

# OAKLEIGH

## RIO DISTRICT, ALBEMARLE COUNTY, VIRGINIA REZONING AMENDMENT APPLICATION

PREPARED BY:

**EDWARDS**  
**designStudio**

Landscape Architecture and Site Planning

800 Greenway Circle  
Waynesboro, VA 22980

tele| 434.531.7507  
e| [steve@edwardsdesignstudio.com](mailto:steve@edwardsdesignstudio.com)  
[www.edwardsdesignstudio.com](http://www.edwardsdesignstudio.com)

9 DECEMBER 2024

6 MARCH 2025 (REV.)



### SHEET INDEX

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### VICINITY MAP | Scale: NTS

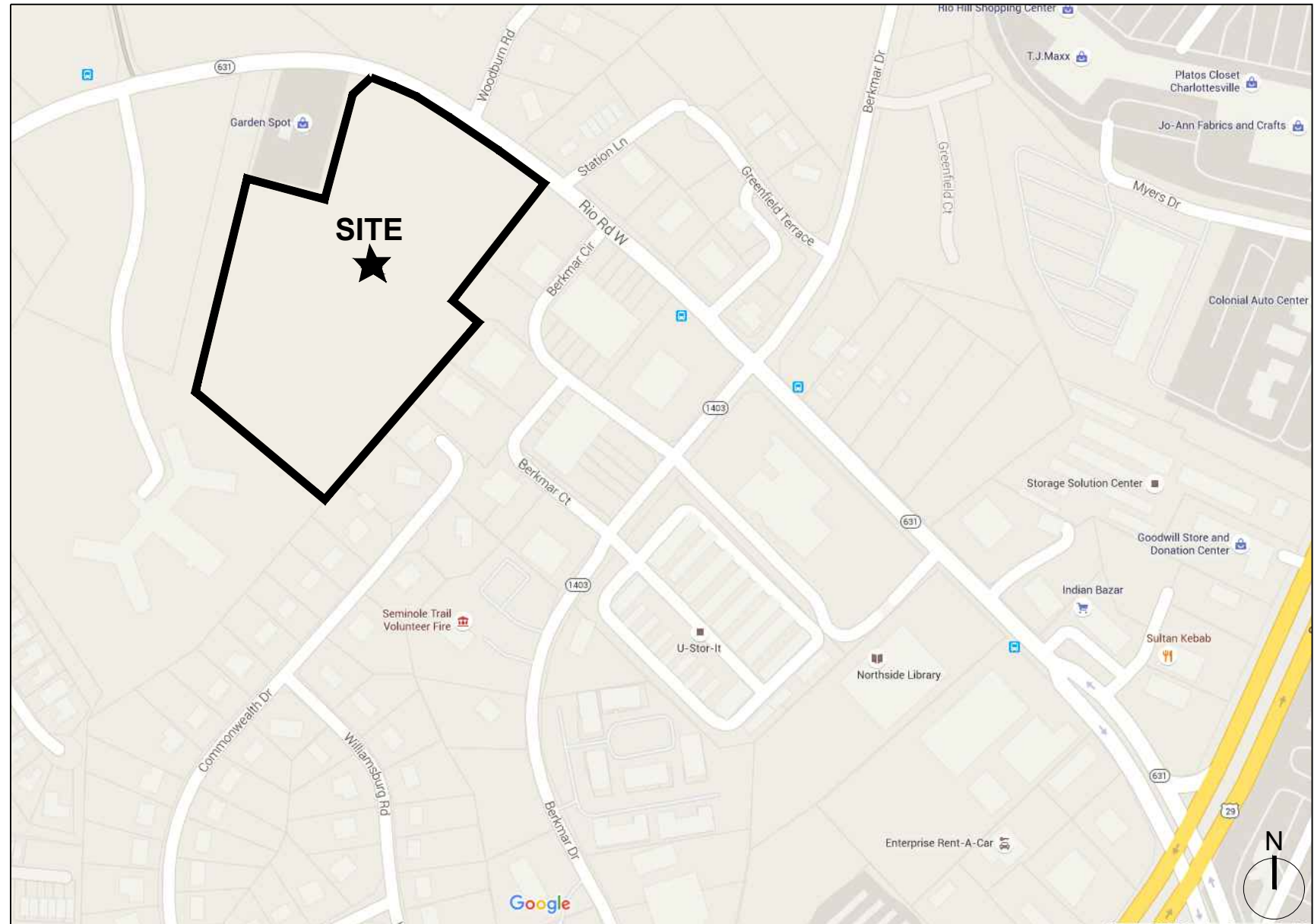


Image provided by GOOGLE Maps

### PROPERTY DATA

**Owner/Developer:**  
Oakleigh Albemarle, LLC  
690 Berkmar Circle | Cville, VA 22901

**Legal Description:**  
TM 45 Parcel 26A (8.822 Acres)  
547 West Rio Road

### BASE INFORMATION

**Source of Physical, Topographic and Boundary Survey:**  
Completed by *Robert Lum*, Dated 5/30/2003.  
Additional Work completed by *Thomas B. Lincoln Land Surveyors*, Dated 5/31/2007 and 11/15/2007.

**Datum:** NAVD 83 (State Plane)  
**Benchmark:** Top of Fire Hydrant. Elev = 566.50

**Water Source:** Albemarle County Service Authority- Jurisdictional Area  
**Sewer Service:** Albemarle County Service Authority- Jurisdictional Area

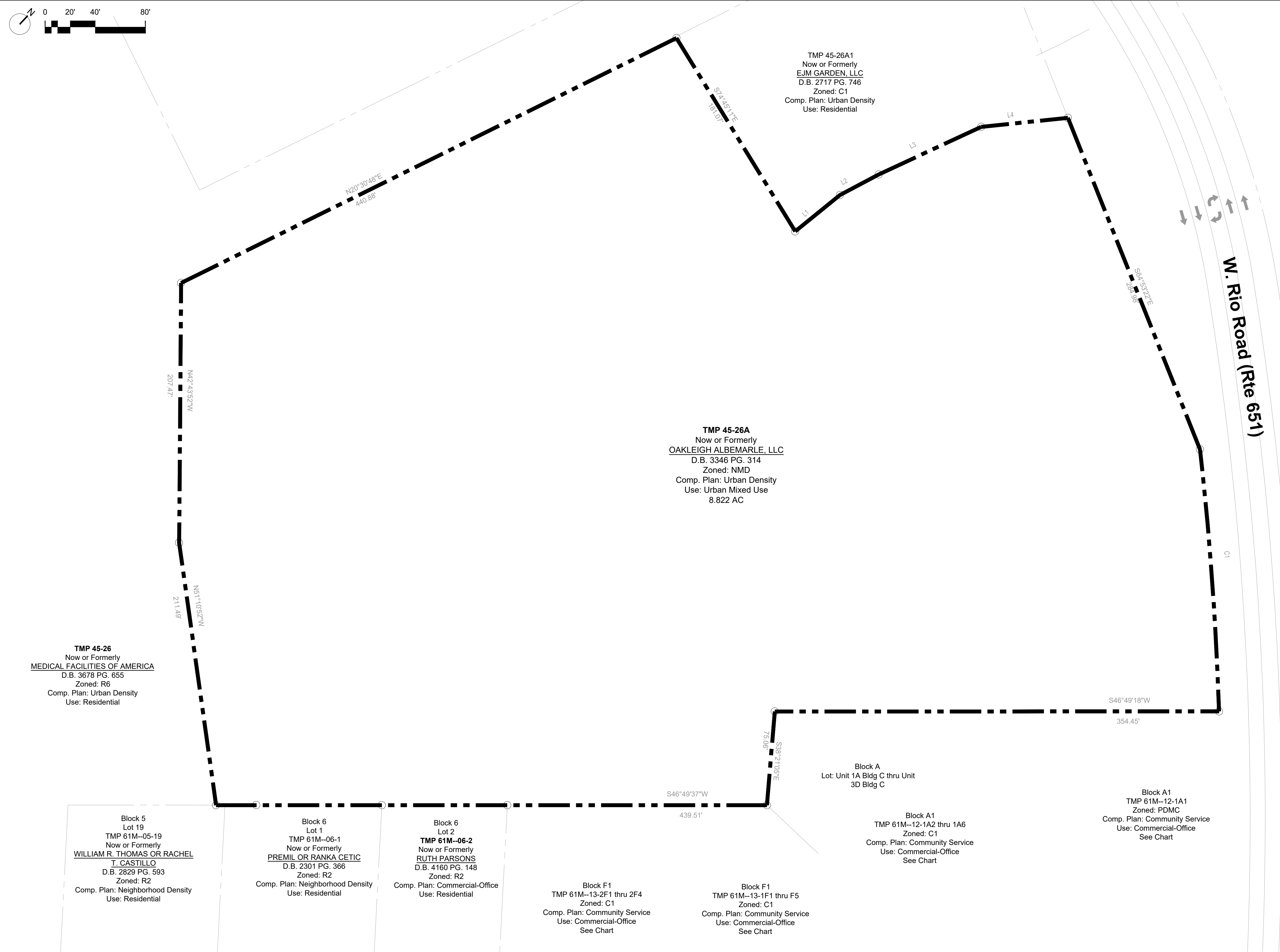
**Existing Zoning:** Neighborhood Model District (NMD);  
ZMA# 2007-04 with a Parking Waiver  
**Entrance Corridor:** Yes  
**Comprehensive Plan:** Urban Density Residential (6.01-34 DU/AC), Urban Mixed Use (in Centers) in Neighborhood 1 (Places 29)  
**Existing Approved Site Plan:** SDP200800101

### APPLICATION PLAN NOTES

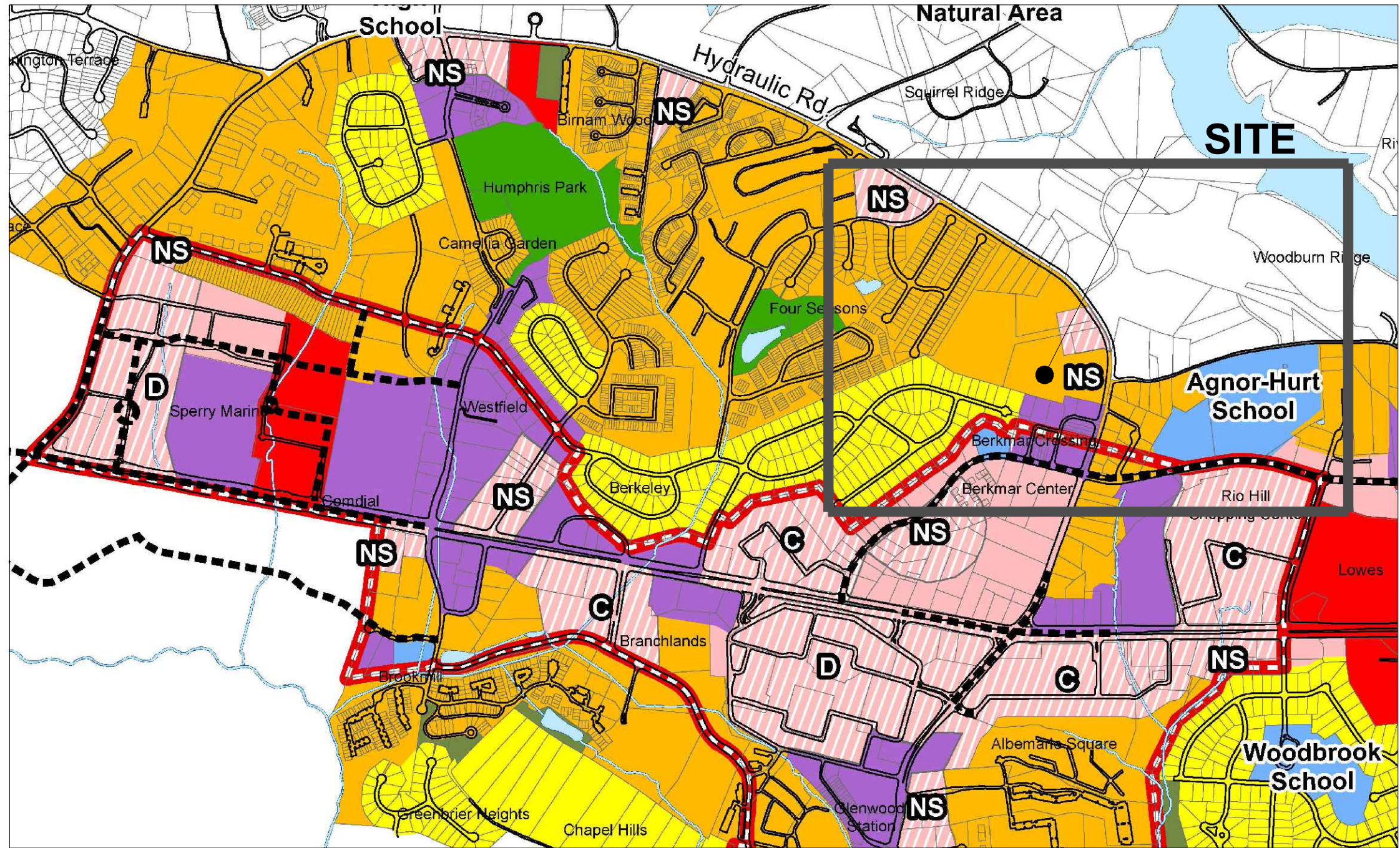
- This Application Plan proposes a change in land use from Neighborhood Model District (NMD) to Neighborhood Model District (NMD) to allow a mixed use development of the site.
- This Site Lies within the South Fork Rivanna.
- Refer to the **Code of Development** located in this set on Sheet 5.



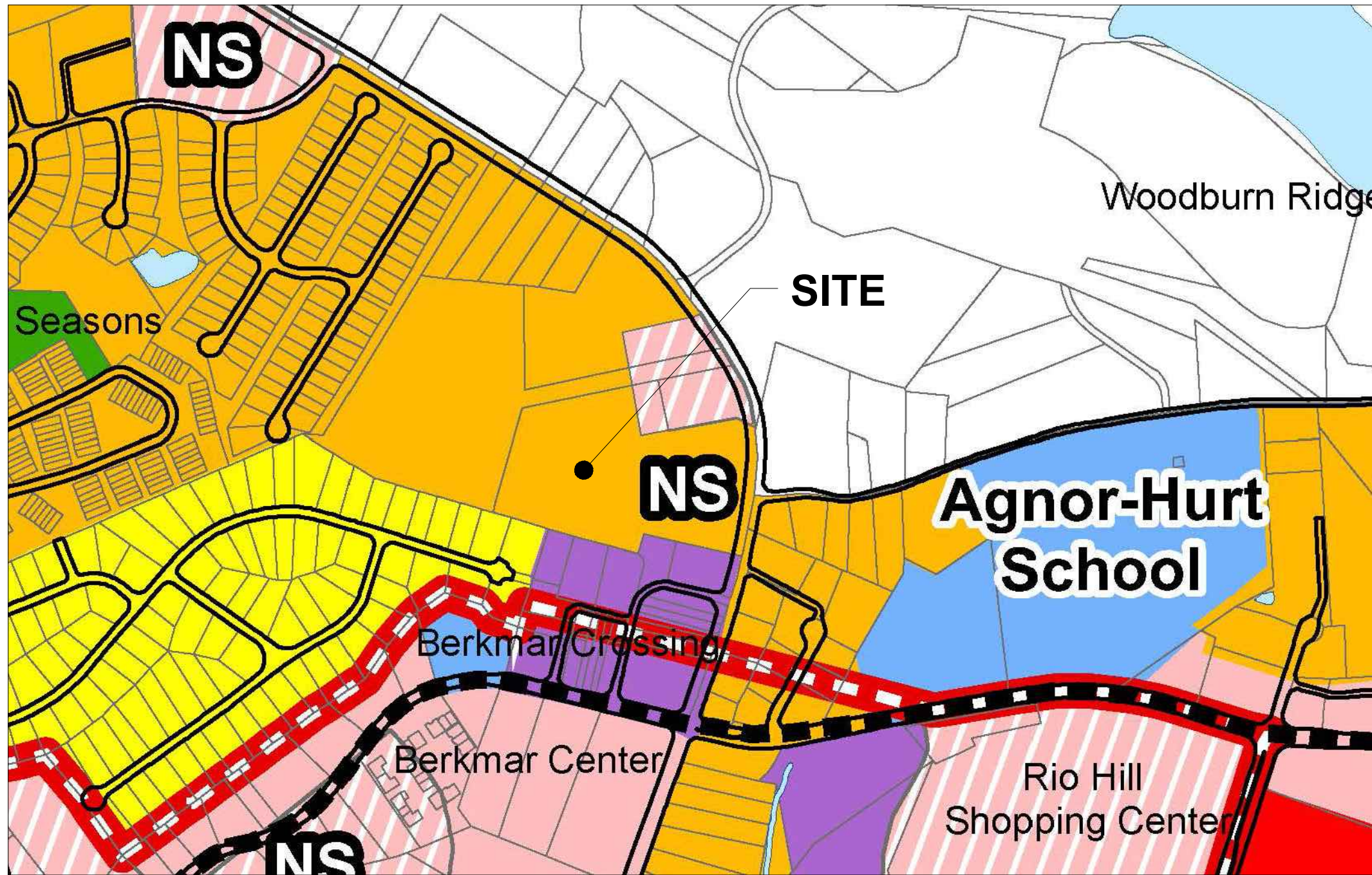
C:\Users\sweidw\Dropbox\Projects\Oakleigh SPA Sheets\2025 ZMA\Sheet 2, oakleigh-rezoning Parcel Overview and Regional Context.dwg



Parcel Overview



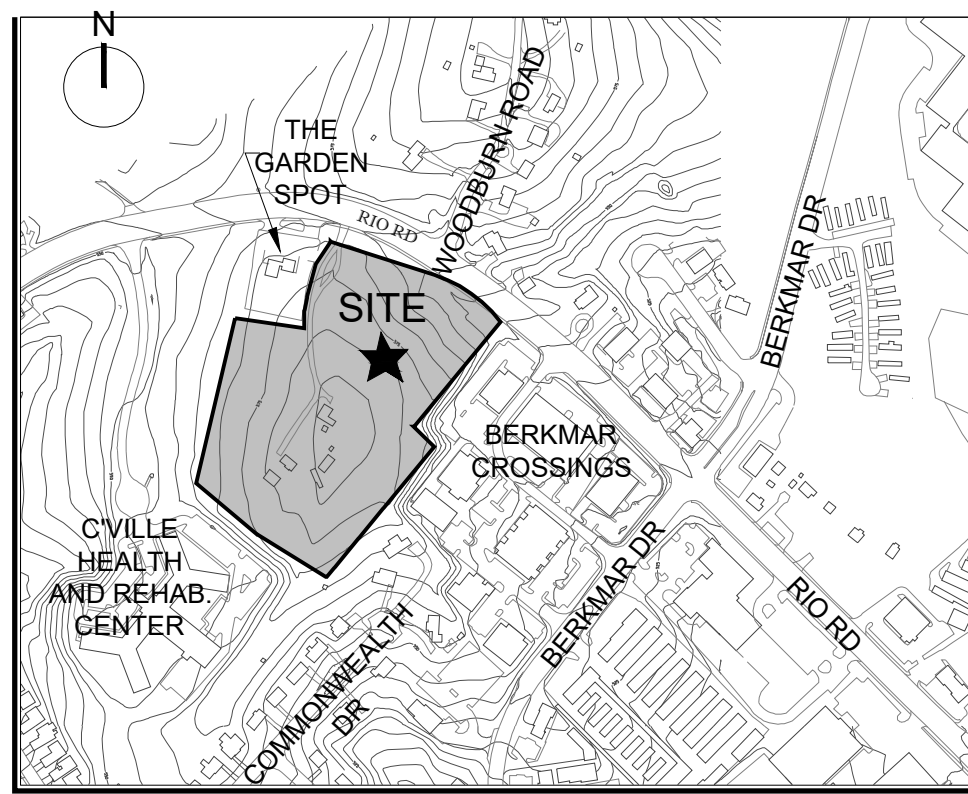
Regional Context Map: Places 29 Future Land Use- South | Not to Scale





## VICINITY MAP

1"= 500'



## TREE INVENTORY

| Key | Tree           | Caliper | Health |         |      |      |
|-----|----------------|---------|--------|---------|------|------|
|     |                |         | Good   | Average | Poor | Dead |
| 1   | American Holly | 12"     | X      |         |      |      |
| 1A  | Red Oak        | 14"     | X      |         |      |      |
| 2   | Red Oak        | 20"     | X      |         |      |      |
| 2A  | Walnut         | 12"     | X      |         |      |      |
| 3   | Walnut         | 18"     | X      |         |      |      |
| 4   | White Oak      | 18"     | X      |         |      |      |
| 4A  | Cedar          | 14"     | X      |         |      |      |
| 4B  | Cedar          | 15"     | X      |         |      |      |
| 4C  | Cedar          | 10"     | X      |         |      |      |
| 5   | Red Oak        | 33"     | X      |         |      |      |
| 5A  | Red Oak        | 15"     | X      |         |      |      |
| 6   | Red Oak        | 28"     | X      |         |      |      |
| 6A  | Holly          | 15"     | X      |         |      |      |
| 6B  | Red Oak        | 10"     | X      |         |      |      |
| 6C  | Red Oak        | 12"     | X      |         |      |      |
| 7   | White Oak      | 42"     | X      |         |      |      |
| 8   | White Oak      | 36"     | X      |         |      |      |
| 9   | White Oak      | 36"     | X      |         |      |      |
| 10  | Red Oak        | 24"     | X      |         |      |      |
| 10A | Red Oak        | 20"     | X      |         |      |      |
| 10B | White Oak      | 40"     | X      |         |      |      |
| 10C | White Oak      | 20"     | X      |         |      |      |
| 10D | White Oak      | 20"     | X      |         |      |      |
| 10E | White Oak      | 42"     | X      |         |      |      |
| 10F | Holly          | 15"     | X      |         |      |      |
| 11  | Red Oak        | 24"     | X      |         |      |      |
| 11A | Red Oak        | 18"     | X      |         |      |      |
| 11B | Red Oak        | 18"     | X      |         |      |      |
| 11C | Virginia Pine  | 15"     | X      |         |      |      |
| 11D | Virginia Pine  | 15"     | X      |         |      |      |
| 11E | Virginia Pine  | 15"     | X      |         |      |      |
| 12  | White Oak      | 32"     | X      |         |      |      |
| 13  | White Oak      | 20"     | X      |         |      |      |
| 14  | White Oak      | 36"     |        |         |      | X    |
| 14A | Black Gum      | 15"     | X      |         |      |      |
| 15  | White Oak      | 30"     | X      |         |      |      |
| 16  | White Oak      | 36"     |        |         |      | X    |
| 17  | White Oak      | 42"     | X      |         |      |      |
| 17A | Hemlock        | 8"      | X      |         |      |      |
| 18  | Red Oak        | 36"     | X      |         |      |      |
| 19  | White Oak      | 50"     | X      |         |      |      |
| 20  | White Oak      | 24"     | X      |         |      |      |
| 21  | White Oak      | 27"     | X      |         |      |      |
| 21A | Oak            | NA      |        |         |      | X    |
| 22  | White Oak      | 30"     | X      |         |      |      |
| 23  | White Oak      | 20"     |        |         |      | X    |
| 24  | White Oak      | 20"     | X      |         |      |      |
| 24A | Oak            | NA      |        |         |      | X    |
| 24B | Holly          | 8"      | X      |         |      |      |
| 25  | White Oak      | 33"     | X      |         |      |      |
| 26  | White Oak      | 36"     | X      |         |      |      |
| 27  | White Oak      | 36"     | X      |         |      |      |
| 27A | Hemlock        | 12"     | X      |         |      |      |
| 28  | White Oak      | 18"     | X      |         |      |      |
| 29  | White Oak      | 30"     | X      |         |      |      |
| 30  | White Oak      | 36"     | X      |         |      |      |
| 31  | White Oak      | 36"     | X      |         |      |      |
| 31A | Holly          | 8"      | X      |         |      |      |
| 32  | White Oak      | 48"     | X      |         |      |      |
| 32A | White Oak      | 6"      | X      |         |      |      |
| 32B | Hemlock        | 6"      | X      |         |      |      |
| 32C | Hemlock        | 6"      | X      |         |      |      |
| 33  | Red Oak        | 44"     | X      |         |      |      |
| 33A | Holly          | 10"     | X      |         |      |      |
| 33B | Dogwood        | 6"      | X      |         |      |      |
| 33C | Red Oak        | 12"     | X      |         |      |      |
| 34  | Red Oak        | 24"     | X      |         |      |      |
| 34A | Cedar          | 10"     | X      |         |      |      |
| 34B | Cedar          | 6"      | X      |         |      |      |
| 35  | Red Oak        | 20"     | X      |         |      |      |
| 35A | Red Oak        | 10"     | X      |         |      |      |
| 35B | Holly          | 6"      | X      |         |      |      |
| 35C | Holly          | 8"      | X      |         |      |      |
| 35D | Holly          | 10"     | X      |         |      |      |
| 36  | Walnut         | 27"     | X      |         |      |      |
| 36A | Cherry         | 6"      | X      |         |      |      |
| 37  | Locust         | 18"     | X      |         |      |      |
| 38  | White Oak      | 35"     | X      |         |      |      |
| 38A | Cedar          | 8"      | X      |         |      |      |
| 38B | Red Maple      | 10"     | X      |         |      |      |
| 39  | White Oak      | 48"     | X      |         |      |      |
| 39A | Holly          | 8"      | X      |         |      |      |
| 40  | Cherry         | 18"     | X      |         |      |      |
| 40A | Walnut         | 10"     | X      |         |      |      |
| 41  | Red Oak        | 27"     | X      |         |      |      |
| 42  | Cherry         | 22"     |        |         |      | X    |
| 43  | Cherry         | 24"     | X      |         |      |      |
| 44  | Red Oak        | 28"     | X      |         |      |      |
| 44A | Cedar          | 15"     | X      |         |      |      |
| 44B | Red Oak        | 15"     | X      |         |      |      |
| 44C | Cedar          | 12"     | X      |         |      |      |
| 44D | Virginia Pine  | 15"     | X      |         |      |      |
| 44E | Cedar          | 20"     | X      |         |      |      |

## ADJACENT OWNERS

| Tax Map & Parcel | Owner                               | D.B. - PG. |
|------------------|-------------------------------------|------------|
| 61M-12-1A1       | Anthony or Mary K. Valente          | 1613-447   |
| 61M-12-1A2       | KOM, LLC                            | 3049-506   |
| 61M-12-1A3       | MTB Investments, LLC                | 3072-660   |
| 61M-12-1A4       | DEMREP, LLC                         | 1743-357   |
| 61M-12-1A5       | Stephen W. or Joan B. Hackett-Scott | 1606-439   |
| 61M-12-1A6       | DEMREP, LLC                         | 1726-211   |
| 61M-13-1F1       | Lawrence L. or Priscilla Critzer    | 1521-280   |
| 61M-13-1F2       | Russell L., Jr. or Jeanne C. Miller | 1533-295   |
| 61M-13-1F3       | Kenneth L. Davis                    | 2892-499   |
| 61M-13-1F4       | Daniel and Graham Spencer, LTD      | 1528-241   |
| 61M-13-1F5       | Russell L., Jr. or Jeanne C. Miller | 1902-485   |
| 61M-13-2F1       | Joel M. Schectman or Lisa Draine    | 3292-303   |
| 61M-13-2F2       | Montie A. or June M. Pritchett      | 2469-121   |
| 61M-13-2F3       | Dhanvent H. or Deyani D. Goradia    | 1901-391   |
| 61M-13-2F4       | DEMREP, LLC                         | 1700-147   |

## NOTES:

1. THE PROPERTY LIES WITHIN FLOOD ZONE C AS SHOWN ON THE FIRM MAP PANEL NO. 510060230B.

2. THIS PROPERTY DOES NOT HAVE ANY CRITICAL SLOPES.

3. DATUM: STATE PLANE COORDINATE 1983  
BENCHMARK: TOP OF FHA ELEV. 566.50

## LEGEND:

BG = BLACK GUM

CHR = CHERRY

HEM = HEMLOCK

LOC = LOCUST

RO = RED OAK

RM = RED MAPLE

VP = VIRGINIA PINE

WAL = WALNUT

WO = WHITE OAK

SURVEY PREPARED BY:

LUMS LAND SURVEYS, INC.

P.O. BOX 154, PALMYRA, VA 22963-0154

(434) 589-8395

TREES SURVEYED BY:

THOMAS B. LINCOLN LAND SURVEYOR INC.

632 BERKMAR CIRCLE

CHARLOTTESVILLE, VA 22901

(434) 974-1417

## TMP 45-26A1

Now or Formerly

EJM GARDEN, LLC

D.B. 2717 PG. 746

Zoned: C1

Comp. Plan: Urban Density

Use: Commercial

## TMP 45-26A

Now or Formerly

OAKLEIGH ALBEMARLE, LLC

D.B. 3346 PG. 314

Zoned: NMD

Comp. Plan: Urban Density

Use: Urban Mixed Use

8.822 AC

OPEN PASTURE

## TMP 45-26

Now or Formerly

MEDICAL FACILITIES OF AMERICA

D.B. 3678 PG. 655

Zoned: R6

Comp. Plan: Urban Density

Use: Residential

## Block 5

Lot 19

TMP 61M-05-19

Now or Formerly

WILLIAM R. THOMAS OR RACHEL

T. CASTILLO

D.B. 2829 PG. 593

Zoned: R2

Comp. Plan: Neighborhood Density

Use: Residential

## Block 6

Lot 1

TMP 61M-06-1

Now or Formerly

PREMIL OR RANKA CETIC

D.B. 2301 PG. 366

Zoned: R2

Comp. Plan: Neighborhood Density

Use: Residential

## Block 6

Lot 2

TMP 61M-06-2

Now or Formerly

RUTH PARSONS

D.B. 4160 PG. 148

Zoned: R2

Comp. Plan: Commercial-Office

Use: Residential

Block F1

TMP 61M-13-2F1 thru F4

BERKMAR CROSSING CONDOMINIUM

ASSOCIATIONS, ET AL

Zoned: C1

Comp. Plan: Community Service

Use: Commercial-Office

See Chart

Block F1

TMP 61M-13-1F1 thru F5

BERKMAR CROSSING CONDOMINIUM

ASSOCIATIONS, ET AL

Zoned: C1

Comp. Plan: Community Service

Use: Commercial-Office

See Chart

Block A1

TMP 61M-12-1A2 thru 1A6

BERKMAR CROSSING CONDOMINIUM

ASSOCIATIONS, ET AL

Zoned: C1

Comp. Plan: Community Service

Use: Commercial-Office

See Chart

Block A1

TMP 61M-12-1A1

BERKMAR CROSSING CONDOMINIUM

ASSOCIATIONS, ET AL

Zoned: PDMC

Comp. Plan: Community Service

Use: Commercial-Office

See Chart



C:\Users\swetw\Dropbox\Projects\Oakleigh SPA Sheets\2025 ZMA Sheet 4, oakleigh-rezoning Block Plan.dwg

| DEVELOPMENT BLOCK SUMMARY <sup>1-3</sup> |         |                         |                     |                     |                            |                   |          |
|------------------------------------------|---------|-------------------------|---------------------|---------------------|----------------------------|-------------------|----------|
| NON-RESIDENTIAL                          |         |                         |                     |                     |                            |                   |          |
|                                          | ACREAGE | ALLOWED USE             | MIN. DWELLING UNITS | MAX. DWELLING UNITS | MAX. GROSS DENSITY (DU/AC) | MIN. GSF          | MAX. GSF |
| BLOCK I                                  | 1.054   | MIXED USE               | 0                   | 20                  | 18.98                      | 0                 | 20,000   |
| BLOCK II                                 | 0.86    | MIXED USE               | 0                   | 10                  | 11.63                      | 0                 | 20,000   |
| BLOCK III                                | 0.42    | MIXED USE               | 0                   | 15                  | 35.71                      | 0                 | 10,000   |
| BLOCK IV                                 | 0.96    | MIXED USE               | 0                   | 30                  | 31.25                      | 5000 <sup>7</sup> | 10,000   |
| BLOCK V <sup>4,5</sup>                   | 4.68    | MIXED USE               | 0                   | 93                  | 19.87                      | 0                 | 115,000  |
| ROAD A                                   | 0.5     | INTERNAL ROAD EASEMENTS | N/A                 | N/A                 | N/A                        | N/A               | N/A      |
| ROAD B                                   | 0.33    | INTERNAL ROAD EASEMENTS | N/A                 | N/A                 | N/A                        | N/A               | N/A      |
| PUBLIC ROW DEDICATION                    | 0.02    | W. RIO ROAD DEDICATION  | N/A                 | N/A                 | N/A                        | N/A               | N/A      |
| TOTAL ALLOWABLE:                         | 8.82    |                         |                     | 109 <sup>6</sup>    | 12.35                      | 5,000             | 115,000  |

RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH THE STANDARDS ABOVE:

1. Refer to the Code of Development on Sheet 5 for details on the Permitted Uses and Residential Housing Types.
2. Blocks may be combined to reduce the numerical number of Blocks within the Oakleigh development.
3. Blocks do not need to be developed in order.
4. The maximum number of beds in the proposed Assisted Living Facility beds shall be 140, which is subject to compliance with all applicable regulations of this Code of Development, including parking.
5. Assisted Living (AL) beds don't counts towards max dwelling units.
6. Any proposed Independent Living units would increase max dwelling units and may required a ZMA.
7. Veterans Memorial Park in Block 4 is open to the public for passive recreational use, subject to such rules and regulations as may be established by the Oakleigh Community Association.

| LAND USE SUMMARY     |         |                 |
|----------------------|---------|-----------------|
| USE                  | ACREAGE | % OF TOTAL SITE |
| COMMERCIAL/MIXED USE | 7.01    | 79%             |
| RESIDENTIAL          | 0.96    | 11%             |
| OPEN SPACE           | 0       | 0%              |
| ROAD DEDICATIONS     | 0.85    | 10%             |
| TOTAL                | 8.82    | 100%            |

| LAND USE BREAKDOWN |         |                 |
|--------------------|---------|-----------------|
| USE                | ACREAGE | % OF TOTAL SITE |
| BUILDINGS          | 1.94    | 22%             |
| PARKING & ROADS    | 5.06    | 57%             |
| ROW                | 0       | 0%              |
| GREEN SPACE        | 1.83    | 21%             |
| TOTAL              | 8.82    | 100%            |

| PARKING DATA |                                        |            |                              |                 |
|--------------|----------------------------------------|------------|------------------------------|-----------------|
| BLOCK        | UNIT TYPE                              | # of UNITS | REQUIRED SPACES <sup>1</sup> | PROVIDED SPACES |
| BLOCK I      | APARTMENTS <sup>3</sup>                | 8          | 16                           | 0               |
|              | COMMERCIAL (13,680 GSF) <sup>2,3</sup> | 0          | 55                           | 51              |
| BLOCK II     | APARTMENTS <sup>3</sup>                | 8          | 16                           | 0               |
|              | COMMERCIAL (13,680 GSF) <sup>2,3</sup> | 0          | 55                           | 50              |
| BLOCK III    | COMMERCIAL (13,680 GSF) <sup>2,3</sup> | 0          | 31                           | 8               |
| BLOCK IV     | TOWNHOMES (1 CAR GARAGE) <sup>4</sup>  | 6          | 12                           | 17              |
| BLOCK V      | ASSISTED LIVING <sup>5</sup>           | 120        | 92                           | 110             |
| TOTAL        |                                        | 142        | 277                          | 236             |

RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH THE STANDARDS ABOVE:

1. Guest spaces are NOT required for units when parking is grouped together (i.e. parking lot conditions).
2. See commercial parking calculations below on this sheet for details.
3. Based on the Approved Rezoning (ZMA-2007-04) a Parking Waiver was granted for a reduction of forty-one (41) spaces. The approved conditions are as follows:
  - a. eight (8) parking spaces near building "A" shall be marked as resident only.
  - b. eight (8) parking spaces near building "B" shall be marked as resident only.
  - c. Sidewalks will be required between the parking lot adjacent to building "D" and the parking lot adjacent to building "B" as shown on Sheet 6B titled, "Application Plan: Scenario B". Alternatively, sidewalks will be required at the time of site plan approval between the parking lot adjacent to Building "B" and the adjacent building "C" as shown on Sheet 6A titled, "Application Plan: Scenario A".
4. The site assumes six (6) townhomes with one (1) car garages.
5. The proposed assisted living building assumes one hundred twenty (120) bedroom apartments. Equivalent to one hundred thirty-two (132) beds (1 space per 3 beds). Additional apartments and/or beds are permitted provided the minimum parking is provided. Provided spaces also include the assumption of the need for an additional 50-60 spaces to accommodate both staff
6. Parking shall be shared between all Blocks within the development.

COMMERCIAL PARKING CALCULATIONS (per Buildings A & B)

|                             |             |
|-----------------------------|-------------|
| FOOTPRINT                   | 7,200 SF    |
| COMMERCIAL AREA             | 14,400 GSF  |
| MINUS PERIMETER WALL        | 720 GSF     |
| ADJUSTED G SF               | 13,680 G SF |
| 80% (NET TO GROSS)          | 10,944 NSF  |
| SPACES REQUIRED (1/200 NSF) | 55          |

COMMERCIAL PARKING CALCULATIONS (per Buildings C)

|                             |           |
|-----------------------------|-----------|
| FOOTPRINT                   | 4,100 SF  |
| COMMERCIAL AREA             | 8,200 GSF |
| MINUS PERIMETER WALL        | 410 GSF   |
| ADJUSTED G SF               | 7,790 GSF |
| 80% (NET TO GROSS)          | 6,232 NSF |
| SPACES REQUIRED (1/200 NSF) | 31        |

| BLOCK GREEN SPACE AND AMENITIES |                 |                                         |                              |            |         |       |                   |
|---------------------------------|-----------------|-----------------------------------------|------------------------------|------------|---------|-------|-------------------|
| BLOCK                           | PROJECT ACREAGE | REQ. MIN. GREEN SPACE AND AMENITY SPACE | GREEN SPACE / AMENITIES (AC) |            |         |       | TOTAL GREEN SPACE |
|                                 |                 |                                         | AMENITIES                    | OPEN SPACE | BUFFERS | %     |                   |
| BLOCK I                         | 8.822           | 20%                                     | 5147                         | 0          | 0       | 74.66 | 79,558.32         |
| BLOCK II                        |                 | OF                                      | 0                            | 0          | 0       | 0.00  |                   |
| BLOCK III                       |                 | GROSS SITE                              | 0                            | 0          | 0       | 0.00  |                   |
| BLOCK IV                        |                 | 76,857.26 sf                            | 10286                        | 0          | 0       | 37.36 |                   |
| BLOCK V                         |                 | 1.76 AC                                 | 12654                        | 0          | 0       | 30.37 |                   |
| TOTAL                           |                 | 0.64                                    | 0                            | 0          | 0       | 37%   | 1.83              |
|                                 |                 |                                         |                              |            |         |       | 21%               |

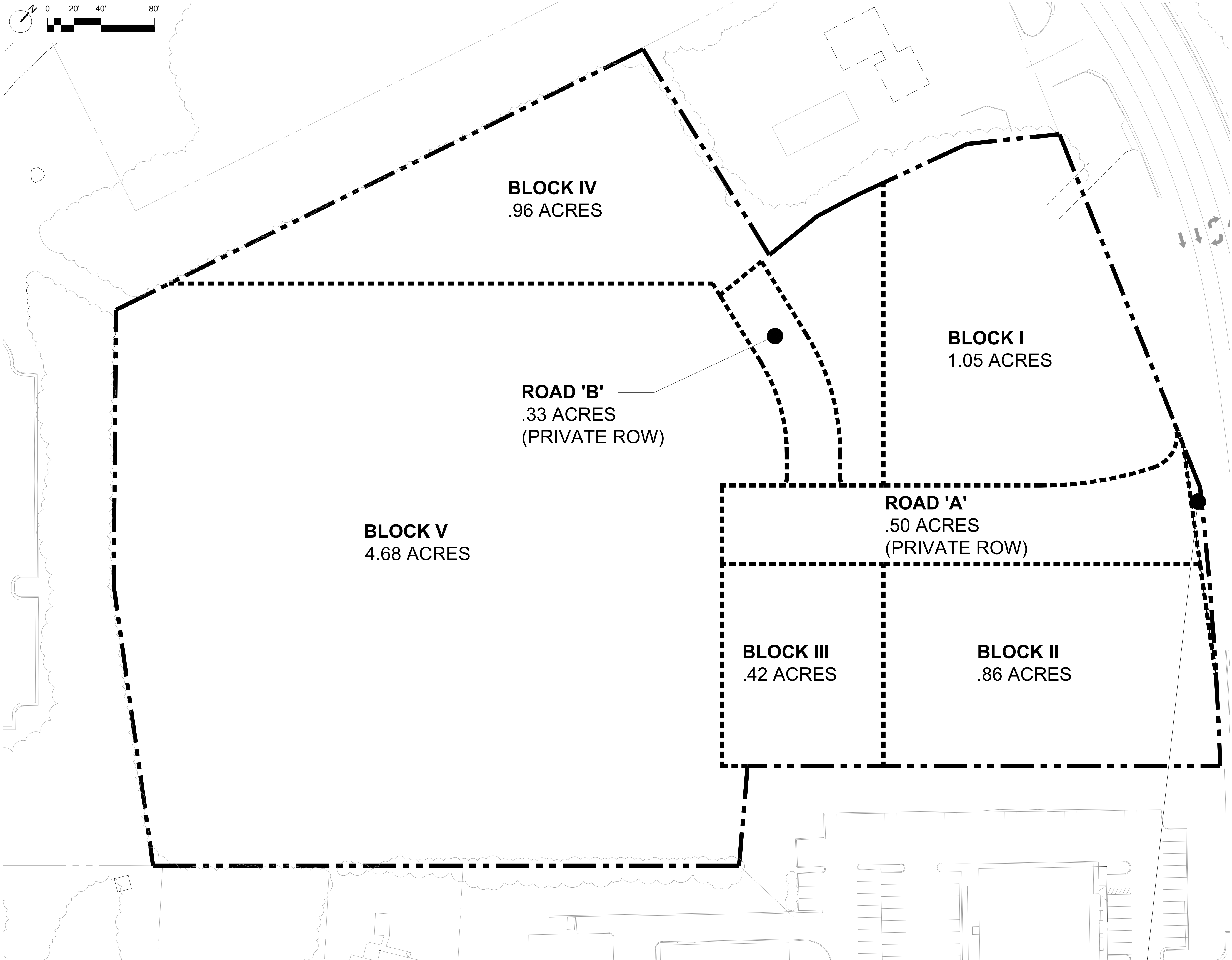
RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH THE STANDARDS ABOVE:

Numbers shown are approximate and are subject to change at the Final Site Plan process.

Amenities and Green Space are defined by the Albemarle County Zoning Ordinance (Ch. 18 Section 3- Definitions).

Green Space includes all Amenity areas.

Amenity Space calculations do not include indoor activity areas.



| TRIP GENERATION |                                        |            |                               |                                 |                                 |            |
|-----------------|----------------------------------------|------------|-------------------------------|---------------------------------|---------------------------------|------------|
| CODE            | LAND USE                               | # of UNITS | AVG. WEEKEND TRIPS (Per Unit) | ADJ. STREET PEAKS AM (Per Unit) | ADJ. STREET PEAKS PM (Per Unit) | SATURDAY   |
| 220             | APARTMENT                              | 16         | 6.65                          | 0.55                            | 0.67                            | 6.39       |
| 230             | TOWNHOMES (1 CAR GARAGE)               | 6          | 106.4                         | 8.8                             | 10.72                           | 102.24     |
| 252             | ASSISTED LIVING                        | 120        | 5.81                          | 0.44                            | 0.52                            | 5.67       |
| 710             | COMMERCIAL (35,150 GSF) <sup>2,3</sup> | 0          | 34.86                         | 2.64                            | 3.12                            | 34.02      |
|                 |                                        |            | 2.74                          | 0.23                            | 0.37                            | 2.2        |
|                 |                                        |            | 328.80                        | 27.60                           | 44.40                           | 264.00     |
|                 |                                        |            | 11.01/1,000                   | 1.56/1,000                      | 1.49/1,000                      | 2.46/1,000 |
|                 |                                        |            | 387                           | 55                              | 52                              | 86         |
| TOTAL           |                                        |            | 857                           | 94                              | 111                             | 487        |

RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH THE STANDARDS ABOVE:

1. Based on Institute of Transportation Engineers (ITE Manual), Trip Generation, 7th Ed.
2. Based on the Maximum GSF of Non-Residential Units found in the Block Summary on Sheet 4.
3. All Commercial calculations are based on 1,000 SF.

- PARKING
- A reduction from the listed requirements may be approved by the Albemarle County Zoning Administrator in addition to the previous reduction at the time of Final Site Plan approval in accordance with Sections 4.12.7 and 4.12.8 of the Albemarle County Zoning Ordinance.
  - The minimum off-street parking for all non-residential uses permitted by-right in the permitted uses table in the Code of Development (Section III, Sheet 5) shall be 1 space per 200 square feet of gross floor area (GSF). See supporting documentation for approved or requested parking reductions. All other non-residential uses shall adhere to the minimum parking requirements in accordance with Section 4.12.6 of the Albemarle County Zoning Ordinance.
  - The minimum off-street parking for all residential uses shall be per Section 4.12.6 in the Albemarle County Zoning Ordinance. Garage spaces may county towards this off-street parking requirement. A parking study shall be provided to Albemarle County Department of Community Development to justify any parking reductions below this standard at the time of Final Site Plan approval.
  - Any Site Plan submitted for approval to develop uses in any block shall provide a calculation for required parking at the request of staff. A request, if needed, for any reduction of the requirements herein accordance with Sections 4.12.7 and 4.12.8 of the Albemarle County Zoning Ordinance.

- TREE PRESERVATION
- A Tree Conservation Plan will be submitted as part of the Final Site Plan. Thinning shall be permitted in areas designated open space, green space and amenity areas at the direction of a Certified Tree Arborist (or equivalent).
- ARCHITECTURE
- See Code of Development on Sheets 5 for the Architectural Guidelines.
- LANDSCAPE TREATMENTS
- Will be determined at the Final Site Plan process with the input of the Albemarle County Architectural Review Board (ARB).



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| PERMITTED USES                                                                                                        |                                                                                                                                          |   |    |     |       |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|---|----|-----|-------|
| <b>P = PERMITTED USES</b><br><b>SP = SPECIAL USE PERMIT REQUIRED</b><br><b>BLANK = USE NOT PERMITTED WITHIN BLOCK</b> |                                                                                                                                          |   |    |     |       |
|                                                                                                                       |                                                                                                                                          |   |    |     | BLOCK |
|                                                                                                                       |                                                                                                                                          | I | II | III | IV V  |
| RESIDENTIAL USES                                                                                                      | Detached single family                                                                                                                   |   |    | P   | P     |
|                                                                                                                       | Semi-detached and attached single-family dwellings such as duplexes, triplexes, quadruplexes, townhouses, atrium houses and patio houses | P | P  | P   | P     |
|                                                                                                                       | Multiple Family dwellings                                                                                                                | P | P  | P   | P     |
|                                                                                                                       | Rental of accessory structures                                                                                                           | P | P  | P   | P     |
|                                                                                                                       | Homes for developmentally disabled persons (ref. 5.1.07)                                                                                 | P | P  | P   | P     |
|                                                                                                                       | Boarding Houses                                                                                                                          |   |    |     |       |
|                                                                                                                       | Tourist Lodges (ref. 5.1.17)                                                                                                             | P | P  | P   | P     |
|                                                                                                                       | Home Occupation, Class A (ref. 5.2)                                                                                                      | P | P  | P   | P     |
|                                                                                                                       | Home Occupation, Class B (ref. 5.2)                                                                                                      |   |    |     |       |
|                                                                                                                       | Accessory Apartments <sup>1</sup>                                                                                                        |   |    | P   | P     |
| Accessory uses and buildings including storage buildings                                                              | P                                                                                                                                        | P | P  | P   |       |
| Assisted living <sup>2</sup>                                                                                          |                                                                                                                                          |   | P  | P   |       |
| Rest home, nursing home or convalescent home                                                                          |                                                                                                                                          |   | P  | P   |       |

[illegible]

| LOT / PARKING / BUILDING REGULATIONS |                               |                              |                              |                             |                              |                             |             |                      |
|--------------------------------------|-------------------------------|------------------------------|------------------------------|-----------------------------|------------------------------|-----------------------------|-------------|----------------------|
| BLOCK                                | FRONT BUILDING SETBACK (min.) | FRONT PARKING SETBACK (min.) | SIDE BUILDING SETBACK (min.) | SIDE PARKING SETBACK (min.) | REAR BUILDING SETBACK (min.) | REAR PARKING SETBACK (min.) | MAX STORIES | MAX. BUILDING HEIGHT |
| I                                    | 30'                           | 0'                           | 0'                           | 0'                          | 0'                           | 0'                          | 4           | 65'                  |
| II                                   | 30'                           | 0'                           | 0'                           | 0'                          | 0'                           | 0'                          | 4           | 65'                  |
| III                                  | 30'                           | 0'                           | 0'                           | 0'                          | 0'                           | 0'                          | 4           | 65'                  |
| IV                                   | 20'                           | 0'                           | 6'                           | 5' <sup>11</sup>            | 10'                          | 5' <sup>11</sup>            | 3           | 65'                  |
| V                                    | 70'                           | 0'                           | 10'                          | 10' <sup>12</sup>           | 0'                           | 5'                          | 3           | 65'                  |

1. Regulations established above are based upon an Assisted Living Facility development in general accord with ZMA-201600015 "Scenario A" Concept.
2. Refer to the Code of Development in ZMA-201600015 for detail on the Permitted Uses.
3. Buildings will have a 0' setback along interior streets, roads, access easements or lot lines.
4. Reserved for future use.
5. Attached units with common walls will have a 0' Side Building Setback. Side Building Setbacks apply to exterior end units.
6. Curb and gutter may fall into all parking setbacks.
7. All roads are private with public access easements as shown over them.
8. Architectural features and overhangs may encroach into Building Setbacks up to four feet (4').
9. Parking setbacks shown are only for parking lots with five (5) or more spaces.
10. Subterranean parking shall not be considered a building story.
11. The turnaround areas, curb and gutter of parking lots in Block N may encroach into Parking Setbacks but may not be closer than two feet from any exterior parcel boundary.
12. The Side Parking Setback to interior lot lines in Block V is zero feet (0').



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