ZONING MAP AMENDMENT

APPLICATION PLAN

ZMA202000012

MONTCLAIR

A NEIGHBORHOOD MODEL DISTRICT

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

project ID: 20.014

REVISED 13 APRIL 2023
Revised 19 December 2022
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Context Map

Sheet 1 of 10

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4 - Existing Conditions
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6 - Land Use Categories
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8 - Conceptual Grading & Stormwater
9 - Conceptual Street Section
10 - Conceptual Street Section

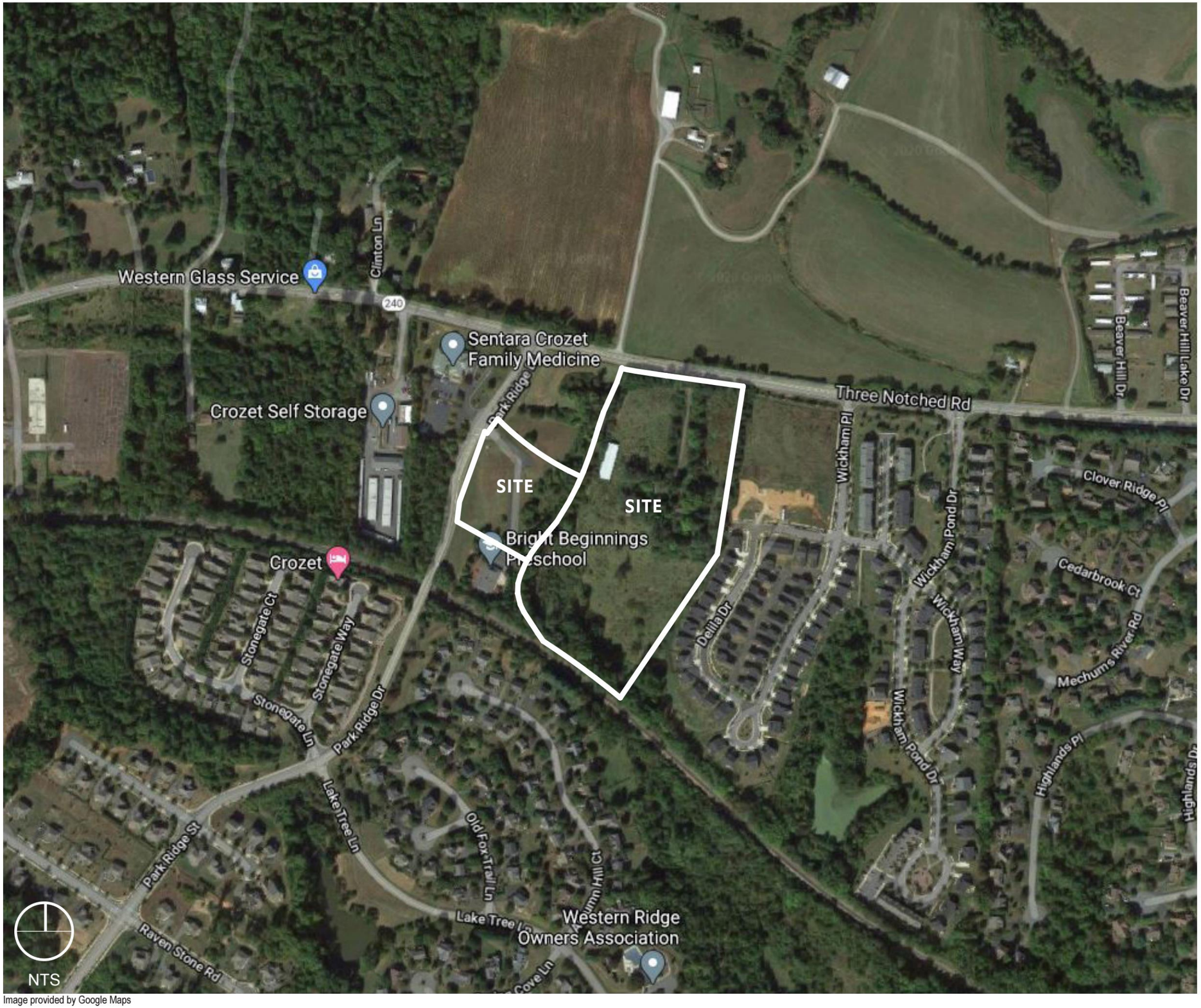


Image provided by Google Maps

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MONTCLAIR
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 & Portion of 56E-2

ACREAGE

	Total	Subject to ZMA
056E0-00-00-00200	5.3 AC	2.8 AC
05600-00-00-091A0	12.1 AC	12.1 AC
	17.4 AC	14.9 AC

MAGISTERIAL DISTRICT
White Hall

STEEP SLOPES & WATER PROTECTION
Managed and preserved slopes present within project area. Regulated land disturbances must provide for and maintain stream buffers in accordance with County Code §17-600 et seq.

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

USE
EXISTING: Residential single family & vacant industrial land
PROPOSED: Residential & limited commercial

ZONING
EXISTING: Rural Areas & Light Industry
OVERLAY: Entrance Corridor, Steep Slopes - Managed, Steep Slopes - Preserved
PROPOSED: Neighborhood Model District

COMPREHENSIVE PLAN DESIGNATION
Green Space, Middle Density Residential, Neighborhood Density Residential

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 122 units

WATER AND SANITARY SERVICES

ACSA Jurisdictional Areas (Existing Condition)	Water	Sanitary
TMP 056E0-00-00-00200	Yes	Yes
TMP 05600-00-00-091A0	Yes - only to existing structures	No

(Proposed Condition) Concurrent with this application, an Albemarle County Service Authority (ACSA) Jurisdictional Amendment Application is submitted for review, for ACSA water and sanitary services to both parcels.

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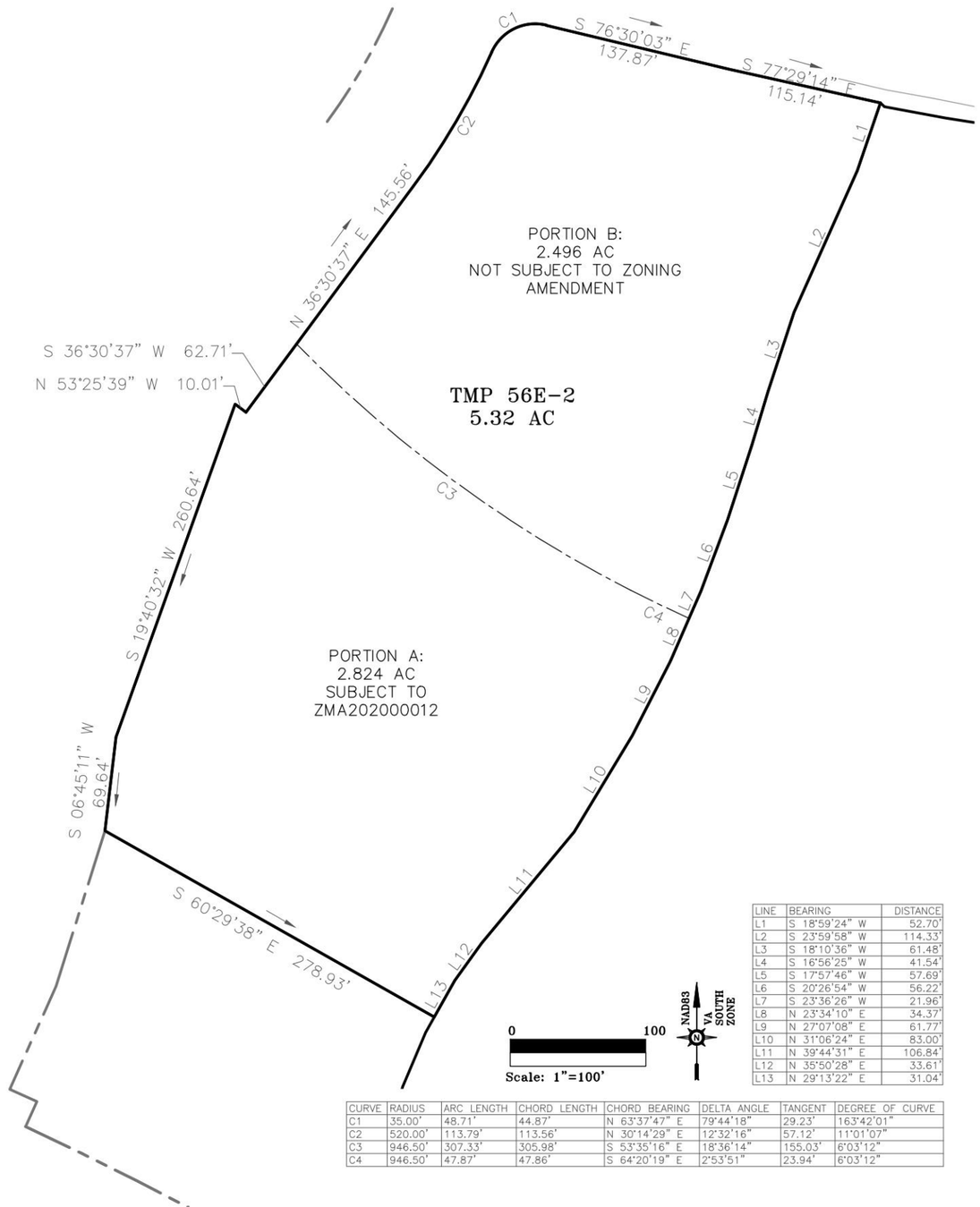
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ZONING MAP AMENDMENT
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WHITE GATE VILLAGE

A NEIGHBORHOOD MODEL DISTRICT

TMP 56E-2: LIMITS OF ZONING MAP AMENDMENT



LINE	BEARING	DISTANCE
L1	S 18°59'24" W	52.70'
L2	S 23°59'58" W	114.33'
L3	S 18°10'36" W	61.48'
L4	S 16°56'25" W	41.54'
L5	S 17°57'46" W	57.69'
L6	S 20°26'54" W	56.22'
L7	S 23°36'26" W	21.96'
L8	N 23°34'10" E	34.37'
L9	N 27°07'08" E	61.77'
L10	N 31°06'24" E	83.00'
L11	N 39°44'31" E	106.84'
L12	N 35°50'28" E	33.61'
L13	N 29°13'22" E	31.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	DEGREE OF CURVE
C1	35.00'	48.71'	44.87'	N 63°37'47" E	79°44'18"	29.23'	163°42'01"
C2	520.00'	113.79'	113.56'	N 30°14'29" E	12°32'16"	57.12'	11°01'07"
C3	946.50'	307.33'	305.98'	S 53°35'16" E	18°36'14"	155.03'	6°03'12"
C4	946.50'	47.87'	47.86'	S 64°20'19" E	2°53'51"	23.94'	6°03'12"

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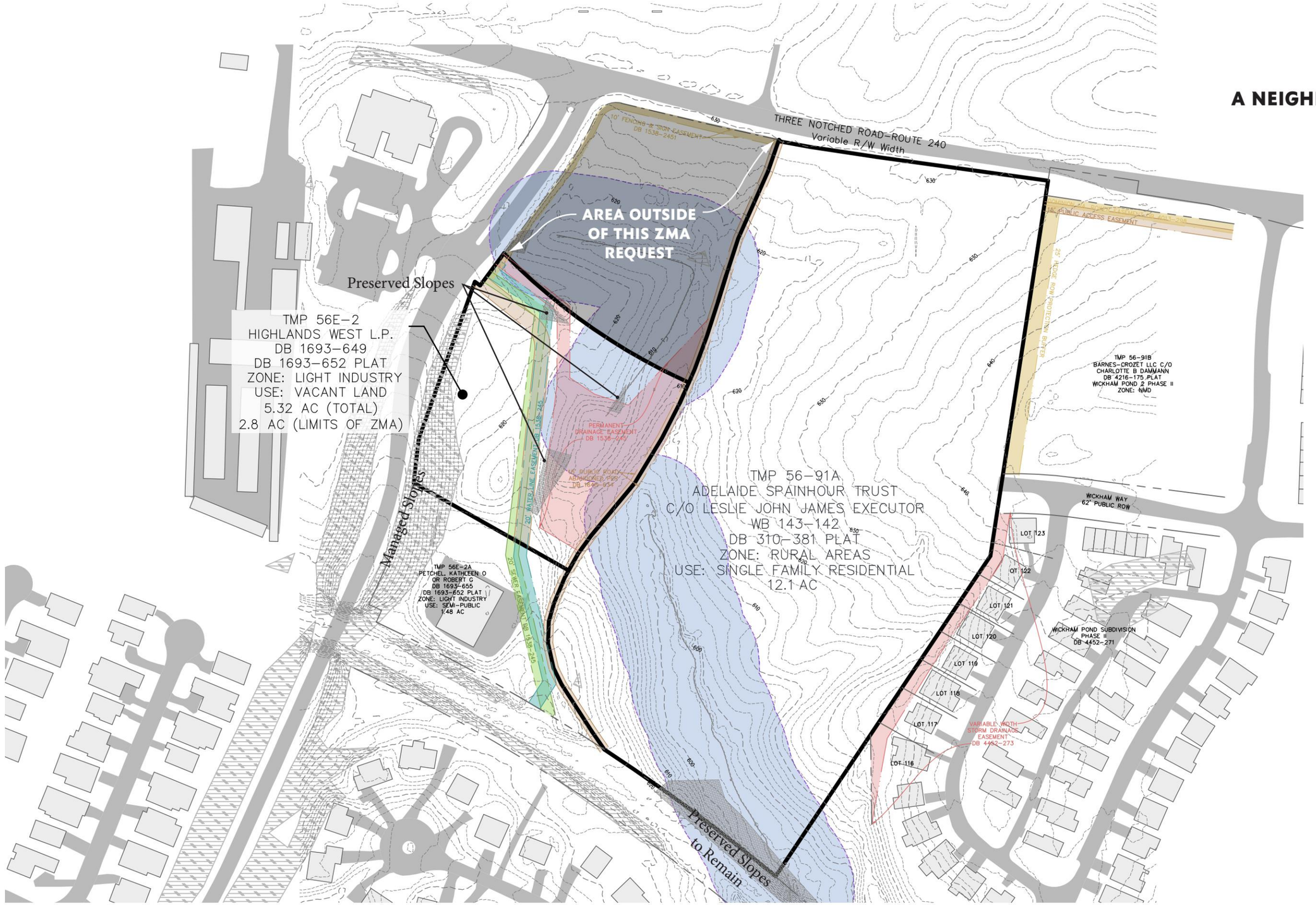
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ZONING MAP AMENDMENT
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MONTCLAIR

A NEIGHBORHOOD MODEL DISTRICT

EXISTING CONDITIONS



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

Additional Notes:

1. The limits of stream buffers shown hereon are provided by Albemarle County's Geographic Information System. Stream buffers shall be established and managed in accordance with the Water Protection Ordinance of Albemarle County.

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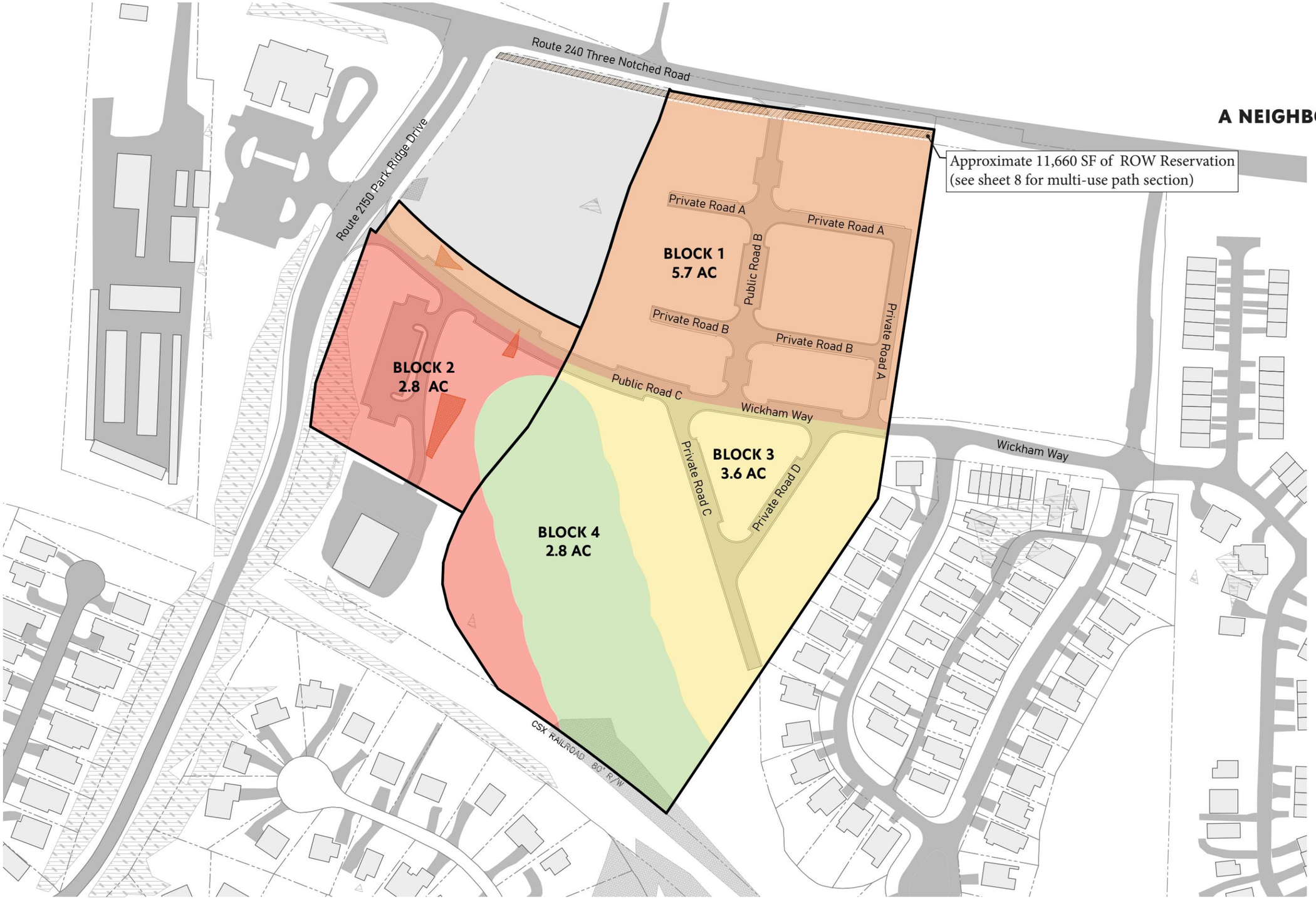
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MONTCLAIR

A NEIGHBORHOOD MODEL DISTRICT

BLOCK NETWORK



Additional Notes:

1. ROW Reservation area to be dedicated for public use, prior to final site plan approval for residential units in Block 1.
2. Slopes shown hereon as "preserved" to be resdesignated as managed with approval of this ZMA request.

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[2]

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MONTCLAIR

A NEIGHBORHOOD MODEL DISTRICT

LAND USE CATEGORIES

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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. 'Buildable Area' subject to County Code §17-600 et seq. as applicable.
	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 'Conservation Area' subject to County Code §17-600 et seq. as applicable.

*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% (129,809 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



Circulation Key

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

150 0 150 300 450

Graphic Scale: 1"=150'

Legend

Steep Slopes - Preserved to be Re designated as Managed

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CONCEPTUAL GRADING & STORMWATER

Sheet 8 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.

3. Proposed lot lines shown for demonstration purposes only. Regulated land disturbances must provide for stream buffers in accordance with County Code Section 17-600 et seq. Pursuant to Count Code Section 17-601(C), stream buffers shall be in open or natural spaces, not on residential lots.

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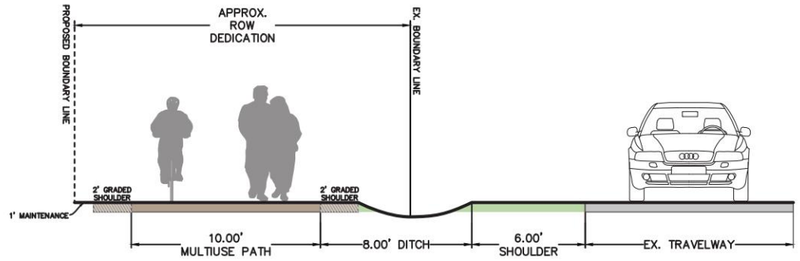
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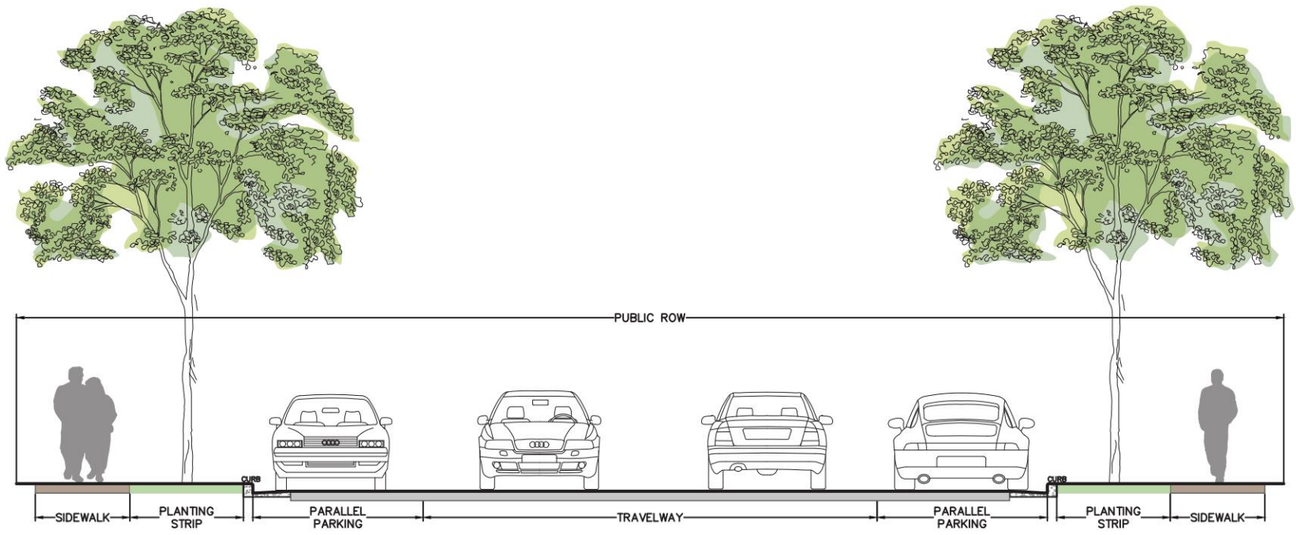
MONTCLAIR
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CONCEPTUAL STREET SECTIONS

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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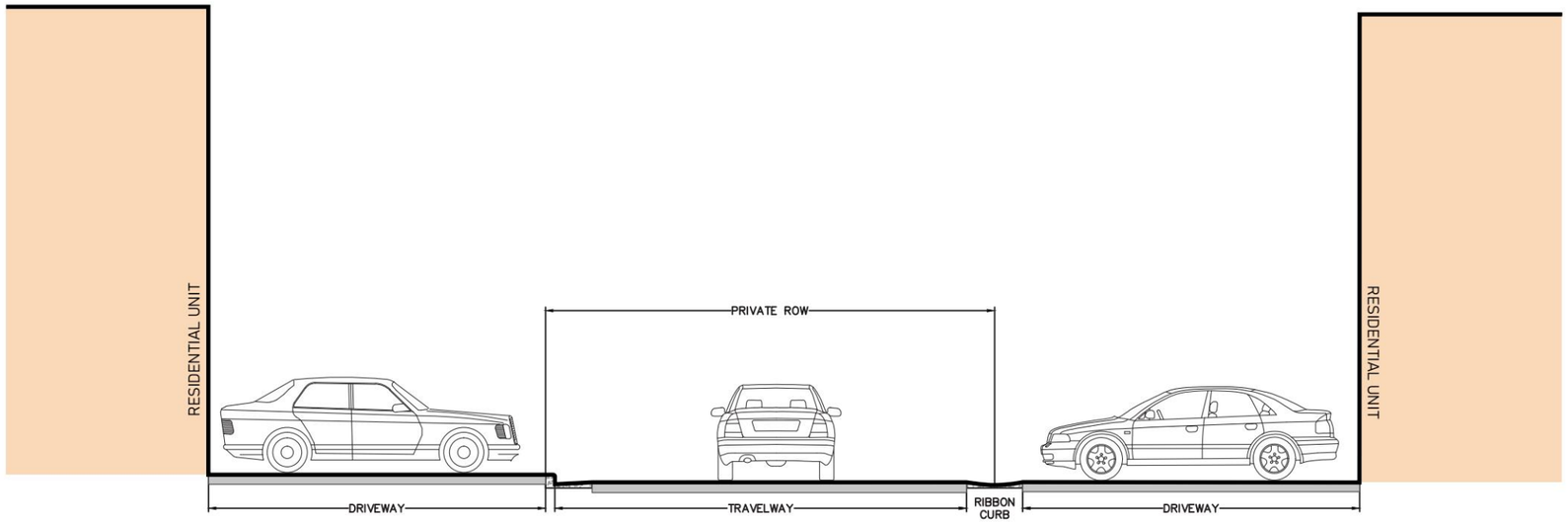
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CONCEPTUAL STREET SECTIONS

Private Roads A & B Section



Private Roads C & D Section

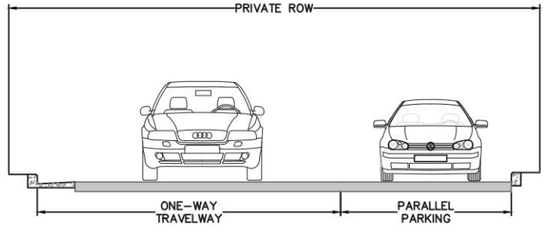


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Graphic Scale: 1”=8’



Private Road A(2) Section



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