

TERRA

CONCEPTS, PC

MEMORANDUM

DATE: November 29, 2016
TO: Albemarle County Zoning Office
FROM: Mark Keller – Terra Concepts, PC

RE: **Spring Hill Village – ZMA 2013-00017 – Variation Request**

The information below is intended to accompany the Application for Variations and Approved Plans, Codes and Standards of Development for the above project.

Variations Being Sought:

After approval of the rezoning, and as a part of their review of the Initial Site Plan for Phase 1 of this project, VDOT decided to revisit their approval of the planned road system. Numerous iterations and options were explored with VDOT and a consensus was finally reached. The result was that sections of internal road were realigned. This resulted in changes to acreages of adjacent Blocks as well as Green and Amenity Space. All of the acreage impacts were within the ranges permitted by the Code of Development. However, since tables listing these acreages are found on the same drawing (Block Plan-Sheet 3) as the road realignment, these figures were also updated.

Collaterally, several housekeeping matters were addressed. First, in the Density Table at the top right of the Block Plan, Block C had been listed to be in Phase 2. The submitted Initial Site Plan included all of Phase 1 and Block C as well. Staff requested that we change Block C's designation to Phase 1 instead. This was done. Finally, a note was added to the bottom of the Amenity and Green Space Calculations table on this sheet.

Since some of this data is also reflected in the Code of Development in Sections 3 and 8, for consistency, we chose to make commensurate updates in the code as well.



Reasons & Justifications

VDOT determined that two 90 degree intersections, as opposed to the approved curvilinear main road alignment, would better serve the community in terms of safety and would be more likely to discourage cut-through traffic between Avon Street Extended and Route 20. By and large we were able to accommodate the design changes they requested within the limitations outlined in the approved Code of Development, so we feel that the proposed changes remain consistent with prior approvals and the Code for this property. That said, we did choose to make the above housekeeping changes associated with comments received during initial site plan review at this time.

NOTES:

- THIS REZONING REQUEST PROPOSES TO CHANGE THE ZONING OF TMP 90-28 FROM R1 TO NMD.
- PLAN SHEETS 1 - 3 ARE TO SERVE AS THE APPLICATION PLAN TO ACCOMPANY THE CODE OF DEVELOPMENT. PLAN SHEETS 4 - 8 DEMONSTRATE THE DEVELOPMENT CONCEPT THAT THE OWNER INTENDS TO EXECUTE UPON REZONING APPROVAL.
- REFER TO THE CODE OF DEVELOPMENT AND PROFFERS SUBMITTED AS PART OF THIS APPLICATION.
- TO ACCOMMODATE THE STEEP TOPOGRAPHY OF THE SITE, ALL PROPOSED ROADWAYS WITHIN THE DEVELOPMENT HAVE BEEN DESIGNED USING THE AASHTO GUIDELINES FOR GEOMETRIC DESIGN OF VERY LOW VOLUME LOCAL ROADS (ADT < 400) IN ACCORDANCE WITH THE NOTES IN TABLE 1 (GS-SSAR) OF THE VDOT SUBDIVISION STREET DESIGN GUIDE, WHERE APPLICABLE. (20 MPH DESIGN SPEED). ROADS 'A', 'B', AND 'D' ARE PROPOSED AS PUBLIC ROADS.
- LAND USE TABLE, AMENITY SPACE, AND GREEN SPACE CALCULATIONS BASED ON CONCEPTUAL DEVELOPMENT PLAN. ACTUAL DEVELOPMENT PLAN MAY VARY.
- ROAD B MAY BE WIDENED TO PERMIT ON-STREET PARKING.

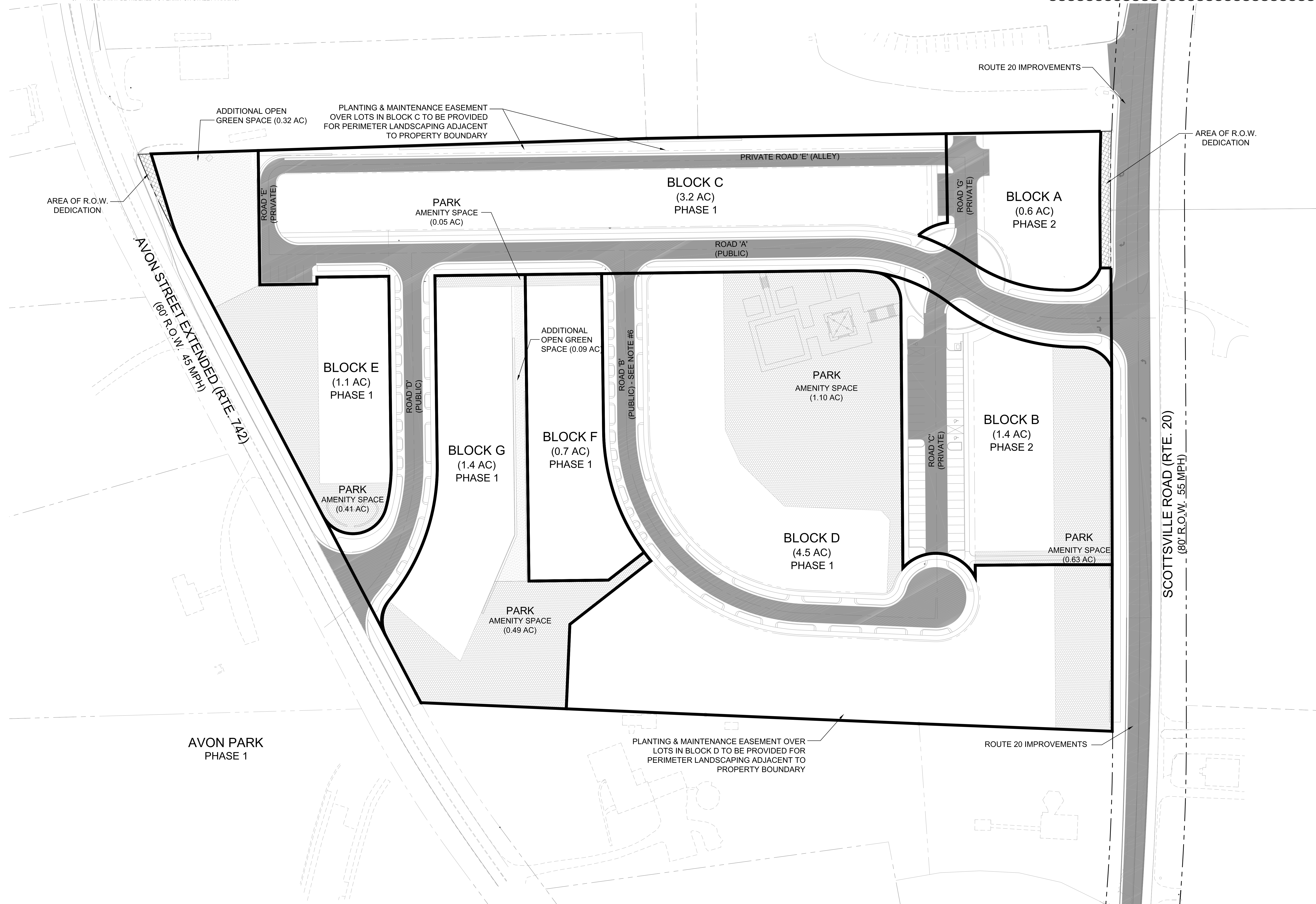
AMENITY & GREEN SPACE CALCULATIONS

TOTAL SITE AREA AFTER R.O.W. DEDICATION ON ROUTE 20 AND AVON STREET EXTENDED = 12.94 AC					
AMENITY SPACE REQUIREMENT		ACRE	GREEN SPACE REQUIREMENT		ACRE
TOTAL SITE ACREAGE		12.94	TOTAL SITE ACREAGE		12.94
AMENITY SPACE REQUIREMENT		x 20%	GREEN SPACE REQUIREMENT		x 20%
AMENITY SPACE REQUIRED		2.59	GREEN SPACE REQUIRED		2.59
AMENITY SPACE PROVIDED		2.59	GREEN SPACE PROVIDED		
		2.68	AMENITY SPACE		0.28 2.68
			MINUS PAVING & STRUCTURES		0.28
			PERMEABLE AMENITY SPACE		0.46 2.40
			PLUS ADD'L NON-AMENITY, OPEN, GREEN SPACE		0.46 0.41
 AMENITY SPACE	 ADDITIONAL OPEN SPACE (GREEN)		TOTAL GREEN SPACE		0.90 2.81
*DOES NOT INCLUDE QUALIFYING GREEN SPACE ON LOTS OR IN R/W					

DENSITY TABLE

NAME	SIZE	PHASE	RESIDENTIAL		NON-RESIDENTIAL	
			MIN.	MAX.	MIN.	MAX.
BLOCK A	0.6 AC.	2	0'	12'	0'	60K SF
BLOCK B	1.4 AC.	2	0'	48'	0'	60K SF
BLOCK C	3.2 AC.	1	0'	30'	0'	60K SF
BLOCK D	4.5 AC.	1	14'	40'	0'	0
BLOCK E	1.1 AC.	1	8'	16'	0'	0
BLOCK F	0.7 AC.	1	6'	16'	0'	0
BLOCK G	1.4 AC.	1	4'	12'	0'	0

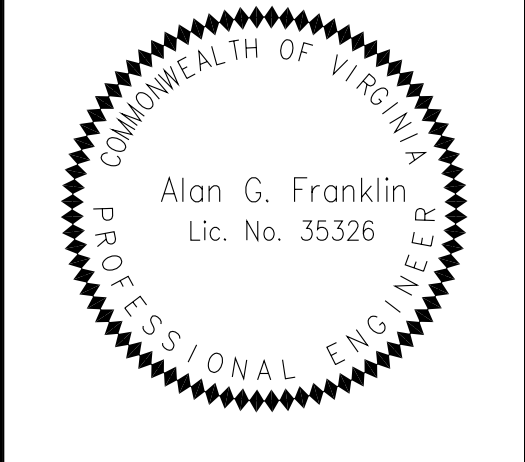
PRESUMES DEVELOPMENT AS NON-RESIDENTIAL USE
A PORTION OF SITE IMPROVEMENTS FOR PHASE 2 BLOCKS TO BE INSTALLED IN PHASE 1 SITE CONSTRUCTION.



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FINAL SITE PLAN FOR BLOCKS B - G
SPRING HILL VILLAGE
ALBEMARLE COUNTY, VIRGINIA
APPLICATION/BLOCK PLAN



ISSUED: 05-09-16
SCALE:
REVISIONS:
1. 12-07-15 - ISP SUBMITTAL
2. 02-02-16 - ISP COND. APPROVAL
3. 05-09-16 - FSP SUBMITTAL
4. 12-29-16 - REV. ROAD NETWORK
5. 08-04-17 - FSP VDOT COMMENTS

SPRING HILL VILLAGE

Code of Development

ZMA # 2013-00017

Dated October 16, 2013

Revised January 21, 2014

Revised March 4, 2014

Revised March 31, 2014

Revised May 16, 2014

Revised July 7, 2014

Revised August 28, 2014

Revised November 8, 2016

3.1 Purpose

The regulations contained in this section are promulgated (i) with the intent that the form of buildings in Spring Hill Village will foster a vibrant pedestrian-scale neighborhood community, with architectural and landscape elements that complement and enhance building design and (ii) to create a flexible range of density over the designated blocks described herein.

3.2 Density Regulations

Table 0 establishes the parameters within which residential and non-residential shall be developed.

For the purposes of interpreting Table 0, no site plan or subdivision plat shall be approved unless it conforms to the following standards:

A. For residential uses, there shall be a minimum and maximum of residential dwelling units for Spring Hill Village at full build-out. Within this range, the Owner may adjust the residential unit type and density by block to meet market and design considerations.

B. For non-residential uses, there shall be a minimum and a maximum amount of gross floor area required/permitted. Within this range, the Owner may adjust the non-residential use and density by block to meet market and design considerations.

Density by Block

Block	Size	Phase	Residential		Non-Residential	
			Min.	Max.	Min.	Max.
A	0.6 AC.	2	0 ¹	12 ²	0 ²	60,000
B	1.4 AC.	2	0 ¹	48 ³	0 ²	60,000
C	<u>3.2 AC.</u>	<u>1</u>	0 ¹	30 ²	0 ²	60,000
D	<u>4.5 AC.</u>	1	14	40 ²	0	0
E	<u>1.1 AC.</u>	1	8	16 ²	0	0
F	<u>0.7 AC.</u>	1	6	16 ²	0	0
G	<u>1.4 AC.</u>	1	4	12 ²	0	0

¹ Presumes development as non-residential use.

² A minimum of 10,000 SF of non-residential use is being proffered for Spring Hill Village.

8. OPEN SPACE & AMENITIES

8.1 Parks

The Owner has set aside 2.68 acres of the property as Amenity Space, which is 21% of the total site area after a small area (0.04 acre) of the current site is dedicated to road right-of-way. As the plan for the proposed community evolves certain elements may change size or location in a minor way. Shifts of this nature and magnitude may result in very minor changes in the acreages associated with Green Space and Amenity Space. In all cases, the minimum requirements for Green and Amenity Space shall be met.

Comprising the Amenity Area is a central park of just over 1 acre and three pocket parks located throughout the proposed community. A conceptual design for the park is reflected within the plan submission. The main park will provide opportunities for both active and passive recreational activities. A tot lot complex with separate areas for dynamic and static play equipment are proposed. The play equipment to be installed shall meet or exceeding the County requirements and will provide safe and age-appropriate activity areas for children. A pavilion surrounded by paved surface will be a place for gatherings, events and shaded observation of the tot lot areas. Along the southern axis of the pavilion a large lawn panel is being set aside for organized sports. This area will also serve as a spectator area should the pavilion host movie nights or live performances. It is large enough to accommodate one or more tents that may be used for special events.

The system of pocket parks is intended to offer a variety of recreational opportunities. The easternmost Pocket Park is a large, rectangular area taking up most of the property frontage along Route 20. It can be used for a variety of sports and an area to walk pets. The central Pocket Park, which is not roadside, is designed to evolve pursuant to the direction determined by the future residents of the community. (DELETED - Pocket Park #3 is an area adjacent to the main connector road and is a small eddy off of the road where one can sit and relax on a bench amongst trees, shrubs and flowers. Pocket Park #4 is across the street from #3 and is proposed to be set up as a shady retreat within a bosque of trees.) The westernmost Pocket Park is located at the intersection of the connector road and Avon Street Extended. It is envisioned as a possible location for a school bus stop. As such it will provide an alcove with landscaping and seating where children can await the bus and parents can congregate as they wait for kids to be dropped off.

As the community develops and its demographics evolve the uses within these amenity areas may also evolve. It is the Applicant's intent that the central park be developed as described, but that the residents of Spring Hill Village have a say in how the pocket parks are used or further improved.