WILLOW GLEN

RIO DISTRICT, ALBEMARLE COUNTY, VIRGINIA

REZONING AMENDMENT APPLICATION

PREPARED BY:

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19 JANUARY 2021
1 NOVEMBER 2022 (rev)

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VICINITY MAP | Scale: NTS

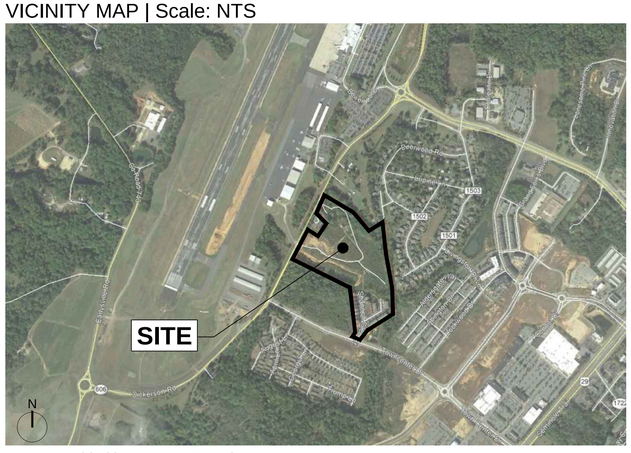


Image provided by GOOGLE Earth, 2018

REGIONAL CONTEXT MAP | Scale: NTS

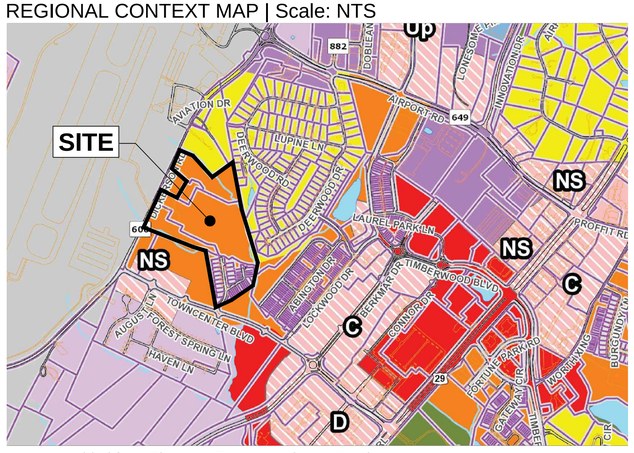


Image provided from Places29 Future Land Use- South

PROPERTY DATA

Owner/Developer:
Dickerson Ridge, LLC
690 Berkmar Circle | C'ville, VA 22901

Legal Description:
TM 32 Parcels 49B, 49F, 49G, 49I, 49J, 49K
Between Dickerson Road (606) and Towncenter Blvd
Closest known addresses are 3655 & 3621 Dickerson Road

APPLICATION PLAN NOTES

1. A Mandatory Pre-Application Meeting (PREAPP2020-00102) was held on 12/21/2020.
2. This Application Plan proposes changes in land use from Planned Residential District (PRD) to Planned Residential District (PRD) to allow additional density on the site.
3. The allowable density would considered as a range basis to provide flexibility should housing types vary. The proposed allowable density range for the entire community is between 7.81 - 15.08 DUA.
4. This site lies within the South Fork Rivanna.

BASE INFORMATION

Source of Phyiscal, Topographic and Boundary Survey:
Completed by *Lincoln Surveys*, Dated 3/1/2005.
Additional Work completed by *Louisa Aerial Surveys, Inc.*, Dated 3/22/2005 and updated 2/4/2008.

Datum: NAVD 88 (State Plane)
Benchmark: (4) Nails with Flashers. BM1 Elev = 586.76; BM2 Elev = 563.71; BM3 Elev = 525.40; BM4 Elev = 577.90

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

Existing Zoning: Planned Residential District (PRD); ZMA 2006-00019 with a Critical Slope Waiver (now referred to as Managed Slopes)

Entrance Corridor: No

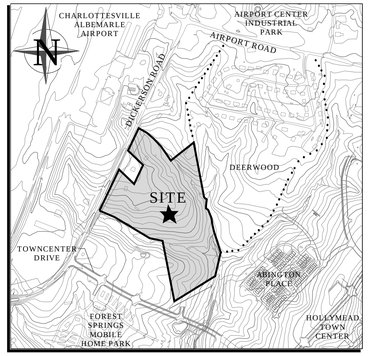
Comprehensive Plan: Urban Density Residential (6.01-34 DU/AC)

Existing Approved Site Plan: SDP200800101. Dated 10/3/2014

ZMA-2021-00001

VICINITY MAP

1"= 60'



CONDOMINIUM UNIT BREAKDOWN

BEDROOMS	QUANTITY
1	20
2	60
3	14
TOTAL: 94	

TMP 32C3-A
Now or Formerly
BURTON FAMILY LAND TRUST
D.B. 2907 PG. 132
D.B. 2907 PG. 138
D.B. 1677 PG. 661
Zoned: R4
Comp. Plan: Neighborhood Density Residential/Parks & Greenways
Use: Unknown

TMP 32-46
Now or Formerly
TRIBAL PROPERTIES LLC C/O EDWARD P. BAIN, JR.
D.B. 3252 PG. 731, D.B. 3252 PG. 735, D.B. 2907 PG. 132, D.B. 2907 PG. 138, D.B. 2904 PG. 65, D.B. 2904 PG. 73, D.B. 2685 PG. 296, D.B. 1970 PG. 113
Zoned: NMD
Comp. Plan: Town Center/Parks & Greenways/ Neighborhood Density Residential
Use: Mix

TMP 32C3-D
Now or Formerly
BURTON FAMILY LAND TRUST
D.B. 2507 PG. 316 (PLAT)
Zoned: R4
Comp. Plan: Neighborhood Density Residential
Use: Unknown

TMP 32C3-A1
Now or Formerly
BURTON FAMILY LAND TRUST
D.B. 2846 PG. 250
D.B. 2846 PG. 257
D.B. 2507 PG. 312 (PLAT)
D.B. 2507 PG. 314
D.B. 2117 PG. 141 (PLAT)
D.B. 2117 PG. 142 (PLAT)
Zoned: R4
Comp. Plan: Neighborhood Density Residential
Use: Unknown

TMP 32C3-38
Now or Formerly
EDGAR D. OR SUSAN R. LAWHORNE
D.B. 2979 PG. 508
Zoned: R4
Comp. Plan: Neighborhood Density Residential
Use: Residential

TMP 32C3-39
Now or Formerly
TIEN N. HO
D.B. 2979 PG. 508
Zoned: R4
Comp. Plan: Neighborhood Density Residential
Use: Residential

TMP 32-49
Now or Formerly
GEORGE W. AND G. LOUISE GEER
D.B. 1955 PG. 717 (PLAT)
D.B. 1923 PG. 288
D.B. 1453 PG. 521 (PLAT)
D.B. 1441 PG. 319
W.B. 73 PG. 324
Zoned: RA
Comp. Plan: Industrial Service
Use: Forest - Coniferous/Open/ Unknown

TMP 32C3-40
Now or Formerly
SUSAN LEGGETT
D.B. 3001 PG. 263
Zoned: R4
Comp. Plan: Neighborhood Density Residential
Use: Residential

TMP 32C3-41
Now or Formerly
SUSAN L. SILVA
D.B. 3265 PG. 268
D.B. 3072 PG. 691
Zoned: R4
Comp. Plan: Neighborhood Density Residential
Use: Unknown

FUTURE INTERPARCEL INTERCONNECTION- AN ACCESS EASEMENT WILL BE PROVIDED AT THE COUNTY'S REQUEST

TMP 32-49H
Now or Formerly
MONTY W. AND DONNA SUE GEER
D.B. 1969 PG. 363 (PLAT)
D.B. 1879 PG. 274
D.B. 1453 PG. 523
D.B. 1453 PG. 521 (PLAT)
Zoned: RA
Comp. Plan: Industrial Service
Use: Residential

TMP 32-49B
Now or Formerly
BARBARA A. PEERY, TAMMY P. GRUBB, AND WAYNE T. PEERY
W.B. 85 PG. 214
Zoned: RA
Comp. Plan: Industrial Service
Use: Residential

TMP 32-50
Now or Formerly
NYC LAND TRUST
D.B. 3252 PG, 731
D.B. 3060 PG. 603 (PLAT)
D.B. 3060 PG, 608
Zoned: NMD
Comp. Plan: Town Center/Parks & Greenway/Urban Density Residential
Use: Forest-Coniferous

TMP 32-56
Now or Formerly
UNITED LAND CORPORATION OF AMERICA & S-V
D.B. 1434 PG. 440
D.B. 520 PG. 308 PLAT
Zoned: R15
Comp. Plan: Urban Density Residential
Use: Residential

TMP 32-56A
Now or Formerly
ATLANTIC LAND TRUST
D.B. 1950 PG. 154
D.B. 279 PG. 209
Zoned: RA
Comp. Plan: Urban Density Residential
Use: Residential

ABINGTON PLACE
Part of Hollymead Towncenter

NOTE:
FOR DETAILS ON THE TRAILS REFER TO THE OPEN SPACE PLAN.

PUBLIC STREET CONNECTION BETWEEN ZMA 2007-0001 HOLLYMEAD TOWN CENTER A-2 AND ZMA 2006-0019, WILLOW GLEN.

WILLOW GLEN

ALBEMARLE COUNTY, VIRGINIA
PLANNED RESIDENTIAL DEVELOPMENT

PREPARED BY:
TERRA CONCEPTS, PC
224 Court Square, Charlottesville, Virginia 22902

17 SEPTEMBER 2007
SCALE AS SHOWN

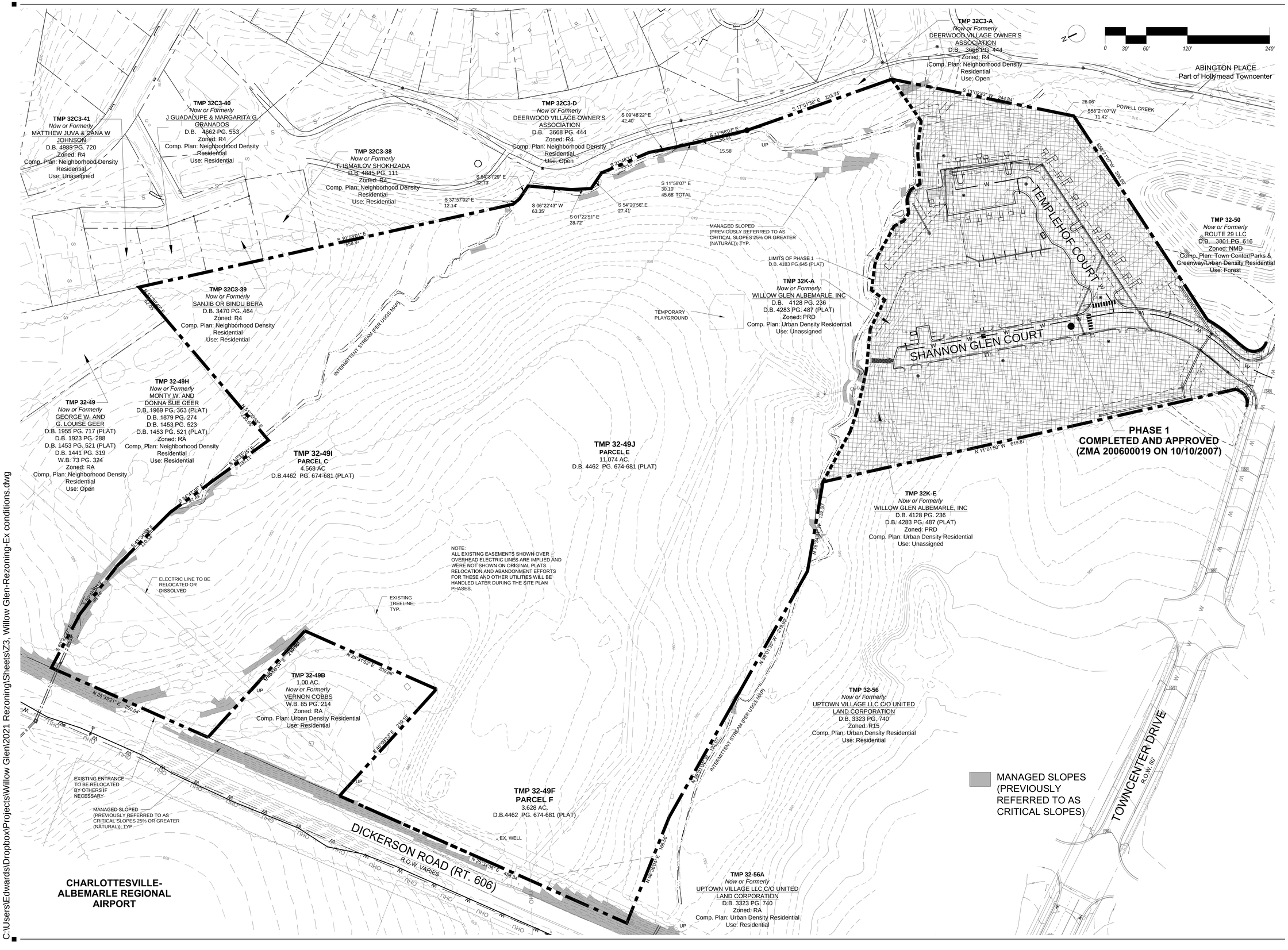
APPLICATION PLAN (PREVIOUSLY APPROVED - ZMA2006000109)

KEY	DESCRIPTION	QUANTITY
A	SINGLE-FAMILY DETACHED HOUSE	22
B	SINGLE-FAMILY DUPLEX	12
C	24'-WIDE TOWNHOME W/ GARAGE	48
D	20'-WIDE TOWNHOME W/ GARAGE	26
E	16'-WIDE TOWNHOME W/O GARAGE	32
F	CONDOMINIUMS	94
	TOTAL: 234	

MINIMUM LOT AND YARD REQUIREMENTS

UNITS	LOT FRONTAGE (min.)	LOT SIZES (s.f.)	FRONT Primary	SIDE Primary	REAR Primary	HEIGHT (max.)
SINGLE-FAMILY						
w/o Rear Garage	43'	4,050-4,500	16'	6'	15'	30'
w/ Rear Garage	43'	4,050-4,540	10'	6'	15'	30'
DUPLEX	42'	2,850-3,140	30'	6'	15'	30'
TOWNHOMES						
'C'	24'	1,870-2,860	16'	6'	10'	40'
'D'	20'	1,800-2,715	30'	6'	10'	40'
'E'	16'	1,500-2,460	30'	6'	10'	40'
CONDOMINIUMS						
10 Unit	NA	NA	15'	NA	NA	60'
16 Unit	NA	NA	15'	NA	NA	60'
28 Unit	NA	NA	15'	NA	NA	60'

Footnotes and other notes:
1. In the case of townhomes, where common walls are placed upon side property lines, the side yard setbacks shall be 0'.
2. All building and wall footings, as well as eave overhangs, may encroach into any setback provided it does not breach any property line.
3. All accessory structures shall be excluded from all lots except the single-family detached lots. A maximum footprint for accessory structures shall be 8'x10'.



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REZONING PRD AMENDMENT APPLICATION FOR

WILLOW GLEN

Charlottesville, Virginia

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SCALE: H 1 = 50'
ISSUED ON: 19 January 2021
REVISIONS:
1. 11-01-22, ZONING REVS.

Z3

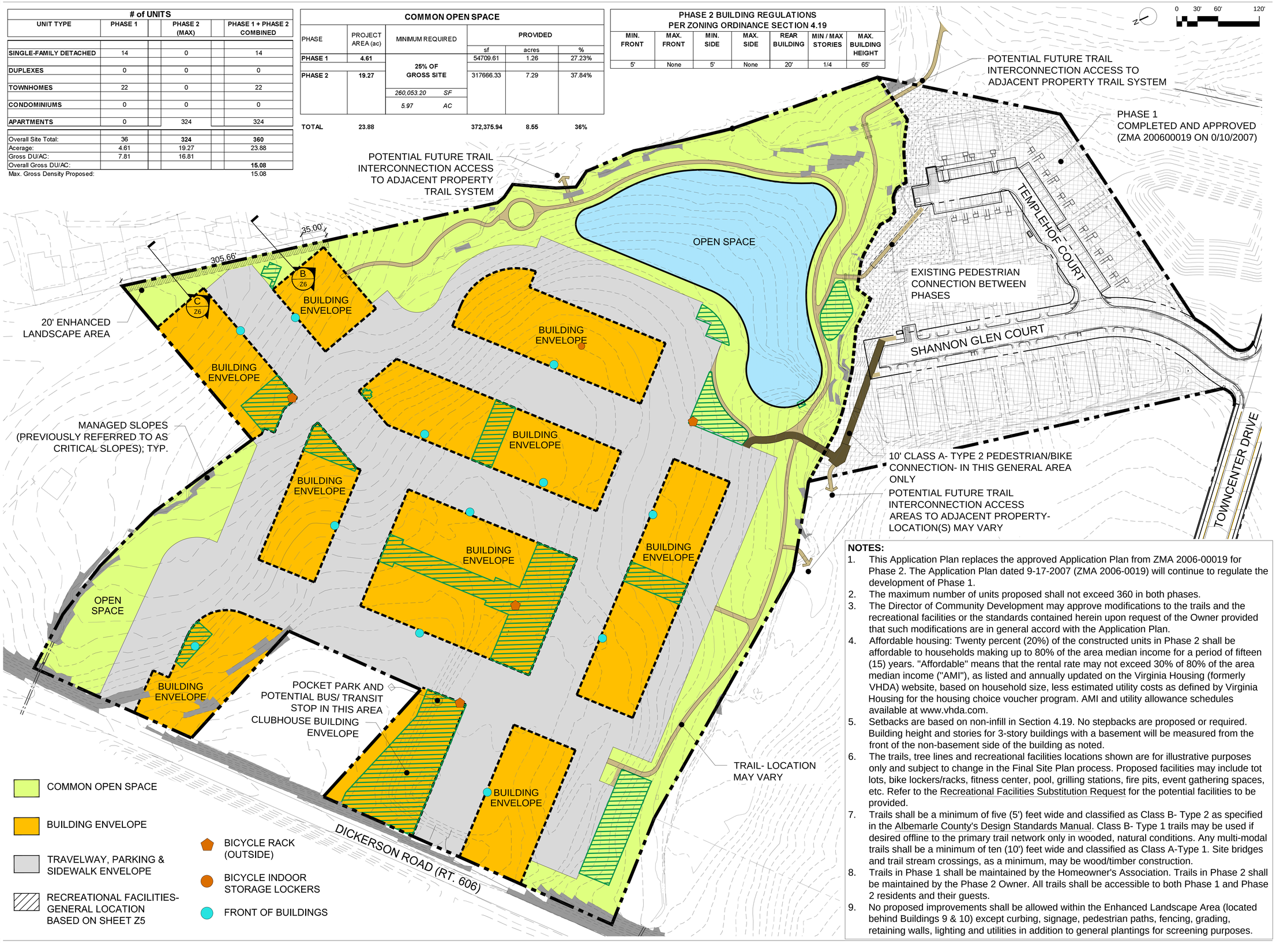
Existing Conditions Plan

TOTAL SHEETS: 7

# of UNITS			
UNIT TYPE	PHASE 1	PHASE 2 (MAX)	PHASE 1 + PHASE 2 COMBINED
SINGLE-FAMILY DETACHED	14	0	14
DUPLEXES	0	0	0
TOWNHOMES	22	0	22
CONDOMINIUMS	0	0	0
APARTMENTS	0	324	324
Overall Site Total:	36	**324**	**360**
Acerage:	4.61	19.27	23.88
Gross DU/AC:	7.81	16.81	
Overall Gross DU/AC:			**15.08**
Max. Gross Density Proposed:			15.08

COMMON OPEN SPACE					
PHASE	PROJECT AREA (ac)	MINIMUM REQUIRED	PROVIDED		
			sf	acres	%
PHASE 1	4.61	25% OF GROSS SITE	54709.61	1.26	27.23%
PHASE 2	19.27		317666.33	7.29	37.84%
		260,053.20 SF			
		5.97 AC			
TOTAL	23.88		372,375.94	8.55	36%

PHASE 2 BUILDING REGULATIONS PER ZONING ORDINANCE SECTION 4.19						
MIN. FRONT	MAX. FRONT	MIN. SIDE	MAX. SIDE	REAR BUILDING	MIN / MAX STORIES	MAX. BUILDING HEIGHT
5'	None	5'	None	20'	1/4	65'



NOTES:

1. This Application Plan replaces the approved Application Plan from ZMA 2006-00019 for Phase 2. The Application Plan dated 9-17-2007 (ZMA 2006-0019) will continue to regulate the development of Phase 1.
2. The maximum number of units proposed shall not exceed 360 in both phases.
3. The Director of Community Development may approve modifications to the trails and the recreational facilities or the standards contained herein upon request of the Owner provided that such modifications are in general accord with the Application Plan.
4. Affordable housing: Twenty percent (20%) of the constructed units in Phase 2 shall be affordable to households making up to 80% of the area median income for a period of fifteen (15) years. "Affordable" means that the rental rate may not exceed 30% of 80% of the area median income ("AMI"), as listed and annually updated on the Virginia Housing (formerly VHDA) website, based on household size, less estimated utility costs as defined by Virginia Housing for the housing choice voucher program. AMI and utility allowance schedules available at www.vhda.com.
5. Setbacks are based on non-infill in Section 4.19. No stepbacks are proposed or required. Building height and stories for 3-story buildings with a basement will be measured from the front of the non-basement side of the building as noted.
6. The trails, tree lines and recreational facilities locations shown are for illustrative purposes only and subject to change in the Final Site Plan process. Proposed facilities may include tot lots, bike lockers/racks, fitness center, pool, grilling stations, fire pits, event gathering spaces, etc. Refer to the Recreational Facilities Substitution Request for the potential facilities to be provided.
7. Trails shall be a minimum of five (5') feet wide and classified as Class B- Type 2 as specified in the Albemarle County's Design Standards Manual. Class B- Type 1 trails may be used if desired offline to the primary trail network only in wooded, natural conditions. Any multi-modal trails shall be a minimum of ten (10') feet wide and classified as Class A-Type 1. Site bridges and trail stream crossings, as a minimum, may be wood/timber construction.
8. Trails in Phase 1 shall be maintained by the Homeowner's Association. Trails in Phase 2 shall be maintained by the Phase 2 Owner. All trails shall be accessible to both Phase 1 and Phase 2 residents and their guests.
9. No proposed improvements shall be allowed within the Enhanced Landscape Area (located behind Buildings 9 & 10) except curbing, signage, pedestrian paths, fencing, grading, retaining walls, lighting and utilities in addition to general plantings for screening purposes.

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REZONING PRD AMENDMENT APPLICATION FOR

WILLOW GLEN

Charlottesville, Virginia

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Z4

Application Plan

TOTAL SHEETS: 7

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PROPOSED UNIT TYPE BREAKDOWN

KEY	DESCRIPTION
A	PHASE 1 SINGLE-FAMILY DETACHED
B	APARTMENT
C	PHASE 1 20'-WIDE TOWNHOME
D	PHASE 1 16'-WIDE TOWNHOME
	COMMUNITY BUILDING

FOR ILLUSTRATIVE PURPOSES ONLY

PARKING DATA

BLOCK	UNIT TYPE	# of UNITS	REQUIRED SPACES	REQUIRED "GUEST" PARKING	TOTAL REQUIRED SPACES	TOTAL PROVIDED SPACES
PHASE 1	Townhomes (0-Car Garage)	22	44	5.50	50	54
	Single-Family Homes	14	28	3.50	32	28
PHASE 2	Apartments	324 (max)	579	0	579	616
	Clubhouse				8	0
SURPLUS PARKING						0
TOTAL		360	651	9	669	698

NOTES:

1. Parking in Phase 2 shall be shared among all buildings within the development unless spaces are assigned by the Owner. In the parking data above, proposed garage spaces are included.
2. Parking shown demonstrates that the County Ordinance minimum requirements can be satisfied.
3. Assuming the clubhouse and fitness center are primarily used by residents we propose not designating any spaces for those uses.

ADDITIONAL NOTES:

1. All circulation routes within Phase 2 are considered to be 24' minimum travelways.
2. This sheet is for "Illustrative" purposes only and subject to change.
3. Directional arrows are intended to show circulation only. Travelway paint markings will be determined at the Final Site Plan phase.
4. For conceptual road/travelway sections see Sheet Z6 for details.

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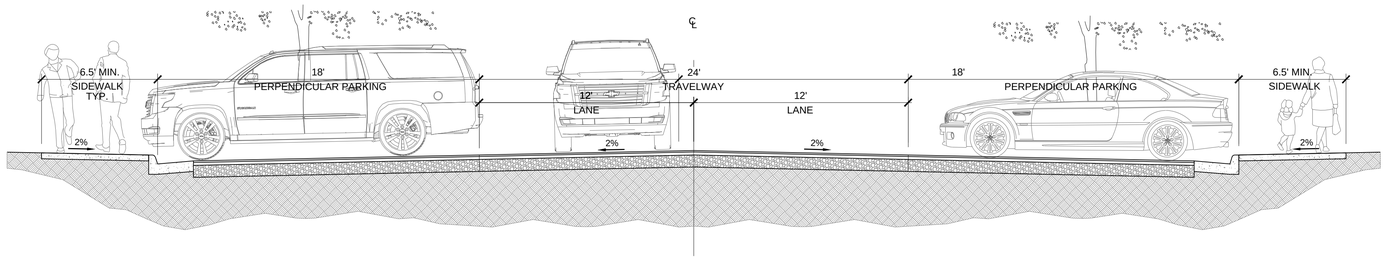
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Z5

Illustrative Plan

TOTAL SHEETS: 7

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The anticipated street section will be the following:

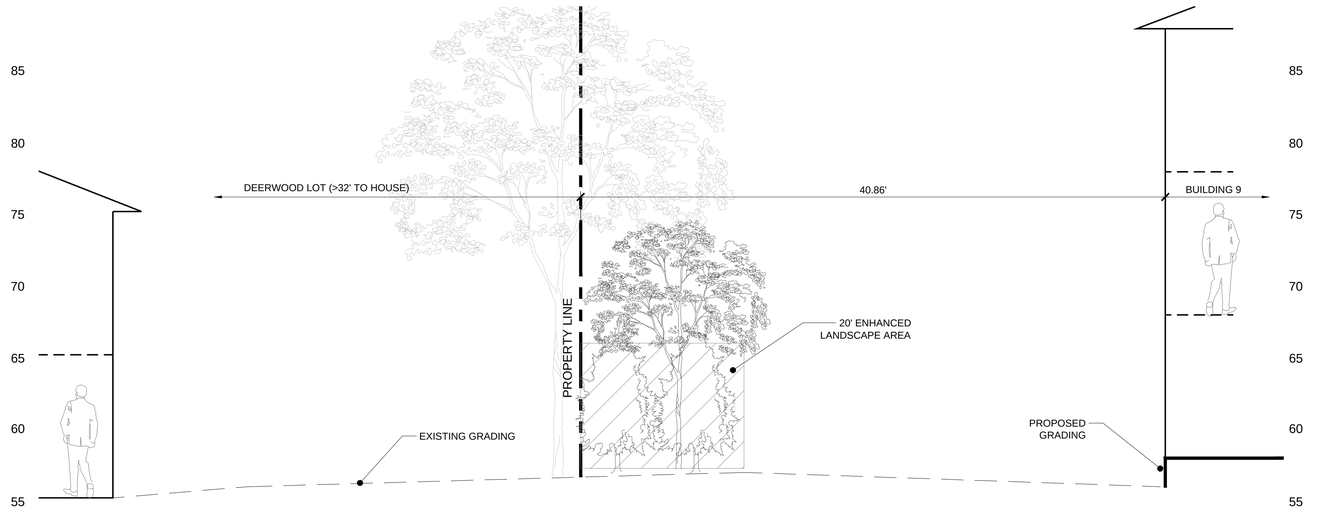
2" of SM-9.5A	Surface Course
3" of BM 25	Base Course
6" of VDOT #21A	Stone Base

NOTES:

1. The section(s) shown are intended to be conceptual and for the use of rezoning purposes only. Road character will remain consistent unless VDOT or Albemarle County Engineering requires revisions during the Site Plan Review review process. The Owner also reserves the right to reduce pavement width and road section as necessary to satisfy agency reviews.

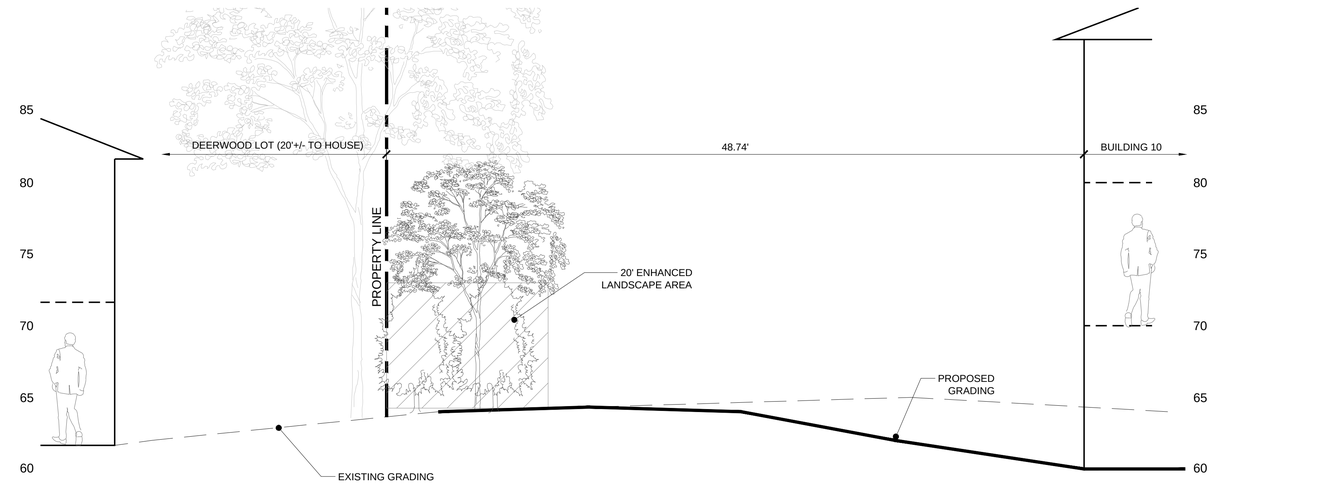
A / Z6 TYPICAL TRAVELWAY (PRIVATE) SECTION

N.T.S.



B / Z6 ENHANCED LANDSCAPE AREA ADJACENT TO BUILDING 9 AND THE ADJACENT DEERWOOD PROPERTY

1" = 5'-0"



C / Z6 ENHANCED LANDSCAPE AREA ADJACENT TO BUILDING 10 AND THE ADJACENT DEERWOOD PROPERTY

1" = 5'-0"

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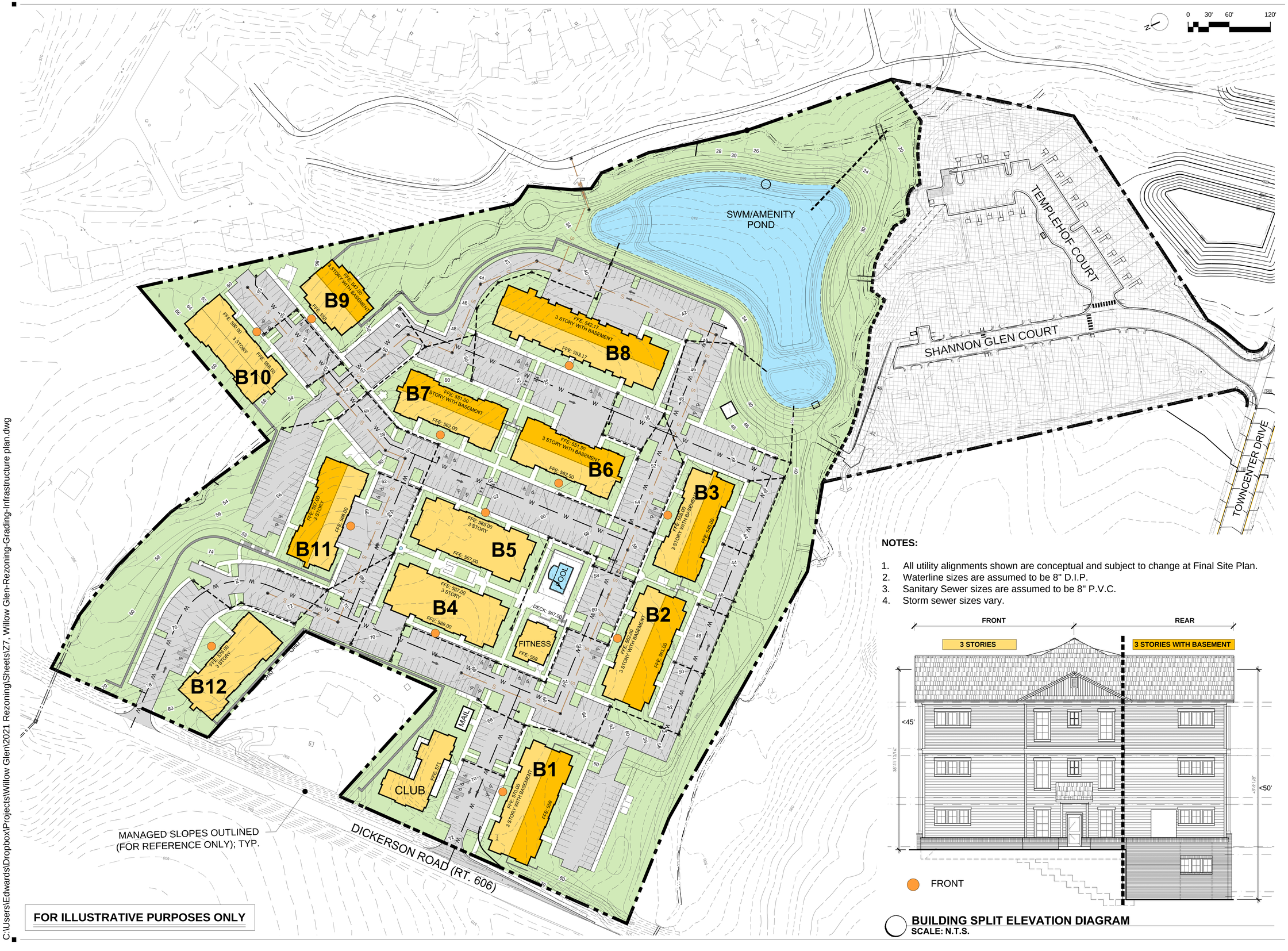
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Z6 Conceptual Road and Site Sections

TOTAL SHEETS: 7

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FOR ILLUSTRATIVE PURPOSES ONLY

NOTES:

1. All utility alignments shown are conceptual and subject to change at Final Site Plan.
2. Waterline sizes are assumed to be 8" D.I.P.
3. Sanitary Sewer sizes are assumed to be 8" P.V.C.
4. Storm sewer sizes vary.

BUILDING SPLIT ELEVATION DIAGRAM
SCALE: N.T.S.

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Z7
Conceptual Grading and Infrstructure Plan
TOTAL SHEETS: 7