

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: April 18, 2019

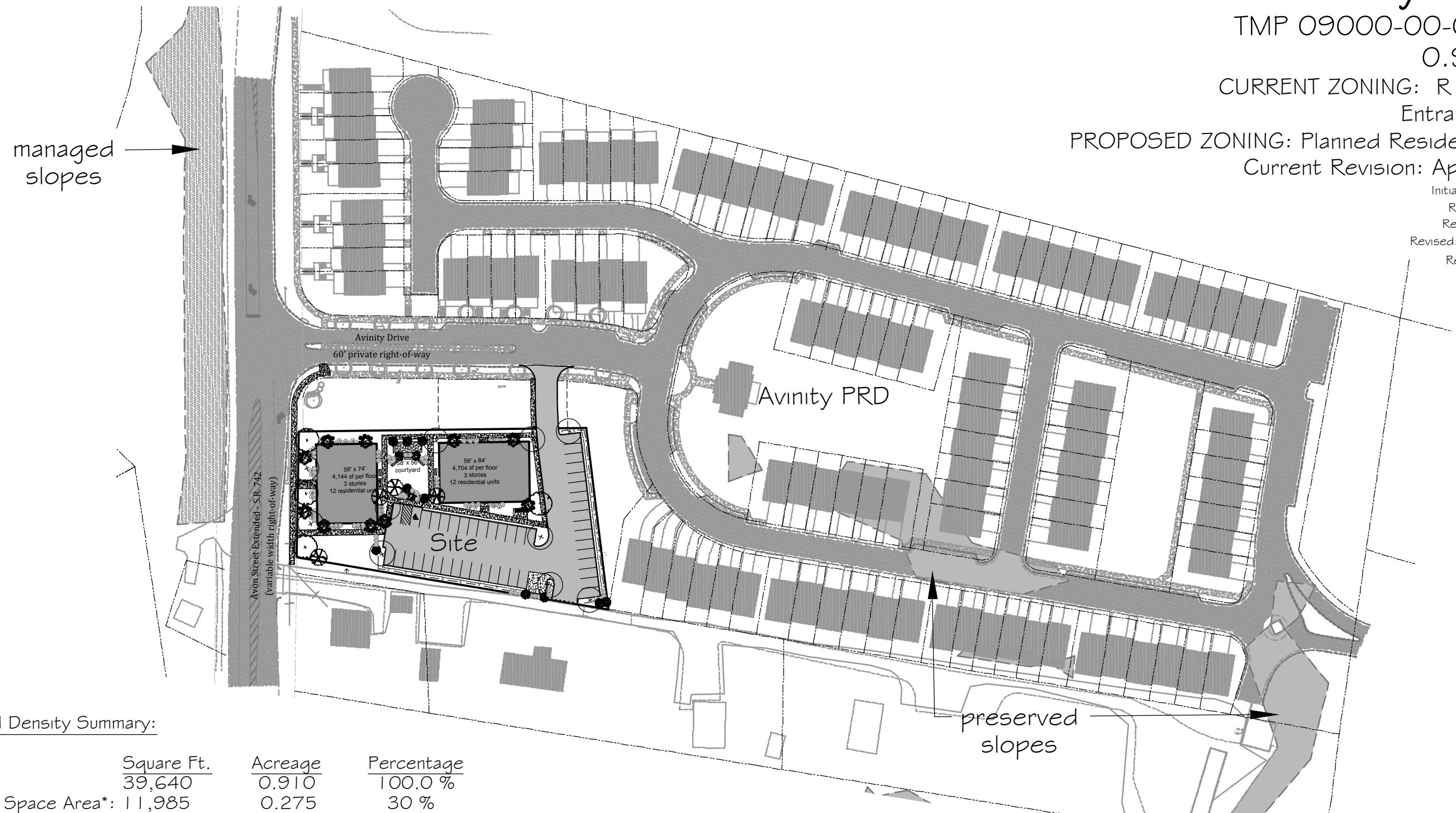
Initial: December 12, 2016

Revised: May 15, 2017

Revised: August 7, 2017

Revised: September 17, 2018

Revised: January 8, 2019

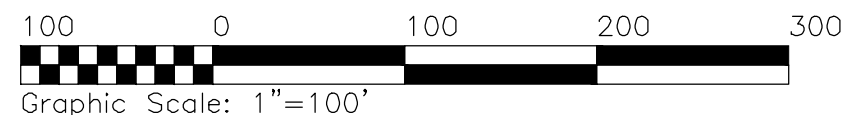
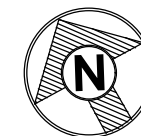


Area / Proposed Density Summary:

| | 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

PHONE: (434) 227-5140
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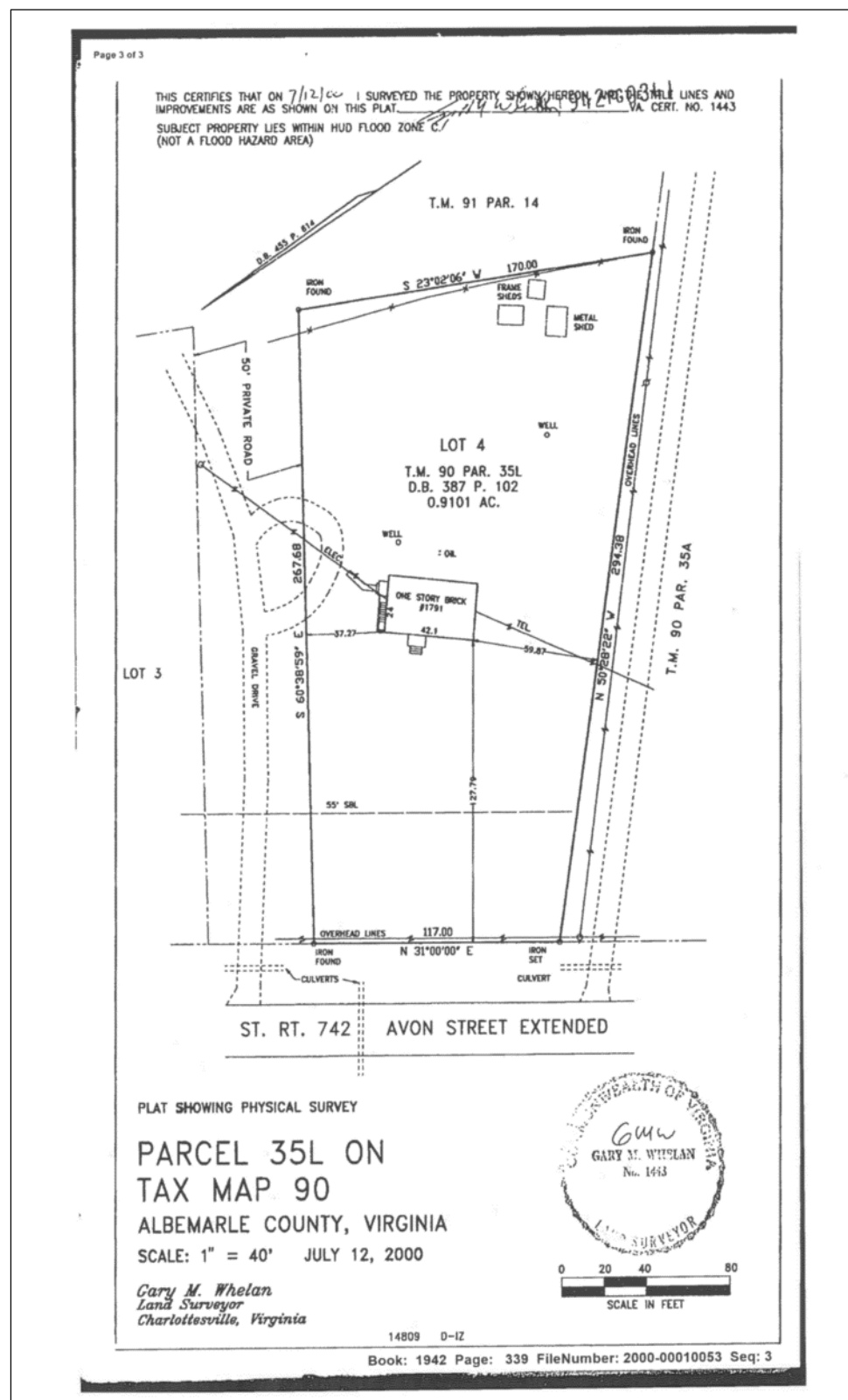
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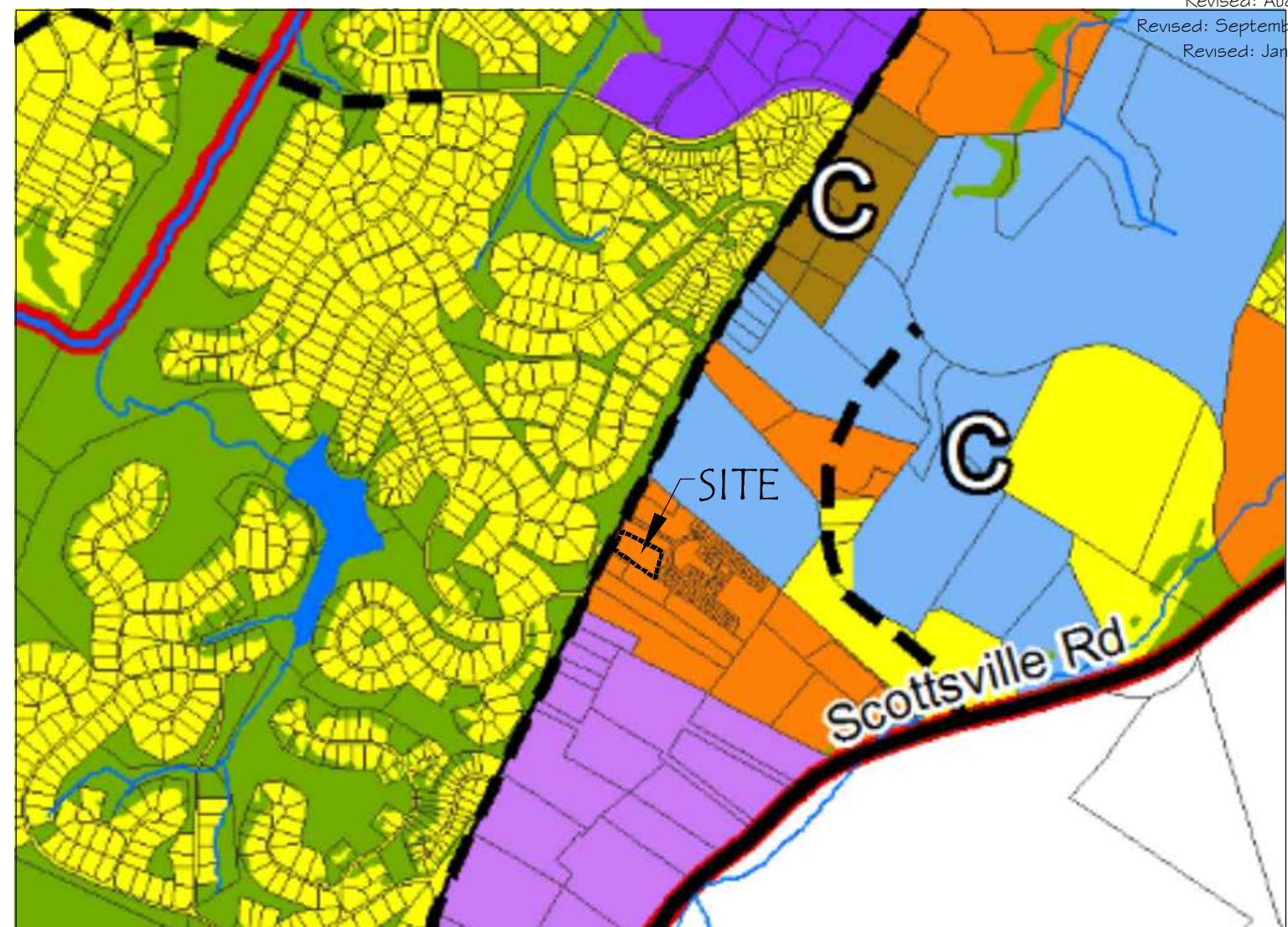
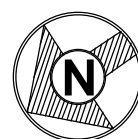
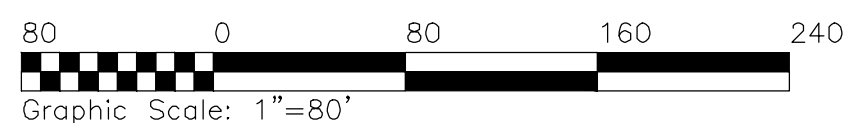
Revised: August 7, 2017

Revised: September 17, 2018

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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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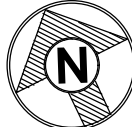
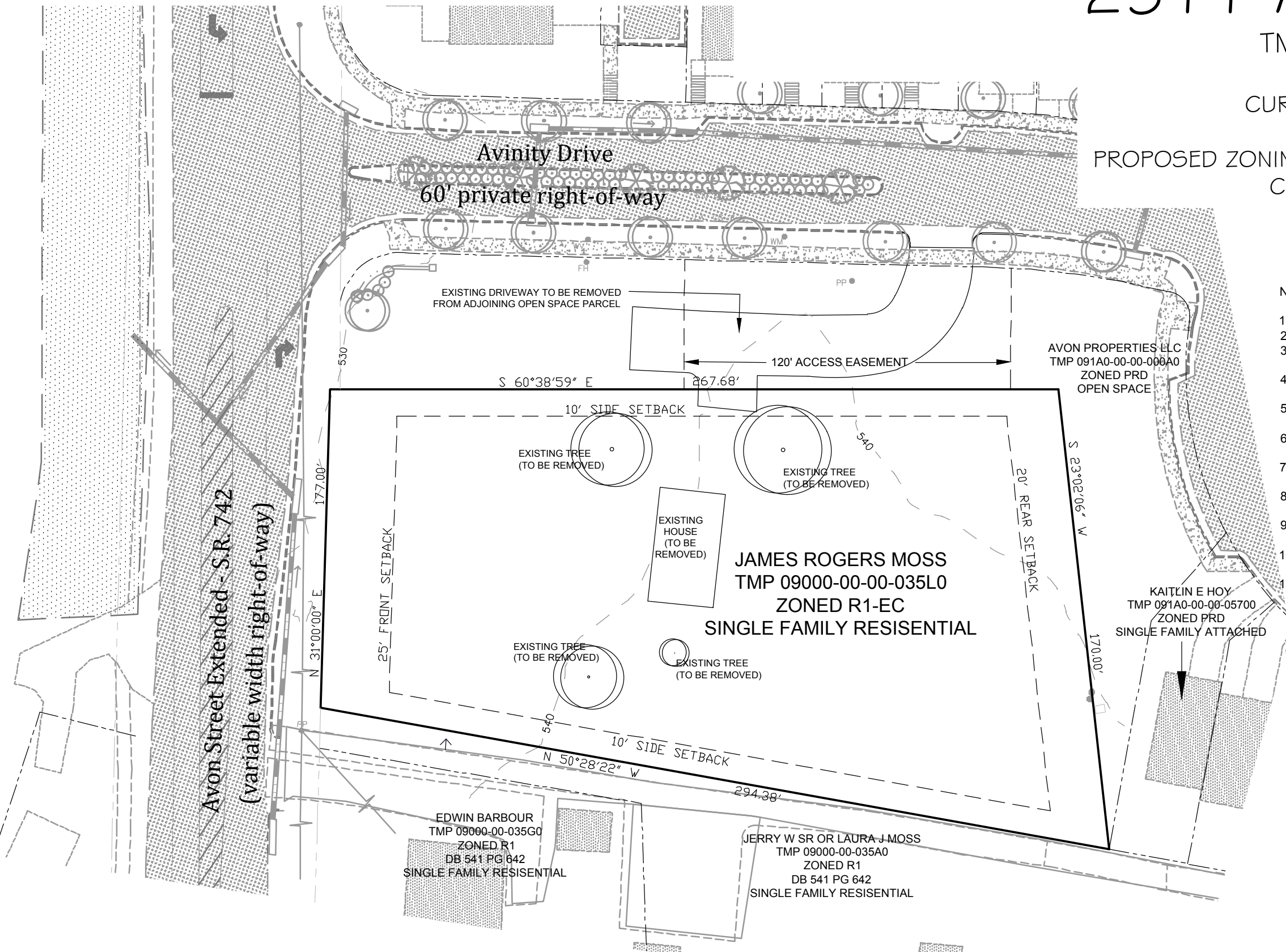
Revised: August 7, 2017

Revised: September 17, 2018

Revised: January 8, 2019

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



Graphic Scale: 1"=40'

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.
 - 9) The proposed fence on the eastern side of the parking lot shall be 8 feet in height, and the most southern 80 feet shall be a solid material. If the owners of tax map parcels 91A-57 and 91A-A would prefer landscape screening in lieu of the 8 foot proposed fence, then TMP 90-35L shall provide landscape screening in accordance with 32.7.9 of the Zoning Ordinance. If only landscaping is provided and the existing fence on tax map parcel 91A-A is removed, the owner or ownership entity (the "owner") of TMP90-35L shall construct a fence on TMP 90-35L to provide screening in addition to the landscaping. The owner shall construct the new fence within 90 days of removal of the fence on 91A-A.

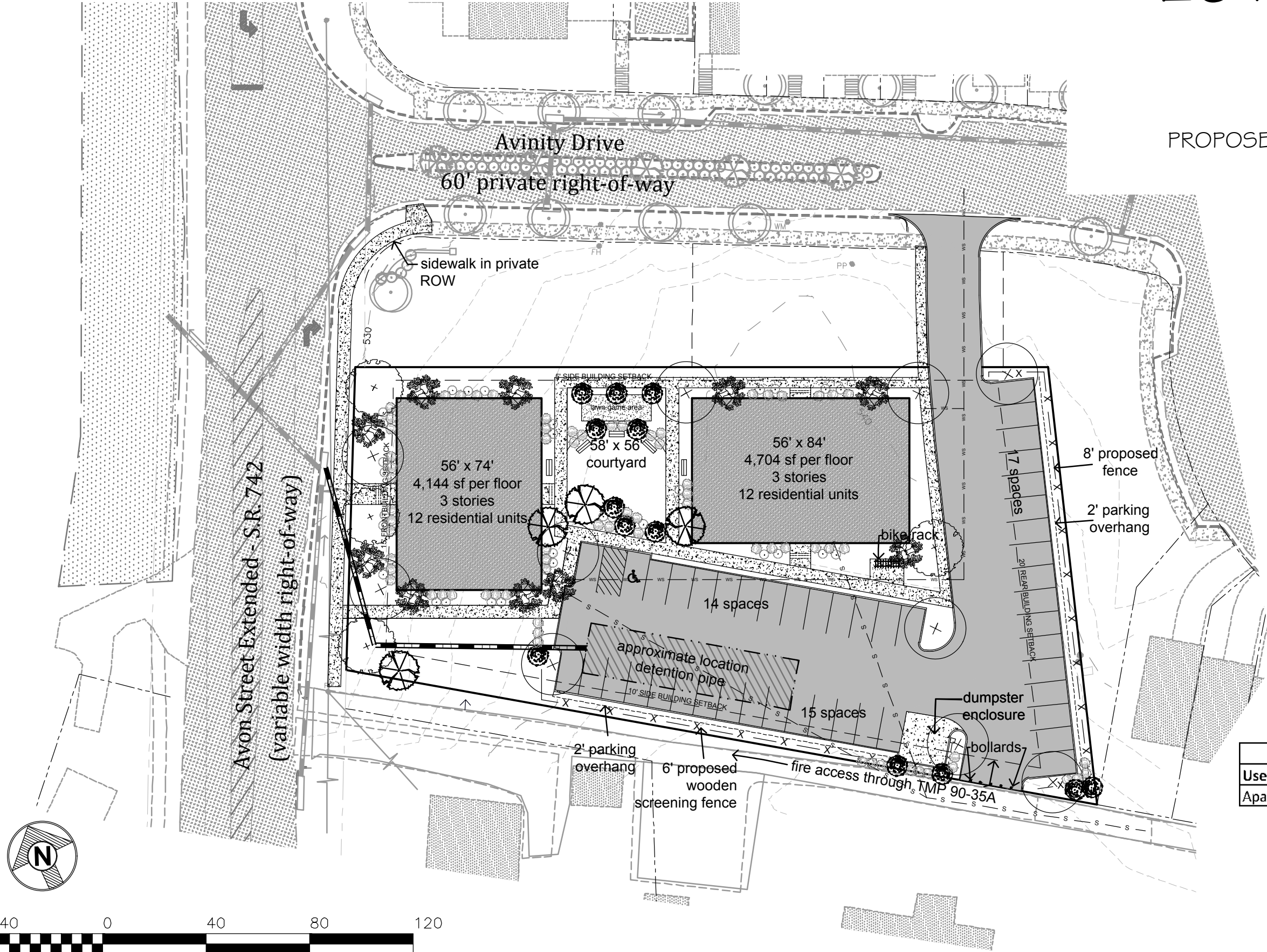
ITE Trip Generation

| 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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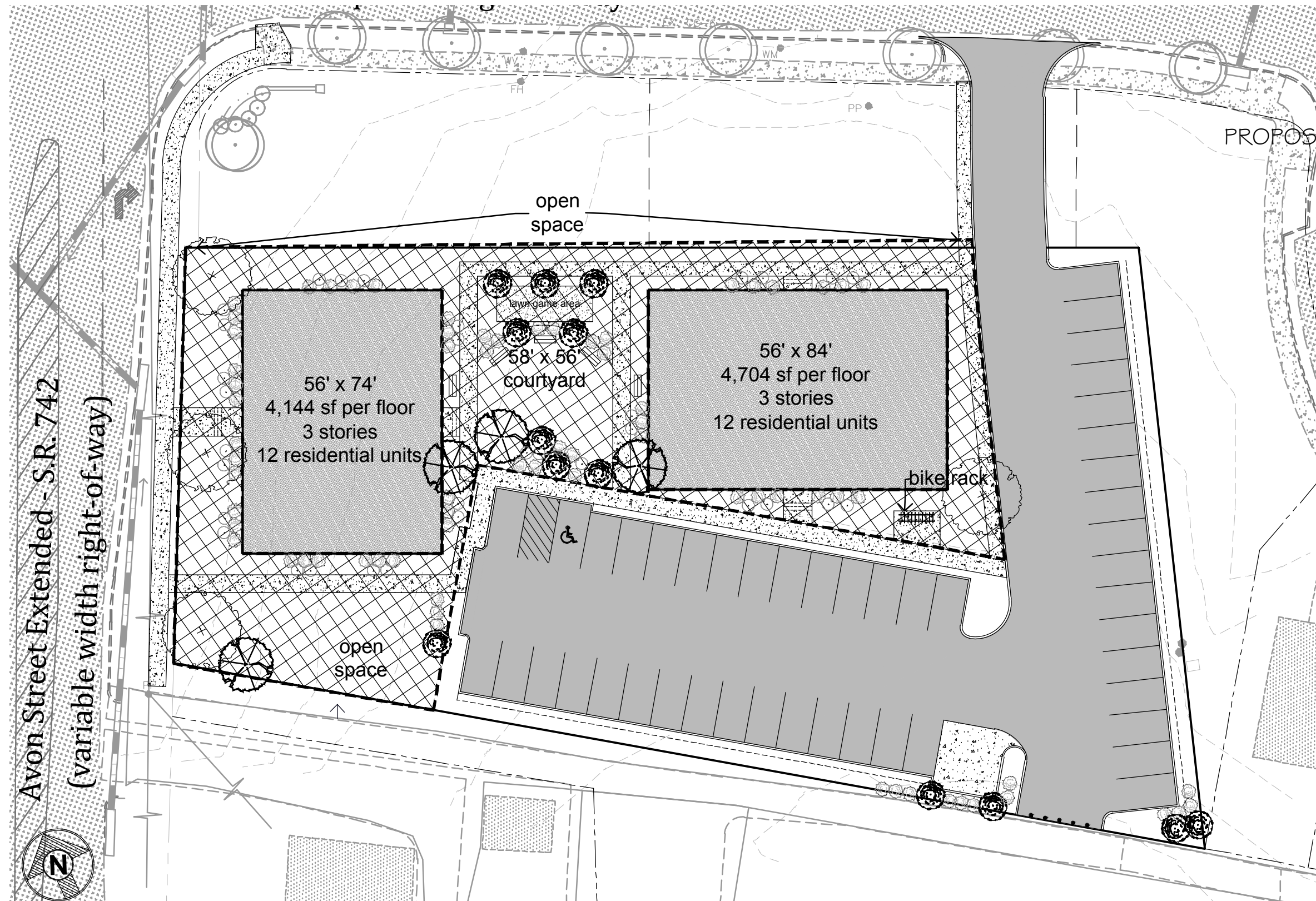
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Section 19.6.1 of the County Zoning Ordinance.

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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Revised: January 8, 2019

Revised: February 22, 2019 (elevations only)



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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