

REZONING APPLICATION PLAN FOR **RIO POINT DEVELOPMENT**

COUNTY OF ALBEMARLE, VIRGINIA
ZMA 2019-00008
04/02/2021

NOTES

TAX MAP PARCEL AND OWNER INFO: 06100-00-00-16700
TOTAL ACRES: 1.58 AC

06100-00-00-167C0
TOTAL ACRES: 25.73 AC

123 EAST MAIN ST 5TH FLOOR
CHARLOTTESVILLE, VA 22902

TOTAL ACRES (BOTH PARCELS): 27.31 AC

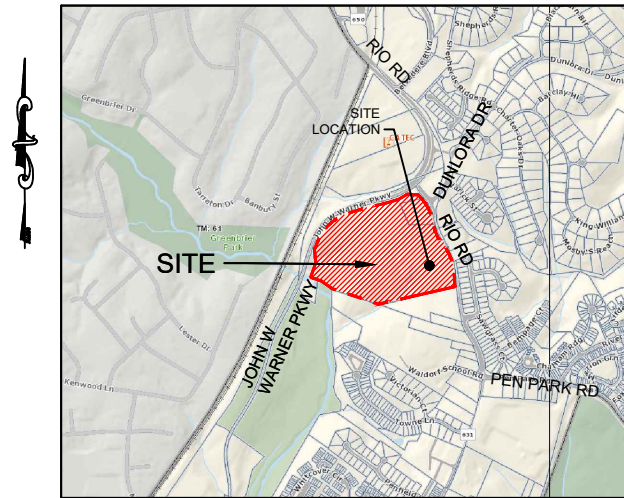
EXISTING ZONING: R-4 RESIDENTIAL

PROPOSED ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD)

MAGISTERIAL DISTRICT: RIO

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY: TIMMONS GROUP
DATED 12/11/2020

WATER AND SEWER: ALBEMARLE COUNTY SERVICE AUTHORITY



VICINITY MAP

$$1'' = 2000'$$

DEVELOPER:

RIO POINT LLC
123 EAST MAIN STREET
CHARLOTTESVILLE, VA 22902

ENGINEER OF RECORD:

TIMMONS GROUP
608 PRESTON AVE. SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: CRAIG KOTARSKI, P.E.
TELEPHONE: (434) 327-1688

Sheet List Table

Sheet Number	Sheet Title
SHEET 0	COVER SHEET
SHEET 1	SITE LAYOUT PLAN
SHEET 2	NOTES
SHEET 3	GRADING PLAN
SHEET 4	FRONTAGE IMPROVEMENTS

NUMBER OF SHEETS = 5

THIS DRAWING PREPARED AT THE
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RIO POINT APPLICATION PLAN

DATE	REVISION DESCRIPTION
06/04/2021	REVISED PER COMMENTS

DATE
04/02/21

DRAWN BY
J. DENKO

DESIGNED BY
J. DENKO

CHECKED BY
C. KOTARSKI

SCALE
N/A

TIMMONS GROUP 

RIO POINT DEVELOPMENT

COVER SHEET

JOB NO.
46883

SHEET NO.
SHEET 0

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GENERAL NOTES:

OWNERS:

DEVELOPER:

TAX MAP & ZONING:

TOTAL PROJECT AREA:

TMP 06100-00-00-16700

RIO POINT LLC

123 EAST MAIN ST 5TH FLOOR

CHARLOTTESVILLE, VA 22902

TMP 06100-00-00-167C0

RIO POINT LLC

123 EAST MAIN ST 5TH FLOOR

CHARLOTTESVILLE, VA 22902

ENGINEER: TIMMONS GROUP

608 PRESTON AVE

CHARLOTTESVILLE, VA 22903

06100-00-00-16700

06100-00-00167C0

D.B 1688, PG. 564

D.B. 1681, PG. 174

R-4 RESIDENTIAL

R-4 RESIDENTIAL

06100-00-00-16700

-

1.58 AC

06100-00-00-167C0

-

25.73 AC

27.31 AC TOTAL

AREA DEDICATED TO PUBLIC R/W =

0.82 AC

TOTAL DEVELOPABLE AREA =

26.49 AC

OPEN SPACE PROVIDED:

COMMON OPEN SPACE AREA = 7.49 AC (MIN.)

OPEN SPACE TO BE DEDICATED TO PUBLIC USE = 1.1 AC

ACTIVE RECREATION AREA = 1.0 AC (MIN.)

CONSERVATION AREA DEDICATED TO PUBLIC USE = 5.89 AC

GREENWAY TO BE DEDICATED TO PUBLIC USE = 0.12 AC

TOTAL OPEN SPACE PROVIDED = 15.6 AC MIN (58.99%)

(MIN. O.S. CALCULATION: (26.49 AC - (CONSERV. AREA 5.89 AC) - (PARK1.1AC) - (GREENWAY 0.12AC)) X 25%

MIN. REQUIRED OPEN SPACE = 4.85 AC

PROVIDED OPEN SPACE = 7.49 AC (COMMON) + 1.0 AC (ACTIVE) = 8.5 AC

PROPOSED ZONING:

PLANNED RESIDENTIAL DEVELOPMENT (PRD)

NOTE: PROPERTY SHALL STILL COMPLY WITH EXISTING ZONING OVERLAY DISTRICTS: AIRPORT IMPACT AREA OVERLAY DISTRICT (AIA), FLOODPLAIN HAZARD OVERLAY DISTRICT (FH), AREAS OF MANAGED AND PRESERVED SLOPES OVERLAY DISTRICT, AND ENTRANCE CORRIDOR OVERLAY DISTRICT (EC). THESE OVERLAY DISTRICTS ARE NOT BEING REVISED AS PART OF THE PROJECT.

TOPOGRAPHY:

TOPOGRAPHY & BOUNDARY INFORMATION COMPILED BY TIMMONS GROUP DATED 12/11/2020.

DATUM:

NAD 83

NET DENSITY:

OVERALL NET DENSITY CALCULATIONS (BASED ON THE ALB. COUNTY GIS COMPREHENSIVE PLAN MAPS)

NEIGHBORHOOD SERVICE CENTER (3-20 UNIT/ACRE) x 5.33 ACRES = 15 UNITS (MIN.) & 106 UNITS (MAX) URBAN DENSITY RESIDENTIAL (6.01 -34 UNITS/ACRE) x 14.95 ACRES = 89 UNITS (MIN.) & 508 UNITS (MAX) PUBLIC & PRIVATE OPEN SPACE AREA (ZERO UNITS/ACRE) = 0 UNITS (MIN. & MAX) OVERALL ALLOWABLE NET DENSITY: 104 UNITS (MIN.) TO 614 UNITS (MAX.)

NOTE:

MAXIMUM NUMBER OF PROPOSED RESIDENTIAL UNITS SHALL NOT EXCEED 328 UNITS WITH THIS APPLICATION PLAN (12.01 DU/ACRE).

ALLOWABLE USES:

THE ALLOWABLE USES FOR THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH SECTION 18-19.3 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

BUILDING HEIGHTS:

THE MAXIMUM BUILDING HEIGHT FOR THIS DEVELOPMENT SHALL BE A 3 STORY BUILDING WITH A BUILDING HEIGHT NOT TO EXCEED 45 FEET. 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.

ACCESS:

THE PROJECT CURRENTLY HAS (2) ACCESS POINTS FROM RIO ROAD THAT WILL SERVE AS ACCESS TO THE SITE. THE DEVELOPMENT IS PROPOSING AN INTERCONNECTION TO TMP 61-167A AS SHOWN ON THE APPLICATION PLAN. THERE IS ALSO A PEDESTRIAN AND BICYCLE CONNECTION FROM THE PROPERTY TO THE CITY OF CHARLOTTESVILLE PROPERTY ADJACENT TO THE DEVELOPMENT.

PARKING:

PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.4.12 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

FIRE & RESCUE:

THE PROJECT SHALL CONFORM WITH ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE. ALL DRIVE LANES WITHIN THE APARTMENT COMPLEX THAT ARE ADJACENT TO A BUILDING ENVELOPE SHALL BE 26' IN WIDTH FOR FIRE PROTECTION OF THE 3 STORY BUILDINGS.

UTILITIES:

ALBEMARLE COUNTY SERVICE AUTHORITY

WATERSHED:

RIVANNA RIVER - MEADOW CREEK

FLOODPLAIN:

THERE IS A FLOODPLAIN LOCATED ON THIS SITE. FEMA MAP ID 51003C0280D DATED FEBRUARY 4, 2005. IN ADDITION, A DAM BREACH INUNDATION ZONE EXISTS ON THE PROPERTY FOR THE SOUTH RIVANNA DAM, WHICH IS A FEDERAL DAM LOCATED UPSTREAM OF THE PROPERTY.

LAND DEDICATED TO PUBLIC USE:

1. 1.1+/- ACRES OF OPEN SPACE IS AVAILABLE UPON REQUEST TO BE DEDICATED TO PUBLIC USES AS SHOWN ON THE APPLICATION PLAN FOR A TRAILHEAD. DURING SITE PLANNING, THE DEVELOPER WILL COORDINATE WITH THE COUNTY PARK AUTHORITIES TO DESIGN THE AMENITIES AND LANDSCAPING WITHIN THE TRAILHEAD PARK. THE DEVELOPERS SHALL CONSTRUCT ALL IMPROVEMENTS WITHIN THE TRAILHEAD PARK.

2. 0.82+/- ACRES OF RIGHT OF WAY SHALL BE DEDICATED TO PUBLIC USE AS SHOWN ON THE APPLICATION PLAN FOR INTERSECTION IMPROVEMENTS AT RIO RD AND JOHN W. WARNER PKWY. ALONG RIO ROAD, A 10' CLASS A – TYPE 2 SHARED USE PATH SHALL BE CONSTRUCTED, AS SHOWN ON THE APPLICATION PLAN.

BUILDING ARCHITECTURE:

BUILDINGS WITHIN VIEW OF THE JOHN WARNER PARKWAY AND ADJACENT TO RIO ROAD WILL INCLUDE A VARIETY OF ARCHITECTURAL MATERIALS AND COLORS, PORCHES AND PROJECTIONS, AND OFFSETTING OR STAGGERING PORTIONS OF THE BUILDINGS, IN ADDITION TO THE USE OF PROJECTIONS AND BAYS, AND POSSIBLY TWO-STORY HYPHENS, TO PROMOTE DIVERSITY OF ARCHITECTURAL CHARACTER, TO REDUCE UNIFORMITY AMONG THE BUILDINGS, TO ESTABLISH HUMAN SCALE, AND TO BREAK UP THE MASS OF THE BUILDINGS AND THE ROOF LINES.

BUFFERS:

WITHIN THE LANDSCAPE BUFFER SHOWN ON THE APPLICATION PLAN, THE DEVELOPER WILL EITHER RETAIN THE EXISTING NATURAL UNDISTURBED VEGETATION AND/OR PLANT A MIX OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS LOCALLY NATIVE TO VIRGINIA AT A DEPTH OF THIRTY FEET (30') WITHIN THE FIFTY FOOT (50') BUFFER AND AT A DEPTH OF TWENTY FEET (20') WITHIN THE THIRTY FOOT (30') BUFFER. THE BUFFER WILL ACHIEVE A NATURALISTIC ARRANGEMENT OF TREES AND SHRUBS IN A MIX OF DECIDUOUS AND EVERGREEN SPECIES AND WILL INCLUDE LARGE TREES. PROPOSED SPECIES WILL BE REVIEWED BY THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OR HIS/HER DESIGNEE AT THE SITE PLAN STAGE. ALL PLANTINGS WILL CONFORM TO CURRENT ANSI STANDARDS FOR NURSERY STOCK. INSTALLATION AND MAINTENANCE OF THE LANDSCAPE BUFFER, BOTH IN THE EXISTING AND FUTURE PARK LAND, WILL BE THE RESPONSIBILITY OF THE DEVELOPER, AND THE APPROPRIATE EASEMENTS AND MAINTENANCE AGREEMENTS WILL BE OBTAINED FROM THE COUNTY AND/OR CITY PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY (CO). PEDESTRIAN AND/OR VEHICULAR CONNECTIONS TO THE TRAILHEAD PARK ARE PERMITTED WITHIN THE BUFFER.

AFFORDABLE HOUSING:

15% OF THE TOTAL NUMBER OF DWELLING UNITS SHALL BE AFFORDABLE HOUSING RENTALS FOR 10 YEARS FOLLOWING THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. RENTS FOR SUCH UNITS SHALL MAKE THEM AFFORDABLE TO THOSE EARNING 80% OF AREA MEDIAN INCOME. AFFORDABLE RATES SHALL BE OFFERED FOR AT LEAST TEN (10) YEARS FOLLOWING ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE PROPERTY OWNER SHALL MAINTAIN RECORDS DOCUMENTING THE HOUSEHOLD INCOME OF THE OCCUPANTS OF THE AFFORDABLE UNITS, AND UPON REQUEST BY THE COUNTY, THE PROPERTY OWNER SHALL PROVIDE THESE RECORDS TO THE COUNTY ON AN ANNUAL BASIS.

NOTES:

1. INTERIOR SIDEWALKS FOR THE PEDESTRIAN NETWORK THROUGHOUT THE APARTMENT COMPLEX SHALL BE INCLUDED IN THE BUILDING ENVELOPE AREAS AND TRAVELWAY/PARKING ENVELOPE AREAS AS SHOWN ON THE APPLICATION PLAN.

2. THE PROPERTY SHALL BE DEVELOPED IN GENERAL ACCORD WITH THE KEY FEATURES OF THIS APPLICATION PLAN, INCLUDING THE DEDICATION OF 1.1 ACRES FOR A TRAILHEAD PARK. MINOR VARIATIONS FROM THIS PLAN ARE PERMITTED, IN ACCORDANCE WITH ALBEMARLE COUNTY ZONING REQUIREMENTS AND REGULATIONS.

3. ACTIVE RECREATION AREA SHALL INCLUDE A CLUBHOUSE, FITNESS AREA, SWIMMING POOL, AND RECREATION FIELD, AND ADDITIONAL FACILITIES MAY BE PROVIDED AT THE OWNER'S DISCRETION AND ANY EQUIVALENT AMENITIES, AS DETERMINED BY PLANNING, MAY BE SUBSTITUTED. ALL PROJECT AMENITIES MUST BE COMPLETED PRIOR TO 50% OF THE UNITS RECEIVING CERTIFICATE OF OCCUPANCIES. ADDITIONAL RECREATIONAL AREAS MAY BE PROVIDED WITHIN THE 7.49 ACRES OF COMMON OPEN SPACE AREA. THE TOTAL ACREAGE OF COMMON OPEN SPACE (INCLUDING THE ACTIVE RECREATIONAL AREA) SHALL BE A MINIMUM OF 8.49 ACRES. THE MINIMUM ACREAGE OF ACTIVE RECREATION AREA SHALL BE 1.0 ACRES.

4. THE DEVELOPER SHALL DESIGN AND CONSTRUCT PARK AMENITIES FOR THE "TRAILHEAD PARK". THE AMENITIES SHALL INCLUDE THE ASPHALT PARKING AREA WITH A MINIMUM OF 12 PARKING SPACES, BENCHES, TRAIL CONNECTIONS, LANDSCAPING, PUBLIC ART, AND A GAZEBO OR OTHER SMALL STRUCTURE. TRAIL ALONG RIO ROAD SHALL BE A 10' WIDE CLASS A - TYPE 2 LOW MAINTENANCE SHARED USE PATH AS DEFINED IN THE ALBEMARLE COUNTY DESIGN STANDARDS MANUAL.

5. A MINIMUM OF 75% OF THE REQUIRED PHOSPHORUS NUTRIENT REDUCTIONS SHALL BE ACHIEVED ONSITE.

RECREATION SPACE REQUIREMENTS

REQUIRED

TOT LOTS: 1 TOT LOT FOR THE FIRST 30 UNITS, 1 TOT LOT FOR EACH ADDITIONAL 50 UNITS = 7 TOT LOTS

TOT LOT SIZE: 5,000 SF

BASKETBALL COURT: ONE-HALF COURT FOR BASKETBALL FOR EACH 100 UNITS = 3 HALF COURTS

HALF BASKET BALL COURT: 2,100 SF

TOTAL AREA REQUIRED: 5,000SF * 7 + 2,100SF * 3 = 41,300SF = 0.95 AC

PROVIDED

ACTIVE RECREATION AREA: 1.0 AC

CLUBHOUSE

FITNESS AREA

SWIMMING POOL

RECREATION FIELD

TRAILHEAD PARK: 1.1 AC

GREENWAY TRAIL: 0.65 AC

TOTAL AREA PROVIDED: 1.0 AC + 1.1 AC + 0.65 AC = 2.75 AC

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REVISION DESCRIPTION

REVISED PER COMMENTS

DRAWN BY

J. DENKO

DESIGNED BY

J. DENKO

CHECKED BY

C. KOTARSKI

SCALE

N/A

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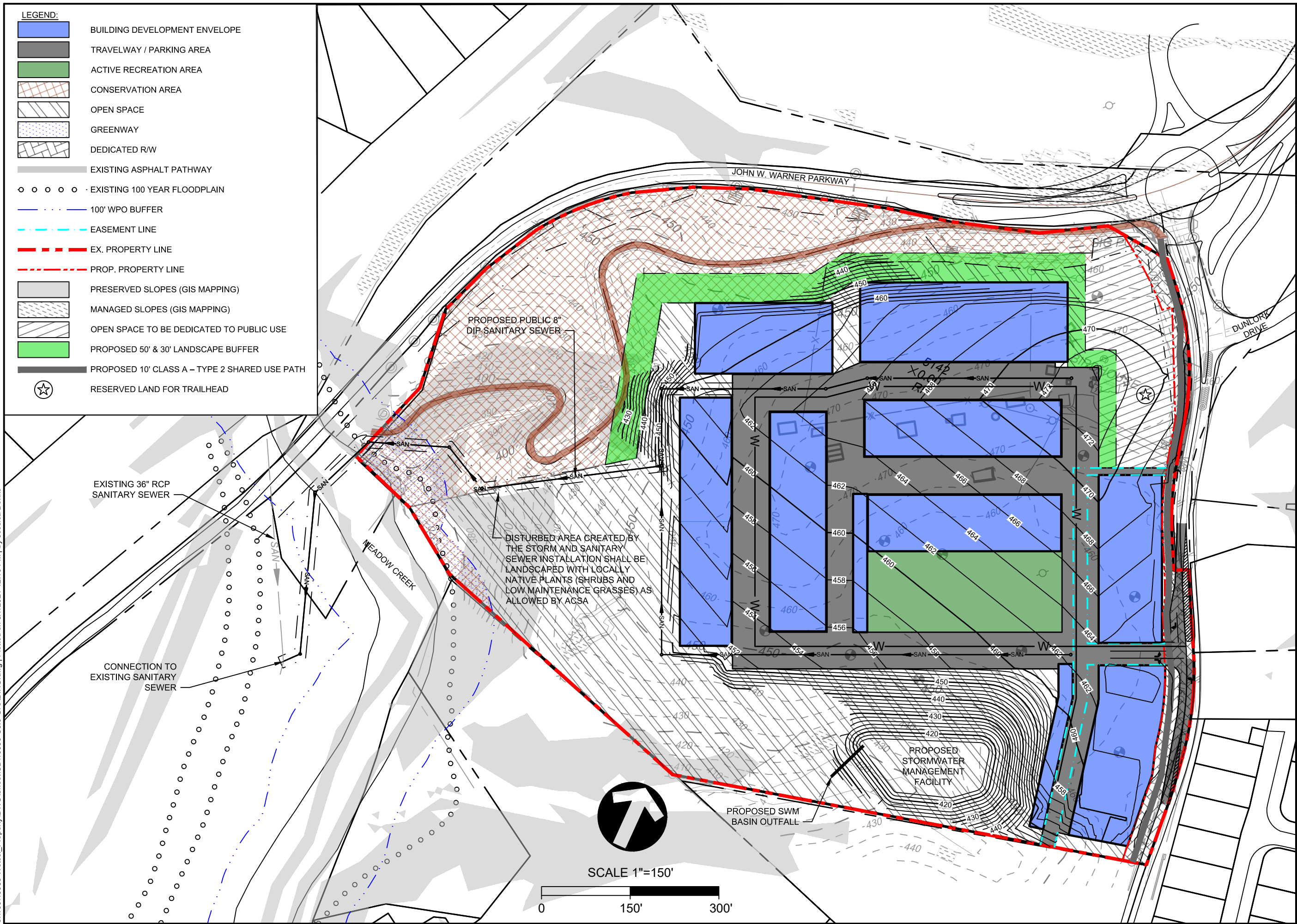
TIMMONS GROUP

RIO POINT DEVELOPMENT

ALBEMARLE COUNTY

NOTES

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<div> <div> RIO POINT DEVELOPMENT </div> <div> ALBEMARLE COUNTY </div> <div> GRADING PLAN </div> </div>		<div> <div>DATE</div> <div>06/04/2021</div> </div>		<div> <div>REVISION DESCRIPTION</div> <div>REVISED PER COMMENTS</div> </div>	
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		<div> <div>DESIGNED BY</div> <div>J. DENKO</div> </div>		<div> <div>CHECKED BY</div> <div>C. KOTARSKI</div> </div>	
		<div> <div>SCALE</div> <div>AS SHOWN</div> </div>		<div> <div>JOB NO.</div> <div>46883</div> </div>	
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