

REZONING APPLICATION PLAN AMENDMENT TO BLOCK 1 FOR
RIVERSIDE VILLAGE
 TMP 078G0-00-01-000A0
 RIVANNA DISTRICT, ALBEMARLE COUNTY, VIRGINIA
 ZMA2022-00010
 AN AMENDMENT TO ZMA2016-00019

VICINITY MAP SCALE: 1"=1,000'

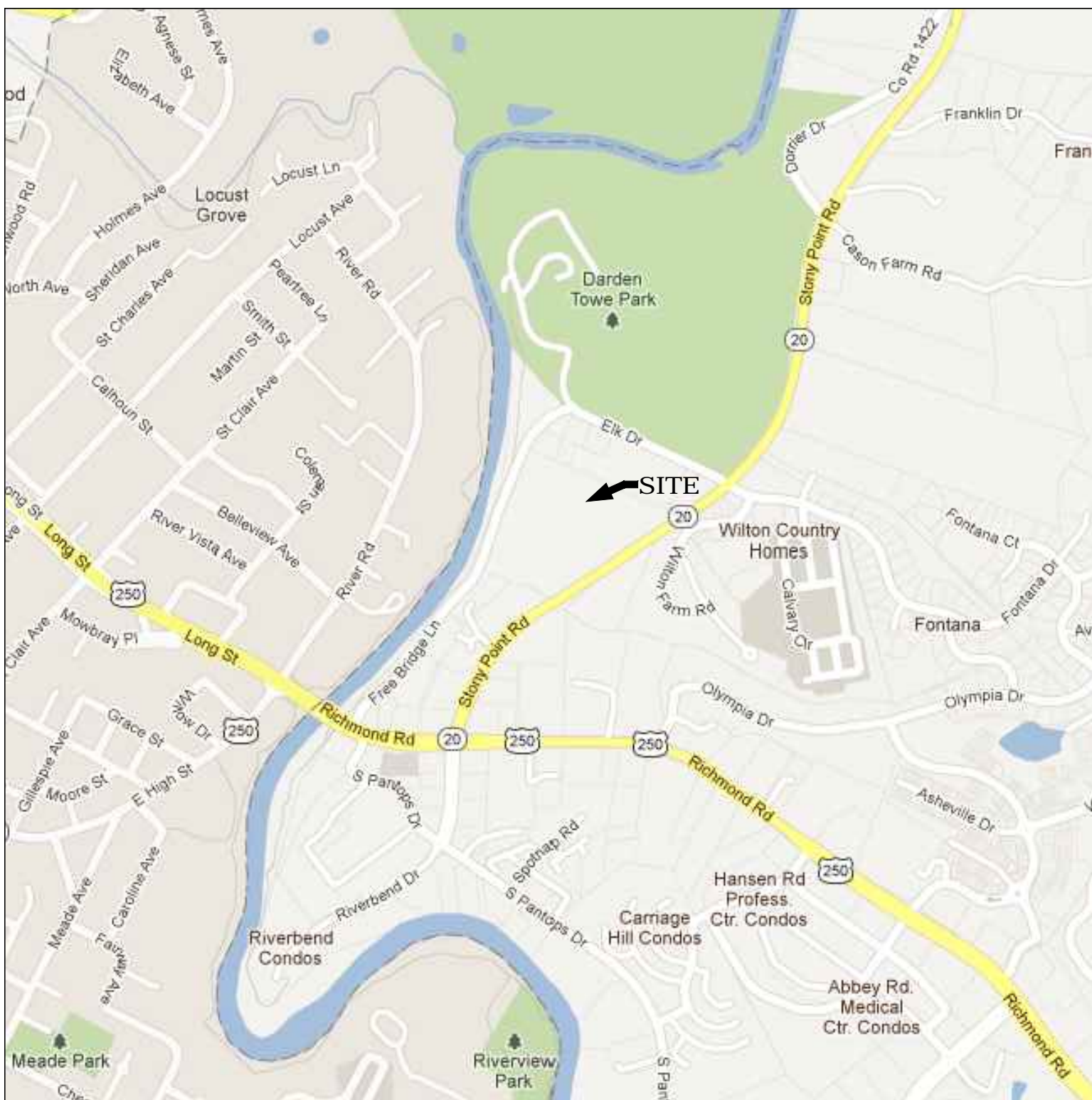


IMAGE PROVIDED BY GOOGLE MAPS

SHEET INDEX

- C1 - COVER SHEET
- C2 - REGIONAL CONTEXT MAP & PARCEL OVERVIEW
- C3 - EXISTING CONDITIONS
- C4 - BLOCK PLAN
- C5 - CODE OF DEVELOPMENT
- C6 - CODE OF DEVELOPMENT
- C7 - SITE SECTIONS & PROPOSED ROUTE 20 IMPROVEMENTS

ZMA2022-00010 NOTE:

At the time of this zoning map amendment, Riverside Village has completed construction and the community has built out per the approved NMD plan. Only Block 1, County parcel 78G-00-1-A, is subject to this ZMA amendment. This ZMA seeks to reduce the minimum commercial area in Block 1 from 8,000 SF minimum required to 4,800 SF minimum required.

PROPERTY INFORMATION

OWNER/DEVELOPER:
 SHOPS AT RIVERSIDE LLC
 20 GARRETT ST, SUITE 5
 CHARLOTTESVILLE, VA 22902

LEGAL REFERENCE:
 DB 4475 PG 705
 PARCEL ID 078G0-00-01-000A0 (2.41 ACRES)

MAGISTERIAL DISTRICT:
 RIVANNA

BASE INFORMATION

SOURCE OF BOUNDARY SURVEY:
 BOUNDARY SURVEY COMPLETED BY ROGER W. RAY & ASSOCIATES. DATED 10/15/2012.

SOURCE OF TOPOGRAPHY:
 TWO (2) FOOT CONTOUR INTERVAL TOPOGRAPHY FROM AERIAL SURVEY BY LOUISA AERIAL SURVEYS, INC.

BENCHMARK(S):
 NAVD88

WATER SOURCE:
 ALBEMARLE COUNTY SERVICE AUTHORITY

SEWER SERVICE:
 ALBEMARLE COUNTY SERVICE AUTHORITY

THIS PROPERTY IS ZONED: NMD - NEIGHBORHOOD MODEL DISTRICT, EC - ENTRANCE CORRIDOR

APPLICATION PLAN NOTES:

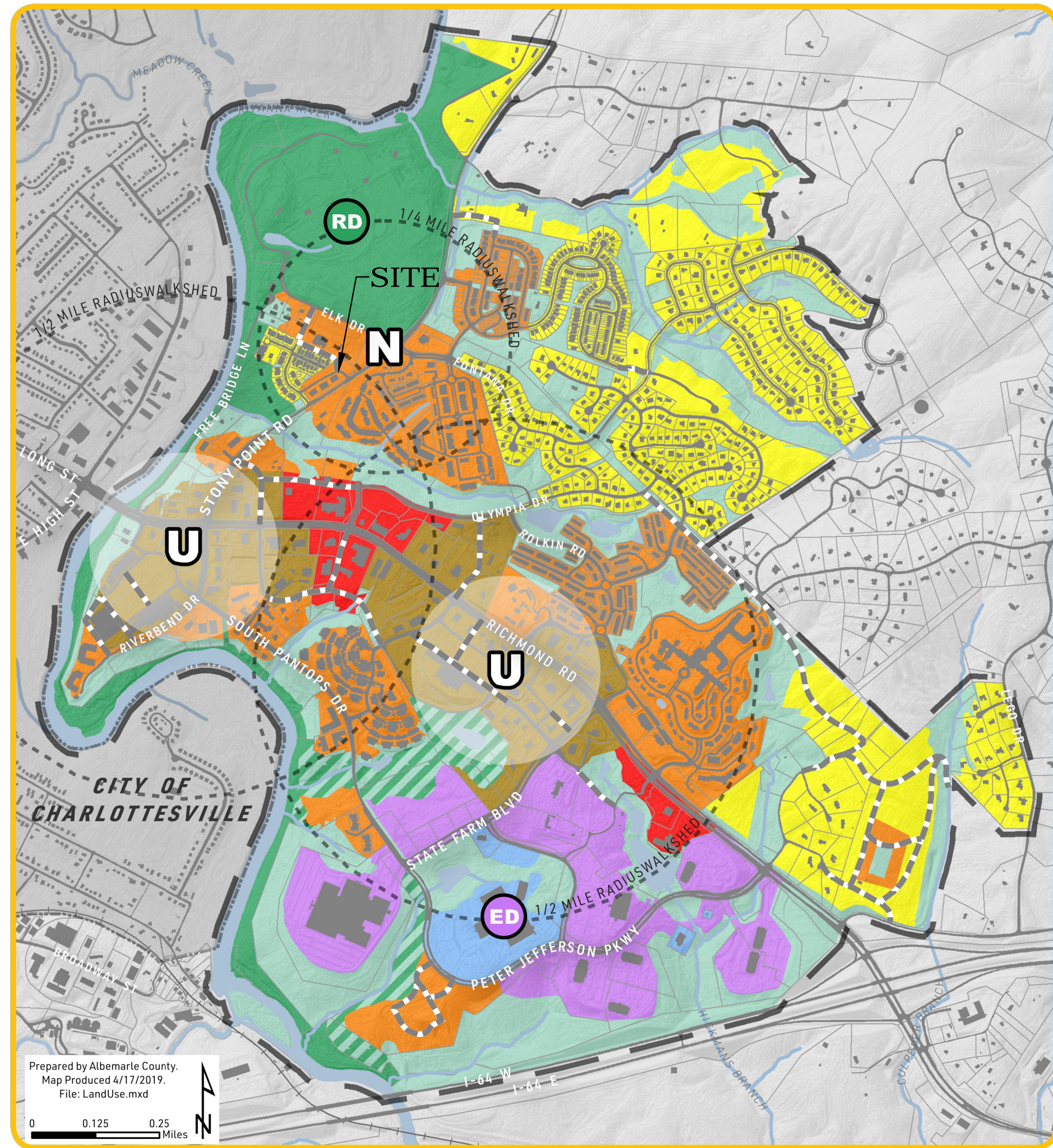
1. THIS PROPERTY IS ZONED NEIGHBORHOOD MODEL DISTRICT. THIS APPLICATION PLAN AND CODE OF DEVELOPMENT REGULATE DEVELOPMENT OF THE PROPERTY.
2. THIS SITE LIES WITHIN THE UPPER RIVANNA RIVER WATERSHED.
3. REFER TO CODE OF DEVELOPMENT ON SHEETS 6 AND 7 FOR PROJECT DESCRIPTION.
4. VARIATIONS TO THIS ZMA APPLICATION PLAN FOR LANDSCAPING REQUIREMENTS AND SETBACK REQUIREMENTS (VARIATION #1 AND #2) WERE APPROVED BY THE BOARD OF SUPERVISORS ON 12/10/2014.
5. 10-17-16 - CHANGES PRESENTED IN THIS REVISED APPLICATION PLAN ARE FOR BLOCK 1 ONLY; THE PLAN REMAINS THE SAME AS APPROVED WITH ZMA20150003 FOR ALL OTHER BLOCKS.
6. 10-17-2022 - CHANGES PRESENTED IN THIS REVISED APPLICATION PLAN ARE FOR BLOCK 1 ONLY; THE PLAN REMAINS THE SAME AS APPROVED WITH ZMA201600019 FOR ALL OTHER BLOCKS.

Rev #	Date	Description
1	11-13-2013	ZMA2012-00002 approved by BOS
2	09-09-2015	ZMA2015-00003 approved by BOS
3	05-10-2017	ZMA2016-00019 approved by BOS
4	02-14-2022	ZMA2021-00010 approved by BOS
5	02-14-2022	ZMA2022-00010 approved by BOS
6	04-11-2023	ZMA2022-00010 revision

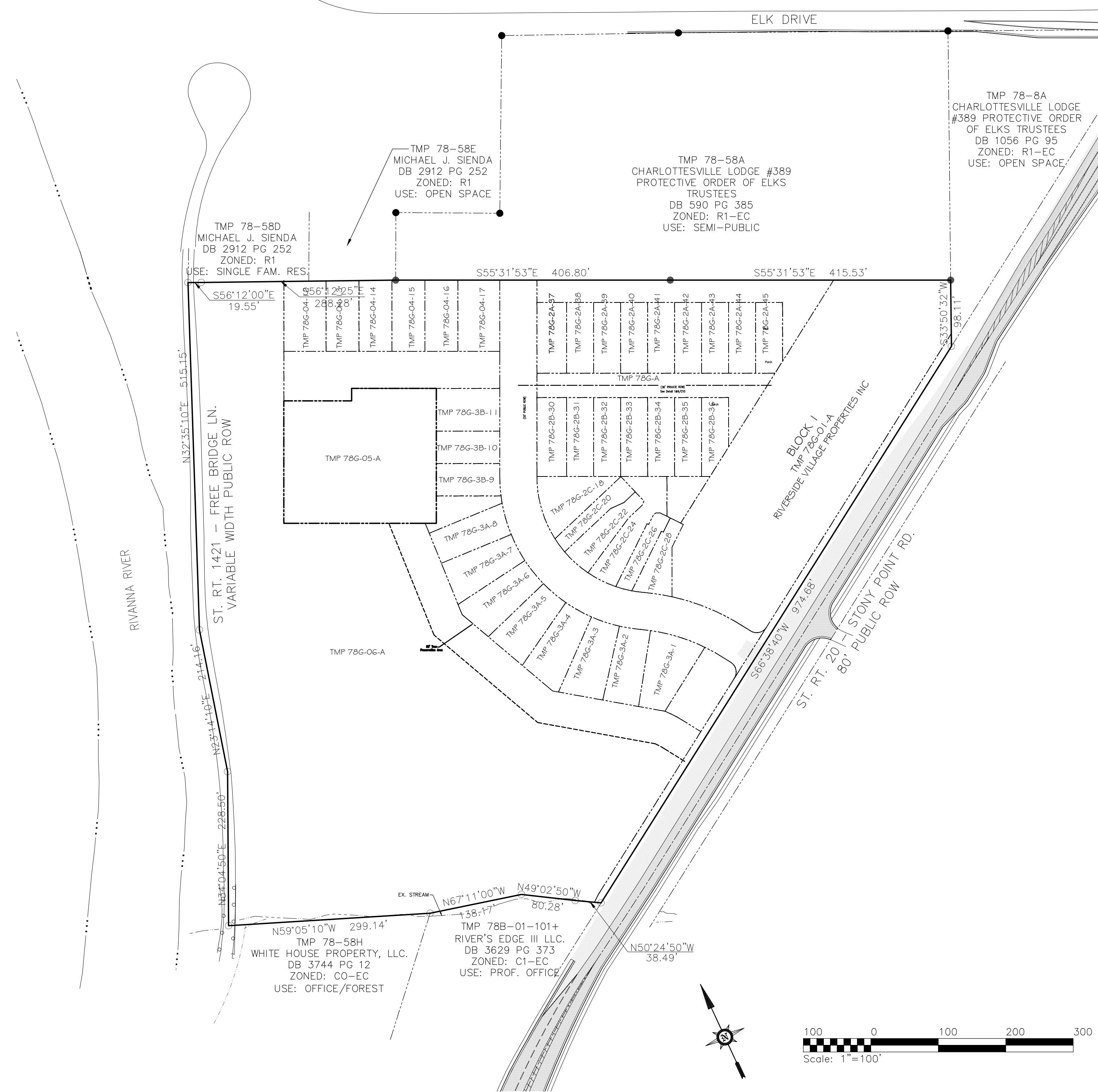
REZONING APPLICATION PLAN FOR:
RIVERSIDE VILLAGE
 ALBEMARLE COUNTY, VIRGINIA

Date	10/17/2022
Scale	N/A
Sheet No.	1 OF 7
File No.	12.009

Future Land Use Plan



REGIONAL CONTEXT MAP - PANTOPS MASTER PLAN

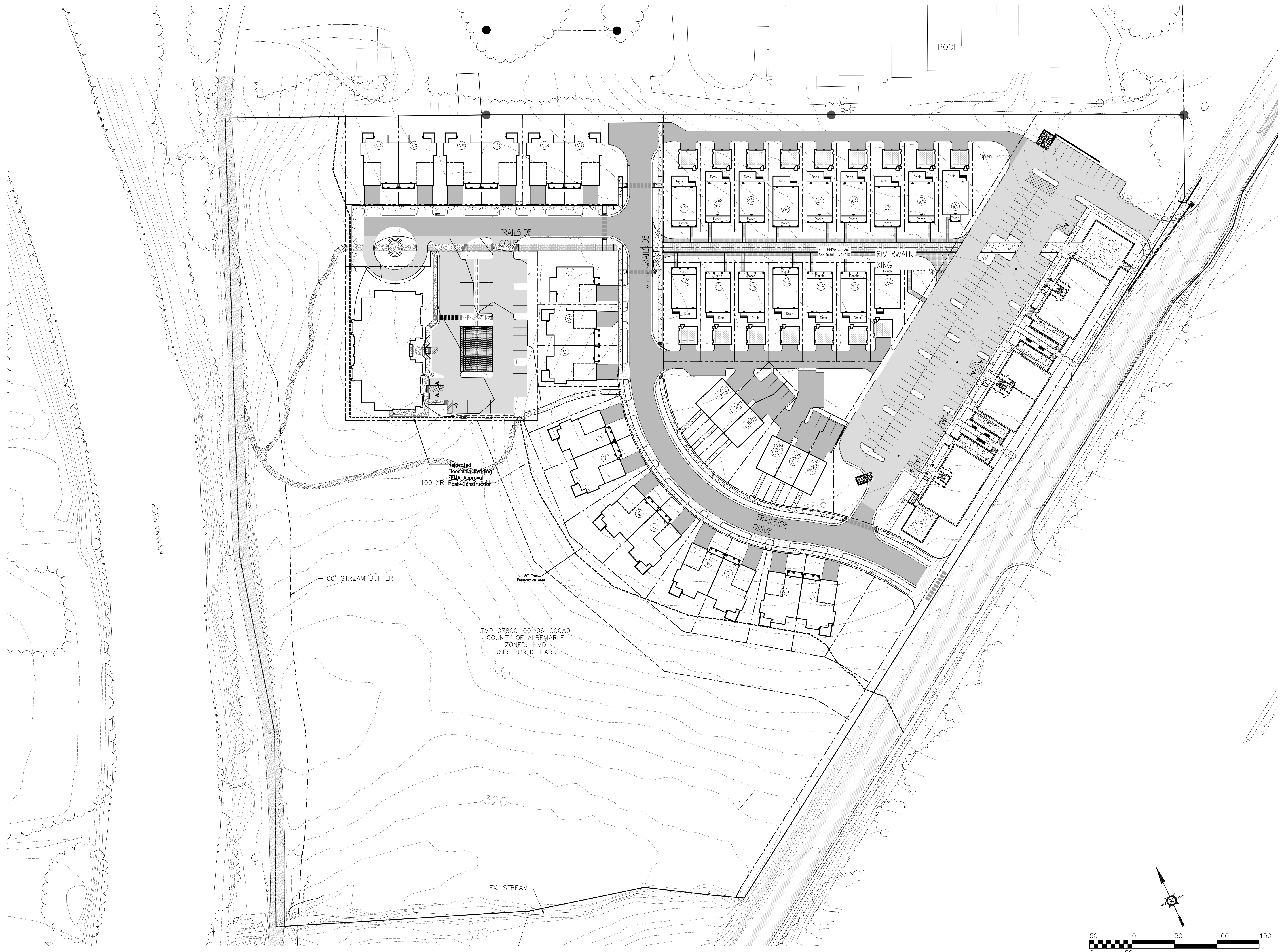


PARCEL OVERVIEW

REGIONAL CONTEXT MAP
 # PARCEL OVERVIEW

Rev #	Date	Description
1	11-13-2013	ZMA2012-00002 approved by BOS
2	09-09-2015	ZMA2015-00003 approved by BOS
3	05-10-2017	ZMA2016-00018 approved by BOS
4	02-15-2022	ZMA2021-00010 approved by BOS
5	02-15-2022	ZMA2021-00010 revision
6	04-11-2023	ZMA2022-00010 revision

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Scale	N/A
Sheet No.	2 OF 7
File No.	12.009



RIVANNA RIVER

100' STREAM BUFFER

Relocated Floodplain Pending FEMA Approval Post-Construction

100 YR

50' Tree Preservation Area

TMP 07800-00-06-000A0
COUNTY OF ALBEMARLE
ZONED: NMD
USE: PUBLIC PARK

EX. STREAM

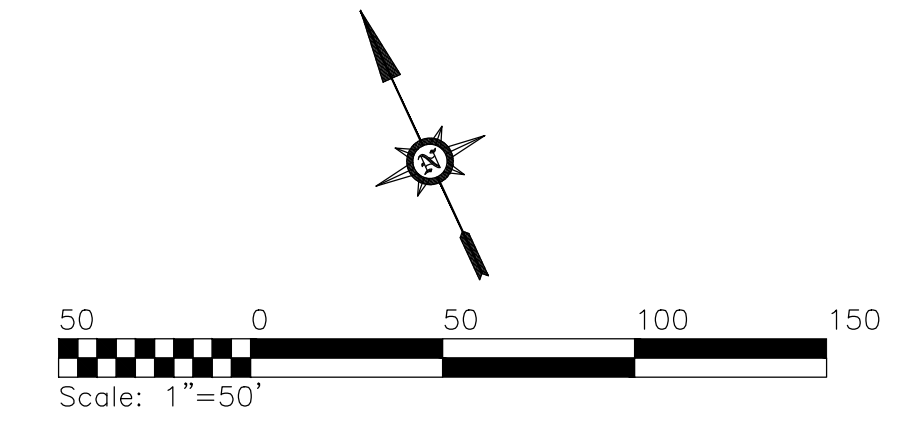
POOL

TRAILSIDE COURT

TRAILSIDE DRIVE

RIVERWALK KING

TRAILSIDE DRIVE



REZONING APPLICATION PLAN FOR:

RIVERSIDE VILLAGE

ALBEMARLE COUNTY, VIRGINIA

Date: 10/17/2022
Scale: 1"=50'
Sheet No.: 3 OF 7
File No.: 12.009

EXISTING CONDITIONS

Rev #	Date	Description
1	11-13-2013	ZMA2012-00002 approved by BOS
2	09-09-2015	ZMA2015-00003 approved by BOS
3	05-10-2017	ZMA2016-00019 approved by BOS
5	02-15-2022	ZMA2021-00010 for COB revision
6	04-11-2023	ZMA2022-00010 revision

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201 E. MAIN ST., SUITE M
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DEVELOPMENT BLOCK SUMMARY

BLOCK	ACREAGE	ALLOWED USE	MINIMUM DWELLING UNITS	MAXIMUM DWELLING UNITS	MAX. BLOCK GROSS DENSITY DU/ACRE	PERMITTED RESIDENTIAL HOUSING	MINIMUM COMMERCIAL SQ. FT.	MAXIMUM COMMERCIAL SQ. FT.
BLOCK 1	2.41	MIX USED	0 UNITS	36 UNITS	14.6	MULTI-FAMILY	4,800 SF	36,000 SF**
BLOCK 2 (A, B, and C)	2.77	RESIDENTIAL	12 UNITS	28 UNITS	10.3	SF ATTACHED SF DETACHED TOWNHOUSE MULTI-FAMILY	NO COMMERCIAL USES PERMITTED	NO COMMERCIAL USES PERMITTED
BLOCK 3 (A and B)	1.56	RESIDENTIAL	8 UNITS	14 UNITS	9.0	SF ATTACHED SF DETACHED	NO COMMERCIAL USES PERMITTED	NO COMMERCIAL USES PERMITTED
BLOCK 4	0.77	RESIDENTIAL	5 UNITS	12 UNITS	15.6	SF ATTACHED SF DETACHED TOWNHOUSE	NO COMMERCIAL USES PERMITTED	NO COMMERCIAL USES PERMITTED
BLOCK 5	0.99	MIXED-USE	6 UNITS	24 UNITS	24.2	MULTI-FAMILY	NO MINIMUM COMMERCIAL SPACE	10,000 SF
BLOCK 6	8.27	OPEN SPACE (PARK DEDICATION)	NO RESIDENTIAL USES PERMITTED	NO RESIDENTIAL USES PERMITTED	N/A	NO RESIDENTIAL USES PERMITTED	NO COMMERCIAL USES PERMITTED	NO COMMERCIAL USES PERMITTED
PUBLIC ROAD EASEMENTS	1.13	ROUTE 20 AND INTERNAL ROAD DEDICATIONS	N/A	N/A	N/A	N/A	N/A	N/A
PRIVATE ROAD EASEMENTS	0.75	INTERNAL ROAD EASEMENTS	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	18.65		31 MINIMUM	105 MAXIMUM	5.7 UNITS/ACRE *		4,800 SF	46,000 SF**

RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH STANDARDS ABOVE:
 REFER TO CODE OF DEVELOPMENT ON SHEETS 5 & 6 FOR DETAILS OF PERMITTED USES.
 COMMERCIAL AND MIXED-USE BUILDINGS IN BLOCK 1 SHALL NOT EXCEED 20,000 GROSS SQUARE FEET PER BUILDING.
 IN ORDER TO REMAIN BELOW THE MAXIMUM ALLOWABLE RESIDENTIAL DEVELOPMENT DENSITY FOR THE ENTIRE SITE, INDIVIDUAL BLOCK MAXIMUM DENSITIES MAY NOT ALL BE ACHIEVED.
 FOR INSTANCE, IF 64 RESIDENTIAL UNITS ARE BUILT IN BLOCKS 1 AND 2, THEN A MAXIMUM OF 41 UNITS MAY BE BUILT IN BLOCKS 3-5 (THUS PROVIDING A SITE TOTAL OF 105 UNITS).
 * MAXIMUM GROSS RESIDENTIAL DENSITY FOR BLOCKS 1-5 = 105/8.5 = 12.4 UNITS PER ACRE
 ** FOR EVERY RESIDENTIAL UNIT APPROVED IN BLOCK 1, THE MAXIMUM COMMERCIAL SQUARE FOOTAGE SHALL BE REDUCED BY 500 SF.

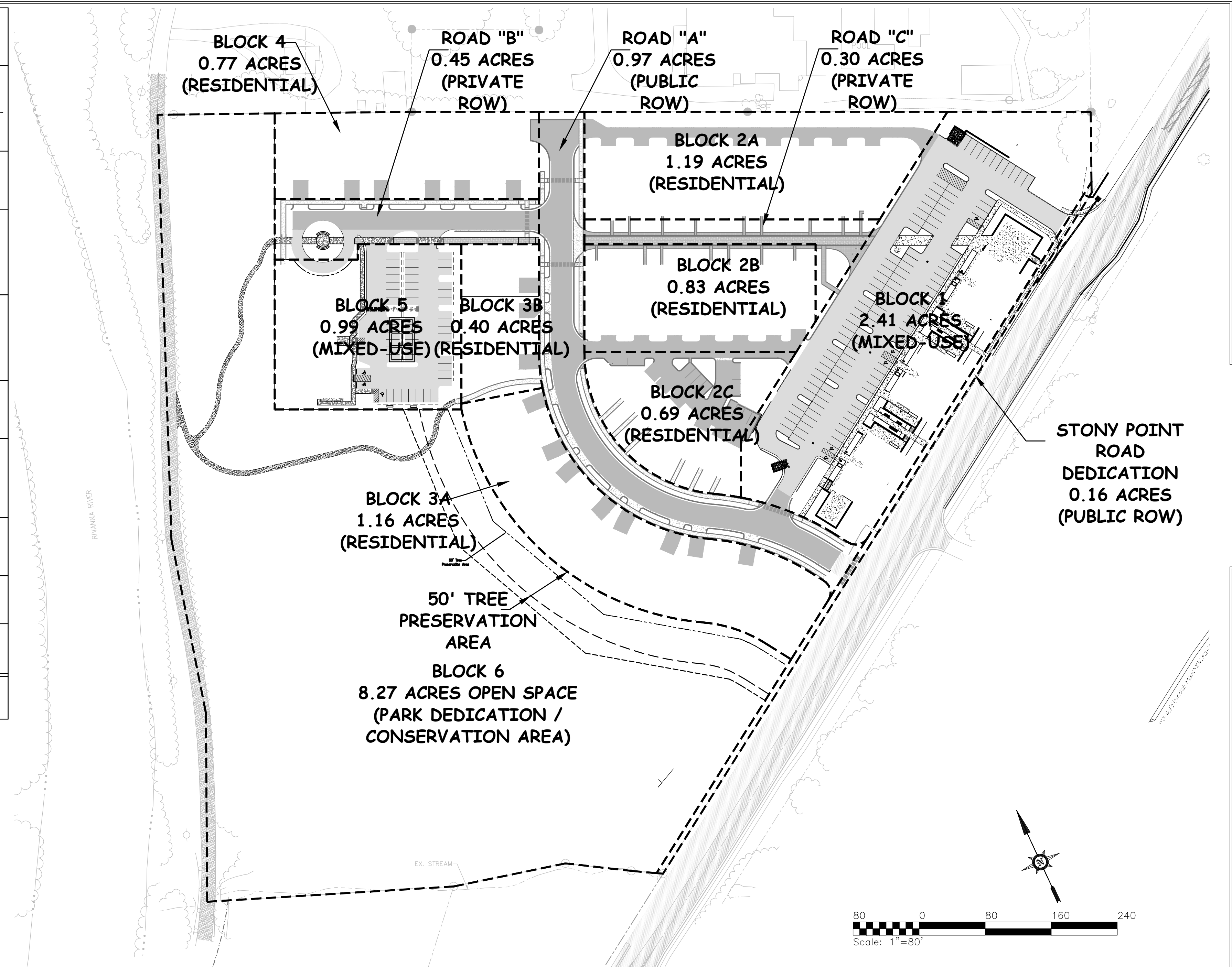
LAND USE SUMMARY

USE	ACREAGE	PERCENTAGE OF TOTAL SITE
COMMERCIAL/MIXED USE	3.46	18.6 %
RESIDENTIAL	5.04	27.0 %
OPEN SPACE	8.27	44.3 %
ROAD DEDICATIONS	1.88	10.1 %
TOTAL	18.65	100.0%

LOT / PARKING / BUILDING REGULATIONS

BLOCK	MIN LOT WIDTH	FRONT BUILD-TO-LINES	FRONT PARKING SETBACK	SIDE BUILDING SETBACK	SIDE PARKING SETBACK	REAR BUILDING SETBACK	REAR PARKING SETBACK	MIN/MAX STORIES	MAX BLDG HEIGHT
BLOCK 1	20'	S.R. 20 ROAD "A" 10'-25' 25'-75'	S.R. 20 ROAD "A" 50' 50'	5'	5'	30'	5'	2-3	45'
BLOCK 2	18'	ROAD "A" 8'-50' ROAD "C" 5'-15'	ROAD "A" 30' ROAD "C" 15'	3'	5'	10'	BLOCK 2A/2C: 5' BLOCK 2B: 0'	1-4	50'
BLOCK 3	30'	ROAD "A" 18'-25' ROAD "B" 18'-25'	ROAD "A" 15' ROAD "B" 10'	3'	5'	10'	5'	1-3	45'
BLOCK 4	20'	ROAD "A" 5'-12' ROAD "B" 18'-25'	ROAD "A" 15' ROAD "B" 10'	3'	5'	20'	10'	1-3	45'
BLOCK 5	30'	ROAD "B" 0'-25' (MIX AND COMMERCIAL)	ROAD "B" 0'	0'	5'	0'	0'	2-4	60'
BLOCK 6	N/A	S.R. 1421: 50' (MIN. SETBACK) S.R. 20: 75' (MIN. SETBACK)	20'	10'	20'	50'	20'	1-2	30'

RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH STANDARDS ABOVE:
 1. PARKING SETBACKS SHOWN ARE ONLY FOR PARKING LOTS WITH FIVE OR MORE SPACES.
 2. A 6' MAINTENANCE EASEMENT, CENTERED ON EACH SIDE LOT LINES SHALL BE PROVIDED IN BLOCKS 2, 3, AND 4.
 3. NO ENCROACHMENT OF ARCHITECTURAL FEATURES OR OVERHANGS ARE PERMITTED WITHIN SIDE SETBACKS FOR BLOCKS 2, 3, AND 4.



PARKING:

- THE MINIMUM OFF-STREET PARKING FOR ALL NON-RESIDENTIAL USES PERMITTED BY-RIGHT IN THE PERMITTED USES TABLE IN THE CODE OF DEVELOPMENT (SECTION IV, SHEET 5), SHALL BE 1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA. SEE SUPPORTING DOCUMENTATION FOR REQUESTED PARKING REDUCTION. ALL OTHER NON-RESIDENTIAL USES SHALL ADHERE TO THE MINIMUM PARKING REQUIREMENT IN ACCORDANCE WITH SECTION 4.12.6 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
- A REDUCTION FROM THE ABOVE REQUIREMENT MAY BE APPROVED BY THE ALBEMARLE COUNTY ZONING ADMINISTRATOR 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 RESIDENTIAL USES SHALL BE 1.5 SPACES FOR 1 BEDROOM UNITS AND 2 SPACES PER UNIT FOR 2 BEDROOM (AND LARGER) UNITS. GUEST PARKING WILL BE PROVIDED PER SECTION 4.12.6 IF PARKING IS PROVIDED ON INDIVIDUAL LOTS RATHER THAN AREAS SHARED BY ALL UNITS IN THE DEVELOPMENT. GARAGE SPACES MAY COUNT TOWARDS THIS OFF-STREET PARKING REQUIREMENT. A PARKING STUDY SHALL BE PROVIDED TO ALBEMARLE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT TO JUSTIFY ANY PARKING REDUCTION BELOW THIS STANDARD.
- ANY SITE PLAN SUBMITTED FOR APPROVAL TO DEVELOP USES IN BLOCK 1 AND/OR BLOCK 5 SHALL INCLUDE A CALCULATION FOR REQUIRED PARKING AND A REQUEST, IF NEEDED, FOR ANY REDUCTION OF THE REQUIREMENTS HEREIN IN ACCORDANCE WITH SECTIONS 4.12.7 AND 4.12.8 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

RECREATION:

- THIS PROPERTY ADJOINS A COUNTY GREENWAY (THE OLD MILLS TRAIL) AND IS WITHIN 400 FEET OF DARDEN TOWNE PARK (PUBLIC). IN ADDITION, AN 8.27 ACRE PUBLIC PARK DEDICATION IS PROVIDED. THE PARK SHALL INCLUDE A CLASS B TRAIL CONNECTION FROM BLOCK 5 TO THE OLD MILLS TRAIL AND A SIDEWALK CONNECTION TO STONY POINT ROAD IS PROVIDED IN BLOCK 1. AN EXISTING COUNTY/CITY OWNED PARKING LOT IS LOCATED AT THE NORTHERNMOST TRAIL CONNECTION TO THE OLD MILLS TRAIL.

TRANSPORTATION:

- ALL FRONTAGE IMPROVEMENTS ALONG S.R. 20 SHALL BE MADE TO ACCOMMODATE PROPOSED CONCEPTUAL DESIGN ON SHEET C8.
- ROAD "A" SHALL BE DESIGNED TO ACCOMMODATE A FUTURE CONNECTION TO ELK DRIVE IN ACCORDANCE WITH THE FANTOP'S MASTER PLAN.

TREE PRESERVATION:

- APPROXIMATELY 0.5 ACRES SHALL BE CLEARED FOR GRADING ALONG S.R. 20 FRONTAGE TO ALLOW FOR ROAD AND SIDEWALK IMPROVEMENTS. TREES GREATER THAN 6" DIAMETER IN THE REMAINING ACREAGE OF BLOCK 6, THE PARK DEDICATION (APPROXIMATELY 6 ACRES) SHALL BE PRESERVED, TO THE GREATEST EXTENT POSSIBLE, PENDING FUTURE PARK IMPROVEMENT PLANS. SOME TREE THINNING SHALL BE PERMITTED TO PROVIDE REASONABLE ACCESS FROM THE MIXED-USE BUILDING IN BLOCK 5 TO THE OLD MILLS TRAIL AS SPECIFIED ABOVE IN "RECREATION".
- A 50' TREE PRESERVATION BUFFER SHALL BE MAINTAINED IN BLOCK 6 AS SHOWN ABOVE ALONG THE BOUNDARY BETWEEN BLOCK 3A AND BLOCK 6.

SIGNAGE AND ARCHITECTURE:

- SEE CODE OF DEVELOPMENT ON SHEETS 5 AND 6 FOR SIGNAGE AND ARCHITECTURAL GUIDELINES.

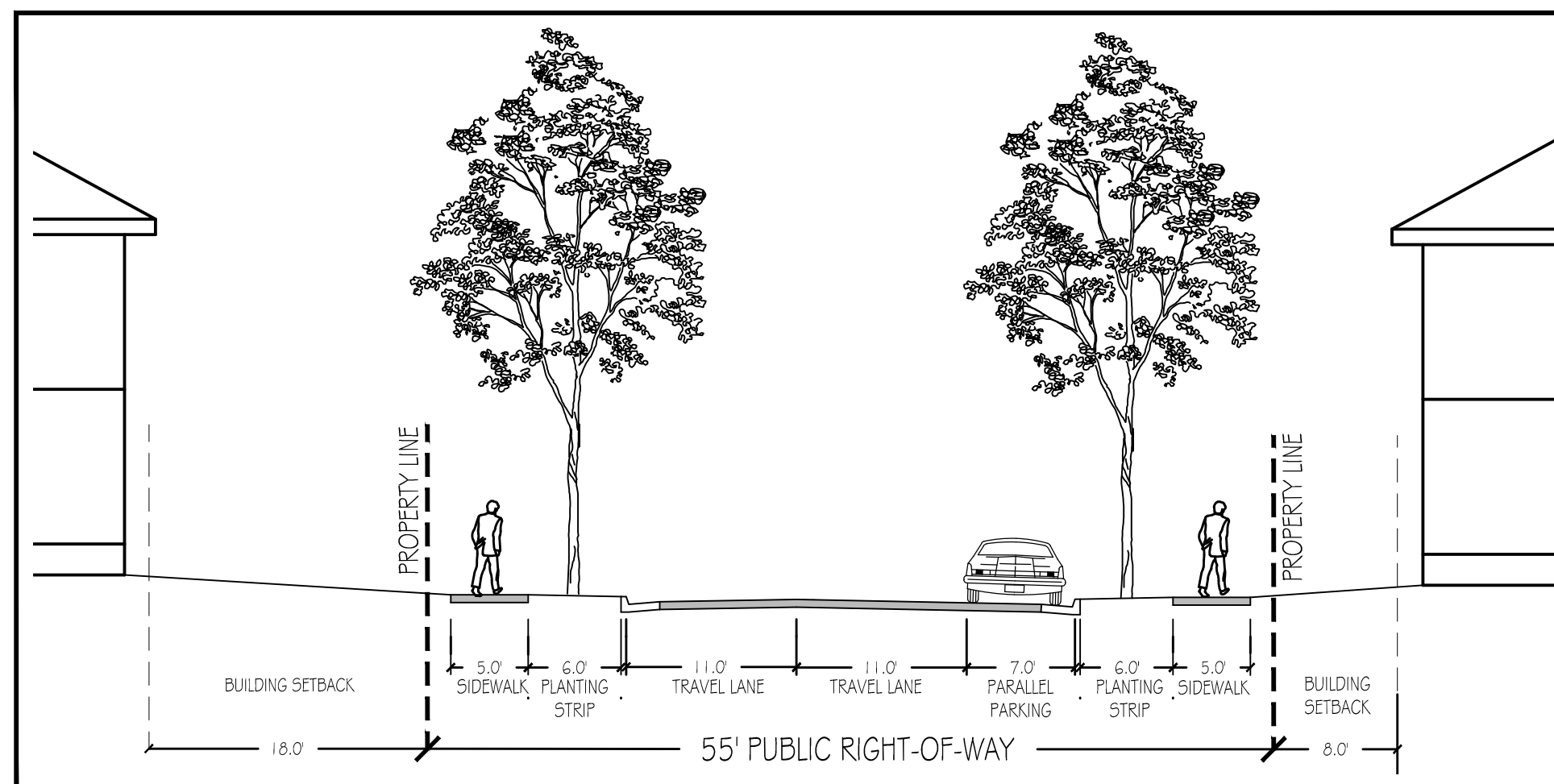
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BLOCK PLAN

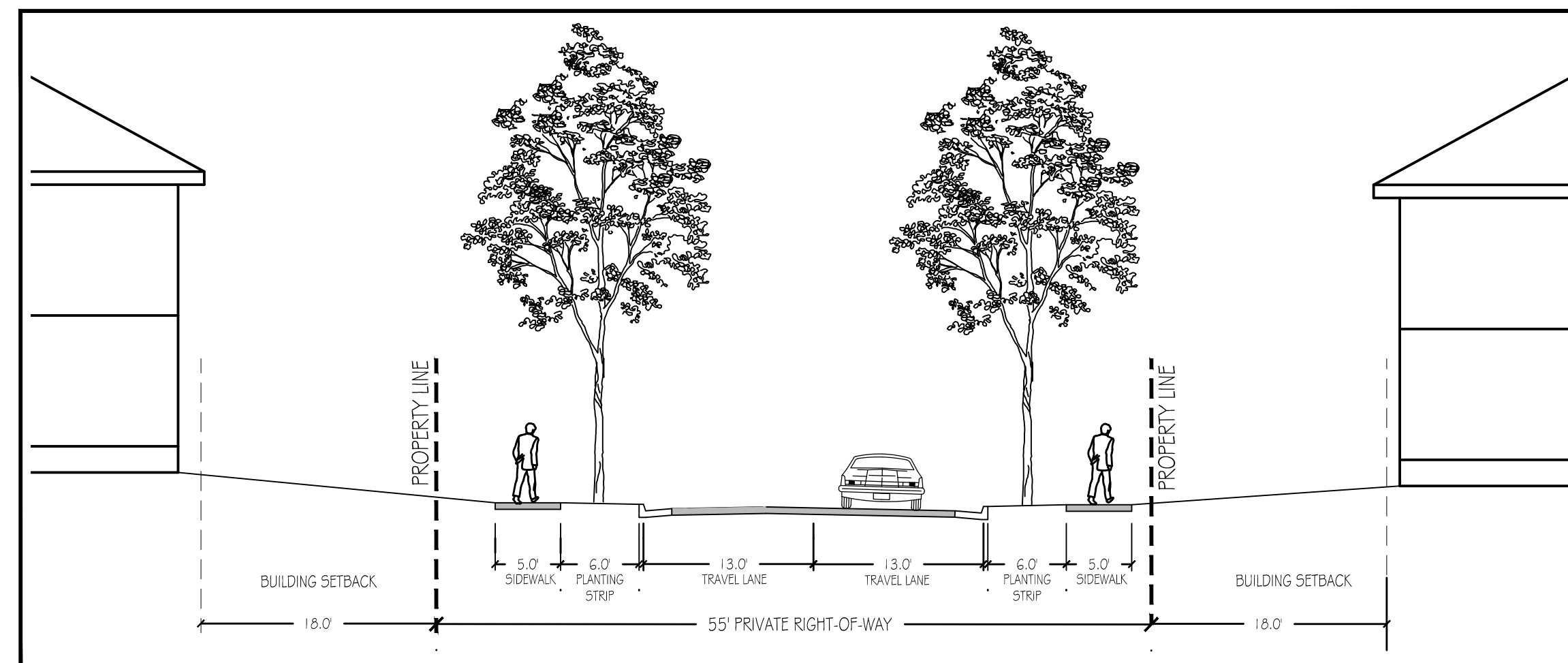
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1	11-13-2015	ZMA2012-00002 approved by BOS
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3	05-10-2017	ZMA2016-00019 approved by BOS
4	07-14-2017	ZMA2017-00010 approved by BOS
5	07-14-2017	ZMA2017-00010 approved by BOS
6	04-11-2023	ZMA2022-00010 revision

REZONING APPLICATION PLAN FOR:
RIVERSIDE VILLAGE
 ALBEMARLE COUNTY, VIRGINIA

Date	10/17/2022
Scale	1"=80'
Sheet No.	4 OF 7
File No.	12.009



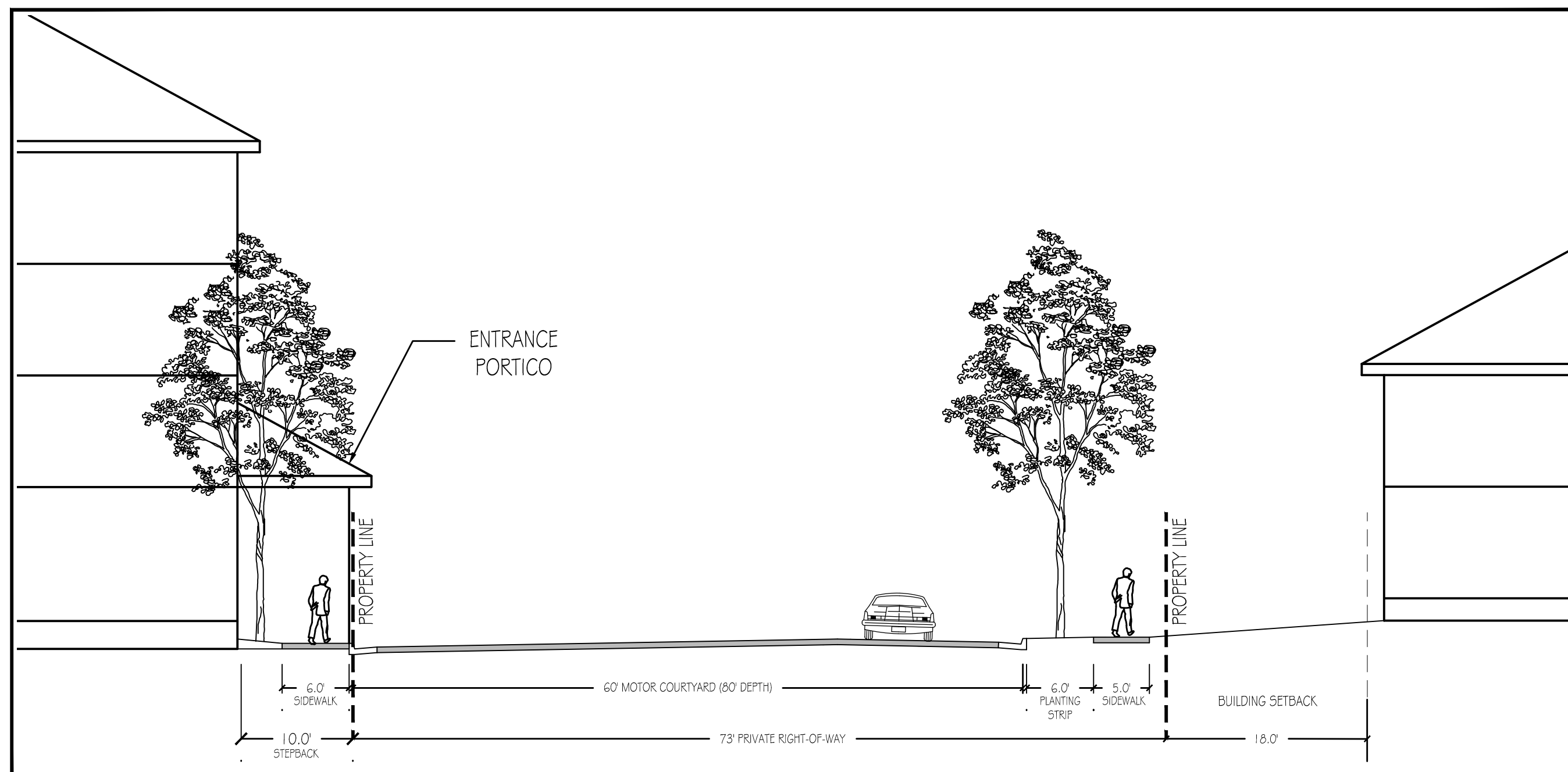
1 ROAD A CROSS SECTION DETAIL
C8 SCALE: 1"=10'



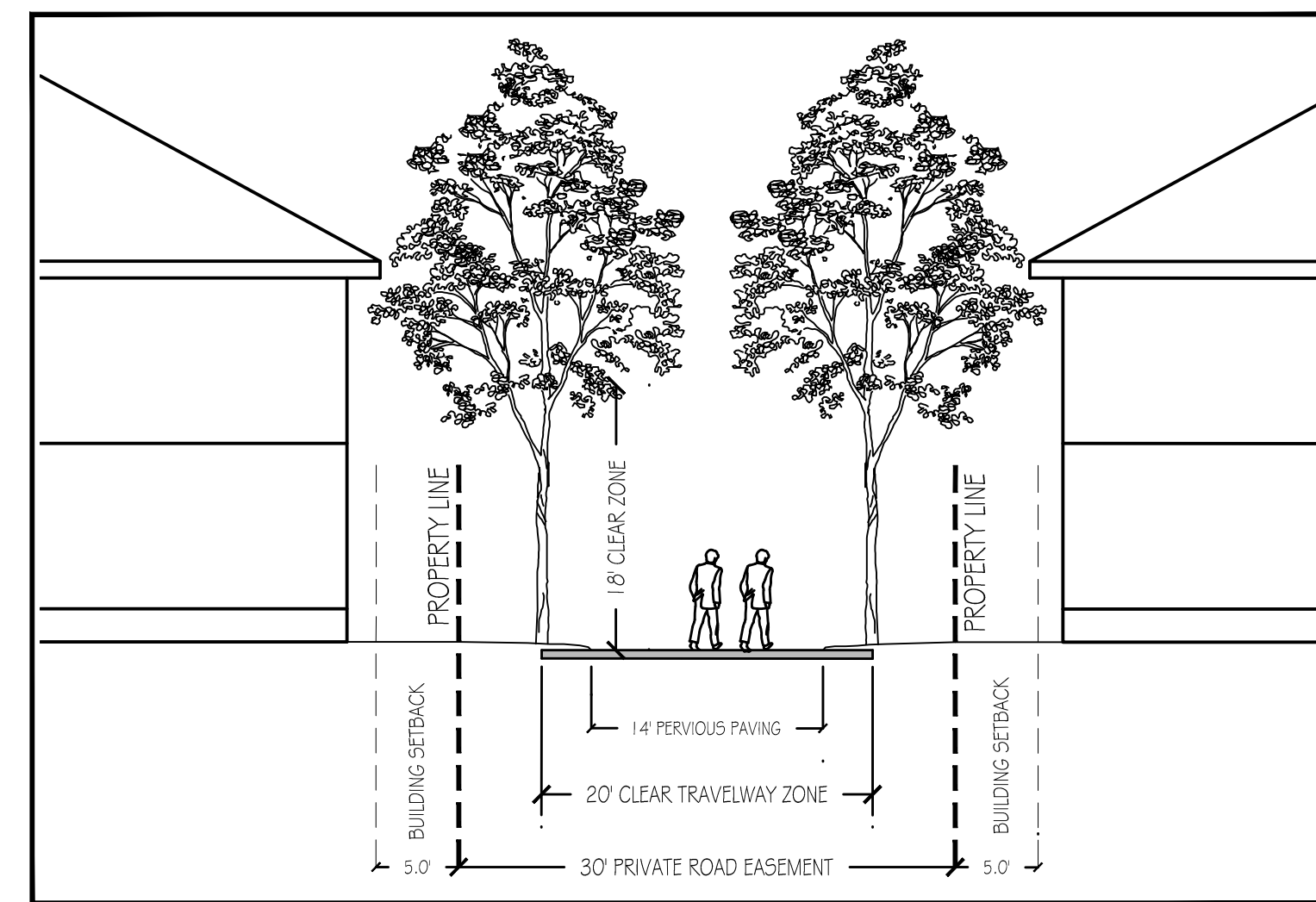
2 ROAD B TYP. CROSS SECTION DETAIL
C8 SCALE: 1"=20'

STREET SECTION AND FRONTAGE IMPROVEMENT NOTES:

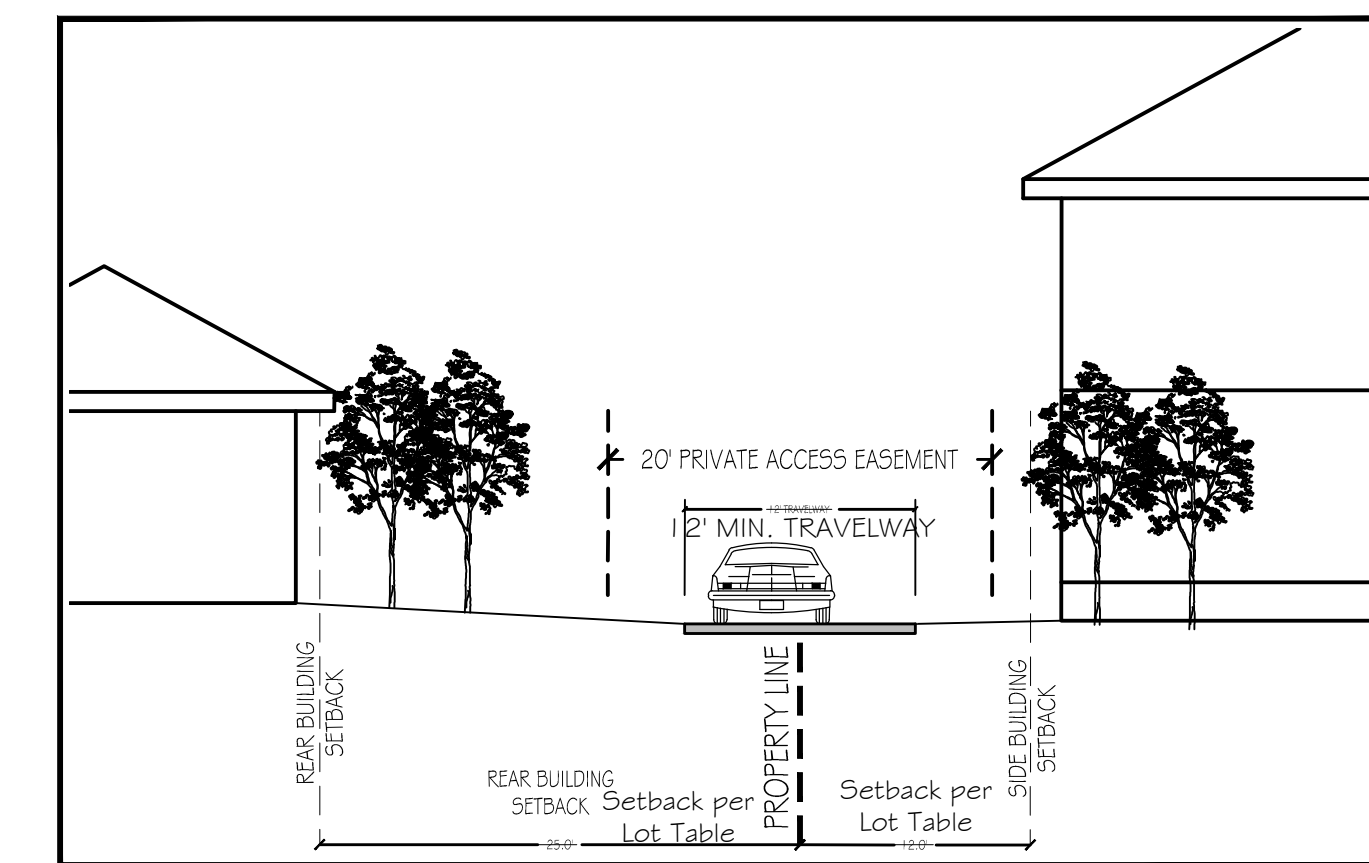
- DIMENSIONS LABELED IN STREET SECTIONS ARE CONCEPTUAL AND SUBJECT TO FINAL DESIGN APPROVAL BY ALBEMARLE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION.
- PRIVATE ROAD "C" REQUIRES WAIVERS OF CERTAIN PRIVATE ROAD STANDARDS IN ACCORDANCE WITH SECTIONS 14-224 AND 14-225 OF THE SUBDIVISION ORDINANCE. A REQUEST FOR THESE WAIVERS IS SUBMITTED WITH THIS APPLICATION.
- THIS PLAN PROVIDES AN EXTENSION OF THE SECOND SOUTHBOUND LANE ON ROUTE 20 FROM WINDING RIVER LANE TO THE PROPOSED NORTHERN ENTRANCE OF RIVERSIDE VILLAGE. THE CONTINUATION OF THIS LANE TO ELK DRIVE, AS PROPOSED IN THE PANTOPS MASTER PLAN, IS NOT INCLUDED IN THIS APPLICATION PLAN.
- RIGHT OF WAY IS AVAILABLE ON THE EAST SIDE OF ROUTE 20 FOR THE POSSIBLE FUTURE EXTENSION OF THE SECOND NORTHBOUND LANE FROM TAX MAP 78 PARCEL 5E TO THE INTERSECTION AT FONTANA DRIVE. THIS EXTENSION, AS PROPOSED IN THE PANTOPS MASTER PLAN, IS NOT INCLUDED IN THIS APPLICATION PLAN.
- A SPECIAL USE PERMIT, ALLOWING FILL IN THE FLOODPLAIN FOR THE ROUTE 20 ROAD WIDENING IMPROVEMENTS IS REQUESTED IN CONJUNCTION WITH THIS APPLICATION PLAN.
- AT THE TIME OF THE 2022 AMENDMENT, SITE IMPROVEMENTS DEPICTED ON THIS SHEET ARE CONSTRUCTED AND APPLICABLE WAIVERS AND PERMITS HAVE BEEN GRANTED. THIS SHEET IS INCLUDED WITH THE 2022 AMENDMENT FOR REFERENCE PURPOSES ONLY.



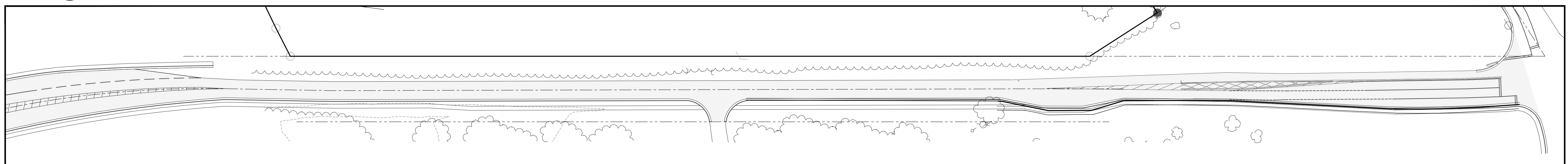
3 ROAD B "COURTYARD" CROSS SECTION DETAIL
C8 SCALE: 1"=10'



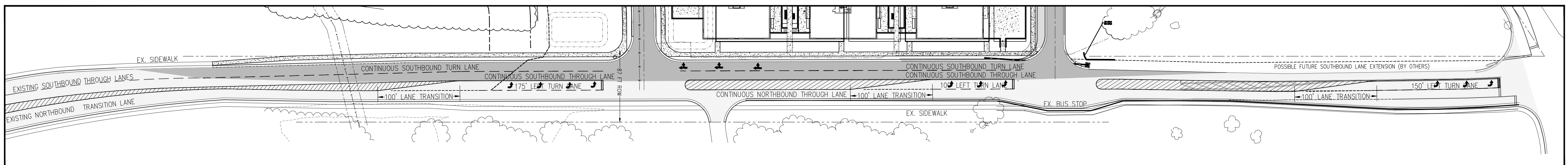
4 ROAD C: "MEWS" CROSS SECTION DETAIL
C8 SCALE: 1"=20'



5 TYP. ALLEY WAY CROSS SECTION DETAIL
C8 SCALE: 1"=20'



6 STONY POINT ROAD EXISTING CONDITIONS
C8 SCALE: 1"=60'



7 STONY POINT ROAD IMPROVEMENT PROPOSED
C8 SCALE: 1"=60'

Street Sections & Frontage Improvements

Rev #	Date	Description
1	11-13-2013	ZMA2012-0002 approved by BOS
2	09-09-2015	ZMA2015-0003 approved by BOS
3	05-10-2017	ZMA2016-0019 approved by BOS
5	07-14-2022	ZMA2022-0010 for COB revision
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