

March 9, 2020

Revised March 26, 2020

Revised April 9, 2020

Tori Kanellopoulos
Senior Planner
Department of Community Development
401 McIntire Road, Room 227
Charlottesville, VA 22902

**RE: Spring Hill Village– REQUEST FOR VARIATION FROM ZMA-2013-00017
Variation #2**

Dear Tori Kanellopoulos:

Pursuant to Albemarle County Zoning Ordinance Section 8.5.5.3 VARIATIONS FROM APPROVED PLANS, CODES, AND STANDARDS OF DEVELOPMENTS, and on behalf of our client, Stanley Martin Companies (the “Applicant”), the developers of the Spring Hill Village, (the “Property”), we hereby request a variation of the Spring Hill Village Neighborhood Model Code of Development and application plan, which were most recently revised on November 8, 2016 for Variation #1 and approved by the Board of Supervisors.

Summary of Request for Variation

The applicant is requesting a variation to the Code of Development (COD) and application plan for Spring Hill Village to revert back to the original design of the project, which was modified with Variation #1. Variation #1 modified the road network and development blocks to accommodate VDOT’s concern on sight distance with the original layout of the neighborhood. With the new layout from variation #1, many of the public spaces and unique characteristics of the neighborhood were removed, creating a more linear (and disconnected) development plan. In addition, the variation #1 design loses a lot of the pedestrian connectivity through the neighborhood. With variation #2, the applicant is requesting to move forward with the original neighborhood layout for the project. The design issues and sight distance requirements have been addressed with the updated site plan and road plans. Accommodations have been made with the design of the building units to create open corridors, protecting the sight distance at each intersection location and providing additional open space in the community. The proposed street network with variation #2 is shown on the attached updated application plan. With the street network as shown, we have also updated the road cross sections, as shown on the attached Typical Road Sections plan sheet. These cross sections match the proposed street network.

With the changes to the application plan and Code of Development to revert back to the original neighborhood design for this project, there are some additional housekeeping changes to the application and Code of Development that the applicant is proposing to with this variation. Below is a list of the modification proposed to the COD and application plan with this Variation.

The block sizes were modified with Variation #1 to accommodate the changes to the road network. Using the original road network, the block acreages are being modified again to align

with the current layout and proposed lot design. In addition, the phasing is being modified for the proposed build-out of the neighborhood. Below is a summary of the Density chart for the development, with the updates to the block acreages and phasing for the project:

Density Table:

Block	ZMA	Var. #1	Var. #2	ZMA	Var. #1	Var. #2	RESIDENTIAL		NON-RESIDENTIAL	
	Block Size	Block Size	Block Size	Phasing	Phasing	Phasing	MIN.	MAX.	MIN.	MAX.
A	0.6 AC	0.6 AC	0.6 AC	2	2	2	0	12	0	60K SF
B	1.4 AC	1.4 AC	1.4 AC	2	2	1	0	48	0	60K SF
C	3.2 AC	3.3 AC	3.2 AC	2	1	1	0	30	0	60K SF
D	4.5 AC	4.6 AC	4.5 AC	1	1	1	14	40	0	0
E	1.1 AC	1.2 AC	1.1 AC	1	1	1	8	16	0	0
F	0.7 AC	0.6 AC	0.7 AC	1	1	1	6	16	0	0
G	1.4 AC	1.3 AC	1.4 AC	1	1	1	4	12	0	0

Notes:

1. The zero minimum residential units in Blocks A, B and C presumes development as non-residential use in the block.
2. A minimum of 10,000 SF of non-residential is being proffered for Spring Hill Village.

A second change that has been made with the project is the removal of the cul-de-sac where the public road terminates with the private roadway. The cul-de-sac is proposed to be removed with the new development plan, allowing for a T-intersection with the Private Road and the extension of the right of way along the private road to the southern property line. This modification will allow the road network to be extended to the southern property and a connection to be made if the property is developed in the future. This design works better with the proposed layout, and allows the units along the linear park adjacent to Route 29 to front on the park and address Route 20. In addition, this change allows for an inner-parcel connection, which is also the request from VDOT. See the attached application plan for the proposed connectivity to the properties north and south of the Spring Hill Development.

A third update to the application plan and Code of Development is a modification to the open space within the Spring Hill Village neighborhood, which was reduced with Variation #1. The proposed variation will modify the overall open spaces, exceeding the original required open space with the rezoning application plan by 0.34 acres, and re-establish the four pocket parks with the central park in the development. The updates to the open spaces and pocket parks create a more attractive and inviting community with functional open spaces for the community. Below is the proposed summary of the open space and pocket parks for the development:

Green Space Area	ZMA Acres	Var. #1 Acres	Var. #2 Acres
Central Park	1.13	1.10	1.00
Pocket Park #2	0.62	0.63	0.68
Pocket Park #3	0.72	0.49	0.85
Pocket Park #4	0.24	0.05	0.17
Pocket Park #5	0.12	0.41	0.14
Add. Open space	0.45	0.41	0.78

Total Open Space	3.28	3.09	3.62
------------------	------	------	------

Note, Pocket park #1 has been increased by 0.06 acres to accommodate the dry grass stormwater management retention area in the park. This area will be landscaped as an attractive feature that will only collect water during a rain event and will drain out into the underground detention facility.

The final housekeeping change to the Code of Development with this variation is the updates to the setbacks for the individual lots. The original code of development created variations of setbacks based on certain conditions and different building types. With the updates to the layout and the overall design of the development, we are proposing to institute more standard setbacks across the blocks. These setbacks would be consistent with the zoning ordinance and would be easier to enforce during the building permit process. Below is a summary of the current setbacks in the code of development and the proposed setbacks with this variation request:

TABLE 3.3 - LOT REGULATIONS (ORIGINAL CODE OF DEVELOPMENT)				
	Area and Bulk Regulations	Setback Regulations (no "Build To" lines proposed)		
	Min./Max. Lot Size (sf. ft.)	Min. Front Setback (ft.)	Min. Side Setback (ft.)*	Min. Rear Setback (ft.)
Single-Family Detached	3,500 / 7,000	15	5 ¹	15
Single-Family Semi-Detached (two units sharing a common wall)	3,000 / 7,000	15	5 ^{1,2}	15
Single-Family Attached (townhouses)	1,000 / 5,000	5	5 ^{1,2}	15 ³
Multi-Family, Non-residential and Mixed-Use Buildings	N/A	5	5 ^{1,4}	15 ⁴
¹ Corner lots abutting two public roads shall have a 10' setback adjacent to both streets. ² There shall be no minimum setback (i.e. zero ft.) along the side property line at the point of attachment of two or more single-family semi-detached or attached dwelling units of any type. ³ In the case of townhouses served by a rear alley, the setback shall be a minimum of 32' ⁴ Except where uses are adjacent to Route 20, where the setback shall be 25'. ⁵ Accessory structures shall be setback from rear lot lines by a minimum of 5'. There shall be no minimum setback requirement for the side yard.				

TABLE 3.3 - LOT REGULATIONS (PROPOSED WITH VARIATION #2)				
	Area and Bulk Regulations	Setback Regulations (no "Build To" lines proposed)		
	Min./Max. Lot Size (sf. ft.)	Min. Front Setback (ft.)	Min. Side Setback (ft.)*	Min. Rear Setback (ft.)
Single-Family Detached	3,500 / 7,000	15	5 ¹	15
Single-Family Semi-Detached (two units sharing a common wall)	3,000 / 7,000	15	5 ^{1,2}	15
Single-Family Attached (townhouses & villa units)	1,000 / 5,000	5 ⁵	5 ^{1,2,3}	10 ⁵
Multi-Family, Non-residential and Mixed-Use Buildings	N/A	5	5 ^{1,4}	15 ⁴
¹ Corner lots abutting two public roads shall have a 8' setback adjacent to the side street. ² There shall be no minimum setback (i.e. zero ft.) along the side property line at the point of of attached of two or more single-family attached dwelling units of any type. ³ 10' Building Separation, per County Code 18-4.11.3. ⁴ Except where uses are adjacent to Route 20, where the setback shall be 25'. ⁵ 18 feet from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way.				

Variations from Approved Plans, Codes, and Standards of Development

Variations to Application plans and Code of Developments may be approved by the Board of Supervisors. The approval of the variations shall be based on five (5) requirements for the analysis of the variation. These five (5) requirements include if the variation: (1) is consistent with the goals and objectives of the comprehensive plan; (2) does not increase the approved development density or intensity of development; (3) does not adversely affect the timing and phasing of development of any other development in the zoning district; (4) does not require a special use permit; and (5) is in general accord with the purpose and intent of the approved application. Below is a summary of how the proposed Variation #2 meets these requirements:

1. The variation is consistent with the goals and objectives of the comprehensive plan. The proposed variation reverts back to the original application plan, which includes more pedestrian connectivity and also provides additional connectivity to the properties located to the north and south of the Spring Hill Development.
2. The variation does not increase the approved development density or intensity of the development. All the minimum and maximum residential and non-residential densities in the development shall remain the same as the approved rezoning.
3. The variation modifies the overall phasing of two of the blocks in the development but does not adversely affect the timing and phasing of development or any other development in the zoning district. The project is now proposed to construct all the

residential development within the first phase of the development. All 100 units will be part of Phase I. Phase II will include the construction of the non-residential uses. The non-residential uses will be in Phase II, allowing the residential to be constructed in Phase I to create a demand for the non-residential uses.

4. The proposed variation does not require a special use permit.
5. The variation is in general accord with the purposed and intent of the approved rezoning application. Variation #2 reverts back to the neighborhood design of the original application plan.

Thank you again for the consideration of this variation for the Spring Hill Village project. Attached is the proposed updated application plan, typical road sections, and Code of Development, reflecting the proposed changes with Variation #2. Please contact me if you have any questions or require any further information.

Sincerely,

Scott Collins

NAME	SIZE	PHASE	MIN.	MAX.	MIN.	MAX
BLOCK A	0.6 AC	2^3	0^1	12	0^2	60k SF
BLOCK B	1.4 AC	1	0^1	48	0^2	60k SF
BLOCK C	3.3 AC	1	0^1	30	0^2	60k SF
BLOCK D	4.6 AC	1	14	40	0	0
BLOCK E	1.2 AC	1	8	16	0	0
BLOCK F	0.6 AC	1	6	16	0	0
BLOCK G	1.3 AC	1	4	12	0	0

1 PRESUMES DEVELOPMENT AS NON-RESIDENTIAL USE
2 A MIN. 10,000 SF OF NON RESIDENTIAL IS BEING PROFFERED FOR SPRING HILL VILLAGE
3 A PORTION OF SITE IMPROVEMENTS FOR PHASE 2 BLOCKS TO BE INSTALLED IN PHASE
1 SITE CONSTRUCTION

TOTAL SITE AREA AFTER R.O.W. DEDICATION ON ROUTE 20 AND AVON STREET EXTENDED = 12.94 AC

AMENITY SPACE REQUIREMENT	ACRE	GREEN SPACE REQUIREMENT	ACRE
TOTAL SITE ACREAGE	12.94	TOTAL SITE ACREAGE	12.94
AMENITY SPACE REQUIREMENT	x20%	GREEN SPACE REQUIREMENT	x20%
AMENITY SPACE REQUIRED	2.59	GREEN SPACE REQUIRED	2.59

AMENITY SPACE PROVIDED	2.84
------------------------	------

 AMENITY SPACE
  ADDITIONAL OPEN SPACE (GREEN)

GREEN SPACE PROVIDED	
AMENITY SPACE	2.84
PLUS ADD'L NON-AMENITY, OPEN GREEN SPACE	0.78
<u>TOTAL GREEN SPACE</u>	<u>3.62*</u>

*DOES NOT INCLUDE QUALIFYING GREEN SPACE ON LOTS OR IN R/W

SEE TYPICAL ROAD SECTIONS SHEET FOR THE
ROAD CROSS DESIGN FOR EACH STREET, AS
SHOWN ON THE APPLICATION PLAN



REVISIONS

DATE	REVISION DESCRIPTION
03/26/20	VARIATION #2 - APPLICATION PLAN
04/09/20	VARIATION #2 - APPLICATION PLAN FINAL REVISIONS PER COUNTY COMMENTS

COLLINS ENGINEERING

200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

SPRING HILL VILLAGE

APPLICATION / BLOCK PLAN

PROJECT	SHEET
JOB NO. 182157	
SCALE 1" = 40'	
SHEET NO. 1	

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.

SPRING HILL VILLAGE

Code of Development

ZMA # 2013-00017

Dated October 16, 2013

Revised January 21, 2014

Revised March 4, 2014

Revised March 31, 2014

Revised May 16, 2014

Revised July 7, 2014

Revised August 28, 2014

Revised November 8, 2016 - Variation #1

Revised April 9, 2020 - Variation #2

1. INTRODUCTION

1.1 Purpose and Intent

Pursuant to the requirements of the Neighborhood Model District ("NMD"), Section 20.A.5., of the Zoning Ordinance of Albemarle County (the "Zoning Ordinance") this "Code of Development", together with the "Application Plan" referenced herein, sets the parameters within which Spring Hill Village is to be developed.

As envisioned by the NMD ordinance, this Code of Development for Spring Hill Village is intended to accomplish the following: (a) to promote flexibility and creativity in establishing the building locations, mixture of uses, bulk requirements, and densities within the subject property, and (b) to establish the regulatory framework and guidelines for each block within Spring Hill Village, as well as the uses, location, building types, and street systems contained therein.

Spring Hill Village is comprised of 12.991 acres, which is owned by Vito Cetta, who, for the purposes of this Code of Development, shall herein be referred to as the "Applicant." The term "Owner" shall refer to XYZ Company, its heirs, successors and assigns.

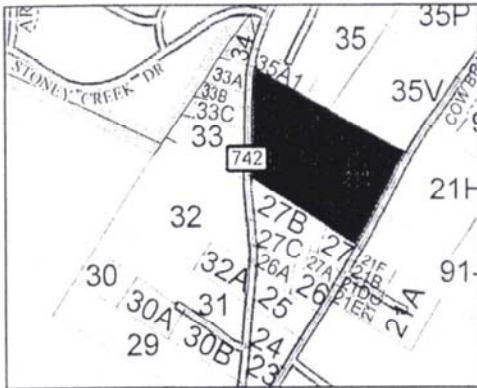
1.2 Existing Conditions

Spring Hill Village is formally known as Tax Map 90 Parcel 28 (1776 Scottsville Road) and has frontage on two of Albemarle County's Entrance Corridors, Route 20 South (Scottsville Road) and Avon Street Extended (Route 742). The current zoning of the parcel is R-1 and the comprehensive plan designation for this site is Urban Density Residential (6.01- 34 DU/AC). It resides within the Neighborhood 4 Growth Area.

It is bounded on the north by Parham Constructions headquarters and commercial development fronting Avon Street. To the south are older single-family detached homes. The majority of the property is comprised of rolling, open areas of moderate topography with some wooded areas and an old home site. No creeks, ponds, wetlands or historic structures occupy the parcel. There are a small amount of critical slopes on the property, all of which appear to be manmade.

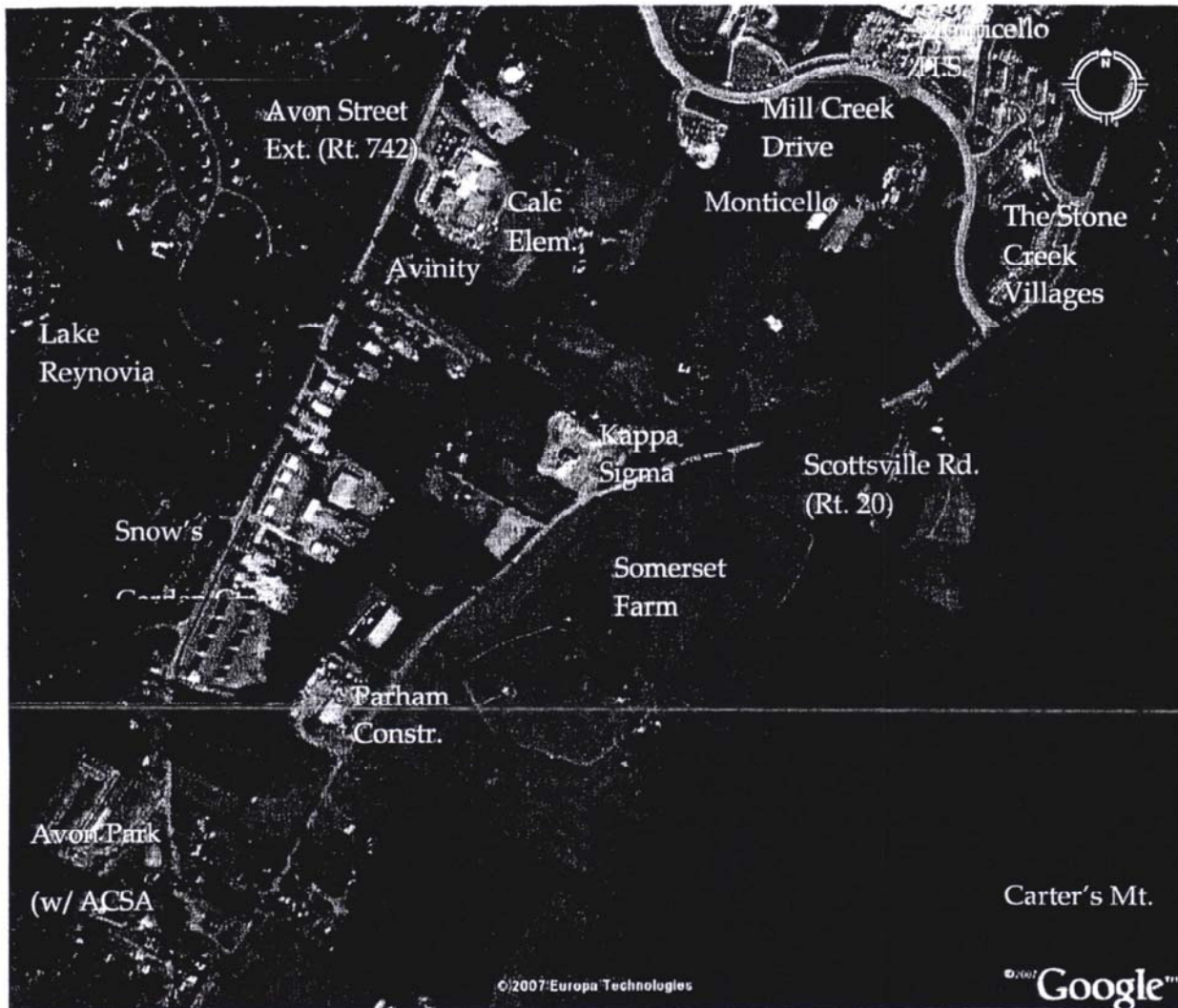
Public water mains extend to the property along Avon Street Extended. Public sanitary sewer service currently terminates near the new Kappa Sigma property on Route 20. A preliminary engineering study indicates that extending this line to the site would be a rather simple process. Stormwater management will have to be provided on site and enough land exists to permit the creation of an above-grade facility.

On this and the following pages are contextual images to help you visualize the surrounding area and the site's location.



To the left is a portion of Tax Map 90 with the site highlighted.

Following is an aerial context map.



2. LAND USE

2.1 Application Plan

The Application Plan is the governing plan that serves as the roadmap for the development and depicts the general location of key features of the development, which are referenced in this Code of Development.

2.2 Development Concept Plan

The Development Concept Plan is a conceptual rendition of how the property might develop pursuant to the standards set forth in this Code of Development. It shows roads, sidewalks, lots, structures, landscaping, recreation and amenity features and other aspects of the development. It is provided to demonstrate how the application of the Code of Development could result in a built environment and how key aspects of any development, such as grading, parking, landscaping and building type and density could look. The Development Concept Plan is not a formal part of this submission and is not considered binding in any way.

2.3 Establishment of Blocks

In order to regulate land uses within Spring Hill Village, the project has been divided into seven (7) blocks referred to as Blocks A through G. The blocks are defined graphically by the Application/Block Plan. The acreages and specifics regarding the development restrictions being adopted for each block are presented in several tables that follow.

To promote flexibility as recited in the NMD ordinance, it is recognized that a certain degree of modification is permissible with regard to the final, platted dimensions and land area of individual blocks. Should modifications be subsequently proposed, such changes will be limited such that the size of any Block shall not change more than fifteen percent (15%). For example, a Block that is approved as 1.00 acre may be subsequently altered to be as small as 0.85 acre or as large as 1.15 acre.

Site plans and subdivision plats may be submitted and approved for any portion of an individual block, provided that all requirements of this Code of Development and the County Zoning Ordinance are otherwise met.

Blocks A, B and C are the only blocks where non-residential development may occur. These blocks are adjacent to Route 20 or border the non-residential development immediately north of the site. Like all other blocks within the community, they may also develop residentially. Parking lots, alleys and roadways may serve development of these blocks. Block D is adjacent to the residential neighbors to the south. This block is limited to residential use. Block D also encompasses the area proposed to be set aside for a park. Block E, and to a lesser degree Block G, represent the frontage development along Avon Street Extended. Here again, no non-residential uses are envisioned. Block F is internal to the project and is scheduled for residential development. All blocks have frontage on proposed public roads.

2.4 Permitted/Prohibited Uses By Block

TABLE 2.4 – Permitted/Prohibited Uses By Block

P = Permitted Use By Block; SP = Uses that may be applied for via Special Use Permit; Blank = Uses prohibited within Block.

Uses		Block									
		A	B	C	D	E	F	G			
Residential Uses	Detached single-family dwellings	P	P	P	P	P	P	P			
	Semi-detached and attached single-family dwellings (e.g. duplexes, triplexes, quadraplexes, townhouses, atrium houses and patio houses)	P	P	P	P	P	P	P			
	Multiple-family dwellings		P								
	Rental of permitted residential uses and guest cottages	P	P	P	P	P	P	P			
	Group homes and homes for developmentally-disabled persons	P	P			P					
	Tourist lodging	P	P								
	Home Occupation (Class A)	P	P	P	P	P	P	P			
	Home Occupation (Class B) (1)	P	P	P	P	P	P	P			
	Accessory uses and buildings, including storage buildings	P	P	P	P	P	P	P			
Non-Residential Uses	Assisted living residential facilities	P	P								
	Administrative professional offices	P	P	P							
	Animal Shelter										
	Antique, gift, jewelry, notion and craft shops (4)	P	P								
	Auction houses	P	P								
	Automobile laundries										
	Automobile, truck repair shop excluding body shop										
	Automobile service stations (reference 5.1.20)										
	Barber, beauty shops	P	P								
	Body Shop										
	Building materials sales										
	Cemeteries										
	Churches (4)	P	P								
	Clothing, apparel and shoe shops (4)	P	P								
	Clubs, lodges, civic, fraternal, patriotic (reference 5.1.02) (4)	P	P								
	Commercial kennels - indoor only (ref. 5.1.11)										
	Commercial recreation establishments including but not limited to amusement centers, bowling alleys, pool halls and dance halls										
	Community center	P	P								
	Concessions for the serving of food refreshments or entertainment of club members and guests in conjunction with swim, golf, or tennis club.										
	Contractors' office and equipment storage yard			P							
	Convenience stores										
	Day care, child care, or nursery facility (ref. 5.1.06)	P	P	P							
	Department store										
	Drive-in theaters										
	Drive-through windows serving or associated with permitted uses	SP	SP								
	Drug store, pharmacy	P	P								
	Eating establishment (not including fast food restaurant)	P	P	P							
	Educational, technical and trade schools	P	P								
	Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility. Water distribution and sewerage collection lines, pumping stations and appurtenances owned and operated by the Albemarle County Service Authority. Except as otherwise expressly provided, central water supplies and central sewerage systems in conformance with Chapter 16 of the Code of Albemarle and all other applicable law.	P	P	P	P	P	P	P			
	Factory outlet sales - clothing and fabric	P	P								
	Farmers' market (reference 5.1.36) (4)	P	P	P							
	Fast food restaurant										
	Feed and seed stores (reference 5.1.22)	P	P								
	Financial institutions	P	P								
	Fire and rescue squad stations (reference 5.1.09)										
	Fire extinguisher and security products, sales and service	P	P								

	Florist.	P	P									
	Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops	P	P	P								
	Funeral homes.	P	P									
	Furniture and home appliances (sales and service)	P	P									
	Hardware store	P	P									
	Health club or spa	P	P									
	Heating oil sales and distribution (reference 5.1.20)											
	Home and business services such as grounds care, cleaning, exterminators, miter repair and maintenance services	P	P									
	Hospitals											
	Hotels, motels and inns (2)	P	P									
	Indoor athletic facilities	P	P									
	Indoor theaters											
	Laboratories, medical or pharmaceutical	P	P	P								
	Laundries, dry cleaners	P	P									
	Laundromat (provided that an attendant shall be on duty at all hours during operation)											
	Libraries, museums	P	P									
	Light warehousing	SP	SP	SP								
	Livestock sales											
	Machinery and equipment sales, service and rental											
	Manufacturing/Processing/Assembly/Fabrication/Recycling	P	P	P								
	Medical center (3)	P	P	P								
	Mobile home and trailer sales and service											
	Modular building sales											
	Motor vehicle sales, service and rental											
	Musical instrument sales											
	New automotive parts sales											
	Newspaper publishing											
	Newsstands, magazines, pipe and tobacco shops											
	Office and business machines sales and service											
	Optical goods sales											
	Outdoor Amphitheatre (4)											
	Outdoor eating establishment or cafe	P	P	P								
	Outdoor storage, display and/ or sales serving or associated with a by-right permitted use, if any portion of the use would be visible from a County-designated Entrance Corridor	SP	SP	SP								
	Outdoor storage, display and/ or sales serving or associated with a by-right permitted use not visible from a County-designated Entrance Corridor	SP	SP	SP								
	Parks, playgrounds and civic spaces	P	P	P	P	P	P	P				
	Photographic goods sales	P	P									
	Private schools	P	P									
	Professional offices, including medical, dental and optical	P	P	P								
	Public and private utilities and infrastructure	P	P	P	P	P	P	P				
	Public uses and buildings, including temporary or mobile facilities such as schools, offices, parks, playgrounds and roads funded, owned or operated by local, state, or federal agencies, public water and sewer transmission, main or trunk lines, treatment facilities, pumping stations and the like, owned and/or operated by the Rivanna Water and Sewer Authority	P	P	P	P	P	P	P				
	Research and development activities including experimental testing	P	P									
	Rest home, nursing home, convalescent home, orphanage or similar institution	P	P									
	Retail sales and service establishments allowed under C. I, permitted as temporary events (4) (5)	P	P	P	P	P	P	P				
Non-Residential	Sale of major recreational equipment and vehicles											
	School of special instruction	P	P									
	Septic tank sales and related services											
	Sporting goods sales	P	P									
	Stand-alone parking and parking structures (reference 4.12, 5.1.4.1) (6)	SP	SP	SP								
	Stormwater management facilities shown on an approved final site plan or subdivision plat	P	P	P	P	P	P	P				
	Swim, golf, tennis or athletic facility	P	P									

Tailor, seamstress	P	P								
Temporary construction uses (reference 5.1.18)	P	P	P							
Temporary nonresidential mobile homes (reference 5.8)										
Tier I & Tier II personal wireless service facilities (reference 5.1.40)	P	P	P	P	P	P	P	P		
Veterinary Office and Hospital (7)	P	P								
Visual and audio appliances sales	P	P								
Warehouse facilities not permitted under section 24.2.1 (reference 9.0)	SP	SP								
Farm Sales or Farm Stand (4)	P	P								
Wholesale Distribution	SP	SP								

1. Where permitted, home occupation uses shall be regulated per Section 5.2 of the Zoning Ordinance.
2. Where permitted, "Inn" shall not exceed 45 guest rooms.
3. Where permitted, this use category shall allow an emergency care (i.e., First Med) facility and/or health clinics and small medical offices.
4. Where permitted, outdoor retail sales within this category shall be limited to temporary, seasonal and periodic events supporting the community (no more than ten a year), including, without limitation, holiday festivals, community fairs, artisan and public open markets, weddings, and other pedestrian-related events. During specially permitted events streets may be blocked to vehicular traffic.
5. Where permitted, temporary retail sales events are allowed no more than 15 times per year. In the case of weekend sales, a "sales event" may include Friday, Saturday, and Sunday. An example of a temporary retail sales event would be a craft fair, jewelry show or any similar event that may be sponsored by a resident, group of residents or an organization like the girl scouts where some retail exchange may take place.
6. Stand-alone parking shall be subject to administrative review and approval by the Director of Planning and the ARB to ensure compatibility with adjacent residential uses appropriateness given the Entrance Corridor Overlay Districts.
7. Where permitted, this use is restricted solely to small animal care with no outdoor kennels and for offices for off-site veterinary services, such as for vets tending to horses off the premises.

2.5 Historic Structures and Sites

There are no historic structures or sites located on the Spring Hill Village property.

3. BUILDING FORM STANDARDS

3.1 Purpose

The regulations contained in this section are promulgated (i) with the intent that the form of buildings in Spring Hill Village will foster a vibrant pedestrian-scale neighborhood community, with architectural and landscape elements that complement and enhance building design and (ii) to create a flexible range of density over the designated blocks described herein.

3.2 Density Regulations

Table 3.2 establishes the parameters within which residential and non-residential shall be developed.

For the purposes of interpreting Table 3.2, no site plan or subdivision plat shall be approved unless it conforms to the following standards:

A. For residential uses, there shall be a minimum and maximum of residential dwelling units for Spring Hill Village at full build-out. Within this range, the Owner may adjust the residential unit type and density by block to meet market and design considerations.

B. For non-residential uses, there shall be a minimum and a maximum amount of gross floor area required/permitted. Within this range, the Owner may adjust the non-residential use and density by block to meet market and design considerations.

Density by Block

Block	Size	Phase	Residential		Non-Residential	
			Min.	Max.	Min.	Max.
A	0.6 AC.	2	0 ¹	12 ²	0 ²	60,000
B	1.4 AC.	2 1	0 ¹	48 ³	0 ²	60,000
C	3.3 AC.	2 1	0 ¹	30 ²	0 ²	60,000
D	4.6 AC.	1	14	40 ²	0	0
E	1.2 AC.	1	8	16 ²	0	0
F	0.6 AC.	1	6	16 ²	0	0
G	1.3 AC.	1	4	12 ²	0	0

¹ Presumes development as non-residential use.

² A minimum of 10,000 SF of non-residential use is being proffered for Spring Hill Village.

TABLE 3.2.2 – Density Regulations

Min. Residential Dwelling Units	80 Units
Max. Residential Dwelling Units	100 Units
Min. Non-Residential Gross Floor Area	10,000 SF
Max. Non-Residential Gross Floor Area	60,000 SF

3.3 Lot Regulations

TABLE 3.3 – Lot Regulations				
	Area and Bulk Regulations	Setback Regulations (no "Build To" lines proposed)		
	Min./Max. Lot Size (sq. ft.)	Min. Front Setback (ft.)	Min. Side Setback (ft.)*	Min. Rear Setback
Single-Family Detached	3,500 / 7,000	15	5 ¹	15
Single-Family Semi-Detached (two units sharing a common wall)	3,000 / 7,000	15	5 ^{1,2}	15
Single-Family Attached (townhouses)	1,000 / 5,000	5 ⁵	5 ^{1,2,3}	15³ 10 ⁵
Multi-Family, Non-Residential and Mixed-Use Buildings	NA	5	5 ^{1,4}	15 ⁴
¹ Corner lots abutting two public roads shall have a 10' setback adjacent to both streets. ² There shall be no minimum setback (i.e. zero ft.) along the side property line at the point of attachment of two or more single-family semi-detached or attached dwelling units of any type. ³In the case of townhouses served by a rear alley, the setback shall be a minimum of 32'. ⁴ Except where uses are adjacent to Route 20, where the setback shall be 25'. ⁵Accessory structures shall be setback from rear lot lines by a minimum of 5'. There shall be no minimum setback requirement for the side yard.				

18 feet from the right-of-way or exterior edge of the sidewalk if the sidewalk is outside of the right-of-way.

3.4 Building Height Regulations

The maximum building heights for Spring Hill Village shall be as shown in Table 3.4.

TABLE 3.4 –Building Height Regulations				
Block	Residential		Non-Residential & Mixed-Use Buildings	
	Min./Max. # Stories	Maximum Height (ft.)	Min./Max. # Stories	Maximum Height (ft.)
Block A	1 / 4	50	1 / 4	65
Block B	1 / 4	50	1 / 4	65
Block C	1 / 3	40	1 / 4	65
Block D	1 / 3	40		
Block E	1 / 4	50		
Block F	1 / 3	40		
Block G	1 / 3	40	-	-

4. ARCHITECTURAL STANDARDS & ARCHITECTURAL REVIEW COMMITTEE

4.1 Architectural Standards

The following regulations and development guidelines shall be applied to the buildings and lots in Spring Hill Village. This will be accomplished vis-à-vis the establishment of a detailed set of covenants and restrictions that will apply to the property. All development proposals within Spring Hill Village will be processed by an architectural review committee; their goal being to guide development in such a manner that an overall degree of consistency and quality is achieved.

Aside from the review board set up to oversee Spring Hill Village, the development of this property shall also fall under the purview of the Albemarle County Architectural Review Board. Should conflicts arise between architectural standards established by the Spring Hill Village review board and recommendations made by the Albemarle County ARB within its defined purview, the County ARB recommendations shall prevail. Buildings within Spring Hill Village that are subject to ARB review per the existing regulations shall be reviewed by the ARB under the typical Certificate of Appropriateness process.

Prior to the approval of any site plan or subdivision concerning any portion of Spring Hill Village, the Owner shall cause to be recorded in the Clerk's Office of the Circuit Court of the County a Declaration of Covenants, Conditions and Restrictions for Spring Hill Village (the "Declaration") that includes provisions for the following:

- Procedure for creation of an "Architectural Review Committee", which shall include the minimum and maximum number of members and manner of appointment.
- Procedure for review of proposed buildings by the Architectural Review Committee for consistency with requirements of this Code of Development.
- Procedure for amending or supplementing the Architectural Design Standards, which shall include the number of property owners required to approve any such change; provided, however, that any such amendment may not eliminate or lessen the minimum standards of Section 4.1 of this Code of Development absent the written consent of the Director of Community Development.
- Rights of Declarant to enforce the Architectural Design Standards.

4.2 Variance

The Architectural Review Committee may authorize variances from compliance with any of the provisions of the Architectural Design Guidelines when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations

require, but only in accordance with duly adopted rules and regulations and only when the variance is not in conflict with any Certificate of Appropriateness issued by the Albemarle County ARB.

5. LANDSCAPE STANDARDS

The following standards shall be applied to the buildings and structures in Spring Hill Village. For the purposes of this Code of Development, this Section shall be defined as the "Landscape Standards."

5.1 General Standards

The landscape standards contained in Section 32.7.9.7 of the County Zoning Ordinance shall apply to the Development, except as where the provisions of this Code of Development are more stringent.

Required landscape materials planted within public areas, such as the park system, other common areas, where buffers are required and along public right of ways, shall be chosen from the Albemarle County Recommended Plants List. If it is desired to use plants not included above, then information demonstrating the suitability of the plant materials shall be submitted to the Director of Community Development or designee, who may authorize alternative plant materials.

5.2 Planting Strip and Street Tree Standards

Streetscape plantings are shown on the plans of this submittal. The general regulations pertaining to these plantings are found on the street sections found of this submittal, which shall be supplemented with the following:

- Notwithstanding anything shown on the Application Plan to the contrary, Owner may elect to plant the street trees in wells or grates within Blocks A and B. If tree wells or grates are used in place of a planting strip, they shall be a minimum of thirty-six (36) square feet.
- Planting strips are not required on private travel ways and residential alleys.
- Street trees shall be provided along all streets in accordance with ARB guidelines and planted within the 6-foot wide planting strip located between the curb and sidewalk. Trees shall be installed at an average of forty (40) feet on center. Street tree spacing may vary due to site distance requirements, utility easements, driveway location, important landscape architectural or architectural features, or to permit an important vista. In residential areas, if conflicts arise between street trees and utilities, utility easements or site distance requirements, and if it can be demonstrated that no other economically or physically viable alternative exists, the

Director of Community Development or designee may allow street trees to be placed on the residential lots as close to the street as possible as a replacement for the street tree within the planting strip. Along private travel ways, street trees shall either be provided behind the sidewalk in the parking setback where a parking lot fronts the street or shall not be required where a building is attached to the sidewalk.

5.3 Exterior Screening Standards

Within Spring Hill Village, Mixed-use and non-residential uses shall not be required to be screened from internal residential uses.

5.4 Landscaping/Screening Areas

The perimeter areas of Spring Hill Village require landscape treatments to ensure a reasonable transition between the proposed community and the surrounding land uses and adjacent roadways. For example, the ARB requires extra landscape or fencing measures be taken along entrance corridors to ensure views from the roadways are pleasing. Route 20 and Avon Street Extended are Entrance Corridors and plantings beyond the normal street tree requirement will apply. In addition, screening in the form of both fencing and landscaping will be installed along the southern property boundary to partially mitigate the visual impact of new homes being placed adjacent to the existing residences there. County staff and the ARB approval of a landscape plan will be required.

6. STREETScape STANDARDS

6.1 Streetscape Standards

All streets shall be constructed to VDOT standards as well as any additional, complementary standards included in Section 20A.10 of the NMD section of the Albemarle County Zoning Ordinance. Beyond construction of roadways, sidewalks and utilities, the Owner reserves the right to install within or adjacent to the right of way such items that may be deemed acceptable to VDOT such as MUTCD signing, lighting, landscape treatments, mailboxes, low walls or other features. Streetscapes will be more formal in nature near the central core of the community and less so in other areas. All exterior lighting associated with streets, parking lots and common areas shall be classified as full cut-off, and qualify as Dark Sky. They shall also comply with Albemarle County ordinances and, where applicable, VDOT regulations. Grading of areas between the curb and sidewalk have been proposed as flat to permit unrestricted pedestrian access between on-street parking accommodations and the sidewalk system.

6.2 Street Signage

Non-standard signage may be installed throughout Spring Hill Village at no cost to the County upon approval of a signage plan by the Director of Community Development, or designee.

6.3 Street Materials

Street improvements may be constructed using alternative type roadway paving materials upon approval by the Director of Community Development, or designee, or the Virginia Department of Transportation, as applicable.

7. PARKING REGULATIONS

7.1 Regulations

The minimum parking requirements of the Zoning Ordinance shall govern the provision of parking and related improvements within Spring Hill Village.

Parking in General – Required parking may be provided either on-lot, on adjacent lots as stand-alone or shared parking, as on-street parking or a combination thereof. Structured parking up to three stories is also permitted if granted a Special Use Permit. All Single-Family Detached lots shall provide two garage-based parking accommodations as well as two driveway-based parking spots.

On-Street Parking – Spring Hill Village is likely to be a mix of public and private roads. The main road connecting Avon Street Extended with Route 20 (Road A) and Road B, which terminates in a cul-de-sac at the private road are currently envisioned to be public roads with no on-street parking. On-street parking is intended to be permitted and provided for in areas of Spring Hill Village along sections of public or private streets whenever the road width is designed to accommodate it. These spaces will be arranged parallel to the travelway when associated with a public road. When occurring adjacent to private roads they may also be arranged as angled or perpendicular to a travelway. All required guest parking spaces for townhomes are provided in this manner. Seven (7) spaces are proposed adjacent to Road D next to Pocket Park #4. Ten (10) spaces are proposed adjacent to Road B next to Pocket Park #4. Additional guest parking for townhomes is provided in a congregate parking lot currently shown in Block B. Road B is currently shown with a width that does not accommodate on-street parking. However, this road may be widened to provide for additional on-street parking.

7.2 Shared Parking

A shared parking plan may be submitted by the Owner at the time of submission of a Site Plan and reviewed by the Zoning Administrator in accordance with Section 4.12 of the Zoning Ordinance (a "Shared Parking Plan").

7.3 Stand-Alone Parking

Non-residential uses are permitted in Blocks A, B and C. It is unlikely that this type of development will take place in all three Blocks. Depending upon the nature of the non-residential uses that develop in Spring Hill Village, additional area currently set aside for residential development may have to be allocated to parking accommodations. An example of how this might occur is reflected on the Parking Exhibit, which can be found on the last page of the Code. Should the development of non-residential uses approach the maximum 60,000 SF, structured parking may be required. It should be anticipated that the parking requirement for any non-residential use will require a combination of on-lot, stand-alone and shared parking arrangements.

7.4 Alternative parking surfaces may be approved, subject to prior review and approval by

Alternative parking surfaces may be approved, subject to prior review and approval by the Director of Community Development, or designee.

8. OPEN SPACE & AMENITIES

8.1 Parks

The Owner has set aside ^{2.84}~~2.83~~ acres of the property as Amenity Space, which is 22% of the total site area after a small area (0.04 acre) of the current site is dedicated to road right-of-way. As the plan for the proposed community evolves certain elements may change size or location in a minor way. Shifts of this nature and magnitude may result in very minor changes in the acreages associated with Green Space and Amenity Space. In all cases, the minimum requirements for Green and Amenity Space shall be met.

Comprising the Amenity Area is a central park of ~~just over~~ ^{four} 1 acre and ~~five~~ ^{four} pocket parks located throughout the proposed community. A conceptual design for the park is reflected within the plan submission. The main park will provide opportunities for both active and passive recreational activities. A tot lot complex with separate areas for dynamic and static play equipment are proposed. The play equipment to be installed shall meet or exceeding the County requirements and will provide safe and age-appropriate activity areas for children. A pavilion surrounded by paved surface will be a place for gatherings, events and shaded observation of the tot lot areas. Along the southern axis of the pavilion a large lawn panel is being set aside for organized sports. This area will also serve as a spectator area should the pavilion host movie nights or live performances. It is large enough to accommodate one or more tents that may be used for special events.

The system of pocket parks is intended to offer a variety of recreational opportunities. Pocket Park #1 is a large, rectangular area taking up most of the property frontage along

Route 20. It can be used for a variety of sports and an area to walk pets. Pocket Park #2 is designed to host a communal vegetable gardening and even a dwarf fruit tree orchard. A garden shed to house tools and a small covered shelter to provide shade are also proposed. ~~Pocket park #2 will extend to the main connector road and shall include a walking trail from the main connector road along the greenway pocket park to the garden area.~~ ~~Pocket Park #3 is an area adjacent to the main connector road and is a small eddy off of the road where one can sit and relax on a bench amongst trees, shrubs and flowers.~~ ~~Pocket Park #4 is across the street from #3 and is proposed to be set up as a dog park for the community.~~ ~~Pocket Park #5 is located at the intersection of the connector road and Avon Street Extended. It is envisioned as a possible location for a school bus stop. As such it will provide an alcove with landscaping and seating where children can await the bus and parents can congregate as they wait for kids to be dropped off.~~

As the community develops and its demographics evolve the uses within these amenity areas may also evolve. It is the Applicant's intent that the central park be developed as described, but that the residents of Spring Hill Village have a say in how the pocket parks are used or further improved.

9. PUBLIC FACILITIES

9.1 Water & Sewer

Water shall be provided through a connection to the public water system located in or along Avon Street Extended. Sanitary sewer service will be extended to the subject site along Route 20 from its current terminus near the Kappa Sigma property. A conceptual layout of the water and sewer systems is shown on the drawings submitted.

9.2 Stormwater

A preliminary layout of the storm sewerage system and stormwater management concept is shown on the drawings submitted.

9.3 Dedications

Areas dedicated to the County for public use, other than streets dedicated by recorded subdivision plat, shall be conveyed to the County only in such manner and form approved by the County Attorney.

10. CONFORMANCE WITH NEIGHBORHOOD MODEL DISTRICT PRINCIPLES

10.1 Pedestrian Orientation

The subject site lies on the outskirts of the growth area designated as Neighborhood 4. This side of town has seen a great deal of new development and a number of projects are underway. The southernmost section of Neighborhood 4 has yet to mature to the point where it is a true "neighborhood." For that reason, and partially due to the challenging terrain, the community at large is not currently considered walkable. Noticeable gaps in infrastructure such as sidewalks are now being filled in by new development, and soon the entire neighborhood will be linked in such a way that the needs for pedestrian and bicycles will be fully met.

Spring Hill Village is proposing to do its part to fill in the gaps with regard to the pedestrian issue. Area along the frontage of Avon Street Extended will be set aside for the installation of such a connection already present in the corridor. The extension of this system will help integrate Spring Hill Village into the fabric of the evolving neighborhood.

Within Spring Hill Village itself, a simple, intuitive system of sidewalks connects the residential buildings to one another and directs residents toward the central community space, which includes a number of recreational and social opportunities. Furthermore, connections between the residential and possible commercial sections of Spring Hill Village are provided.

10.2 Neighborhood-Friendly Streets and Paths

Spring Hill Village is served by a formal system of public streets which connect all internal portions of the community together as well as connect Route 20 with Avon Street Extended. Roadside sidewalks flow throughout the community. On and off-street parking are provided.

An intensive street tree program will compliment the project by providing additional ambiance, welcome shade and serve as a visual foil between the roadways, pedestrians on the sidewalks, and the buildings.

10.3 Interconnected Streets and Transportation Networks

It was difficult due to the native topography of the site, but the plan calls for providing a vehicular connection through the property between Avon Street Extended and Route 20.

Opportunities do exist to provide interconnectivity to adjacent parcels. Some of these properties have been developed and others remain in single-family use. An opportunity to connect to the property(s) north of Spring Hill Village has been accommodated. The residents south of the proposed development have expressed a desire not to have such a connection.

10.4 Parks and Open Space as Amenities

2.84

~~2.83~~ acres have been set aside for internal community use. It will include improvements directed toward active, as well as passive recreational use, social gatherings and communal gardening.

10.5 Neighborhood Centers

The "neighborhood center" for Spring Hill Village will be the park. Businesses that may choose to locate in Blocks A or B could be of a nature that they too would serve as gathering places within the community. In a broader context, this precinct is anchored by South Side Shopping Center located at the intersection of Avon Street Extended and Mill Creek Drive. A large grocery store and number of convenience-related businesses are located there. A bank, a convenience store with fuel service, and other commercial ventures compliment the food store and retail enterprises. A variety public services and facilities have been constructed. Included are a new high school, a fire/rescue station and a planned branch library. Additional business activity occurs in the Mill Creek community on the west side of Avon Street Extended. The residents of Spring Hill Village will find the existing neighborhood center convenient and a place where they will regularly patronize.

10.6 Buildings and Spaces of Human Scale

Spring Hill Village is intended to be a quality, mixed-use community. Architecture, streetscape, and amenity spaces have been coordinated to create a comfortable and safe environment for residents and their guests.

~~Buildings fronting on Avon Street Extended will have three or more stories to provide an architectural façade to the community and to ensure that those traveling on the roadway do not consistently look down onto rooftops.~~ ~~to three stories.~~ ~~Along the Route 20 frontage buildings may again increase in height in response to their intended use. From within the development buildings will appear to diminish in size due to the fact that they are terracing down the hillside. Due to the terrain falling steadily away views of Carter's Mountain will be afforded from almost every vantage point.~~

along ~~may be one to four stories in height and will be set back from the right of way with open space and landscaping between the lots and r/w, screening the units from the road.~~

10.7 Relegated Parking

Most of the required parking for Spring Hill Village will occur on individual lots or in parking lots adjacent thereto. The remaining required parking will be provided on the public roadways. Blocks A, B and C are where most of the relegated parking is currently proposed.

10.8 Mixture of Uses and Use Types

Spring Hill Village is proposed as a NMD with an opportunity for complementary non-residential uses to develop along the eastern and northern boundaries (Blocks A, B and C). The property enjoys ready access to the neighborhood shopping center, schools, public services, and Interstate 64. It is also an easy commute to downtown Charlottesville. Rather than compete

with this robust development, Spring Hill Village attempts to provide desirable housing in a convenient location while also filling a need for a business location on the south side of the City.

10.9 Mixture of Housing Types and Affordability

Spring Hill Village ~~will offer~~^{allows} single-family detached and attached home sites. Apartments may be included in Block B. Fifteen (15) percent of the residences will be designated as “affordable” according to Albemarle County’s definition of affordable rental housing.

10.10 Redevelopment

The property is not being redeveloped.

10.11 Site Planning that Respects Terrain

The terrain of the subject property is challenging. The layout of building blocks, travelways, and improvements in Spring Hill Village responds to the topography of the site, which will result in a pleasing and well-organized community. Although considerable grading will take place, the lay of the land within the project will still reflect the original topography of the site.

10.12 Clear Boundaries with the Rural Areas

To the west and north Spring Hill Village is bordered by commercial and industrial development. To the east lies Route 20 which represents a clear boundary between the eastern limits of Neighborhood 4 and the farmland designated as Rural Areas. Immediately south lie several other single-family homes beyond which the character of the corridor changes over to a rural setting and this also represents the southern limits of Neighborhood 4.