

# ZMA2020-00007

# ZONING MAP

# AMENDMENT

## FOR

# RST RESIDENCES

LOCATION OF SITE

SEMINOLE TRAIL AND ASHWOOD BOULEVARD

ALBEMARLE COUNTY, VIRGINIA

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MAP

OWNER/DEVELOPER

RST DEVELOPMENT, LLC  
6110 EXECUTIVE BOULEVARD, SUITE 620  
ROCKVILLE, MARYLAND 20852  
CONTACT: SCOTT COPELAND  
PHONE: (301) 516-4243

PREPARED BY



28 BLACKWELL PARK LANE, SUITE 201  
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RYAUGER@BOHLERENG.COM

## SITE DATA:

OWNER:	SEMINOLE TRAIL, LLC C/O RST DEVELOPMENT, LLC								
PARCEL IDENTIFICATION:	PID 04600-00-00-10900 15.56 AC PID 04600-00-00-10800 3.95 AC 19.51 AC TOTAL								
MAGISTERIAL DISTRICT:	RIVANNA MAGISTERIAL DISTRICT								
ZONING:	EXISTING PROPOSED R1 RESIDENTIAL PLANNED RESIDENTIAL DEVELOPMENT (PRD) *OTHER ZONING OVERLAYS INCLUDE THE ENTRANCE CORRIDOR OVERLAY, AIRPORT IMPACT AREA, AND STEEP SLOPES (MANAGED AND PRESERVED) OVERLAY. PER THE COMPREHENSIVE PLAN, THE PARCEL IS CLASSIFIED AS URBAN DENSITY RESIDENTIAL (UDR)								
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL								
TOTAL RESIDENTIAL UNITS:	332 UNITS MAX. (332 UNITS/19.51 ACRES) = 17.02 UNITS PER ACRE GROSS RESIDENTIAL DENSITY (332 UNITS/18.60 ACRES) = 17.85 UNITS PER ACRE NET RESIDENTIAL DENSITY								
BUILDING HEIGHT:	65 FEET MAX. (PRD) THE END UNIT OF EACH ROW OF TOWNHOUSES THAT IS CLOSEST TO ASHLAND TOWNHOMES (ON THE SOUTHEAST SIDE OF THE PROJECT) SHALL NOT EXCEED THREE FLOORS. ALL OTHER TOWNHOUSE BUILDING ROWS SHALL NOT EXCEED 4 FLOORS.								
REQUIRED SETBACKS:	FRONT: 5 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY. (FRONT LOADING GARAGES MUST BE SET BACK 18 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY) SIDE: 5 FEET (SIDE LOADING GARAGES MUST BE SET BACK 5 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY.) REAR: 20 FEET MIN.								
REQUIRED STEPBACKS:	FRONT: FOR EACH STORY THAT BEGINS ABOVE 40 FEET IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, THE MINIMUM STEPBACK SHALL BE A MINIMUM OF 15 FEET *WAIVER IS CURRENTLY BEING PROCESSED TO MODIFY THE STEPBACK REQUIREMENT FROM THE BUILDINGS AS SHOWN.								
OPEN SPACE:	REQUIRED: 4.88 ACRES MIN. (25%) OPEN AND RECREATIONAL COMMON SPACE (REQ BY PRD ZONING) PROPOSED: 2.05 ACRES RECREATIONAL SPACE +2.98 ACRES BUFFER AREA +1.26 ACRES OPEN SPACE AREA 6.29 ACRES TOTAL (32%)								
RECREATIONAL AREAS:	REQUIRED: 0.98 ACRES (42,493 SF) (REQUIRED RECREATIONAL AREA IS 5% OF SITE AREA AS REQUIRED BY ZO 4.16.1) (SITE AREA = 19.51 AC; 19.51 * 5% = 0.98 AC)								
PARKING:	PROPOSED: 2.05 ACRES (89,100 SF) REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL: <table><tr><th>NUMBER OF BEDROOMS/UNIT</th><th>PARKING SPACES/UNIT</th></tr><tr><td>ANY UNIT OF 500 SQ FT OR LESS</td><td>1.25</td></tr><tr><td>ONE BEDROOM</td><td>1.50</td></tr><tr><td>TWO OR MORE BEDROOMS</td><td>2.00</td></tr></table> PLUS ONE GUEST SPACE FOR EVERY 4 UNITS IN LAND BAY 2.	NUMBER OF BEDROOMS/UNIT	PARKING SPACES/UNIT	ANY UNIT OF 500 SQ FT OR LESS	1.25	ONE BEDROOM	1.50	TWO OR MORE BEDROOMS	2.00
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ANY UNIT OF 500 SQ FT OR LESS	1.25								
ONE BEDROOM	1.50								
TWO OR MORE BEDROOMS	2.00								
LAND BAY 1: (96 UNITS X 1.5 SPACES/UNIT) (158 UNITS X 2.0 SPACES/UNIT)	144 SPACES 316 SPACES								
LAND BAY 2: (78 UNITS X 2.0 SPACES/UNIT) (78 UNITS X 1/4 GUEST SPACES)	156 SPACES 20 SPACES								
TOTAL	172 SPACES (1 DRIVEWAY+1 GARAGE PER UNIT) 22 SPACES								
IMPERVIOUS AREA:	EXISTING: 3.5 ACRES (18%) PROPOSED: ±11.4 ACRES (58%)								
FLOODPLAIN:	NO FLOODPLAIN IS LOCATED ON THIS SITE ACCORDING TO FEMA MAP ID 51003C0280D DATED FEBRUARY 4, 2005.								
WATERSHED:	SOUTH FORK RIVANNA (BELOW RESERVOIR) WATERSHED								
BURIAL SITES:	BURIAL SITES HAVE BEEN FOUND AT THE 0.50-ACRE PARCEL ADJACENT CEMETERY TO THE SOUTHWEST (TMP 46-108).								
TOPOGRAPHY:	FIELD VERIFIED								
STEEP SLOPES:	PRESERVED AND MANAGED STEEP SLOPES ARE EXISTING WITHIN THE PROPERTY AND ARE SHOWN SHADED WITHIN THE APPLICATION.								
LANDSCAPING:	SITE SHALL CONTAIN LANDSCAPING TO MEET ZONING ORDINANCE STANDARD 32.7.9								
LIGHTING:	ALL PROPOSED SITE LIGHTING SHALL BE FULL CUTOFF AND SHALL BE SHIELDED FROM THE ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC RIGHTS OF WAY								
SIGNAGE:	MONUMENT SIGNS SHALL BE REVIEWED DURING THE SITE PLAN PROCESS, AND SHALL NOT BE LESS THAN ONE SIGN PER ENTRANCE.								
SITE ACCESS:	THE EXISTING SITE CURRENTLY HAS (3) THREE ENTRANCES OFF SEMINOLE TRAIL. ONE ENTRANCE SERVES THE EXISTING MOBILE HOME PARK, AND (2) TWO ENTRANCES SERVE THE EXISTING MOTEL. THE PROPOSED SITE MAINTAINS (3) THREE ENTRANCES, WITH (2) TWO RIGHT IN/RIGHT OUT ENTRANCES PROPOSED ON SEMINOLE TRAIL, AND A FULL MOVEMENT ENTRANCE PROPOSED ON ASHWOOD BOULEVARD. ALL ROADWAYS AND TRAVELWAYS SHOWN ON THE APPLICATION PLAN SHALL BE: (i) 26' WIDE IN ACCORDANCE WITH THE ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION; (ii) NAMED IN ACCORDANCE WITH THE ALBEMARLE COUNTY NAMING AND PROPERTY NUMBERING ORDINANCE, SEC. 7-200, PART B; AND (iii) PRIVATELY MAINTAINED SUBJECT TO AN ACCESS AND MAINTENANCE EASEMENT ALLOWING THE PUBLIC TO UTILIZE THE ROADWAYS AND TRAVELWAYS, TO BE CONVEYED AT TIME OF SITE PLAN.								
BUFFERS:	THREE LANDSCAPE BUFFERS, OF DIFFERING WIDTHS, ARE SHOWN ON THE APPLICATION PLAN. THERE IS A 100' BUFFER PROPOSED ALONG SEMINOLE TRAIL (U.S. RTE 29) AND A 20' PERIMETER BUFFER TO THE EAST AND WEST OF THE SITE. THERE IS A 40' BUFFER TO THE SOUTH OF THE SITE. IN ALL AREAS WITHIN THE PROPOSED BUFFERS, THE APPLICANT SHALL MAINTAIN THE EXISTING NATURAL VEGETATION, EXCEPT FOR DISTURBANCE NECESSARY TO ACCOMMODATE IMPROVEMENTS PERMITTED IN THE BUFFERS. IN THE EVENT OF SUCH DISTURBANCE, THE APPLICANT SHALL REPLANT THE AREA WITH A MIX OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS NATIVE TO VIRGINIA. TO THE EXTENT REASONABLY POSSIBLE WHILE STILL ACCOMMODATING THE PERMITTED IMPROVEMENTS, PER THE PLACES 29 PLAN, THE BUFFERS ALONG THE ENTIRE FRONTAGE OF THIS DEVELOPMENT SHALL BE FORESTED. NO PROPOSED IMPROVEMENTS SHALL BE ALLOWED WITHIN THE BUFFER AREAS WITH THE EXCEPTION OF UTILITIES, SIGNS APPROVED BY THE COUNTY, AND GRADING, INCLUDING RETAINING WALLS TO TIE OUT THE PROPOSED GRADING. ADDITIONALLY, THE 40' AND 20' PERIMETER BUFFERS SHALL ALSO ALLOW USES SUCH AS FENCES, DOG PARKS, PEDESTRIAN/MULTI-USE PATHS, AND SWM FACILITIES. ALONG THE SOUTHEASTERN BORDER OF THE PROPERTY, THE OWNER SHALL PLANT LOW-MAINTENANCE EVERGREEN TREES WITHIN THE BUFFER IN THOSE AREAS WHERE SUCH PLANTINGS WOULD CONTRIBUTE TO BASIC VISUAL SCREENING OF THE PROPOSED UNITS FROM THE ADJACENT RESIDENCES. ALTERNATIVELY, THE OWNER MAY CONSTRUCT A 10-FOOT HIGH FENCE ALONG SUCH BORDER, EXCEPT IN THOSE AREAS WHERE A FENCE IS PROHIBITED BY UTILITY EASEMENTS OR OTHER IMPROVEMENTS.								
RECREATIONAL FACILITIES:	THE RECREATIONAL AREAS SHALL INCLUDE THE RECREATIONAL FACILITIES SPECIFIED BY ZO 4.16.2, EXCEPT IN THE EVENT THAT THIS REQUIREMENT IS MODIFIED BY A SUBSTITUTION REQUEST APPROVED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT, IN WHICH CASE THE TERMS OF THE SUBSTITUTION REQUEST SHALL CONTROL. WHILE THE SPECIFIC DETAILS OF THE RECREATIONAL FACILITIES HAVE NOT YET BEEN DECIDED, WE ENVISION AMENITIES SUCH AS AN OUTDOOR SWIMMING POOL WITH AN ADJACENT GRILLING AREA/OUTDOOR KITCHEN/SOCIALIZING AREA, A DOG PARK, A FITNESS CENTER, AND A COMMUNITY ROOM. THE SPECIFIC DETAILS AND LOCATIONS OF THE RECREATIONAL FACILITIES WILL BE DETERMINED AT THE SITE PLAN STAGE.								
AFFORDABLE DWELLING UNITS:	AT LEAST 75% OF THE TOTAL MULTI-FAMILY (APARTMENT) UNITS CONSTRUCTED SHALL BE AFFORDABLE HOUSING UNITS. THE AFFORDABLE UNITS SHALL BE AFFORDABLE HOUSING RENTALS FOR 30 YEARS FOLLOWING THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. RENTS FOR SUCH UNITS SHALL NOT EXCEED HOUSING AND URBAN DEVELOPMENT (HUD) FAIR MARKET RENTS MAKING THEM AFFORDABLE TO THOSE EARNING BETWEEN 30% AND 80% OF THE AREA MEDIAN INCOME, WITH AN AVERAGE INCOME OF 60% 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 ALBEMARLE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT OR ITS DESIGNEE ("COMMUNITY DEVELOPMENT"), THE PROPERTY OWNER SHALL PROVIDE THESE RECORDS TO COMMUNITY DEVELOPMENT ON AN ANNUAL BASIS.								
TRAFFIC IMPACT STATEMENT:	A TRAFFIC IMPACT ANALYSIS WAS COMPLETED IN DECEMBER OF 2019 BY RAMEY KEMP & ASSOCIATES. AS SHOWN IN THE MODEL, THE PROPOSED RESIDENTIAL UNITS ASSOCIATED WITH THIS APPLICATION ARE NOT ANTICIPATED TO GENERATE ADVERSE IMPACTS TO EXISTING TRAFFIC PATTERNS. ALSO, TRAFFIC CALMING MEASURES HAVE BEEN PROPOSED WITH THIS APPLICATION ON BOTH ROUTE 29 AND ASHWOOD BOULEVARD TO ADDITIONALLY MITIGATE EXISTING TRAFFIC PATTERNS.								



## REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	8/17/2020	COUNTY COMMENTS	JPN RTY
2	10/5/2020	COUNTY COMMENTS	JPN RTY
3	11/12/2020	COUNTY COMMENTS	JPN RTY
4	1/15/2021	COUNTY COMMENTS	ABB RTY
5	4/19/2021	COUNTY COMMENTS	PCM RTY
6	06/01/2021	COUNTY COMMENTS	GMJ RTY



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PROJECT No.: V192076  
DRAWN BY: JPN  
CHECKED BY: RTY  
DATE: 5/18/2020  
CAD ID: SDP-4

PROJECT:

## ZONING MAP AMENDMENT

FOR

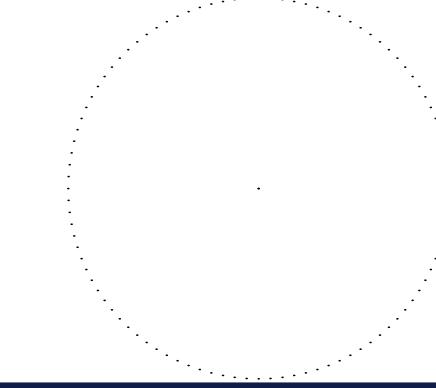
## RST RESIDENCES

PROPOSED DEVELOPMENT

SEMINOLE TRAIL  
AND ASHWOOD BLVD  
CHARLOTTESVILLE, VA 22911  
ALBEMARLE COUNTY, VA



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SHEET TITLE:

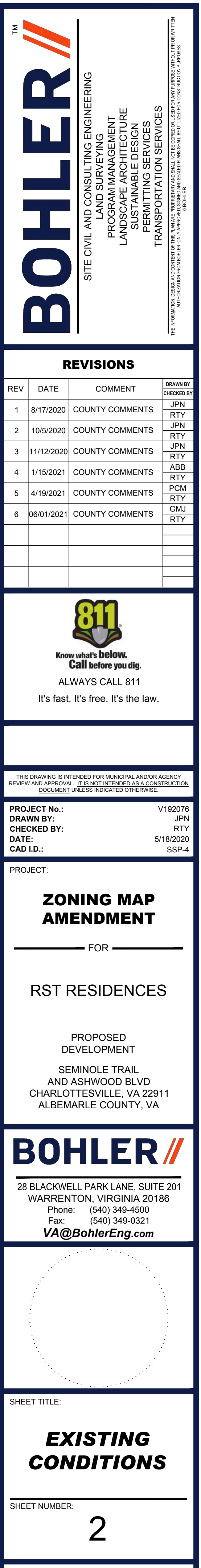
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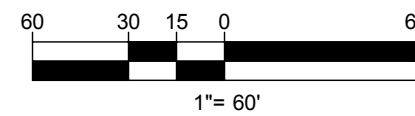
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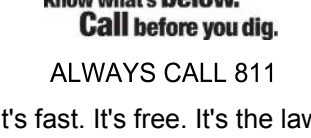








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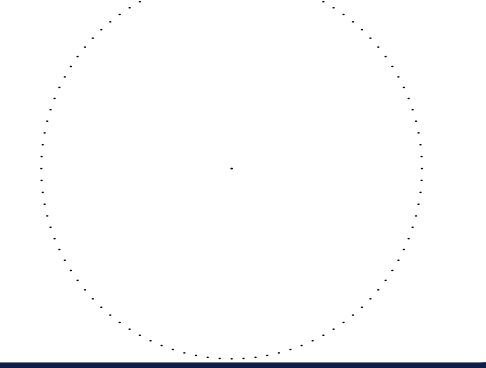
## ST RESIDENCES

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SHEET TITLE:

## APPLICATION PLAN

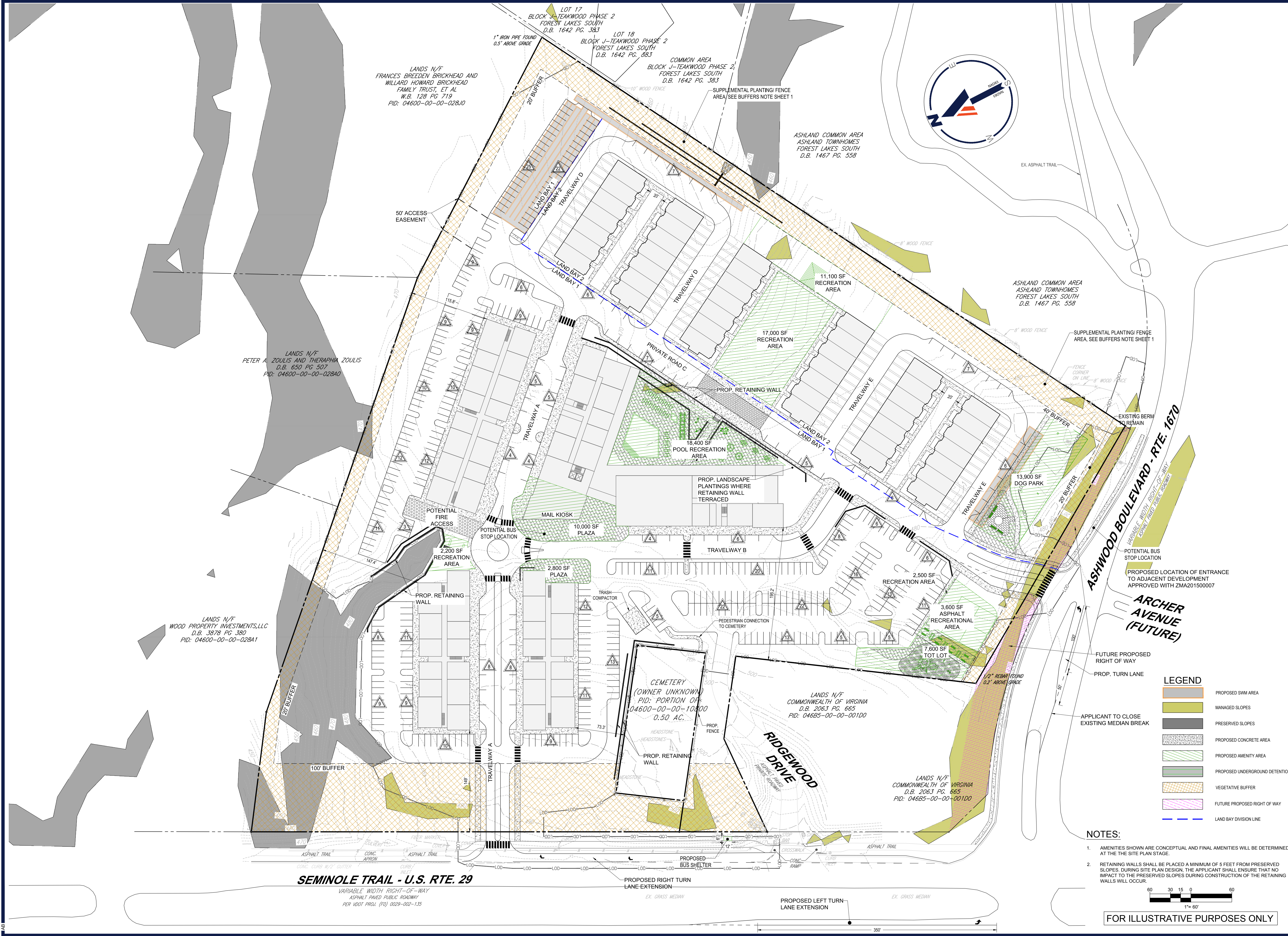
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JUN 03, 2021  
H:\19\192076\DRAWINGS\PLAN SETS\ZONING MAP AMENDMENT\192076-SSP-5---X-LAYOUT-4 CONCEPT PLAN



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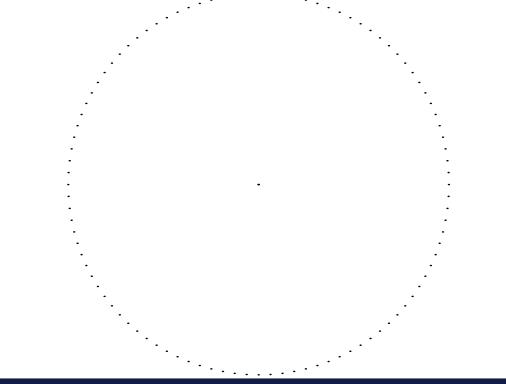
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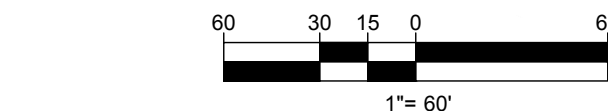
## CONCEPT PLAN

SHEET NUMBER:

4

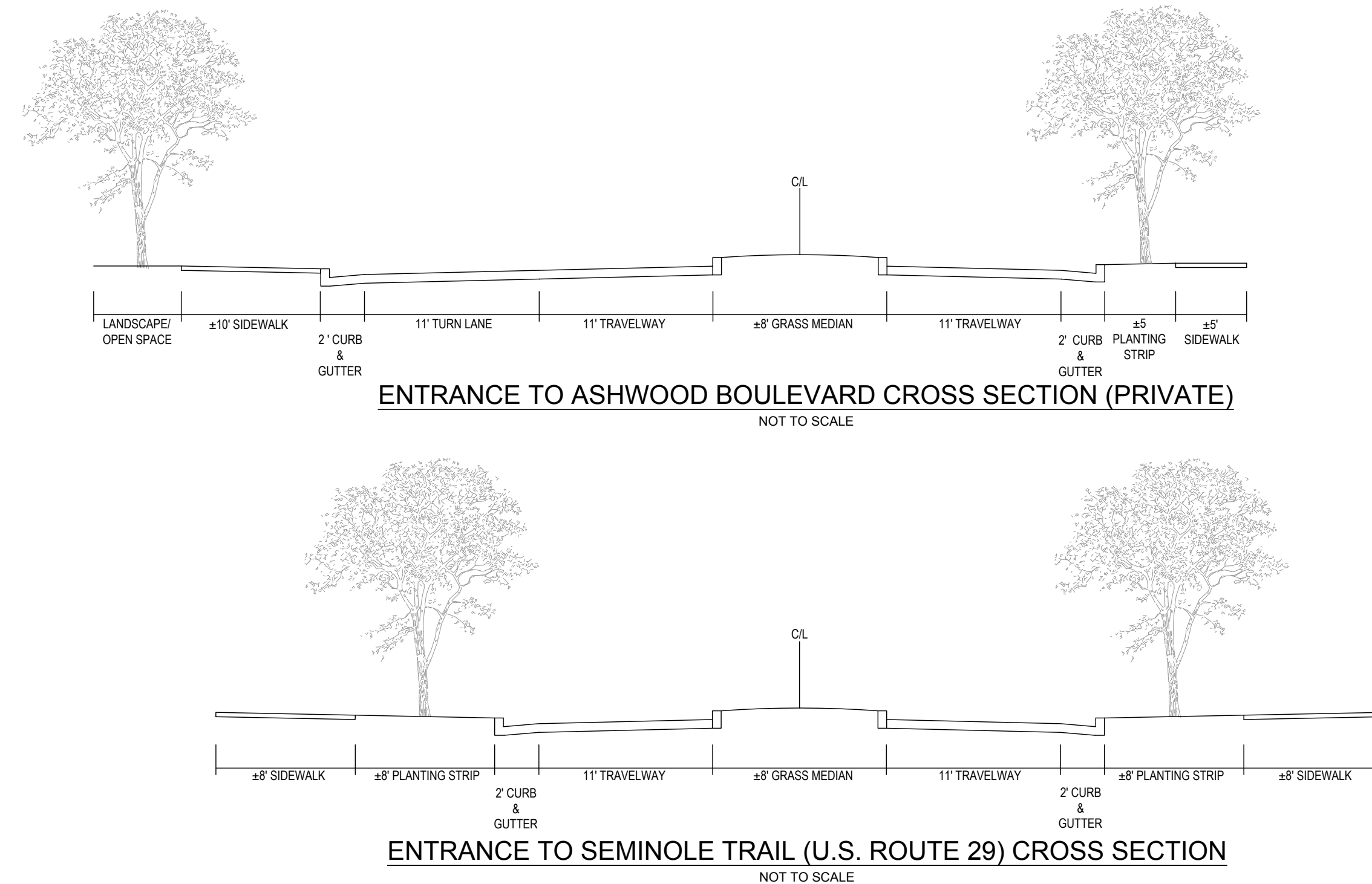
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- NOTES:**
- AMENITIES SHOWN ARE CONCEPTUAL AND FINAL AMENITIES WILL BE DETERMINED AT THE SITE PLAN STAGE.
  - RETAINING WALLS SHALL BE PLACED A MINIMUM OF 5 FEET FROM PRESERVED SLOPES. DURING SITE PLAN DESIGN, THE APPLICANT SHALL ENSURE THAT NO IMPACT TO THE PRESERVED SLOPES DURING CONSTRUCTION OF THE RETAINING WALLS WILL OCCUR.



FOR ILLUSTRATIVE PURPOSES ONLY













ROUNABOUT VIEW 1



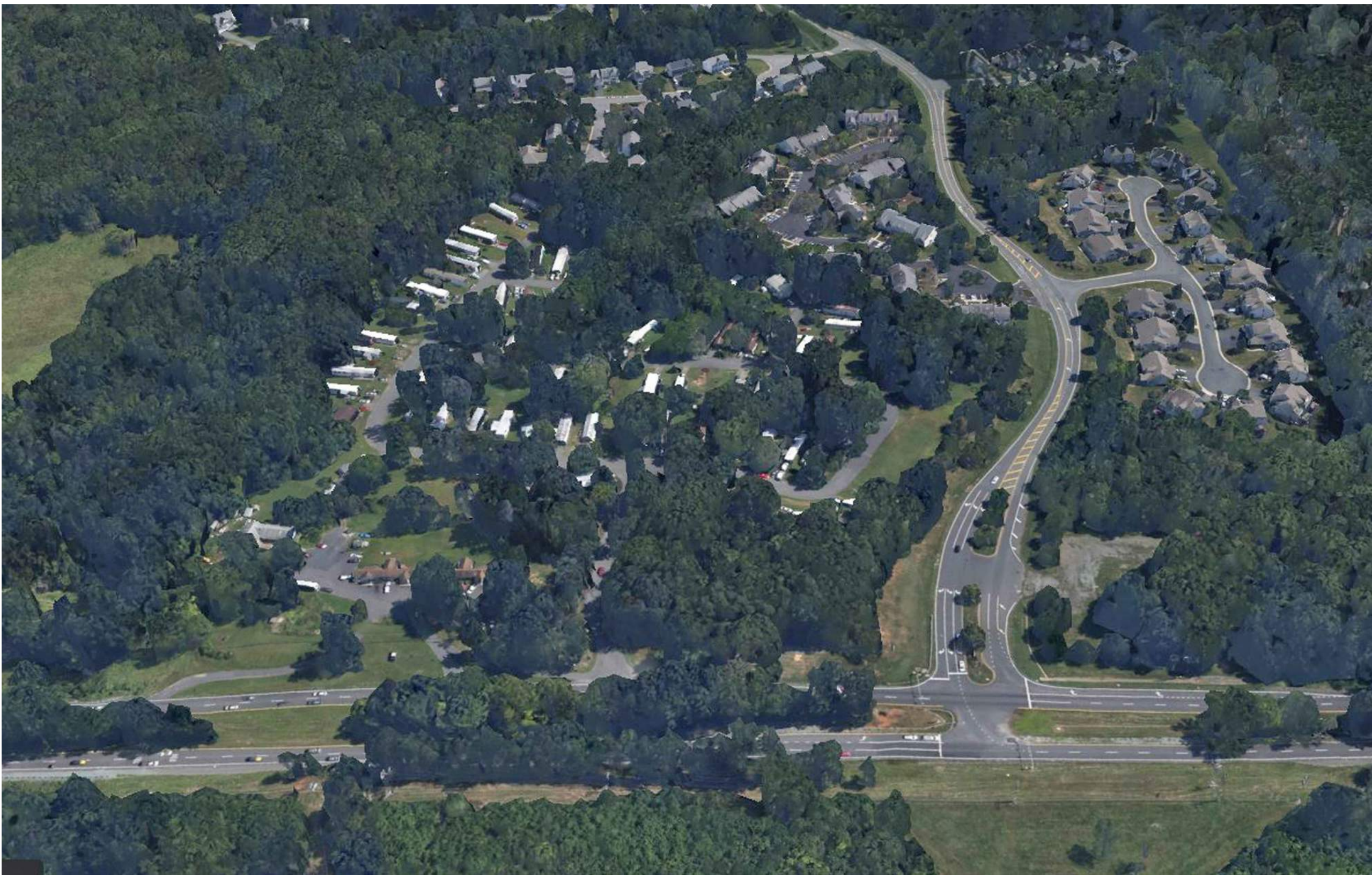
ROUNABOUT VIEW 2



PROPOSED AERIAL CLOSE-UP



MAIN APPROACH 1  
(SEMINOLE TRAIL ENTRANCE)



EXISTING SITE AERIAL



PROPOSED SITE AERIAL



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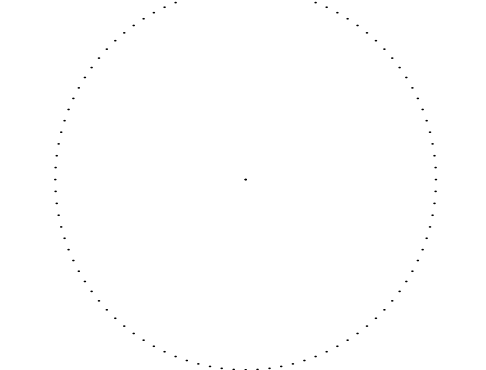
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**SITE VIEW EXHIBIT**

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