



Amelia McCulley, Director of Zoning &
Elaine Echols, Chief of Planning
Albemarle County Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

August 14, 2018
Revised Exhibits: February 28, 2019

**Regarding: ZMA201600022 – 2511 Avinity Drive
PRD Open Space Requirements**

Dear Ms. McCulley & Ms. Echols,

In the pursuit of our rezoning request ZMA2016-00022, a request to rezone .91 acre located at TMP 90-35L with a physical address of 2511 Avinity Drive from R-1 Residential to PRD, we want to clarify how the design of our development achieves the character of a PRD, specifically in regards to the intent of the open space requirements, despite not meeting the minimum three (3) acre area requirement per §19.5.1.

To remain consistent with open space requirements outlined for PRD zoning districts in §19.6 of the Albemarle County Code, our design proposal dedicates at minimum 25% of the land area of the site to common open space. TMP 90-35L is approximately 39,639 SF; to meet the 25% open space requirements 9,910 SF of common open space would need to be dedicated. Our design proposal provides 11,985 SF of open space, exceeding the 25% minimum requirement.

§4.7(c)3 of Albemarle County Code states that not more than eighty (80) percent of the minimum required open space shall consist of the following: (i) land located within the one-hundred year floodplain, (ii) land subject to occasional, common or frequent flooding as defined in Table 16 Soil and Water Features of the United States Department of Agriculture Soil Conservation Service, Soil Survey of Albemarle County, Virginia, August, 1985; (iii) critical or preserved slopes, and (iv) land devoted to stormwater management facilities or flood control devices. Given the PRD land area requirements of three (3) acres, 80 percent of the required open space for a PRD could be dedicated to land that may not be entirely usable or accessible by residents. For the purposes of this letter, usable open space means open space where residents can engage in recreational activities on land that is not considered prone to flooding and is not designated as fragile terrain. For a 3 acre PRD site, .75 acre is required to be designated as open space to meet the open space requirements. Of this .75 acre, .6 acre could be within the one-hundred year floodplain, subject to occasional, common or frequent flooding, designated as critical or preserved slopes, or devoted to stormwater management facilities, leaving .15 acre, or 6,534 SF, for usable, accessible recreation space. The open space provided at 2511 Avinity Drive is nearly double the square footage of the minimum usable square footage of a conforming three (3) acre PRD, despite the land area of 2511 Avinity Drive (.91 acre) being less than a third of the land area of a conforming PRD. The proposed open space at 2511 Avinity Drive is not located within the one-hundred year floodplain, subject to

occasional, common or frequent flooding, designated as critical or preserved slopes, or devoted to stormwater management facilities.

The open space design proposal at 2511 Avinity Drive exceeds the 25% open space requirement and provides usable open space for residents of the 24 unit development. A more formal courtyard area situated between the two residential buildings will provide residents with the opportunity to sit in the shade of a sitting garden, enjoy lawn games in a designated area that is sufficient in size for corn hole or a small bocce ball court, and stroll along the pedestrian paths around the perimeter of the courtyard. The lawn game area of the courtyard will provide residents the opportunity to engage in active recreation. The remainder of the land area contributing to the open space calculation is largely dedicated to passive recreation and features pedestrian paths and landscaping features to contribute to an enjoyable experience for residents utilizing the interconnected pedestrian paths throughout the development.

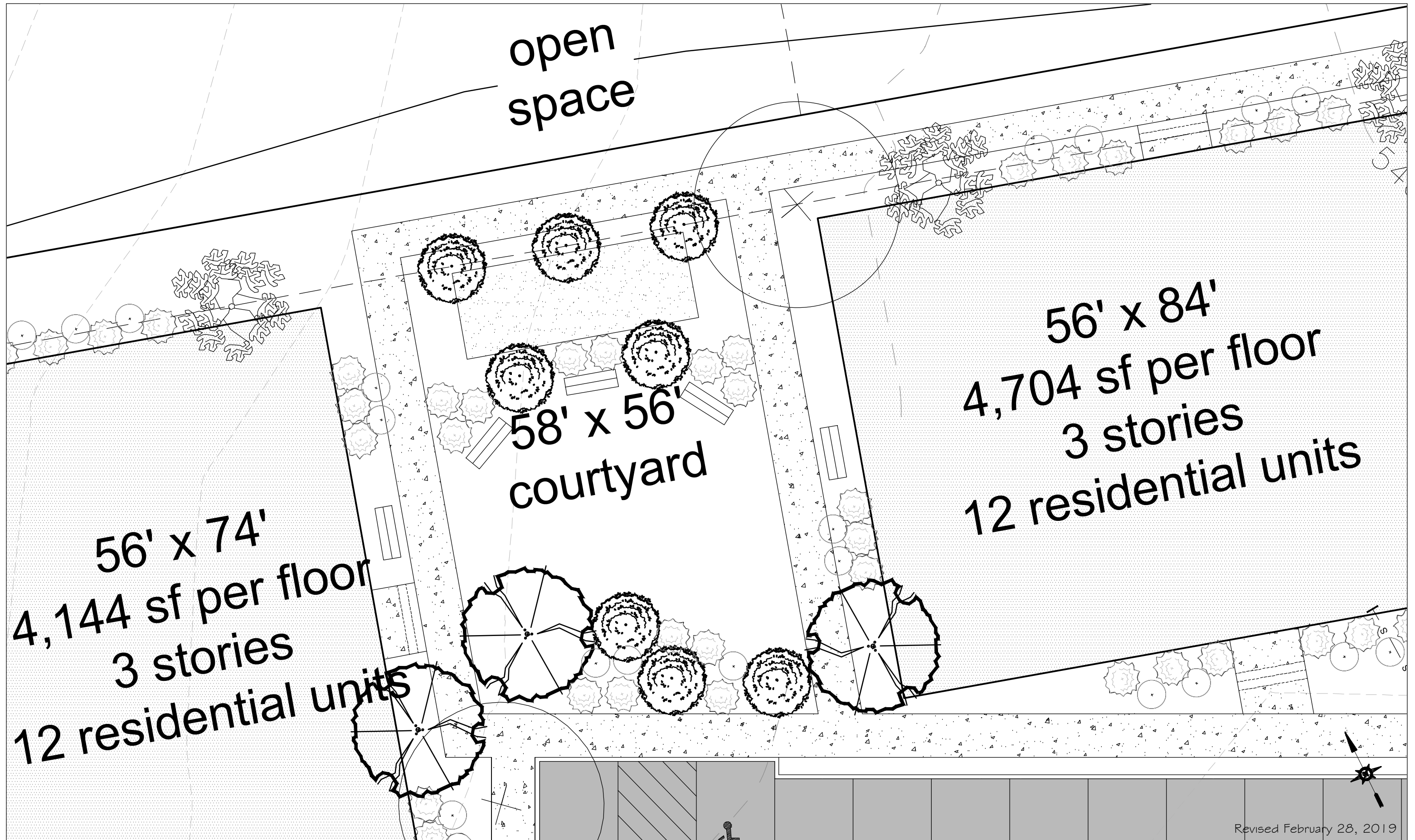
Included with this letter are two open space exhibits of the site, one showing the open space area calculation for the requested PRD and one showing the proposed courtyard design for the requested PRD.

Thank you for your time in reviewing our open space justification for a PRD district at 2511 Avinity Drive. If you have any questions or would like to speak further about this matter please reach out at a time that is convenient for you.

Respectfully,

Kelsey Schlein

Attachments: Open Space Exhibits dated August 14, 2018



2511 AVINITY DRIVE: Courtyard Exhibit
0.91 ACRE SITE
3,248 SF Courtyard
August 14, 2018

