



Image provided by Google Maps

ZONING MAP AMENDMENT

APPLICATION PLAN

ZMA2020-09

AN AMENDMENT TO ZMA1988-16

# FOREST LAKES PD-SC AMENDMENT

TMP 46B4-3

project ID: 20.23

**REVISED 23 OCTOBER 2020**

Revised 23 September 2020

Revised 11 September 2020

Revised 17 August 2020

Submitted 15 June 2020

## Context Map

Sheet 1 of 8

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- 4 - Existing Conditions
- 5 - Land Use
- 6 - Conceptual Grading & Utilities
- 7 - Circulation Plan
- 8 - Worth Crossing Street Section



FOREST LAKES  
PD-SC AMENDMENT  
SITE & ZMA DETAILS

Sheet 2 of 8

OWNER/DEVELOPER

Ja-Zan LLC  
PO Box 9035  
Charlottesville, VA 22911

TMP

46B4-3

ACREAGE

3.43

MAGISTERIAL DISTRICT

Rivanna

STEEP SLOPES & STREAM BUFFER

There are no stream buffers within the project area. Managed steep slopes exist within the project area.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary provided by boundary line adjustment, DB 4872 PG 153, Roudabush, Gale & Associates, Inc., December 8, 2016, revised on January 6, 2017. Four (4) foot contour interval topography from Albemarle County GIS.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0145D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED

Powell Creek Watershed

WATER AND SANITARY SERVICES

Provided by Albemarle County Service Authority (ACSA)

PARKING

Parking, stacking, and loading to comply with Section 4.12 of the Albemarle County Zoning Ordinance

ZONING

EXISTING: Planned Development Shopping Center  
OVERLAY: Airport Impact Area, Entrance Corridor, Steep Slopes - Managed  
PROPOSED: Planned Development Shopping Center

COMPREHENSIVE PLAN

COMPREHENSIVE PLAN DESIGNATION: Urban Mixed Use (in Centers)

PERMITTED USES

Per Section 25.2.1 of the Albemarle County Zoning Ordinance, the following uses shall be permitted by right in the PD-SC district: (1) Uses permitted by right in the C-1, CO and HC districts, except for storage yards. Outdoor storage, sales or display shall be permitted only when enclosed by appropriate visual screenings; (2) Energy and communications transmissions facilities; (3) Public uses; (4) Temporary construction headquarters and temporary construction storage yards; (5) Drive-through windows.

Per Section 25.2.2 of the Albemarle County Zoning Ordinance, the following uses shall be permitted by special use permit in the PD-SC district: (1) Commercial recreational establishment included but not limited to amusement centers, bowling alleys, pool halls and dance halls; (2) Energy and communications transmission facilities; (3) Parking structures located wholly or partly above grade; (4) (Repealed); (5) Veterinary office and hospital; (6) Tier III personal wireless service facilities; (7) Storage yards.

PROHIBITED USES

Notwithstanding anything contained herein to the contrary, the following uses shall be prohibited: (1) Machinery and equipment sales, service, and rental; (2) Manufactured home and trailer sales and service; (3) Modular building sales; (4) Sale of major recreational equipment and vehicles; (5) Wholesale distribution; (6) Manufacturing/processing/assembly/fabrication and recycling; (7) Storage/warehousing/distribution/transportation

TRIP GENERATION: ITE TRIP GENERATION, 10TH EDITION

TMP	Use	ITE Code	ITE Use Description	Sq. Ft. (IV)	Gross Trips	Trip Reduction		Net Trips
						12% Internal	24% Pass-By	
46B4-1B	McDonald's	934	Fast Food Restaurant w/ Drive-Through	2,709	1,272	153	305	814
46B4-1A	Stifel Nicolaus	712	Small Office Building	4,164	66	8	16	42
46-B41A1	Forest Lakes Dental	720	Medical-Dental Office Building	4,065	66	8	16	42
46-B41A2	Booz Allen Hamilton	710	General Office Building	8,052	92	11	22	59
46B4-1D	Atlantic Union Bank	912	Drive-In Bank	2,970	290	35	70	186
46B4-1D2	Timberwood Grill	931	Quality Restaurant	6,222	520	62	125	333
46B4-1D1	First Citizens Bank	912	Drive-In Bank	3,204	320	38	77	205
46B4-1D3	Tiger Wash	947	Self-Service Car Wash	1,419	216	26	52	138
46B4-A2	Open Space							
46B4-A1	Open Space							
46B4-8	Shops @ Forest Lakes	820	Shopping Center	13,564	1,540	185	370	986
46B4-2	Forest Lakes PDSC	820	Shopping Center	57,022	4,102	492	984	2,625
46B4-3	Undeveloped PDSC							
46B4-9	Arby's	934	Fast Food Restaurant w/ Drive-Through	3,208	1,507	181	362	964
46B4-10	FL Terrace Shopping Center	820	Shopping Center	8,640	1,134	136	272	726
								TMP 46B4-3
								7,120
								Total approved trips in PD-SC
								10,350
								Total remaining trips in PD-SC
								3,230

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PD-SC AMENDMENT  
SITE & ZMA DETAILS

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FORM REGULATIONS

Maximum Non-Residential Square Footage	110,000 SF	
Maximum Non-Residential Building Footprint	Neighborhood Retail, Community & Regional Retail, General Commercial Service	Maximum single building footprint: 50,000 SF
	Auto Commercial Sales & Service	Maximum single building footprint: 7,500 SF
	Office R&D/Flex	Maximum single building footprint: 20,000 SF
Building Stories and/or Heights	Neighborhood Retail Community & Regional Retail General Commercial Service	Maximum building height: 4 stories; no more than 2 for retail-only buildings
	Auto Commercial Sales & Service	Maximum 1 story
	Office R&D/Flex	Maximum building height for retail-only buildings: 2 stories  Maximum building height if retail on ground floor only: 3 stories, with office/commercial uses above retail

SETBACKS & STEPBACKS

Setbacks	
Front - Minimum	10’ from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way; for off-street parking or loading spaces, 10’ from any public street right-of-way
Front - Maximum	30’ from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way; none, on any lot, including a corner lot, abutting a principal arterial highway or interstate
Side & Rear - Minimum	If the abutting lot is zoned residential, rural areas, or the Monticello Historic district: (i) no portion of any structure, excluding signs, shall be located closer than 50 feet from the district boundary; and (ii) no off-street parking or loading space shall be located closer than 20 feet to the district boundary.  If the abutting lot is zoned commercial or industrial, any primary structure shall be constructed and separated in accordance with the current edition of the Building Code.
Side & Rear - Maximum	None
Stepbacks	
Front	For each story that begins above 40’ in height or for each story above the third story, whichever is less, the minimum stepback shall be 15’
Side & Rear	None

SUPPLEMENTAL ARCHITECTURAL  
+ LANDSCAPE DETAILS

Any building facade adjacent to Worth Crossing must adhere to the following architectural design details unless a landscape buffer is provided in accordance with landscape screening requirements outlined in Sec. 32.7.9.7 of the Albemarle County Zoning Ordinance on the property along the boundary adjacent to Worth Crossing:

- Building facades adjacent to Worth Crossing must have a minimum of two material treatments; material treatments exclude windows and doors
- First floor ceiling height: 12’ minimum
- Transparency minimum: 6%

STORMWATER MANAGEMENT NARRATIVE

The project will connect to regional stormwater facilities constructed just southeast of the property. Any additional stormwater management design required to manage runoff will be consistent with similar urban development projects and will utilize a combination of features, such as on-site surface facilities, on-site underground stormwater management facilities, and/or off-site nutrient credits.

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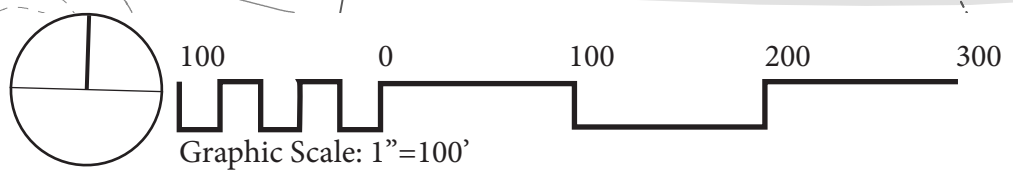
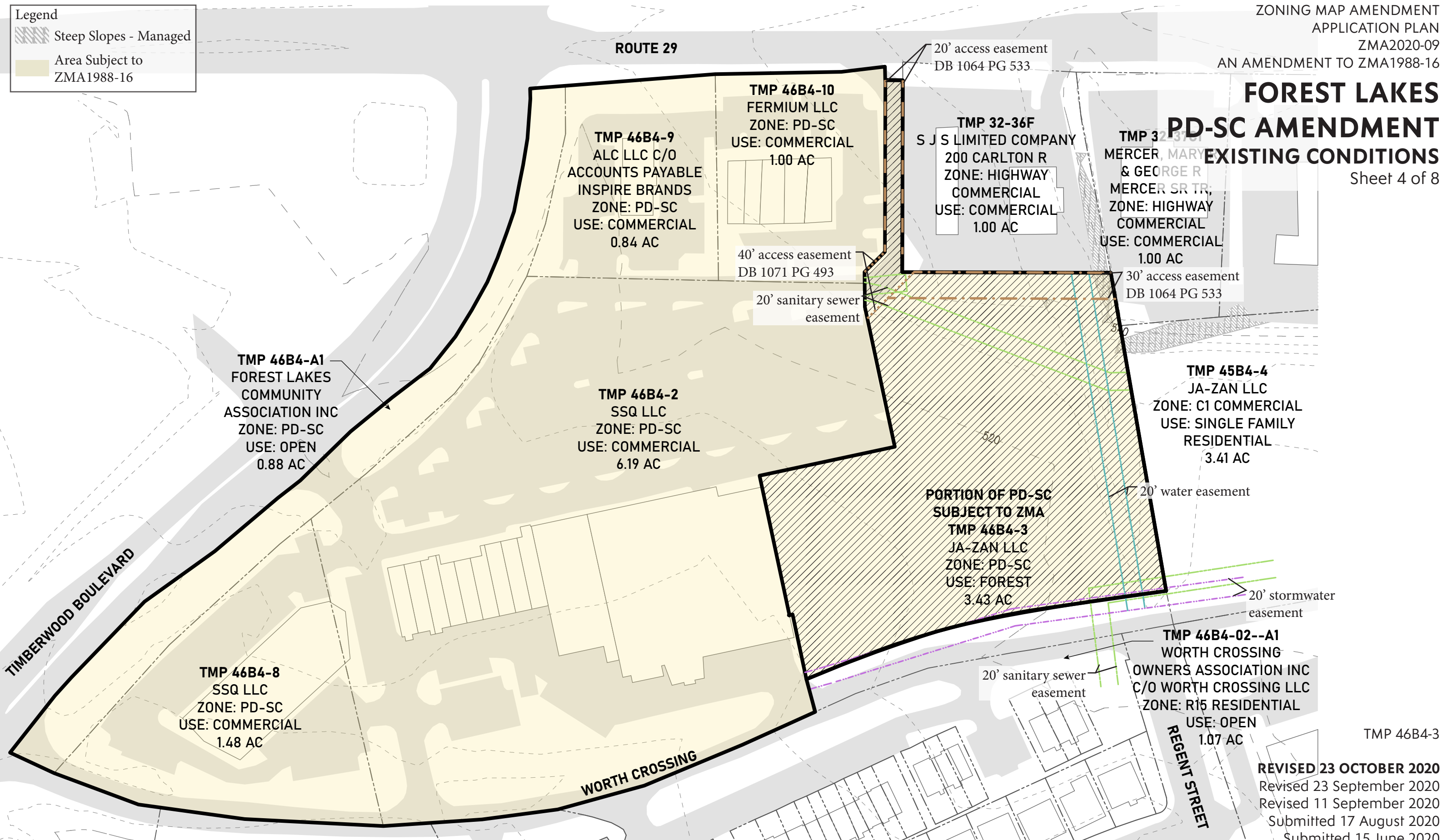
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# FOREST LAKES PD-SC AMENDMENT EXISTING CONDITIONS

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Legend

- Steep Slopes - Managed
- Area Subject to ZMA1988-16



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# FOREST LAKES PD-SC AMENDMENT CONCEPT PLAN

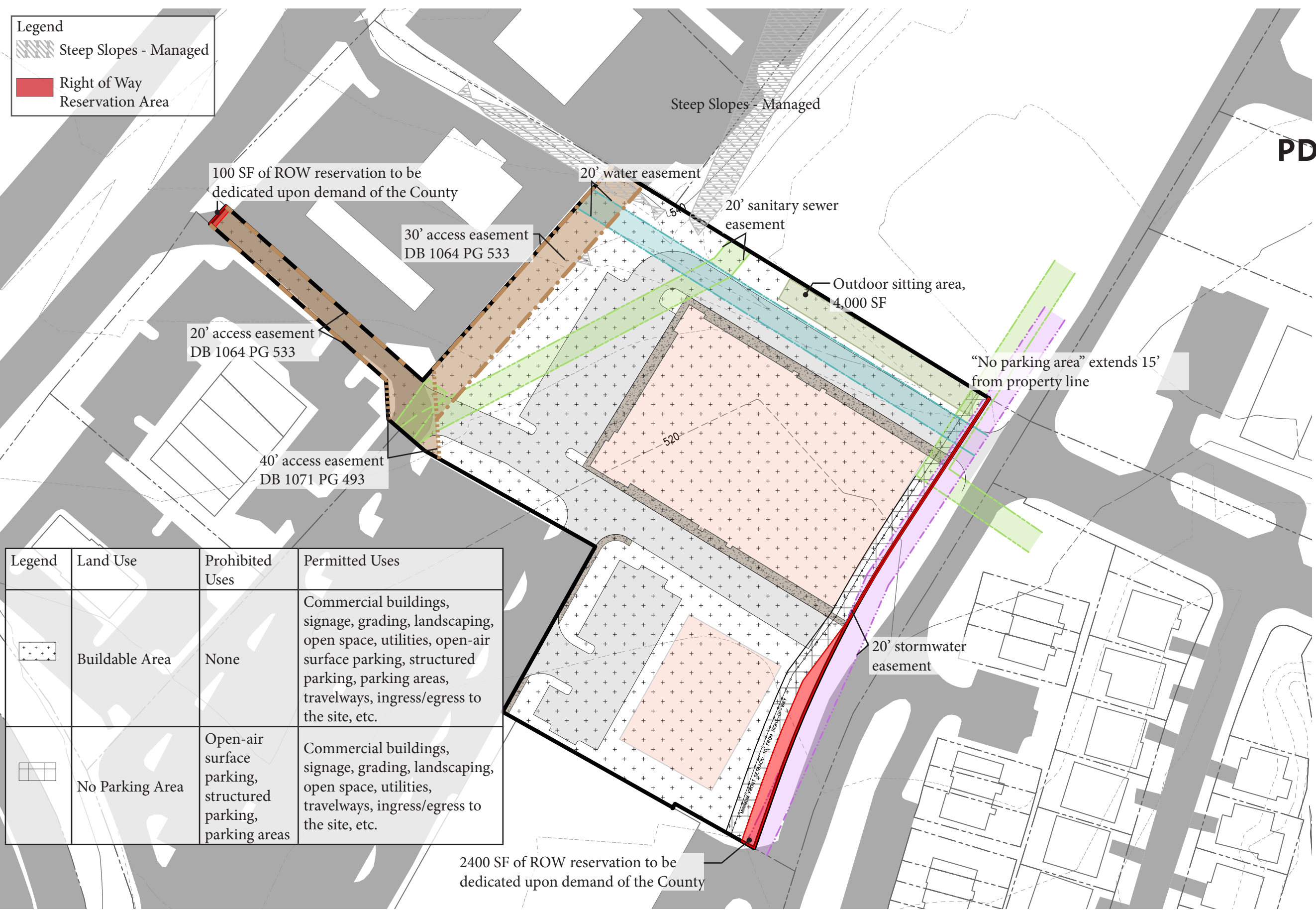
Sheet 5 of 8

- Additional Notes:
1. Building footprint and parking lot depicted are conceptual in nature and are shown for feasibility purposes. The site may develop with multiple buildings; any building constructed on the property shall be designed in accordance with the building footprint and height regulations identified in the "Form Regulations" table on Sheet 3 of this Application Plan.
  2. Outdoor sitting area will feature one shade tree per 500 SF and will feature benches. Alternate improvements may be pursued at site plan if approved by the Director of Planning or its designee.
  3. Traffic signage internal to the site shall be added to indicate site access from Route 29 is one way; this signage may be a 'DO NOT ENTER' sign and shall be installed prior to issuance of certificate of occupancy of a permanent building on this property.

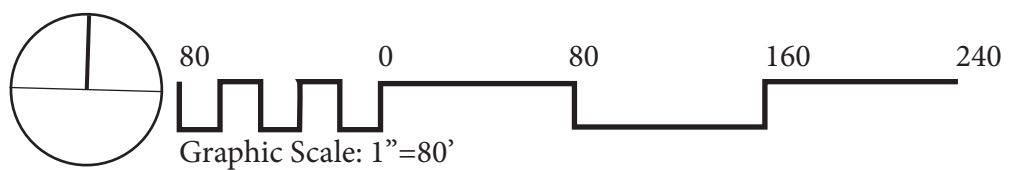
Legend

Steep Slopes - Managed

Right of Way Reservation Area



Legend	Land Use	Prohibited Uses	Permitted Uses
<div></div>	Buildable Area	None	Commercial buildings, signage, grading, landscaping, open space, utilities, open-air surface parking, structured parking, parking areas, travelways, ingress/egress to the site, etc.
<div></div>	No Parking Area	Open-air surface parking, structured parking, parking areas	Commercial buildings, signage, grading, landscaping, open space, utilities, travelways, ingress/egress to the site, etc.



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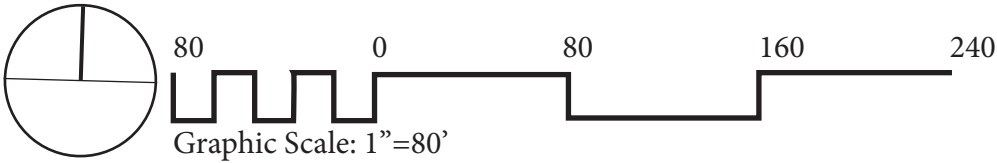
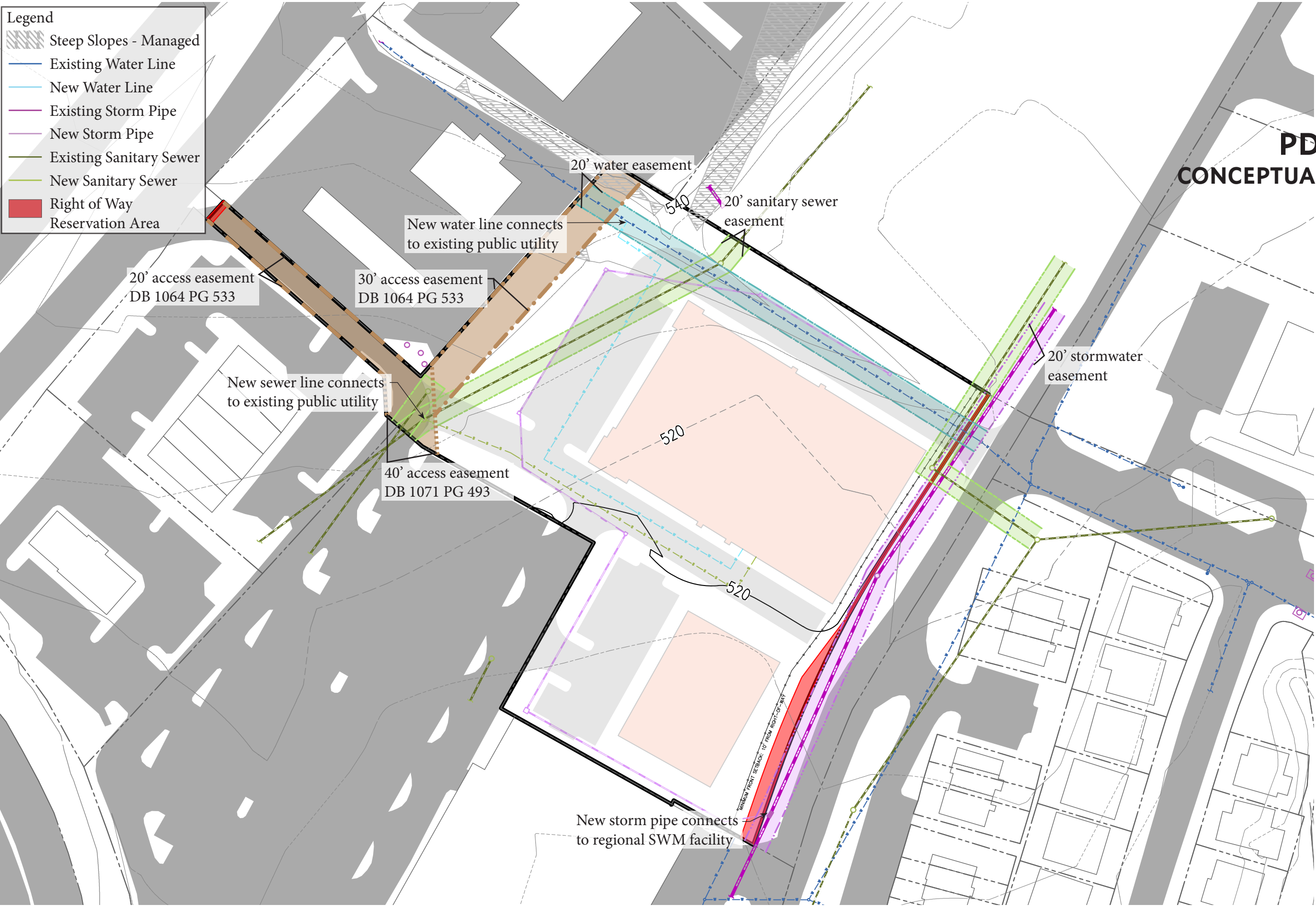
**FOREST LAKES**  
**PD-SC AMENDMENT**  
**CONCEPTUAL GRADING & UTILITIES**  
Sheet 6 of 8

Additional Notes:

1. Building footprint and parking lot depicted are conceptual in nature and are shown for feasibility purposes. The site may develop with multiple buildings so long as the building footprints and heights as identified in the form regulations on Sheet 3 of this application plan are adhered to.

**Legend**

- Steep Slopes - Managed
- Existing Water Line
- New Water Line
- Existing Storm Pipe
- New Storm Pipe
- Existing Sanitary Sewer
- New Sanitary Sewer
- Right of Way
- Reservation Area



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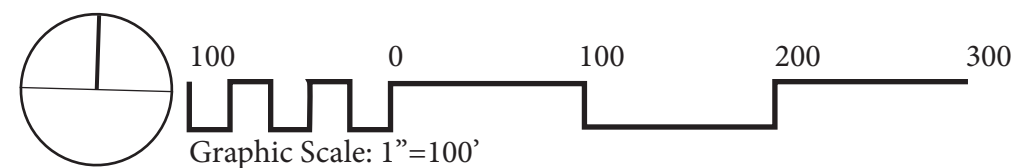
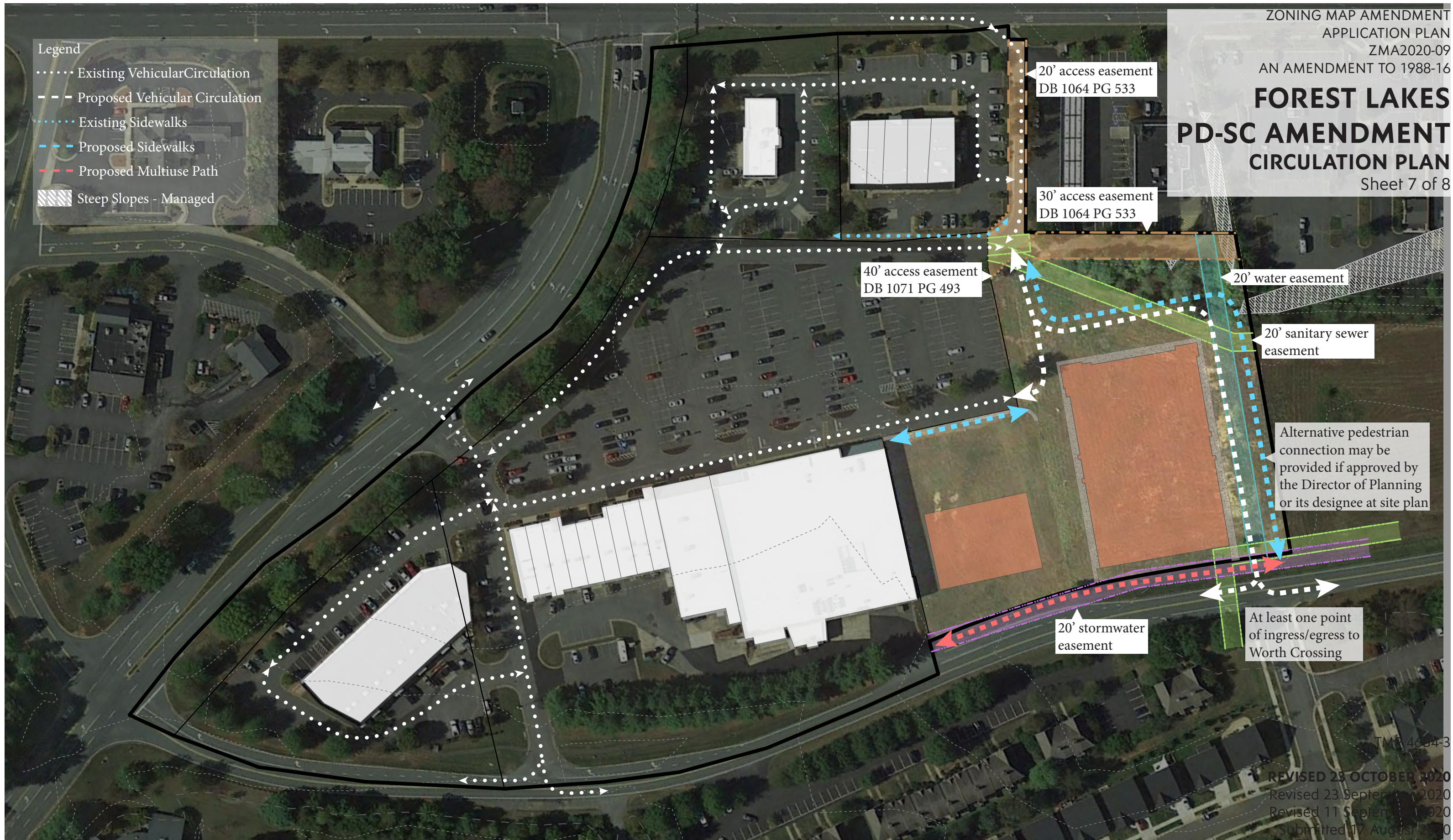
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# FOREST LAKES PD-SC AMENDMENT CIRCULATION PLAN

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- Legend
- ..... Existing Vehicular Circulation
  - - - Proposed Vehicular Circulation
  - ..... Existing Sidewalks
  - - - Proposed Sidewalks
  - - - Proposed Multiuse Path
  - Steep Slopes - Managed



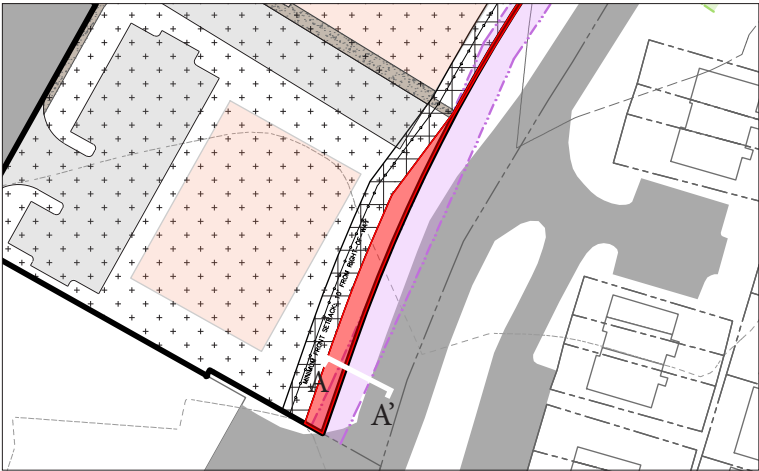
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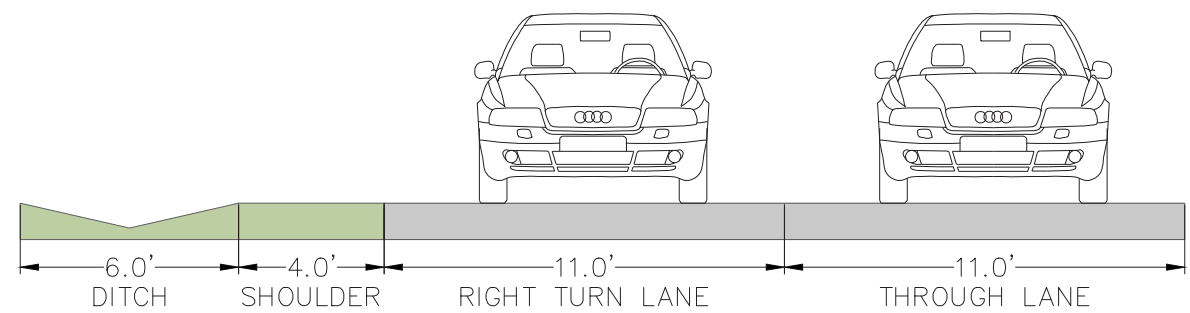
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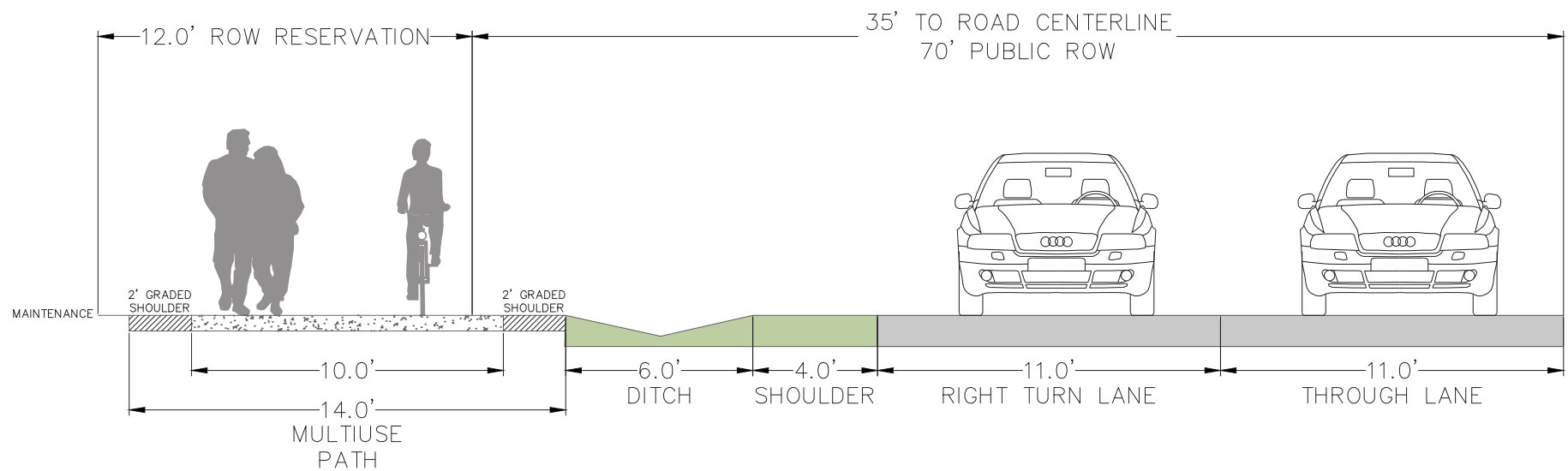
**FOREST LAKES**  
**PD-SC AMENDMENT**  
**WORTH CROSSING**  
**STREET SECTION**  
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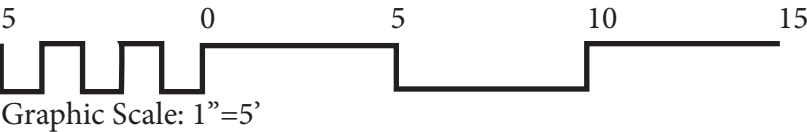
EXISTING SECTION: WEST SIDE OF WORTH CROSSING



PROPOSED SECTION: WEST SIDE OF WORTH CROSSING



Right turn lane shown is existing turn lane approaching the entrance to adjacent property TMP 46B4-2



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COUNTY OF ALBEMARLE  
Dept. of Planning & Community Development  
401 McIntire Road  
Charlottesville, Virginia 22901-4596  
(804) 296 5823

January 23, 1989

Forest Lakes Associates  
c/o Frank Kessler  
P O Box 5207  
Charlottesville, VA 22905

RE ZMA-88-16 Forest Lakes Associates  
Tax Map 32, Parcels 36, 36F and 42 and  
Tax Map 46, Parcel 29D; Route 29N

Dear Mr Kessler:

The Albemarle County Board of Supervisors, at its meeting on January 18 1989, unanimously approved the above-noted request to rezone 13 9264 acres from HC (Highway Commercial) R-1 (Residential) and R-15 (Residential) to PD-SC (Planned Development-Shopping Center) for a community shopping center of 71,800 square feet with an additional 3 96 acres in unspecified outlots Property, located on the east side of Rt 29 North and the north side of Timberwood Boulevard Rivanna Magisterial District Please note that this approval is subject to the following mod fications and agreements between the applicant and the County

MODIFICATIONS TO APPLICATION PLAN.

- 1 Note on plan that outlots are not approved for uses involving drive-in window To include revised access plans of entrance only and exit only as shown on sketch of Tiger Fuel site, initialed by Mr. John T P Horne and dated January 18, 1989,
- 2 Relocate access near Timberwood for Outlot 1 to align with main access aisle parallel to Phase I of the shopping center;
- 3 Provide joint or cross easement between Outlots 2 and 3

Forest Lakes Associates  
Page 2  
January 23, 1989

AGREEMENTS MADE BY THE COUNTY AND THE APPLICANT.

- 1 Agreement to develop property in general compliance with the Application Plan Variations may be permitted as provided in Section 8 5 6 3 of the Zoning Ordinance;
- 2 Staff approval of shopping center subdivision plats and Tiger Fuel subdivision plat All plats shall reflect appropriate access easements and carry notes regarding restriction of access to U S Rt 29 North to the satisfaction of the Planning staff,
3. Staff approval of site plan for Forest Lakes shopping center and revised site plan for Tiger Fuel service station Staff may request administrative approval of site plans for individual outlots Staff may approve an additional exit only to Timberwood Boulevard near Outparcel 3 To include revised access plan of entrance only and exit only as shown on sketch of the Tiger Fuel site, initialed by Mr John T P Horne and dated January 18, 1989;
- 4 Agreement by applicant that traffic generation from the ±24.2 acres of commercial zoning shall not exceed 10,350 vehicle trips per day

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me

Sincerely,

John T P Horne  
Director of Planning & Community Development

JTPH/jcw

cc Kathy Dodson

ZONING MAP AMENDMENT  
APPLICATION PLAN  
ZMA2020-09  
AN AMENDMENT TO ZMA1988-16

**FOREST LAKES**  
**PD-SC AMENDMENT**  
**EXHIBIT: APPROVED**  
**ZMA1988-16**  
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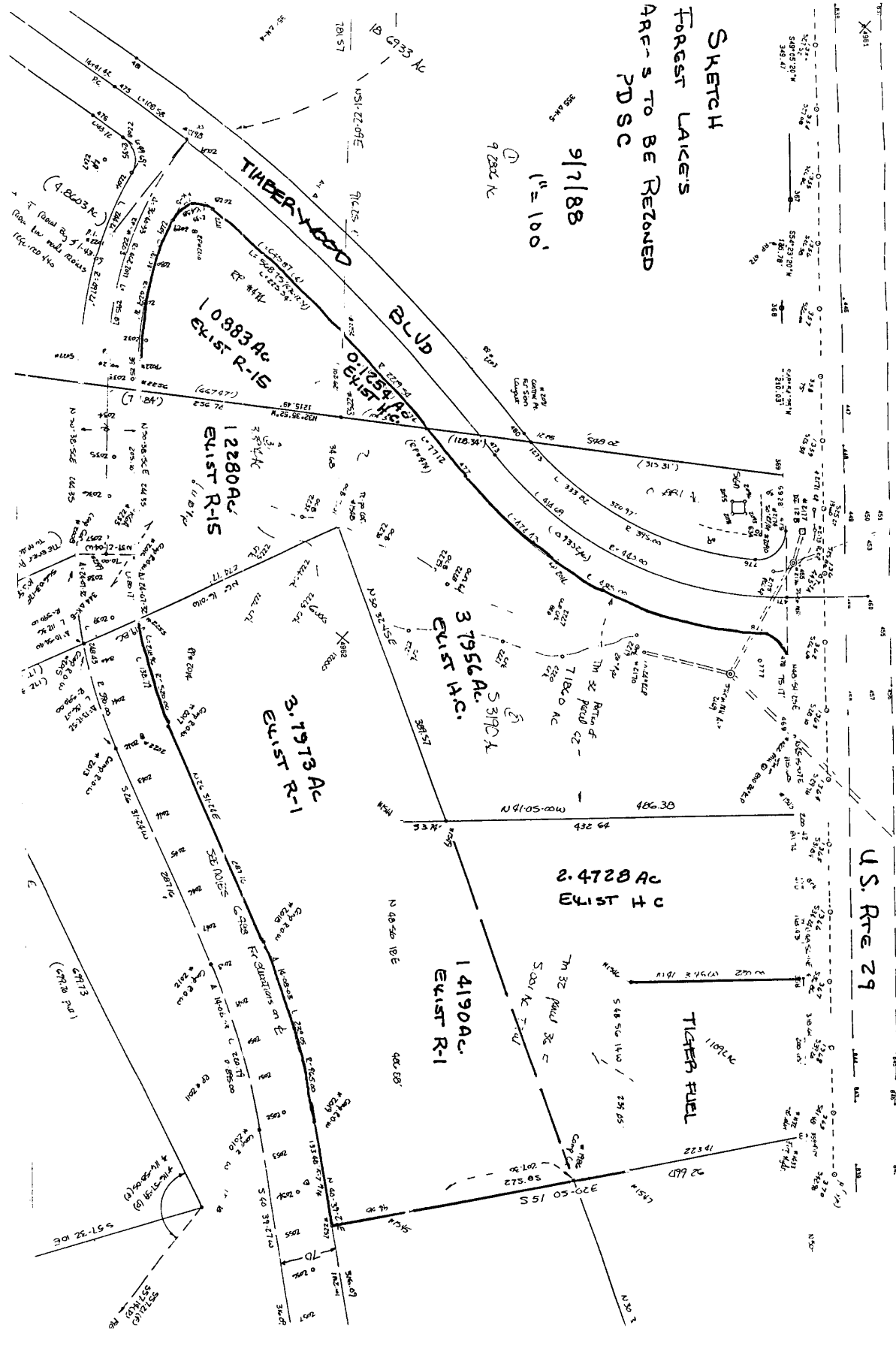
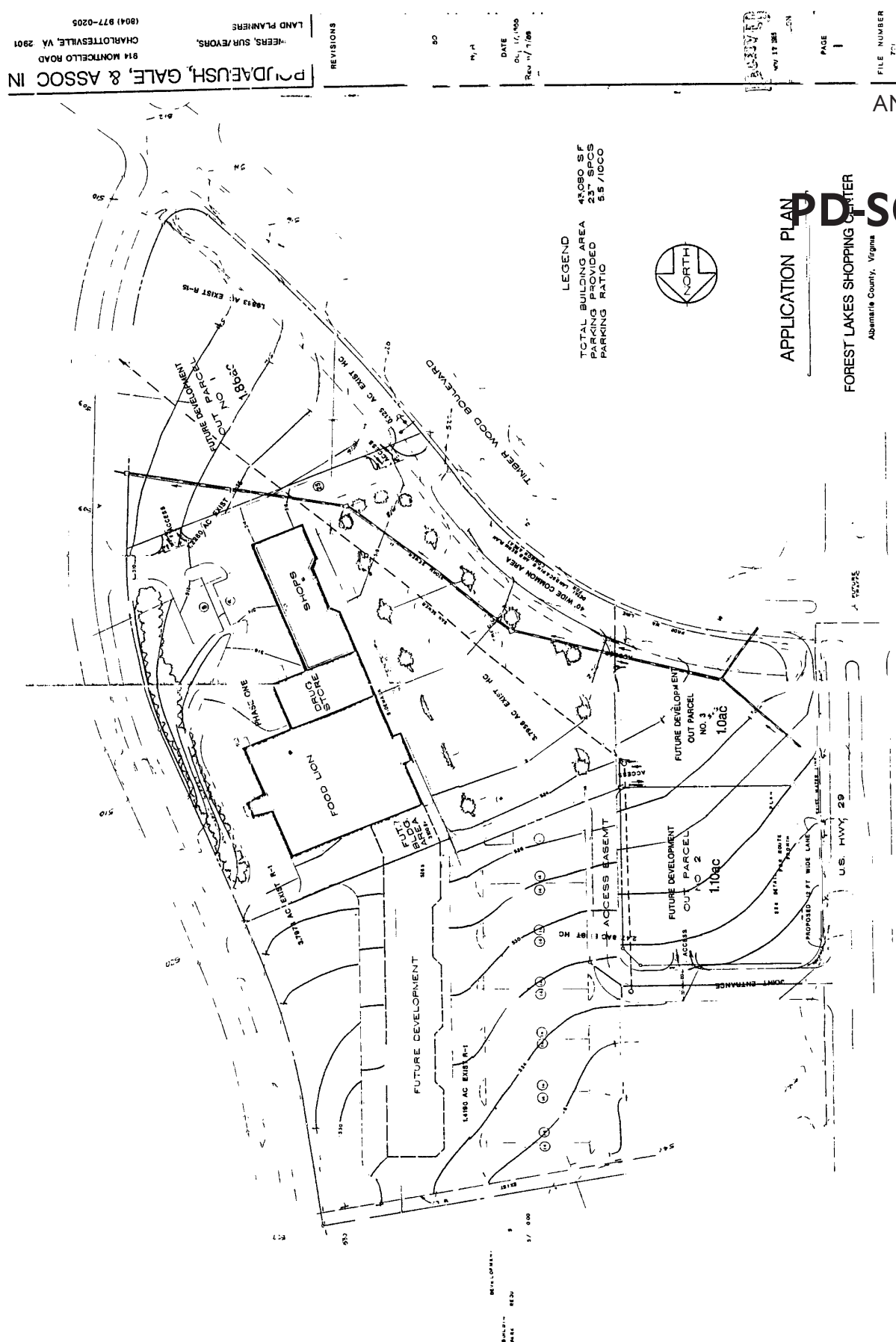
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# FOREST LAKES PD-SC AMENDMENT EXHIBIT: APPROVED ZMA1988-16

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