

SPECIAL USE PERMIT

CONCEPT PLAN

SP2021-00010

AN AMENDMENT TO SP2002-13

AUTO SUPERSTORE

TMP 78-13

project ID: 19.39

SUBMITTED 5 APRIL 2021

Context Map

Sheet 1 of 4

INDEX OF SHEETS

- 1 - Cover & Context Map
- 2 - Site & SP Details
- 3 - SP2002-13 Conditions
- 4 - Concept Plan



Image provided by Google Maps

AUTO SUPERSTORE

SITE & SP DETAILS

Sheet 2 of 4

OWNER

DJCM Investments LLC
1389 Richmond Road
Charlottesville, VA 22911

TMP

Landscape easement exists on TMP 78-73A7 for the benefit of
TMP 78-13

ACREAGE

3.73

MAGISTERIAL DISTRICT

Rivanna

STEEP SLOPES & STREAM BUFFER

Steep slopes are present on the property. Stream buffers are
not present on the property.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary and landscape easement plat prepared by: Timothy
R. Miller, Rivanna Engineering & Surveying, PLC, April
25, 2003. DB 2456 PG 682. Four (4) foot contour interval
topography from Albemarle County GIS.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective
date February 4, 2005 (Community Panel 51003C0287D
& 51003C0289D), the property does not lie in the Zone AE
floodplain.

WATER SUPPLY WATERSHED

Upper Rivanna River Watershed

WATER AND SANITARY SERVICES

Provided by Albemarle County Service Authority

USE

EXISTING: Commercial

ZONING

EXISTING: Highway Commercial

OVERLAY: Entrance Corridor, Steep Slopes - Managed,
Steep Slopes - Preserved

COMPREHENSIVE PLAN: Community Mixed Use, Parks &
Green Systems

TMP 78-13 & 78-73A7

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SP2002-13 CONDITIONS

Sheet 3 of 4

RECOMMENDED ACTION FOR SPECIAL USE PERMIT (SP 02-13)

Planning Commission recommended approval of Special Use Permit (SP 02-13) with the following conditions:

1. Vehicles shall not be elevated.
2. Vehicles shall be displayed only in the areas indicated for display shown on the plan.
3. The use shall not commence until a Certificate of Appropriateness is issued by the ARB, including landscape and lighting plans.
4. Provide screening trees to the ~~east~~, south and west of the proposed parking area to reduce the impact of the loss of trees and to soften the appearance of the expanse of proposed pavement. ~~Provide a mixture of screening trees, ornamental trees, and shrubs throughout the slope of the grading easement to the east of the site. A landscape easement will be required for off-site planting.~~
5. Provide the planting bed with the seven (7) Eastern Red Cedars in the central portion of the parking area as shown on the Minor Site Plan Amendment (SDP 02-34) dated March 8, 2002, revised November 4, 2002.
6. ~~Rather than alternate the screening trees along the eastern property line, cluster the same species in groups and alternate groups of screening trees to create a more informal and naturalistic landscape.~~
7. ~~Submit a landscape easement for off-site planting.~~
8. Provide screening trees that will grow to a height that will sufficiently screen the proposed parking area. This will require a wider planting area, which will necessitate the removal of most, if not all, of the 11 display parking spaces in the first row.

Approved
BOS
2/12/03

TMP 78-13 & 78-73A7

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CONCEPT PLAN

Sheet 4 of 4

TMP 78-14
UMANSKY PROPERTIES TOC LLC
ZONE: HIGHWAY COMMERCIAL
USE: COMMERCIAL
6.41 AC

TMP 78-14A
UMANSKY PROPERTIES TOC LLC
ZONE: HIGHWAY COMMERCIAL
USE: COMMERCIAL
1.57 AC

TMP 78-13A
HAPPY BOXES PANTOPS LLC
ZONE: HIGHWAY COMMERCIAL
USE: OPEN
1.36 AC

TMP 78-13
DJCM INVESTMENTS LLC
ZONE: HIGHWAY COMMERCIAL
USE: COMMERCIAL
3.73 AC

TMP 78-73A7
SUBURBAN CAPITAL
ZONE: PDMC
USE: OPEN
2.69 AC

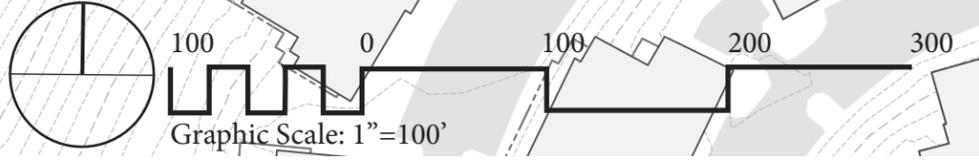
TMP 78-73A4
SUNTRUST BANK
ATTN: CORPORATE REAL ESTATE
ZONE: PDMC
USE: OFFICE
1.13 AC

TMP 78-73B1
HANSEN ROAD
PROFESSIONAL
CENTER LLC
ZONE: PDMC
USE: OFFICE

TMP 78-73A6
VIRGINIA SCHOOL
BOARDS ASSOCIATION
ZONE: PDMC
USE: COMMERCIAL
1.15 AC

TMP 78-8A
CARRIAGE HILL ASSOCIATION
ZONE: R15 RESIDENTIAL
USE: RESIDENTIAL - MULTIFAMILY
14.50 AC

Portion of Landscape Easement
DB 2456 PG 689
To Be Removed



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