ZONING MAP AMENDMENT

APPLICATION PLAN

ZMA202000012

MONTCLAIR

A NEIGHBORHOOD MODEL DISTRICT

TMP(s) 56-91A & 56E-2

project ID: 20.014

REVISED 17 JUNE 2022
Revised 07 March 2022
Revised 17 November 2021
Submitted 21 September 2020

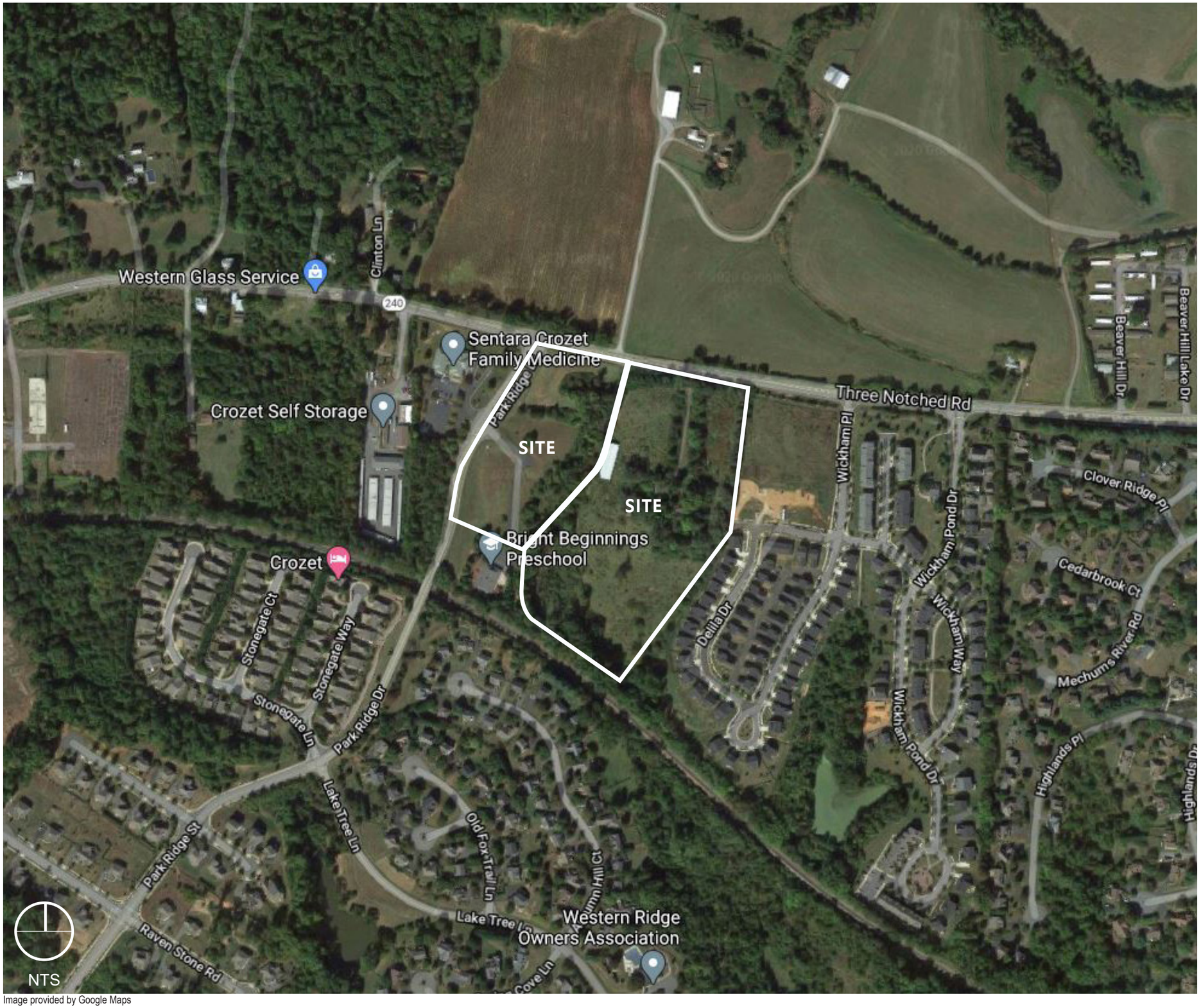


Image provided by Google Maps

Context Map

Sheet 1 of 10

INDEX OF SHEETS

1 - Cover & Context Map
2 - Site & ZMA Details
3 - Existing Conditions-Entire Site
4 - Block Network
5 - Land Use Categories
6 - Proposed Circulation
7 - Conceptual Grading & Stormwater
8 - Conceptual Street Section
9 - Conceptual Street Section
10 - Conceptual Street Section

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SITE & ZMA DETAILS

OWNERS
Spainhour, Adelaide W Trust C/O Leslie John-James Executor & Highlands West L.P.

DEVELOPER
Vito Cetta

TMP(S)
56-91A & 56E-2

ACREAGE

056E0-00-00-00200	5.3 AC
05600-00-00-091A0	12.1 AC
Total	17.4 AC

MAGISTERIAL DISTRICT
White Hall

STEEP SLOPES & STREAM BUFFER
Stream buffer present within project area.
Managed and preserved slopes present within project area.

SOURCE OF BOUNDARY & TOPOGRAPHY
Boundary survey provided by Foresight Survey, P.C., October 5, 2020. Two (2) foot interval contours provided by LiDAR, Virginia Geographic Information Network, 2016.

FLOODZONE
According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0286D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED
Watershed Supply Protection Watershed

WATER AND SANITARY SERVICES
Water service is provided only to existing structures by Albemarle County Service Authority (ACSA)

USE
EXISTING: Residential Single Family
PROPOSED: Residential & Limited Commercial

ZONING
EXISTING: Rural Areas & Light Industry
OVERLAY: Entrance Corridor, Steep Slopes - Managed, Steep Slopes - Preserved
COMPREHENSIVE PLAN: Green Space, Middle Density Residential, Neighborhood Density Residential
PROPOSED: Neighborhood Model District

PARKING
Parking requirements to comply with section 4.12.6 of the Albemarle County Zoning Ordinance, unless parking alternatives per section 4.12 are pursued during site plan and are approved by the Zoning Administrator. On-street parking shall count towards the minimum parking requirement.

PROPOSED UNITS
Maximum 157 units

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EXISTING CONDITIONS

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150 0 150 300 450

Graphic Scale: 1”=150’

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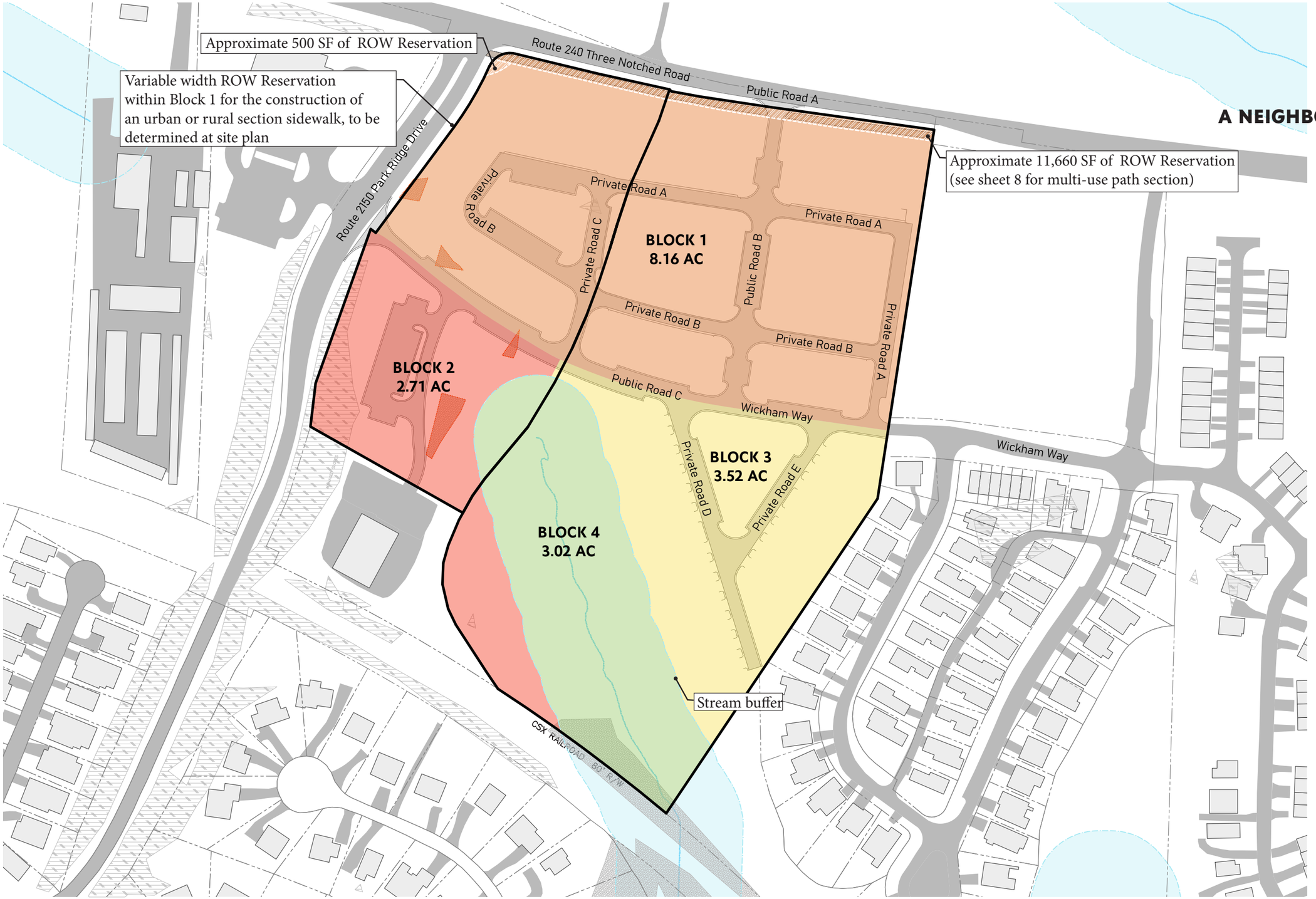
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A NEIGHBORHOOD MODEL DISTRICT

BLOCK NETWORK



150 0 150 300 450
Graphic Scale: 1"=150'

Legend
- Right-of-way reservation
- Multiuse Path
- Steep Slopes - Preserved to be Re designated as Managed[4]

Additional Notes:

1. ROW Reservation area shown at intersection of Three Notched Road and Park Ridge Drive allows for construction of roundabout with 150' inscribed diameter.

2. ROW Reservation area to be dedicated for public use, prior to final site plan approval of Block 1.

3. Sidewalk section of Park Ridge Drive within Block 1 to be determined with VDOT at site plan review for urban or rural section. Dedication of the variable width ROW reservation to take place 1' behind the sidewalk, prior to final site plan approval of Block 1.

4. Slopes shown hereon as "preserved" to be resdesignated as managed with approval of this ZMA request.

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MONTCLAIR
A NEIGHBORHOOD MODEL DISTRICT
LAND USE CATEGORIES
Sheet 5 of 10



LEGEND	LAND USE	IMPROVEMENT CHARACTERISTICS
	Vehicular Circulation*	Travel ways, ingress/egress, grading, landscaping, utilities
	Landscape Buffer	Landscaping, multi-use path, pedestrian walkways, ingress/egress, travelways/parallel parking
	Buildable Area	Residential and non-residential buildings, signage, grading, landscaping, open space, utilities, structured parking, parking areas, travel ways, ingress/egress to the site, stormwater infrastructure, etc.
	Right-of-Way Reservation	Right-of-way improvements, stormwater infrastructure
	Green Space	Permitted uses shall comply with Sec. 18-3.1: An area of land covered in grass or other vegetation or a water feature required by this chapter. Uses in green space may include, but are not limited to, stormwater areas, wooded slopes, graded and revegetated slopes of 25-50%, required yards on both residential and non-residential lots, landscaped areas, landscaped islands in parking lots, and other land covered in vegetation. Where areas for amenities are vegetated, such as in parks and playgrounds, amenities shall be included in required green space calculations.
	Amenity Area	Permitted uses shall comply with Sec. 18-3.1: An indoor or outdoor area of activity designed principally for, and accessible to, persons residing or working within a development. An outdoor area of activity may be a passive or active area.
	Conservation Area	Permitted uses shall comply with Sec. 18-3.1: Uses in conservation areas include, but are not limited to, utilities, greenways, pedestrian paths, streets, and stormwater management facilities

*Vehicular circulation area is shown for circulation feasibility purposes. This location is approximate and may change during site plan.

Additional Notes:
1.Building envelopes and pedestrian walkway/road layout shown for conceptual purposes only
2. Notwithstanding the green & amenity spaces depicted on this Application Plan, the Code of Development shall regulate the minimum required green & amenity spaces and landscape. Therefore, provided such requirements are satisfied, non-substantive changes to the depicted design are allowed. There will be a minimum of 20% (151,000 SF) green space and amenity area in the NMD.
3. Access to eastern portion of Block 2 to be provided through adjacent parcel, TMP 56E-2A

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PROPOSED CIRCULATION

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Circulation Key

- Sidewalk
- Shared Use Path
- Two-Way Vehicular Flow
- One-Way Vehicular Flow

150 0 150 300 450

Graphic Scale: 1”=150’

Legend

- Landscape Buffer
- Multiuse Path
- Steep Slopes - Preserved to be Re designated as Managed

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CONCEPTUAL GRADING & STORMWATER

Sheet 7 of 10



Additional Notes:

1.Building footprints, pedestrian walkways, and road layout shown for conceptual purposes only

2. "UD" shown as conceptual underground detention locations. Biofilter shown within 50' horizontal feet of the stream buffer that is most landward.

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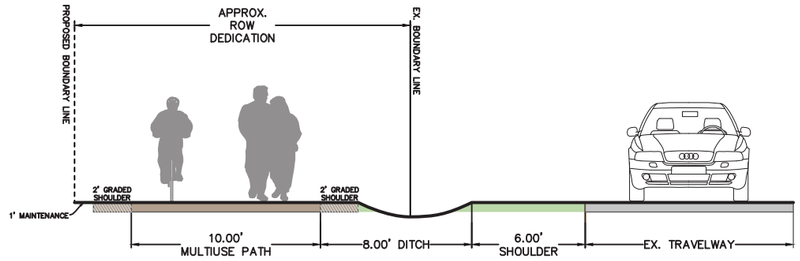
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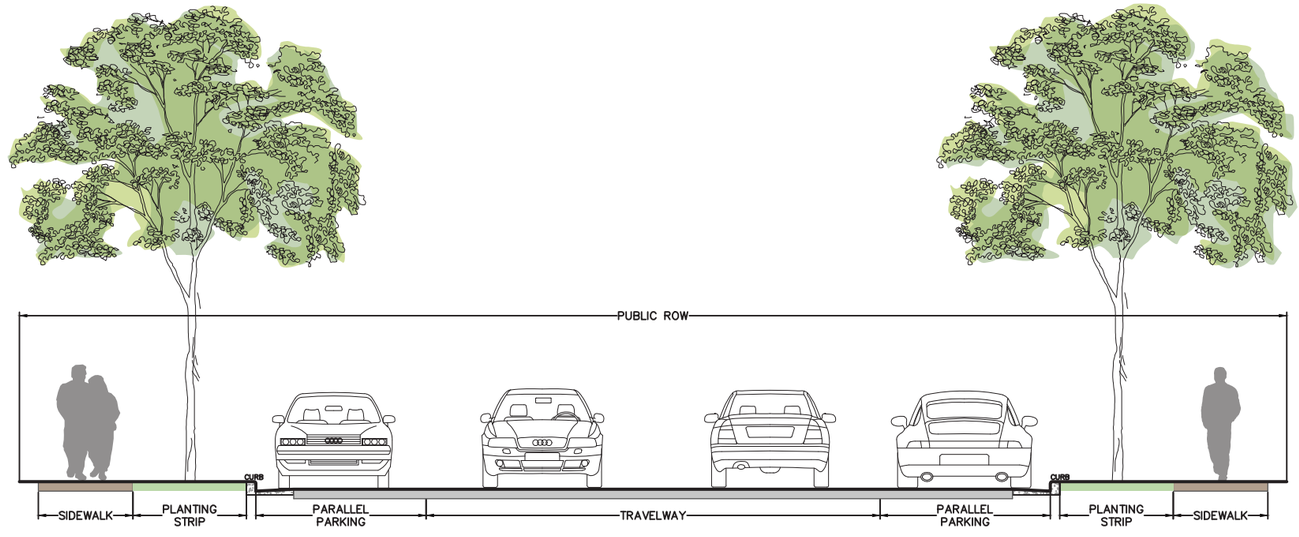
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A NEIGHBORHOOD MODEL DISTRICT
CONCEPTUAL STREET SECTIONS

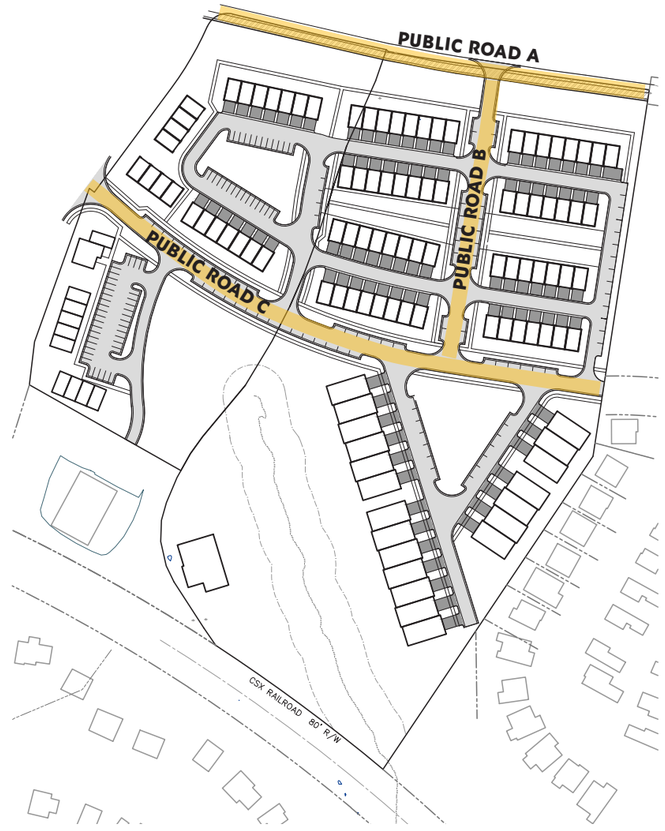
Route 240 Section



Source: VDOT Road Design Manual, Appendix A(1): VDOT Complete Streets: Bicycle & Pedestrian Facility Guidelines, Bus Stop Design & Parking Guidelines, (A(1)-24, 26)

Public Roads B & C Section





8 0 8 16 24
Graphic Scale: 1"=8'

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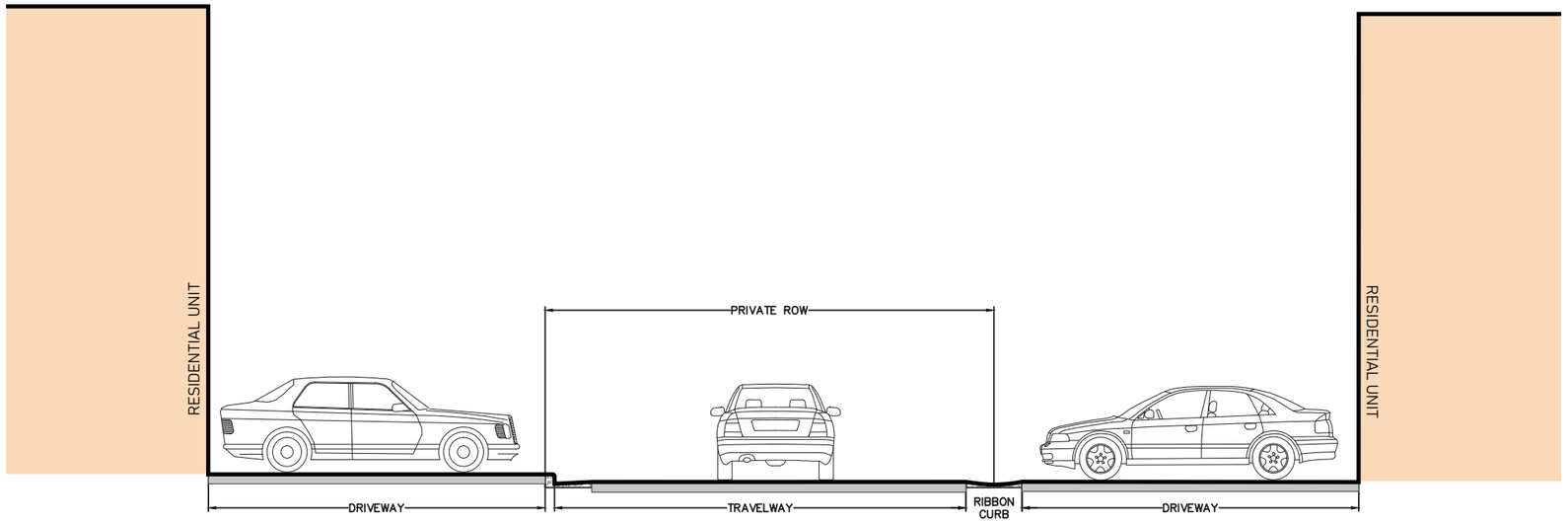
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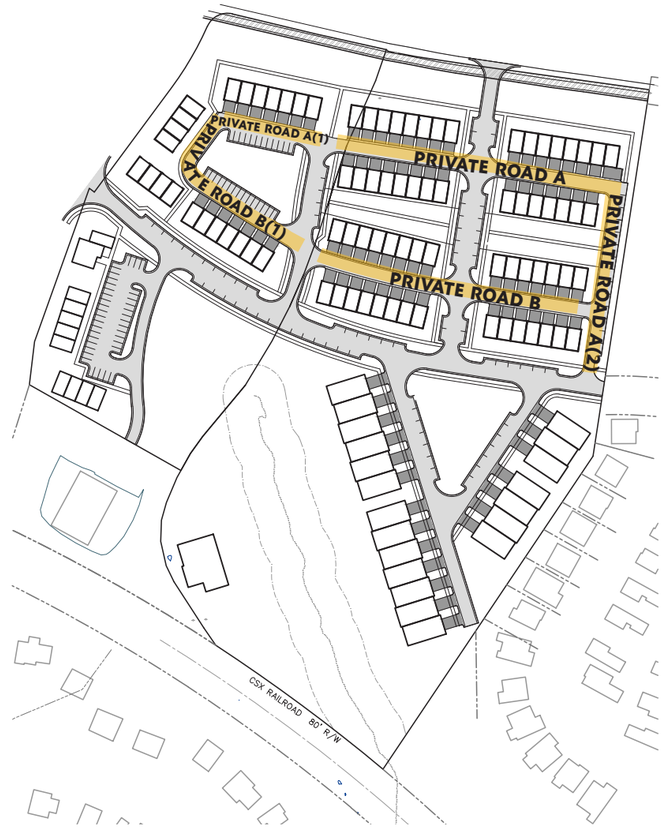
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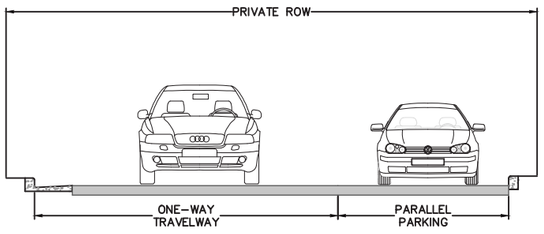
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CONCEPTUAL STREET SECTIONS

Private Roads A & B Section

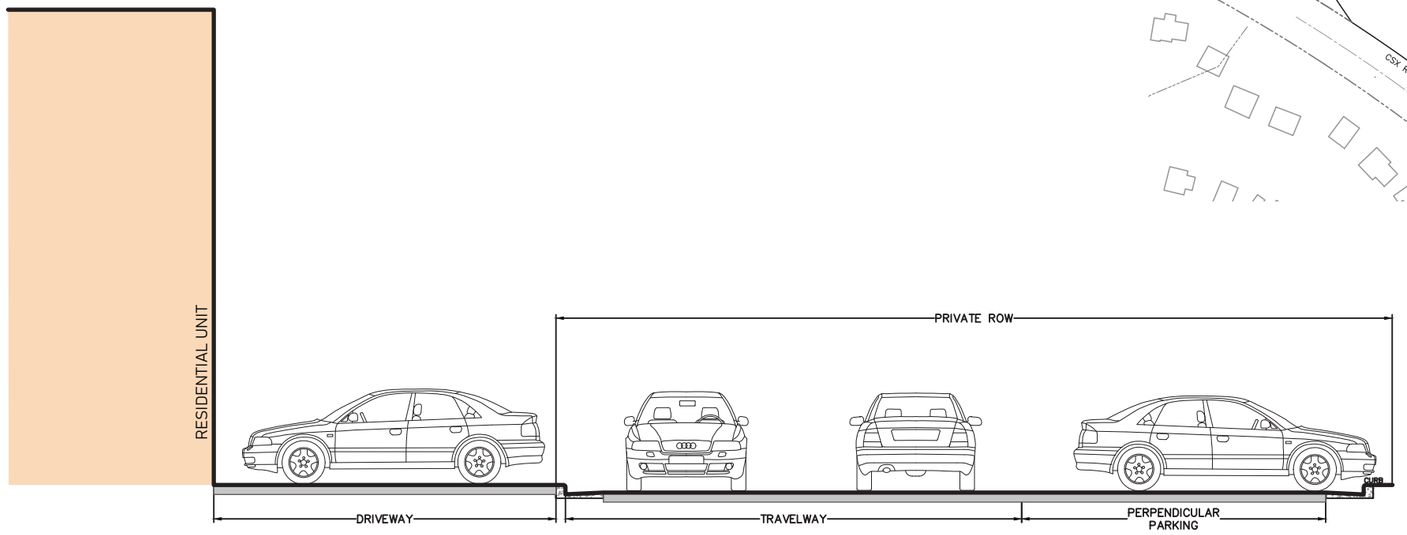




Private Road A(2) Section



Private Road A(1) & B(1) Section



8 0 8 16 24

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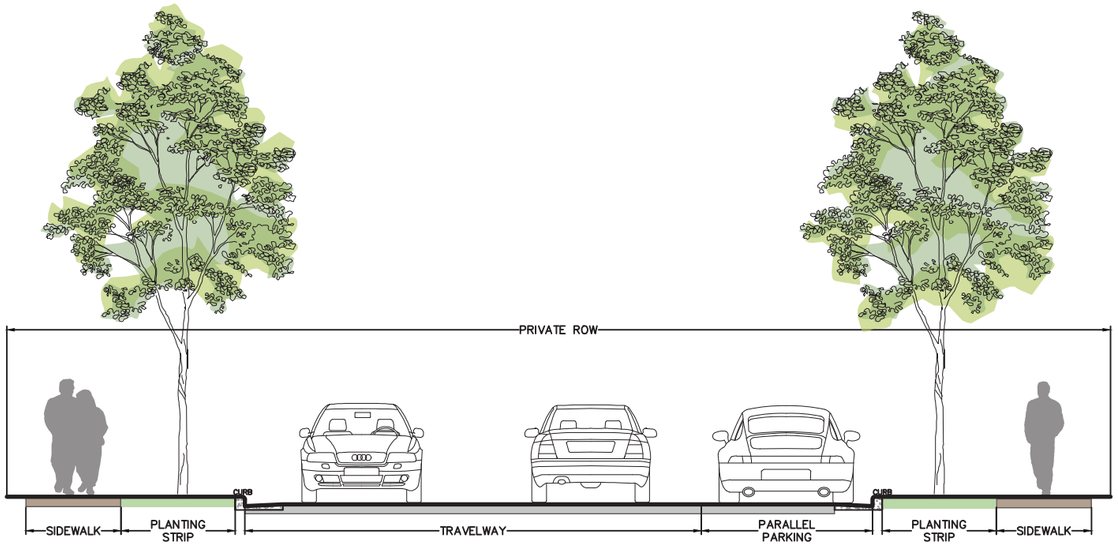
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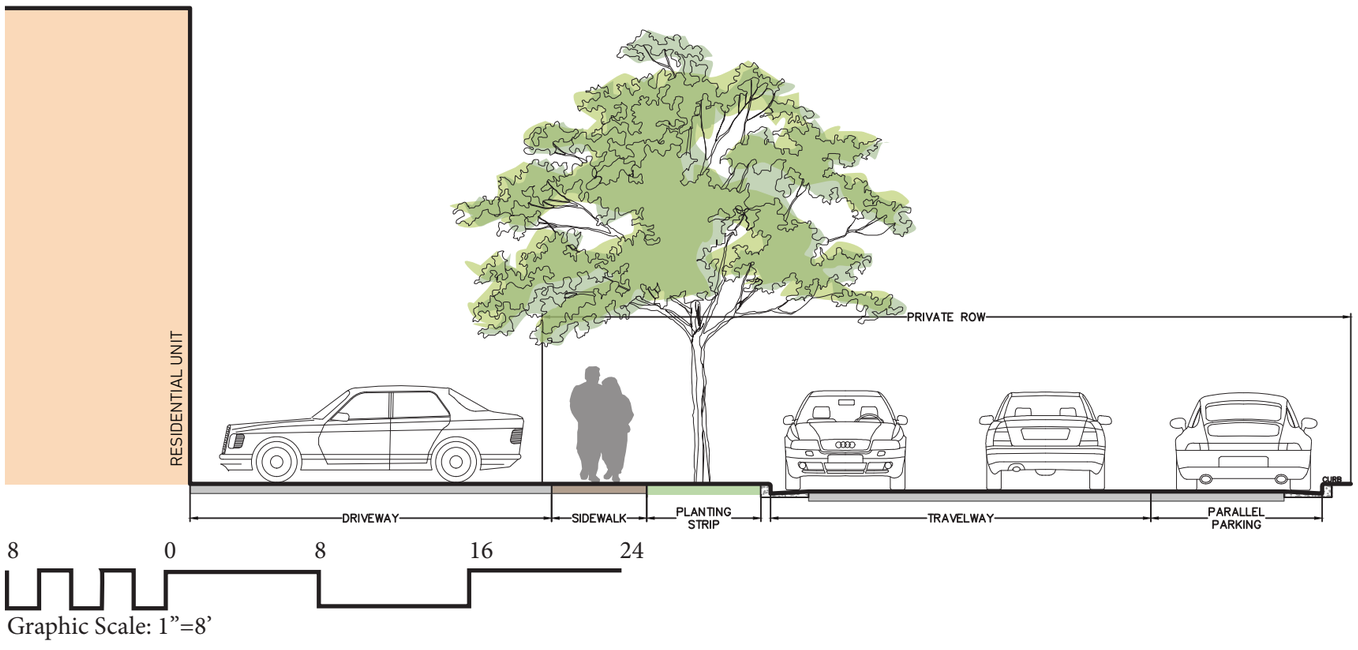
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CONCEPTUAL STREET SECTIONS

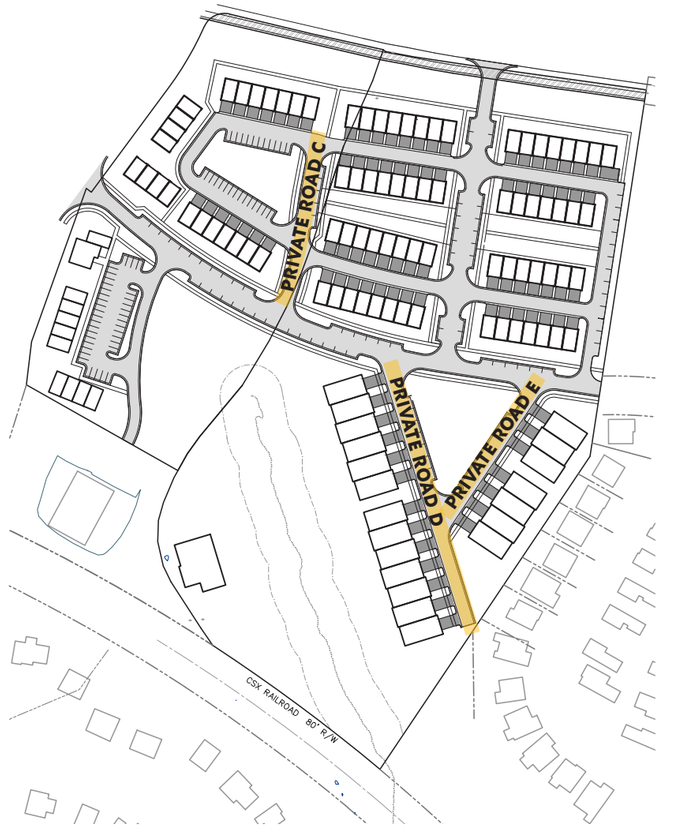
Private Road C Section



Private Roads D & E Section



Graphic Scale: 1”=8’



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