ZONING MAP AMENDMENT

APPLICATION PLAN

ZMA2022-00006

AMENDMENT TO ZMA2019-00001

999 RIO ROAD

A NEIGHBORHOOD MODEL DISTRICT

TMP 61-154B

project ID: 19.006

Revised 7 November 2022
Submitted 15 August 2022



Image provided by Google Maps

Context Map

Sheet 1 of 8

INDEX OF SHEETS

1 - Cover & Context Map
2 - Site & ZMA Details
3 - Existing Conditions
4 - Block Network
5 - Buildable Area + Conceptual Stormwater & Grading Plan
6 - Proposed Circulation
7 - Green & Amenity Space
8 - Conceptual Street Section

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999 RIO ROAD
SITE & ZMA DETAILS

OWNER
Windmill Ventures LLC
535 Foxdale Lane
Charlottesville, VA 22903

DEVELOPER
Gallifrey, LLC
912 E High Street
Charlottesville, VA 22902

TMP
61-154B

ACREAGE
1.918

MAGISTERIAL DISTRICT
Rio

STEEP SLOPES & STREAM BUFFER
There are no steep slopes nor stream buffer present on the property.

SOURCE OF BOUNDARY & TOPOGRAPHY
Boundary and topography provided by Meridian Planning Group, LLC. Supplementary information provided by Albemarle GIS.

FLOODZONE
According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0279D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED
The site is within the Meadow Creek Watershed, a non-water supply watershed.

WATER AND SANITARY SERVICES
Water and sanitary services to be provided by Albemarle County Service Authority (ACSA)

GREEN & AMENITY SPACE
Per Sec. 20A.9 of the Albemarle County Zoning Ordinance, a minimum area of 20% (0.38 AC) of total site area (1.91 AC) shall be provided for both green and amenity space.

ZONING
EXISTING: Neighborhood Model District
OVERLAY: Entrance Corridor, Airport Impact Area
COMPREHENSIVE PLAN: Urban Density Residential, Privately Owned Greenspace, Neighborhood Density Residential
PROPOSED: Neighborhood Model District

USE
EXISTING: Single family residential
PROPOSED: Single family attached and multifamily, 38 units total, 20 DUA

USE TABLE

MINIMUM RESIDENTIAL UNITS	10
MAXIMUM RESIDENTIAL UNITS	38
MAXIMUM RESIDENTIAL DENSITY	20 DUA [Gross + net]
UNIT TYPE	Single family detached, attached single-family dwellings such as two-family dwellings, triplexes, quadruplexes, townhouses with accessory apartment units; multifamily units

SETBACKS

FRONT MINIMUM	3’
FRONT MAXIMUM	40’
SIDE MINIMUM	3’
SIDE MAXIMUM	15’
REAR MINIMUM	3’
REAR MAXIMUM	None

ITE TRIP GENERATION

Use	ITE Code	IV	AM			PM		
			In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise)	220	38 dwelling units	4	15	19	16	9	25

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999 RIO ROAD
EXISTING CONDITIONS

Belvedere Boulevard

Existing Drainage Easement DB 3772 pg 366

Existing Utility Easement DB 3563 pg 682

TMP61-154B
DB 4505-218
Windmill Ventures, LLC
1.91 Acres
Zoned: NMD

TMP 62F-E1
DB 0/0
Robert Hauser Homes Inc
Use: Vacant

TMP 62F2-E2
DB 4830/20
County of Albemarle
Use: Vacant

TMP 62F2-A
DB 4717/703
N/F Dunlora v LLC
Use: Vacant

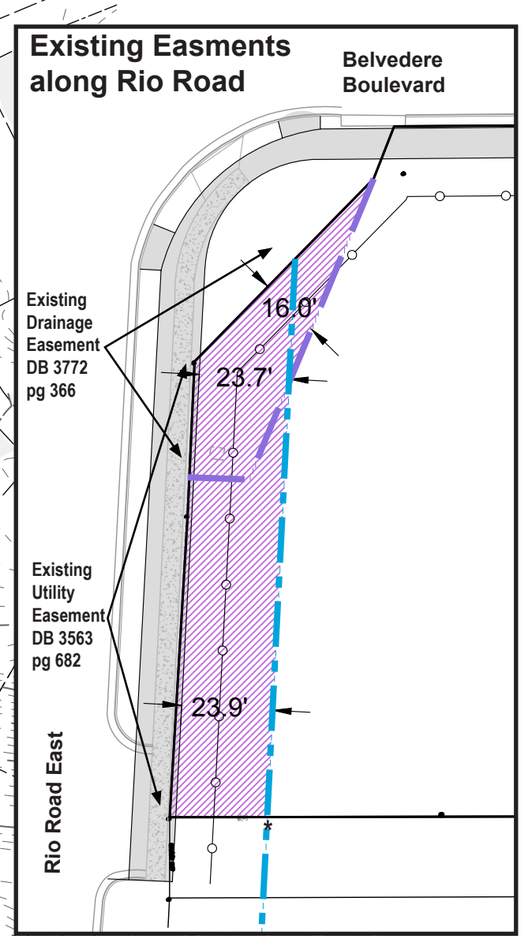
TMP 62F2-X
DB 4717/703
N/F Dunlora v LLC
Use: Vacant

TMP 62F2-B
DB 4717/703
N/F Dunlora v LLC
Use: Vacant

Rio Road East

100 0 100 200 300
Graphic Scale: 1”=100’

Existing Easments along Rio Road



Graphic Scale: 1”=40’
*Dimensions measured from back of proposed multi-use path

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ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA2022-00006
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999 RIO ROAD

BLOCK NETWORK

Sheet 4 of 8

Belvedere Boulevard

Rio Road East

BLOCK 1
Residential
1.918 ac

40 0 40 80 120
Graphic Scale: 1”=40’

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ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA2022-00006
AMENDMENT TO ZMA2019-00001

999 RIO ROAD

BUILDABLE AREA + CONCEPTUAL GRADING & UTILITIES PLAN

Sheet 5 of 8

TMP 61-155
CHURCH OF GOD; EDGAR WAYNE ROBERTS; PETER CEFARATTI & REGINALD GATLING TRUSTEES
DB 5134 PG 222
ZONE: COMMERCIAL OFFICE
USE: PUBLIC
6.91 AC

BELVEDERE BLVD.
VARIABLE WIDTH R/W
DB 3772 PG 366

ROW Reservation

Buildable Area

Buildable Area

Private Street

Stormwater

Buildable Area

ROW Reservation

RIO ROAD EAST
VARIABLE WIDTH R/W
DB 3772 PG 366

TMP 62F-E1

TMP 62F-E2
COUNTY OF ALBEMARLE
DB 4830 PG 20
0.187 AC

Water proposed to connect in Fowler Ridge Court

Sanitary proposed to connect in Fowler Ridge Court

TMP 62F2-B
SHEPHERDS RIDGE AT DUNLORA COMMUNITY ASSOCIATION INC
DB 5202 PG 778
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.61 AC

FOWLER RIDGE COURT 49' R/W
DB 4839 PG 152

TMP 62F2-A
SHEPHERDS RIDGE AT DUNLORA COMMUNITY ASSOCIATION INC
DB 5202 PG 778
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.30 AC

TMP 62F2-X
DUNLORA V LLC
DB 4717 PG 703
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.10 AC

TMP 62F-E1
ROBERT HAUSER HOMES INC
C/O STONEHAUS
DB 4717 PG 703
ZONE: R4 RESIDENTIAL
USE: FOREST
1.20 AC

SHEPHERDS RIDGE

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

TMP 61-154B

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ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA2022-00006
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999 RIO ROAD
PROPOSED CIRCULATION

Legend
- Vehicular Circulation
- Pedestrian Circulation

TMP 61-155
CHURCH OF GOD; EDGAR WAYNE ROBERTS; PETER CEFARATTI & REGINALD GATLING TRUSTEES
DB 5134 PG 222
ZONE: COMMERCIAL OFFICE
USE: PUBLIC
6.91 AC

BELVEDERE BLVD.
VARIABLE WIDTH R/W
DB 3772 PG 366

ROW Reservation

RIO ROAD EAST
VARIABLE WIDTH R/W
DB 3772 PG 366

ROW Reservation

Connection to Existing Path System

TMP 62F-E2
COUNTY OF ALBEMARLE
DB 4830 PG 20
0.187 AC

TMP 62F2-B
SHEPHERDS RIDGE AT DUNLORA COMMUNITY ASSOCIATION INC
DB 5202 PG 778
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.61 AC

FOWLER RIDGE COURT 49' R/W
DB 4839 PG 152

TMP 62F2-A
SHEPHERDS RIDGE AT DUNLORA COMMUNITY ASSOCIATION INC
DB 5202 PG 778
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.30 AC

TMP 62F2-X
DUNLORA V LLC
DB 4717 PG 703
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.10 AC

TMP 62F-E1
ROBERT HAUSER HOMES INC
C/O STONEHAUS
DB 4717 PG 703
ZONE: R4 RESIDENTIAL
USE: FOREST
1.20 AC

TMP 62F-E1

SHEPHERDS RIDGE ROAD

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

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ZONING MAP AMENDMENT
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ZMA2022-00006
AMENDMENT TO ZMA2019-00001

999 RIO ROAD

GREEN & AMENITY SPACE

Legend
- Green Space
- Green & Amenity Space
- Amenity Space

TMP 61-155
CHURCH OF GOD; EDGAR WAYNE ROBERTS; PETER CEFARATTI & REGINALD GATLING TRUSTEES
DB 5134 PG 222
ZONE: COMMERCIAL OFFICE
USE: PUBLIC
6.91 AC

BELVEDERE BLVD.
VARIABLE WIDTH R/W
DB 3772 PG 366

ROW Reservation

Multiuse Path

Multiuse Path

Landscaping to be provided along Rio Road frontage w/ ARB coordination & review at site plan phase

RIO ROAD EAST
VARIABLE WIDTH R/W
DB 3772 PG 366

Multiuse Path

ROW Reservation

TMP 62F-E2
COUNTY OF ALBEMARLE
DB 4830 PG 20
0.187 AC

TMP 62F2-B
SHEPHERDS RIDGE AT DUNLORA COMMUNITY ASSOCIATION INC
DB 5202 PG 778
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.61 AC

FOWLER RIDGE
COURT 49' R/W
DB 4839 PG 152

TMP 62F2-A
SHEPHERDS RIDGE AT DUNLORA COMMUNITY ASSOCIATION INC
DB 5202 PG 778
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.30 AC

TMP 62F2-X
DUNLORA V LLC
DB 4717 PG 703
ZONE: R4 RESIDENTIAL
USE: UNASSIGNED
0.10 AC

TMP 62F-E1
ROBERT HAUSER HOMES INC
C/O STONEHAUS
DB 4717 PG 703
ZONE: R4 RESIDENTIAL
USE: FOREST
1.20 AC

SHEPHERDS RIDGE ROAD

1. Notwithstanding the green & amenity spaces and landscape 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 twenty percent (20%) of both green and amenity space.
2. Structures and lot lines shown for feasibility purposes.

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Graphic Scale: 1"=40'

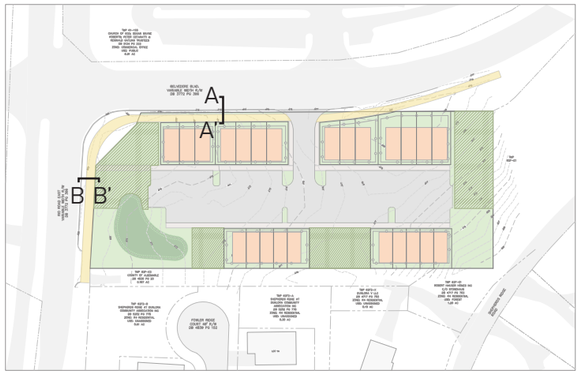
project: 19.006

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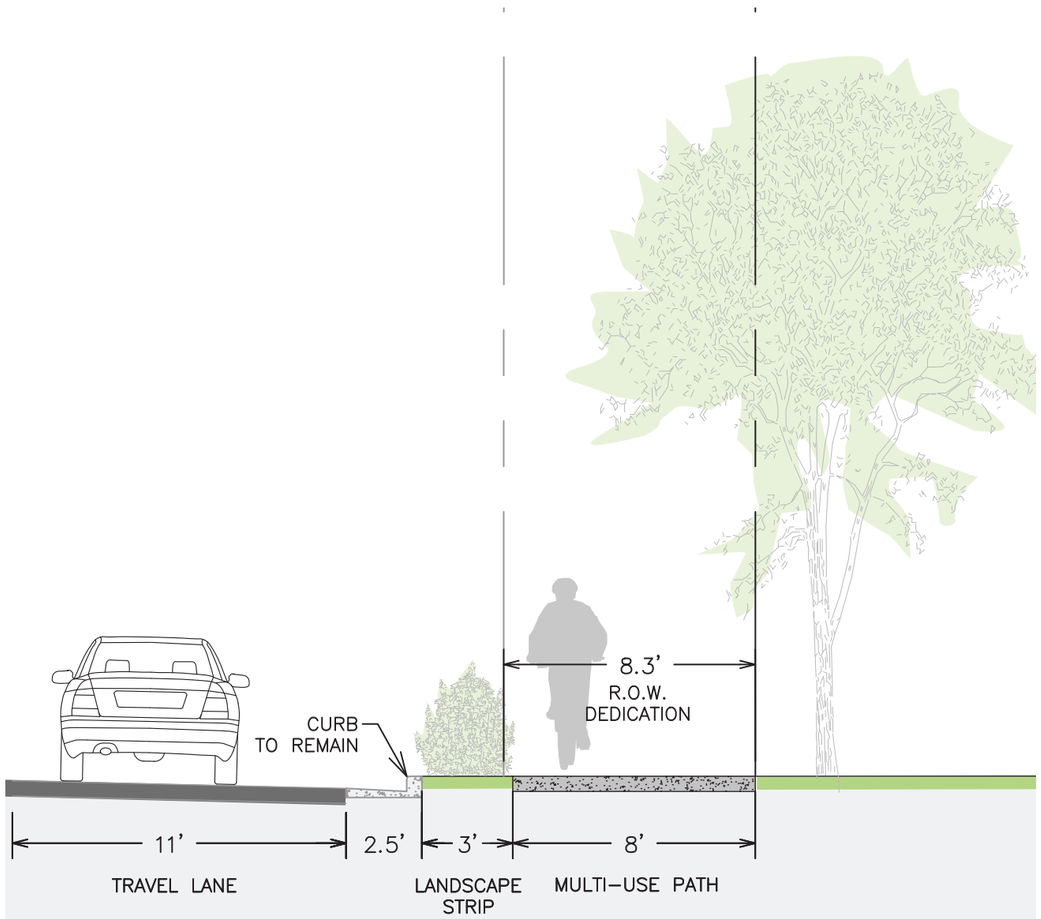
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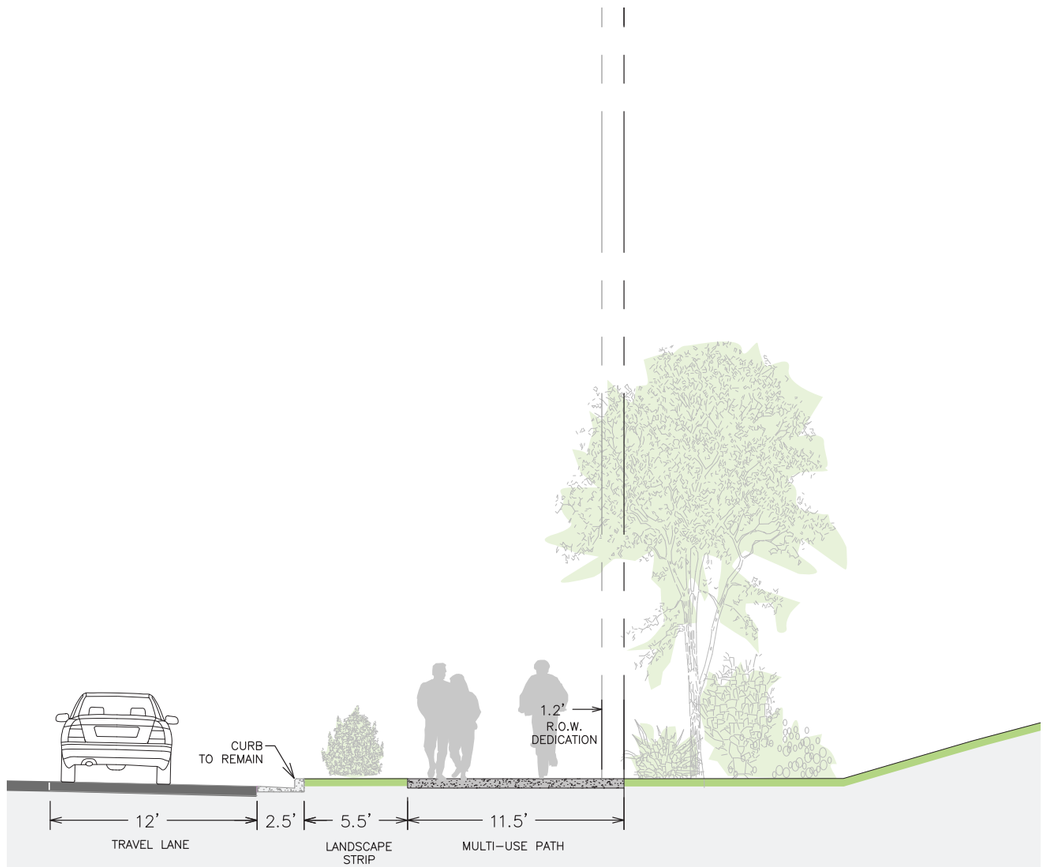
CONCEPTUAL STREET SECTION



Section A-A' Proposed Multiuse Path on Belvedere Boulevard



Section B-B' Proposed Multiuse Path on Rio Road



5 0 5 10 15

Graphic Scale: 1"=5'

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