

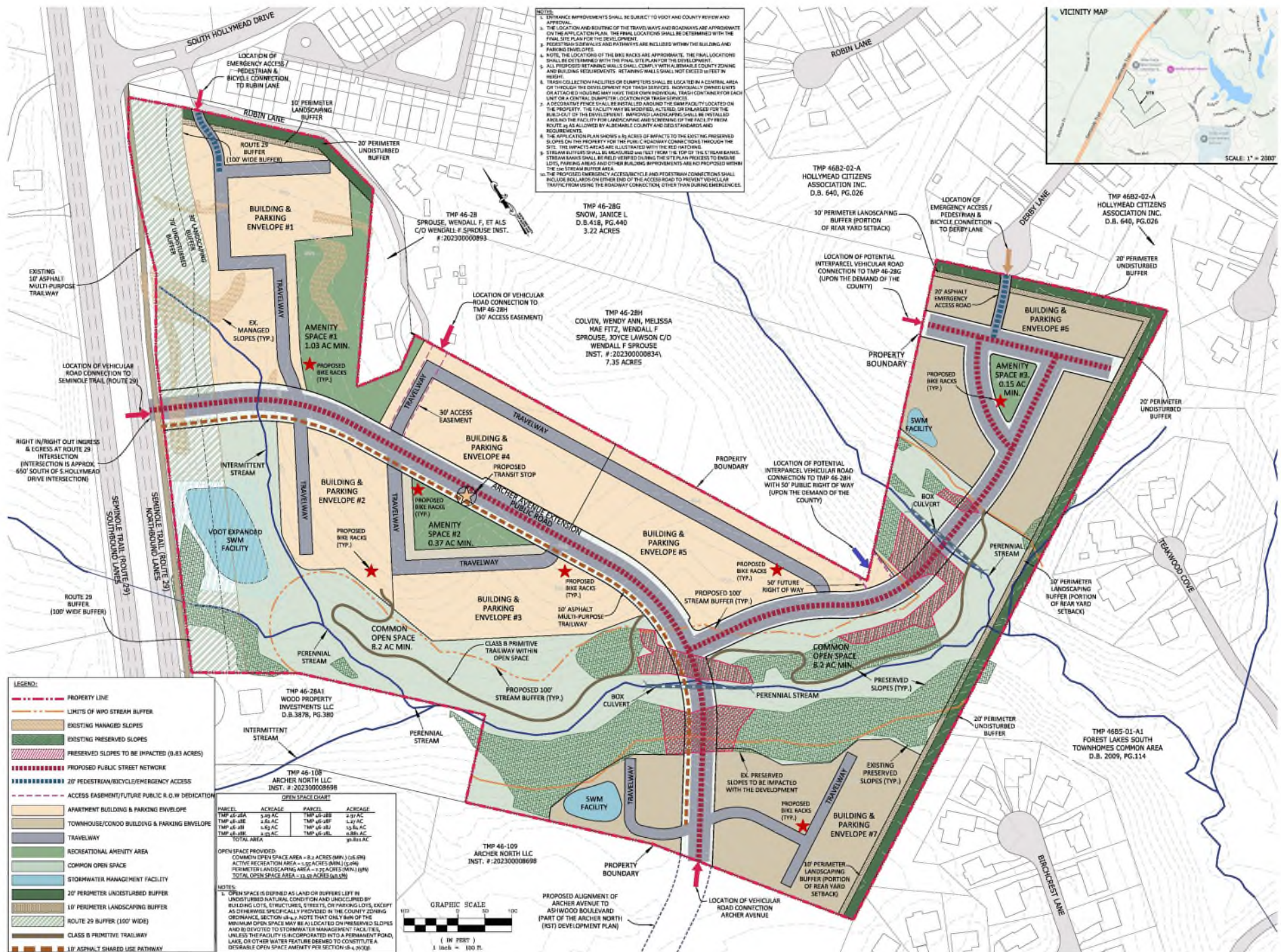
A map of the Holly Hills area, overlaid with a semi-transparent blue layer. The map shows various colored zones: red circles (e.g., D3, D2, D1, E3, E2, E1, F2, F3, G2, G3, H2, H3, I2, I3, J2, J3, K2, K3, L2, L3, M2, M3, N2, N3, O2, O3, P2, P3, Q2, Q3, R2, R3, S2, S3, T2, T3, U2, U3, V2, V3, W2, W3, X2, X3, Y2, Y3, Z2, Z3), blue circles (e.g., A2, A3, B2, B3, C2, C3, D2, D3, E2, E3, F2, F3, G2, G3, H2, H3, I2, I3, J2, J3, K2, K3, L2, L3, M2, M3, N2, N3, O2, O3, P2, P3, Q2, Q3, R2, R3, S2, S3, T2, T3, U2, U3, V2, V3, W2, W3, X2, X3, Y2, Y3, Z2, Z3), green circles (e.g., A2, A3, B2, B3, C2, C3, D2, D3, E2, E3, F2, F3, G2, G3, H2, H3, I2, I3, J2, J3, K2, K3, L2, L3, M2, M3, N2, N3, O2, O3, P2, P3, Q2, Q3, R2, R3, S2, S3, T2, T3, U2, U3, V2, V3, W2, W3, X2, X3, Y2, Y3, Z2, Z3), and yellow circles (e.g., A2, A3, B2, B3, C2, C3, D2, D3, E2, E3, F2, F3, G2, G3, H2, H3, I2, I3, J2, J3, K2, K3, L2, L3, M2, M3, N2, N3, O2, O3, P2, P3, Q2, Q3, R2, R3, S2, S3, T2, T3, U2, U3, V2, V3, W2, W3, X2, X3, Y2, Y3, Z2, Z3). Landmarks include Fashion Square Mall, Rio Hill Shopping Center, and various libraries and centers. The text is centered over the map.

**ZMA20230012**

**HOLLY HILLS**

**Board of Supervisors**

**Wednesday, June 5, 2024**



- NOTES:**
1. ERYNANCE IMPROVEMENTS SHALL BE SUBJECT TO VISIT AND COUNTY REVIEW AND APPROVAL.
  2. THE LOCATION AND BUFFERING OF THE TRAVELWAYS AND ROADWAYS ARE APPROXIMATE ON THE APPLICATION PLAN. THE FINAL LOCATION SHALL BE DETERMINED WITH THE FINAL SITE PLAN FOR THE DEVELOPMENT.
  3. PEDESTRIAN SERVICES AND PATHWAYS ARE INCLUDED WITHIN THE BUILDING AND PARKING ENVELOPES.
  4. NOTE THE LOCATION OF THE BIKE RACKS ARE APPROXIMATE. THE FINAL LOCATIONS SHALL BE DETERMINED WITH THE FINAL SITE PLAN FOR THE DEVELOPMENT.
  5. ALL PROPOSED RETAINING WALLS SHALL COMPLY WITH ALBEMARLE COUNTY ZONING AND BUILDING REQUIREMENTS. RETAINING WALLS SHALL NOT EXCEED 10 FEET IN HEIGHT.
  6. TRASH COLLECTION FACILITIES OR DUMPSTERS SHALL BE LOCATED IN A CENTRAL AREA OF THE DEVELOPMENT FOR TRASH SERVICES. INDIVIDUALLY OWNED LIVES OR ATTACHED HOUSING MAY HAVE THEIR OWN INDIVIDUAL TRASH CONTAINER FOR EACH UNIT OR A CENTRAL DUMPSTER LOCATION FOR TRASH SERVICES.
  7. A DECORATIVE FENCE SHALL BE INSTALLED AROUND THE SWM FACILITY LOCATED ON THE PROPERTY. THE FACILITY MAY BE MODIFIED, ALTERED, OR DAMAGED FOR THE BENEFIT OF THE DEVELOPMENT. IMPROVED LANDSCAPING SHALL BE INSTALLED AROUND THE FACILITY FOR LANDSCAPING AND TO BEYOND OF THE FACILITY FROM ROUTE 29 AS ALLOWED BY ALBEMARLE COUNTY AND DESIGN STANDARDS AND REQUIREMENTS.
  8. THE APPLICATION PLAN SHOWS 89 ACRES OF IMPACTS TO THE EXISTING PRESERVED SLOPES ON THIS PROPERTY FOR THE PUBLIC ROADWAY CONNECTION THROUGH THE SITE. THE IMPACTS AREAS ARE ILLUSTRATED WITH THE RED HATCHING.
  9. STREAM BUFFER SHALL BE MAINTAINED FROM THE TOP OF THE STREAM BANKS. STREAM BANKS SHALL BE FIELD VERIFIED DURING THE SITE PLAN PROCESS TO ENSURE SLOPE, PARKING AREA AND OTHER BUILDING IMPROVEMENTS ARE NOT PROPOSED WITHIN THE 50' STREAM BUFFER AREA.
  10. PROPOSED EMERGENCY ACCESS/BICYCLE AND FOOTPATH CONNECTIONS SHALL INCLUDE BOLLARDS ON EITHER END OF THE ACCESS ROAD TO PREVENT VEHICULAR TRAFFIC FROM USING THE ROADWAY CONNECTION, OTHER THAN DURING EMERGENCIES.



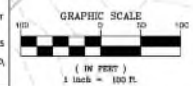
- LEGEND:**
- PROPERTY LINE
  - LIMITS OF WPO STREAM BUFFER
  - EXISTING MANAGED SLOPES
  - EXISTING PRESERVED SLOPES
  - PRESERVED SLOPES TO BE IMPACTED (0.83 ACRES)
  - PROPOSED PUBLIC STREET NETWORK
  - 20' PEDESTRIAN/BICYCLE/EMERGENCY ACCESS
  - ACCESS EASEMENT/FUTURE PUBLIC R.O.W DEDICATION
  - APARTMENT BUILDING & PARKING ENVELOPE
  - TOWNHOUSE/CONDO BUILDING & PARKING ENVELOPE
  - TRAVELWAY
  - RECREATIONAL AMENITY AREA
  - COMMON OPEN SPACE
  - STORMWATER MANAGEMENT FACILITY
  - 20' PERIMETER UNDISTURBED BUFFER
  - 10' PERIMETER LANDSCAPING BUFFER
  - ROUTE 29 BUFFER (100' WIDE)
  - CLASS B PRIMITIVE TRAILWAY
  - 10' ASPHALT SHARED USE PATHWAY

**OPEN SPACE CHART**

PARCEL	ACREAGE	PARCEL	ACREAGE
TMP 46-26A	1.20 AC	TMP 46-28B	2.97 AC
TMP 46-26B	2.82 AC	TMP 46-28C	1.24 AC
TMP 46-28	4.82 AC	TMP 46-28D	13.84 AC
TMP 46-28B	4.82 AC	TMP 46-28E	0.86 AC
TOTAL AREA	14.66 AC		

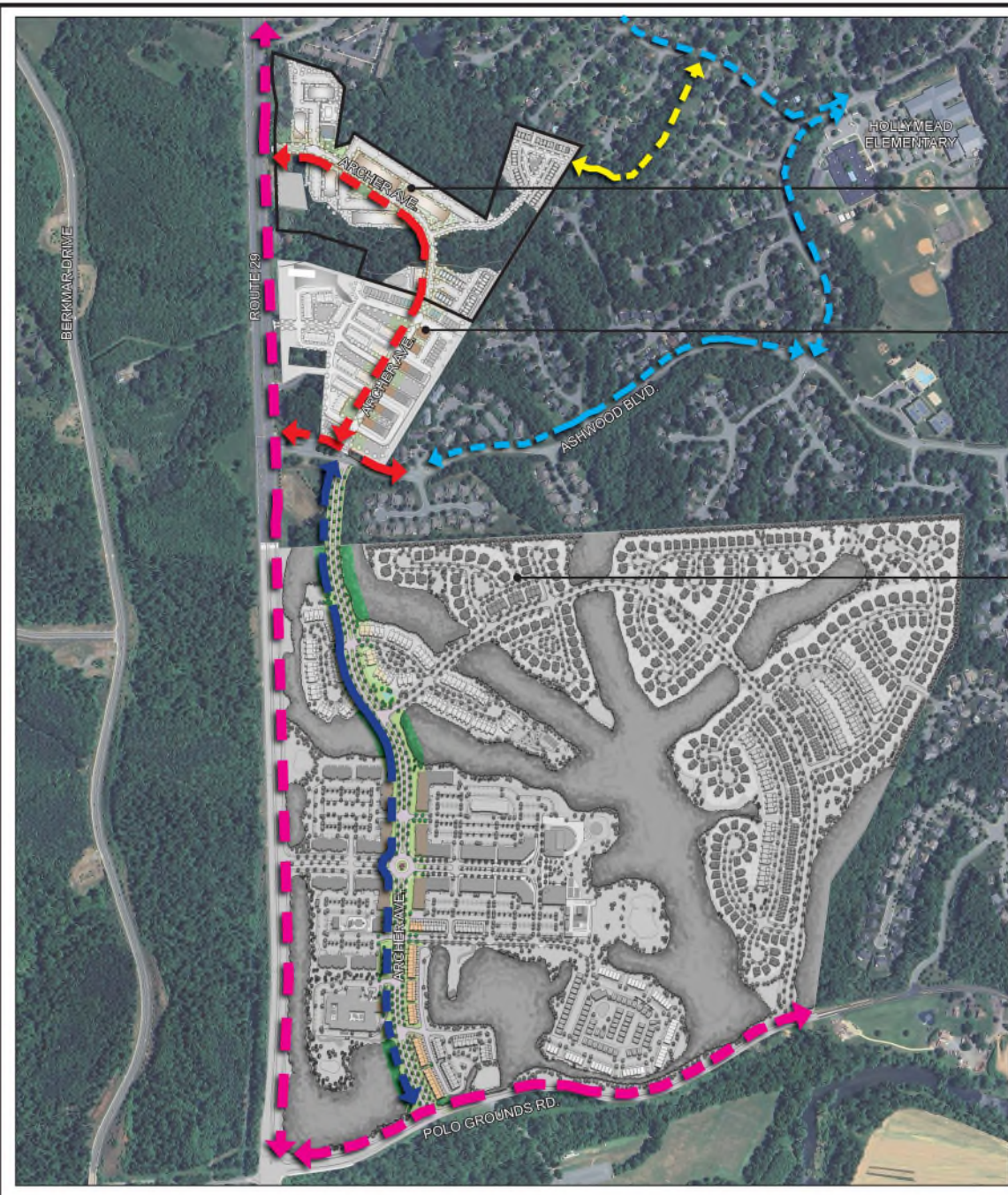
**OPEN SPACE PROVIDED:**  
 COMMON OPEN SPACE AREA - 8.2 ACRES (MIN.) (GREEN)  
 ACTIVE RECREATION AREA - 1.35 ACRES (MIN.) (ORANGE)  
 PERIMETER LANDSCAPING AREA - 1.25 ACRES (MIN.) (BROWN)  
 TOTAL OPEN SPACE AREA - 10.80 ACRES (MIN.)

- NOTES:**
1. OPEN SPACE IS DEFINED AS LAND OR BUFFER LEFT IN UNDISTURBED NATURAL CONDITION AND UNOCCUPIED BY BUILDING, UTILITY, STRUCTURES, ETC. OR PARKING LOTS, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THE COUNTY ZONING ORDINANCE SECTION 16-1-10. NOT ALL OPEN SPACE OF THE MINIMUM OPEN SPACE MAY BE LOCATED ON PRESERVED SLOPES AND IS DEVOTED TO STORMWATER MANAGEMENT FACILITIES, UNLESS THE FACILITY IS INCORPORATED INTO A PERMANENT POND, LAKE, OR OTHER WATER FEATURE DESIGNED TO CONSTITUTE A DESIRABLE OPEN SPACE AMENITY PER SECTION 16-1-10(D).



PROPOSED ALIGNMENT OF ARCHER AVENUE TO ASHWOOD BOULEVARD (PART OF THE ARCHER NORTH (RST) DEVELOPMENT PLAN)

TMP 46B5-01-A1 FOREST LAKES SOUTH TOWNHOMES COMMON AREA D.B. 2009, PG.114



HOLLY HILLS DEVELOPMENT

ARCHER NORTH DEVELOPMENT

BROOKHILL DEVELOPMENT

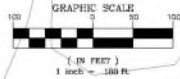
**MULTI-MODAL LEGEND**

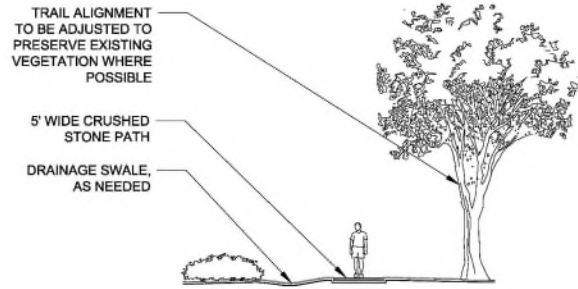
- - - - - EXSITING 6' MULTI-USE PATH
- - - - - PROPOSED 5' MULTI-USE PATH
- - - - - PROPOSED 10' MULTI-USE PATH
- - - - - EXISTING SIDEWALKS AND BIKE LANES
- - - - - EXISTING 10' MULTI-USE PATH

**HOLLY HILLS DEVELOPMENT  
MULTIMODAL CONNECTIVITY**

ALBEMARLE COUNTY, VA

APRIL 9, 2024





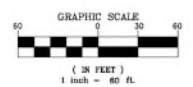
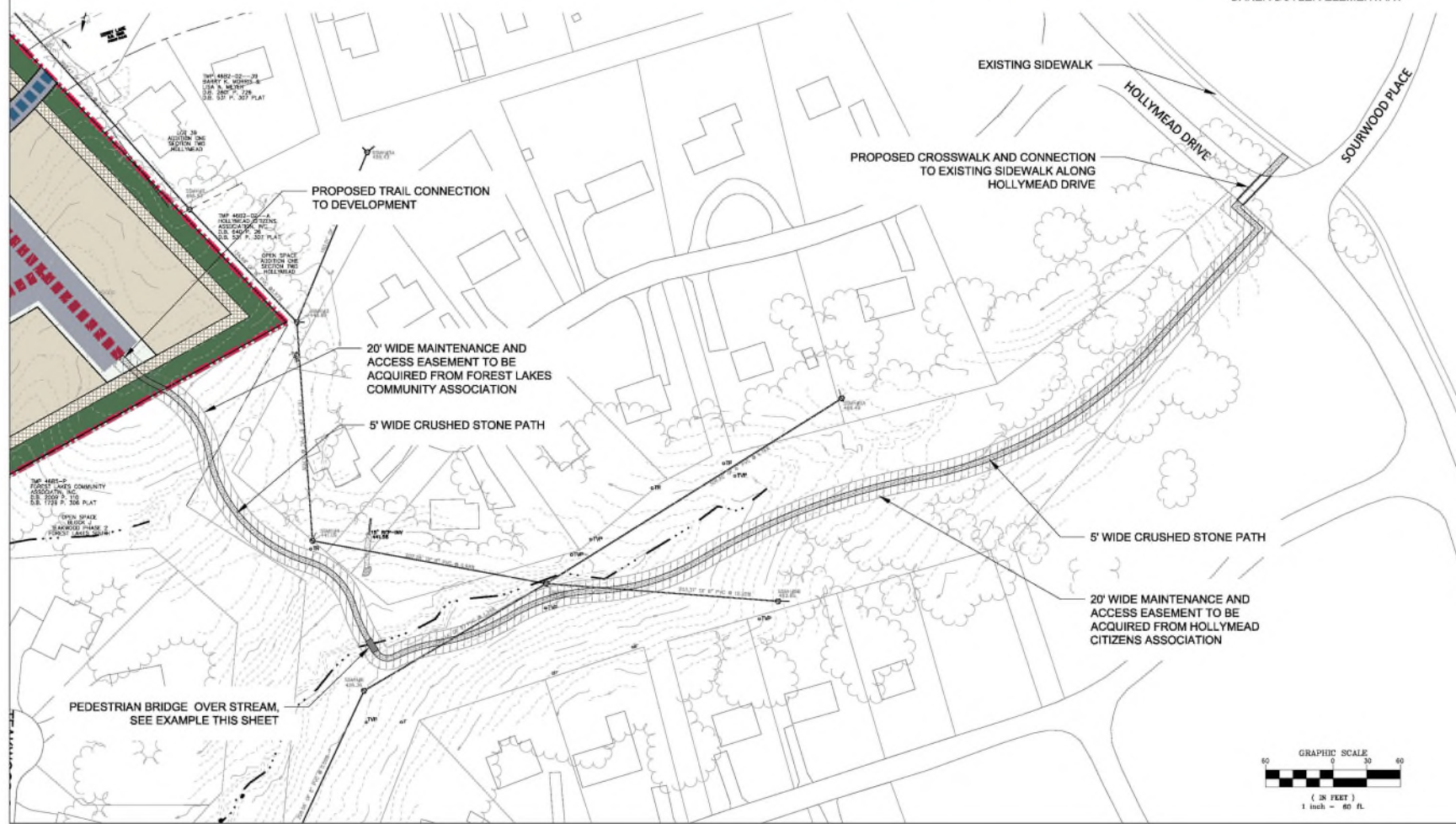
**PEDESTRIAN PATH**  
SCALE: 1 1/2" = 1'-0"



**EXAMPLE IMAGE**  
EXISTING PEDESTRIAN BRIDGE ALONG PATH CONNECTING FOREST LAKES TO BAKER BUTLER ELEMENTARY



**EXAMPLE IMAGE**  
EXISTING PEDESTRIAN PATH CONNECTING FOREST LAKES TO BAKER BUTLER ELEMENTARY



**CE COLLINS ENGINEERING**  
200 GARRETT STREET, SUITE K-CHARLOTTEVILLE, VA 28602-4042.283.3719

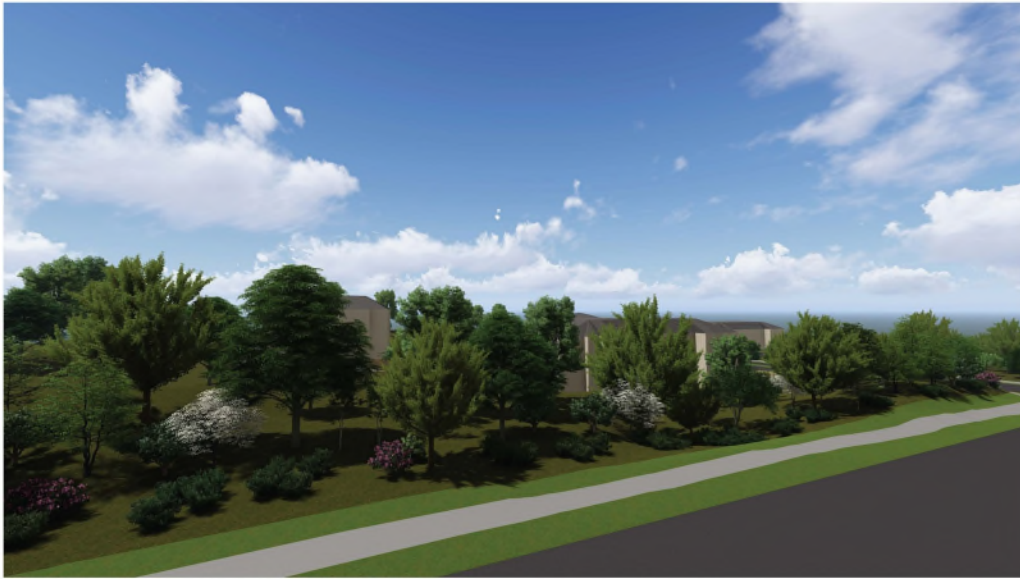
REVISIONS	DESCRIPTION	DATE
	INITIAL SUBMITTAL	09/18/23
	RESUBMITTAL TO ALBEMARLE COUNTY	12/18/23

**HOLLY HILLS DEVELOPMENT REZONING (ZMA2023-12)**  
PLANNED RESIDENTIAL DEVELOPMENT  
TRAIL CONNECTION TO HOLLYMEAD DRIVE  
RIVANNA MAGISTERIAL DISTRICT

DATE  
SEPTEMBER 18, 2023

SCALE  
AS NOTED

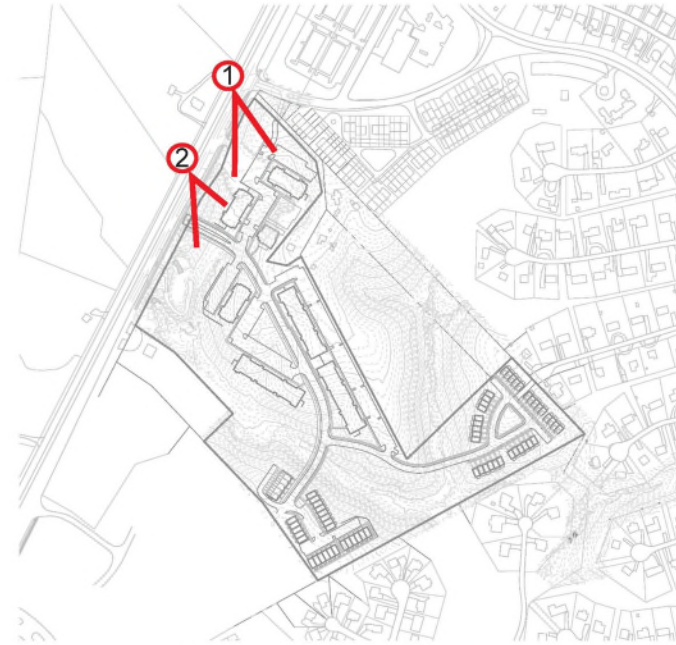
SHEET  
1 OF 1



CONCEPTUAL PERSPECTIVE - VIEW 1



CONCEPTUAL PERSPECTIVE - VIEW 2



PERSPECTIVE LOCATION MAP

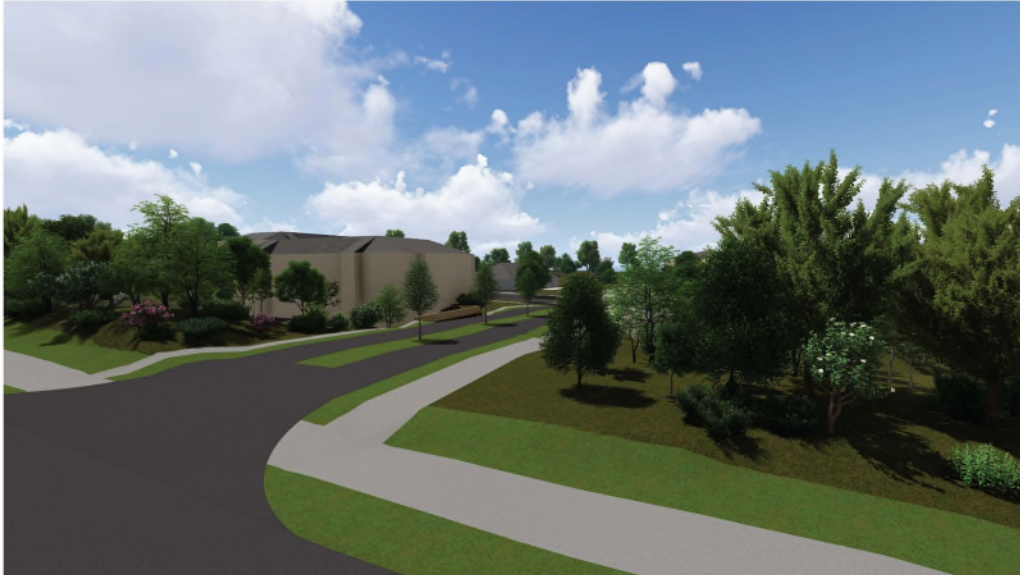
**HOLLY HILLS DEVELOPMENT**  
Entrance Corridor: Building Massing

ALBEMARLE COUNTY, VA

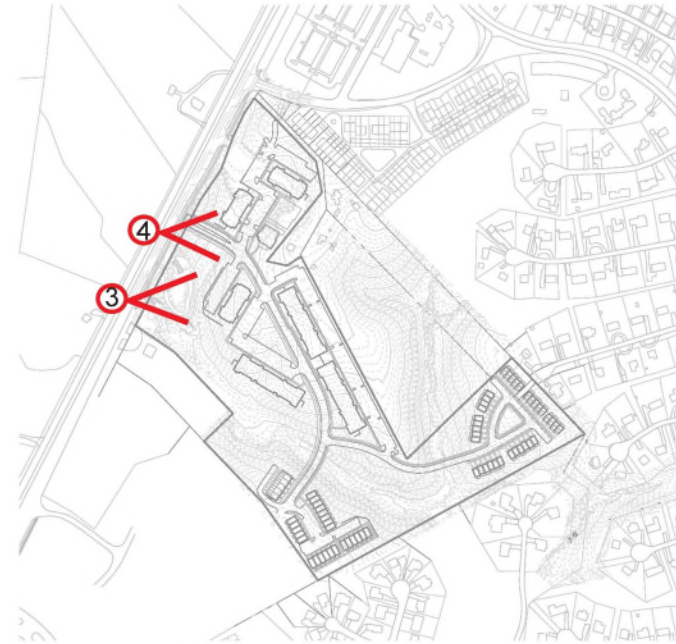
APRIL 9, 2024



CONCEPTUAL PERSPECTIVE - VIEW 3



CONCEPTUAL PERSPECTIVE - VIEW 4



PERSPECTIVE LOCATION MAP

**HOLLY HILLS DEVELOPMENT**  
Entrance Corridor: Building Massing

ALBEMARLE COUNTY, VA

APRIL 9, 2024

QUESTIONS?



1. Hollymead will continue to be at undercapacity. If Hollymead reaches capacity, the Schools Division has a strategy.

North feeder school in the CIP. The Albemarle County Public Schools *Long Range Planning Advisory Committee Recommendations*, July 11, 2019 (the “Report”) states that the new elementary school proffered as part of the Brookhill rezoning at the intersection of 29N and Polo Grounds Road is at an optimal location for growth along the 29 Corridor. The Report states that this “growth will be monitored, and if capacity becomes an issue at Hollymead or other schools in the area this project should be evaluated in more detail.”

2. Lakeside will continue to operate at undercapacity.

3. We know that Albemarle High School will continue to operate at over-capacity, but Schools has a strategy in the Center I and Center II plan.

The Long Range Planning Advisory Committee Report states that the school division “has embarked upon a ‘center’ based strategy to address capacity issues at its three comprehensive high schools, in particular Albemarle High School.” The two “centers” that have been approved and once funded by the County will serve 650 students. Center I, which opened in 2018 and is located approximately four miles from the Project, will serve up to 250 students. Center II, which is designed to serve up to 400 students is expected to be completed by 2026. *Charlottesville Tomorrow*, July 23, 2023.

<u>School</u>	<u>Capacity</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>
Hollymead	429	342	337	330	336	332	332	333	335	339	341
Lakeside	653	527	538	574	578	616	627	643	634	623	624
Albemarle	1,727	1,958	1,905	1,836	1,865	1,877	1,961	2,038	2,059	2,095	2,084

Official Calculator				
Type of Dwelling Unit	Elementary	Middle	High	Total
Townhome (40)	0.15 (6) *	0.06 (3) *	0.08 (4) *	0.29 (13)
Multi-Family (320)	0.12 (38) *	0.03 (10)	0.05 (16)	0.21 (64)
Condos (50)	0.15 (8) *	0.06 (3) *	.08 (4)	0.29 (15) *
<b>*Actual number of school children</b>	52*	16*	24*	92*