

ZMA Application Plan for 2511 Avinity Drive

TMP 09000-00-00-035LO

0.910 Acres

CURRENT ZONING: R1-Residential

Entrance Corridor

PROPOSED ZONING: Planned Residential District

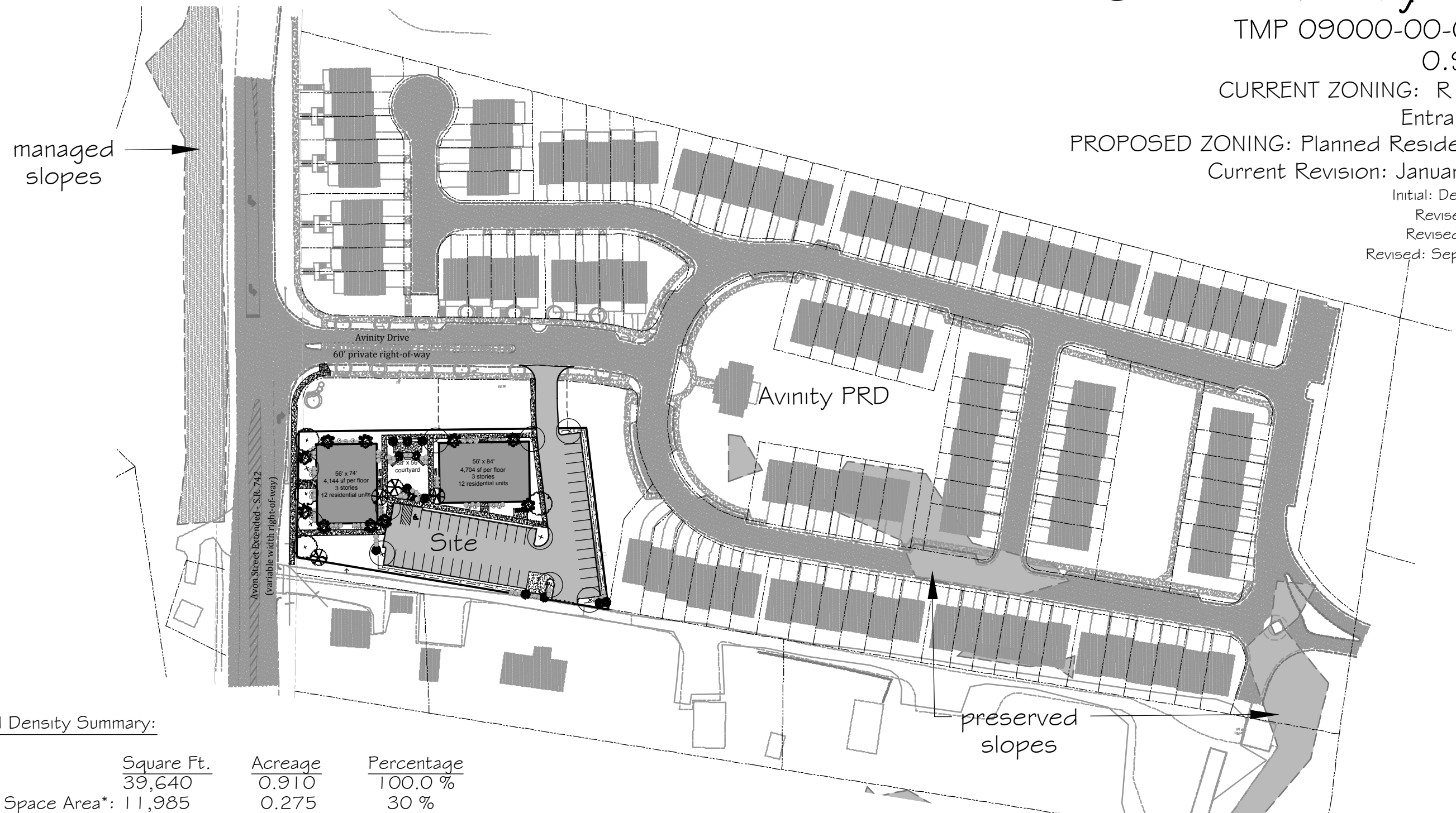
Current Revision: January 8, 2019

Initial: December 12, 2016

Revised: May 15, 2017

Revised: August 7, 2017

Revised: September 17, 2018

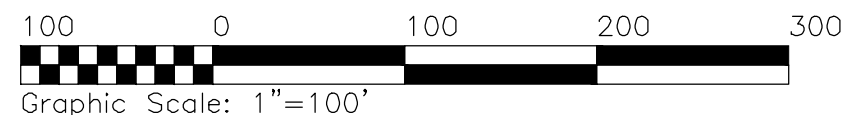
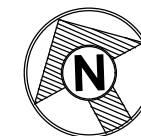


Area / Proposed Density Summary:

	Square Ft.	Acreage	Percentage
Total Site Area:	39,640	0.910	100.0 %
Proposed Open Space Area*:	11,985	0.275	30 %

- * A minimum of 25% Open Space is required per Section 19.6.1 of the County Zoning Ordinance.
- * See Sheet 5 Exhibit for location of Open Space.

Current Residential Density: 1 dwelling unit / 0.910 acres = 1.1 DUA
Proposed Residential Density: 24 dwelling units / 0.910 acres = 26.4 DUA



Sheet 1 of 6:
Overview Exhibit
ZMA201600022
SHIMP ENGINEERING, P.C.
ENGINEERING • LAND PLANNING • PROJECT MANAGEMENT
912 E HIGH ST SUITE A
CHARLOTTESVILLE, VA 22902
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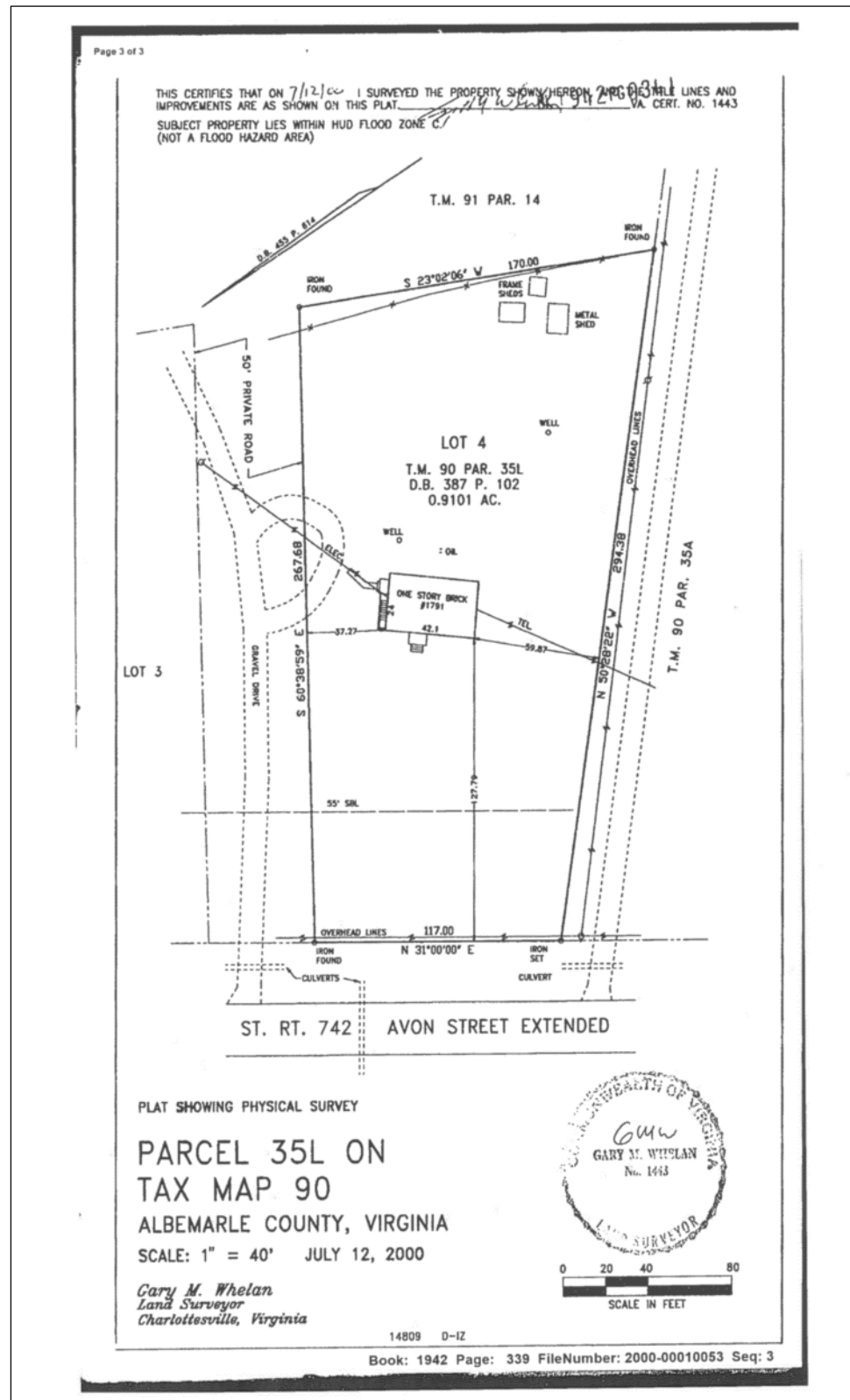
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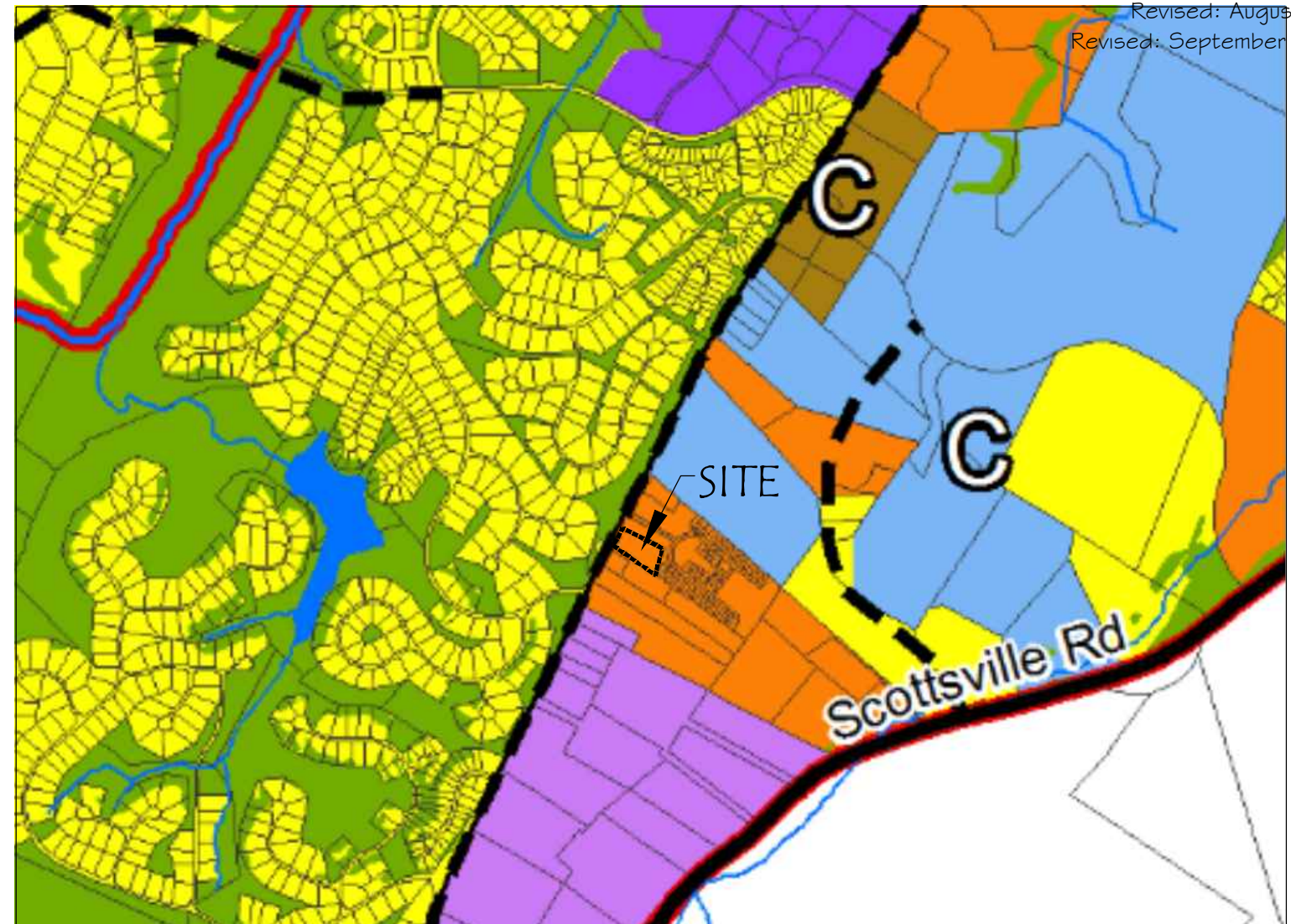
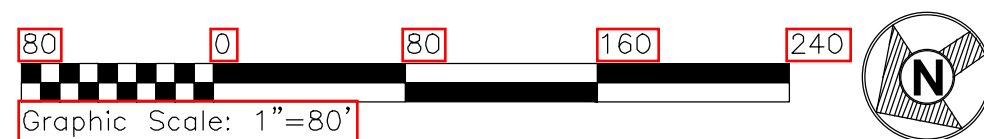
Revised: May 15, 2017

Revised: August 7, 2017

Revised: September 17, 2018



Recorded Plat for Parcel 09000-00-00-035LO



This map is a portion of "Figure 8: Southern Urban Area Neighborhood Future Land Use Plan" found in Chapter 4: Future Land Use of the Albemarle County Southern and Western Urban Area Master Plan .

Graphic Scale: 1 inch = 1,000 feet

Sheet 2 of 6:
Regional Context Exhibit
ZMA201600022

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ATTACHMENT B

ZMA Application Plan for
2511 Avinity Drive

TMP 09000-00-00-035L0
0.910 Acres

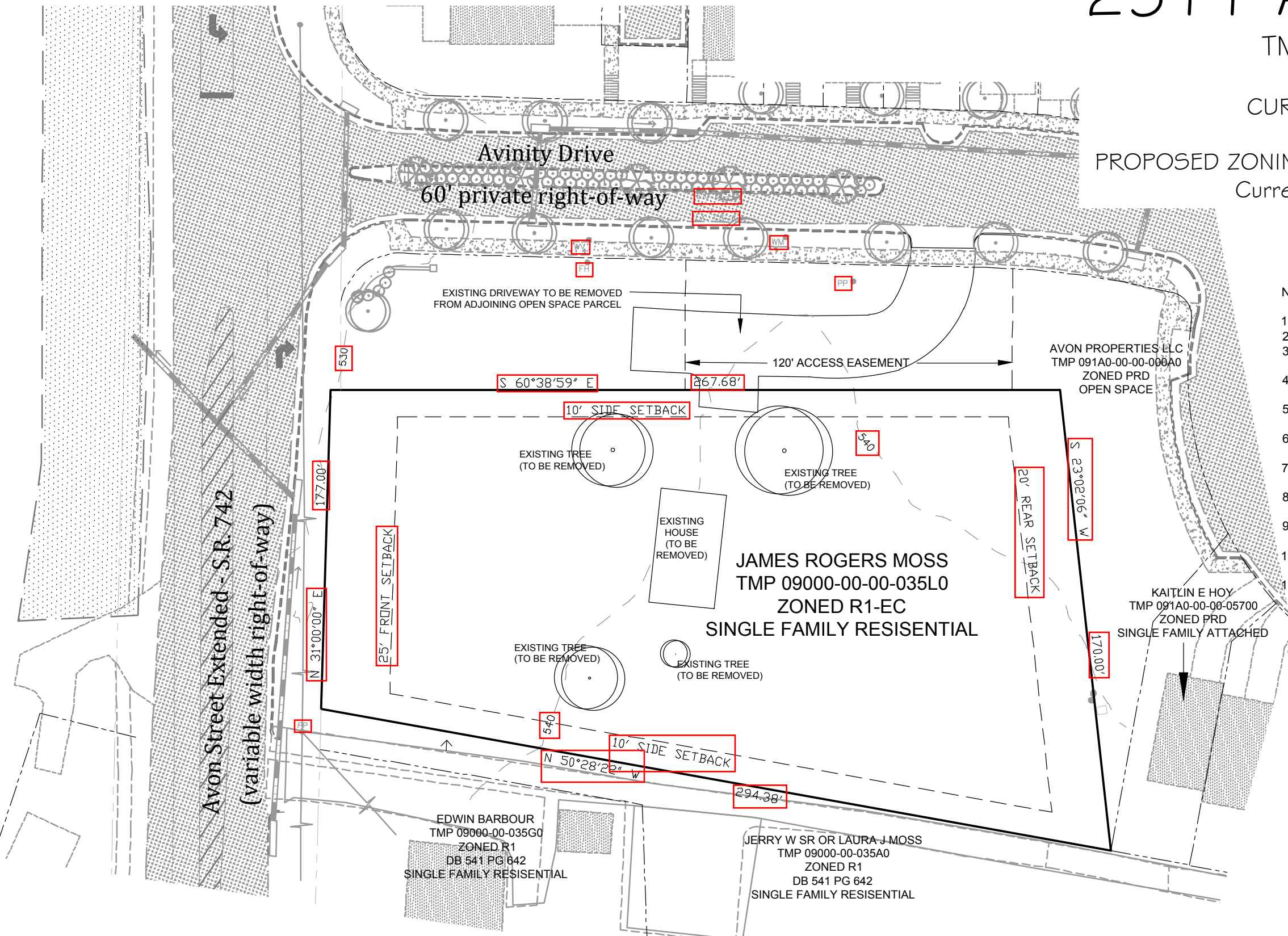
CURRENT ZONING: R1-Residential
Entrance Corridor

PROPOSED ZONING: Planned Residential District
Current Revision: January 8, 2019

Initial: December 12, 2016
Revised: May 15, 2017
Revised: August 7, 2017
Revised: September 17, 2018

Notes:

- 1) There are no preserved slopes on this site.
- 2) There are no managed slopes on this site.
- 3) This property lies within the ACSA jurisdictional area for water and sewer.
- 4) An existing waterline and easement is available on Avinity Drive.
- 5) An existing sanitary line and easement is available on parcel 35A.
- 6) A 120' access easement (shown) is available on Avinity Drive.
- 7) A second easement is available on parcel 35A for emergency access.
- 8) This property does not lie within a drinking water reservoir watershed.
- 9) Topography and boundary information is digitized from Albemarle County GIS data and from recorded plats.
- 10) Additional field survey provided by Commonwealth Surveying, LLC
- 11) Additional geographic information is digitized from approved site plans for Avinity Subdivision



Sheet 3 of 6:
Existing Conditions
ZMA201600022

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Notes:

- 1) Landscaping shown on this sheet is conceptual. Landscaping and screening on site shall meet all requirements of Section 32.7.9 of the Albemarle County Zoning Ordinance.
- 2) Parking shall meet the requirements of Section 4.12 of the Albemarle County Zoning Ordinance.
- 3) Stormwater management facilities shall be located under the parking area. Stormwater facilities shall not be located in land contributing to the required open space per Sec. 19.6.1 of the Albemarle County Zoning Ordinance. Exact location and design of stormwater management facilities shall be determined during site plan review.
- 4) Building setbacks for this application shall be as shown on this sheet. Setbacks in Note 6) may be modified to accommodate landscaping.
- 5) Building heights shall be limited to 3 stories.
- 6) Setbacks:
Front: 15'
Side adjacent to PRD zone: 5'
Side adjacent to low density residential: 10'
Rear: 20'
- 7) 20% of the units built will be designated as affordable for a period of 10 years from the date of issuance of certificate of occupancy. The units will rent at a rate set by HUD-published Fair Market Rents, making the units affordable to those earning up to 80% of the area median income. The property owner shall maintain records documenting the household income of the occupants of the affordable units; and upon request by the County, the property owner shall provide the County with these records.
- 8) Large shade trees required to meet landscaping requirements per Section 32.7.9.5 of the Albemarle County Zoning Ordinance shall be planted outside of the electrical utility easement located at the front of the property.

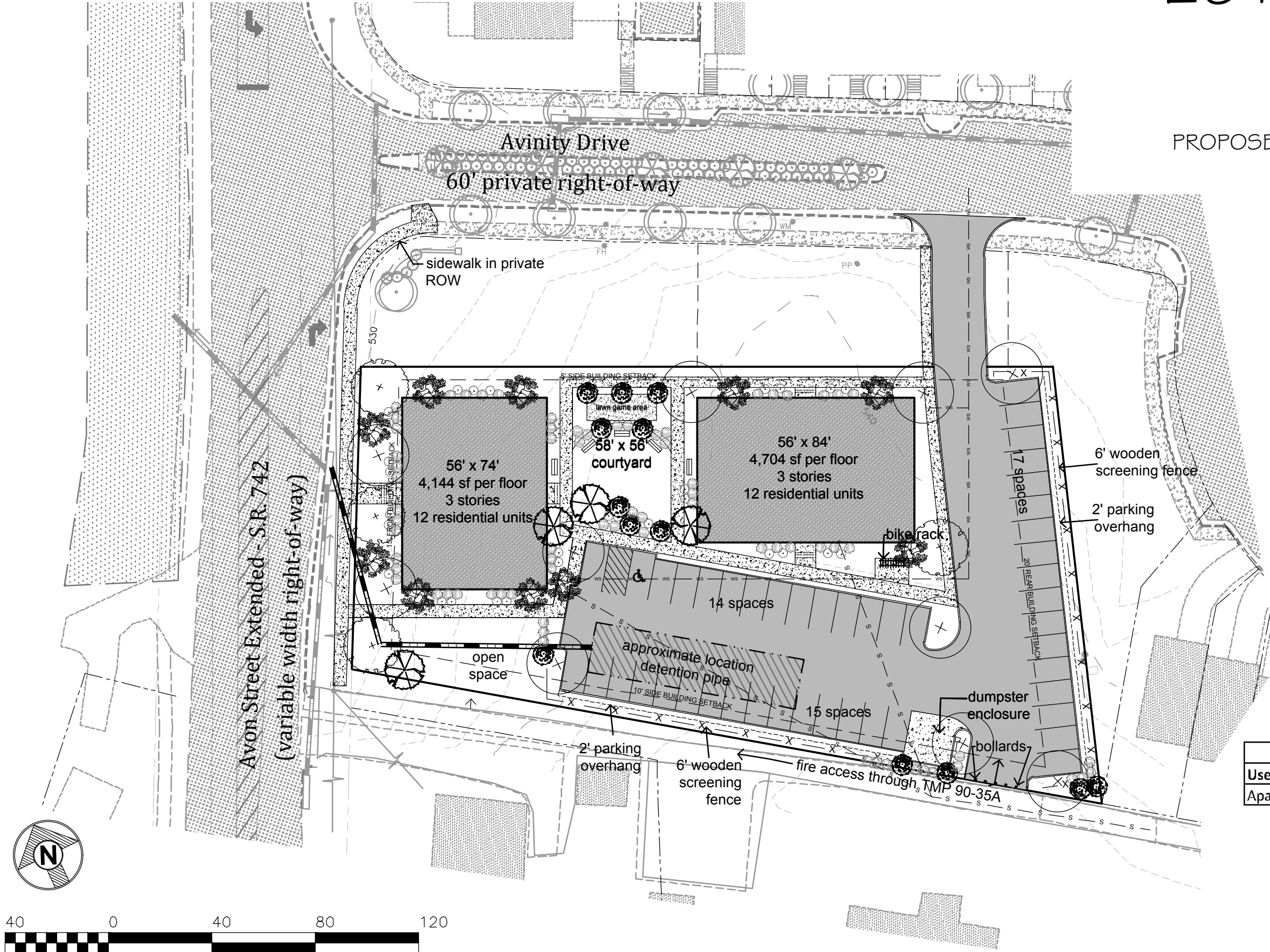
ITE Trip Generation

Use Description	ITE	Qty	AM			PM		
			in	out	Total	in	out	Total
Apartment	220	24 units	4	10	14	10	7	17

Sheet 4 of 6:
General Development Plan
ZMA201600022

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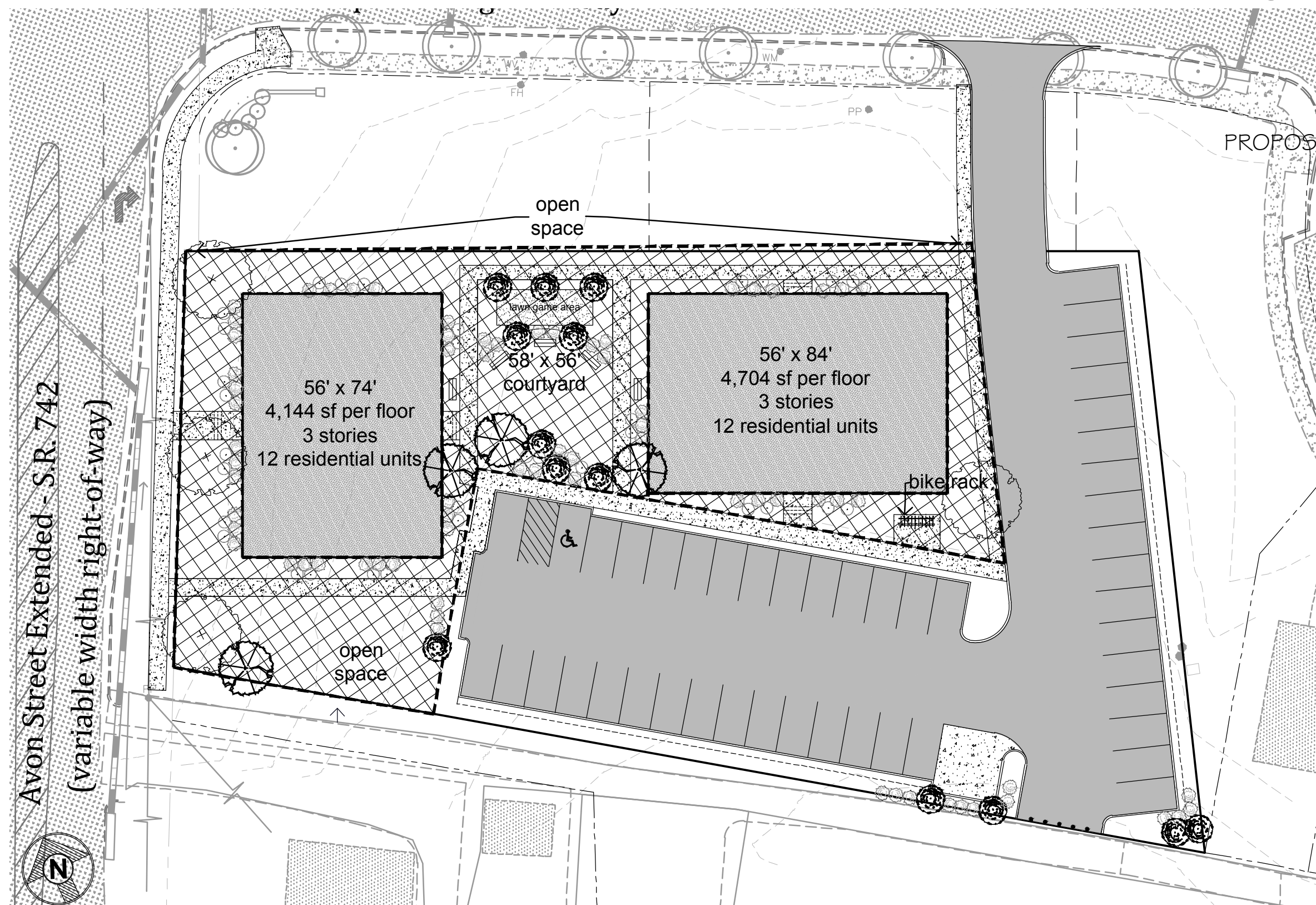
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Revised: August 7, 2017

Revised: September 17, 2018



A minimum of 25% Open Space is required per
Section 19.6.1 of the County Zoning Ordinance.

Site Area: 39,640 SF
Open Space Required: 9,910 SF
Open Space Provided: 11,985 SF

2511 Avinity Dr. Open Space Allocation			
	SF Provided	Area Type	% of Total
Active Recreation Area	3,248	Courtyard	27%
Passive Recreation Area	8,737	Lawn/Ped Paths	73%
Total Open Space Provided	11,985		

Sheet 5 of 6:
Open Space Exhibit
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Initial: December 12, 2016

Revised: May 15, 2017

Revised: August 7, 2017

Revised: September 17, 2018

Revised: January 8, 2019



APARTMENT FRONT ELEVATION

APARTMENT CONCEPT
2511 AVINITY DRIVE
ALBEMARLE COUNTY, VIRGINIA



APARTMENT RENDERING
Landscaping shown is conceptual

APARTMENT CONCEPT
2511 AVINITY DRIVE
ALBEMARLE COUNTY, VIRGINIA



ALT. APARTMENT FRONT ELEVATION

APARTMENT CONCEPT
2511 AVINITY DRIVE
ALBEMARLE COUNTY, VIRGINIA



APARTMENT SIDE ELEVATION

APARTMENT CONCEPT
2511 AVINITY DRIVE
ALBEMARLE COUNTY, VIRGINIA



Sheet 6 of 6:
Architectural Elevation
ZMA201600022

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ATTACHMENT B