

REZONING APPLICATION PLAN FOR

SOUTHWOOD REDEVELOPMENT PHASE 1

NEIGHBORHOOD MODEL

TAX MAP 90 & 76, PARCELS 09000-00-00-001A0, 090A1-00-00-001E0, 07600-00-00-051A0
SCOTTSVILLE DISTRICT, ALBEMARLE COUNTY, VIRGINIA ZMA 2018-003

project:
Southwood Phase 1

387 Hickory Street
Charlottesville, VA 22902

for:
Habitat for Humanity
Greater Charlottesville

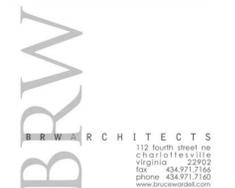
job number: 17010

drawing:
COVER SHEET

revisions:
ORIGINAL SUBMISSION: 02/20/18
07/27/18 REVISION #1

drawn by: WNM checked by: KK

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approval	seal
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date 7/2/2018 Zoning Map Amendment	sheet A0.00
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VICINITY MAP



PROPERTY INFORMATION

OWNER/DEVELOPER: HABITAT FOR HUMANITY OF GREATER CHARLOTTESVILLE
SOUTHWOOD CHARLOTTESVILLE LLC
919 WEST MAIN STREET
CHARLOTTESVILLE, VA 22903

LEGAL REFERENCE: DB 3375 PG063, DB 4773/328, DB 2911

MAGISTERIAL DISTRICT: SCOTTSVILLE

BASE INFORMATION

SOURCE OF BOUNDARY SURVEY:
WILLIAM S. ROUDABUSH, JR. 1974
ROUDABUSH, GALE, & ASSOCIATES, INC 2003
ROUDABUSH, GALE, & ASSOCIATES, INC 2015

SOURCE OF TOPOGRAPHY:
LOUISA AERIAL SURVEYS, INC.
P.O. BOX 340
MINERAL, VA 23117
DATE OF PHOTOGRAPHY: 03/23/04
DATE OF COMPILATION: 02/02/07

BENCHMARK(S):
(SPOT ELEVATION) CENTERLINE OF THE INTERSECTION OF HICKORY STREET AND
BITTERNUT LANE
ELEVATION = 451.0

WATER SOURCE:
ALBEMARLE COUNTY SERVICE AUTHORITY

SEWER SERVICE:
ALBEMARLE COUNTY SERVICE AUTHORITY

THIS PROPERTY IS ZONED: R2 - RESIDENTIAL AND NMD (90A1-00-00-001E0)

APPLICATION PLAN NOTES

1. THIS ZONING MAP AMENDMENT PROPOSES A CHANGE IN LAND USE, FROM R2-RESIDENTIAL TO NMD (NEIGHBORHOOD MODEL DISTRICT) FOR PARCELS 09000-00-00-001A0 AND 07600-00-00-051A0 AND FROM NMD (NEIGHBORHOOD MODEL DISTRICT) WITH ASSOCIATED OFFERS TO A NEW AND UNASSOCIATED NMD FOR PARCEL 090A1-00-00-001E0. ALL PARCELS WILL BE CONSIDERED FOR ONE REZONING UNDER ONE NMD.
2. THIS SITE LIES WITHIN THE UPPER RIVANNA RIVER WATERSHED.
3. REFER TO SEPARATE CODE OF DEVELOPMENT FOR PROJECT DESCRIPTION.

DRAWING INDEX

- A0.00 COVER SHEET
- A1.01 REGIONAL CONTEXT MAP & PARCEL OVERVIEW
- A1.02 EXISTING CONDITIONS
- A2.02 TECHNICAL PLAN

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REGIONAL CONTEXT MAP

IMPACT ON PLANNED DEVELOPMENT DISTRICT

GENERAL PROJECT INFORMATION

Name of Project: Southwood Phase I
TMP: 090A1-00-00-001E0
Existing ZMA to be Amended: ZMA-2005-00017

AMENDING EXISTING PLANNED DEVELOPMENT DISTRICT

Within the scope of this project is the intended removal of all proffers, Code of Development, and Application Plan associated with ZMA-2005-00017 of tax map parcel 090A1-00-00-001E0.

AREA TO BE REZONED - SOUTHWOOD PHASE 1

EXISTING SOUTHWOOD COMMUNITY, NO REZONING @ THIS TIME

PARCEL 90A1-1E : AMEND AND REMOVE EXISTING NMD 2005-00017, PROFFERS, APPLICATION PLAN, AND CODE OF DEVELOPMENT



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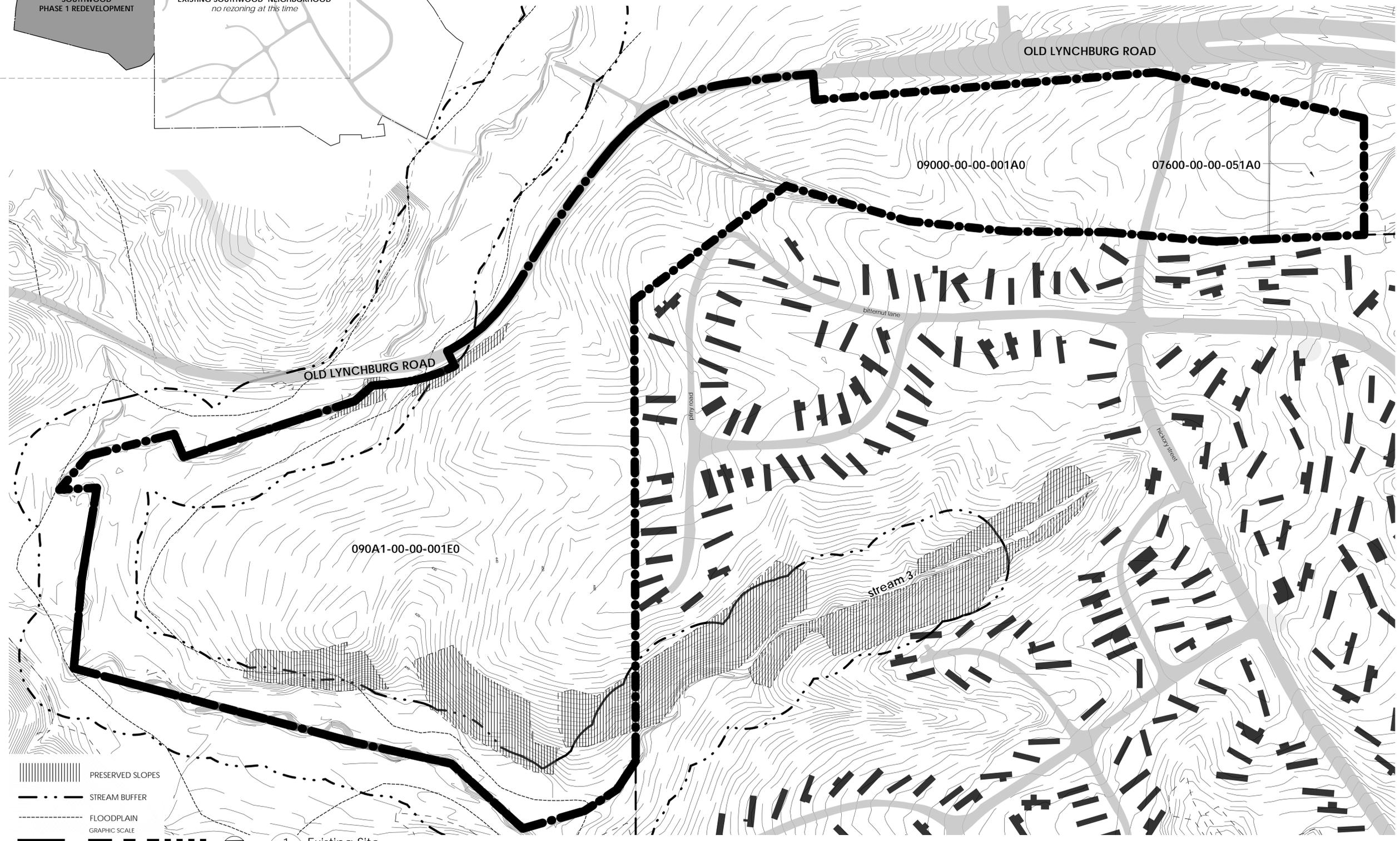
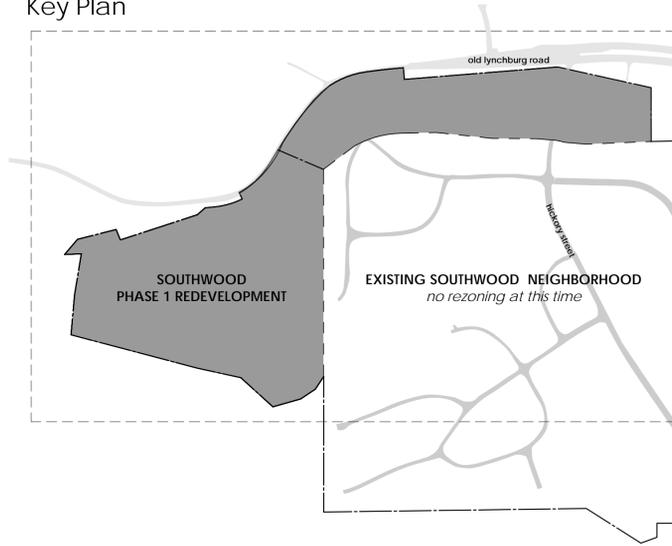
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EXISTING CONDITIONS

Key Plan



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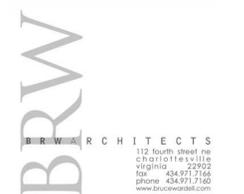
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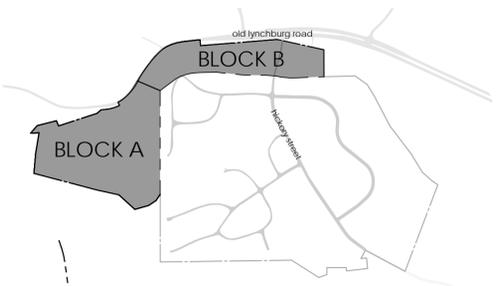
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APPLICATION PLAN

DEVELOPMENT BLOCK SUMMARY					
BLOCK	ACREAGE	ALLOWED USE	MIN DWELLINGS	MAX DWELLINGS	MAX BLOCK GROSS DENSITY (DU/AC)
Block A	20.9	MIXED USE	80	150	11.9
Block B	11.6	MIXED USE	0	250	21.6

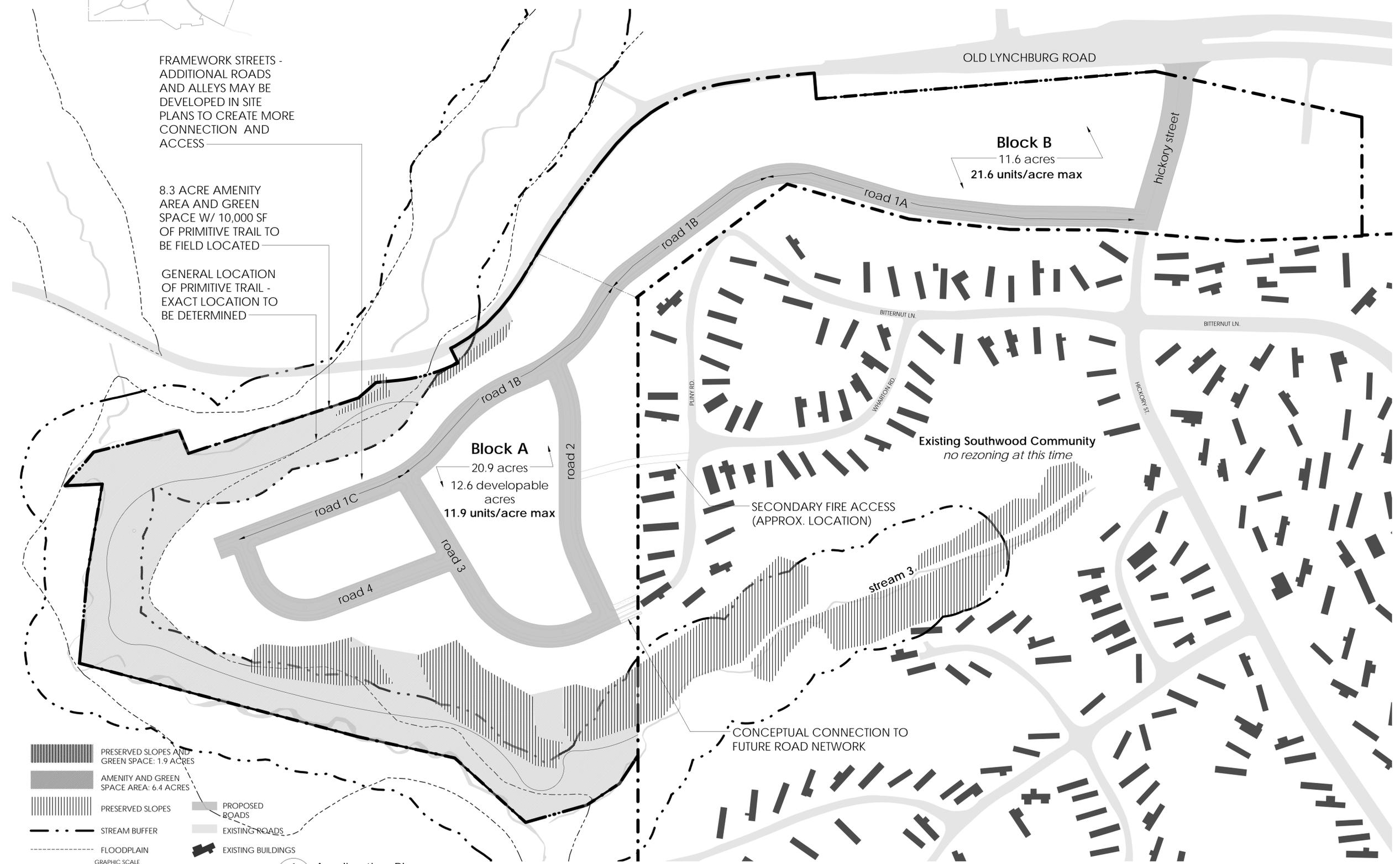
RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH STANDARDS ABOVE:
REFER TO CODE OF DEVELOPMENT FOR DETAILS OF PERMITTED USES.



FRAMEWORK STREETS -
ADDITIONAL ROADS
AND ALLEYS MAY BE
DEVELOPED IN SITE
PLANS TO CREATE MORE
CONNECTION AND
ACCESS

8.3 ACRE AMENITY
AREA AND GREEN
SPACE W/ 10,000 SF
OF PRIMITIVE TRAIL TO
BE FIELD LOCATED

GENERAL LOCATION
OF PRIMITIVE TRAIL -
EXACT LOCATION TO
BE DETERMINED



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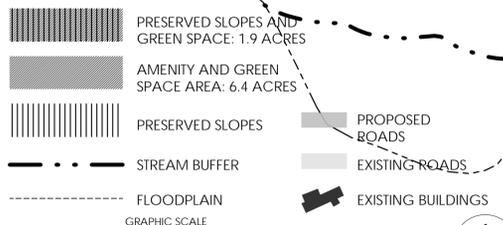
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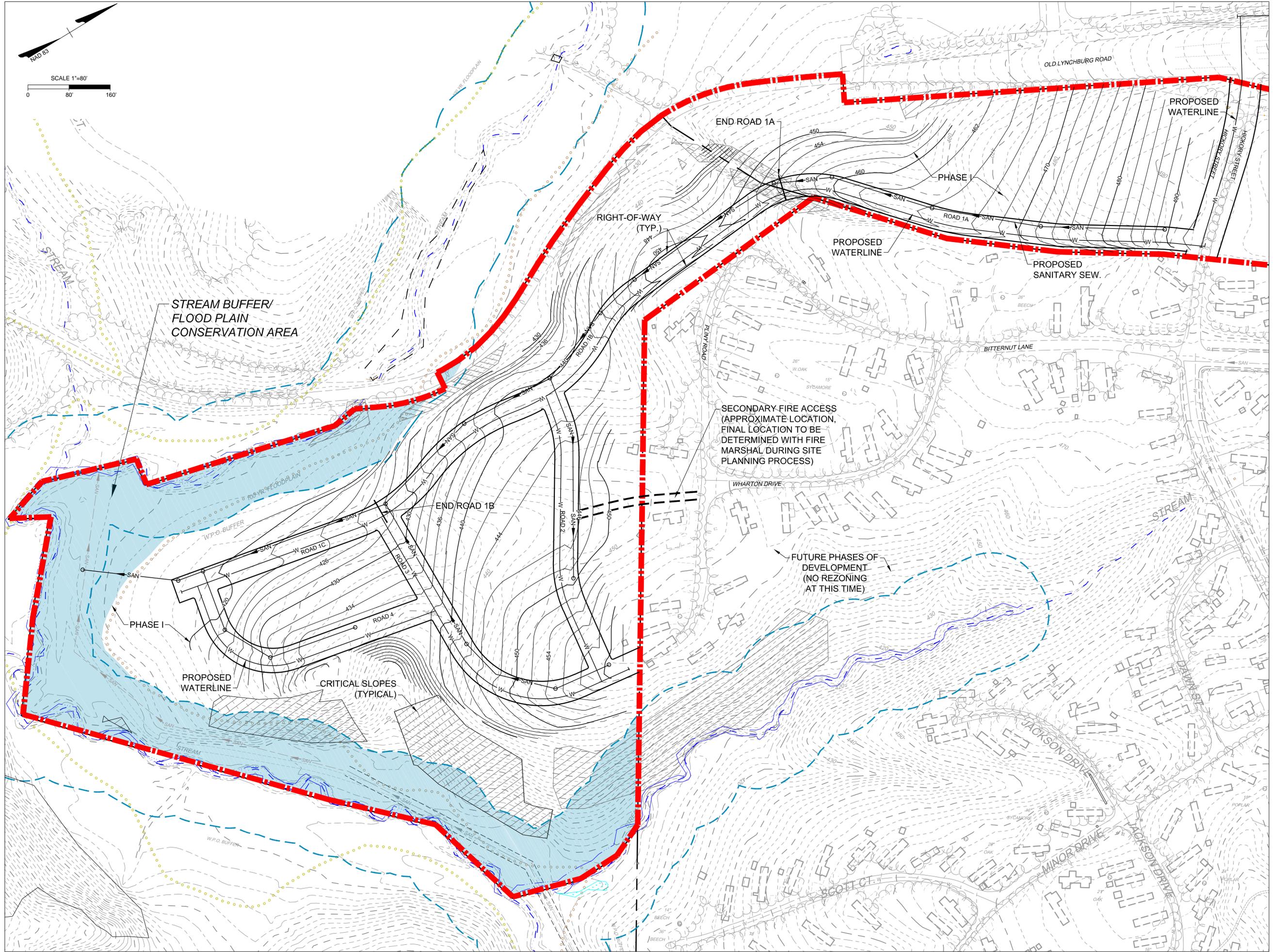
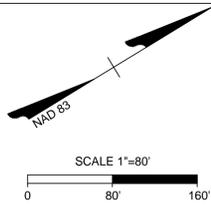
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1 Application Plan
A2.01 1" = 100'-0"

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waterstreet studio
 LANDSCAPE ARCHITECTURE + PLANNING

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 ARCHITECTS
 112 Fourth Street NE
 Charlottesville, VA 22902
 Phone: 434.971.7166
 www.brwarchitects.com

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7/2/2018 Zoning Map Amendment	A2.02

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