT MINIMUM: 5' FROM RIGHT-OF-WAY FRONT MAXIMUM: 25' FROM RIGHT-OF-WAY SIDE: 10' BUILDING SEPERATION UNLESS THE BUILDING SHARES A COMMON WALL REAR: 20'		
FRONT STEPBACKS	FOR EACH STORY THAT BEGINS ABOVE 40 FEET IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, THE MINIMUM STEPBACK SHALL BE 15 FEET		
DRIVEWAY STANDARDS AND GARAGE SETBACKS	SINGLE-FAMILY ATTACHED AND SINGLE-FAMILY DETACHED UNITS IN BLOCK A, AREA 1 ON SHEET 3 - DRIVEWAYS SHALL BE REAR-LOADED AND ONLY ENTER ONTO INTERNAL "ROAD B". SINGLE-FAMILY ATTACHED AND SINGLE FAMILY DETACHED UNITS LOCATED OUTSIDE OF BLOCK A, AREA 1 ON SHEET 3 SHALL BE SUBJECT TO THE FOLLOWING: FRONT-LOADING GARAGES SHALL BE SETBACK A MINIMUM OF 3 FEET FROM THE FRONT BUILDING FAÇADE OR FRONT PORCH. GARAGE MAXIMUM: NONE		
PROPOSED AREA OF BLOCK	5.2 AC	2.1 AC	7.3 AC
MINIMUM NUMBER OF DWELLING UNITS	44	0	44
MINIMUM DENSITY BASED UPON AREA	8.5 DU/AC	0	6.01 DU/AC
MAXIMUM NUMBER OF DWELLING UNITS	109	0	109
MAXIMUM DENSITY BASED UPON AREA	21 DU/AC	0 DU/AC	15 DU/AC
PROPOSED NON-RESIDENTIAL AREA/ OPEN SPACE	0.2 AC	2.1 AC	2.3 AC

The Density Bonuses listed in Zoning Ordinance 18.4 can be used as part of this rezoning except for roadway improvements.
Areas include ROW dedication

ROUDABUSH, GALE & ASSOCIATES, INC.
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914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-596-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS
NOV. 19, 2018 REV. PER COUNTY COMMENTS
JAN. 3, 2019 REV. PER COUNTY COMMENTS
JAN. 21, 2019 REV. PER COUNTY COMMENTS
FEB. 14, 2019 REV. PER PC/CLIENT COMMENTS

DATE
JUNE 18, 2018

SCALE

CONTOUR INTERVAL


COVER SHEET
ZONING MAP AMENDMENT
3223 PROFFIT ROAD
ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER
17.0153

SHEET
1 of 4

LEGEND

 STEEP SLOPES (MANAGED)

 RIGHT-OF-WAY RESERVATION

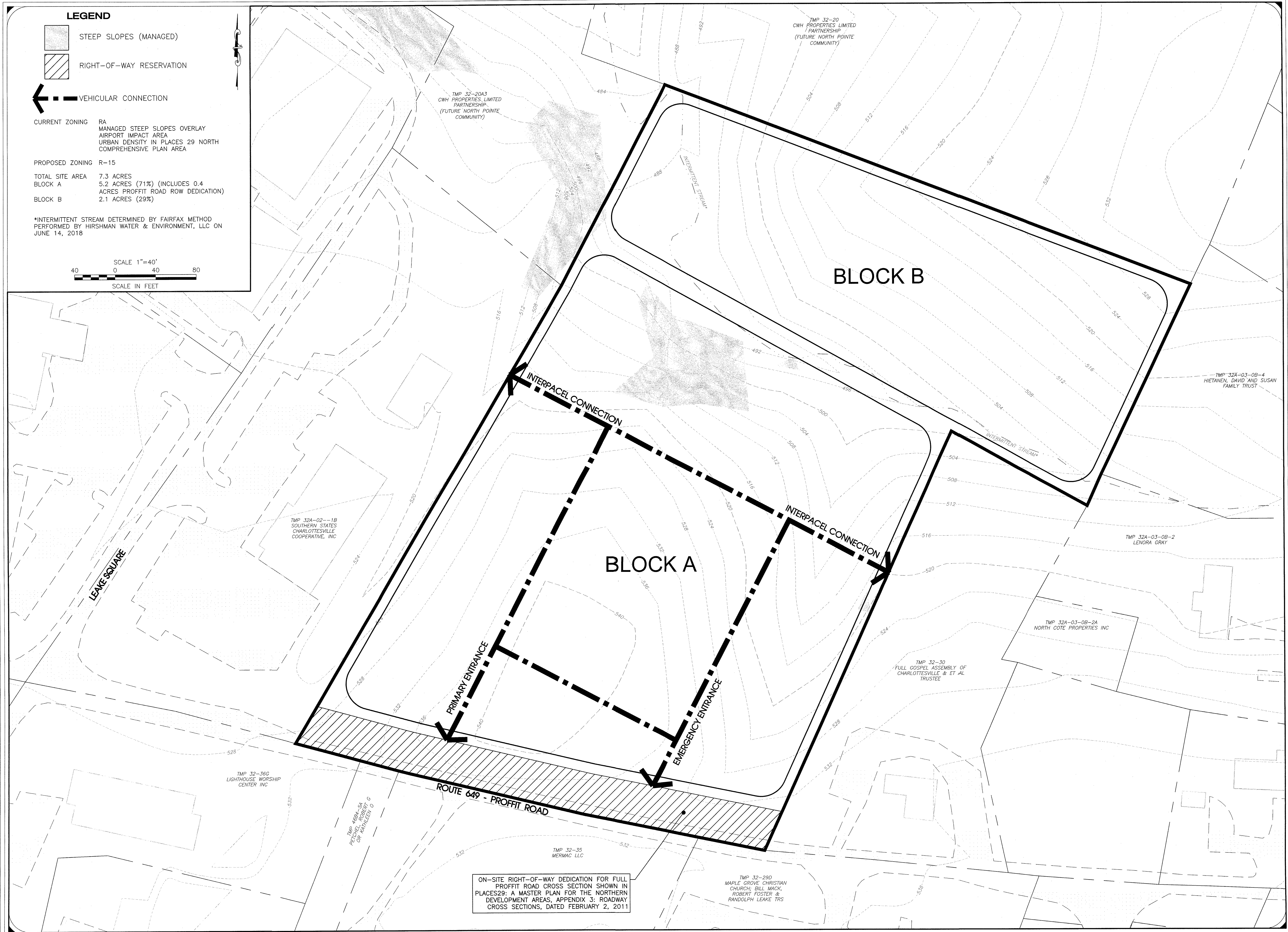
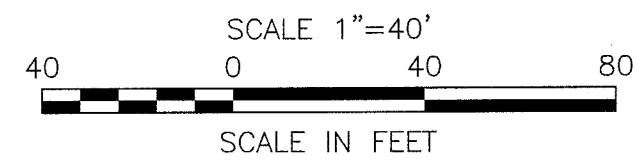
 VEHICULAR CONNECTION

CURRENT ZONING RA
 MANAGED STEEP SLOPES OVERLAY
 AIRPORT IMPACT AREA
 URBAN DENSITY IN PLACES 29 NORTH
 COMPREHENSIVE PLAN AREA

PROPOSED ZONING R-15

TOTAL SITE AREA 7.3 ACRES
 BLOCK A 5.2 ACRES (71%) (INCLUDES 0.4
 ACRES PROFIT ROAD ROW DEDICATION)
 BLOCK B 2.1 ACRES (29%)

*INTERMITTENT STREAM DETERMINED BY FAIRFAX METHOD
 PERFORMED BY HIRSHMAN WATER & ENVIRONMENT, LLC ON
 JUNE 14, 2018



ON-SITE RIGHT-OF-WAY DEDICATION FOR FULL
 PROFIT ROAD CROSS SECTION SHOWN IN
 PLACES29: A MASTER PLAN FOR THE NORTHERN
 DEVELOPMENT AREAS, APPENDIX 3: ROADWAY
 CROSS SECTIONS, DATED FEBRUARY 2, 2011

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 REV. COMMENTS

DATE
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SCALE
 1" = 40'


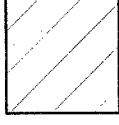


CONTOUR INTERVAL
 2 FOOT

BLOCK PLAN
ZONING MAP AMENDMENT
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 ALBEMARLE COUNTY, VIRGINIA

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SHEET
 2 of 4

LEGEND

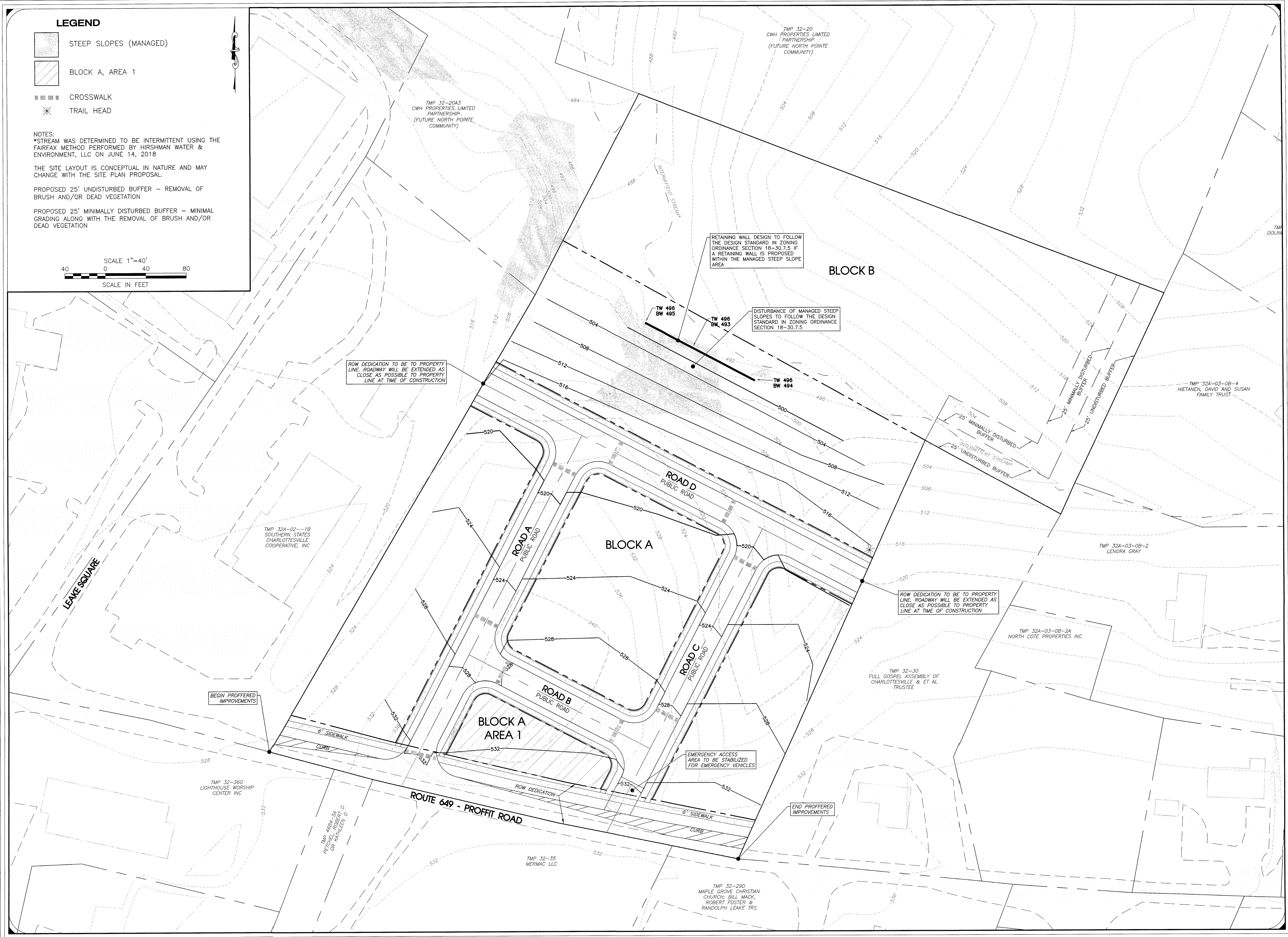
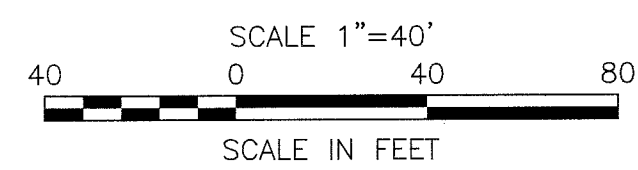
-  STEEP SLOPES (MANAGED)
-  BLOCK A, AREA 1
-  CROSSWALK
-  TRAIL HEAD

NOTES:
 *STREAM WAS DETERMINED TO BE INTERMITTENT USING THE FAIRFAX METHOD PERFORMED BY HIRSHMAN WATER & ENVIRONMENT, LLC ON JUNE 14, 2018

THE SITE LAYOUT IS CONCEPTUAL IN NATURE AND MAY CHANGE WITH THE SITE PLAN PROPOSAL.

PROPOSED 25' UNDISTURBED BUFFER - REMOVAL OF BRUSH AND/OR DEAD VEGETATION

PROPOSED 25' MINIMALLY DISTURBED BUFFER - MINIMAL GRADING ALONG WITH THE REMOVAL OF BRUSH AND/OR DEAD VEGETATION



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DATE
 JUNE 28, 2018

SCALE
 1" = 40'

CONTOUR INTERVAL
 4 FOOT

**CONCEPTUAL SITE LAYOUT
 & GRADING PLAN
 ZONING MAP AMENDMENT
 3223 PROFFIT ROAD**
 ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER
 17.0153

SHEET
 3 of 4

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CONTOUR INTERVAL
4 FOOT

**POTENTIAL ROAD IMPROVEMENTS
 ZONING MAP AMENDMENT
 3223 PROFIT ROAD**
 ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER

17.0153

SHEET

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