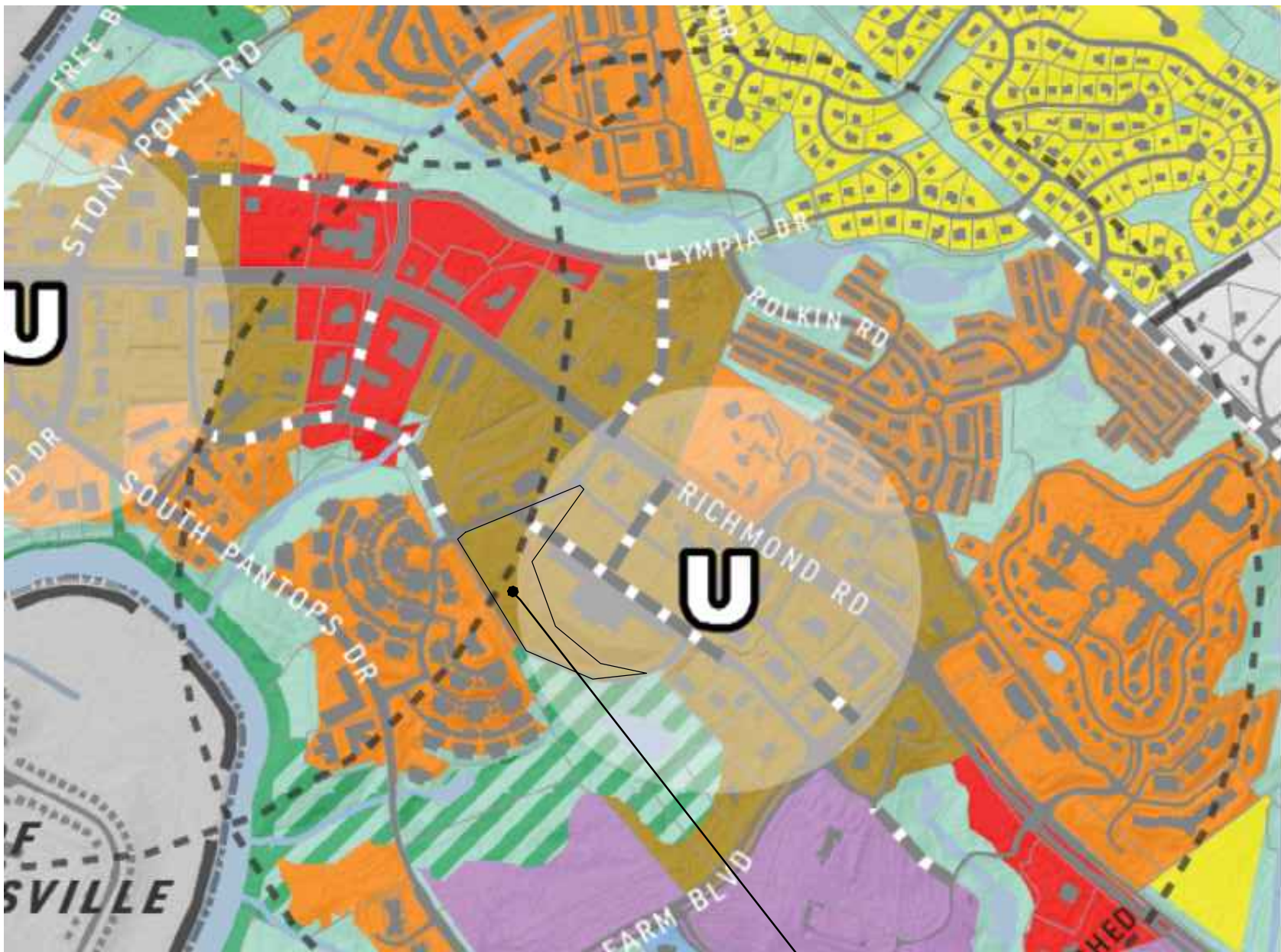


PDMC REZONING PLAN FOR
HANSEN ROAD OFFICE
ZMA201800002
Albemarle County, Virginia



AERIAL VIEW OF PROPERTY
SCALE: 1"=200'

Pantops Master Plan - Land Use



Subject Parcel

INFRASTRUCTURE / ENGINEERING NOTES:

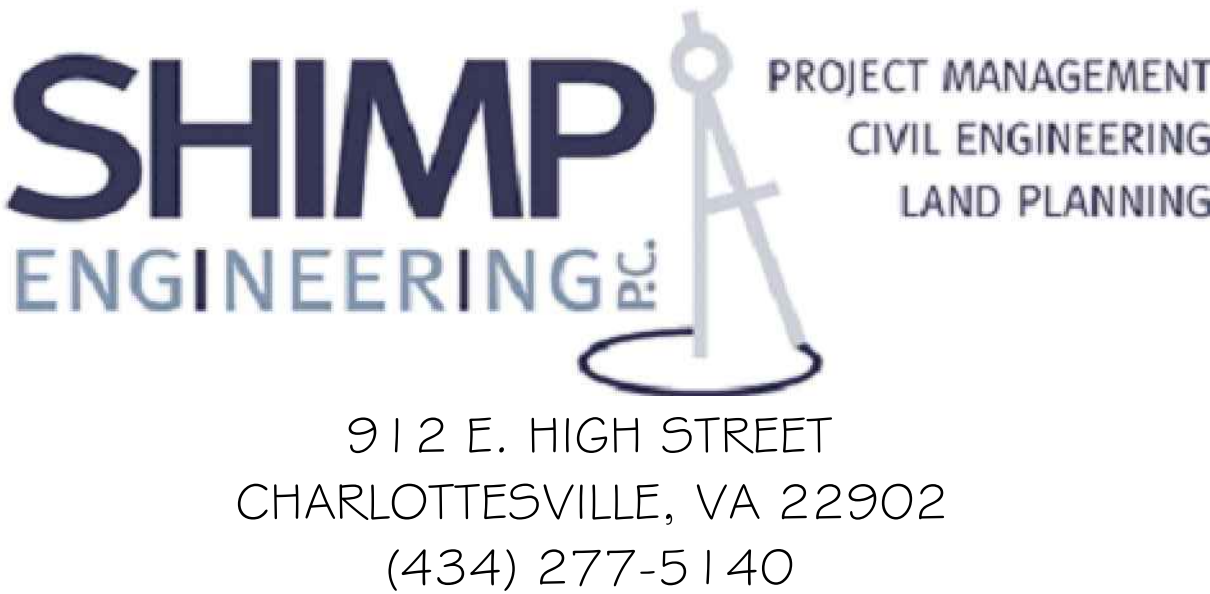
- 1) Street trees shall be provided along all streets in accordance with Section 32.7.9 of the Albemarle County Zoning Ordinance.
- 2) Stormwater Management for the site is provided by an existing pond to the south.

LAND USE NOTES:

- 1) Development of this property shall be in general accordance with the plan and guidelines as provided on this sheet and sheet 3 along with any proffers provided by the Owner/Developer in conjunction with this zoning request.
- 2) Maximum gross square footage of uses on this parcel shall be 55,000 square feet.

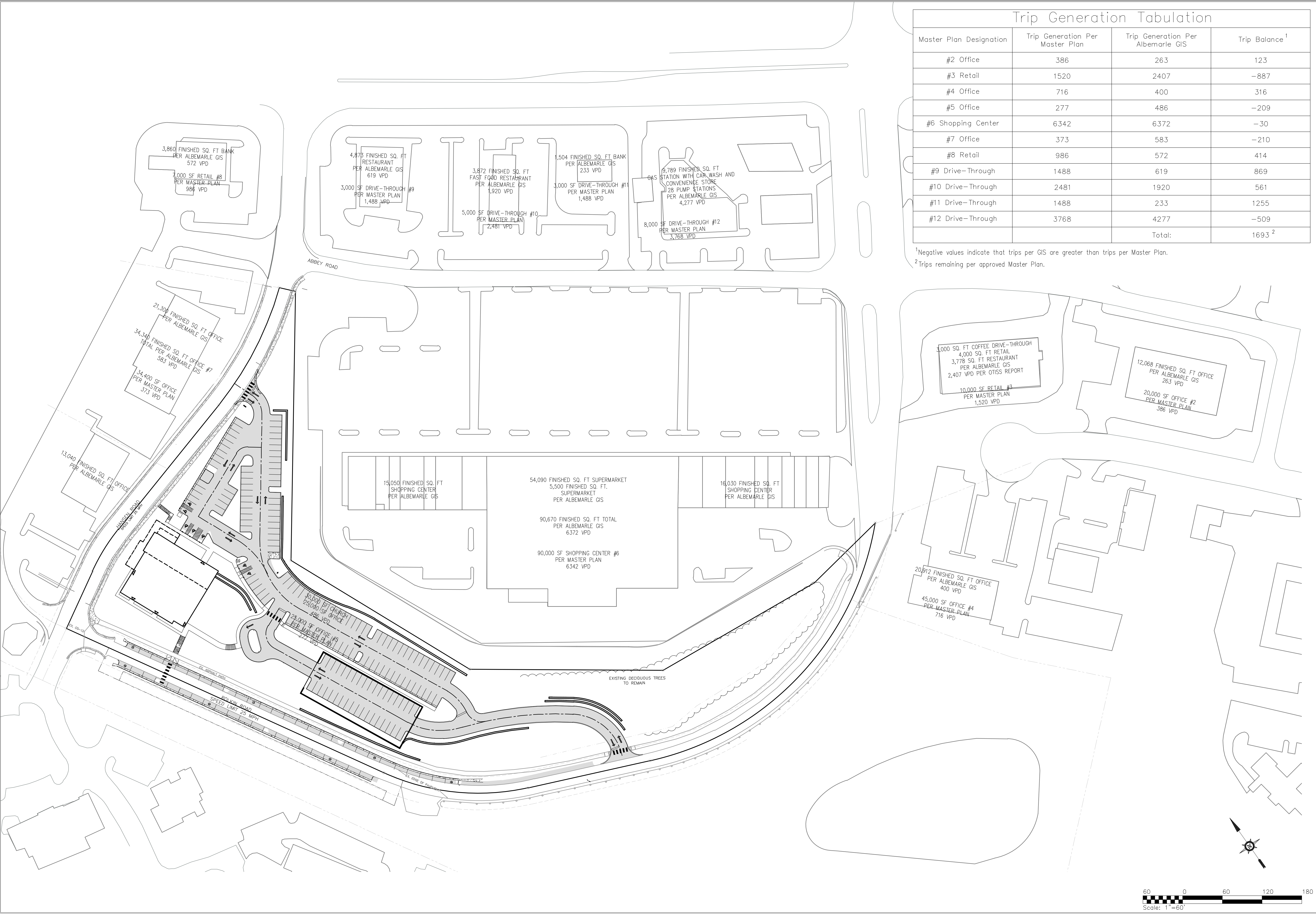
REZONING APPLICATION FOR:
TAX MAP 78, PARCEL 73AB

RIVANNA MAGISTERIAL DISTRICT,
ALBEMARLE COUNTY, VIRGINIA
FEBRUARY 20, 2018
REVISED JULY 12, 2019



SHEET INDEX

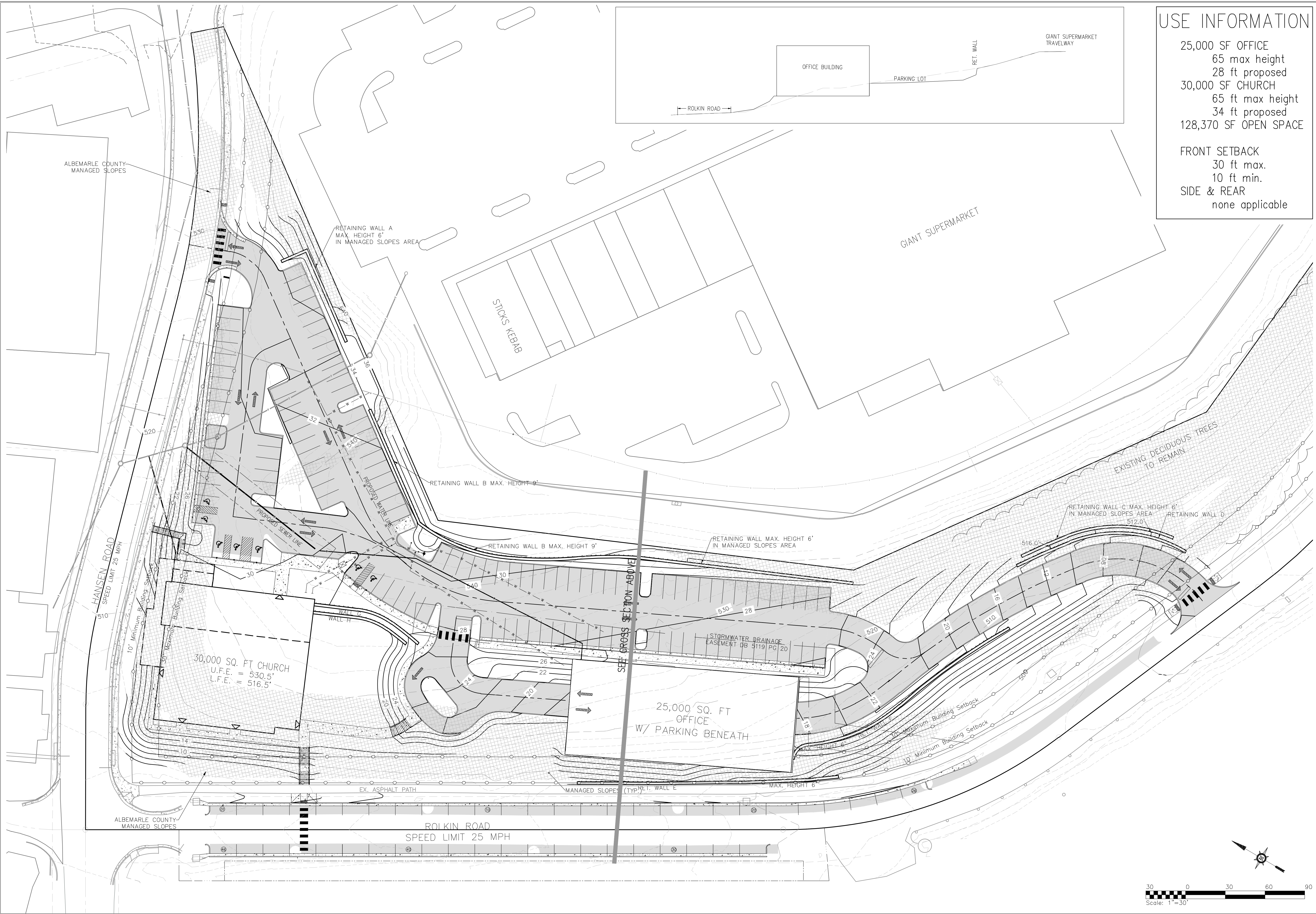
- C1 - COVER SHEET
- C2 - MASTER PLAN AND TRAFFIC ANALYSIS
- C3 - CONCEPT PLAN AND CROSS-SECTION



Trip Generation Tabulation			
Master Plan Designation	Trip Generation Per Master Plan	Trip Generation Per Albemarle GIS	Trip Balance ¹
#2 Office	386	263	123
#3 Retail	1520	2407	-887
#4 Office	716	400	316
#5 Office	277	486	-209
#6 Shopping Center	6342	6372	-30
#7 Office	373	583	-210
#8 Retail	986	572	414
#9 Drive-Through	1488	619	869
#10 Drive-Through	2481	1920	561
#11 Drive-Through	1488	233	1255
#12 Drive-Through	3768	4277	-509
	Total:		1693 ²

¹Negative values indicate that trips per GIS are greater than trips per Master Plan.

²Trips remaining per approved Master Plan.



USE INFORMATION

25,000 SF OFFICE

65 max height

28 ft proposed

30,000 SF CHURCH

65 ft max height

34 ft proposed

128,370 SF OPEN SPACE

FRONT SETBACK

30 ft max.

10 ft min.

SIDE & REAR

none applicable

SHIMP ENGINEERING, P.C.

ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT

PHONE: (434) 227-5140

201 E. MAIN ST. SUITE M

CHARLOTTESVILLE, VA 22902

JUSTIN@SHIMP-ENGINEERING.COM

Concept Plan		
Rev #	Date	Description
1	07/17/2019	Planning Commission Comments

REZONING PLAN FOR: ZMA201800002

HANSEN ROAD OFFICE

ALBEMARLE COUNTY, VIRGINIA

Date

02/20/18

Scale

1"=30'

Sheet No.

C3 OF 3

File No.

16.025