

BROOKHILL  
NEIGHBORHOOD MODEL

ZONING MAP AMENDMENT  
**ZMA 2024-00008**  
(AMENDMENT TO ZMA 2015-007)

CODE OF DEVELOPMENT

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Variation #1 & #2: August 8, 2018

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### Appendices:

- Exhibit 1: Regional Context Map
- Exhibit 2: Property Survey
- Exhibit 3: Zoning Parcel Map
- Exhibit 4: Brookhill By-right Development Plan
- Exhibit 5: Brookhill Property Environmental Features

# 1. INTRODUCTION

## 1.1 Purpose and Intent

In accordance with the requirements of the Neighborhood Model District (“NMD”) and the regulations contained in 18-20.A.4 and 20.A.5 of the Albemarle County Zoning Ordinance (the “Zoning Ordinance”), this “Code of Development”, together with the General Development Application Plan, entitled “Brookhill Rezoning Map Amendment Plan” (“Application Plan”), shall serve as the guidelines and regulations for the development of Brookhill.

The intent of the Code of Development and Application Plan is to provide a framework for the development of Brookhill that is in accordance with the principles of the Neighborhood Model, Albemarle County Comprehensive Plan, and Albemarle County Zoning regulations, while allowing for maximum flexibility and creativity in the establishment of the Application Plan, mixture of uses, building locations, street networks, densities within the property, and overall design of the project.

## 1.2 Existing Conditions

The Brookhill property, as shown on the Regional Context Map in Exhibit 1 of the Code of Development (COD) Appendix is located within the Northern Growth Area of Albemarle County. The property, totaling 277.5+/- acres and consisting of (3) parcels, was surveyed by Lincoln Surveying in October, 2008. The survey is shown in Exhibit 2 in the COD Appendix and the pertinent survey information has also been included on the Application Plan. Table 1 on page 5 of the COD includes the existing property information on the Brookhill parcels. The property is bordered to the north by the Forest Lakes neighborhood and to the east by the Montgomery Ridge neighborhood. Polo Grounds Road and Route 29 (Seminole Trail) are located along the south and west property lines, respectively. The surrounding neighborhoods and adjacent property owners are shown on Exhibit 3 in the COD Appendix.

The current zoning of the (3) parcels within the Brookhill property is R-1 Residential zoning. Under this zoning, 269 residential dwelling units can be developed by-right on the property. Exhibit 4 in the COD Appendix illustrates the by-right development of Brookhill under the current R-1 zoning.

The topography of the Brookhill property is primarily rolling terrain, with a number of stream corridors throughout the property. Two dwellings exist on the property, together with a number of other sheds and dependent structures. These dwellings maintain access via an existing driveway off Route 29. Some of the upland areas have also been recently timbered.

Within the stream corridors, there are over 18,000 linear feet of streams, consisting primarily of perennial streams and intermittent streams. The community's design will minimize impacts to these streams by preserving buffers in accordance with the Albemarle County Water Protection Ordinance. Exhibit 5 in the COD Appendix provides a map of the location of the streams, wetlands, and proposed stream buffers on the Brookhill property. All of the perennial streams will have a 100 foot buffer preserved around the stream corridor, and this protective corridor, known as the Greenway, is shown on the Application Plan and in Exhibit 5 of the COD Appendix. Exhibit 5 also includes the environmentally sensitive steep slopes on the property, both managed and preserved, as identified by Albemarle County.

**Table 1: Existing parcel information**

Tax Parcel I.D. Number	Owner	Acres	Current Zoning	Comprehensive Plan Designation
04600-00-00-00180	Crockett Corporation	207.62	R-1	Neighborhood Density & Urban Density
04600-00-00-0018A	Charles R. & Elizabeth Ann Oglesby Haugh	27.32	R-1	Neighborhood Density & Urban Density
04600-00-00-00190	Charles R. Haugh (Trustee) & E.J. Oglesby Jr. (Trustee)	42.56	R-1	Neighborhood Density, Urban Density, and Neighborhood Center
TOTAL		277.5 +/-		

## 2. CODE OF DEVELOPMENT

### 2.1 Application Plan

The Application Plan lays out the framework for the development of Brookhill, while incorporating the flexibility necessary to adapt to changing needs in the future. The Application Plan illustrates the Development areas, Open Space, Greenway, and Buffer areas all within the property, along with the environmentally sensitive areas that will remain undisturbed. The Application Plan also shows the proposed alignment of the connector roads through the property, and the connections to the adjacent properties and existing roads. Other key features of the development are shown in the Application Plan, including proposed civic spaces, historic resources, transit stops, and other elements of the rezoning.

### 2.2 Land Use by Block

The Application Plan has been segmented into 19 land bays or blocks, based on existing site conditions of the property. The blocks are classified into three different land use districts, which derive from the Comprehensive Plan recommendations for the property. The three land use districts are: Urban Mixed-use (Neighborhood Service Center), Urban Density Residential, and Neighborhood Density Residential. Much like the Places29 Master Plan recommendation, Brookhill contemplates Urban Density Residential, surrounding the Neighborhood Service Center uses, and the remaining portion of the property being principally Neighborhood Density. The Neighborhood Service Center will be the heart of the development with a combination of retail, commercial, residential, and community spaces. The Urban Density Residential area provides a transition from the Neighborhood Service Center to the Residential areas, and provides a mix of residential types of housing, live/work opportunities, and other uses and amenities. The Neighborhood Density Residential area will be primarily single-family dwellings. A summary of the Land Use Areas can be found on Table 2. The Land Use Table lists the total acreage of each block along with the acreage in each block that is included as development area and Greenspace/Amenities. The Greenspace areas include the Greenway, Open Space, Buffer, and Park areas. Over 100 acres within Brookhill will be included within the Greenspace areas.

Block sizes are flexible in size, and may adjust as the site plans and subdivision plats are developed and finalized; however, all the requirements of this Code of Development and County Ordinances must be met for each block. The proposed density of each block will be determined by both the acreage and land use of the block. No block size shall be modified more than fifteen percent (15%) of the gross land area listed in Table 2 on page 6 of the Code of Development. Figure 1 on page 8 in the Code of Development provides the location of the development blocks within Brookhill and identifies the land uses for each block.

Figure 2 depicts an illustrative plan showing a potential road configuration. This plan is conceptual and is intended only to show potentially how the property can be developed under the guidelines set forth within the Code of Development.

Table 2: Land Use Areas

Use District	Block	Area (ac)	Development Area (Roads, Lots, Buildings, Parking lots)	Greenspace/ Amenities (ac)			
				Civic / Parks*	Greenway	Open Space	Buffers
Neighborhood Service Center	1	12.0	12.0	0.0	0.0	0.0	0.0
Neighborhood Density	2	6.3	5.1	1.2	0.0	0.0	0.0
Neighborhood Density	3	5.8	5.8	0.0	0.0	0.0	0.0
Neighborhood Density	4	27.4	19.0	0.2	3.4	1.9	2.9
Neighborhood Density	5	12.3	5.1	0.0	5.7	1.5	0.0
Neighborhood Density	6	7.2	0.0	7.0 <sup>3</sup>	0.0	0.0	0.2
Neighborhood Density	7	20.6	11.9	0.0	2.9	4.7	1.1
Neighborhood Density	8	25.8	12.7	0.0	5.1	4.0	4.0
Neighborhood Density	9	11.4	6.8	0.0	1.8	0.0	2.8
Neighborhood Density	10	8.1	3.4	0.0	3.6	1.0	0.1
Neighborhood Density	11	13.9	3.2	1.2	8.2	1.3	0.0
Neighborhood Density	12	9.9	5.7	0.0	3.2	1.0	0.0
Neighborhood Density	13	13.1	9.7	0.0	1.4	1.1	0.9
Neighborhood Density	14	10.1	4.1	0.0	4.7	1.3	0.0
Neighborhood Density	15	21.0	13.6	0.0	4.1	2.1	1.2
Neighborhood Density	16	11.5	8.4	0.0	1.8	1.3	0.0
Neighborhood Density	17	19.1	11.8	0.0	3.3	3.8	0.2
Neighborhood Density	18	38.8	27.3	0.7	4.4	3.8	2.6
House Parcel	19	3.2	3.2	0.0	0.0	0.0	0.0

**277.5      168.8(60.8%)      10.3(3.7%)      53.6(19.3%)      28.8(10.4%)      16.0(5.8%)**

2. Additional Greenspace may be added or expanded during the design phases to allow for additional area to accommodate utilities, stormwater management, recreational areas, and erosion control measures as necessary for the development. Also, see section 2.4 of the Code for additional specific requirements for the proposed Greenspace/Amenities within the development.

4. No block size shall be modified more than 15% of the gross land area as listed in this Table 2.

## Brookhill Development Land Use Map

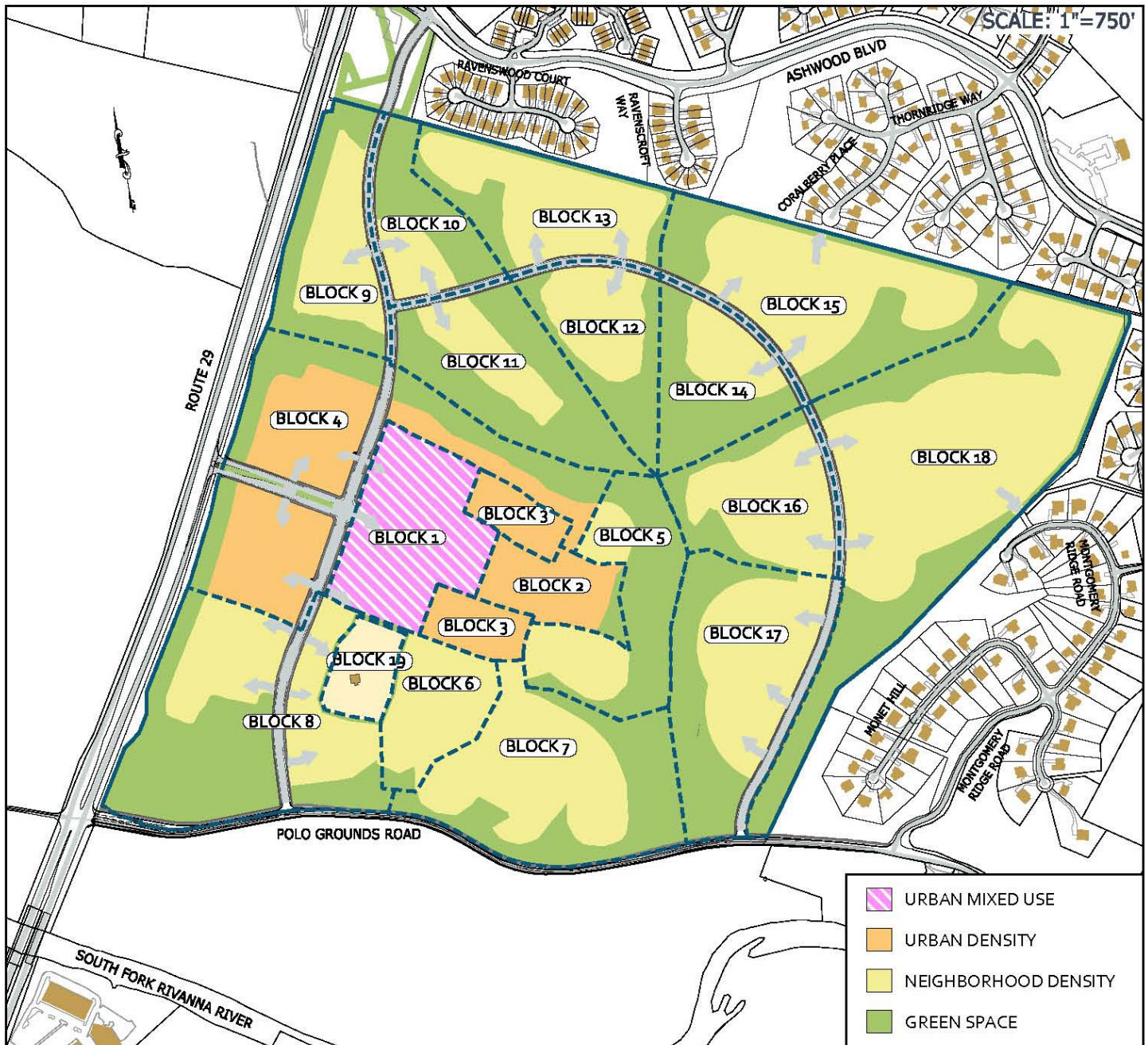


Figure 1 – Brookhill Block Development Plan



## Brookhill Development Illustrative Conceptual Plan



Figure 2 – Brookhill Conceptual Plan for a Potential Roadway Configuration



### 2.2.1 Neighborhood Service Center

The higher density area of Brookhill will be located within and around the neighborhood center, in the Neighborhood Service Center district, or Block 1, as shown on the Application Plan. The main street into the community, perpendicular to Route 29, will reveal a stately, yet inviting entrance corridor. This block will front on both sides of the main street, creating a vibrant neighborhood center where residents, visitors, and shoppers may interact within civic spaces and community areas to create the center of the community. The configuration of the block will create a pedestrian-sensitive streetscape, with building orientation toward the street and civic spaces, relegation of off-street parking within the blocks, and prodigious use of community spaces. All this will create a place that encourages casual social interaction among residents and visitors.

#### **Characteristics of the Neighborhood Service Center**

<b>Characteristic</b>	<b>Description</b>	<b>Notes</b>
Block Size	500 feet to 600 feet in length	Streetscape of this block shall have a mid-block vehicular and/or pedestrian access connection along the streetscape between the buildings to break up the block
Civic Space	Public space for outdoor events, meetings, & gatherings (civic space may be located in Block 2)	Outdoor meeting/plaza area and public open space - See Section 2.4.3 of the Code for details
Bicycle Racks	Minimum 1 bike rack space per 5000 sf of retail space	Bike racks shall be distributed throughout the Neighborhood Center
Uses	Mixture of Residential and Non-residential uses	See Table 5 for minimum and maximum uses within the block
Building Entrances	Primary entrance located on the front or side of the building	Buildings may have a secondary entrance on the side or rear of the building.
Block Design	Traditional Grid system	Interconnected street grid
Relegated Parking	Parking shall be relegated and screened from the public streets	See Section 2.9 of the Code for details on the Relegated Parking
Lot Regulations	See Section 2.3.1 of the Code	
Building Regulations	See Section 2.3.1 of the Code	
Ancillary Uses	rest homes, assisted living facilities, nursing homes, convalescent homes, recreational areas, health clubs, community space, tourist lodging, and hotels	Non-residential uses that will complement the residential, mixed use, retail, and office uses within the Neighborhood Center

### 2.2.2 Urban Density Residential

Surrounding the commercial and community spaces shall be an Urban Density residential core, providing varied residential and non-residential options adjacent to the neighborhood center. The Urban Density land use districts within Brookhill are designed to align with the community's main street, creating an attractive streetscape while also providing a separation from Route 29 and the neighborhood center. This Urban Density area shall also serve as a transition from the neighborhood center to the Neighborhood Density Residential areas within the community. Although some non-residential uses shall be allowed within these blocks, the primary land use will be residential. The Urban Density Residential uses will be limited to Block 2, Block 3, and Block 4, as shown on the Application Plan and within Figure 1. Limited commercial uses shall be allowed within Block 4, as outlined in Table 4.

#### **Characteristics of the Urban Density Residential**

<b>Characteristic</b>	<b>Description</b>	<b>Notes</b>
Block Size	300 feet to 650 feet in length	Block lengths based on site design and development area
Civic Space	Minimum of 50,000 sf (portion of the total area may be located adjacent or within the Neighborhood Center Center)	Outdoor public plaza/meeting areas, clubhouse, and Recreational Amenities—See Section 2.4.3 of the Code for details
Bicycle Racks	Minimum (1) bike rack space per 5000 sf of retail space and minimum of (1) bike space per 5,000 sf of non-residential space	A clubhouse and pool shall count for a total of (5) bicycle spaces required. A tot lot recreational area shall count for a total of 3 spaces required.
Uses	Mixture of Residential and Non-residential uses	See Table 5 for minimum and maximum uses within the blocks
Building Entrances	Primary entrance located on the front or side of the building	Buildings may have a secondary entrance on the side or rear of the building.
Roadway Network	Traditional Grid system	Interconnected street grid
Relegated Parking	Parking shall be relegated from the public streets	See Section 2.9 of the Code for details on the Relegated Parking
Lot Regulations	See Section 2.3.1 of the Code	
Building Regulations	See Section 2.3.1 of the Code	
Ancillary Uses	rest homes, assisted living facilities, nursing homes, convalescent homes, recreational areas, health clubs, and community space	Non-residential uses that will complement the residential, mixed use, retail, and office uses within the Urban Density Residential blocks

### 2.2.3 Neighborhood Density Residential

The predominant land use characteristic of Brookhill shall be Neighborhood Density Residential, consisting primarily of single family, detached dwellings. The Neighborhood Density Residential blocks consist of Block 5 through Block 19 as shown on the Application Plan. These blocks shall provide a mixture of housing types throughout this district. While many of the blocks may only contain one type of housing, the combination of the blocks will provide an overall variety of residential housing throughout Brookhill. All proposed uses within these blocks will be consistent with Table 3 below.

#### **Characteristics of the Neighborhood Density Residential**

<b>Characteristic</b>	<b>Description</b>	<b>Notes</b>
Block Size	Between 400 feet and 700 feet in length	Block lengths based on site design and development area
Civic Space	Minimum of 90,000 sf + 7 acre Elementary School site	Recreational Amenities, tot lots, and/or Public plaza/meeting areas - See Section 2.4.3 of the Code for details
Bicycle Racks	Optional	Bike rack spaces may be provided at the location of the public plaza/meeting areas, open spaces, and/or recreational amenities.
Uses	Primarily Residential uses only	See Table 5 for minimum and maximum uses within the blocks
Building Entrances	Primary entrance located on the front or side of the building	Houses shall primarily face the public streets or public amenity areas
Roadway Network	Irregular Grid pattern	Interconnected streets within an irregular grid pattern. Cul-de-sacs shall not be utilized in Residential areas unless it is not feasible to connect streets due to existing environmentally sensitive areas, stormwater management facilities, steep terrain, grade separations, and/or street design requirements that prohibit a grid form or connections as determined by the Director of Planning in consultation with VDOT, Fire/Rescue, and County Engineer when appropriate
Relegated Parking	Parking shall be relegated from the public streets	See Section 2.9 of the Code for details on the Relegated Parking
Lot Regulations	See Section 2.3.1 of the Code	
Building Regulations	See Section 2.3.1 of the Code	
Ancillary Uses	rest homes, assisted living facilities, nursing homes, convalescent homes, recreational areas, health clubs, and community space	Non-residential uses that will complement the residential uses within the Neighborhood Density Residential blocks

**Table 3: Permitted/Prohibited Residential Uses by Block**

RESIDENTIAL USES	DISTRICT/BLOCKS																		
	NEIGHBORHOOD SERVICE CENTER	URBAN DENSITY RESIDENTIAL			NEIGHBORHOOD DENSITY RESIDENTIAL														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Detached Single-Family Dwelling		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Attached Single-Family Dwelling Units	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Multiple-family dwellings	X	X	X	X	X	X	X	X	X	X	X								
Accessory uses and buildings, including storage buildings	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Accessory <sup>2</sup> Apartments ( <i>in single family detached dwellings only</i> )		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Carriage Unit <sup>1</sup>		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Home Occupation Class A	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Home Occupation Class B	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Accessory Tourist Lodging	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Group Homes	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Family Day Homes	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

**Footnote:**

1. Carriage unit will count against the density within Brookhill, and each carriage unit will count as 1 residential development unit. See page 31 of the Code of Development for additional information and the definition of a carriage unit.
2. See page 31 of the Code of Development for additional information and the definition of an accessory apartment.



**Table 4: Permitted/Prohibited Non-Residential Uses by Block**

NON-RESIDENTIAL USES	DISTRICTS/ BLOCKS					
	NEIGHBORHOOD SERVICE CENTER	URBAN DENSITY RESIDENTIAL			NEIGHBORHOOD DENSITY RESIDENTIAL	
	1	2	3	4	Block 5 thru Block 18	19
Assisted Living residential facilities	X	X	X	X	SP <sup>4</sup>	
Administrative professional offices	X	X	X	X <sup>6</sup>	SP <sup>5</sup>	
Antique, gift, jewelry, notion, and craft shops	X					
Barber, beauty shops	X					
Clothing, apparel and shoe shops	X					
Clubs, lodges, civic, fraternal, patriotic (reference 5.1.02)	X	X	X	X	X	
Community Center	X	X	X	X	X <sup>1</sup>	
Commercial recreation establishments	X	X	X	X	X <sup>1</sup>	
Concessions for the serving of food refreshments or entertainment of club members and guests in conjunction with swim, golf, or tennis club	X	X	X	X		
Convenience Stores	X					
Day care, child care, or nursery facility (reference 5.1.06)	X	X	X			
Drug store, pharmacy	X					
Restaurants (not including fast food restaurant)	X	X	X	X <sup>6</sup>		
Water, sewer, energy & communications facilities	X	X	X	X	X	
Farmers' Market (reference 5.1.36)	X	X	X	X		
Fast Food	X					
Financial Institutions	X					
Florist	X					
Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops	X					
Furniture and home appliance (sales and services)	X					
Hardware store	X					
Health club or spa	X	X	X	X		
Hotels, motels, and inns	X					SP <sup>3</sup>
Indoor athletic facilities	X	X	X	X		
Indoor theaters	X					
Laundries, dry cleaners	X					
Libraries	X					
Medical center	X					
Musical instrument sales	X					
Newsstands, magazines, pipe and tobacco shops	X					
Office and business machines sales and services	X					
Optical goods sales	X					
Outdoor Amphitheatre	X	X	X	X	X	
Outdoor eating establishments or café	X	X	X	X <sup>6</sup>		
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 an entrance corridor.	SP					

NON-RESIDENTIAL USES	DISTRICTS/ BLOCKS					
	NEIGHBORHOOD SERVICE CENTER	URBAN DENSITY RESIDENTIAL			NEIGHBORHOOD DENSITY RESIDENTIAL	
	1	2	3	4	Block 5 thru Block 18	19
Photographic goods sales	X					
Professional offices, including medical, dental and optical	X	X	X	X <sup>6</sup>	SP <sup>5</sup>	
Public and private utilities and infrastructure	X	X	X	X	X	
Public uses and buildings, including temporary or mobile facilities including schools, offices, parks, playgrounds and roads	X	X	X	X	X	
Rest home, nursing home, and convalescent home	X	X	X	X	SP <sup>4</sup>	
Retail sales and service establishments	X	X	X	X <sup>6</sup>		
Sporting goods sales	X					
Stand-alone parking and parking structures (reference 4.12, 5.1.18) <sup>2</sup>	X	X	X	X	X <sup>2</sup>	
Stormwater management facilities on an approved final site plan or subdivision plat	X	X	X	X	X	
Swim, golf, tennis or athletic facility	X	X	X	X	X <sup>1</sup>	
Tailor, seamstress	X					
Temporary construction uses (reference 5.1.18)	X	X	X	X	X	
Temporary nonresidential mobile homes (reference 5.1.40)	X	X	X	X	X	
Tier I & Tier II personal wireless service facilities (reference 5.1.140)	X	X	X	X	X	
Veterinary offices and hospital	X					
Visual and audio appliances sales	X					
Manufacturing/Processing/Assembly/Fabrication/Recycling < 4,000 SF of GFA	X					

Note: (X) designates the use as permitted "By-right" within the block as shown.

(SP) designates the use as permitted through a "Special Use Permit process" through the County.

(SE) designates the use as permitted through a "Special Exception request; through the County during the site plan process.

Footnotes: 1) Swim, golf, tennis or athletic facility is excluded from Blocks 13, 15, & 18, along with any community center or commercial recreational centers

2) Block 11 is the only Neighborhood Density Residential block to allow stand alone parking. Stand alone parking is prohibited in the other Neighborhood density residential blocks

3) Block 19 is the only Neighborhood Density Residential block to allow a Hotel, motel, or inn by special use permit only. The Existing Brookhill House may be converted to an inn, but only through a special use permit process

4) Rest homes, nursing homes, convalescent homes, and assisted living residential facilities shall be allowed within the Neighborhood Density Residential Blocks by Special Permit only, with exception to Block 8 & 9, which shall be permitted as a by-right use.

5) Professional/medical offices shall be allowed within Block 9, with a special use permit request during the site plan process. The maximum footprint for each building shall be 20,000 SF.

6) Non-residential uses shall only be allowed at the corners of the North/South Connector Road & Main Street within Block 4.

## 2.3 Building Form Standards

The Brookhill community is designed in accordance with the principles of the Neighborhood Model, while maintaining a level of flexibility in the product type and density of the community to adapt to current and future market conditions.

### 2.3.1 Density

Allowable densities within Brookhill have been arranged in accordance with the Albemarle County Comprehensive Plan to establish a compact form of development within the County's

designated Growth Area, thus protecting the rural surroundings. Table 5 lists the allowable density range for each block (not including the acreage of the Greenway) based on unit type and mixture of uses.

**Table 5: Density Regulations**

Block Number	Block Area <sup>1</sup> (acres)	Maximum/Maximum Use Regulations per Rezoning Plan <sup>1, 2</sup>				
		Residential Uses			Non-Residential Uses	
		Density Range (units)	Dwelling Unit Minimum	Dwelling Unit Maximum	Minimum Non-Residential (SF)	Maximum Non-Residential (SF)
<b>1</b>	12.0	3 – 34 units	36	408	50,000	130,000 <sup>2</sup>
<b>2</b>	6.3	6 – 34 units	37	214	0	30,000 <sup>2</sup>
<b>3</b>	5.8	6 – 28 units	34	160	0	30,000 <sup>2</sup>
<b>4</b>	24.0	6 – 30 units	144	740	0	15,000 <sup>4</sup>
<b>5</b>	6.6	2 – 6 units	13	39	0	0
<b>6</b>	7.2	0 - 1 unit	0	1	0	0
<b>7</b>	17.7	2 – 6 units	35	106	0	0
<b>8</b>	20.7	2 – 10 units	41 <sup>3</sup>	200 <sup>3</sup>	0	0
<b>9</b>	9.6	2 – 6 units	19 <sup>3</sup>	57 <sup>3</sup>	0	0
<b>10</b>	4.5	2 – 6 units	9	27	0	0
<b>11</b>	5.7	2 – 6 units	11	53	0	0
<b>12</b>	6.7	2 – 5 units	8	27	0	0
<b>13</b>	11.7	2 – 6 units	11	69	0	0
<b>14</b>	5.4	2 – 6 units	10	32	0	0
<b>15</b>	16.9	2 – 6 units	33	101	0	0
<b>16</b>	9.7	2 – 6 units	19	58	0	0
<b>17</b>	15.8	2 – 6 units	31	94	0	0
<b>18</b>	34.4	2 – 6 units	68	206	0	0
<b>19</b>	3.2	0-1 unit	0	1	0	0
Total Comprehensive Plan Recommended Densities:			552	2,593	50,000	205,000 <sup>2</sup>
<b>Total Min. &amp; Max. Allowed Density</b>			<b>800</b>	<b>1850</b>	<b>50,000</b>	<b>130,000<sup>2</sup></b>

**Variation #3: May 6, 2019 – Increased the Maximum allowable density in Block 8.**

**Variation #5: February 16, 2022–Increased the Max. allowable density in Block 12&13, reduced Block 3 Max. (ZMA 2024-00008) – Increase in Total Max. Allowed Density from 1550 unit to 1850 units.**

1. Block areas are exclusive of Greenway area. A total of 53.6 acres is not included in the Density calculations for Brookhill.
2. Maximum non-residential square footage in each of these blocks and the total maximum non-residential square footage do not include the square footage of ancillary uses as listed in Section 2.2 of the Code of Development.
3. Assisted living facilities & rest homes, nursing homes, and convalescent homes shall qualify as meeting the residential component of the block, and shall not count against the minimum or maximum dwelling units in this block.
4. Non-residential uses shall only be allowed at the corners of the North/South Connector Road and Main Street within Block 4.

### 2.3.2 Lot Regulations and Setbacks

The setbacks, lot sizes, and lot coverages listed in the tables below shall establish the minimum separation and building requirements for Brookhill within the blocks as indicated. Note in the charts below that SFD= Single Family Detached and SFA= Single Family Attached.

#### 2.3.2.1 Neighborhood Service Center – Block 1

Requirement	Minimum	Maximum	Notes
Front setback	No minimum	30' maximum	Exceptions to the maximum setbacks shall be considered during the site plan process
Porches	No minimum	No maximum	
Side setback	No minimum	No maximum	Minimum 10' bldg. separation
Side, Corner Lot setback	5'	No maximum	
Rear setback	5'	No maximum	
Height	No minimum	4 stories/ 60'  5 stories/70' with Special Exception	Buildings greater than 3 stories must step back a minimum of 15 feet after the 3 <sup>rd</sup> story or provide a minimum 15 foot front setback or side setback adjacent to a street
Lot size	No minimum	No maximum	
Building Footprint	No minimum	20,000 sf (Non-Residential) & No maximum for Residential Units	Maximum does not apply to assisted living facilities, rest homes, recreational and civic spaces, & health clubs.

Note: 1. Buildings over 3 stories shall require a 26' wide, exclusive of shoulders, aerial fire apparatus access road that is no more than 30' from the building to meet Fire and Rescue regulations.

- Side and rear minimum setbacks for any primary structure shall be constructed and separated in accordance with the current edition of the Building Code.



Figure 2: Neighborhood Service Center Building Height Diagram



### 2.3.2.2 Urban Density Residential – Block 2 through Block 4

Requirement	Minimum	Maximum	Notes
Front Setback	5' minimum	25' maximum	Exceptions to the maximum setbacks shall be considered during the site plan process
Porches	4' minimum	25' maximum	
Side Setback	5'	No maximum	
Side, Corner Lot Setback	5'	No maximum	Minimum 10' bldg. separation
Rear Setback	10'	No maximum	
Garage Setbacks	See Figure 12	See Figure 12	Figure 12 is located on Sheet 30 of the Code of Development
Height	No minimum	4 stories/ 60'  5 stories/70' with Special Exception	Buildings greater than 3 stories must step back a minimum of 15 feet after the 3 <sup>rd</sup> story or provide a minimum 15 foot front setback or side setback adjacent to a street
Lot size	No minimum	No maximum	
Building Footprint	No minimum	15,000sf (Non-Residential) & No maximum for Residential Units	Maximum does not apply to assisted living facilities, rest homes, recreational and civic spaces, health clubs, and multi-family buildings

Note: Buildings over 3 stories shall require a 26' wide, exclusive of shoulders, aerial fire apparatus access road that is no more than 30' from the building to meet Fire and Rescue regulations.

#### Variation #1: August 8, 2018 – Removed Notes for Block 4 from Rear Setback

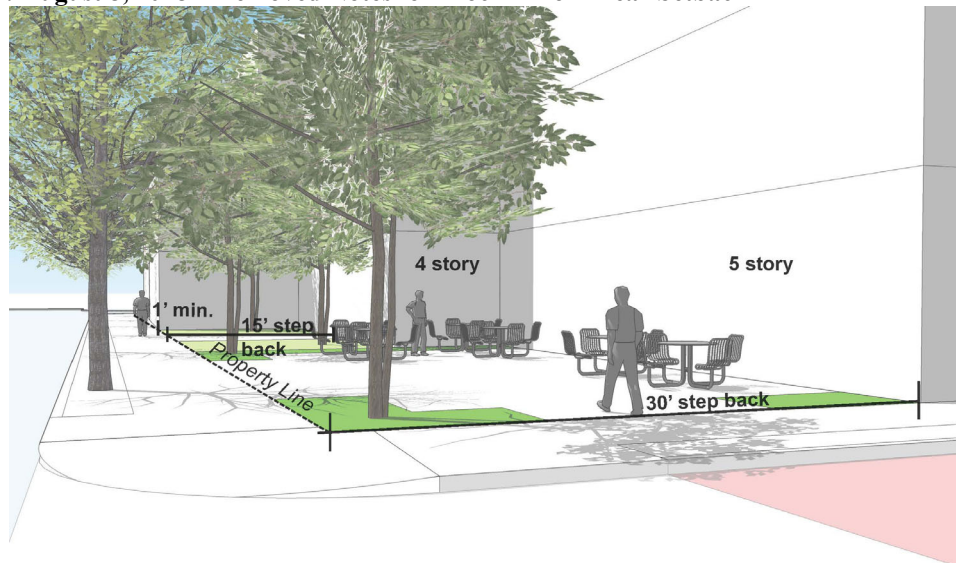


Figure 3: Front yard setbacks for Non-residential buildings within the Neighborhood Service Center and Urban Density Blocks

### 2.3.2.3 Neighborhood Density Residential – Block 5 to Block 19

Requirement	Minimum	Maximum	Notes
Front Setback	8' minimum	25' maximum	1. Maximum setback does not apply to cul-de-sac lots
Porches	5' minimum	25' maximum	2. Exceptions to the maximum setbacks shall be considered during the site plan process
Side Setback	5'	No maximum	
Side, Corner Lot Setback	5'	No maximum	
Rear Setback	10'	No maximum	5' min. setback for carriage units
Garage Setbacks	See Figure 12	See Figure 12	Figure 12 is located on Sheet 30 of the Code of Development
Height	No minimum	3 stories/ 40'	Maximum height for Blocks 8 & 9 shall be 4 stories/50'
Lot size	No Minimum	No maximum	
Building Footprint	No minimum	10,000 sf (up to 20,000 sf by Special Exception)	Maximum does not apply to assisted living facilities, rest homes, recreational and civic spaces, health clubs, and Elementary Schools

## 2.4 Greenspace and Amenities

Brookhill will feature over 100 acres of Greenspace. This Greenspace represents more than 35% of the entire community's land area, and includes the Buffer areas, the Greenway and stream buffers, parks and civic amenity areas, and general open space. The Greenspace will not only provide a linear trail system throughout the community, but shall also preserve environmentally sensitive areas such as steep slopes, streams, and stream buffers. All of the Greenspace areas shall be located outside of private lots and right-of-way. All Greenspace within Brookhill, with the exception of the Greenway, will be owned and maintained by the Homeowners Association. Establishment of the buffers, trails, and amenities within the Greenspace will be the responsibility of the developer.

### 2.4.1 Greenway

The proposed Greenway within Brookhill serves a dual purpose of both protecting the environmentally sensitive areas along perennial streams and providing pedestrian access through the community. The Greenway encompasses the land within the 100 foot stream buffer along the perennial streams and wetlands and all land located within the floodplain. This Greenway area will be a public space, dedicated to Albemarle County. The Greenway features primitive nature trails through-out the stream corridors, which will be primarily located over the existing sanitary sewer easements as shown on the Application plan. The Application Plan also shows the proposed impacts to the stream buffer associated with the connector roadways through the development. Exclusive of primitive trails, pedestrian bridges, and sanitary sewer utility connections, no other impacts are proposed to the stream buffer corridor, and all Stormwater Management facilities and Erosion and Sediment Control facilities shall be located outside of the stream buffer corridor.

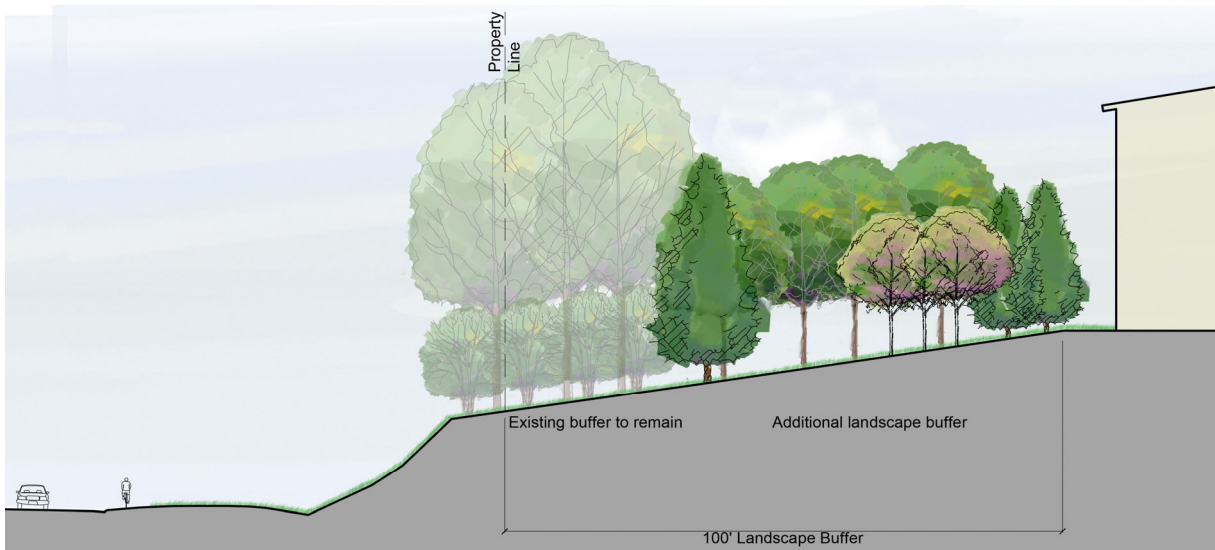
## 2.4.2 Buffers

Buffers are part of the Greenspace Area within Brookhill. There are (5) proposed Buffers to be located on the Brookhill property, which are outlined below. Each of the buffers shall be established at the time of development of the individual block that contains the buffer. If the buffers as shown on the Application plan and described below are disturbed during construction (above what is permitted), additional approvals for increases in square footage and/or dwelling units (site/subdivision plans and/or building permits) will not be approved until the buffer is restored or bonded. All buffers shall be measured from the property lines or edges of the public right-of-way. Installation and maintenance of freestanding signage, pedestrian paths, and trails shall be allowable disturbances within the buffer areas. Disturbances to the Buffer for required site distances for the roadway access points as shown on the Application plan and utility connections shall also be allowed. In addition, removal and replacement of trees within the buffer shall be allowed if the Director of Community Development determines that the existing tree or trees create a substantial risk to people or property or the trees are diseased or dying. Buffers shall not be located within any private lot, and the buffer shall be owned and maintained by the Homeowners Association.

### Buffer Classification

Buffer	Buffer Width	Description	Notes
Route 29 Buffer	100 feet wide (70' Natural Undisturbed Buffer & 30' Planted / Reforested Buffer)	Buffer along Route 29 to screen development from Entrance Corridor.  Note: See Figure 4 for additional details on the Buffer.	<ol style="list-style-type: none"> <li>30' portion of the buffer may be disturbed for grading within the development, and shall be replanted with a mixture of deciduous and evergreen shrubs and trees to be approved by the Director of Planning.</li> <li>Buffer shall be reduced to 50' around the VDOT stormwater management facility. The buffer shall be planted on both sides of the VDOT swm facility so long as a total of 50' buffer is provided. Any portion of the 50' buffer that is disturbed shall be replanted with a mixture of deciduous and evergreen shrubs and trees to be approved by the Director of Planning.</li> </ol>
Perimeter Buffer	30 feet wide Buffer	Natural undisturbed buffer b/w the development and the adjacent Neighborhoods Note: See Figure 5 & 6 for additional details on the Buffer.	<ol style="list-style-type: none"> <li>Any portion of the Perimeter Buffer that is not currently wooded shall be planted and screened with a mixture of deciduous and evergreen shrubs and trees to be approved by the Director of Planning.</li> <li>(2) proposed connection points within the perimeter buffer – see Application plan for location.</li> </ol>
Polo Grounds Road Buffer	30 feet wide Buffer	Natural undisturbed buffer or replanted/landscaped buffer between the development and Polo Grounds Road Note: See Figure 7 for additional details on the Buffer.	<ol style="list-style-type: none"> <li>Any portion of the Polo Grounds Road Buffer that is not currently wooded or that is disturbed during the grading for the development or roadway improvements shall be planted and screened with a mixture of deciduous and evergreen shrubs and trees to be approved by the Director of Planning.</li> <li>(2) proposed road connection points within the Polo Grounds Road buffer – see Application plan.</li> </ol>
Brookhill Historic House Buffer	20 feet wide Buffer around the perimeter of the Brookhill lot	Natural undisturbed buffer and new landscaping between the development and the Brookhill lot	<ol style="list-style-type: none"> <li>Any portion of the Brookhill Historic House Buffer that is not currently wooded shall be planted/screened in accordance with County and/or DHR buffer screening requirements.</li> </ol>
Ashwood Connector Road Buffer	Variable width- Minimum 20 feet wide buffer	Natural undisturbed buffer or replanted evergreen landscaped buffer	<ol style="list-style-type: none"> <li>Minimum 30 feet wide buffer between the adjacent lots and the proposed Ashwood connector road.</li> <li>Replant any portion of buffer that is disturbed from road construction with evergreen trees and shrubs.</li> </ol>

**Variation #2: August 8, 2018 – Updated Buffer Note for Route 29 Buffer at the VDOT swm facility.**



**Figure 4: Proposed 100' Buffer along Route 29 corridor**

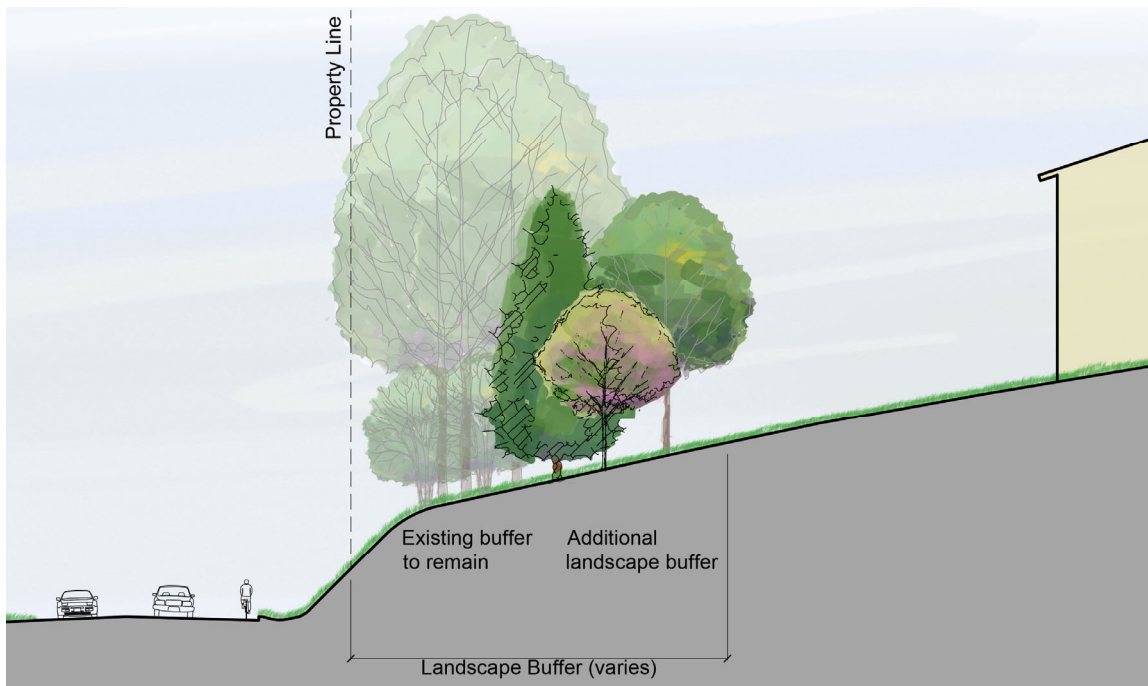


**Figure 5: Buffer area between Brookhill and Forest Lakes**





**Figure 6: Buffer area between Brookhill and Montgomery Ridge Development**



**Figure 7: Buffer area along Polo Grounds Road**

### 2.4.3 Parks & Civic Spaces

The Application Plan shows the approximate location of the Civic Spaces to be located within the Brookhill Neighborhood, which are in addition to the trailways and passive recreational spaces provided along the streams within the Greenway areas. These spaces are designed to provide recreational and civic amenities to the community. The Civic Spaces shall include parks, pocket parks, meeting areas, public plazas, and recreational amenities for Brookhill residents and visitors. Below is a summary of the amenities to be included within the proposed Civic Spaces and Recreational areas.

**Civic Space / Recreational Amenities**

<b>Civic Space</b>	<b>Minimum Area per Civic space</b>	<b>Location</b>	<b>Notes</b>
Neighborhood Amenity Center & Linear Park– Civic Space #1	50,000 SF	Block 1, Block 2, and/or Block 5	<ol style="list-style-type: none"> <li>1. Outdoor plaza and meeting space within the village center (minimum 10,000 sf).</li> <li>2. Open space grass area within the Village Center for gatherings and active outdoor play (minimum 20,000 sf)</li> <li>3. Pool and Community Center building (minimum 5,000 sf pool + outdoor pool deck area)</li> <li>4. Recreational play areas (minimum 15,000 sf area)</li> </ol>
Upland Park – Civic Space #2	60,000 SF	Block 11	<ol style="list-style-type: none"> <li>1. Outdoor plaza and meeting area</li> <li>2. Tot lot playground area (8,000 sf min.)</li> <li>3. Open recreational area</li> <li>4. Hard surface play court such as a basketball court, tennis court, or sport court.</li> <li>5. Minimum 5 spaces for parking</li> <li>6. Trail connection to the Greenway trails</li> </ol>
Eastern Park – Civic Space #3	30,000 SF	Block 16, Block 17, and/or Block 18	<ol style="list-style-type: none"> <li>1. The Eastern park civic area may be located in one location, or divided between multiple locations (min. 10,000 sf size) within the Eastern portion of the development</li> <li>2. Outdoor meeting area and/or plaza</li> <li>3. Tot lot playground area (6,000 sf min.)</li> <li>4. Active open recreational grass area</li> </ol>
Urban Density Residential Amenities	10,000 SF	Block 4	<ol style="list-style-type: none"> <li>1. The proposed multi-family development within Block 4 shall include active recreational amenities for the residents. Types of amenities may include a pool and clubhouse, sport courts, tot lots, meeting areas, and/or open recreational fields.</li> </ol>
Elementary School	7.0 acres	Block 6	<ol style="list-style-type: none"> <li>1. 7.0 acres site provided to Albemarle county for an Elementary School – see proffers for additional information</li> </ol>

The Brookhill proffers outline the timing and completion of each of the proposed Civic Areas within the development.

#### **2.4.4 Open Space**

The areas outside of the actual improved areas in Brookhill and not depicted as either the Buffer areas, Parks, or Greenway shall be considered "Open Space". Open Space includes some of the more environmentally sensitive steep slope areas and provides a transition between the proposed lot development and stream corridors. The proposed Open Space areas will accommodate the stormwater management areas and site utilities, and may be expanded during the design phases to allow for additional area to accommodate utilities, stormwater management, recreational areas, and erosion control measures as necessary for the development.

#### **2.5 Phasing**

The land disturbance and grading for Brookhill will occur in phases to limit the amount of land disturbance at one time and to avoid mass clearing and grading over the property. The Brookhill property shall be developed within no less than (4) phases. The first phase shall be limited to 80 acres of disturbance, inclusive roadway improvements, installation of utilities, and construction of the stormwater management and erosion and sediment control facilities for the disturbed area and proposed development within the first phase. The remaining portion of the development shall be constructed within no less than (3) phases. Each of these (3) remaining phases shall be limited to 60 acres of disturbance within the phase. All disturbed areas within a phase of development, exclusive of any lot under construction with a building permit, shall be seeded and strawed, prior to the start of the next phase of development.

#### **2.6 Stormwater Management**

All designs and engineering for improving Brookhill will adhere to the State Stormwater Management regulations and Albemarle County Water Protection Ordinance. A master stormwater management plan shall be completed and submitted to Albemarle County for review and approval, prior to the approval of the first initial site plan or subdivision plat. Stormwater management facilities shall be located outside of the buffer areas, development lots, preserved slopes, greenway areas, stream buffers, floodplain on the property. Additional protective measures for erosion and sediment control shall be installed along the limits of the greenway to protect the existing perennial streams on the property. Additional measures may include, but not be limited to, installation of silt fence with wiring backing along the stream buffers, usage of filter socks and floc logs for protection measures along the stream buffers, providing additional wet and dry storage area in basins below the disturbed areas, or installation of erosion control matting for all slopes with the use of tackifiers in seeding and soil stabilization applications.

#### **2.7 Grading**

The vision for Brookhill is to respect the existing topography and natural landscape. An overlaid grading plan shall be reviewed and approved in conjunction with the master stormwater management plan for the development. Retaining walls will be required within Brookhill, due to the topographic challenges of the property. The final design of the retaining walls shall be included with the site and subdivision development plans for Brookhill. The following standards shall apply to retaining walls:

1. The maximum height for a signal retaining wall shall be 6 feet. Retaining walls over 6 feet in height, as measured from the top of the wall to finished grade at the bottom of the wall, shall be allowed at the discretion of the Director of Community Development. The overall retained height may exceed six feet with multiple stepped retaining walls.

2. Retaining walls greater than 600 feet in length shall be allowed at the discretion of the Director of Community Development.
3. Landscaping shall be installed at the base and/or top of the retaining walls to integrate the walls into the site and help reduce the massing.
4. Retaining walls visible from the public streets or civic areas shall be compatible with the adjacent building architecture materials and/or colors.

## 2.8 Transportation

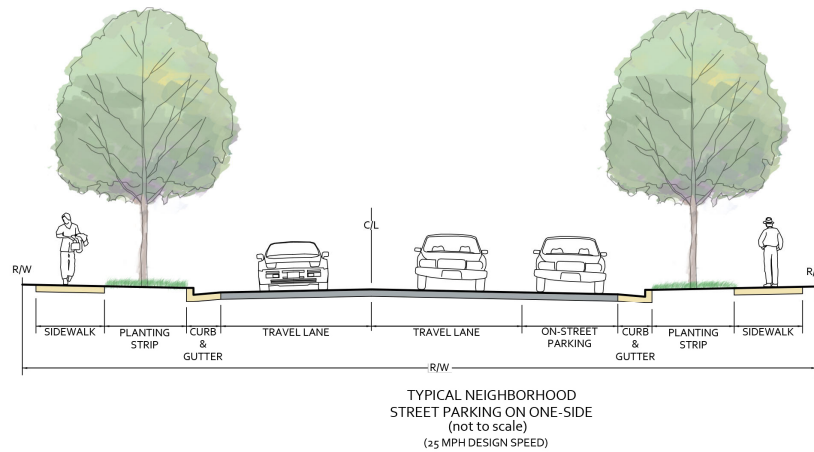
### 2.8.1 Street Network

In accordance with Albemarle County's Neighborhood Model for Development, Brookhill is designed to facilitate multi-modal transportation, with an emphasis on pedestrian usage, bicycling, and transit. These modes of transportation have been contemplated in the design of the streets, streetscape, and transportation infrastructure within the community. The design of the streets will comply with the Virginia Department of Transportation (VDOT) Standard Street Requirements. Roadways shall include sidewalks and street trees in accordance with Albemarle County regulations. Alleys shall be allowed within each block of the development, and shall meet the requirements of Albemarle County standards. Any alley providing access to a carriage unit shall have a minimum clear travel lane width of 20 feet.

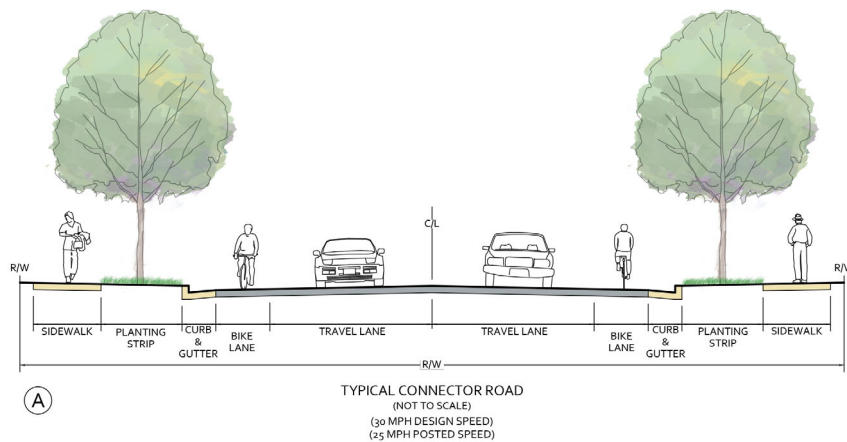
#### Street Network Chart

Roadway	Travelway	Bike lanes	Parking	Sidewalk & Street Trees	Speed Limit (max)	Notes
Neighborhood Streets – Public VDOT Roads	2-way traffic w/ curb/gutter	No	Yes	Yes	25 mph	1. Parking one side only to maintain minimum Fire/Rescue travelway
Connector Roads – Public VDOT Roads	2-way traffic w/ curb & gutter	Yes	Yes	Yes	30 mph	1. Parking bump-outs between bike lane and curb 2. Lots fronting on connector road shall have driveway access from an alley. 3. Optional landscape median
Neighborhood Center Main Street – <b>Public/Private Road or travelway</b>	2-way traffic w/ curb & gutter	Yes	Yes	Yes	25 mph	<b>1. Parking bump-outs or angled parking along main street.</b> <b>2. Private roads or travelway to allow alternative road design/surfaces in neighborhood center</b>
Private Streets- Private streets and Private streets serving Amenity-Oriented Lots <sup>1</sup>	2-way traffic w/ curb & gutter	No	Allowed on a case by case basis	Yes	25 mph	1. Sidewalk located adjacent to the Public amenity space. 2. Street Trees located adjacent to the Public Amenity space. 3. Private Road to be constructed to County/VDOT Standards. 4. Only allowed as specified by the Subdivision Ordinance or Zoning Ordinance

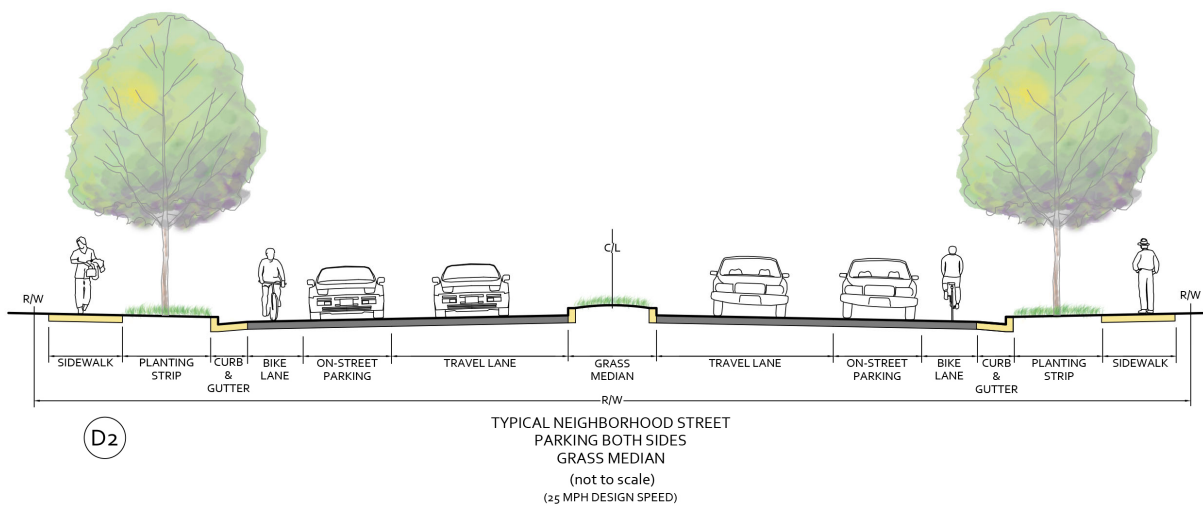
Footnote 1: See page 31 for additional information and the definition of Amenity-Oriented Lots



**Figure 8: Neighborhood Street Cross Sections**



**Figure 9: Connector Road Cross Section**



**Figure 10: Connector Road and Main Street Road Cross Section**



**Figure 11: Private Street Cross Section for Amenity Oriented Lots**

### 2.8.2 Pedestrian Network

Brookhill will feature an extensive pedestrian network, including sidewalks and trails, as depicted on the Application Plan and noted in this Code of Development. In addition to providing recreational opportunities, the pedestrian network will provide routes for residents to walk between neighborhoods and to public places such as the parks, community areas, and the neighborhood center. Sidewalks shall be constructed in accordance to VDOT and Albemarle County standards, and will either be located within public access easements or public right-of-way.

### 2.8.3 Transit

A transit stop with a bus shelter will be provided within the neighborhood center to promote residents use of public transportation. The location of the transit stop will be determined at final site plan review for the neighborhood center portion of the project.

### 2.8.4 Traffic Improvements

All traffic improvements are identified in the Traffic Impact Analysis (TIA) report for the Brookhill Rezoning and updated TIA supplemental reports.

## 2.9 Parking

All parking throughout Brookhill shall be provided in accordance with Section 18.4.12 of the Albemarle County Code. Shared parking shall be allowed within the Neighborhood Center, in accordance with Section 4.12 of the Zoning Ordinance and as approved by the Zoning Administrator. Parking lots shall be relegated and screened from the streets by buildings, landscaping, walls, fences, or a combination of various practices. Screening may include landscaping screening, shrubbery, fencing, decorative walls, or other vegetative screening alternatives. All tree canopy landscaping requirements within the parking areas shall conform to the landscaping standards as specified in the Albemarle County Zoning Ordinance Section 32.7.9. All lots with a carriage unit shall provide a minimum of (3) off-street parking spaces. See Figure 12 on sheet 30 of the Code of Development for parking and garage setbacks.



**Relegated Parking guidelines**

<b>Type of Relegated Parking</b>	<b>Minimum Setback</b>	<b>Location</b>	<b>Notes</b>
Parking as an Accessory Use	6' side and rear parking setback from r/w. Front setback established by the primary structure	Neighborhood Center and Urban Density areas	<ol style="list-style-type: none"> <li>1. Parking lot to be located in the side or rear of the primary structure and shall not extend past the front of the building</li> <li>2. Parking lots shall be screened from public r/w with continuous evergreen shrubs or 4' max. height opaque wall.</li> <li>3. Walls or fences used to augment screening shall be a minimum of 42" in height.</li> </ol>
Parking as a Primary Use (Stand along Parking)	10' front parking setback from r/w. 6' side and rear parking setback from r/w.	Neighborhood Center and Urban Density Areas	<ol style="list-style-type: none"> <li>1. Parking lots shall be screened from public r/w with continuous evergreen shrubs or 4' max. height opaque wall.</li> <li>2. Walls or fences used to augment screening shall be a max. of 42" in height.</li> </ol>
Front loaded Garages	3' behind the front building face of the house or porch	Neighborhood Density Area & Urban Density Area	<ol style="list-style-type: none"> <li>1. Garages shall be stepped back from the front of the residential homes for relegated parking.</li> <li>2. See Figure 12 on page 30 of the Code of Development for setbacks from sidewalks and public streets</li> </ol>

**2.10 Floodplain**

A 100 year floodplain currently exists on the property, according to FEMA floodplain maps. The current floodplain mapping is not based on updated topography for the Brookhill property. With the updated topography from the recently performed aerial survey, the floodplain mapping for Brookhill will be updated. This process will require a FEMA floodplain map revision or LOMR. In addition, with the proposed improvements along Polo Grounds Road and the eastern connection of the connector road to Polo Grounds Road, a small portion of the floodplain will be filled. This will also require a FEMA floodplain map revision, or LOMR-F. Both of these map revisions will be processed through Albemarle County and FEMA in conjunction with the development of the property.

**2.11 Trailways**

Brookhill shall include a trailway network through the Greenway area as shown on the Application Plan, connecting the areas of development throughout the property and providing a pedestrian connections to the neighborhood center. All the trailways proposed within the Greenway shall be classified as primitive nature trails and will be designed in accordance with the primitive nature trailway design specifications as outlined in the Albemarle County Engineering Design manual. The primitive trails shall run along the stream corridors throughout the property, and allow for tie-in connections from the various development areas, streets, and cul-de-sacs, providing access down to the Greenway and trail amenities. These primitive trailways within the Greenway will primarily be located within the existing sanitary sewer

easements, as shown on the Application Plan. The Brookhill proffers outline the timing and completion the primitive trails shown on the Application Plan. All trailway connections from the development areas down to the Greenway trail shall be installed and completed with the development of the specific block. These trailway connections to the Greenway trail may be a primitive nature trail, a high maintenance stone dust or gravel pedestrian path, or a low maintenance asphalt path. Trailways may be extended into future blocks within the property, but at a minimum, the trailway connections from each block to the Greenway trail must be established at the time that each block is developed.

## **2.12 Utilities**

Sanitary sewer main lines currently extend through Brookhill along the stream corridors to the Forest Lakes Neighborhood to serve this community. These sewer mains were installed by the developers of Forest Lakes, and the sewer mains were sized for the future development of Brookhill. A hydraulic analysis has been performed on the existing sanitary sewer, and the sewer mains are adequate to service the proposed build-out of Brookhill and remaining area within the current sanitary sewer drainage service area. A flow capacity certification will be requested from RWSA during the review and approval process for each proposed phase of development.

All proposed dwelling units shall be served by gravity sewer laterals, connecting to the public sanitary sewer lines.

Currently, there is an existing 18" waterline that extends along Route 29, which is being upgraded with the Route 29 roadway improvements. A 12" waterline tee connection is being provided by RWSA to stub into Brookhill for the proposed water connection to the system. Adequate water exists within the service district for water and fire flow service for the development of the property.

A utility master plan shall be submitted to the Albemarle County Service Authority for review and approval, prior to the approval of the first initial site plan or subdivision plat.

## **2.13 Historic Resources**

A Phase I Archeological Resources Assessment has been conducted for the Brookhill property, in accordance with the United States Corps of Engineers (USCOE) and the Virginia Department of Historic Resources (DHR) guidelines and regulations. The study suggests that the existing Brookhill manor house is eligible for the National Register. A 3+/- acre curtilage will be preserved around the manor house, along with the existing cemetery and 19<sup>th</sup> Century components of the Brookhill property. While this parcel of land including the manor house will be part of the rezoning for the Brookhill property, the parcel shall remain in private ownership and continue to be a single family dwelling unit. A minimum of 20' Landscaping buffer shall be planted or preserved on an area adjacent to the manor house lot to supplement the existing stand of trees on the Brookhill parcel. This existing stand of trees on the Brookhill parcel shall remain undisturbed. The combination of the 20' landscaping buffer and existing trees on the parcel will help preserve and protect the viewshed from the house. A historical marker will be erected to commemorate its historic significance, in accordance with DHR guidelines for design and character of the historic marker. The historic marker shall be installed by the developer, and the

marker shall be installed with first phase of development. The historic marker shall be located adjacent to a public street and either within public right-of-way or public open space. The Application Plan shows the approximate location for the historic marker. In addition, a second historical marker shall be installed by the developer within the Neighborhood Center or Linear Park to commemorate the prehistoric context of the overall property.

Remnants of a late Archaic to late Woodland era campsite were also discovered on the property and this area is shown on the Application Plan. This campsite area is located within the proposed Greenway, and therefore will be preserved. In addition, a grave site was located during the Phase I site assessment. The grave site is located on the 3+/- acre parcel with the Brookhill manor house and will be preserved. At this time, no other significant historic sites or cultural resources have been identified on the property.

Part of the 404 permit application process for the development of the property includes a review from the Department of Historic Resources (DHR). All additional Historic Resource evaluations on the property shall be in accordance with and performed as requested by the United States Corp of Engineers (USCOE) through the 404 permitting process on the property. All additional historic evaluations of the property, including any Phase 2 evaluations, treatment plans for impacts, and/or additional delineations for possible cemetery locations shall be provided at the request of USCOE for the project. The 404 permit application will include the preservation of both the Historic Brookhill manor house and the Archaic Woodland campsite. The preservation of the Brookhill manor house will include the 19<sup>th</sup> Century components of the property, as well as the Dunn cemetery. See proffers for additional Historic Resources requirements.

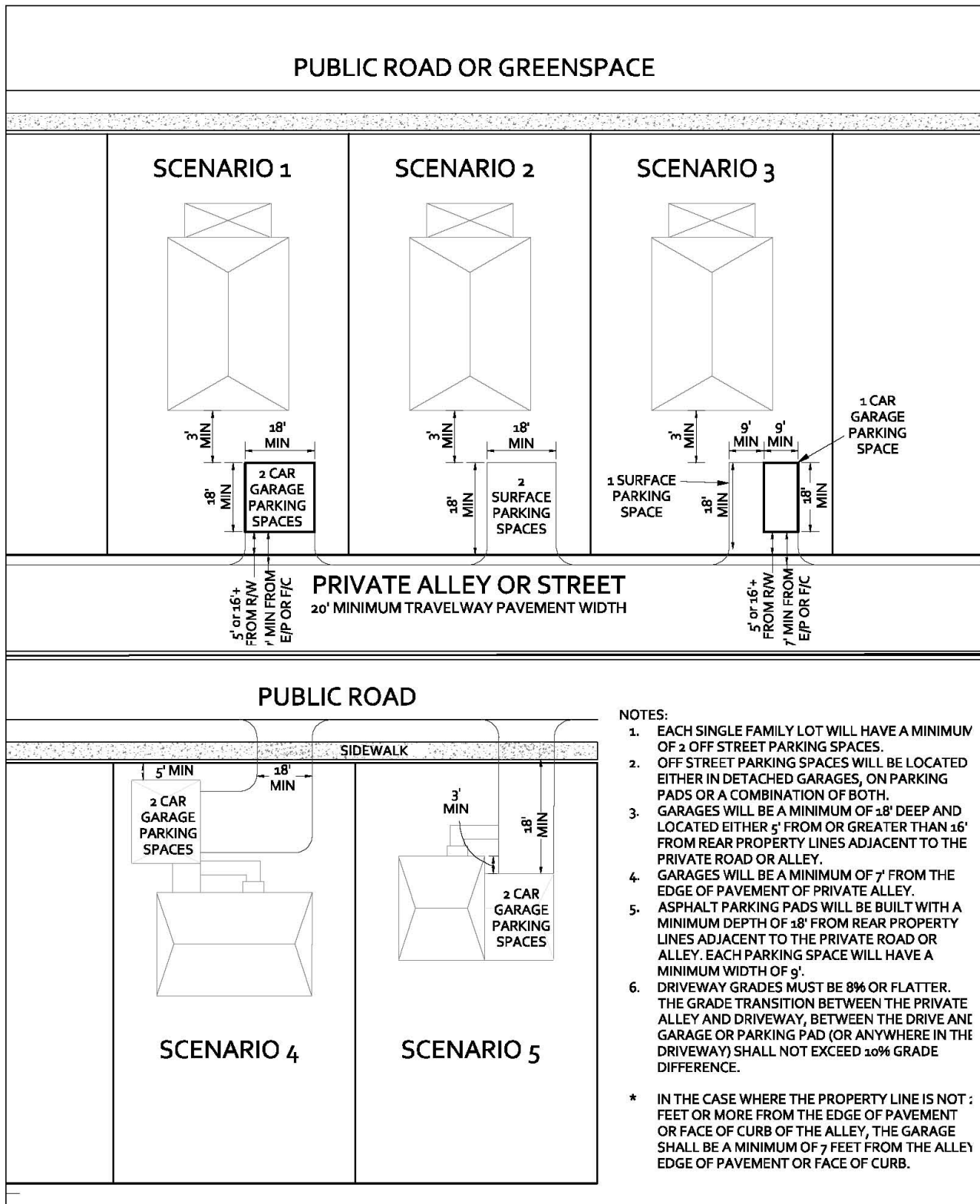


Figure 12 – Garage and Driveway Exhibit

## 2.14 Definitions

### Carriage Unit

The term carriage unit within this Code of Development shall be defined as follows: A separate, independent, accessory dwelling unit detached from, but located on the same parcel as the structure of and clearly subordinate to a single family detached dwelling, as distinguished from a duplex or other two-family dwelling. Notwithstanding any provisions of Section 5.1.34 of the Albemarle County Code, carriage units shall be permitted on lots comprised of detached single-family dwellings, subject to the following restrictions:

1. No more than one (1) carriage unit shall be permitted per each detached single-family dwelling.
2. The gross floor area devoted to a carriage unit shall not exceed thirty (35) percent of the total gross floor area of the main dwelling.
3. The gross floor area of a carriage unit shall not be included in calculating the gross floor area of the main dwelling unit for uses such as home occupations as provided in Sections 5.2 and 5.2A of the Albemarle County Code and other similar uses whose area within a dwelling unit is regulated.
4. A carriage unit shall enjoy all accessory uses availed to the main dwelling, except that no carriage unit shall be permitted as accessory to another carriage unit or accessory apartment.
5. All carriage units shall be located in the rear of the lot.
6. Notwithstanding any other requirements of this Code of Development, carriage unit setbacks shall be the same as for the principal building with which it shares a lot, except for the rear yard setback, which shall be a minimum of (5) feet.
7. Any single family dwelling containing a carriage unit shall be provided with a minimum of three (3) off-street parking spaces, arranged so that each parking space shall have reasonably uninhibited access to the street or alley, as applicable, subject to approval of the zoning administrator.
8. In blocks where carriage units shall be constructed, the alley shall be designed and constructed with a clear travel lane having a minimum width of 20 feet.

### Accessory Apartment

The term accessory apartment within this Code of Development shall be defined as a separate, independent dwelling unit that is attached and within the structure of the main dwelling. Accessory apartments as subject to the requirements and conditions as set forth in Section 5.1.34 of the Albemarle County Code.

### Amenity-Oriented Lots

Notwithstanding Section 4.6.1 and 4.6.2 of the County zoning ordinance, attached and detached residential units with the front of the unit facing a grass mall, park, open space, or any other similar amenity area (collectively, “Amenity”) are permitted throughout the development, provided that the Amenity must be at least thirty feet (30) in width, and an open area, from face of building to face of building must remain at a minimum of fifty feet (50) in width. In addition, Amenity-Oriented lots shall be served by a private street. The applicant has requested a waiver of the street standards for roads serving amenity-oriented lots.

## 3. Architectural and Landscape Standards

### 3.1 Architectural Standards

The standards provided in this Code of Development are intended to define the elements of architecture that will ensure a high quality development of varied styles that still complement one another. An architectural review board will be established for the community of Brookhill at the time of the first subdivision plat approval and recordation of covenants and restrictions. All structures will be subject to review by the Brookhill Architectural Review Committee to ensure that conformity with the architectural and landscaping guidelines is achieved.

Portions of Brookhill shall also be subject to review by the Albemarle County Architectural Review Board, which has purview over the County's Entrance Corridors. Route 29 is considered an Entrance Corridor; therefore, buildings and site development within the Route 29 viewshed and overlay district shall be subject to review under the Albemarle County Architectural Review Board Certificate of Appropriateness process.

As specified in section 18-20A.5.g of the Albemarle County Zoning Ordinance, the following standards are established for various elements of architecture and streetscapes. The Architectural Review Committee may allow modifications or variances from the Architectural Design Guidelines, as listed below. These modifications shall be made on a case by case basis.

Below are a number of standards intended to address the Architectural form, massing, proportions of structures, and Architectural Styles for the development

1. Building facades shall include breaks across the façade at a minimum of every 80 linear feet in order to vary the form and features of the building. Building step backs, entrances, windows, changes in building material, and other architectural elements all can be utilized to achieve breaks within the building façade.
2. Primary entrances for all non-residential buildings shall be located either on the front of the building or side of the building facing the public right of way or civic greenspace area. Additional secondary entrances may be utilized in the rear of the buildings.
3. Parking shall be relegated, see Parking specifications with the Code of Development, Section 2.9.
4. Building heights shall vary throughout Brookhill. As density decreases, the building heights and number of building stories shall decrease as well.
5. Porches or the front of single family detached houses shall face the public streets or greenspaces. Porches may project up to 3' within the required front yard setback, but in no case shall they be closer than 2 feet to any property line.
6. Architectural features and overhangs shall be permitted to project up to 1' within any required yard setback.



## **3.2 Landscaping Standards**

The standards provided in this Code of Development are intended to define the elements of the landscaping, screening, and buffering for the project. All landscaping shall conform to the landscaping standards as specified in the Albemarle County Zoning Ordinance Section 32.7.9.

### **3.2.1 Street Trees**

Street trees will be provided throughout Brookhill, in planting strips, as specified in the transportation section of the Code of Development. The street trees shall be in accordance with the approved VDOT street trees as outlined in the VDOT design manual and regulations. Spacing of street trees shall be planted in accordance with Section 32.7.9 of the Albemarle County Code for Landscaping and Screening requirements. Street trees along the Main Street into the development from Route 29 and along any other public street within view from the entrance corridor shall be subject to the approval of the Albemarle County Architectural Review Board and shall meet the requirements outlined in the Architectural Review Board Design Guidelines. All other landscaping shall be subject to Section 32.7.9 of the Albemarle County Code for landscaping and screening requirements.

### **3.2.2 Buffer**

See Code of Development Section 2.4.1 for design standards and requirements for exterior landscaping buffers around Brookhill.

### **3.2.3 Tree Preservation Guidelines**

Preservation measures shall be administered to trees within wooded areas to be maintained within the Greenway areas, Buffers, and Open Space areas as delineated in the Application Plan, with enhanced preservation efforts directed toward trees with trunk diameters greater than 18 inches at breast height. Tree preservation shall be in accordance with the Albemarle County Conservation Plan Checklist and Tree Preservation & Protection, chapter 3.38 of the Virginia Erosion and Sediment Control Handbook.

## **3.3 Streetscape Treatments**

Within the Neighborhood Service Center district, a significant amount of street furniture, signage, and lighting will be provided, including trash receptacles, benches and bicycle racks. These amenities will foster a pedestrian-oriented streetscape. All outdoor lighting throughout Brookhill shall be subject to the lighting regulations found in Section 18-4.17 of the Albemarle County Zoning Ordinance. Bicycle racks will be located throughout the Urban Density and Neighborhood Service Center areas, as well as the civic spaces to promote alternative transportation to these areas. All signage within Brookhill shall conform to the Albemarle County Zoning Ordinance Section 4.5.11.

## 5. APPENDICES

Exhibit 1: Regional Context Map

Exhibit 2: Property Survey

Exhibit 3: Zoning Parcel Map

Exhibit 4: Brookhill By-right Development Plan

Exhibit 5: Brookhill Property Environmental Features