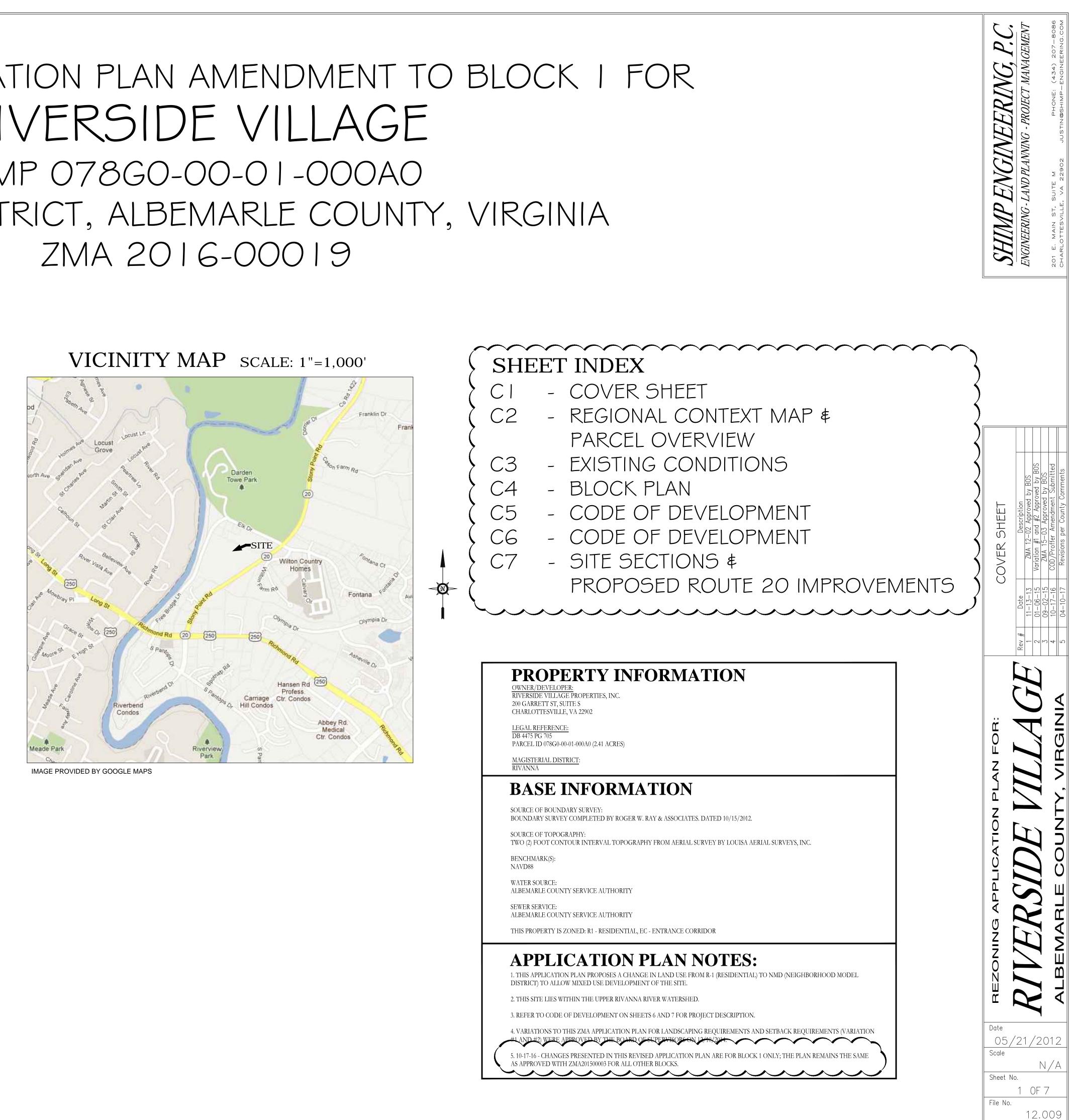
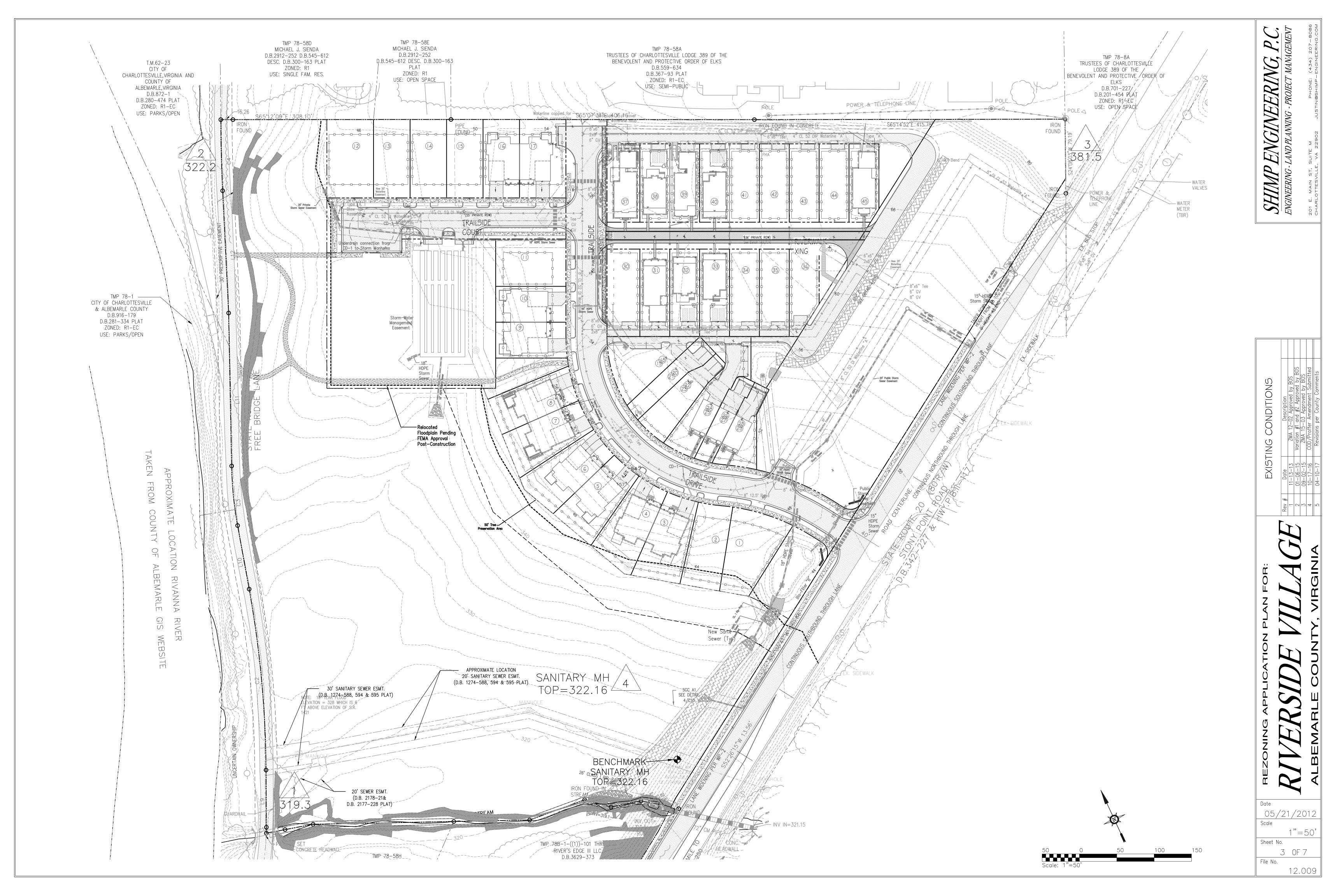
REZONING APPLICATION PLAN AMENDMENT TO BLOCK | FOR RIVERSIDE VILLAGE TMP 078G0-00-01-000A0 RIVANNA DISTRICT, ALBEMARLE COUNTY, VIRGINIA ZMA 2016-00019







		D	EVELOPN	MENT BLO	DCK SUMM	ARY	
BLOCK	ACREAGE	ALLOWED USE	MINIMUM DWELLING UNITS	MAXIMUM DWELLING UNITS	MAX. BLOCK GROSS DENSITY DU/ARCE	PERMITTED RESIDENTIAL HOUSING	۱ CC
BLOCK I	2.41	MIX USED	O UNITS	36 UNITS	14.6	MULTI-FAMILY	
BLOCK 2 (A, B, and C)	2.77	RESIDENTIAL	I 2 UNITS	28 UNITS	10.3	SF ATTACHED SF DETACHED TOWNHOUSE MULTI-FAMILY	C
BLOCK 3 (A and B)	1.56	RESIDENTIAL	8 UNITS	I 4 UNITS	9.0	SF ATTACHED SF DETACHED	C
BLOCK 4	0.77	RESIDENTIAL	5 UNITS	I 2 UNITS	15.6	SF ATTACHED SF DETACHED TOWNHOUSE	C
BLOCK 5	0.99	MIXED-USE	6 UNITS	24 UNITS	24.2	MULTI-FAMILY	N C
BLOCK G	8.27	OPEN SPACE (PARK DEDICATION)	NO RESIDENTIAL USES PERMITTED	NO RESIDENTIAL USES PERMITTED	N/A	NO RESIDENTIAL USES PERMITTED	C
PUBLIC ROAD EASEMENTS	1.13	ROUTE 20 AND INTERNAL ROAD DEDICATIONS	N/A	N/A	N/A	N/A	
PRIVATE ROAD EASEMENTS	0.75	INTERNAL ROAD EASEMENTS	N/A	N/A	N/A	N/A	
	18.65			105 MAXIMUM	5.7 UNITS/ACRE *		

RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH STANDARDS ABOVE:

REFER TO CODE OF DEVELOPMENT ON SHEETS 5 \$ 6 FOR DETAILS OF PERMITTED USES. COMMERCIAL AND MIXED-USE BUILDINGS IN BLOCK | SHALL NOT EXCEED 20,000 GROSS SQUARE FEET PER BUILDING.

TROORDER TO REMAN BELOW THE MAXIMUM ALLOWABLE RESIDENTIAL DEVELORMENT PENSIPL FOR THE ENTIRE SITE, INDIVIDUAL DEOCK MAXIMUM DENSITIES MAY NOT ALL BE ACHIEVE FOR INSTANCE, IF 34 RESIDENTIAL UNITS ARE BUILT IN BLOCKS I AND 2, THEN A MAXIMUN OF 71 UNTS MAY BE BUILT IN BLOCKS 3-5 (THUS PROVIDING A SITE TOTAL OF 105 UNITS) * MAXIMUM GROSS RESIDENTIAL DENSITY FOR BLOCKS 1-5 = 105/8.5 = 12.4 UNITS PER ACRE.

LAND USE SUMMARY

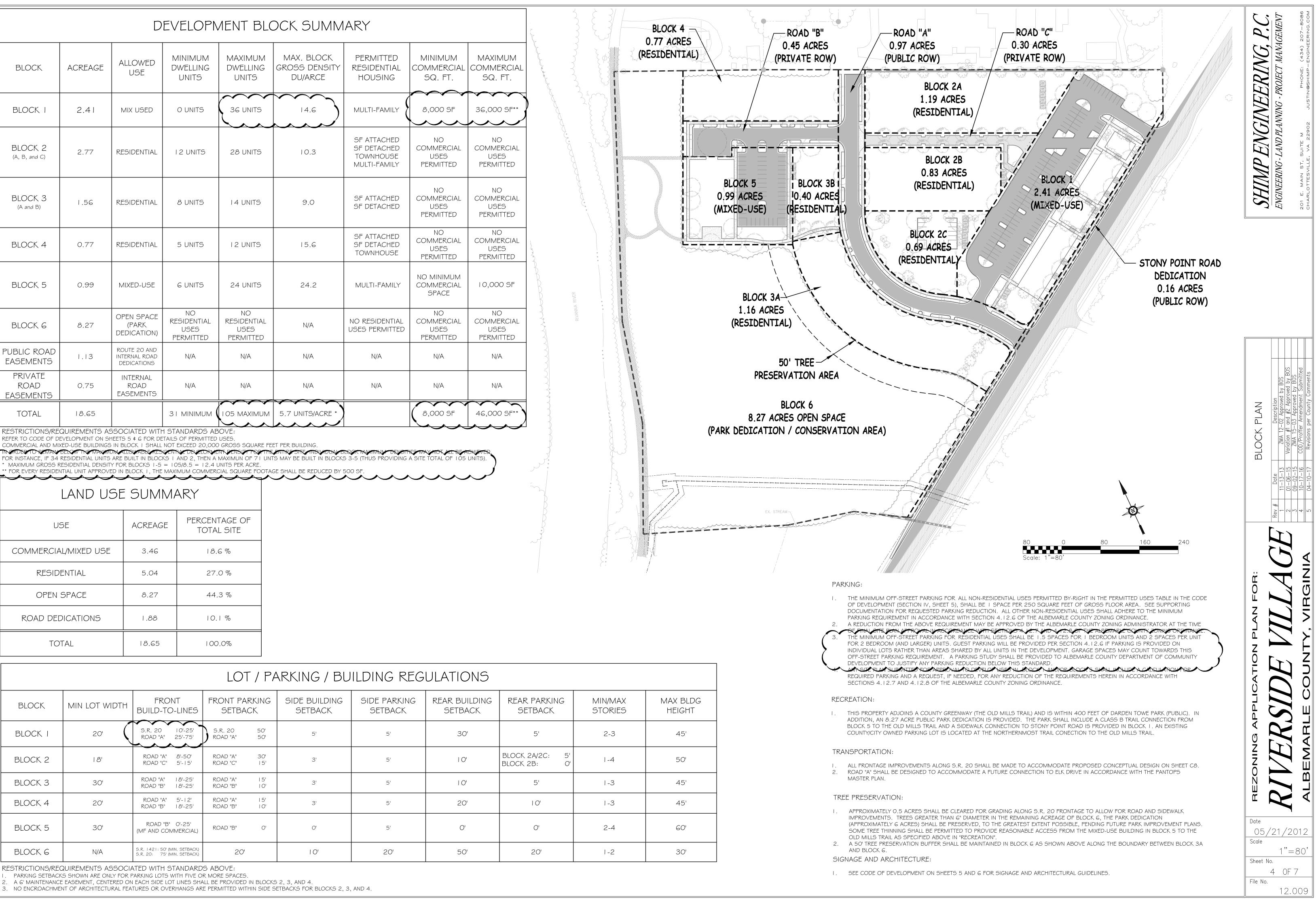
USE	ACREAGE	PERCENTAGE OF TOTAL SITE
COMMERCIAL/MIXED USE	3.46	18.6 %
RESIDENTIAL	5.04	27.0 %
OPEN SPACE	8.27	44.3 %
ROAD DEDICATIONS	1.88	10.1 %
TOTAL	18.65	100.0%

			LO		ARKING / BU	ILDING REG	ULATIONS			
BLOCK	MIN LOT WIDTH	FRONT BUILD-TO-LINES	FRONT PA SETBA		SIDE BUILDING SETBACK	SIDE PARKING SETBACK	REAR BUILDING SETBACK	REAR PARKING SETBACK	MIN/MAX STORIES	MAX BLDG HEIGHT
BLOCK I	20'	S.R. 20 I 0'-25' ROAD "A" 25'-75'	S.R. 20 ROAD "A"	50' 50'	5'	5'	30'	5'	2-3	45'
BLOCK 2	18'	ROAD "A" 8'-50' ROAD "C" 5'-15'	ROAD "A" ROAD "C"	30' 5'	3'	5'	I O'	BLOCK 2A/2C: 5' BLOCK 2B: 0'	1-4	50'
BLOCK 3	30'	ROAD "A" 8'-25' ROAD "B" 8'-25'	ROAD "A" ROAD "B"	5' 0'	3'	5'	I O'	5'	1-3	45'
BLOCK 4	20'	ROAD "A" 5'-12' ROAD "B" 18'-25'	ROAD "A" ROAD "B"	5' 0'	3'	5'	20'	O'	1-3	45'
BLOCK 5	30'	ROAD "B" O'-25' (MF AND COMMERCIAL)	ROAD "B"	0'	0'	5'	O'	O'	2-4	60'
BLOCK G	N/A	S.R. 1421: 50' (MIN. SETBACK) S.R. 20: 75' (MIN. SETBACK)	20'		I O'	20'	50'	20'	I-2	30'

RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH STANDARDS ABOVE:

I. PARKING SETBACKS SHOWN ARE ONLY FOR PARKING LOTS WITH FIVE OR MORE SPACES. 2. A 6' MAINTENANCE EASEMENT, CENTERED ON EACH SIDE LOT LINES SHALL BE PROVIDED IN BLOCKS 2, 3, AND 4.

3. NO ENCROACHMENT OF ARCHITECTURAL FEATURES OR OVERHANGS ARE PERMITTED WITHIN SIDE SETBACKS FOR BLOCKS 2, 3, AND 4.



CODE OF DEVELOPMENT

I. General Project Information (refer to Plan sheets 1-4)

A. Name of Project:

Riverside Village

B. TMP(s):

078G0-00-01-000A0

- C. Description of Project:
 - **Pedestrian orientation** The project includes sidewalks, a pedestrian mews, and a trail connection to the adjoining Old Mill Trail (part of the Rivanna Heritage Trail system) and sidewalk connections to Stony Point Road.
 - Neighborhood friendly streets and paths The project contains six distinct levels of vehicular/pedestrian development intensity: State Route 20, Road "A", Road "B", Road "C", the Park Dedication, and the Old Mills Trail corridor.
 - Interconnected streets and transportation networks In accordance with the Pantops Master Plan, Road "A" is located as a potential future connection to Elk Drive. Private Road "C" serves as a pedestrian mews connecting the civic plaza in block 1 to Road "A" and additional sidewalk and trail connections extend this footpath to the civic plaza in Block 5 and to the Old Mills Trail along the Rivanna River.
 - **Parks and open space as amenities** Approximately 8.27 acres (or 44% of the site) shall be dedicated for public park use and a cash proffer shall be provided for master
 - planning and construction of improvements in the park Neighborhood centers Civic plaza(s) totaling a minimum of 5000 sf are provided in block 1, a civic plaza of approximately 2,000 sf is provided in block 5, and the future park improvements in block 6 will provide an additional neighborhood center in . Riverside Village. Nearby Regional Centers, accessible by the Old Mills Trail, include Darden Towe Park (400 ft) and Pantops Shopping Center (1700 ft).
 - Buildings and spaces of numan scale In addition to ARB requirements for the site, limitations are placed on building sizes, heights, and setbacks in block 1. Block 2 contains build to lines with relegated parking and/or garages, and block 5 provides a significant landscaped frontage on the Rivanna River Corridor and the Park Dedication (Block 6).
 - **Relegated parking** This is provided in blocks 1, 2, and 5. Block 5 parking is relegated from the internal roads and from the Rivanna River Corridor. Blocks 3 and 4 provide for traditional single family housing along Roads "A" and "B".
 - Mixture of uses and types The development plan provides an opportunity to establish: 4-5 distinct residential uses, 2-3 distinct commercial uses, and a master planned public park.
 - Mixture of housing types and affordability Block 5 provides for a luxury multi-family housing product fronting on the Rivanna River Corridor, blocks 3 and 4 provide for more traditional single family housing options, blocks 2A and 2B provide opportunities for new-urbanist type housing with frontage on a pedestrian mews, and blocks 1 and 2C provide opportunities for affordable residential units along with commercial space.
 - Redevelopment This site does not provide opportunities for redevelopment
 - Site planning that respects terrain Approximately 8.0 acres (43%) of the site is preserved in existing topography and vegetation. A Special Use Permit shall allow approximately 0.45 acres of flood plain fill in block 5 and approximately 0.50 acres of flood plain fill along Route 20.
 - Clear boundaries with the rural areas The site is located approximately 2500 ft (0.47 miles) south of Rural Area 2. Darden Towe Park is located between the site and Rural Area 2.
- Consistency with Pantops Master Plan The Pantops Master Plan recommended density for the Riverside Village site is 3-6 dwelling units per acre (for properties desingated Neighborhood Density Residential use). The proposed density in Block 1 is 15 dwelling units per acre. The proposed density for the entire Riverside Village development with changes to Block 1 is 13.5 dwelling units per acre. The proposed gross density for the Riverside Village NMD, based on original 18.87 acres, is 5.5 < dwelling units per acre. Allowable commercial space for the site is between 8,000 gross square feet (minimum) and 46,000 gross square feet (maximum), depending on the number of residential units built in Block 1. In addition, the size of any individual commercial or mixed-use building in Block 1 may not exceed 20,000 gross square feet. The Pantops Master Plan recommendation for the site is for buildings less than 20,000 square feet. In addition, State Route 20 frontage improvements, the internal road network, River Corridor development provisions and green space provisions are all consistent with the Pantops Master Plan.

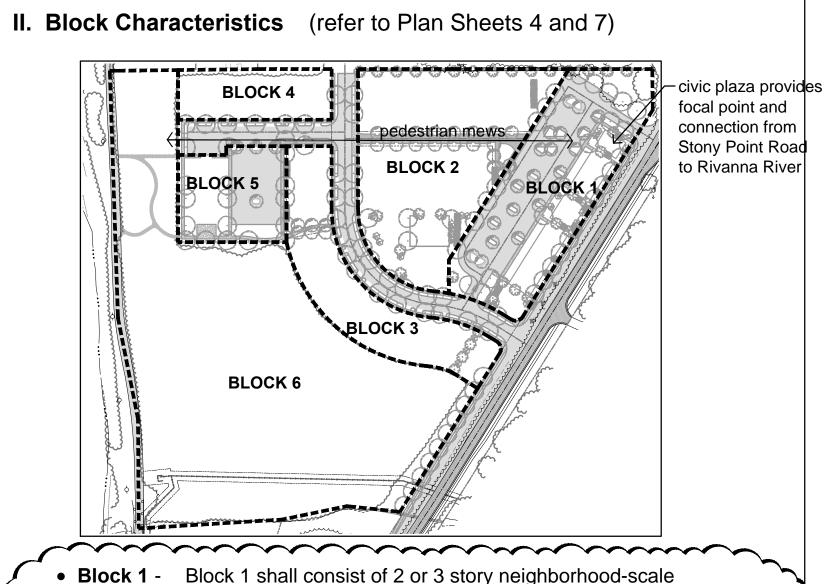
D. Minimum and Maximum Residential / Commercial Uses:	
 Minimum residential units - 31 	
 Maximum residential units - 105 	
 Minimum gross square feet commercial space for site - 	8,000
 Maximum gross square feet commercial space for site - 	46,000
 Maximum gross square feet per building (Block 1) - 	20,000

				BLOCK 5 BLOCK 5 BLOCK 5
ſ		Block	• • 1-	Block 1 sh
	~	Block		commercia market rat shall have walkways front build benches, a congregat aligned wi between S Block 2 is entrance F on the Nor Residentia access an developed housing. E
	•	Block	3 -	residential signage to Block 3 co entrance F single-fam The rear o dedication Road "A" a
	•	Block	4 -	Block 4 re block 3 ald
	•	Block	5 -	provide an Block 5 is building ov
	•	Block	6 -	Some fill (permitted Block 6 cc public part construction
III.				lopment
	the	subm	nittal	Plan (no for ZMA a standard

follow	VS:	
Pede	strian path l	ocation
٠	Block 1 -	Full fr
		conne
•	Block 2 -	Privat
		vehic
		pedes
•	Block 3 -	Mid-b
•	Block 5 -	Pedes
٠	Block 6 -	Trail o
		conne
Cons	ervation/Pre	servati
Blo	ock 6 lies en	tirely wi
	nservation a	

Β.

ithin the 100 year floodplain and shall be included in a th limited development permitted for future park uses. Some tree thinning shall be permitted to allow access from Block 5 to the Old Mills Trail and to promote a healthy environment for existing trees on the site. See proffers for additional information on Park dedication. Preservation areas are not included on this site.



ial or mixed-use buildings with upstairs office and/or te and affordable residential housing units. The buildings architectural fronts along Stony Point Road (including and entrances) and parking shall be relegated behind the ding wall. Civic plaza(s) shall have planting beds, and paving to create harmonious area(s) for people to te. One plaza, as shown above, will be a focal point vith Road "C" providing a visual and pedestrian connection Stony Point Road and the Rivanna River. located between the parking area of block 1 and the

Road "A". Block 2 is divided by Road "C", with block 2A orth side of Road "C" and block 2B on the south side.

al buildings shall front on Roads "A" and "C" with vehicular nd parking located behind the buildings. Block 2 may be d as single-family detached or single-family attached

Block 2C may also be developed as multi-family

housing. Road "C" shall be a private access street, with o limit vehicular traffic use.

onsists of traditional single-family housing that fronts on

Road "A". The housing options for this block include mily detached, single-family attached, and townhomes. of the residential lots have private access to the park (block 6), and a public access point is provided from at the rear of block 5.

eplicates the lower density housing and frontage options of ong Road "B". Rear setbacks are increased in block 4 to in additional buffer to the adjoining neighbor on Elk Drive.

unique one acre site with potential for a mixed-use overlooking a park along the Rivanna River Corridor.

(approximately $\frac{1}{2}$ acre) in the 100-year floodplain is to create the parking area for block 5.

onsists of approximately 8.27 acres to be dedicated as a rk. A proffer provides cash for a park master plan and ion of improvements in the park.

(refer to Plan sheets 3, 4, 7, and 8) ot part of this Application Plan) is included with and is prepared in accordance with the ds established on Sheets 4-8. The concepts from these sheets which characterize the nature of the development are as

> **ns:** (Refer to Sheets 4 and 7 of this Application Plan) rontage improvements along Route 20 and civic plaza ection to Block 2 pedestrian mews

ate road "C" (pedestrian mews) shall have limited cular usage (emergency access only). Mews provides strian connection between civic areas in Blocks 1 and 5 block sidewalk connection to Blocks 5 and 6 strian connections to Old Mills Trail and Road "A" connection to Old Mills Trail and potential future trail

ections with park planning and development ion Areas: (Refer to Sheets 3, 4, 6, and 7)

 C. Parking Areas: (Refer to Sheets 4 and 7) Parking areas as described below apply only to lots with five or more spaces. Refer to table on Sheet 5 for additional parking setback requirements. Block 1 - Surface parking limited to west side of block, behind buildings and adjacent to Block 2. Block 2 - Surface parking areas are permitted with access 	IV. Table of Uses by Block (Cont.) (refer to Plan sheet 4) The table below establishes the permitted non-residential uses, special uses, and prohibited non-residential uses by block. The letter "P" symbolizes uses permitted by-right. The letters "SP" symbolize uses allowed by special use permit only. The lack of either symbol means that the use is prohibited in the block.	RING, P.C. IECT MANAGEMENT ONE: (434) 207-8086 UMP-ENGINEERING.COM
from the alley at the rear of the lots. All other parking is	Permitted/Prohibited Uses by Block	
rear-loaded garage/driveway spaces.	Non-Residential UsesBlock Numbers123456	
Blocks 3/4 - Single family parking is shown as front-loaded	Antique, gift, jew elry, notion and craft shops P P	
 Block 5 - Surface parking is limited to the east side of Block 5, with 	Drug store, Pharmacy P	
a building located between the parking area and the Rivanna	Florists P Image: Constraint of the set of th	
River Corridor.	Hardw are store P Image: Constraint of the store	
Block 6 - No surface parking is shown in this application plan.	Musical instruments P P New sstands, Magazines, Pipe, and Tobacco Shops P P	
	Optical goods P Image: Constraint of the second se	
 D. Civic Spaces: (Refer to Sheets 5 and 7) Civic spaces, which are public areas for community or civic activities, 	Visual and audio appliances P Image: Constraint of the second se	VGIN ARLC
are provided in the conceptual plan as follows:	Retail Nurseries and Greenhouses P P Administrative, Professional Offices P P	
Block 1 - Civic plaza(s) totaling a minimum of 5000 square feet are	Barber, beauty shops P P P	
provided along the frontage of Route 20. Plazas shall have	Churches, cemeteries SP Clubs, lodges, civic, fraternal, patriotic P SP	
a balanced mixture of hardscaping and landscaping, along	Data processing services P Central reproduction and mailing services and the like P	
with a minimum requirement of two benches for each plaza within Block 1. Plazas along Route 20, which has a slope of	Financial Institutions P Image: Constraint of the second	
5%, are intended to provide convenient and welcoming	Funeral homes SP P Health spas P P	
pedestrian access from Stony Point Road into neighborhood	Laundries, dry cleaners P Image: Cleaners Laundromat (provided that an attendant shall be on duty	
shops and restaurants on the lower level of the buildings. Block 2 - Private Road "C" (pedestrian mews) is provided with limited	at all hours during operation) P SP	
vehicular access (emergency vehicles only) and it is	Nurseries, day care centers (reference 5.1.06) P SP	
anticipated that the mews will have four benches available	Tailor, seamstress P P	
for public use.	Electric, gas, oil and communication facilities, excluding tow er structures, ow ned and operated by a public utility P P P P P P P Public Uses and Buildings P P P SP SP Image: structure	
Block 5 - A civic plaza of approximately 2000 square feet is provided at the southern boundary of block 5 and it is anticipated that	Private Schools P SP	
the plaza will include 2 benches for public use.	Schools of special instruction P SP Home Occupation, Class A P P P	s s s
Block 6 - The entire acreage of block 6 shall be made available	Temporary Construction UsesPPPPPMedical centerP	NT BOS / BOS / BOS
to the County of Albemarle as a public park dedication.	Indoor Athletic Facilities P SP SP Stormw ater management facilities show n on an approved P P P P	ME provection y Com
Additional cash proffers are included for master planning and future improvements in the park.	final site plan or subdivision plat P P P P P Tier I and Tier II personal wireless service facilities SP SP SP	$\bigcirc \bigcirc $
	(reference 5.1.40) Commercial recreation establishments including but not	/EL Des and and er Am
	and dance halls	
	Veterinary office and hospital (reference 5.1.11) SP	
	Hotels, motels and inns SP SP Stand alone parking and parking structures (reference 4.12, 5.1.41) SP SP	
IV. Table of Uses by Block (refer to Plan sheet 4)	Drive-in windows serving or associated with permitted uses	ODE ate 06-15-13 02-15 02-15 17-16 10-17
The table below establishes the permitted residential uses, special uses, and	Outdoor storage, display and/or sales serving or associated with a by right permitted use, if any portion of SP SP SP	C
prohibited residential uses by block. The letter "P" symbolizes uses permitted by-right. The letters "SP" symbolize uses allowed by special use permit only. The	the use would be visible from a travelw ay	***
lack of either symbol means that the use is prohibited in the block.	accordance with section 30.3.05.1.2 of the Zoning P Ordinance Image: Control of the Zoning	5 5 2 2 1 4 Rev
	Uses permitted by Special Use Permit within the Floodw ay Fringe in accordance with section 30.3.05.2.2 of the Zoning Ordinance	122
Permitted/Prohibited Uses by Block Residential Uses Block Numbers		
Residential UsesBlock Numbers123456		
Detached Single-Family P P Attached Single-Family P P		
Tow nhouse P P	Restrictions/Requirements Associated with Standards above	
Multi-Parting I I I Boarding House SP SP SP	(1) The amount of non-residential use shall be limited as per the table	
Homes for Developmentally Disabled P P P Tourist Lodging SP SP SP	in Section V of this Code of Development.	
Accessory Apartment P P P P A Accessory Buildings and Uses including Storage	(2) Mixed-use buildings are allowed in block 1 and block 5; however,	
Buildings P P P P P SP	residential uses shall be separated from commercial uses by a floor, by a separate entrance, or by a hallway.	
Restrictions/Requirements Associated with Standards above		
(1) Accessory apartments are not permitted in multi-family dwellings.		
(2) Accessory apartments shall be subject to Section 5.1.34 of the Zoning Ordinance.	V. Developed Square Footage Proposed (refer to Plan sheet 4)	
(3) Mixed uses (residential and commercial) are allowed in blocks 1 and 5.	Density, Housing Type and Non-Residential Use by Block	
	Approx. Min. Max. Max. Permitted Min. Non- Max. Non-	
	Block Block Dwelling Dwelling Gross Housing Residenti Residenti	
	(acres) Units Units Density Types al Sq. Ft. al Sq. Ft.	
	Block 1 2.47 0 36 14.6 MULTI-FAMILY 8,000 36,000	ž [] {
	Block 2 2.71 12 28 10.3 SFA, SFD, TH, MF 0 0 Block 2 1.56 8 14 0.0 SEA, SED 0 0	
	Block 3 1.56 8 14 9.0 SFA, SFD 0 0 Block 4 0.77 5 12 15.6 SFA, SFD 0 0	
	Block 5 0.99 6 24 24.2 MULTI-FAMILY 0 10,000 Block 6 8.27 0 0 0.00 NONE 0 0	
	R.O.W. 1.88 0 0 0 NONE 0 0	
	Total 18.65 31 105 5.7 8,000 46,000	Date
	Restrictions/Requirements Associated with Standards above	Date 05/21/2012
		Scale
	will be provided in Riverside Village. These units will be distributed among blocks using the minimum and maximum numbers allowed.	N/A Sheet No.
	For example, if 24 units are provided in block 2, then other block(s)	5 OF 7
	will not be able to achieve their maximum density.	File No.
		12.009

- D.

Parking Areas: (Parking areas as Refer to table or • Block 1 - • Block 2 -	s described b Sheet 5 for Surface pa buildings a	below a additio urking li und adja	apply on onal parl mited to acent to	king setback o west side c	requirements. If block, behind	aces.	L S a	Table The table to uses, and symbolizes allowed by that the us	pelow es prohibit s uses p special	ed non-i ermitted use peri	the periresidentia by-right. mit only.	mitted n al uses The le The la	on-reside by bloc etters "S	ential u k. Th P" sym	uses, sp ne letter nbolize (r "P" uses	RING P.C.	JECT MANAGEMENT	IONE: (434) 207-8086
	•	•		•	All other parking	is		Permitted/Prohibited Uses by Block										PRO.	I L
	rear-loaded	d garag	ge/drive	way spaces.				Non-R	esidential	Uses	1	2	Block Nu	mbers	5	6			
• Blocks 3/4	- Single fam				nt-loaded		I —	tique, gift, jew elry, ı		shops	P P				P	0			
Plack 5	garage/driv	•	•		aida of Plack E	with		thing, apparel and s ig store, Pharmacy	hoe shops		P P				P		E	TAN	-
• Block 5 -	•	•			side of Block 5, v g area and the F			rists bakery, candy, milk	dispensary and	I w ine and chees	P Se P				Р				Ц Ц
	River Corri					(Ivanna	sho Har	ops dware store			P							LAI	SUI-
• Block 6 -			ig is sho	own in this a	oplication plan.			sical instruments wsstands, Magazin	es Pipe and To	bacco Shops	P P				P P		d	NC.	sT,
		•	U U				Opt	tical goods			P							ERI	NA
Civic Spaces: (R	efer to Shee	ets 5 an	nd 7)					otographic goods ual and audio applia	ances		P P								≥
Civic spaces, wh	•			•				orting Goods ail Nurseries and G	reenhouses		P P				P P			ENC	201
are provided in t	he conceptu	al-plan	as follo	WS:		\sim		ministrative, Profess ber, beauty shops	sional Offices		P				P				
Block 1 -			-		5000 square feet		I —	urches, cemeteries							SP				
	•	•		•	20. Plazas shall and landscaping			bs, lodges, civic, fr a processing servi		:	P P				SP				
				• •	benches for eac		Cer	ntral reproduction a ancial Institutions	nd mailing servi	ces and the like	P								
				•	20, which has a		Fire	e and rescue squad	stations (refer	ence 5.1.09)	SP SP								
			•		ent and welcomin	U		neral homes alth spas			P				P				
	•			•	Road into neight		Lau	indries, dry cleaner indromat (provided	that an attenda	nt shall be on dut	Р У _Р								
Błóck 2-					s provided with li			all hours during ope raries, museums	ration)		P				SP				
				-	s only) and it is			series, day care ce ing Establishments	enters (referenc	ce 5.1.06)	P P				SP P				
	•		ne mews	s will have fo	our benches avai	lable	Tail	or, seamstress ctric, gas, oil and co	and the state of the		Р				Р				
Plack 5	for public u		oprovim	otoly 2000 o	auero fostio pro	wided	tow	er structures, ow r	ed and operate			P	P	P	P SP	Р			
• Block 5 -	•	•	•	•	quare feet is pro and it is anticipa		Priv	blic Uses and Buildir ate Schools	-		P				SP				
			-	enches for p	•			nools of special inst me Occupation, Clas			P P	P	P	P	SP P			SOS	ted
Block 6 -	The entire	acreag	e of blo	ock 6 shall be	e made available)		nporary Constructio	on Uses		P	Р	P	P	Р	Р	Z	by B	BOS Ibmitt
		•		•	c park dedicatior		Indo	oor Athletic Facilitie	-		P				SP		Ш	roved	<u>sd by</u> nt Su
		-			for master plann	ning and	fina	rmw ater managem al site plan or subdiv	vision plat		P	P	Р	P	Р		MAC	iptior 2 App	prove 1dme
	future impr	roverne	ents in tr	ne park.			(ref	r I and Tier II person ference 5.1.40) mmercial recreation			SP	SP			SP			Descr 02 Ap and #	<u>J3</u> Ap Amei
							limit	ted to amusement c		0					SP		EVI EEI	<u> 12-(</u>	<u>15–(</u> offer
								t food restaurant	a a a stal (rafara)	5 1 1 1	SP SP						SHE	ZMA	ZMA D/Pr
							Hote	terinary office and l els, motels and inns	3		SP				SP			D/	CC CC
Table of Uses	hy Block	(rofo	r to Pl	an sheet 4)		4.12	nd alone parking ar 2, 5.1.41)			SP				SP		Ш	-15	-15 -16
	•	,			,		use				a SP						D O O	Date -13-	<u>-02-</u>
ne table below est ohibited residential		•			•		ass	door storage, displ sociated w ith a by r use w ould be visib	ight permitted u	se, if any portion	of SP				SP)	-0 <u>0</u> -
-right. The letters "	•			•	•		Use	es permitted By-Rig	ht w ithin the Flo	odw ay Fringe in						Р		> - 0	<u>6</u>
ck of either symbol n	•			• •	•	•	Ord	linance s permitted by Spe			vay							Re	
	Dormittad/D	rahihita				7		nge in accordance with ning Ordinance	v ith section 30.	3.05.2.2 of the						SP		[7]	1
Residential U	Permitted/P	ronibite	a uses b	Block Numbe	ers	-													1
		1	2	3 4	5 6) <
Detached Single-Family Attached Single-Family			P P	Р Р Р Р															
Tow nhouse			P	Р		-	R	estriction	s/Reaui	rements	Associa	ated wit	h Standa	ards al	bove		L L L	X	
Multi-Family Boarding House		P	SP	SP	P SP	-		1) The an	-							table	U L		
Homes for Developmentally Disabled	1		P SP	P P SP	P SP	-	· ·	n Section									Z		, L 1 .
Tourist Lodging Accessory Apartment		\sim	P	P P			((2) Mixed-	use buil	dings are	allowed	d in bloc	k 1 and	block	5; howe	ever,	₹		
Accessory Buildings and Uses inclu Buildings	iding Storage	Р) P	P P	P SP			residential			-		ommerci	al uses	s by a f	floor,			
		\checkmark						by a separ	ate entra	ance, or b	by a hallv	vay.					Z		· F
strictions/Requirem	nents Assoc	ciated v	with Sta	andards abo	ove			\sim		\sim	\sim	\sim	\sim	\sim	\sim		Ō	1-1	-
Accessory apartm	ents are not	permitt	ted in m	ulti-family dv	vellings.	(V.	Devel	oped Sc	uare Fo	otage Pr	roposed	d (ref	er to P	lan shee	et 4)	L F		-
Accessory apartme	ents shall be	subjec	t to Sec	tion 5.1.34 c	of the Zoning Ord	dinance.		[•	-	•	•							(
Mixed uses (reside	ential and co	mmerc	ial) are	allowed in b	locks 1 and 5.	(Density	/, Housing	Type and N	Non-Resid	ential Use	by Block	((
									Approx.	Min.	Max.	Max.	Permitte	d Min. I	Non- Max	(. Non-) הַ		
								Block	Block Size	Dwelling Units	Dwelling Units	Block Gross	Housing	l Resid	denti Res q. Ft. al S	identi	」 L L		l
									(acres)		51113	Density	Types		1יינ, מוס 	· · · · ·		X	. (
								Block 1	2.47	0	36	14.6	MULTI-FAMIL	Y	8,000	36,000	{ ž		. (1
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								Block 5	0.99	6	24	24.2	MULTI-FAMIL	Y O)	10,000) N		۲ - ا
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								Total	18.65	31	105	5.7			8,000	46,000			1
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								among b				-					Sheet N		<u> </u>
								For exam	•		•			then o	ther blo	ock(s) 🗸		5 OF	7
						(will not be	e able to	achieve	their max	ximum o	tensity.				File No.		
								For exam	locks us ple, if 2	ing the 4 units a	minimum are provi	n and n ded in l	naximum block 2,	numb	ers allo	owed.		No. 5 OF	F

Ref •	king areas as	Refer to Sheets 4 described below Sheet 5 for additi Surface parking buildings and ad Surface parking	apply of onal pai limited t jacent to	rking setba o west sid o Block 2.	ack require le of block,	ements. , behind		Table of The table b uses, and symbolizes allowed by that the use	elow es prohibit uses p special	tablishes ed non-i ermitted use peri	the per esidenti by-right mit only.	mitted ne al uses The le The la	by block etters "SP	ntial uses . The l " symbo	letter "P" lize uses	RING PC	NECT MANAGEMENT
		from the alley at		-							d/Prohibite	-				H	PRO
		rear-loaded gara	-					Non-Re	esidential	Uses	1	2	Block Num 3	bers 4 5	6		NO.
•	Blocks 3/4	- Single family par	•		front-loade	ed		ntique, gift, jew elry, n		shops	Р			P			
	Dlack 5	garage/driveway			aat aida af	Dlook E with		othing, apparel and sl ug store, Pharmacy	noe shops		P						LAN
•	Block 5 -	Surface parking				and the Rivanna		brists bakery, candy, milk (dispensary and	wine and chees	e P						NDH
		River Corridor.		en lite pai	iking alea			ops ardw are store			P			· ·			IAI
•	Block 6 -	No surface parki	ng is sh	own in this	s applicatio	on plan.		usical instruments w sstands, Magazine	es Pipe and To	bacco Shops	P			P			∎- <i>D</i> N
		·	0				Ор	otical goods			P						ERI
Civic	Spaces: (R	efer to Sheets 5 a	nd 7)					otographic goods sual and audio applia	nces		Р Р						
	•	ich are public area		•				oorting Goods etail Nurseries and Gr	eenhouses		P P			P			ENC
are		he conceptual plan	as foll	ows:				dministrative, Profess arber, beauty shops	ional Offices		P			P			
•	Block 1 -	Civic plaza(s) tot						nurches, cemeteries						SP			
•		provided along the a balanced mixt		•		ndscaping, along		ubs, lodges, civic, fra ata processing servic			Р Р			SP			
>				•	•	es for each plaza		entral reproduction an nancial Institutions	id mailing servio	es and the like	P P						
•				•		ch has a slope of	Fire	e and rescue squad	stations (refere	ence 5.1.09)	SP SP						
>		5%, are intended	•			•		neral homes ealth spas			P			P			
(shops and resta		•		nto neighborhood he buildings.		undries, dry cleaners undromat (provided t		it shall be on dut	Р У Р						
\sim	Block 2 -	Private Road "C'						all hours during oper praries, museums	ation)		P			SP	,		
		vehicular access			<i>,</i> .			irseries, day care ce ting Establishments	nters (referenc	e 5.1.06)	P P			SP P		l	
		anticipated that t	he mew	vs will have	e four bena	ches available	Tai	ilor, seamstress	mmunication fo		P			P			
-	Plack 5	for public use.	nnrovin	antoly 200)0 aquara f	act is provided	tov	ectric, gas, oil and co w er structures, ow no	ed and operate		I P	Р	P	P P SP	Р		
•	Block 5 -	A civic plaza of a	••	•	•	s anticipated that		blic Uses and Buildin ivate Schools	gs		P			SP	,		
		the plaza will inc		•		•		hools of special instr me Occupation, Clas			P P	P	P	P P			SOS
•	Block 6 -	The entire acrea	ge of bl	ock 6 shall	ll be made	available		emporary Construction	n Uses		P	Р	Р	P P	Р	Ľ	BOS by E ROS
		to the County of		•	•		Ind	door Athletic Facilities			P			SP	,	ME	roved
					ded for ma	ster planning and	fina	ormw ater manageme al site plan or subdiv	ision plat		P	Р	P	P P			iption prove 2 App
		future improvem	ents in 1	ne park.			(re	er I and Tier II persona eference 5.1.40) ommercial recreation (SP	SP		SP	,		Descr Descr Dat Ap
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								st food restaurant eterinary office and h	aanital (rafarar	oo 5 1 11)	SP SP					Π	ZMA ZMA ZMA
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— -		by Block (ref	or to P	lan shaat	at ∕1)		4.1	and alone parking and 12, 5.1.41)			SP			SP	,	Ш	15 15
Tah					·(- /			ive-in windowsserv	ing or associat	ea with permitte							
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IV.

Affordable Units by Type and Block

VI.

	Affordable	Units by Type	e and Block		
Block	Min. and Max. number of Dwelling Units	Minimum number of Affordable Dwelling Units	Max. number of Affordable Dwelling Units	Housing Types	
Block 1	0-36	0	6	MULTI-FAMILY	
Block 2	12-28	0	10	MULTI-FAMILY SFD SFA	
Block 3	8-14	0	0		
Block 4	5-12	0	0		
Block 5	6-24	0	6	MULTI-FAMILY	
Block 6	0	0	0	NONE	

Restrictions/Requirements Associated with Standards above (See Proffers)

A minimum of fifteen percent (15%) of the dwelling units shall be provided as affordable housing as defined by Albemarle County Affordable Housing Policy.

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Green Space and Amenities (refer to Plan sheets 5 and 7) VII.

The table below establishes green space and amenities provided by block. The substantial green space and amenity on site is the 8.27 acre public park dedication.

The focal point of the residential development is a **30** Ft. private road easement in block 2 that functions as a pedestrian mews. While the private road is designed for and accommodates emergency response vehicles, the primary use of the mews is for neighborhood gathering space and play. Signage will be provided to prohibit vehicular traffic along the mews with the exception of emergency vehicles.

Civic plazas are provided in blocks 1 and 5 as space for the public to site and gather. These plazas could also function as outdoor seating for a sandwich shop, bakery, or coffee shop use located in adjacent commercial space.

Minimum Green Space, Civic Areas, and Amenities by Block

Block	Amenity Area Min. Sq. Ft.	Amenities	Green Space Min. Sq. Ft.	Green Space Elements			
BNOCK			\sim				
Civic Area -Plaza(s)	5000	concrete and/or brick patio(s), one with min. 4 benches and landscaping	5000	Turf lawn and/or landscaping and benches around patio			
Northern Buffer	\sim	μ	7000	Mine 4 strede trees 3 evergreens trees, and 15 evergreen shrubs			
SWM facility(ies) - if required			5000	Landscaping along Entrance Corridor as per ARB recommendations			
Block 2							
Civic Area -Muse	13000	min. 12 ft asphalt or concrete path, 4 benches, and 18 flowering trees	5000	Turf lawn with plantings and benches along walkway			
Northern Buffer			2000	Min. 10 evergreens trees and 50 evergreen shrubs			
Block 3							
SWM facility(ies) - if required			3000	Landscaping along Entrance Corridor as per ARB recommendations			
Park Connector	1800	min. 5 ft asphalt or concrete path and 6 flowering trees	1800	Turf lawn between residences			
Block 4							
Norther Buffer			6000	Min. six (6) shade trees			
Block 5							
Civic Area -Plaza	2000	concrete and/or brick patio with min. 2 benches and landscaping	2000	Turf lawn and/or landscaping and benches around patio			
SWM facility(ies) - if required			3000	Min. 3 shade trees, 2 flowering trees, and 12 shrubs			
Block 6							
Civic Area -Park	350000	to be determined in master plan	350000	Conservation area with stream buffers, floodplain, and limited development for park uses			
Total	371800		389800				

VIII. Architectural Standards

Form, Massing, and Proportion of Structures:

Permitted Architectural Styles: В.

association.

C. **Permitted Building Materials:**

- Exposed foundations shall be finished in stone, brick or stucco
- Masonry, wood, and composites of wood are permitted on facades
- Roofs shall be architectural dimensional shingles, tile, or metal

Colors and Facade Treatment: D.

- All exterior wood finishes (except flooring) shall be painted All building exteriors shall have a minimum of two colors; one color for siding and a separate color for trim. A color palette shall be submitted with an ARB application for any portion of the development that falls within the Entrance Corridor Review.
- Windows shall be proportional to the building massing
- For brick finishes, windows shall be headed, keystones are optional
- Shutters, when used, shall be one half the size of the window

E. Roof Pitch and Design:

- Dormers shall match main roof in style and pitch
- Minimum roof pitch shall be 4:12, except for flat roof sections
- The mass of the commercial buildings in Block 1 as well as their respective roofs should be broken up in order to achieve an appropriate scale and appearance for the Entrance Corridor and river corridor. A minimum of 2 distinct roof elevations shall be incorporated to achieve this. In addition to steps in the roof elements, other elements should be incorporated such as: balconies, chimneys, dormers, and clerestories

F. Architectural Review Committee:

of Development.

 Building facades facing a street shall not extend for more than 80 feet in length without a change in the vertical plane. The minimum change in plane shall be 3 feet and the cumulative total length of the change in plane shall extend for no less than 20% of the total length of the building façade

 No restrictions on architectural style are specified in this code of development, however, some common elements of style, such as ornamentations, should blend the design of residential, non-residential, and mixed-use buildings. Architectural designs shall be reviewed by an architecture subcommittee of the neighborhood association for approval. Initially, the developer/owner will fulfill the role of the neighborhood

- Vinyl siding shall not be permitted on the first or second floor exteriors
- Buildings with siding shall have trim boards (minimum 5/4 x 4 width)

• In addition to any architectural, landscape and site requirements illustrated or otherwise included herein, Section 30.6 of the Albemarle County Zoning Ordinance applies, the Entrance Corridor Design Guidelines apply to portions of the development as outlined in that section, and the Guidelines may require features and/or treatments over and above those listed in this Code

, 	Landscape Treatments (refer to Plan sheets 5 and 7)
	Landscaping Treatments

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Restrictions/Requirements Associated with Standards above

- (1) All species must conform to the Native Plants for Virginia Landscapes list.
- (2) Planting standards shall conform t the Virginia Nurserymen's Association Guidelines for Planting.
- (3) Refer to Albemarle County Entrance Corridor Design Guidelines for additional requirements that may govern portions of the site as outlined in Section 30.6 of the Zoning Ordinance.

Lot and Building Height Regulations (refer to sheets 5, 7 and 8)

Block	Min. Lot Width	Front Build-to- Lines	Side Building Setback	Rear Building Setback	Min/Max Stories	Max Building Heights	Front Parking Setback	Side Parking Setback	Re
Block 1	20'	S.R. 20: 10-25' Road "A": 25'-75'	5'	30'	2/3	45	S.R. 20: 50' Road "A": 50'	5'	
Block 2	18'	Road "//": 8'-50' Road "C": 5'-15'	3'	10'	1/4	50'	Road "A": 30' Road "C": 15'	5'	Blo B
Block 3	30'	Road "A": 18'-25' Road "B": 18'-25'	3'	10'	1/3	45'	Road "A": 15' Road "B": 10'	5'	
Block 4	20'	Road "A": 5'-12' Road "B": 18'-25'	3'	20'	1/3	45'	Road "A": 15' Road "B": 10'	5'	
Block 5	30'	Multi-Family and Commercial: 0'-25'	0'	0'	2/4	60'	0'	5'	
Block 6	N/A	S.R. 1421: 50' MIN. S.R. 20: 75' MIN.	10'	50'	1/2	30'	20'	20'	
Accessory Structures	<i>N</i> /A	(1)	(3)	(3)	(4)	35'	N/A	N/A	

Lot and Building Regulations

Restrictions/Requirements Associated with Standards above

- (1) Accessory structures are not allowed between the building and the street.
- (2) The side setback for accessory structures shall be the same as the setback for the primary structure.
- (3) Accessory structures may not be more than two stories and may not be taller than the primary structure on the lot. An additional setback may be required by County Engineer if accessory structure is accessed from an alley.
- (4) Porches, eaves, and awnings are considered to be part of the structure and shall not extend closer to the street than the build-to lines.
- (5) Church spires may extend above the maximum height of building.
- (6) Churches shall not be regulated by stories, but by height only.
- (7) A 6' maintenance easement, centered on each side lot line, shall be
- provided in Blocks 2, 3, and 4.

(8) No encroachments of architectural features or overhangs are permitted within side setbacks for blocks 2, 3, and 4.

XI. Features to be Preserved (refer to Plan sheets 3, and 4)

- **A. Existing Historic Structures -** There are no existing historic structures on the site.
- B. Historic/Archeological Sites There are no historic or archeological sites.
- **C. Preservation Areas -** Preservation areas are not proposed with this site. Some tree preservation will be provided in block 6, to the extent that it can be accommodated by future park development plans and river corridor access for block 5.

D. Conservation Areas -

- The entire area of block 6, approximately 8.27 acres, shall be kept in conservation and dedicated for park use. Some grading will be required along the eastern portion of block 6 to provide improvements on Stony Point Road, an entrance for Road "A", and a stormwater management facility adjacent to the entrance. Additional, limited clearing shall be approved to accommodate pedestrian and bicycle access to the Old Mills Trail. Future park uses may be permitted if approved by the County of Albemarle.
- E.Method of Preservation Any areas for preservation shall be delineated with signage and/or fencing.

Description of Methods to be used for Stormwater

Management (refer to Plan sheets 4 and 7)

- A. Primary Runoff Storage/Treatment/Infiltration Underground detention and/or infiltration shall be provided adjacent to the parking lots in blocks 1 and 5. Additional underground storage may be achieved below the parking areas. An additional stormwater management area is provided on the south side of the main entrance to the site from S.R. 20.
- Secondary Runoff Treatment/Infiltration Secondary treatment and infiltration options are available, particularly in block 2, if pervious pavement, filterra-type structures, or bio-filters are incorporated into the design. An additional option for treating runoff at the south edge of block 3 can be achieved through grading of level spreaders.
- **C. Tertiary Runoff Treatment/Infiltration -** The Riverside Village site is unique as it sits at the confluence of the Rivanna River with an unnamed tributary creek. Approximately 1 ¹/₂ acres of deep sandy soils are available in block 6, below the outfall structures for the primary runoff facilities, to serve as additional infiltration for site runoff

XIII. Street Cross-Sections (refer to Plan sheet 8)

A. Public Streets - Road "A" is proposed as a 29 FT curb-curb local public street with 6' planting strips and 5' sidewalks on each side of the road. The road is designed to have limited driveway access on the east side of the road, where parallel parking will be available. A 55 FT right-of-way shall be provided, and the alignment shall anticipate/incorporate a future connection to Elk Drive.

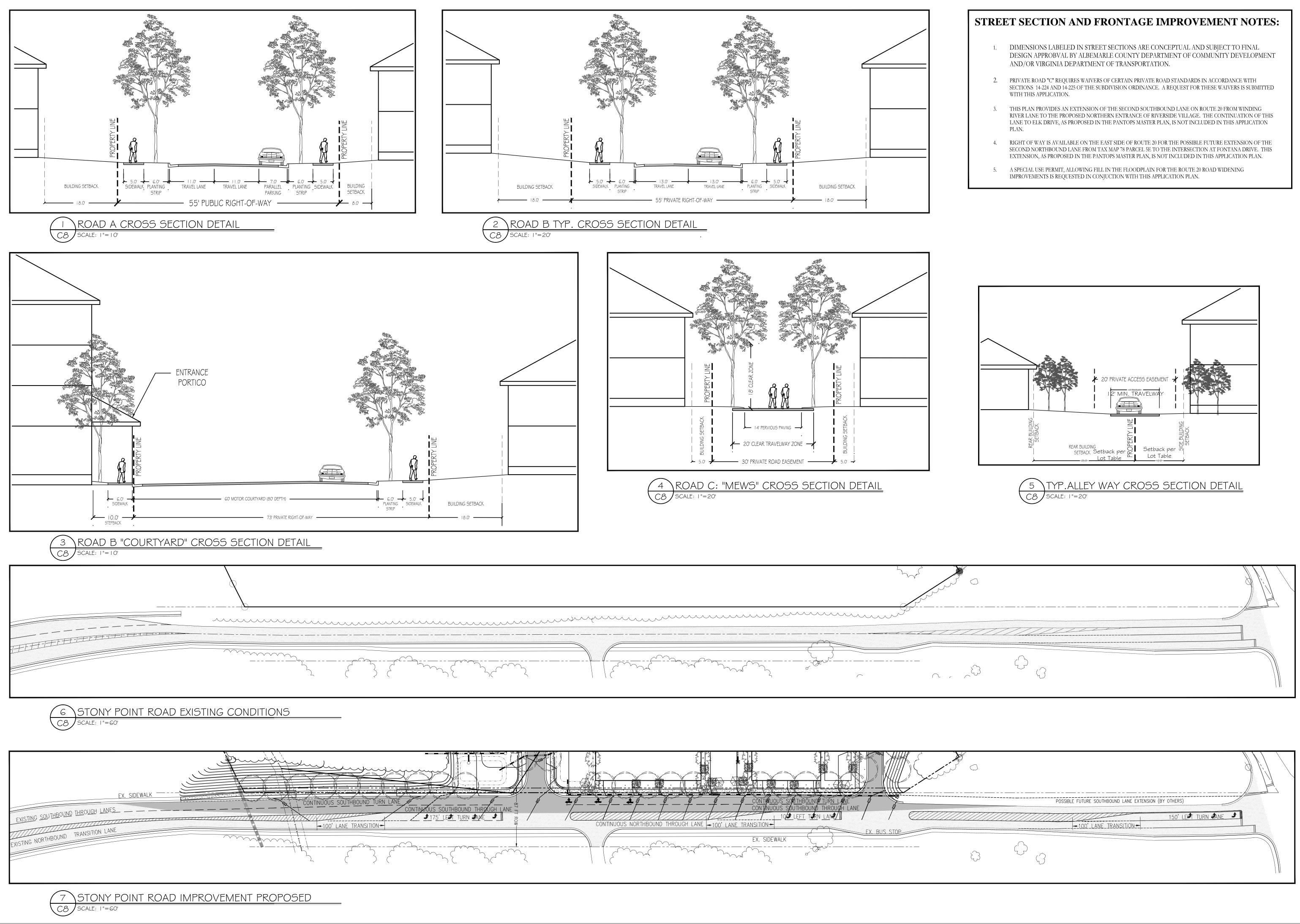
B. Private Streets

- Road "B" serves as a private street access to blocks 4 and 5. The typical section is 26 FT curb-curb with planting strip and sidewalk. The total length of road is 300 FT and a parking lot entrance along with a 60' x 80' courtyard/cul-de-sac are provided for maneuvering and access of delivery and emergency vehicles.
- Road "C" is intended to serve the least amount of vehicular traffic in Riverside Village. Primary vehicular access for block 2 shall be limited to rear loaded garages and parking, creating a 12' walkway of Road "C". Signage shall limit vehicular access on Road "C" to emergency vehicles, delivery vehicles, bicycles, and pedestrians.

SHIMP ENGINEERING, P.C.	VG, P.C.	
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT	MANAGEMENT	
201 E. MAIN ST, SUITE M CHARLOTTESVILLE, VA 22902 JUSTIN@SHIMP	PHONE: (434) 207-8086 JUSTIN@SHIMP-ENGINEERING.COM	

REZONING APPLICATION PLAN FOR: RIVERSIDE VILLAGE ALBEMARLE COUNTY, VIRGINIA
Date 05/21/2012 Scale

ear Parking Setback	
5'	
lock 2A/2C: 5' Block 2B: 0'	
5'	
10'	
0'	
20'	
N/A	



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POSSIBLE FUTURE SOUTHBOUND LA	150' LEAT TURN AN	3
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REZONING APPLICATION PLAN FOR:	Street Sections ¢	
	Frontage Improvements	DHIMP ENUIVEEKINU, P.C.
	Rev # Date Description	
	▼ 1 1 11-13-13 ZMA 12-02 Approved by BOS	ENDINEEKING - LAND PLANNING - PKOJECI MANAGEMENI
	2 01-06-15 Variation #1 and #2 Approved by BOS	
	3 09-02-15 ZMA 15-03 Approved by BOS	
Ĺ	4 10-17-16 CC	201 E. MAIN ST, SUITE M PHONE: (434) 207-8086
	5 04-10-17 Revisions per County Comments	CHARLOTTESVILLE, VA 22902 JUSTIN@SHIMP-ENGINEERING.COM