SPECIAL USE PERMIT | ZONING MAP AMENDMENT

CLIFTON INN & COLLINA FARM

CONCEPT PLAN + EXHIBITS

SP202100004 | ZMA202100003

TAX MAP 79, PARCEL 23B, 23F, 24B, 36

ALBEMARLE COUNTY, VIRGINIA

OWNER/DEVELOPER

Clifton Inn LLC
4 Warwick Road
Summit, NJ 07901

PLAN PREPARATION

Shimp Engineering, P.C.
912 East High Street
Charlottesville, VA 22902
(434) 227-5140

TMP

79-23B, 79-23F, 79-24B, 79-36

PROPERTY ADDRESS

Clifton Inn: 1296 Clifton Inn Drive, Charlottesville, VA 22911
Collina Farm: 3055 Collina Farm, Charlottesville, VA 22911

ACREAGE

TMP 79-23B	10.78 AC
TMP 79-23F	28.05 AC
TMP 79-24B	25.75 AC
TMP 79-36	29.49 AC
Total	94.07 AC

MAGISTERIAL DISTRICT

Scottsville

CRITICAL SLOPES & STREAM BUFFER

Critical slopes and stream buffers are present on the property.

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary shown per Albemarle County GIS. Ten (10) foot contour interval topography from LiDAR, Virginia Information Technologies Agency, 2016.

FLOODZONE

According to FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0295D), a portion of the property is located within a Zone A 100-year floodplain.

USE

	Existing	Proposed
TMP 79-23B	Restaurant, taverns, and inns containing a historic structure and/or site	Restaurant, taverns, and inns containing a historic structure and/or site Health spa (accessory use)
TMP 79-23F	Vacant	
TMP 79-24B	Overnight guest accommodations	
TMP 79-36	Vacant	

ZONING

	Existing	Proposed
TMP 79-23B	Rural Areas	Rural Areas w/ SP for restaurant, taverns, and inns containing a historic structure and/or site
TMP 79-23F	Planned Residential Development	Rural Areas w/ SP for restaurant, taverns, and inns containing a historic structure and/or site
TMP 79-24B	Rural Areas	Rural Areas w/ SP for restaurant, taverns, and inns containing a historic structure and/or site
TMP 79-36	Rural Areas	Rural Areas w/ SP for restaurant, taverns, and inns containing a historic structure and/or site

OVERLAY: Entrance Corridor, Floodplain, Steep Slopes (Critical Slopes), Scenic Byways

COMPREHENSIVE PLAN: Rural Areas

BUILDING HEIGHT

Maximum allowable: 35'

RESERVOIR WATERSHED

Non-Water Supply Middle Rivanna River Watershed

WATER & SANITARY SERVICES

TMP 79-23B (Clifton Inn Property)
Existing structures served by public water. New structures and additions to existing structures to be served by new on-site well. Existing structures served by private on-site sanitary. New structures to be served by expansion to existing on-site wastewater system or new wastewater system.

TMP 79-24B (Collina Farm Property)
Existing structures served by well; proposed structures to be served by existing well or new well. Existing structures served by private on-site sanitary. New structures to be served by new private on-site sanitary system.

VICINITY MAP SCALE : 1"=2,000'

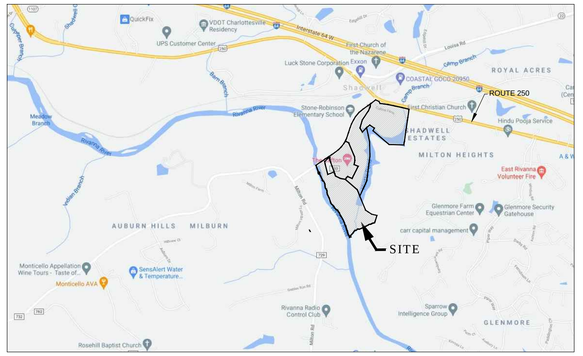


IMAGE PROVIDED BY GOOGLE MAPS

SHEET INDEX

C1 COVER
C2 EXISTING CONDITIONS
C3 EXISTING CONDITIONS (ADDITIONAL NOTES & DETAILS)
C4 MASTER PLAN
C5 COLLINA FARM CONCEPT PLAN
C6 CLIFTON INN CONCEPT PLAN
C7 EXHIBIT: COLLINA FARM CONCEPTUAL PARKING & HISTORIC RESOURCES INVENTORY
C8 EXHIBIT: CLIFTON INN CONCEPTUAL PARKING

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CLIFTON INN & COLLINA FARM

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2021.02.25

REVISION:
2021.08.16
2022.02.21

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COVER

C1



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EXISTING CONDITIONS

C2



HISTORIC RESOURCES INVENTORY:
See Sheet C7 for exhibit

1. Main House (Contributing Structure)
2. Brick Office (Contributing Structure)
3. Brick Garage (Contributing Structure)
4. Chicken Coop (Contributing Structure)
5. Spring House (Contributing Structure)
6. Ice Well (Contributing Site)

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EXISTING CONDITIONS (ADDITIONAL NOTES & DETAILS)

C3



HISTORIC RESOURCES INVENTORY:
See Sheet C7 for exhibit

1. Main House (Contributing Structure)
2. Brick Office (Contributing Structure)
3. Brick Garage (Contributing Structure)
4. Chicken Coop (Contributing Structure)
5. Spring House (Contributing Structure)
6. Ice Well (Contributing Site)

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MASTER PLAN

C4

EX. ENTRANCE TO BE CLOSED & REPLANTED AS NEEDED FOR SCREENING

SLOPES TO BE DISTURBED IF PERMITTED BY BOARD OF SUPERVISORS

ROW RESERVATION AREA

NEW ACCESS EASEMENT

NEW TREELINE

SCREENING EVERGREEN TREES TO BE PROVIDED AS NEEDED

100' TREE BUFFER AREA TO REMAIN

NEW TREELINE

NEW TREELINE

INTERNAL SERVICE ROAD

EVENT BUILDING

CRITICAL SLOPES

APPROX. LOCATION OF EX. TRAILS

NEW INTERNAL PATHWAYS

EX. WELL HOUSE

GUEST COTTAGE UNITS

OLD ROAD BED (NOT UTILIZED)

POSSIBLE DRAINFIELD LOCATION TO BE UTILIZED IF NECESSARY FOR EXPANSION

APPROX. LOCATION OF EX. TRAILS

APPROX. LOCATION OF PROPOSED DRAINFIELD

GUEST COTTAGE UNITS

HURTTS POND

HURTTS POND

FLOODPLAIN

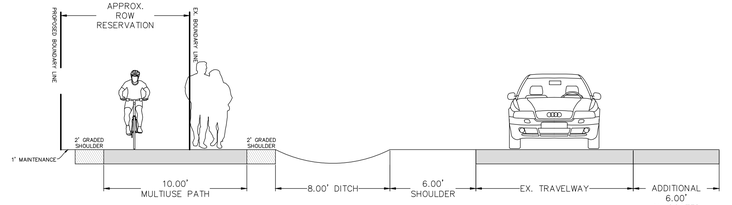
STREAM BUFFER

DAM BREAK INUNDATION ZONE – FEDERAL

SWM

EXHIBIT: ROW RESERVATION ALONG ROUTE 250 FRONTAGE

This exhibit demonstrates the approximate ROW width needed to accommodate the construction and maintenance of a shared use path adjacent to the eastbound lane of Route 250 as well as an additional 6' for the potential construction of half of a future directional lane on Route 250.



5 0 5 10 15
Scale: 1"=5'

NOTES:
1. The locations of site improvements such as buildings, travelways, parking areas, walkways, drainfields, and stormwater management facilities shown hereon are approximate in nature. Exact locations of site improvements within the buildable area will be determined at site plan. For the purposes of this plan, the buildable area is outside of environmentally sensitive features (floodplain, stream buffer, and critical slopes), setbacks, and buffer areas.
2. "New Access Easement" to be provided if entrance serving TMP 79-24B is constructed through TMP 79-23F. Alternatively, a boundary line adjustment with TMP 79-23F may be pursued to permit the entrance on TMP 79-24B.
3. "100' Tree Buffer Area to Remain" is to remain in a vegetated state. The clearing and removal of dead vegetation and the planting of new vegetation are permitted in this area.
4. Screening trees and shrubs to be provided along Collina Farm parking area as necessary to screen improved parking area from neighboring properties.
5. "ROW Reservation Area" to be dedicated to public use upon demand of the County for Route 250 roadway improvements.
6. Maximum of 16 guest rooms permitted in guest cottages. Maximum of 21 guest rooms permitted on TMP 79-24B.
7. Maximum building footprint for Event Building: 10,500 SF

80 0 80 160 240
Scale: 1"=80'

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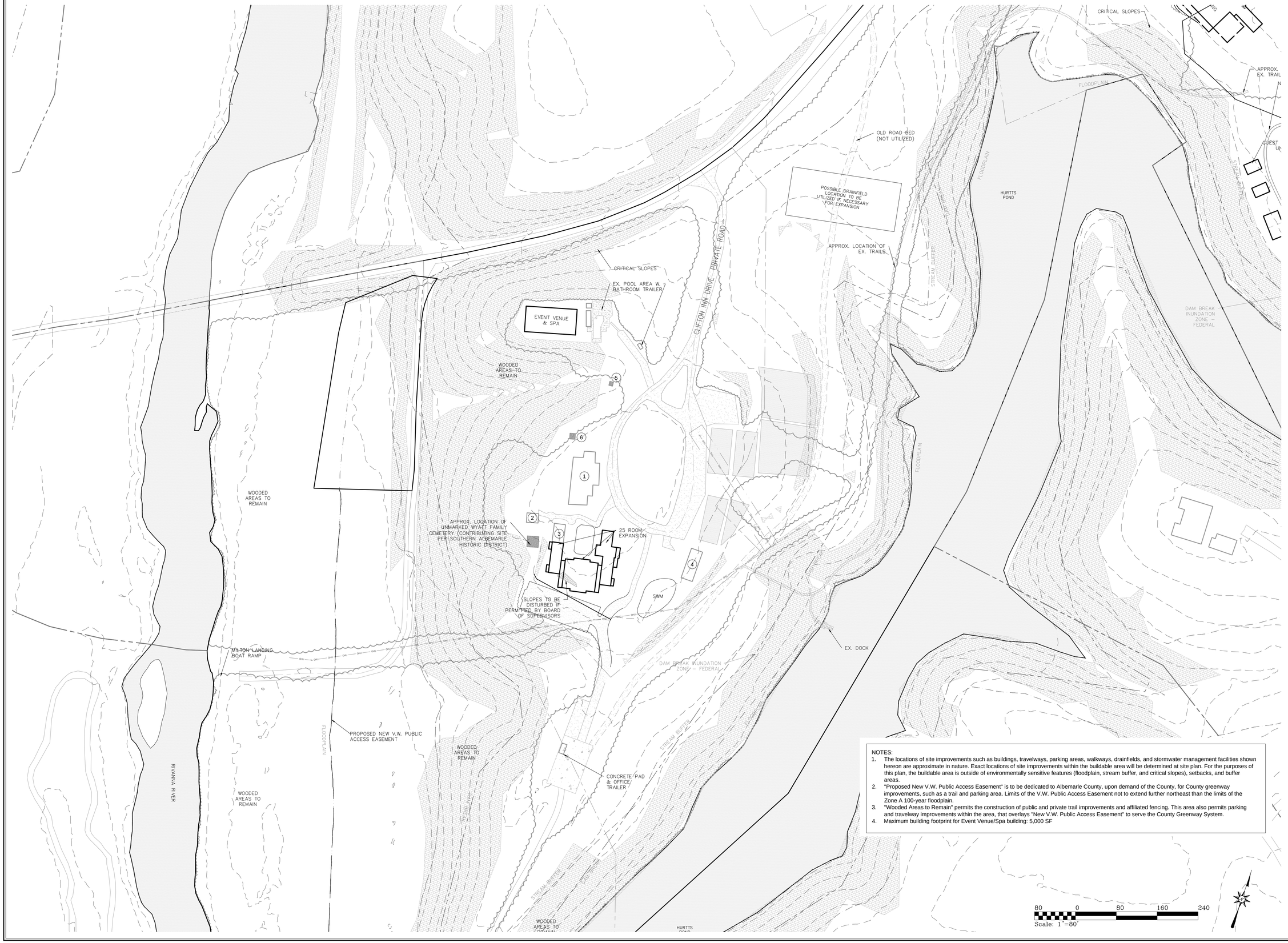
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COLLINA FARM CONCEPT PLAN

C5



HISTORIC RESOURCES INVENTORY:
See Sheet C7 for exhibit

1. Main House (Contributing Structure)
2. Brick Office (Contributing Structure)
3. Brick Garage (Contributing Structure)
4. Chicken Coop (Contributing Structure)
5. Spring House (Contributing Structure)
6. Ice Well (Contributing Site)

NOTES:

1. The locations of site improvements such as buildings, travelways, parking areas, walkways, drainfields, and stormwater management facilities shown hereon are approximate in nature. Exact locations of site improvements within the buildable area will be determined at site plan. For the purposes of this plan, the buildable area is outside of environmentally sensitive features (floodplain, stream buffer, and critical slopes), setbacks, and buffer areas.
2. "Proposed New V.W. Public Access Easement" is to be dedicated to Albemarle County, upon demand of the County, for County greenway improvements, such as a trail and parking area. Limits of the V.W. Public Access Easement not to extend further northeast than the limits of the Zone A 100-year floodplain.
3. "Wooded Areas to Remain" permits the construction of public and private trail improvements and affiliated fencing. This area also permits parking and travelway improvements within the area, that overlays "New V.W. Public Access Easement" to serve the County Greenway System.
4. Maximum building footprint for Event Venue/Spa building: 5,000 SF

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CLIFTON INN CONCEPT PLAN

C6

N. MILTON ROAD
VARIABLE WIDTH R/W

EVENT BUILDING
FFE 389

ADDITIONAL NOTES:
1. Striping is shown to demonstrate on-site parking feasibility
2. Parking Schedule
   140 spaces required for special events*
   140 parking spaces provided on Collina Farm property
   20 spaces could be assumed to stay overnight at Clifton Inn (part of hotel parking schedule, see following sheet)
   *See Traffic Impact Narrative for parking calculation

40 0 40 80 120
Scale: 1"=40'













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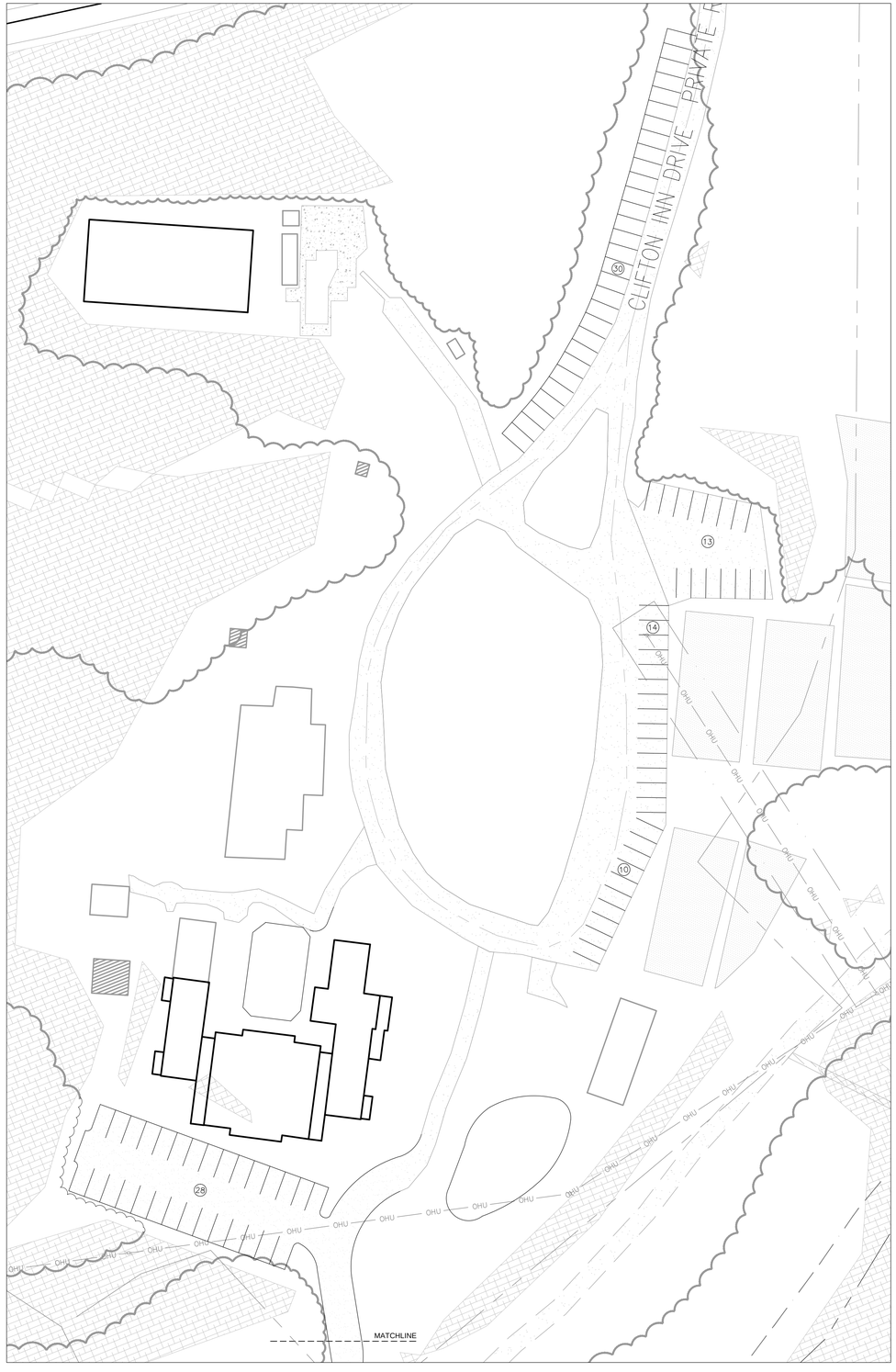
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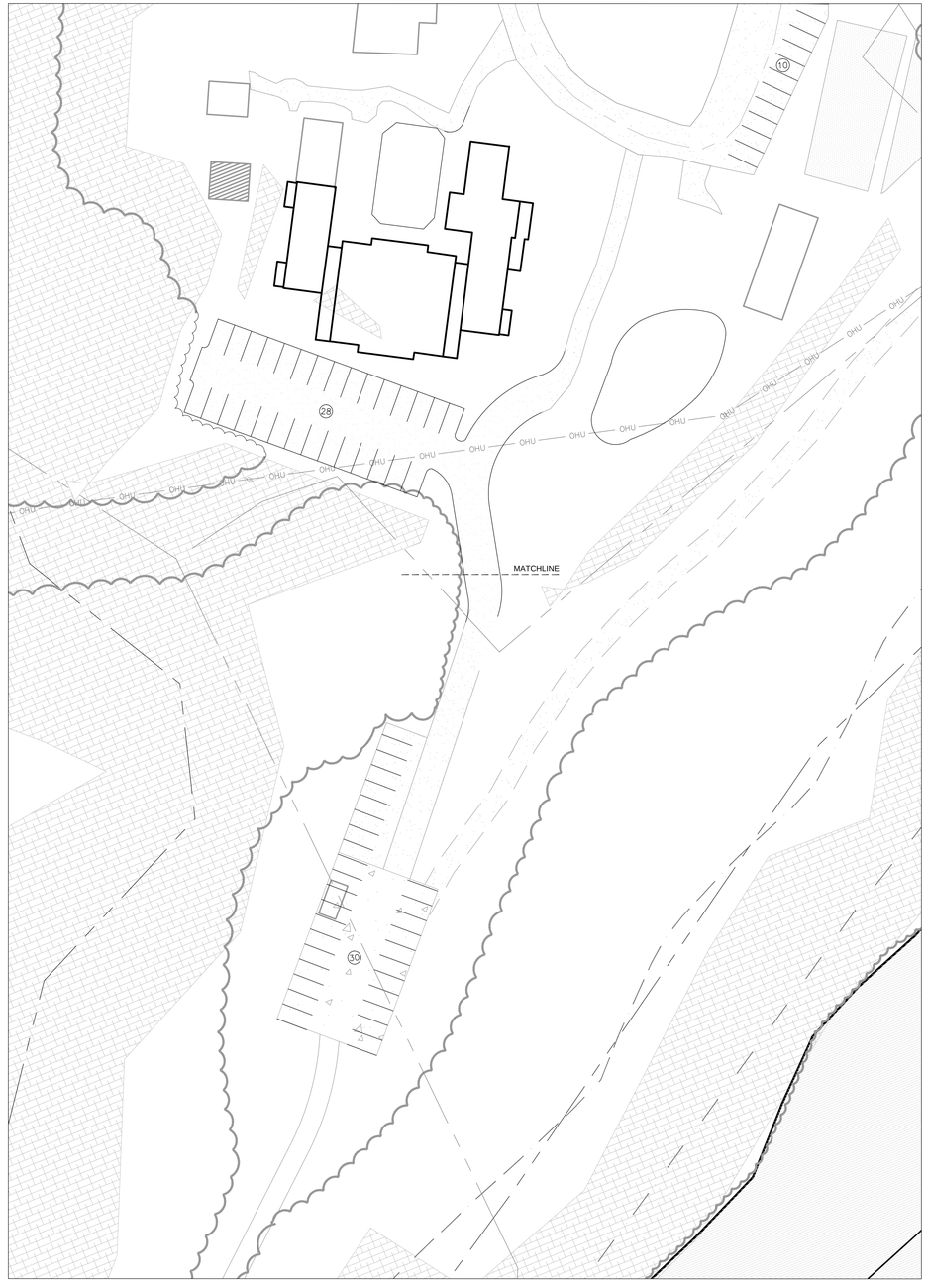
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EXHIBIT: COLLINA FARM CONCEPTUAL PARKING & CLIFTON INN HISTORIC RESOURCES INVENTORY

C7





ADDITIONAL NOTES:

1. Striping is shown to demonstrate on-site parking feasibility
2. Parking Schedule
   - 1 space per hotel room, 50 hotel rooms, 50 spaces required
   - 13 spaces per 1,000 SF of restaurant GFA, 1,426 SF (per approved SDP200400062), 19 spaces required
   - 13 spaces per 1,000 SF of restaurant GFA, 1,500 SF of outdoor patio seating area, 20 spaces required
   - 36 spaces required for special events*
   - 125 spaces required, 125 spaces provided
   - *See Traffic Impact Narrative for parking calculation

40 0 40 80 120
Scale: 1"=40'

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EXHIBIT:
CLIFTON INN
CONCEPTUAL PARKING

C8