

ZONING MAP AMENDMENT ALBRECHT PLACE TMP 61M-12-1E ALBEMARLE COUNTY, VIRGINIA

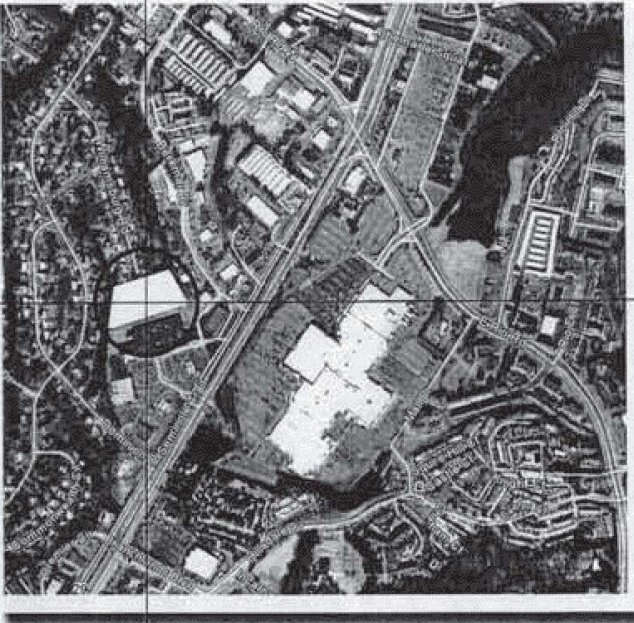
GENERAL NOTES

1. Owner/Developer: Anvince Land Trust; Contact: Sue A. Albrecht, 255 Ipswich Place, Charlottesville, VA, 22901
2. Current Zoning: PD-SC
Comprehensive Plan Land use: Urban Area - Community Service
3. Survey Sources: ZMA 06-022 Application Plan by Terra Concepts, P.C., dated 12-21-06; Boundary Survey by Roudabush, Gale & Assoc., dated 10-24-93; Datum: AC93A
4. Background: TMP 61M-12-1E is currently zoned PD-SC, but this zoning was assigned without an Application Plan that showed development on the said Parcel. This application for rezoning to PD-SC is in order to satisfy the requirement for an Application Plan.
This parcel, and several others nearby, were the subject of ZMA 06-022. This earlier application, requesting Neighborhood Model Zoning, was withdrawn. The current application calls for 20% less commercial development, and eliminates 14 dwelling units. It also eliminates the earlier proposed vehicular connection to Commonwealth Drive and the Berkeley Subdivision. These and other changes address neighborhood concerns about increased traffic, and reflect Staff and Planning Commission comments from the previous rezoning effort, particularly the desire to see a less intense development, concentrated along the eastern boundary of the parcel, and sharing the existing service alley with Shoppers World.
5. Land Use and Parking: The proposed development consists of one building, approximately 48,000 GSF, containing commercial uses as permitted in PD-SC. Available parking dictates that a significant portion of this will be wholesaling, as discussed in several meetings with County Staff, and reflected in the conjectural parking schedule below:

Office	6,000 s.f.	24 Spaces
Wholesale (Open to the public)	4,500 s.f.	11 Spaces
Wholesale (Storage)	13,000 s.f.	15 Spaces
Indoor Recreation	16,600 s.f.	133 Spaces
Total		183 Spaces
Total available		183 Spaces
6. Critical Slopes: The application proposes grading and construction in an area of slopes > 25%. It was established in 2008 that these slopes are man-made, resulting from grading activity associated with the original Shoppers World development. Request for waiver accompanies this application.
7. Entrance Corridor: The northeast corner of the parcel, and a portion of the proposed development are within 500 feet of the US 29 Entrance Corridor. The application includes exhibits addressing entrance corridor visibility.

DRAWING INDEX

1. Cover Sheet
2. Context & Existing Conditions
3. Application Plan
4. Sections / Details
5. Supplemental Materials



VICINITY MAP
NOT TO SCALE



ATTACHMENT C

REVISIONS	
1	GENERAL REVISIONS
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Cover Sheet

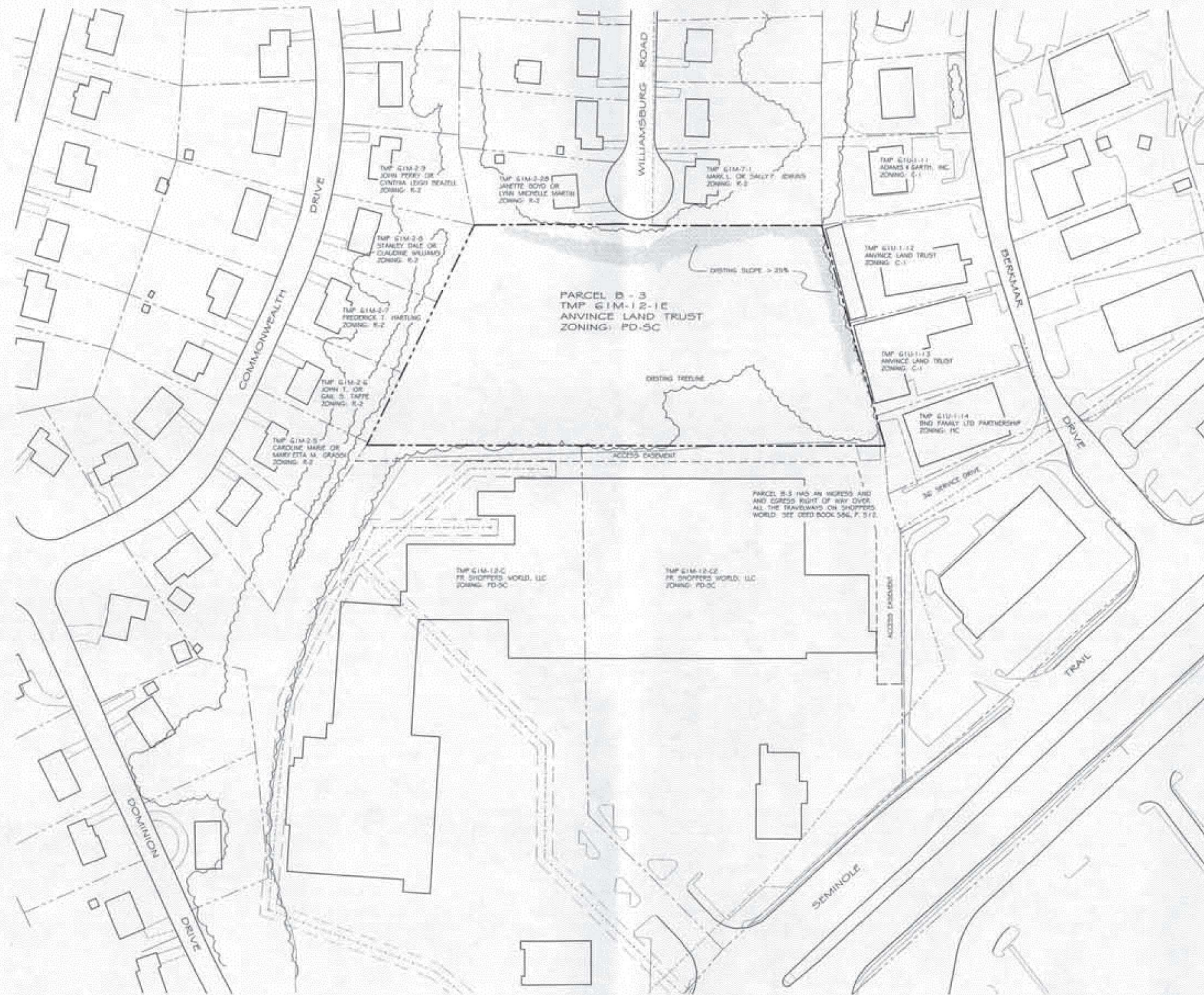
WOODSON PARRISH
ARCHITECT
434-960-2718 wpar@parish.com

ZONING MAP AMENDMENT
ALBRECHT PLACE, TMP 61M-12-1E
ALBEMARLE COUNTY, VIRGINIA

JOB NO:
1112

DATE:
12-9-11

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OF 5

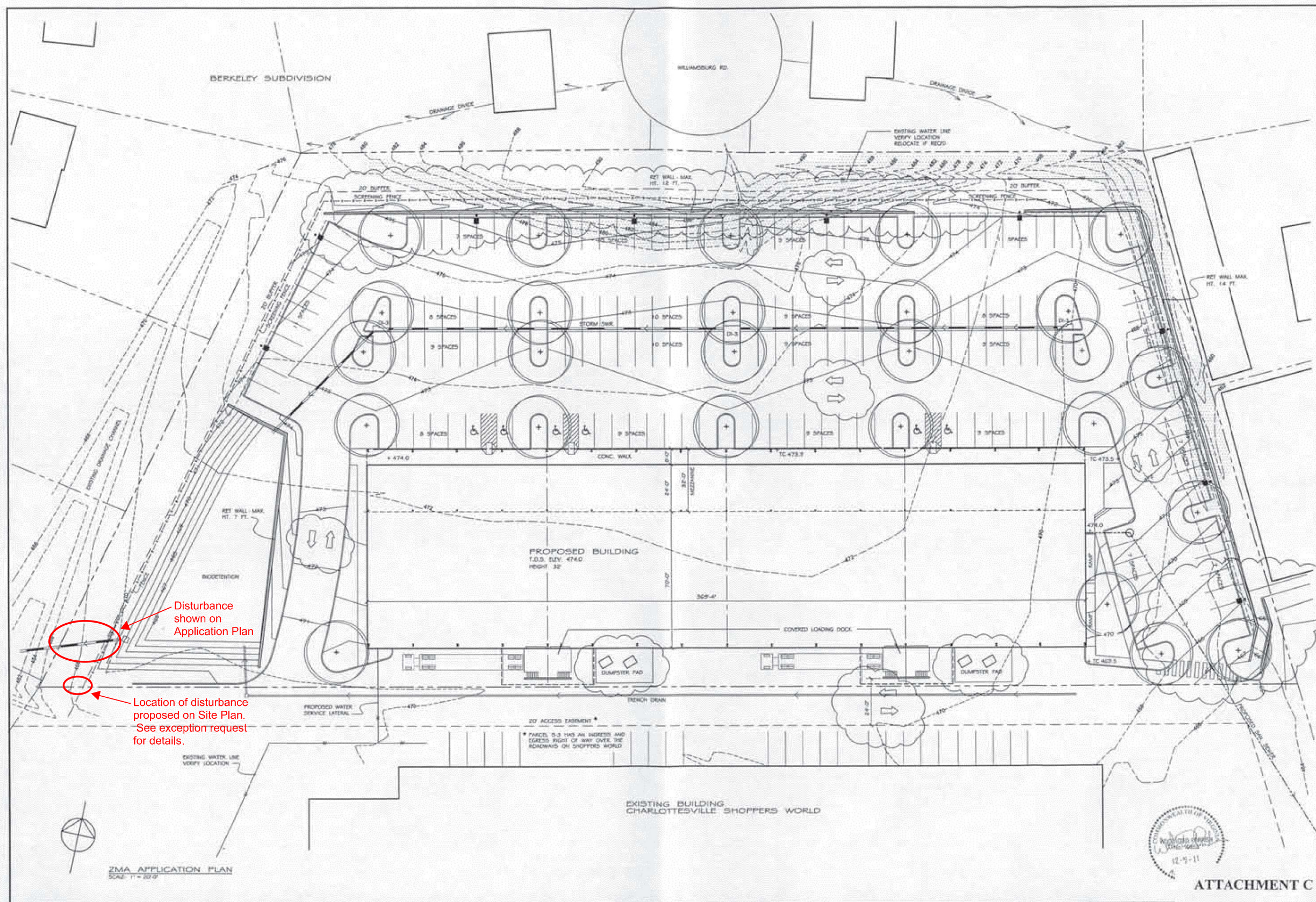


CONTEXT & EXISTING CONDITIONS
SCALE: 1" = 60'

ATTACHMENT C



ZONING MAP AMENDMENT ALBRECHT PLACE, TMP 61M-12-1E ALBEMARLE COUNTY, VIRGINIA		WOODSON PARRISH ARCHITECT	CONTEXT & EXISTING CONDITIONS	<table><thead><tr><th colspan="2">REVISIONS</th></tr></thead><tbody><tr><td>2. DESIGN STUDY</td><td>8-1-11</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></tbody></table>	REVISIONS		2. DESIGN STUDY	8-1-11						
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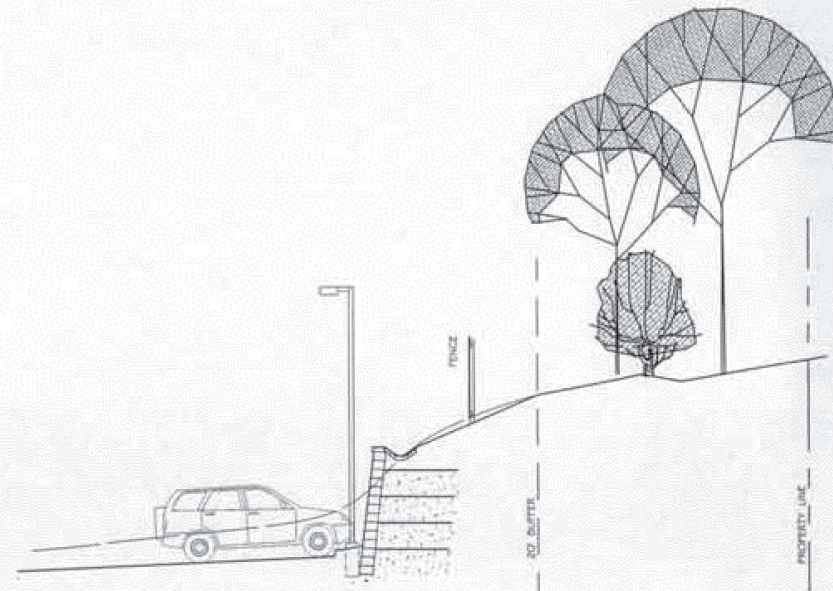
Disturbance shown on Application Plan

Location of disturbance proposed on Site Plan. See exception request for details.

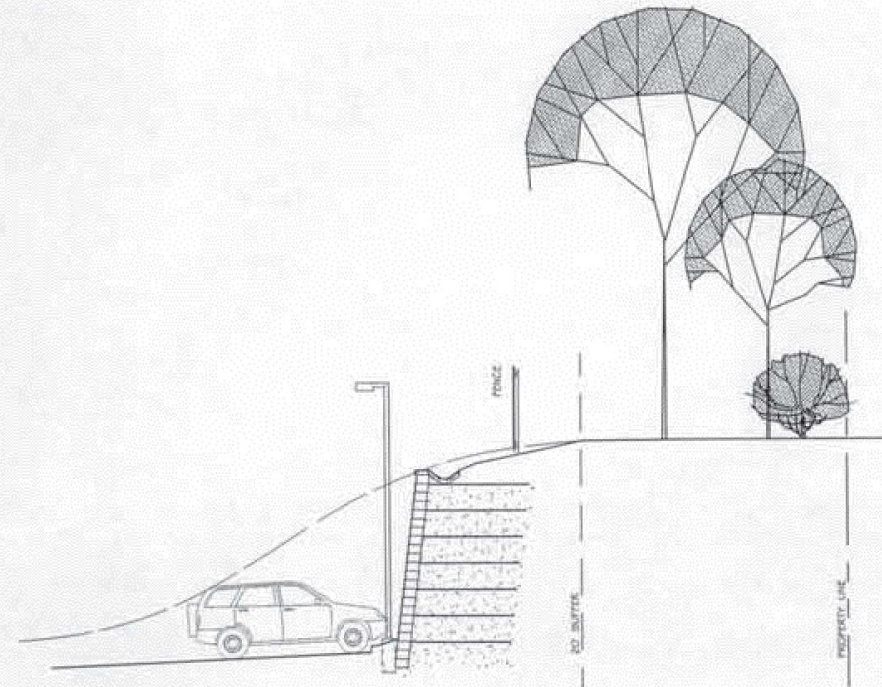
REVISIONS		APPLICATION PLAN	WOODSON PARRISH ARCHITECT	434-960-2718 wparfish.com	ZONING MAP AMENDMENT ALBRECHT PLACE, TMAP 61M - 12 - 1E ALBEMARLE COUNTY, VIRGINIA	JOB NO. 1112	DATE: 12-5-11
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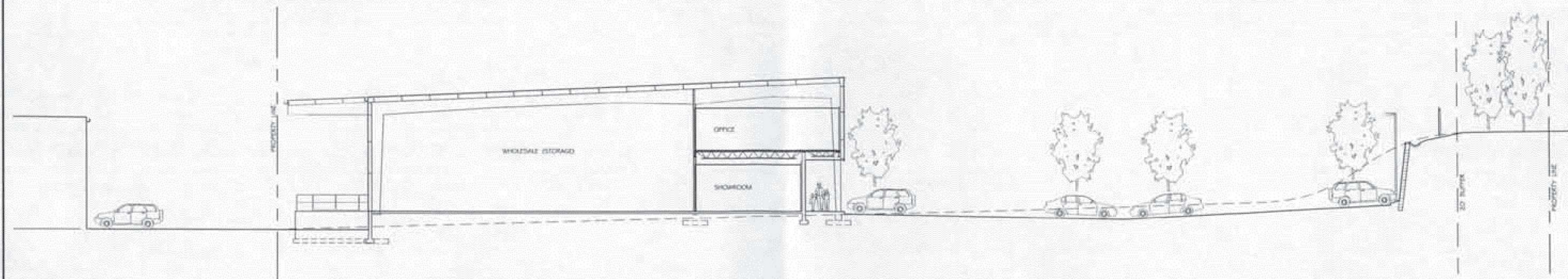
ATTACHMENT C



RETAINING WALL
SCALE: 3/16" = 1'-0"



RETAINING WALL
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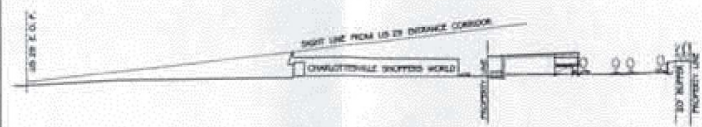
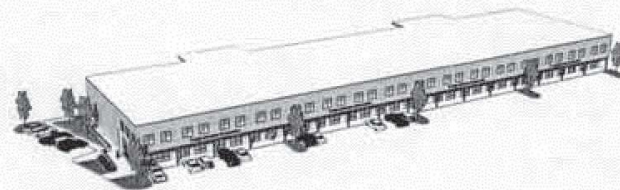


SITE SECTION
SCALE: 1" = 10'-0"

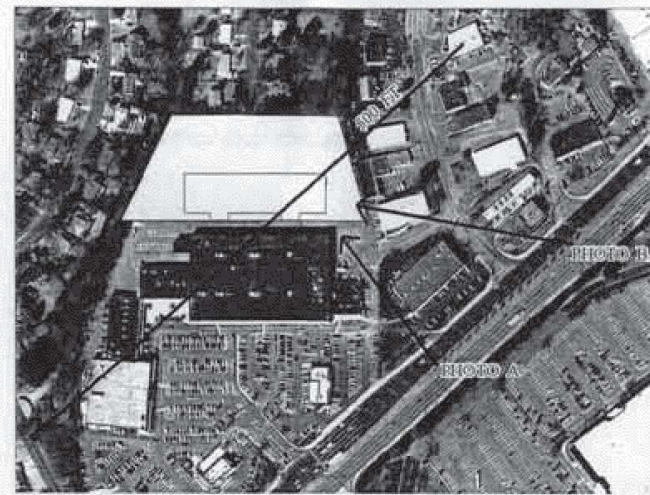


ATTACHMENT C

REVISIONS		SECTION/DETAILS	WOODSON PARRISH ARCHITECT 434-986-2718 wparrish.com	ZONING MAP AMENDMENT ALBRECHT PLACE, TRP 61M-12-1E ALBEMARLE COUNTY, VIRGINIA	JOB NO: 1112	DATE: 12-5-11	4 OF 5
NO.	DESCRIPTION						
1	GENERAL NOTES						
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Site Section showing proposed building completely hidden by Shoppers World



Gaps occur between buildings currently fronting US 29, offering potential views of the proposed building. (See photos at right.) The northeast corner of the proposed building will be within 500 feet of the US 29 Entrance Corridor.

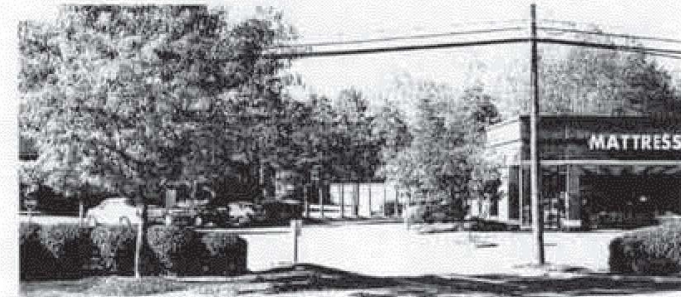


Photo A: This is the only gap between buildings, where US 29 passes within 500 feet of the proposed building. The photograph has been altered to reflect the proposed clearing and new construction.

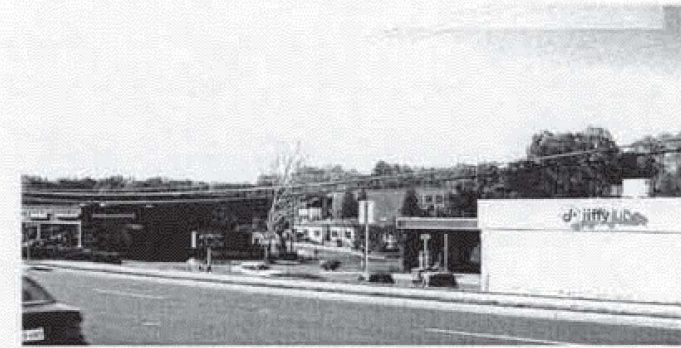


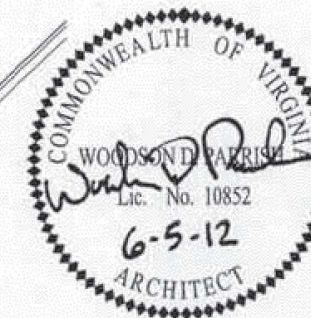
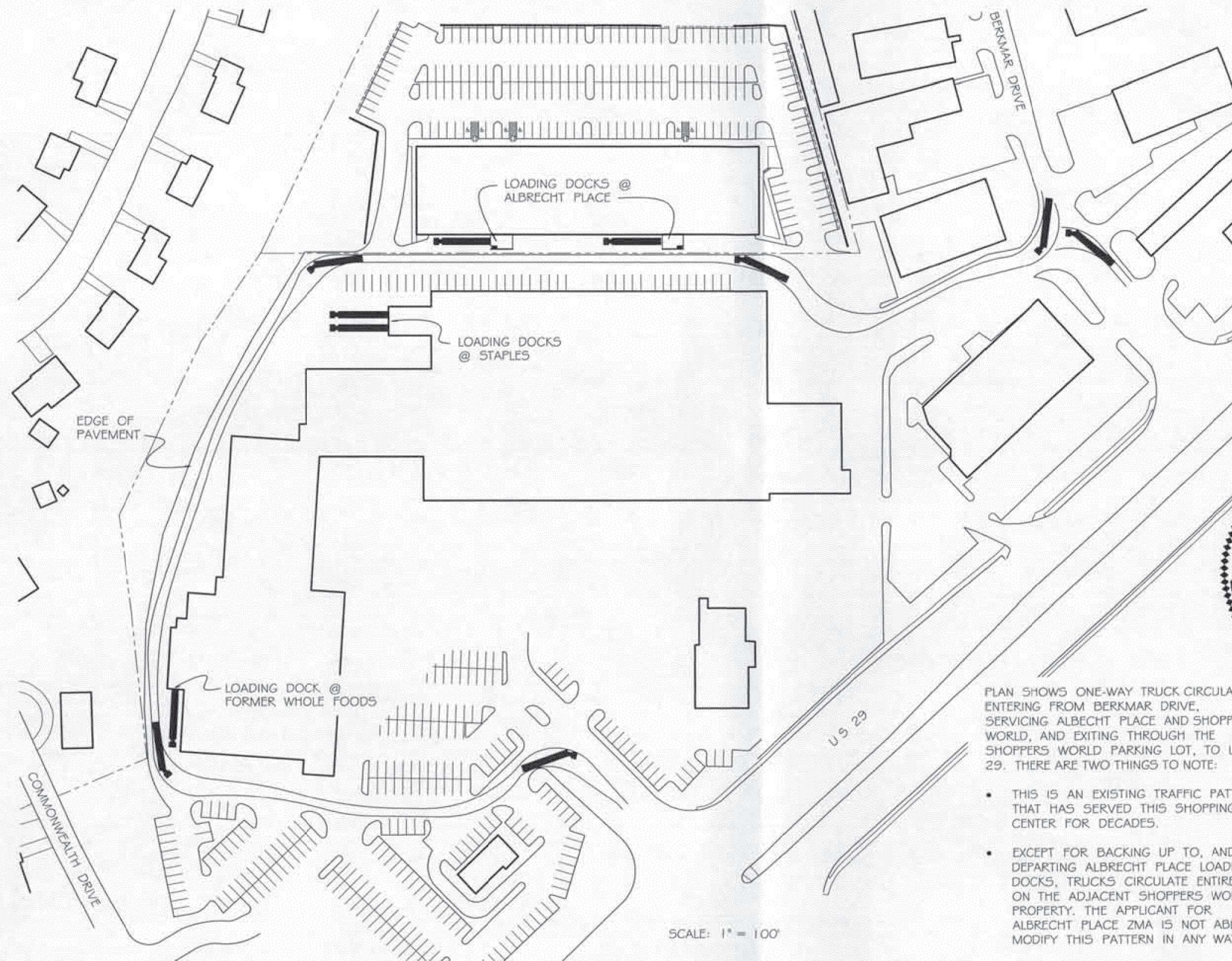
Photo B: Southbound travelers on US 29 will have a brief view of the end of the proposed building from this location, approximately 650 feet away (visible beyond the roof of the pet boarding facility on Berkmar Drive.)

ENTRANCE CORRIDOR IMPACT

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PLAN SHOWS ONE-WAY TRUCK CIRCULATION, ENTERING FROM BERKMAR DRIVE, SERVICING ALBRECHT PLACE AND SHOPPERS WORLD, AND EXITING THROUGH THE SHOPPERS WORLD PARKING LOT, TO US 29. THERE ARE TWO THINGS TO NOTE:

- THIS IS AN EXISTING TRAFFIC PATTERN, THAT HAS SERVED THIS SHOPPING CENTER FOR DECADES.
- EXCEPT FOR BACKING UP TO, AND DEPARTING ALBRECHT PLACE LOADING DOCKS, TRUCKS CIRCULATE ENTIRELY ON THE ADJACENT SHOPPERS WORLD PROPERTY. THE APPLICANT FOR ALBRECHT PLACE ZMA IS NOT ABLE TO MODIFY THIS PATTERN IN ANY WAY.

ATTACHMENT D

WOODSON PARRISH ARCHITECT 434-960-2718 wparrish.com	ZONING MAP AMENDMENT ALBRECHT PLACE, TMP 61M - 12 - 1E ALBEMARLE COUNTY, VIRGINIA	JOB NO: 1112 DATE: 6-5-12
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