NORTH FORK ZMA

REZONING APPLICATION PLAN
COUNTY OF ALBEMARLE, VIRGINIA

9/8/2023

ZMA 2021-16

SITE DATA:

TAX MAP PARCEL:

Parcel	Owner	Existing Zoning Designation	Proposed Zoning Designation	Acres
03200000001800	University of Virginia Foundation	PD-IP	NMD	11.220
032000000018A0	University of Virginia Foundation	PD-IP	NMD	9.501
032000000006R0 (Portion)	University of Virginia Foundation	PD-IP	NMD	151.580
032000000006R0 (Residue)	University of Virginia Foundation	PD-IP	PD-IP*	315.943
032000000022B1	University of Virginia Foundation	HI**	PD-IP	4.979
032000000022B2	University of Virginia Foundation	R1	PD-IP	1.897
032000000019D0	University of Virginia Foundation	PD-IP	PD-IP*	4.002
032000000019H1	University of Virginia Foundation	PD-IP	PD-IP*	0.326
032000000019F1	University of Virginia Foundation	PD-IP	PD-IP*	2.532
032000000019G0	University of Virginia Foundation	PD-IP	PD-IP*	4.770
032000000019E0	University of Virginia Foundation	PD-IP	PD-IP*	7.100
032000000019C0	University of Virginia Foundation	PD-IP	PD-IP*	4.863
032000000019F0	University of Virginia Foundation	PD-IP	PD-IP*	6.024
032000000006A2	University of Virginia Foundation	PD-IP	PD-IP*	7.110
032000000019J1	University of Virginia Foundation	PD-IP	PD-IP*	4.669
032000000019H0	University of Virginia Foundation	PD-IP	PD-IP*	2.601
032000000019J0	University of Virginia Foundation	PD-IP	PD-IP*	4.333
			Total Acres:	**543.450**
			Total NMD Acres:	**172.301**

LEGAL REFERENCE: DB 2712-325, DB 2719-222, 343, 244, DB 4957-692; DB 3851-182; DB 3838-28; DB 4277-64.

SITE ADDRESS: 4211 LEWIS AND CLARK DRIVE
CHARLOTTESVILLE, VA 22911

OWNER: UNIVERSITY OF VIRGINIA FOUNDATION
P.O. BOX 400218
CHARLOTTESVILLE, VA 22904

ENGINEER: TIMMONS GROUP
608 PRESTON AVENUE, SUITE 200
CHARLOTTESVILLE, VA 22903
TELEPHONE: 434-327-1688
CONTACT: CRAIG KOTARSKI, P.E.
CRAIG.KOTARSKI@TIMMONS.COM

SITE AREA: 543.45ACRES

ZONING: PLANNED DEVELOPMENT INDUSTRIAL PARK

MAGISTERIAL DISTRICT: RIO

SOURCE OF BOUNDARY AND TOPOGRAPHY: KIRK HUGHES & ASSOCIATES
LAND SURVEYORS & PLANNERS
220 EAST HIGH STREET
CHARLOTTESVILLE, VA 22902
(434)296-6942

DATE OF SURVEY: OCTOBER 30, 2017

ADDITIONAL SURVEY: TIMMONS GROUP
28 IMPERIAL DRIVE
STAUNTON, VA 24401
TELEPHONE: 540-885-0920
CONTACT: JOE MEDLEY
JOE.MEDLEY@TIMMONS.COM

DATE OF SURVEY: NOVEMBER 12, 2018

DATUM: HORIZONTAL: NAD83 VIRGINIA STATE GRID SOUTH ZONE
VERTICAL: NAVD88 ESTABLISHED THROUGH LEICA SMARTNET

WATER SUPPLY: ACSA

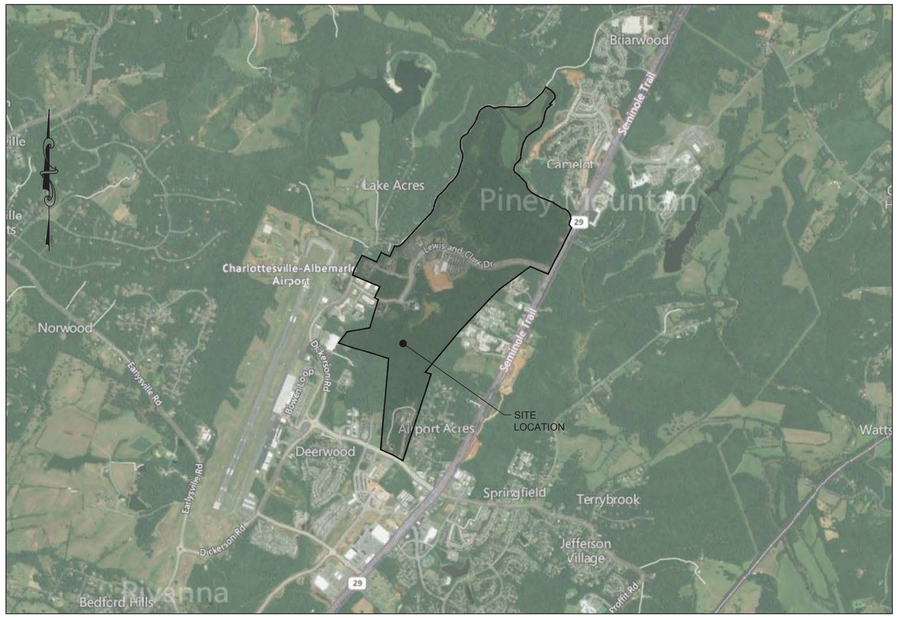
SANITARY SEWER: ACSA

DRAINAGE DISTRICT: NORTH FORK RIVANNA RIVER

ALBEMARLE COUNTY GIS STEEP SLOPES ARE LOCATED WITHIN THE PROJECT LIMITS AND ARE SHOWN.

THERE ARE NO CONSTRUCTION ACTIVITIES PROPOSED WITHIN THE 100-YR FLOODPLAIN.

THE SITE IS NOT LOCATED IN A WATER SUPPLY PROTECTION DISTRICT.



VICINITY MAP

1"=2000'

Index of Sheets:

Exhibit Name:		Sheet No:
	Title Sheet	1
A	Existing Conditions Map	2
B	Project Area Map	3
C	NMD-PDIP Application Plan	4
D	NMD-PDIP Conceptual Master Plan	5
E	Proposed and Existing NMD-PDIP Park & Rec Facilities	6
F	Conceptual Grading & Disturbance to Preserved Slopes	7
G	NMD Conceptual Master Plan	8
H	NMD Application Plan	9
I	NMD Transportation Plan	10
J	Street Sections	11
K	Proffered Road Improvements	12
L	Conceptual Character Sections	13
M	Green Space and Amenity Plan	14
N	Conceptual Grading Plan	15
O	Conceptual Utility Plan	16
P	Conceptual Stormwater Plan	17
Q	Code of Development	18-19

Note:
The plans and associated exhibits in this application are conceptual only and the final configuration of lots, roads, transit and open space will be determined during the platting of the property.

LINE TABLE		
LINE	LENGTH	BEARING
L1	466.00	S70°15'43"E
L2	312.66	N86°12'26"E
L3	120.91	S64°02'05"E
L4	454.04	N84°46'19"E
L5	122.05	N38°29'17"E
L6	573.08	N0°34'58"E
L7	324.37	N62°31'51"E
L8	136.45	S81°17'47"E
L9	865.79	N73°20'22"E
L10	619.31	N30°16'18"E
L11	361.72	N73°51'03"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	756.14	499.37	259.18	37°50'23"	S87°12'50"E	490.35
C2	888.44	634.99	331.74	40°57'02"	S85°43'44"E	621.56

LEGEND
- STEEP SLOPES - MANAGED
- STEEP SLOPES - PRESERVED
- STATE DAM BREAK INUNDATION ZONE
- 100 YR FLOODPLAIN
- 100' GREENWAY EASEMENT

SCALE 1"=350'
0 350' 700'
NAD 83

TMP 32-9 LOFTIN, KENNETH L & GAY N 0.97 ACRES
TMP 32-9H LOVE, WILLIAM & MARCELLA 2.22 ACRES
TMP 32-9K MORRIS, C A OR RUBY S 1.36 ACRES
TMP 32-19A1 ACCESS HOLDINGS LLC 1.79 ACRES
TMP 32-19A HARMONY HOLDINGS LLC 2.00 ACRES
TMP 32-9B KINDRICK, ALLAN & ADA JOINT TRUST CO TIMOTHY K KINDRICK 3.00 ACRES
TMP 32-19A2 GMWTG CHARLOTTESVILLE LLC 1.22 ACRES
TMP 32-19G BOSWORTH, BARRY L OR FLORENCE M 2.28 ACRES
TMP 32-19H1 UNIVERSITY OF VIRGINIA REAL ESTATE FOUNDATION 0.33 ACRES
TMP 32-4C SHAW, LINDA F OR EVA N WILSON 1.98 ACRES
TMP 32-4D SHAW, LINDA & EVA WILSON 1.16 ACRES
TMP 32-4P WINSTONS RUN LLC C/O RICHARD DEBUTTS
TMP 32-4H WINSTONS RUN LLC C/O RICHARD DEBUTTS
TMP 32-4L1 SNOW, WILLARD & SONDRA 0.75 ACRES
TMP 32-4L2 SHAW, MATTHEW J 0.48 ACRES
TMP 32-4L3 SOURS, SHIRLY J & WAYNE R 0.48 ACRES
TMP 32-4L4 SOURS, SHIRLY J & WAYNE R 0.48 ACRES
TMP 32-4L5 SOURS, SHIRLEY J & WAYNE R 0.48 ACRES
TMP 32-75 RICOTTA, PETER J OR AMY S 2.00 ACRES
TMP 32-100 SPENCER, MARK OR APRIL LEE 2.01 ACRES
TMP 32-76 REGION TEN COMMUNITY SERVICE BOARD 2.00 ACRES
TMP 32-77 DESMOND, SCOTT A OR DENISE L 2.00 ACRES
TMP 32-4P BECKMAN, MARK A OR GAIL L CONGABLE 5.02 ACRES
TMP 32-4S BENJAMINE E SMITH & TARA C SMITH 2.10 ACRES
TMP 32-4R LUCERO, DON SCOTT 2.00 ACRES
TMP 32-4N KERN, JOHN OR CATHY C 5.53 ACRES
TMP 32-4 NORRIS, ELIZABETH P 64.45 ACRES
TMP 32-4Q GADD, POLLY A 2.01 ACRES
TMP 32-4J SHILLINGS, ASHLEY M & CHRISTOPHER L MCLEAN 84.73 ACRES
TMP 32G-4A SHILLINGS, ASHLEY M & CHRISTOPHER L MCLEAN 15.39 ACRES
TMP 32G-6-B WOODBRIAR ASSOCIATES 13.60 ACRES
TMP 32G-4-B WOODBRIAR ASSOCIATES
TMP 32G-4-A WOODBRIAR ASSOCIATES 4.59 ACRES
TMP 32G-6-A WOODBRIAR ASSOCIATES 2.02 ACRES
TMP 32G-1B WOODBRIAR ASSOCIATES 19.60 ACRES
TMP 32G-C WOODBRIAR ASSOCIATES 5.44 ACRES
100' GREENWAY EASEMENT DB 3532, PGS 588-598
TMP 32E-1A RIVANNA WATER & SEWER AUTHORITY 6.51 ACRES
TMP 32-6A1 ALBEMARLE COUNTY SERVICE AUTHORITY 0.61 ACRES
TMP 32-101 WEBSTER WARREN J OR RUTH N 2.00 ACRES
TMP 32-102 WEST, ANDREW & SARAH WEST 2.00 ACRES
TMP 32-103 HUSSANI, YVONNE 2.01 ACRES
TMP 32-6R UNIVERSITY OF VIRGINIA FOUNDATION 467.52 ACRES
TMP 32-19F1 UNIVERSITY OF VIRGINIA FOUNDATION 2.53 ACRES
TMP 32-19G UNIVERSITY OF VIRGINIA FOUNDATION 4.77 ACRES
TMP 32-19J UNIVERSITY OF VIRGINIA REAL ESTATE FOUNDATION 4.33 ACRES
TMP 32-19J1 UNIVERSITY OF VIRGINIA REAL ESTATE FOUNDATION 4.67 ACRES
TMP 32-19E UNIVERSITY OF VIRGINIA FOUNDATION 7.10 ACRES
TMP 32-19H UNIVERSITY OF VIRGINIA REAL ESTATE FOUNDATION 2.60 ACRES
TMP 32-19F UNIVERSITY OF VIRGINIA FOUNDATION 6.02 ACRES
TMP 32-19D UNIVERSITY OF VIRGINIA FOUNDATION 4.00 ACRES
TMP 32-6A2 UNIVERSITY OF VIRGINIA FOUNDATION 7.11 ACRES
TMP 32-19C UNIVERSITY OF VIRGINIA FOUNDATION 4.86 ACRES
TMP 32-19B2 RJ HOLDINGS LLC 1.67 ACRES
TMP 32-19C1 WRB LLC 4.00 ACRES
TMP 32-19B9 HUNTERSTAND ASSOCIATES, SERIES OF MIDLAND ROAD PARTNERS LLC 2.62 ACRES
TMP 32-9C CRUTCHFIELD CORPORATION 13.16 ACRES
TMP 32-9I MILLER, LUCILLE T 2.89 ACRES
TMP 32-9D CRUCHFIELD CORPORATION 3.40 ACRES
TMP 32-17B CRUCHFIELD CORPORATION 20.64 ACRES
TMP 32-17 SIX STAR ASSOCIATES LLC 28.06 ACRES
TMP 32-18 UNIVERSITY OF VIRGINIA FOUNDATION 11.22 ACRES
TMP 32-18A UNIVERSITY OF VIRGINIA FOUNDATION 9.50 ACRES
TMP 32-6R UNIVERSITY OF VIRGINIA FOUNDATION 467.52 ACRES
TMP 32-41D2 MICROAIRE SURGICAL INSTRUMENTS LLC 9.36 ACRES
TMP 32-22 NORTHSIDE DRIVE LLC 20.54 ACRES
TMP 32-22C5 HALL, LARRY B OR BARBARA A 6.51 ACRES
TMP 32-67 HALL, LARRY B OR BARBARA A 4.15 ACRES
TMP 32-221 BEARD, C RAY TRUSTEE OF THE C RAY B 25.98 ACRES
TMP 32-221A BELLVUE ENTERPRISES LLC 6.34 ACRES
TMP 32-22B JWT PROPERTIES LLC 10.32 ACRES
TMP 32-22B2 UNIVERSITY OF VIRGINIA FOUNDATION 1.90 ACRES
TMP 32-22B1 UNIVERSITY OF VIRGINIA FOUNDATION 4.98 ACRES
TMP 32-20F N/F WILLIAM SCOTT MARSHALL, TRUSTEE DB 4464-203 DB 2550-122 DB 3503-185 PLAT
TMP 32A-1-B-5 LOT 5, BLOCK B CLOVER'S AIRPORT ACRES DB 350-193 PLAT
TMP 32A-1-B-6 LOT 6, BLOCK B CLOVER'S AIRPORT ACRES DB 350-193 PLAT
TMP 32A-1-B-7 LOT 7, BLOCK B CLOVER'S AIRPORT ACRES DB 350-193 PLAT
TMP 32A-1-B-8 LOT 8A, BLOCK B CLOVER'S AIRPORT ACRES DB 379-421, PLAT
TMP 32A-1-B-8A GARWOOD, A BRUCE JR & FRANCES H CLOVER'S AIRPORT ACRES
TMP 32-20C N/F WILLIAM SCOTT MARSHALL, TRUSTEE DB 4464-203 CLOVER'S AIRPORT ACRES DB 350-193 PLAT
TMP 32A-01-0B-9 EAST, DAVID A OR KATHLEEN B CLOVER'S AIRPORT ACRES
TMP 32A-1-B-9A BROOKS, AARON M & NICOLE M BROOKS CLOVER'S AIRPORT ACRES
TMP 32A-01-0B-11 WILLIAMS, JONATHAN V CLOVER'S AIRPORT ACRES
TMP 32A-01-0B-10 BARBERA, CHARLES A CLOVER'S AIRPORT ACRES
CHARLOTTESVILLE ALBEMARLE AIRPORT
DICKERSON ROAD
TIMBERWOOD BLVD
GRAND FORKS BLVD
AIRPORT ROAD
HOLLYMEAD FIRE RESCUE STATION TMP 32-18B
LEWIS AND CLARK DRIVE
EDLICH DRIVE
QUAIL RUN
DISCOVERY DRIVE
PROPOSED LIMITS OF NMD
EXISTING WET POND
FLOODPLAIN
STATE DAM BREAK INUNDATION ZONE
RTE. 29 SEMINOLE TRAIL
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 C1 C2

Note:
The plans and associated exhibits in this application are conceptual only and the final configuration of lots, roads, transit and open space will be determined during the platting of the property.

UNIVERSITY of VIRGINIA
UVA FOUNDATION

NORTH FORK NMD
Albemarle County, Virginia

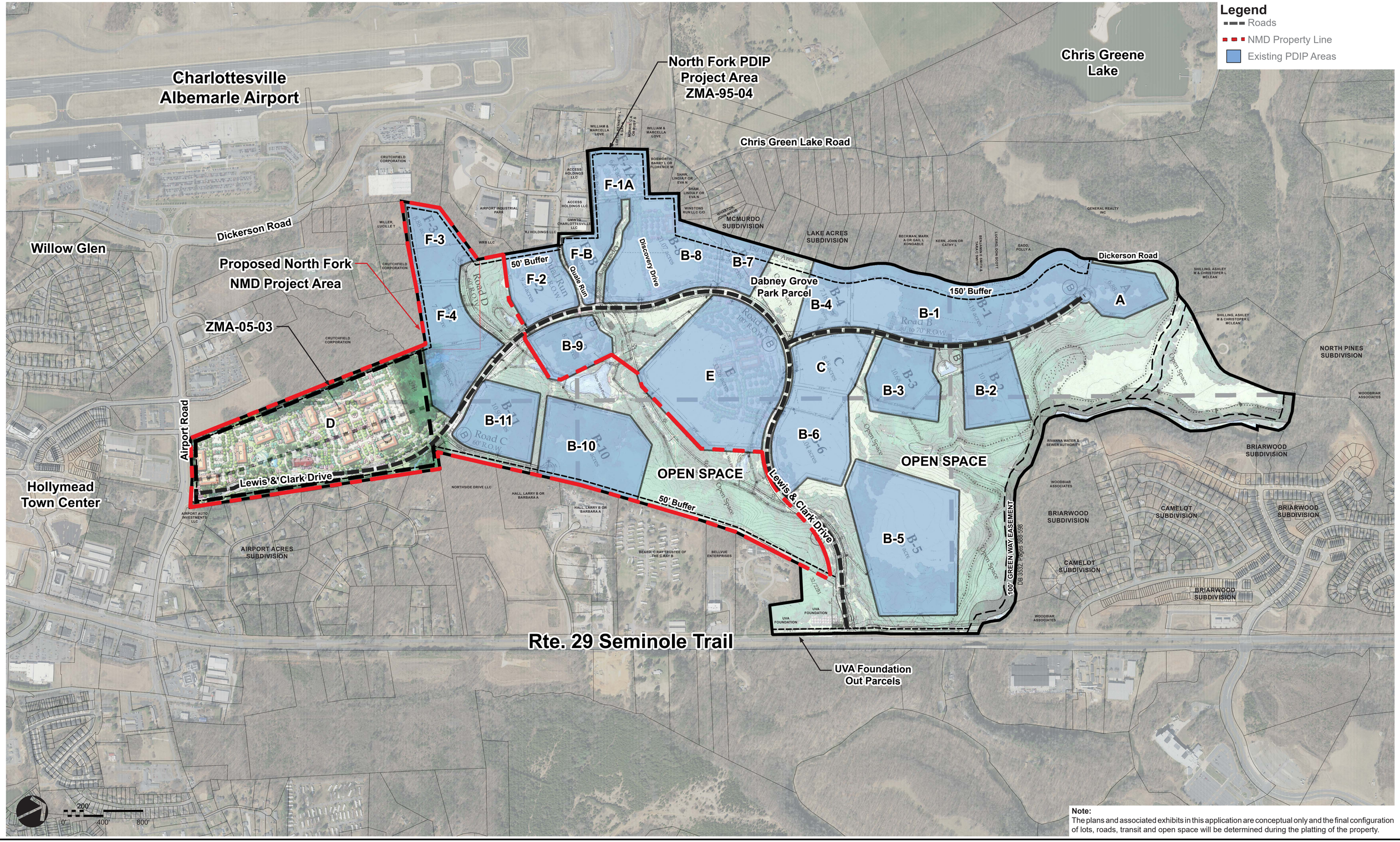
EXHIBIT A: EXISTING CONDITIONS MAP
Zoning Map Amendment Application

Revisions

Date:	Submittal:
12/13/2021	Original Submittal
08/01/2022	Revision #1
09/08/2023	Revision #2

TIMMONS GROUP

LPDA LANDSCAPE ARCHITECTURE LAND PLANNING



Note:
The plans and associated exhibits in this application are conceptual only and the final configuration of lots, roads, transit and open space will be determined during the platting of the property.

UNIVERSITY of VIRGINIA
UVA FOUNDATION

NORTH FORK NMD

Albemarle County, Virginia

EXHIBIT B: PROJECT AREA MAP

Zoning Map Amendment Application

Revisions

Date:	Submittal:
12/13/2021	Original Submittal
08/01/2022	Revision #1
09/08/2023	Revision #2

TIMMONS GROUP

LPDA
LANDSCAPE ARCHITECTURE
LAND PLANNING

Table C. Setback and Building Regulations	
Building Height*	
Stories	6 max.
Height	65 feet max.
Setbacks	
Front	0' min. -25' max.**
Side	0'***
Rear	0'
Stepbacks	None
Garage Setback****	To Comply with 4.19/No max.
Other	
Amenity Oriented Frontage*****	30' width min./ 50' min. face of building to face of building
Lot Size	No min./No max.

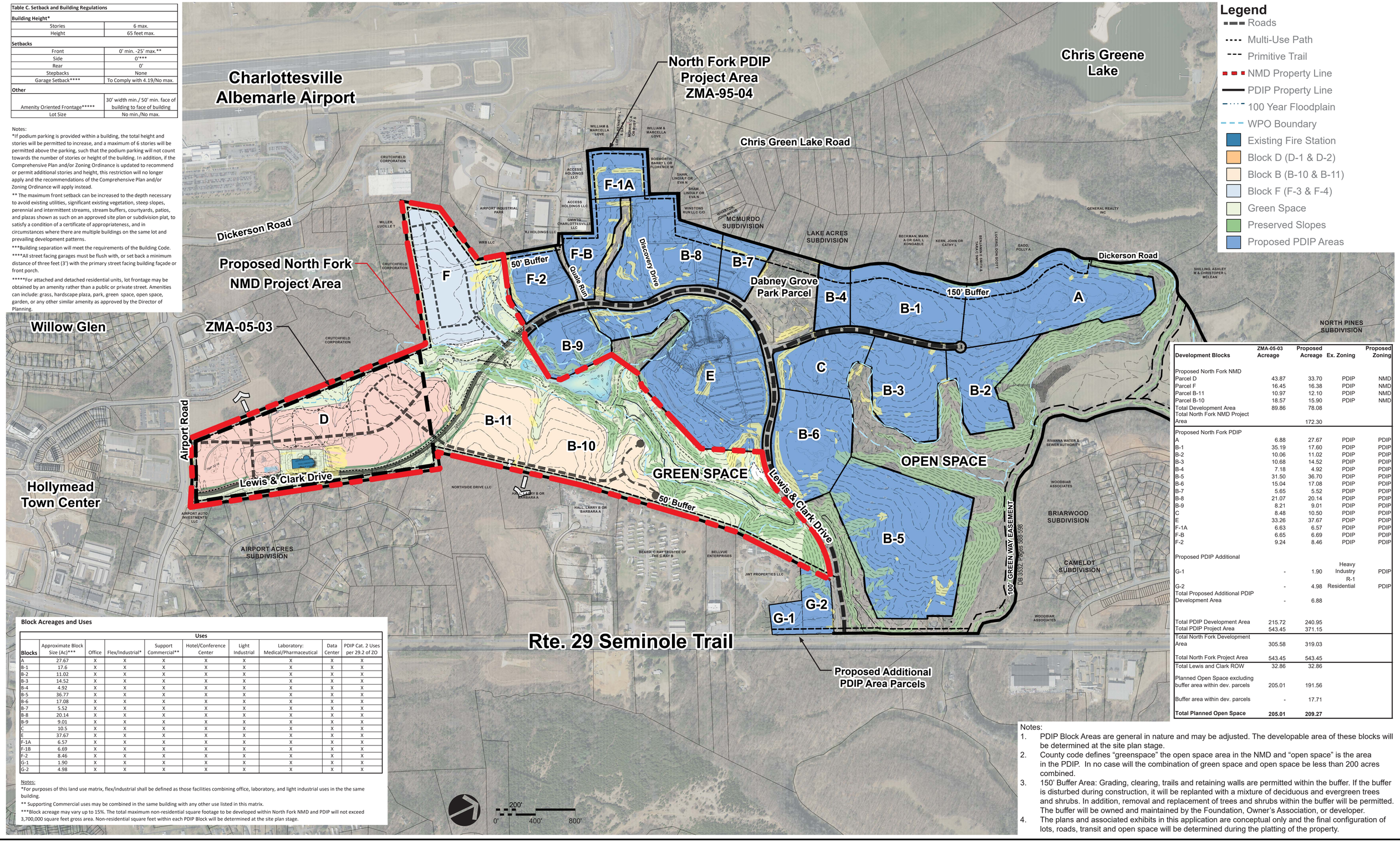
Notes:
*If podium parking is provided within a building, the total height and stories will be permitted to increase, and a maximum of 6 stories will be permitted above the parking, such that the podium parking will not count towards the number of stories or height of the building. In addition, if the Comprehensive Plan and/or Zoning Ordinance is updated to recommend or permit additional stories and height, this restriction will no longer apply and the recommendations of the Comprehensive Plan and/or Zoning Ordinance will apply instead.

** The maximum front setback can be increased to the depth necessary to avoid existing utilities, significant existing vegetation, steep slopes, perennial and intermittent streams, stream buffers, courtyards, patios, and plazas shown as such on an approved site plan or subdivision plat, to satisfy a condition of a certificate of appropriateness, and in circumstances where there are multiple buildings on the same lot and prevailing development patterns.

***Building separation will meet the requirements of the Building Code.

****All street facing garages must be flush with, or set back a minimum distance of three feet (3') with the primary street facing building façade or front porch.

*****For attached and detached residential units, lot frontage may be obtained by an amenity rather than a public or private street. Amenities can include: grass, hardscape plaza, park, green space, open space, garden, or any other similar amenity as approved by the Director of Planning.



Legend

- Roads
- Multi-Use Path
- Primitive Trail
- NMD Property Line
- PDIP Property Line
- 100 Year Floodplain
- WPO Boundary
- Existing Fire Station
- Block D (D-1 & D-2)
- Block B (B-10 & B-11)
- Block F (F-3 & F-4)
- Green Space
- Preserved Slopes
- Proposed PDIP Areas

Development Blocks	ZMA-05-03 Acreage	Proposed Acreage	Ex. Zoning	Proposed Zoning
Proposed North Fork NMD				
Parcel D	43.87	33.70	PDIP	NMD
Parcel F	16.45	16.38	PDIP	NMD
Parcel B-11	10.97	12.10	PDIP	NMD
Parcel B-10	18.57	15.90	PDIP	NMD
Total Development Area	89.86	78.08		
Total North Fork NMD Project Area		172.30		
Proposed North Fork PDIP				
A	6.88	27.67	PDIP	PDIP
B-1	35.19	17.60	PDIP	PDIP
B-2	10.06	11.02	PDIP	PDIP
B-3	10.68	14.52	PDIP	PDIP
B-4	7.18	4.92	PDIP	PDIP
B-5	31.50	36.70	PDIP	PDIP
B-6	15.04	17.08	PDIP	PDIP
B-7	5.65	5.52	PDIP	PDIP
B-8	21.07	20.14	PDIP	PDIP
B-9	8.21	9.01	PDIP	PDIP
C	8.48	10.50	PDIP	PDIP
E	33.26	37.67	PDIP	PDIP
F-1A	6.63	6.57	PDIP	PDIP
F-B	6.65	6.69	PDIP	PDIP
F-2	9.24	8.46	PDIP	PDIP
Proposed PDIP Additional				
G-1	-	1.90	Heavy Industry	PDIP
G-2	-	4.98	R-1 Residential	PDIP
Total Proposed Additional PDIP Development Area	-	6.88		
Total PDIP Development Area	215.72	240.95		
Total PDIP Project Area	543.45	371.15		
Total North Fork Development Area	305.58	319.03		
Total North Fork Project Area	543.45	543.45		
Total Lewis and Clark ROW	32.86	32.86		
Planned Open Space excluding buffer area within dev. parcels	205.01	191.56		
Buffer area within dev. parcels	-	17.71		
Total Planned Open Space	**205.01**	**209.27**		

Block Acreages and Uses

Blocks	Approximate Block Size (Ac)***	Uses: Office	Flex/Industrial*	Support Commercial**	Hotel/Conference Center	Light Industrial	Laboratory: Medical/Pharmaceutical	Data Center	PDIP Cat. 2 Uses per 29.2 of ZO
A	27.67	X	X	X	X	X	X	X	X
B-1	17.6	X	X	X	X	X	X	X	X
B-2	11.02	X	X	X	X	X	X	X	X
B-3	14.52	X	X	X	X	X	X	X	X
B-4	4.92	X	X	X	X	X	X	X	X
B-5	36.77	X	X	X	X	X	X	X	X
B-6	17.08	X	X	X	X	X	X	X	X
B-7	5.52	X	X	X	X	X	X	X	X
B-8	20.14	X	X	X	X	X	X	X	X
B-9	9.01	X	X	X	X	X	X	X	X
C	10.5	X	X	X	X	X	X	X	X
E	37.67	X	X	X	X	X	X	X	X
F-1A	6.57	X	X	X	X	X	X	X	X
F-1B	6.69	X	X	X	X	X	X	X	X
F-2	8.46	X	X	X	X	X	X	X	X
G-1	1.90	X	X	X	X	X	X	X	X
G-2	4.98	X	X	X	X	X	X	X	X

Notes:
*For purposes of this land use matrix, flex/industrial shall be defined as those facilities combining office, laboratory, and light industrial uses in the the same building.

** Supporting Commercial uses may be combined in the same building with any other use listed in this matrix.

***Block acreage may vary up to 15%. The total maximum non-residential square footage to be developed within North Fork NMD and PDIP will not exceed 3,700,000 square feet gross area. Non-residential square feet within each PDIP Block will be determined at the site plan stage.

Notes:
1. PDIP Block Areas are general in nature and may be adjusted. The developable area of these blocks will be determined at the site plan stage.
2. County code defines "greenspace" the open space area in the NMD and "open space" is the area in the PDIP. In no case will the combination of green space and open space be less than 200 acres combined.
3. 150' Buffer Area: Grading, clearing, trails and retaining walls are permitted within the buffer. If the buffer is disturbed during construction, it will be replanted with a mixture of deciduous and evergreen trees and shrubs. In addition, removal and replacement of trees and shrubs within the buffer will be permitted. The buffer will be owned and maintained by the Foundation, Owner's Association, or developer.
4. The plans and associated exhibits in this application are conceptual only and the final configuration of lots, roads, transit and open space will be determined during the platting of the property.

UNIVERSITY of VIRGINIA
UVA FOUNDATION

NORTH FORK NMD
Albemarle County, Virginia

EXHIBIT C: NMD-PDIP APPLICATON PLAN
Zoning Map Amendment Application

Revisions

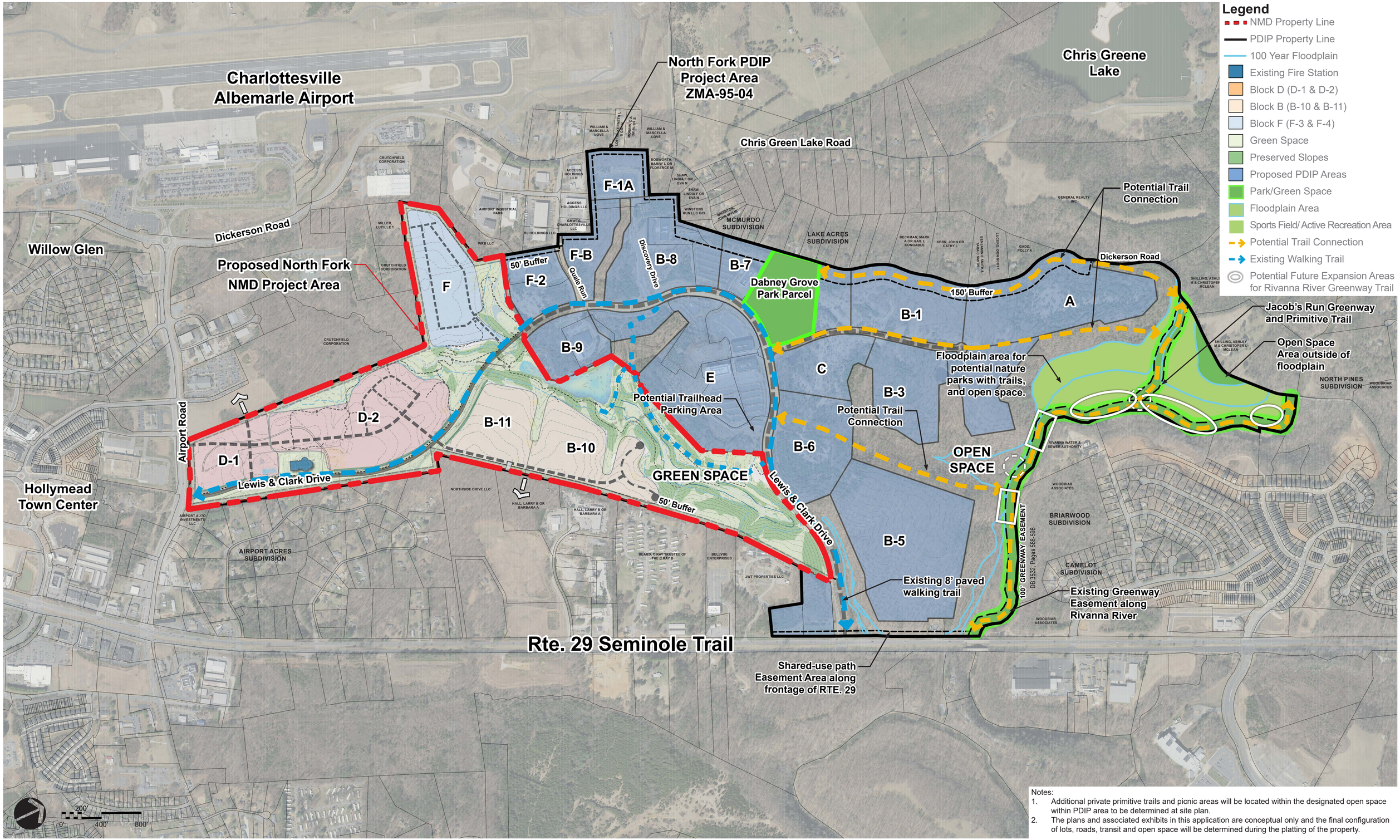
Date:	Submittal:
12/13/2021	Original Submittal
08/01/2022	Revision #1
09/08/2023	Revision #2

TIMMONS GROUP

LPDA LANDSCAPE ARCHITECTURE LAND PLANNING



Note:
The plans and associated exhibits in this application are conceptual only and the final configuration of lots, roads, transit and open space will be determined during the platting of the property.



Notes:

1. Additional private primitive trails and picnic areas will be located within the designated open space within PDIP area to be determined at site plan.
2. The plans and associated exhibits in this application are conceptual only and the final configuration of lots, roads, transit and open space will be determined during the platting of the property.

UNIVERSITY of VIRGINIA
UVA FOUNDATION

NORTH FORK NMD

Albemarle County, Virginia

EXHIBIT E: PROPOSED AND EXISTING NMD-PDIP PARKS & REC FACILITIES

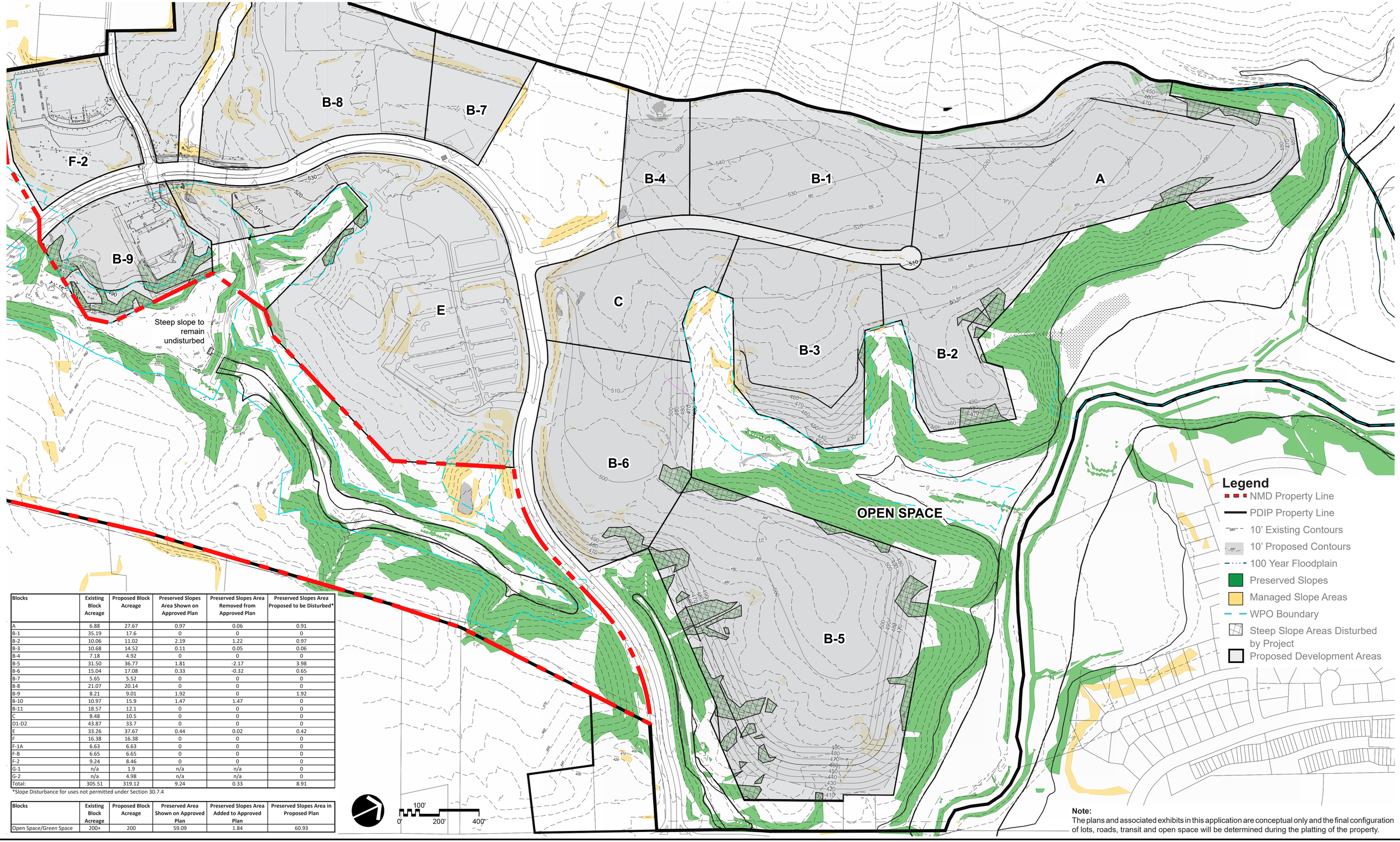
Zoning Map Amendment Application

Revisions

Date:	Submittal:
12/13/2021	Original Submittal
08/01/2022	Revision #1
09/08/2023	Revision #2

TIMMONS GROUP

LPDA LANDSCAPE ARCHITECTURE LAND PLANNING



Blocks	Existing Block Acreage	Proposed Block Acreage	Preserved Slopes Area Shown on Approved Plan	Preserved Slopes Area Removed from Approved Plan	Preserved Slopes Area Proposed to be Disturbed*
A	6.88	27.67	0.97	0.06	0.91
B-1	35.19	17.6	0	0	0
B-2	10.06	11.02	2.19	1.22	0.97
B-3	10.68	14.52	0.11	0.05	0.06
B-4	7.18	4.92	0	0	0
B-5	31.50	36.77	1.81	-2.17	3.98
B-6	15.04	17.08	0.33	-0.32	0.65
B-7	5.65	5.52	0	0	0
B-8	21.07	20.14	0	0	0
B-9	8.21	9.01	1.92	0	1.92
B-10	10.97	15.9	1.47	1.47	0
B-11	18.57	12.1	0	0	0
C	8.48	10.5	0	0	0
D1-D2	43.87	33.7	0	0	0
E	33.26	37.67	0.44	0.02	0.42
F	16.38	16.38	0	0	0
F-1A	6.63	6.63	0	0	0
F-8	6.65	6.65	0	0	0
F-2	9.24	8.46	0	0	0
G-1	n/a	1.9	n/a	n/a	0
G-2	n/a	4.98	n/a	n/a	0
Total:	305.51	319.12	9.24	0.33	8.91

*Slope Disturbance for uses not permitted under Section 30.7.4

Blocks	Existing Block Acreage	Proposed Block Acreage	Preserved Area Shown on Approved Plan	Preserved Slopes Area Added to Approved Plan	Preserved Slopes Area in Proposed Plan
Open Space/Green Space	200+	200	59.09	1.84	60.93

Note:
The plans and associated exhibits in this application are conceptual only and the final configuration of lots, roads, transit and open space will be determined during the platting of the property.

UNIVERSITY of VIRGINIA
UVA FOUNDATION

NORTH FORK NMD

Albemarle County, Virginia

EXHIBIT F: CONCEPTUAL GRADING & DISTURBANCE TO PRESERVED SLOPES

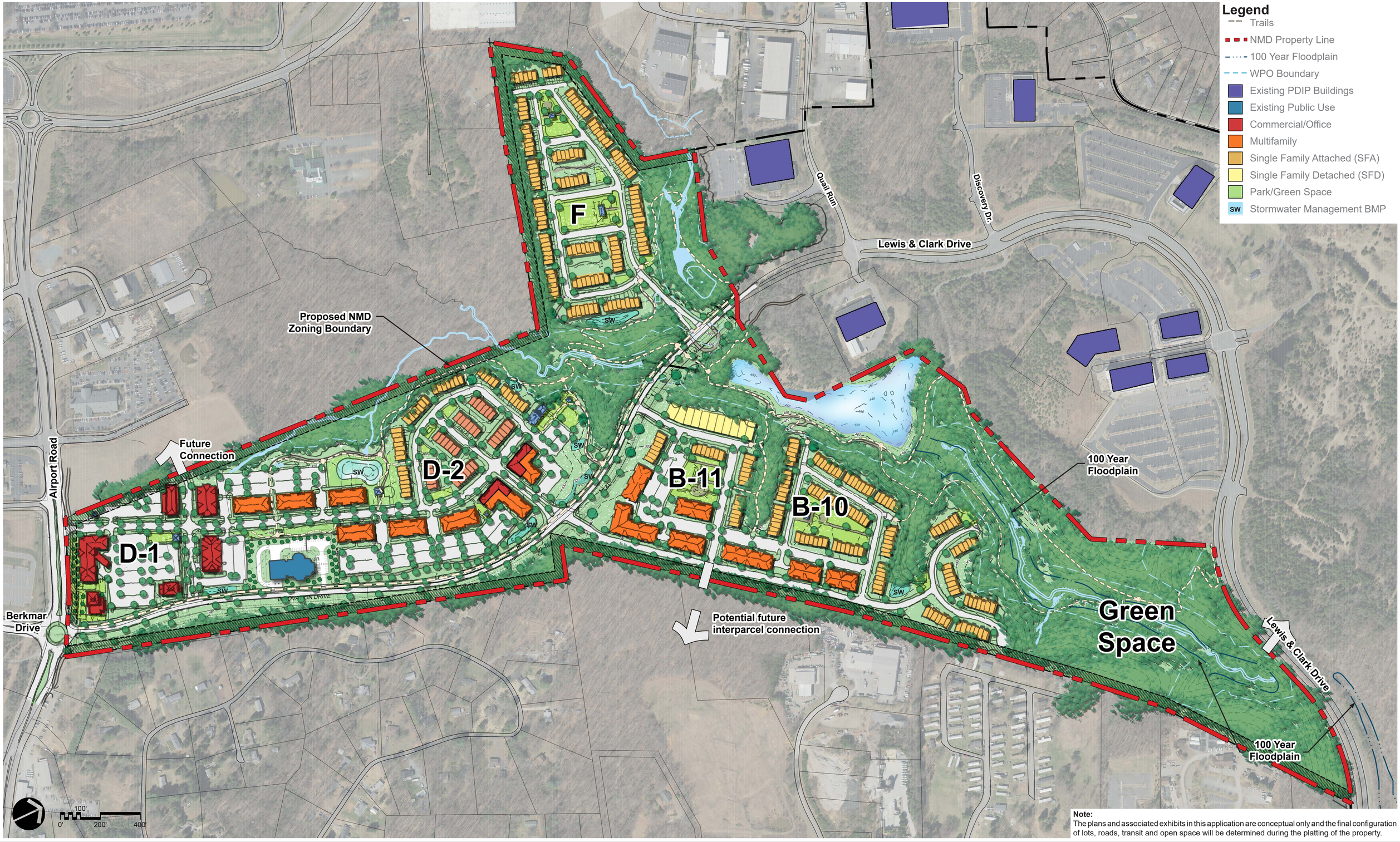
Zoning Map Amendment Application

Revisions

Date:	Submittal:
12/13/2021	Original Submittal
08/01/2022	Revision #1
09/08/2023	Revision #2

TIMMONS GROUP

LPDA LANDSCAPE ARCHITECTURE LAND PLANNING



Note:
The plans and associated exhibits in this application are conceptual only and the final configuration of lots, roads, transit and open space will be determined during the platting of the property.

Table B: NMD Density and Non-Residential Square Footage						
BLOCK	Approximate Block Size (Ac)**	MIN Dwelling Units	MAX Dwelling Units	MAX Block Gross Density (units/acre)	MIN Non-Residential SF	Per ZMA2005-003 MAX Non-Residential SF*
B-10	15.9	0	300	18.9	0	*
B-11	12.1	0	300	24.79	0	*
D1-D2	33.7	0	660	19.58	10,000	*
F	16.38	0	140	8.55	0	*
TOTALS:***	78.08	200****	1400	17.93	10,000	3,700,000

Notes:

*The total maximum non-residential square footage to be developed within North Fork NMD and PDIP will not exceed 3,700,000 square feet gross area. Non-residential square feet within each NMD Block will be determined at the site plan stage. However, no more than 50,000 square feet of Retail/Commercial, 100,000 square feet of Office, and a 200 room Hotel will be built within the NMD Blocks.

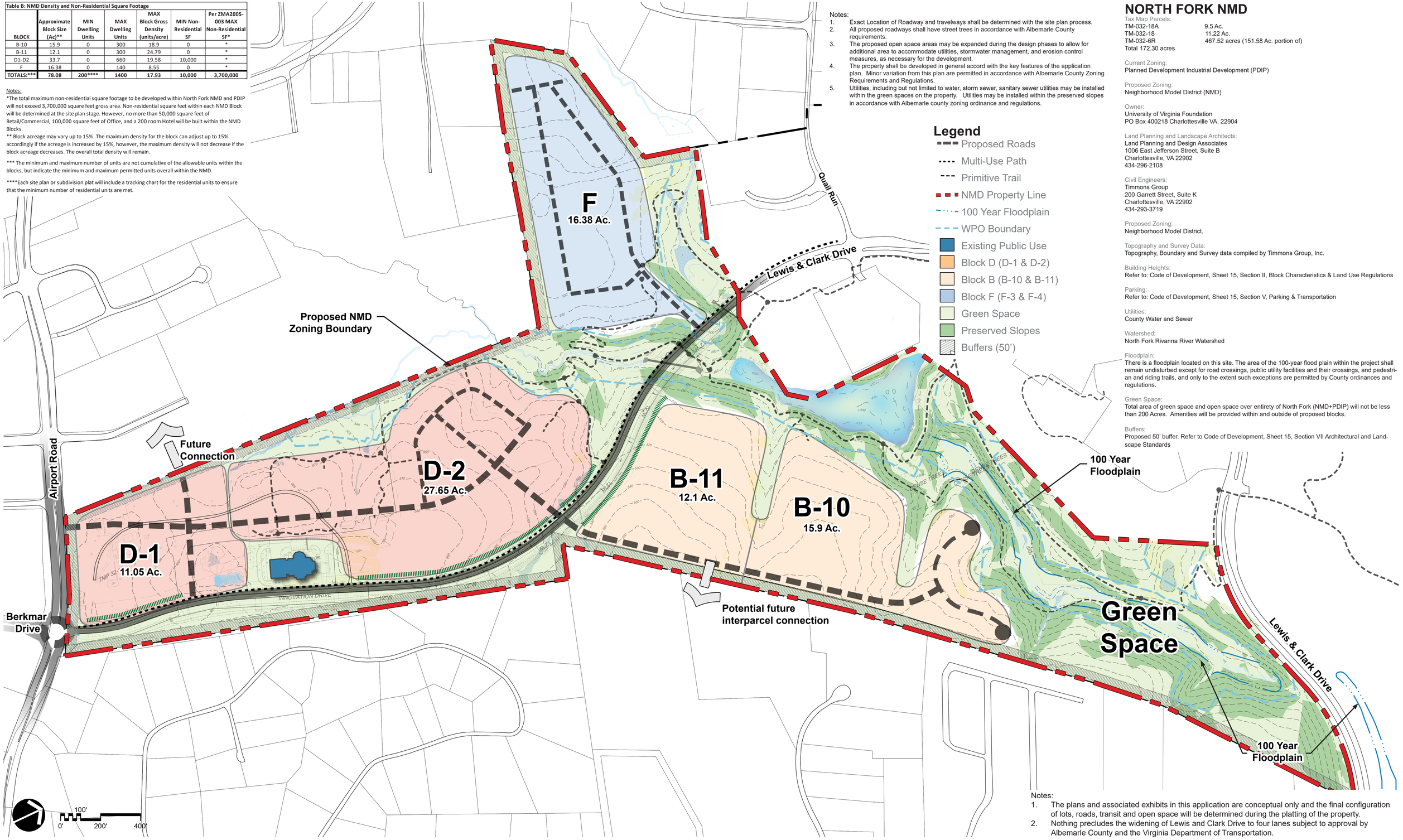
** Block acreage may vary up to 15%. The maximum density for the block can adjust up to 15% accordingly if the acreage is increased by 15%, however, the maximum density will not decrease if the block acreage decreases. The overall total density will remain.

*** The minimum and maximum number of units are not cumulative of the allowable units within the blocks, but indicate the minimum and maximum permitted units overall within the NMD.

****Each site plan or subdivision plat will include a tracking chart for the residential units to ensure that the minimum number of residential units are met.

Notes:

1. Exact Location of Roadway and travelways shall be determined with the site plan process.
2. All proposed roadways shall have street trees in accordance with Albemarle County requirements.
3. The proposed open space areas may be expanded during the design phases to allow for additional area to accommodate utilities, stormwater management, and erosion control measures, as necessary for the development.
4. The property shall be developed in general accord with the key features of the application plan. Minor variation from this plan are permitted in accordance with Albemarle County Zoning Requirements and Regulations.
5. Utilities, including but not limited to water, storm sewer, sanitary sewer utilities may be installed within the green spaces on the property. Utilities may be installed within the preserved slopes in accordance with Albemarle county zoning ordinance and regulations.



Legend

- Proposed Roads
- Multi-Use Path
- Primitive Trail
- NMD Property Line
- 100 Year Floodplain
- WPO Boundary
- Existing Public Use
- Block D (D-1 & D-2)
- Block B (B-10 & B-11)
- Block F (F-3 & F-4)
- Green Space
- Preserved Slopes
- Buffers (50')

NORTH FORK NMD

Tax Map Parcels:

TM-032-18A	9.5 Ac.
TM-032-18	11.22 Ac.
TM-032-6R	467.52 acres (151.58 Ac. portion of)
Total 172.30 acres	

Current Zoning:
Planned Development Industrial Development (PDIP)

Proposed Zoning:
Neighborhood Model District (NMD)

Owner:
University of Virginia Foundation
PO Box 400218 Charlottesville VA, 22904

Land Planning and Landscape Architects:
Land Planning and Design Associates
1006 East Jefferson Street, Suite B
Charlottesville, VA 22902
434-296-2108

Civil Engineers:
Timmons Group
200 Garrett Street, Suite K
Charlottesville, VA 22902
434-293-3719

Proposed Zoning:
Neighborhood Model District.

Topography and Survey Data:
Topography, Boundary and Survey data compiled by Timmons Group, Inc.

Building Heights:
Refer to: Code of Development, Sheet 15, Section II, Block Characteristics & Land Use Regulations

Parking:
Refer to: Code of Development, Sheet 15, Section V, Parking & Transportation

Utilities:
County Water and Sewer

Watershed:
North Fork Rivanna River Watershed

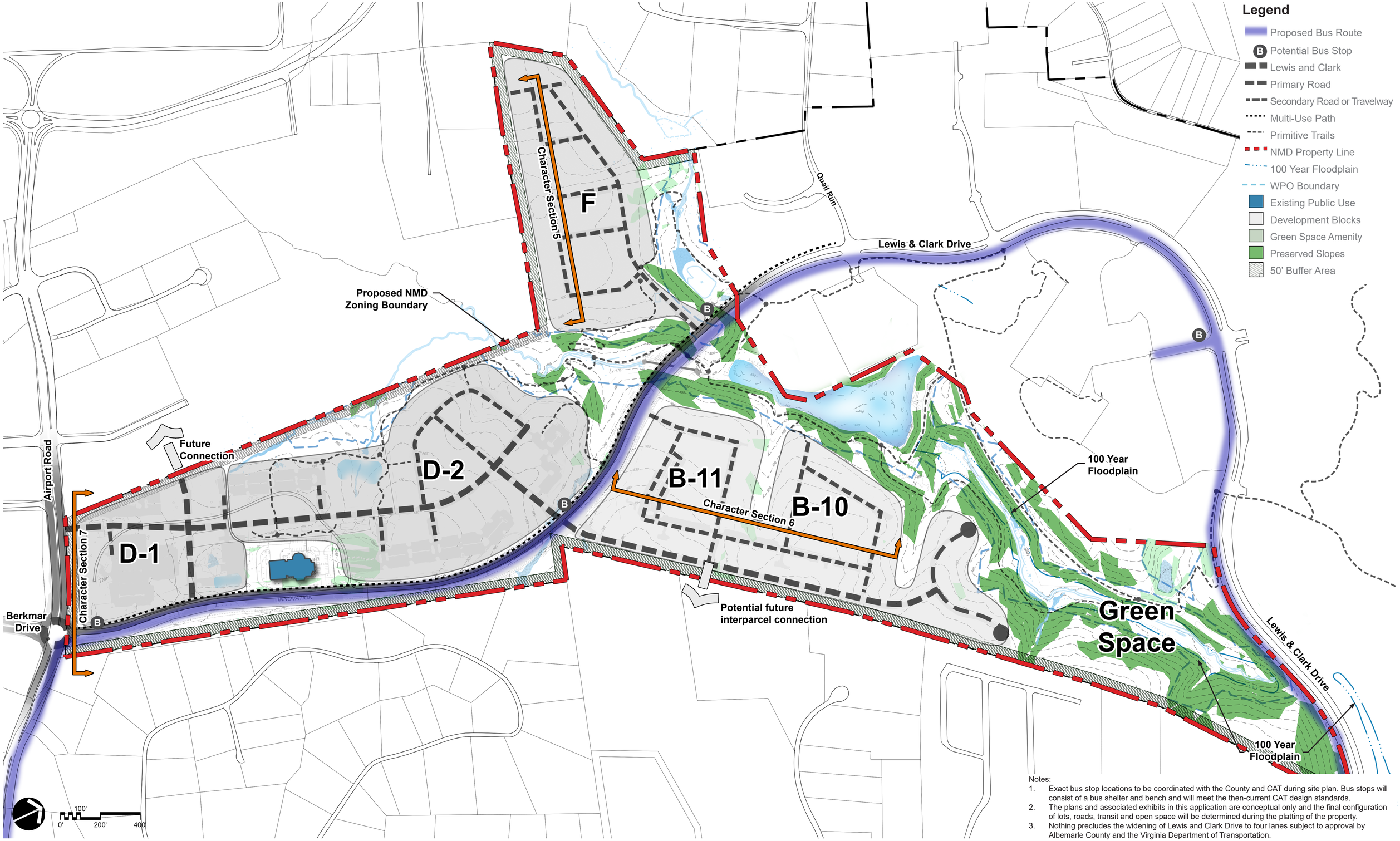
Floodplain:
There is a floodplain located on this site. The area of the 100-year flood plain within the project shall remain undisturbed except for road crossings, public utility facilities and their crossings, and pedestrian and riding trails, and only to the extent such exceptions are permitted by County ordinances and regulations.

Green Space:
Total area of green space and open space over entirety of North Fork (NMD+PDIP) will not be less than 200 Acres. Amenities will be provided within and outside of proposed blocks.

Buffers:
Proposed 50' buffer. Refer to Code of Development, Sheet 15, Section VII Architectural and Landscape Standards

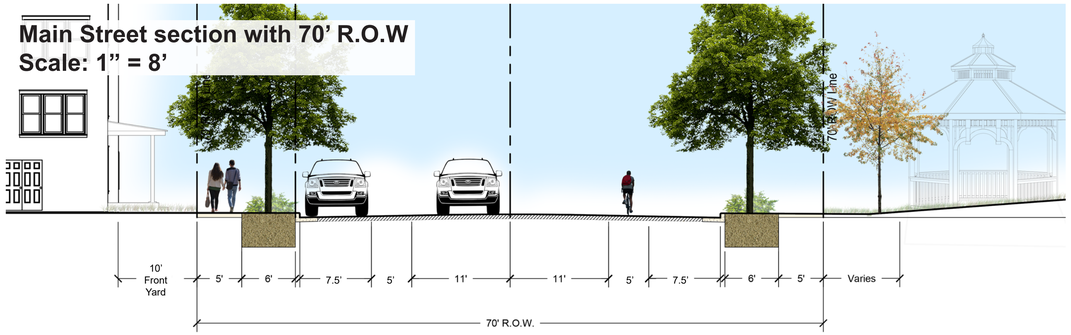
Notes:

1. The plans and associated exhibits in this application are conceptual only and the final configuration of lots, roads, transit and open space will be determined during the platting of the property.
2. Nothing precludes the widening of Lewis and Clark Drive to four lanes subject to approval by Albemarle County and the Virginia Department of Transportation.

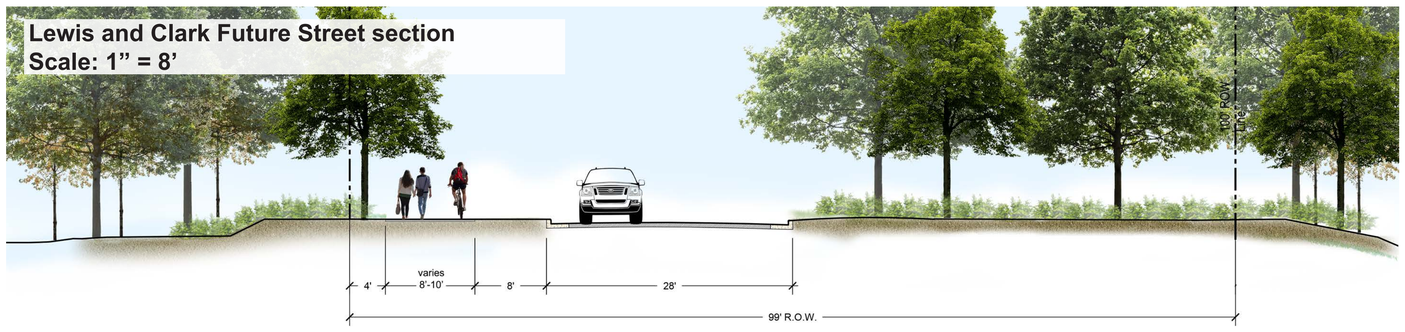


Notes:

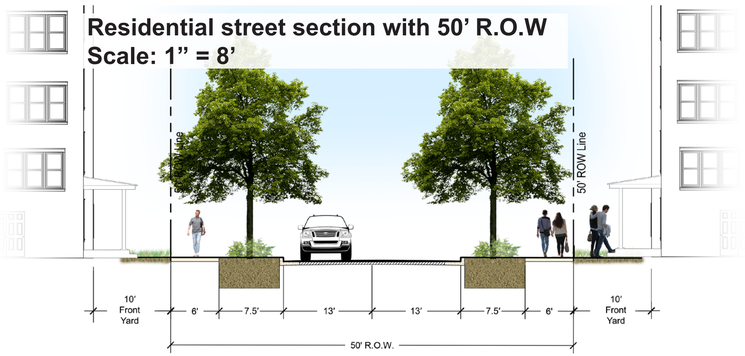
1. Exact bus stop locations to be coordinated with the County and CAT during site plan. Bus stops will consist of a bus shelter and bench and will meet the then-current CAT design standards.
2. The plans and associated exhibits in this application are conceptual only and the final configuration of lots, roads, transit and open space will be determined during the platting of the property.
3. Nothing precludes the widening of Lewis and Clark Drive to four lanes subject to approval by Albemarle County and the Virginia Department of Transportation.



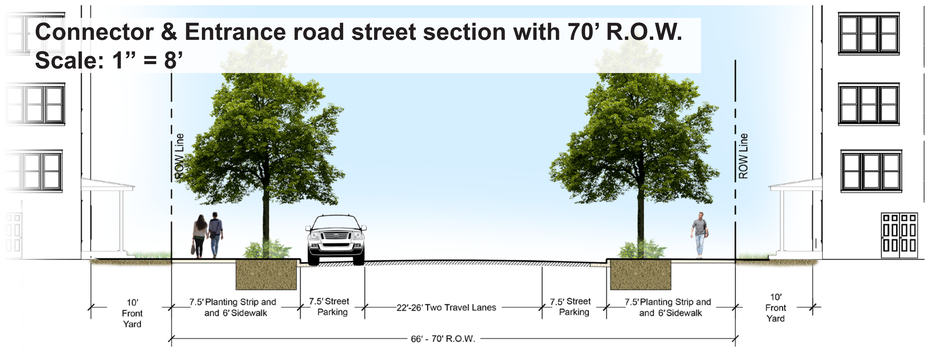
Section A



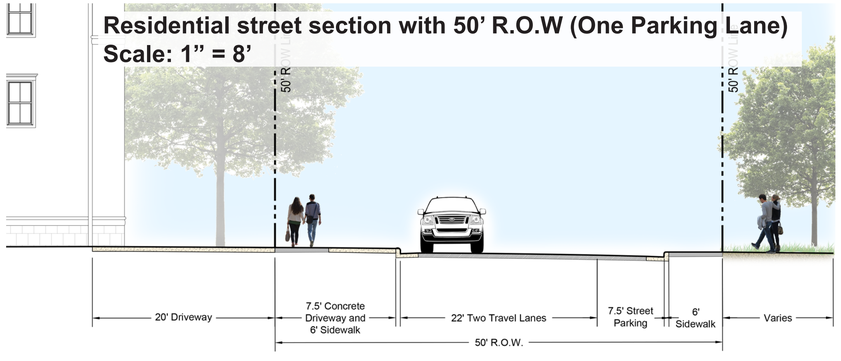
Section B



Section C



Section D



Section E

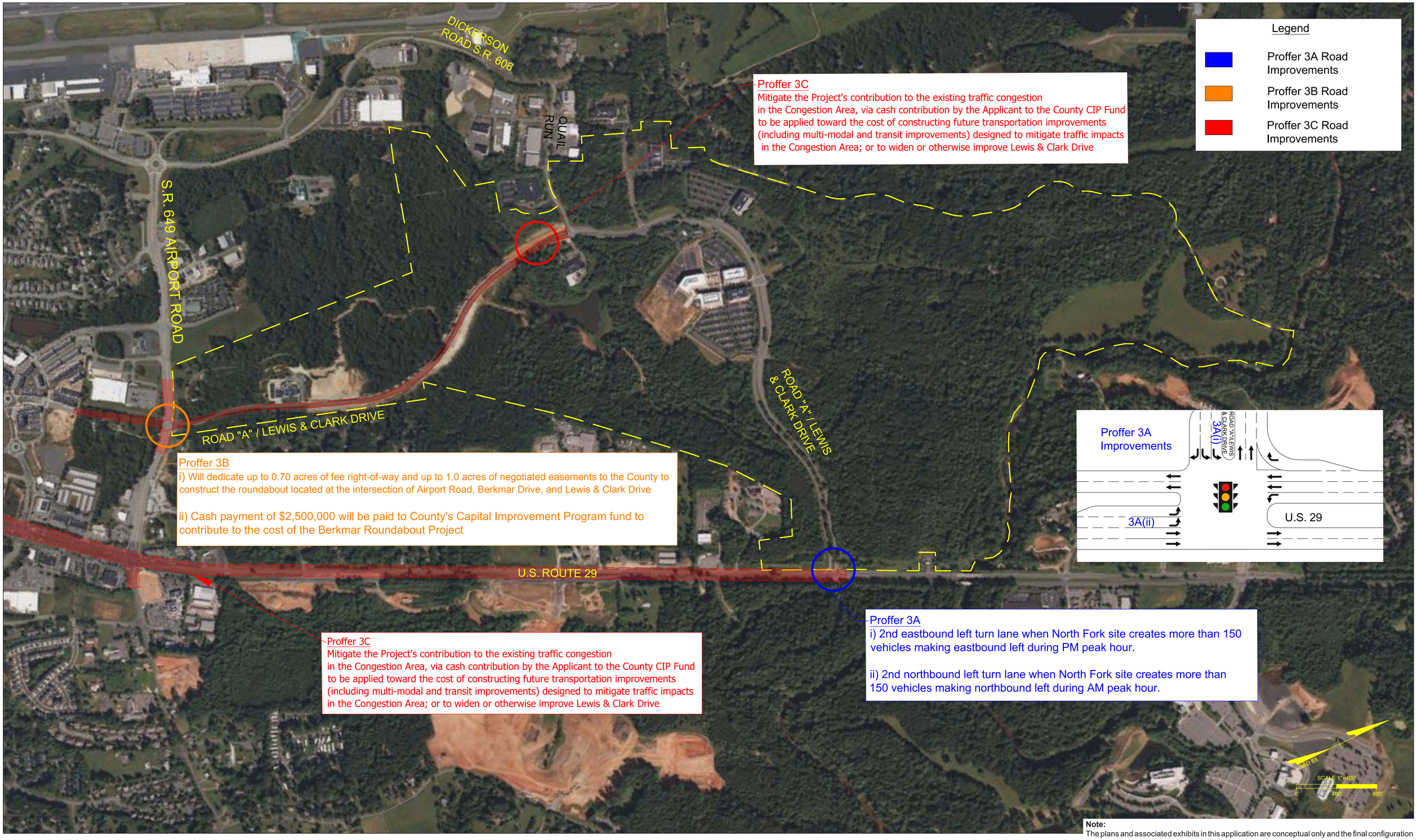
Street Sections by Block

Development Block	Section				
	A	B	C	D	E
D-1	X	X[1]		X	
D-2	X	X[1]	X	X	
F-3 (Parcel F)			X	X	X
F-4 (Parcel F)			X	X	X
B-10		X[1]	X	X	X
B-11		X[1]	X	X	X

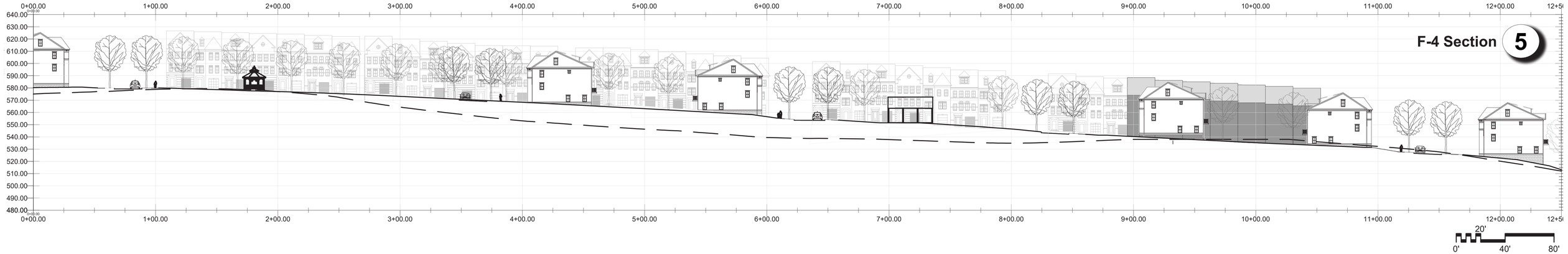
[1] Lewis and Clark street section is located adjacent to Development Blocks D & B

*Street sections in this application are conceptual, final section configurations will be determined during the platting of the property.

Notes:
1. The roads in the NMD and PDIP Area will be developed according to VDOT standards unless a private street request is approved durign the site plan or subdivision stage.
2. The plans and associated exhibits in this application are conceptual only and the final configuration of lots, roads, transit and open space will be determined during the platting of the property.
3. Nothing precludes the widening of Lewis and Clark Drive to four lanes subject to approval by Albemarle County and the Virginia Department of Transportation.
4. Lewis and Clark Drive may be widened in the future within the existing right of way.



Note:
The plans and associated exhibits in this application are conceptual only and the final configuration of lots, roads, transit and open space will be determined during the platting of the property.







Notes:
1. Development within Entrance Corridor will be designed to meet ARB Design Guidelines.
2. The plans and associated exhibits in this application are conceptual only and the final configuration of lots, roads, transit and open space will be determined during the platting of the property.

UNIVERSITY of VIRGINIA
UVA FOUNDATION

NORTH FORK NMD
Albemarle County, Virginia

EXHIBIT L: CONCEPTUAL CHARACTER SECTIONS
Zoning Map Amendment Application

Revisions

Date:	Submittal:
12/13/2021	Original Submittal
08/01/2022	Revision #1
09/08/2023	Revision #2

TIMMONS GROUP

LPDA
LANDSCAPE ARCHITECTURE
LAND PLANNING

Table D. Minimum Green Space, Civic Areas, and Amenities*							
	NMD Acreage	MIN. Amenity Space** (SF)	MIN. Amenity Space (Ac)	MIN. Amenity Space %	MIN. Green Space and Amenity (SF)	MIN. Green Space and Amenity (Ac)	MIN. Green Space and Amenity %
TOTALS:	172.3	750,539	17.23	10%	1,125,808	25.85	15%

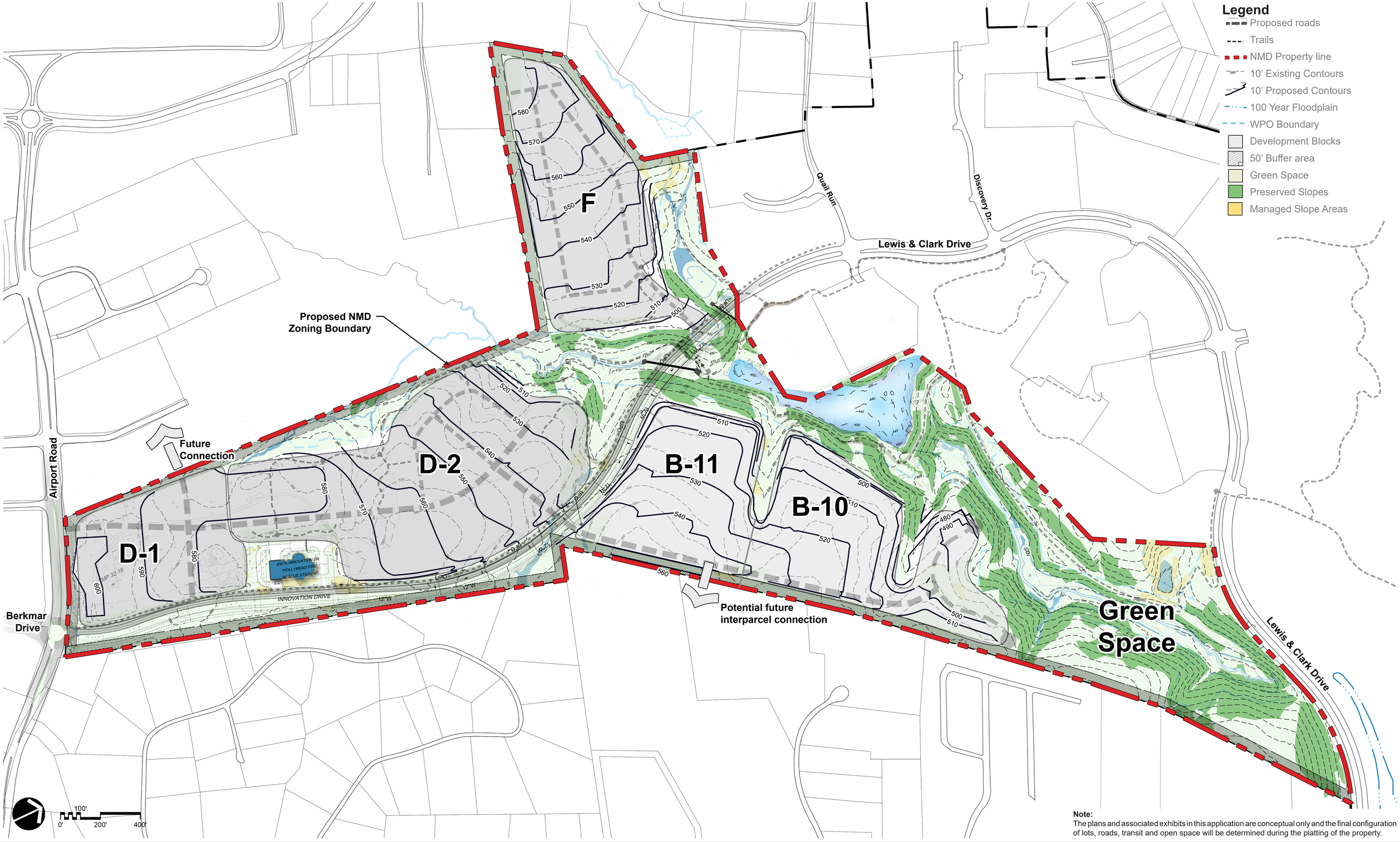
Notes:
* Total area of green space and open space over entirety of North Fork (NMD + PDIP) will not be less than 200 acres. Amenities will be provided within and outside of proposed blocks.
**This chart and notations supersede requirements of 4.16 of the Zoning Ordinance. All amenities will be programmed during the site plan process. Amenity types to be included but are not limited to: tot lots, pocket parks, community center, dog park, trails, plaza, pool, clubhouse. Amenities to be approved by the Planning Director or designee.

Legend

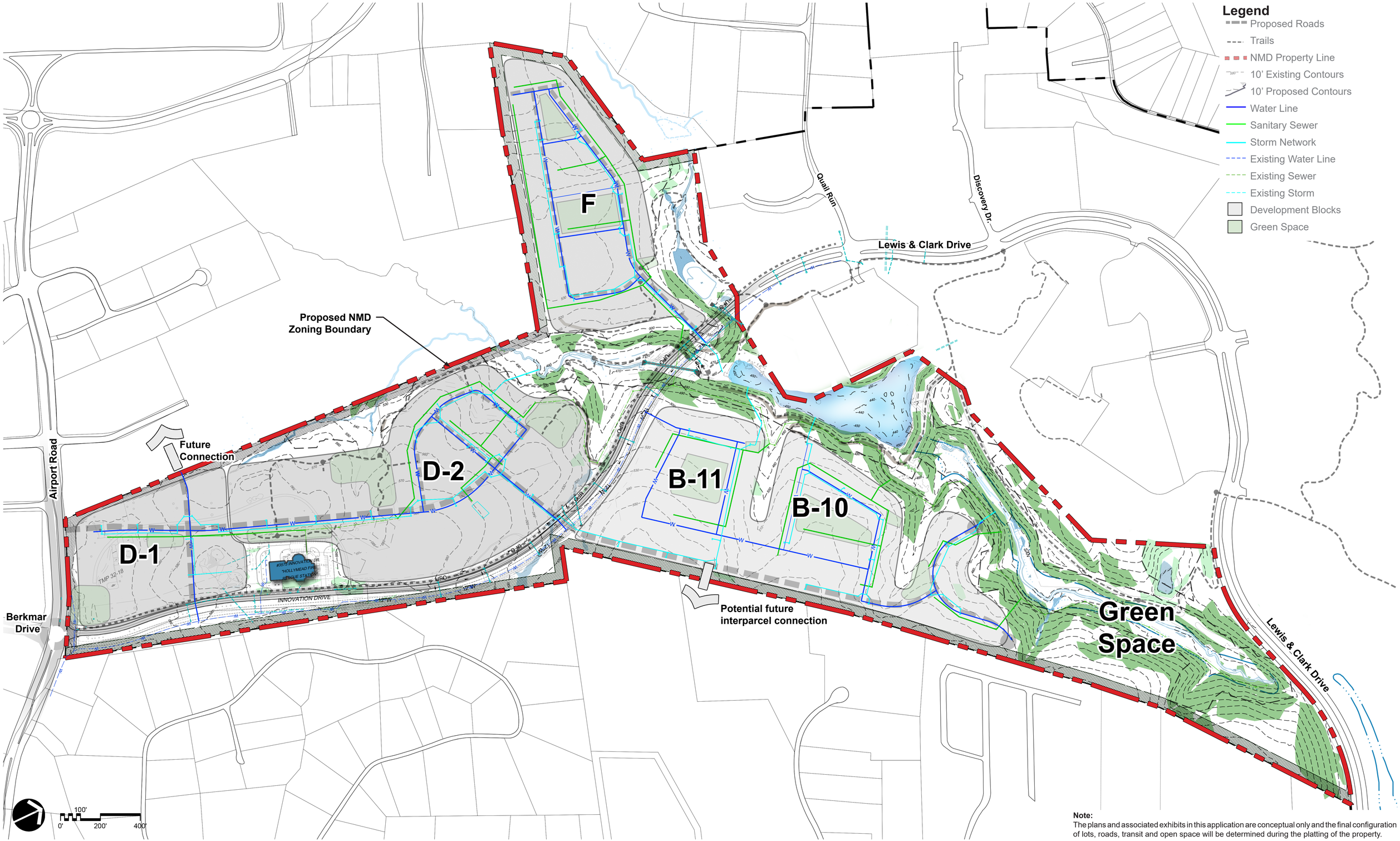
- Proposed Roads
- Multi-Use Path
- Primitive Trail
- NMD Property Line
- 100 Year Floodplain
- WPO Boundary
- Existing Public Use
- Development Blocks
- Park/Recreation/Amenity Areas
- 50' Buffer Area
- Green Space
- Preserved Slopes
- 5 Minute Walking Radius

F
D-1
D-2
B-11
B-10
Green Space
Quail Run
Discovery Dr.
Lewis & Clark Drive
Airport Road
Berkmar Drive
Proposed NMD Zoning Boundary
Future Connection
Connect to primitive trails in PDIP Open Space
100 Year Floodplain
Potential future interparcel connection
Lewis & Clark Drive
100 Year Floodplain
100'
0'
200'
400'

Notes:
1. Signage and striping will be provided for crossings subject to VDOT approval at site plan phase.
2. The plans and associated exhibits in this application are conceptual only and the final configuration of lots, roads, transit and open space will be determined during the platting of the property.



Note:
The plans and associated exhibits in this application are conceptual only and the final configuration of lots, roads, transit and open space will be determined during the platting of the property.



Note:
The plans and associated exhibits in this application are conceptual only and the final configuration of lots, roads, transit and open space will be determined during the platting of the property.

WATER QUANTITY:

PREVIOUSLY, NORTH FORK WAS MASTER-PLANNED FOR STORMWATER MANAGEMENT AND THE OVERALL APPROACH WAS APPROVED BY ALBEMARLE COUNTY PER THE DOCUMENT "STORMWATER MANAGEMENT / BMP ANALYSIS AND FLOODPLAIN STUDY FOR THE UVA RESEARCH PARK AT NORTH FORK" BY DEWBERRY & DAVIS, OCTOBER 1997.

PER THOSE PLANS AND CALCULATIONS, THE WET POND EAST OF LEWIS AND CLARK DRIVE WAS DESIGNED TO MEET BOTH STORMWATER QUANTITY AND QUALITY REQUIREMENTS FOR THE FUTURE BUILD-OUT OF NORTH FORK PER THE STATE REGULATIONS AT THAT TIME. MOST OF THE AREA TO BE REZONED DRAINS THIS POND.

THE APPROVAL FOR THE POND WILL EXPIRE IN 2024. FOR STORMWATER QUANTITY FOR FUTURE DEVELOPMENT, THE POND WILL BE MODIFIED TO DETAIN THE REQUIRED AMOUNT OF WATER QUANTITY PER THE CURRENT REGULATIONS.

CHANNEL PROTECTION:

FOR CHANNEL PROTECTION THIS WILL INVOLVE MEETING THE NEWER ENERGY BALANCE EQUATION REQUIREMENTS. THIS WILL REQUIRE DETAINING THE ONE-YEAR STORM TO REDUCE THE OUTFLOW BELOW THE 1997 PLANS PRE-DEVELOPED CONDITION. THIS WILL BE ACCOMPLISHED BY MODIFYING THE POND OUTFALL RISER TO DETAIN THE NEEDED VOLUME OF THE 1-YEAR STORM PER THE ENERGY BALANCE EQUATION. PRELIMINARY ANALYSIS SUGGESTS THAT FUTURE DEVELOPMENT IMPERVIOUS CAN BE ACCOMMODATED IN THE EXISTING POND WITH AN ADJUSTMENT TO THE RISER.

MUCH OF THE PROPOSED DEVELOPMENT AREAS CURRENTLY FLOW TO THE POND THROUGH THE EXISTING NATURAL CHANNELS. THOSE CHANNELS WILL BE EVALUATED FOR CAPACITY. WHERE NEEDED STORMWATER FROM THE DEVELOPMENT AREA WILL BE CAPTURED IN NEW STORM SEWER TRUNK LINE SYSTEMS AND CONVEYED DIRECTLY TO THE POND FOR DETENTION.

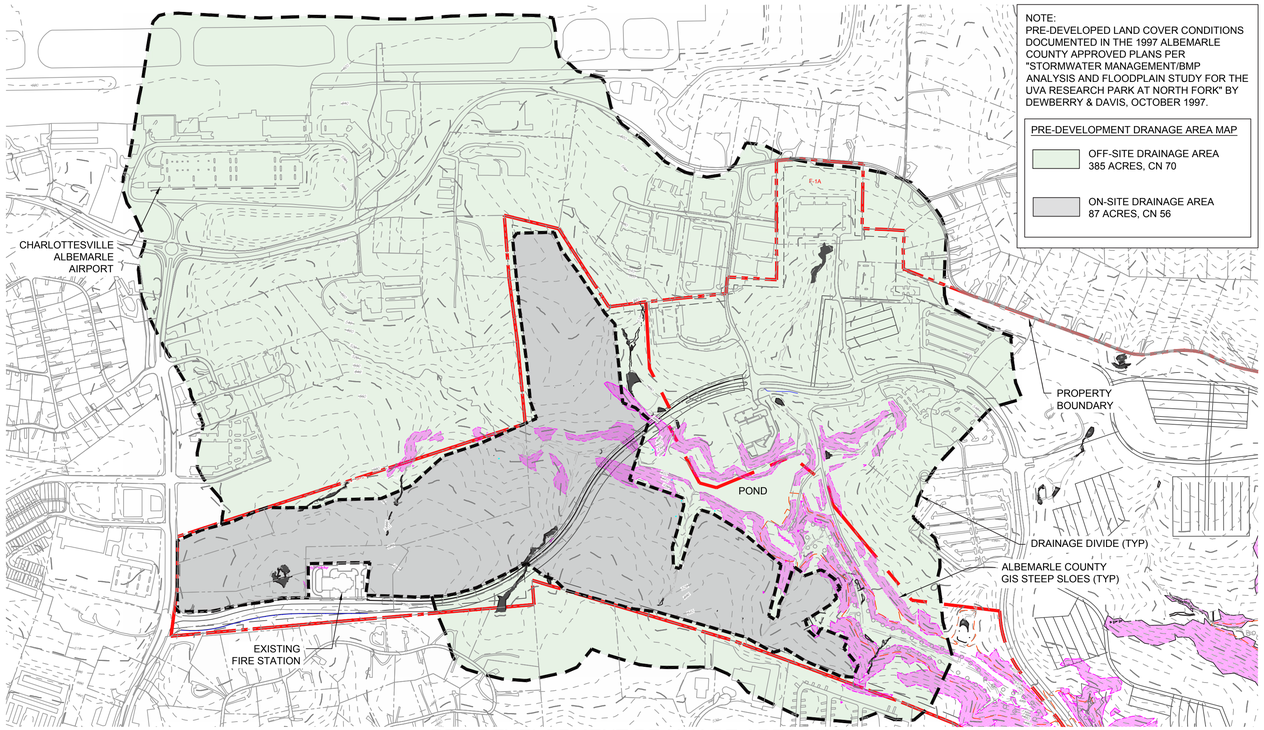
FLOOD PROTECTION:

STORMWATER WILL BE CONVEYED TO THE POND EITHER THOUGHT THE EXISTING NATURAL CHANNELS IF THEY ARE SHOWN TO BE ADEQUATE FOR THE 10-YEAR FLOW OR THOUGHT AN ADEQUATELY SIZED STORM SEWER TRUNK LINE SYSTEM. THE POND THEN HAS AN ADEQUATE OUTFALL TO THE 100-YEAR FLOODPLAIN WHICH IS THE POINT OF ANALYSIS. THEREFORE, NO FURTHER DETENTION OF THE 10-YEAR STORM WILL BE REQUIRED.

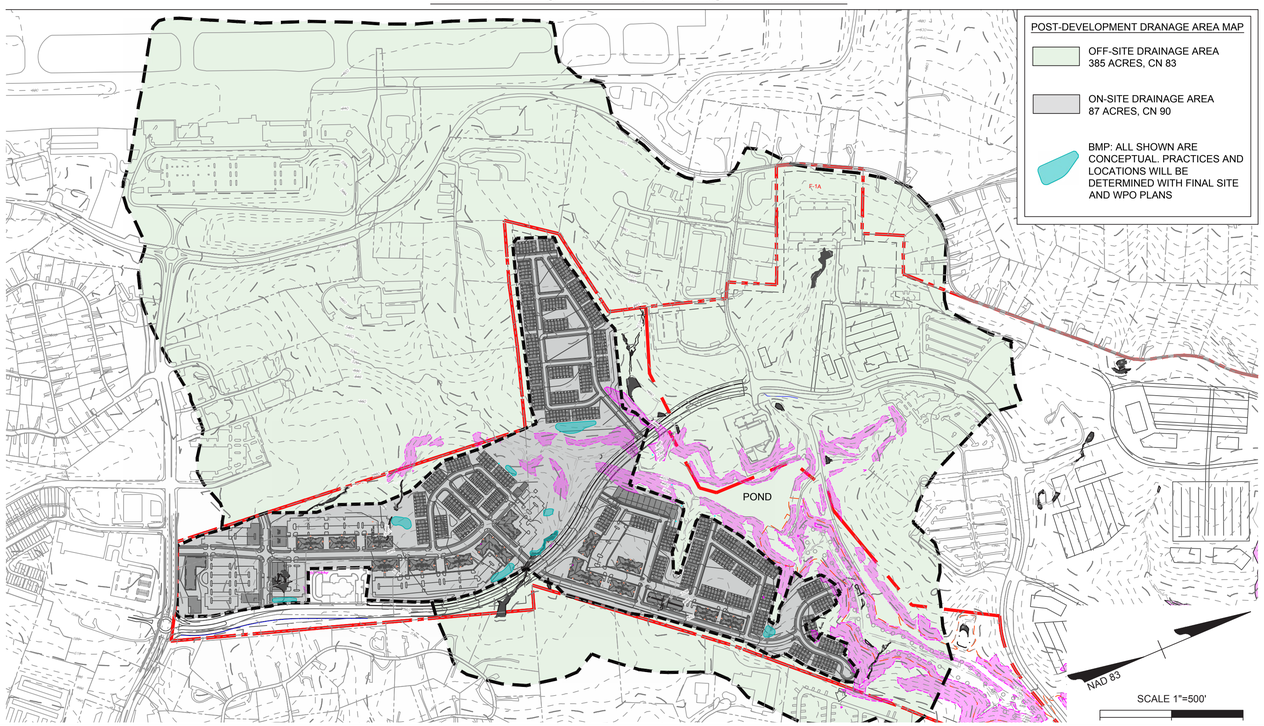
WATER QUALITY:

THE EXISTING POND HAS A PERMANENT WET STORAGE POOL THAT WAS DESIGNED TO TREAT WATER QUALITY UNDER THE OLD REGULATIONS. WHILE THIS WILL BE MAINTAINED FOR THE EXISTING DEVELOPMENT, IT CANNOT BE APPLIED FOR FUTURE DEVELOPMENT AFTER 2024. FOR THE DEVELOPMENT OF THE REZONED NEIGHBORHOOD MODEL DISTRICT AREA, STORMWATER BMPS WILL BE DESIGNED AND CONSTRUCTED TO TREAT THE DEVELOPED AREAS PER THE VIRGINIA STORMWATER MANAGEMENT REGULATION AND THE VIRGINIA RUNOFF REDUCTION SPREAD SHEET REQUIREMENTS.

TREATMENT WILL BE PROVIDED DURING THE BUILDOUT OF THE REZONED AREA THROUGH BMPS AND PRACTICES FROM THE VIRGINIA STORMWATER BMP CLEARINGHOUSE. PRACTICES USED WILL LIKELY INCLUDE BIORETENTION, PERMEABLE PAVERS, DRY SWALES, CONSERVED OPEN SPACE AS WELL AS OTHER APPROVED MEASURES.



PRE DEVELOPMENT DRAINAGE AREA MAP



CODE OF DEVELOPMENT

The following is a Code of Development drafted in accordance with Section 20A.5 of Chapter 18 of the Code of Albemarle County, Virginia and specific to tax map parcels 03200-00-00-18A0, 03200-00-00-1800, and 03200-00-00-006R0 (151.58 acre portion). This Code of Development establishes the unifying design guidelines, specific regulations, permitted uses, required amenities and green space, and block characteristics.

I. NORTH FORK HISTORY AND PROPOSAL SUMMARY

History

The University of Virginia Foundation (the "Foundation" or the "Applicant") supports the University of Virginia through management of financial and real estate assets on behalf of the University. The Foundation owns and manages the University of Virginia North Fork, previously known as UVA Research Park, ("North Fork"), south of North Fork of the Rivanna River and west of U.S. Route 29, in the Rio Magisterial District (the "Property"). The Property is zoned Planned Development Industrial Park ("PDIP") and is subject to proffers and an application plan.

North Fork was originally approved in 1996 as ZMA 1994-05, along with three Special Use Permits, and now contains 562 acres. In 2010 the Board of Supervisors approved a rezoning amendment identified as ZMA 2005-03; amendments to the three existing Special Use Permits (SP 2008-00062 for Laboratories, medical or pharmaceutical; SP 2008-00063 for Supporting Commercial Uses; and SP 2008-00064 Hotels, Motels, Inns), and a new Special Use Permit for a Parking Structure (SP 2008-0015). North Fork is fully master-planned and permits up to 3.7 million square feet of office, light industrial, hotel/conference center, laboratory/medical/pharmaceutical, and retail/support commercial uses. There are also detailed proffers that further govern the development of North Fork. The approved application Plan approved with ZMA 2005-03 is dated February 2, 2009 and was prepared by Cline Design and the University of Virginia Foundation (the Application Plan").

In 2013 the Board adopted amendments to the PDIP zoning district regulations in Section 29 of the ordinance, and the regulations in Section 26 of the Ordinance – Industrial Districts Generally.

There are currently nine buildings in North Fork comprising approximately 650,000 square feet, with 30 tenants and over 1,500 employees on site. Existing tenants at North Fork include a variety of research, technology, industrial, and manufacturing tenants. A complete list of tenants is available at: http://www.uvaresearchpark.com/directories/tenant-directory/ . The existing North Fork amenities include numerous acres of open space, pedestrian trails, restaurant and catering services, meeting facilities, lakes, ponds, and a preserved historic homestead.

Proposal

The existing land use regulations governing the Property do not permit residential uses. The Foundation proposes to use some of the undeveloped land within North Fork to provide nearby residential options for North Fork employees and to create a truly mixed-use community North Fork, which will activate North Fork development in the evenings and weekends, and further increase the attractiveness of North Fork to current and future tenants.

Therefore, the Foundation proposes to rezone a portion of North Fork from PDIP to Neighborhood Model District (NMD) and will retain all of the PDIP uses, including the special use permits, approved with ZMA2005-003, and simply add residential uses to these areas (the "Project"). Allowance of the existing PDIP uses will remain on the entirety of North Fork, including areas proposed for NMD zoning, however this Code of Development, along with the Application Plan establishes the regulations regarding the uses including greenspace, density, form, and non-residential and residential uses.

II. BLOCK CHARACTERISTICS AND LAND USE REGULATIONS

The Application Plan identifies five (5) Neighborhood Model District blocks that permit residential uses in addition to the existing PDIP uses. Block D1, designated in the Places29 Master Plan as Uptown Center, intends to be more of a mixed-use center with the potential for residential. A vehicular and pedestrian connection is provided to the properties to the west to allow for the framework for the future Uptown development. A hotel and/or conference center may also be located in this area, these uses will complement the future development of the Uptown and provide necessary residential units to support it. Amenities located in these block areas are outlined in Section III below. See Tables A, B, and D for uses, density, and form regulations.

Land Use Matrix

Table A. Uses: Permitted By-Right (X), Special Use Permit (SP), and Not Permitted (-)

	BLOCKS				
USES	**B-10**	**B-11**	**D1**	**D2**	**F**
Residential					
Single Family Detached	X	X	X	X	X
Single Family Attached	X	X	X	X	X
Multi-Family	X	X	X	X	X
Condominium	X	X	X	X	X
Carriage Unit**	X	X	X	X	X
Accessory Apartment**	X	X	X	X	X
Homestay	X	X	X	X	X
Accessory Uses	X	X	X	X	X
Non-Residential					
PDIP Cat. 2 Uses per Section 29.2 of the Zoning Ordinance	X	X	X	X	X
All uses per 20A.6 of the Zoning Ordinance	X	X	X	X	X
Public Uses	X	X	X	X	X
Office (Medical, Dental, Optical, Professional)	X	X	X	X	X
Data Center	X	X	X	X	X
Data Processing Center	X	X	X	X	X
Drug Store, Pharmacy	X	X	X	X	X
Community Center	X	X	X	X	X
Child Day Centers	X	X	X	X	X
Private Schools	X	X	X	X	X
Indoor Athletic Facilities	X	X	X	X	X
Indoor Theater	X	X	X	X	X
Health Spas	X	X	X	X	X
Sporting Goods	X	X	X	X	X
Drive-Thru Windows	X	X	X	X	X
Laundries, Dry Cleaners	X	X	X	X	X
Convenience Store	X	X	X	X	X
Grocery Store	X	X	X	X	X
Farmer's Markets	X	X	X	X	X
Financial Institutions	X	X	X	X	X
Restaurant	X	X	X	X	X
Retail	X	X	X	X	X
Flex/Industrial/Supporting Commercial*	X	X	X	X	X
Commercial	X	X	X	X	X
Hospital	X	X	X	X	X
Ambulatory Care/Outpatient Care	X	X	X	X	X
Assisted Living Facility	X	X	X	X	X
Hotel/Conference Center	X	X	X	X	X
Commercial Recreation Establishments/Amusement Center	X	X	X	X	X
Commercial Kennel	X	X	X	X	X
Veterinary office and hospital	X	X	X	X	X
Barber, beauty shop	X	X	X	X	X
Parking Structures	X	X	X	X	X
Temporary construction headquarters and temporary construction storage yards	X	X	X	X	X
Stormwater Management Facilities shown on an approved plan	X	X	X	X	X
Water, sewer, energy and communications distribution facilities	X	X	X	X	X
Tier I and Tier II Wireless Service Facilities	X	X	X	X	X
Tier III Wireless Service Facilities**	SP	SP	SP	SP	SP

Notes:
*For purposes of this land use matrix, flex/industrial/supporting commerical shall be defined as those facilities combining general office, light industrial, PDIP uses, and supporting commercial uses in the the same building.
**Either one (1) carriage unit or one (1) accessory apartment will be permitted per each single family detached or attached dwelling.
*** If the Zoning Ordinance is updated to allow Tier III Wireless Services Facilities by-right or by special exception, this use will no longer require a Special Use Permit

Table B: NMD Density and Non-Residential Square Footage

BLOCK	Approximate Block Size (Ac)**	MIN Dwelling Units	MAX Dwelling Units	MAX Block Gross Density (units/acre)	MIN Non-Residential SF	Per ZMA2005-003 MAX Non-Residential SF*
B-10	15.9	0	300	18.9	0	*
B-11	12.1	0	300	24.79	0	*
D1-D2	33.7	0	660	19.58	10,000	*
F	16.38	0	140	8.55	0	*
TOTALS:***	**78.08**	**200******	**1400**	**17.93**	**10,000**	**3,700,000**

Notes:
*The total maximum non-residential square footage to be developed within North Fork NMD and PDIP will not exceed 3,700,000 square feet gross area. Non-residential square feet within each NMD Block will be determined at the site plan stage. However, no more than 50,000 square feet of Retail/Commercial, 100,000 square feet of Office, and a 200 room Hotel will be built within the NMD Blocks.
** Block acreage may vary up to 15%. The maximum density for the block can adjust up to 15% accordingly if the acreage is increased by 15%, however, the maximum density will not decrease if the block acreage decreases. The overall total density will remain.

*** The minimum and maximum number of units are not cumulative of the allowable units within the blocks, but indicate the minimum and maximum permitted units overall within the NMD.

****Each site plan or subdivision plat will include a tracking chart for the residential units to ensure that the minimum number of residential units are met.

Table C. Setback and Building Regulations

Building Height*	
Stories	6 max.
Height	65 feet max.
Setbacks	
Front	0' min. -25' max.**
Side	0'***
Rear	0'
Stepbacks	None
Garage Setback****	To Comply with 4.19/No max.
Other	
Amenity Oriented Frontage*****	30' width min./ 50' min. face of building to face of building
Lot Size	No min./No max.

Notes:
*If podium parking is provided within a building, the total height and stories will be permitted to increase, and a maximum of 6 stories will be permitted above the parking, such that the podium parking will not count towards the number of stories or height of the building. In addition, if the Comprehensive Plan and/or Zoning Ordinance is updated to recommend or permit additional stories and height, this restriction will no longer apply and the recommendations of the Comprehensive Plan and/or Zoning Ordinance will apply instead.

** The maximum front setback can be increased to the depth necessary to avoid existing utilities, significant existing vegetation, steep slopes, perennial and intermittent streams, stream buffers, courtyards, patios, and plazas shown as such on an approved site plan or subdivision plat, to satisfy a condition of a certificate of appropriateness, and in circumstances where there are multiple buildings on the same lot and prevailing development patterns.

***Building separation will meet the requirements of the Building Code.

****All street facing garages must be flush with, or set back a minimum distance of three feet (3') with the primary street facing building façade or front porch.

*****For attached and detached residential units, lot frontage may be obtained by an amenity rather than a public or private street. Amenities can include: grass, hardscape plaza, park, green space, open space, garden, or any other similar amenity as approved by the Director of Planning.

III. GREEN SPACE AND AMENITIES

North Fork as a whole, will include a minimum of 20% of green space and open space. Within the NMD, the green space is approximately 34 acres and will include stream buffers, flood plain, preserved steep slopes, perimeter buffers, parks, trails, plazas, and other amenities. All of the green space areas will be located outside of private lots and right of way. The green space areas, as well as the establishment, ownership, and maintenance of the buffers, trails, and amenities will be the responsibility of the Foundation, Owner's Association, or developer.

A variety of both passive and active recreational amenities will be provided within and outside of the blocks and will be programmed during the site plan or subdivision plat process. The amenity information within this Code of Development will supersede Section 4.16 of the Zoning Ordinance. Programmed facilities will be equivalent to or exceed those required by Section 4.16 as approved by the Director of Planning or designee. However, in no case will the recreational amenities be less than what is required under section 20A.9(c) of the Neighborhood Model District Zoning Ordinance:

1. At least 90 percent of the residential units in the NMD shall be within a one-quarter mile walk of an amenity.
2. The size, location, shape, slope and condition of the land shall be suitable for the proposed amenity.
3. The amenity shall be suitable for the specific population to be served.
4. The design of any recreational facilities shall meet the minimum design requirements from recognized sources of engineering and recreational standards.
5. In nonresidential areas of the development, amenities shall be located so that they are easily accessible to patrons and employees of the development.

See Table D below for detailed information on the minimum requirements for green space and amenities.

Table D. Minimum Green Space, Civic Areas, and Amenities*

	NMD Acreage	MIN. Amenity Space** (SF)	MIN. Amenity Space (Ac)	MIN. Amenity Space %	MIN. Green Space and Amenity (SF)	MIN. Green Space and Amenity (Ac)	MIN. Green Space and Amenity %
TOTALS:	172.3	750,539	17.23	10%	1,125,808	25.85	15%

Notes:
* Total area of green space and open space over entirety of North Fork (NMD + PDIP) will not be less than 200 acres. Amenities will be provided within and outside of proposed blocks.
**This chart and notations supersede requirements of 4.16 of the Zoning Ordinance. All amenities will be programmed during the site plan process. Amenity types to be included but are not limited to: tot lots, pocket parks, community center, dog park, trails, plaza, pool, clubhouse. Programmed facilities/Amenities will be equivalent to or exceed those required by Section 4.16 as approved by the Director of Planning or designee.

IV. AFFORDABLE HOUSING

North Fork will provide 15% of the total residential dwelling units (the "Affordable Units") within the project as Affordable Dwelling Units (the "15% Affordable Housing Requirement"). This meets the recommendations stated within the Albemarle County's current Affordable Housing Policy subject to the following conditions:

1. The 15% Affordable Housing Requirement may be met through a variety of housing types, including but not limited to, for-sale units or rental units.

2. For- Sale Affordable Dwelling Units. All purchasers of the Affordable Units will be approved by the Albemarle County Office of Housing or its designee ("Office of Housing"). A for-sale Affordable Dwelling Unit will mean any unit affordable to households with income less than eighty percent (80%) of the area median income (as determined by the U.S. Department of Housing and Urban Development (HUD) from time to time) such that housing costs consisting of principal, interest, real estate taxes and homeowners insurance(PITT) do not exceed thirty percent (30%) of the gross household income; provided, however, that in no event will the selling price for such affordable units be more than sixty- five percent 65%) of the applicable Virginia Housing Development Authority (VHDA) maximum sales price/ loan limit for first-time homebuyer programs(the "VHDA Limit"). The Applicant or its successor will provide the County or its designee a period of ninety (90) days to identify and prequalify an eligible purchaser for the for-sale Affordable Dwelling Units. The ninety (90) day period will commence upon written notice from the Applicant or its successor that the unit(s) will be available for sale. This notice will not be given more than sixty (60) days prior to receipt of the Certificate of Occupancy for the applicable for-sale Affordable Unit; the County or its designee may then have ninety (90) days within which to provide a qualified purchaser for such for-sale Affordable Dwelling Unit. If the County or its designee does not provide a qualified purchaser during the ninety (90) day period, the Applicant or its successor will have the right to sell the unit(s) without any restriction on sales price or income of the purchaser(s). This will apply only to the first sale of each of the for-sale Affordable Dwelling Units.

3. For-Rent Affordable Dwelling Units.
   a. **Rental Rates.** The net rent for each rental housing unit which will qualify as an Affordable Unit ("For-Rent Affordable Unit") will not exceed HUD's affordability standard of thirty percent (30%) of the income of a household making eighty percent (80%) of the area median income (as determined by HUD from time to time). In each subsequent calendar year, the monthly net rent for each For-Rent Affordable Unit may be increased up to three percent (3%). The term "net rent" means that the rent does not include tenant-paid utilities or Homeowners Association fees. The requirement that the rents for such For-Rent Affordable Units may not exceed the maximum rents established in this Section will apply for a period of ten (10) years following the date the certificate of occupancy is issued by the County for each For-Rent Affordable Unit, or until the units are sold as low or moderate cost units qualifying as such under either the VHDA, Farmers Home Administration, or Housing and Urban Development, Section 8, whichever comes first (the "Affordable Term").
   b. **Conveyance of Interest.** All deeds conveying any interest in the For-Rent Affordable Units during the Affordable Term will contain language reciting that such unit is subject to the terms of this Section. In addition, all contracts pertaining to a conveyance of any For-Rent Affordable Unit, or any part thereof, during the Affordable Term will contain a complete and full disclosure of the restrictions and controls established by this Section. At least thirty (30) days prior to the conveyance of any interest in any For Rent Affordable Unit during the Affordable Term, the then-current Owner will notify the County in writing of the conveyance and provide the name, address and telephone number of the potential grantee, and state that the requirements of this Section have been satisfied.
   c. **Reporting Rental Rates.** During the Affordable Term, within thirty (30) days of each rental or lease term for each For-Rent Affordable Unit, the Applicant or its successor will provide to the Housing Office a copy of the rental or lease agreement for each such unit rented that shows the rental rate for such unit and the term of the rental or lease agreement. In addition, during the Affordable Term, the Applicant or its successor will provide to the County, if requested, any reports, copies of rental or lease agreements, or other data pertaining to rental rates as the County may reasonably require.

4. Tracking. The first subdivision plat or site plan within the Property that contains residential lots or units shall designate those lots or units, as applicable, that will satisfy the 15% Affordable Requirement. Each subsequent subdivision plat or site plan that contains residential lots or units shall either (a) include Affordable Units as necessary for the 15% Affordable Requirement to continue to be satisfied, or (b) demonstrate that previously approved site plans and/or subdivision plats have in the aggregate included Affordable Units in excess of the 15% Affordable Requirement, such that the 15% Affordable Requirement will continue to be satisfied upon the approval of such plat or plan. Any subdivision plat or site plan may contain more Affordable Units than are required to satisfy the 15% Affordable Requirement for that subdivision plat or site plan, and the applicant shall be entitled to receive credit on any future subdivision plat or site plan for any such Affordable Units previously provided in excess of the 15% Affordable Housing Requirement.

V. PARKING AND TRANSPORTATION

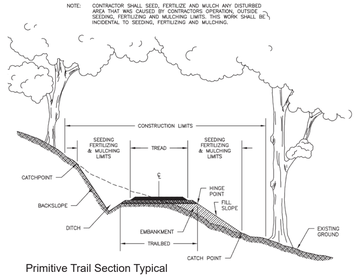
Transportation

Streets

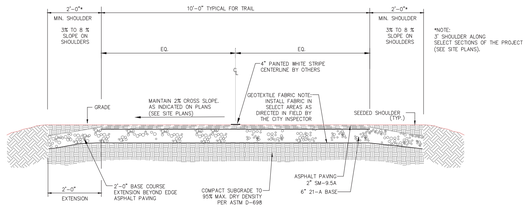
The design of the streets will comply with the Virginia Department of Transportation ("VDOT") Road Design Manual and Albemarle County's Engineering Design Manual unless a modification or exception is approved during the site plan or subdivision process. Streets will include curb, gutter, and street trees in accordance with Albemarle County Code unless a modification or exception is approved during the site plan or subdivision process. Sidewalks will be permitted to be located on the back of the curb and the six (6) foot planting strip can be located behind the sidewalk in an easement if conditions limit the available space. If on-street parking is provided where the sidewalks are located adjacent to the curb, the sidewalk width will be in accordance with VDOT applicable requirements. Adequate width will be provided to meet Fire/Rescue requirements and on-street parking will be provided when permitted under Fire/Rescue requirements. See Exhibit J for typical street sections.

Pedestrian and Bicycle Network

North Fork has an existing extensive pedestrian network that this plan will enhance and expand. The existing 8-10' multi-use path serves both bicyclists and pedestrians along Lewis and Clark Drive and will connect to the future pedestrian network within the NMD. The expanded pedestrian network will include sidewalks, multi-use trails (which will serve both pedestrians and bicyclists), and primitive trails, as depicted on the Application Plan. In addition to providing recreational opportunities for both residential and PDIP users, the pedestrian network will provide routes for all users to walk between residential, commercial, and the employment centers. Sidewalks will be constructed in accordance with VDOT and Albemarle County standards and will be either located within public access easements or the public right of way.



Primitive Trail Section Typical



Multi-Use Path Section Typical:

Note: Primitive trail shall be built according to County standards for Class B- Type 1 Primitive Nature Trail
Multi-Use Path shall be build according to County standards for Class A- Type 2 Low Maintenance Shared Use Path.

Transit

The Foundation will coordinate with Albemarle County and Charlottesville Area Transit at site plan stage to identify transit opportunities and locations within North Fork.

Traffic Improvements

All traffic improvements are identified in the Traffic Impact Analysis (TIA) report for North Fork.

Parking

Off-street parking will be provided to meet the demand for the proposed land use. Parking requirements will be provided in parking lots, on-street parking, podium parking (structured parking that is located on the first floors of a multi-story building), stand-alone structured parking, stand-alone parking lots, individual garages, or a variety thereof. At site plan or subdivision stage, the amount and demand will be calculated based on accepted standards and methodologies, such as published in the Institute of Transportation Engineer's Parking Generation Reports and the Urban Land Institute Shared Parking Study. Mixed-use areas will provide parking according to parking needs based on the peak hour of parking demand. For example, a building with first-floor retail and office space and upper-floor residential will be able to adjust total parking demand to address the fact that peak residential parking demand will occur in the evening, while peak office parking demand will occur during the day. Shared parking will be permitted in all areas and between uses within the Park. Parking lots will be relegated and/or screened from the streets by buildings, landscaping, walls, fences, berms, or a combination of various practices. Screening may include landscape screening, fencing, decorative walls, or other vegetative screening alternatives. All parking lot landscaping requirements will conform to those landscaping standards as specified within the Albemarle County Code. The parking requirements contained in this Code of Development supersedes all of Zoning Ordinance section 18-4.12 except the minimum design sections 18- 4.12.15-4.12-19.

VI. STORMWATER MANAGEMENT AND GRADING

Stormwater Management

All designs and engineering for North Fork will adhere to the State Stormwater Management regulations and Albemarle County Water Protection Ordinance. Stormwater management facilities will be located outside of development lots, stream buffers, preserved slopes, and floodplain on the property.

Grading

The vision for North Fork is to respect the existing topography and natural landscape when reasonably possible and practical. All residential lots will be located outside of preserved slopes. Retaining walls will be required due to the topographic challenges of North Fork. The final design of the retaining walls will be included with the applicable site plan or water protection ordinance plans. The following standards will apply to retaining walls:

1. The maximum height for a single retaining wall will be ten (10) feet, unless the following criteria are met: (1) the retaining wall is located in a fill situation, (2) the retaining wall is not visible from an Entrance Corridor, and (3) does not exceed twelve (12) feet in height. Retaining walls shall be measured from the top of the wall to finished grade at the bottom of the wall. In all cases, the overall retained height may exceed ten feet with multiple stepped retaining walls.
2. Landscaping will be installed at the base and/or top of the retaining walls to integrate the walls into the site and help reduce the massing.
3. Retaining walls visible from the public streets will be compatible with the adjacent building architecture materials and/or color.

VII. ARCHITECTURAL AND LANDSCAPE STANDARDS

Architectural Standards

North Fork is subject to Architectural Design Standards established by the University of Virginia Foundation. All structures will be subject to review by the Foundation to ensure that conformity with the architectural and landscaping guidelines is achieved.

Portions of North Fork are also subject to review and approval by the Albemarle County Architectural Review Board ("ARB"), which has purview over the County's Entrance Corridors. Airport Road and Route 29 are considered Entrance Corridors, therefore, certain buildings and site development within Airport Road and Route 29 viewshed and overlay district will be subject to review under the Albemarle County ARB Certificate of Appropriateness process, pursuant to Section 30.6.2 of the Zoning Ordinance.

As specified in section 20A.5.g of the Zoning Ordinance, the following standards are established for various elements of architecture and streetscape. The Foundation may allow modifications or exceptions from the guidelines, as listed below. These modifications will be made on a case-by-case basis.

Below are a number of standards for residential uses only that are intended to address the architectural form, massing, proportions of structures, and styles for the development.

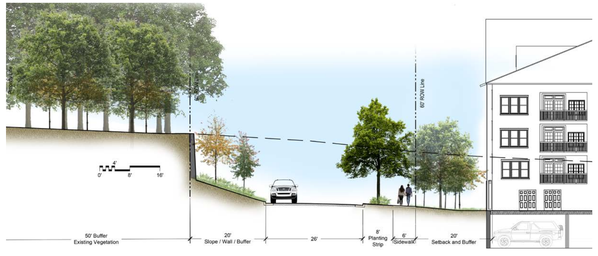
1. Building facades will include breaks across the façade at a minimum of every 100 linear feet in order to vary the form and features of the building. Entrances, windows, changes in building material, and other architectural elements all can be utilized to achieve breaks within building façade.
2. Primary entrances for all buildings will generally be located either on the front of the building or side of the building facing the public right of way, green space, or amenity area. In Blocks D1 and D2, buildings will either face Lewis and Clark Drive, or a minimum 10-foot landscape buffer will be provided. Additional secondary entrances may be utilized in the rear of the buildings.
3. Building heights will vary throughout. As density decreases, the building heights and number of building stories will decrease as well.
4. Porches or the front of single family detached and attached houses will face the street, green space, or amenity areas.

Landscape Standards

The landscape standards provided in this Code of Development are intended to define elements outside of the landscaping requirements specified in Section 32.7.9 of the Zoning Ordinance. All landscaping will conform to those standards within the Zoning Ordinance, or with the ARB design guidelines, as applicable for areas subject to ARB jurisdiction and review.

Perimeter Buffers

Perimeter buffers along portions of the property line are part of the Green Space area. 50-foot-wide buffers will be provided within the Green Space areas as delineated in the Application Plan. Grading, clearing, and retaining wall tiebacks are permitted within the buffers. If the buffers are disturbed during construction, they will be replanted with a mixture of deciduous and evergreen trees and shrubs. In addition, removal and replacement of trees and shrubs within the buffer will be permitted. Buffers will not be located within any private lot, and the buffer will be owned and maintained by the Foundation, Owner's Association, or developer. Buffers located within the right of way along the eastern portion of Lewis and Clark Drive may be adjusted to accommodate planned or required improvements in connection with the development of North Fork and/or transportation projects approved by the County and/or VDOT including but not limited to grading, clearing, stormwater management facilities, utilities, turn lanes, sidewalks, bike lanes, multi-use paths, bus stops, and similar improvements.





In order to effectively screen and minimize or reduce audible levels of noise from adjacent parcels zoned Heavy Industrial and Light Industrial to the east from the residential uses proposed in Blocks B-10 and B-11, an enhanced buffer will be provided that will consist of a number of elements including retaining wall, berms, and a mixture of deciduous and evergreen landscape screening.

VIII. DEFINITIONS

Carriage Unit

Carriage units within this Code of Development are defined as follows: A separate, independent, accessory dwelling unit either detached from, or attached to the, but nevertheless located on the same parcel as the structure of and clearly subordinate to a single family detached or attached dwelling. Notwithstanding any provisions of Section 5.1.34 of the Albemarle County Code, carriage houses will be permitted on lot comprised of detached or attached single-family dwellings, subject to the following restrictions.

1. Either one (1) carriage unit or one (1) accessory apartment will be permitted per each single family detached or attached dwelling.
2. The gross floor area devoted to a carriage unit will not exceed thirty-five (35) percent of the total gross floor area of a single family detached dwelling, and fifty (50) percent of the total gross floor area of a single family attached dwelling.
3. The gross floor area of a carriage unit will not be included in calculating the gross floor area of the main dwelling unit for uses such as home occupations as provided in Sections 5.2 and 5.2A of the Albemarle County Code and other similar uses whose area within a dwelling unit is regulated.
4. A carriage unit will enjoy all accessory uses availed to the main dwelling, except that no carriage unit will be permitted as accessory to another carriage unit or accessory apartment.
5. All carriage units will be located to the side or rear of the lot.
6. Notwithstanding any other requirements of this Code of Development, carriage unit setbacks will be the same as for the principal building with which it shares a lot, except for front setback, which will not be applicable.
7. Any single family detached or attached dwelling containing a carriage unit will be provided with a minimum of three (3) off-street parking spaces, arranged so that each parking space will have reasonably uninhibited access to the street or alley, as applicable, subject to approval of the Zoning Administrator.
8. In blocks where carriage units are constructed and accessed by an alley, the alley will be designed and constructed to allow adequate fire and emergency access.
9. A single family detached or attached dwelling which adds a carriage unit or accessory apartment will be deemed to remain a single family detached or attached dwelling and will be considered one dwelling unit for purposes of density.

Amenity-Oriented Lots

Notwithstanding Section 4.6.1 and 4.6.2 of the Zoning Ordinance, attached and detached residential units with the front of the unit facing a grass mall, park, open space, plaza, or any other similar amenity area (collectively, "Amenity") are permitted throughout the development, provided that the Amenity must be at least thirty (30) feet in width, and an open area, from face of building to face of building must remain at a minimum of fifty (50) feet in width when units are facing one another. In addition, sidewalks will be provided from the Amenity to the front door of the units and connect to the pedestrian network within the block. Amenity-Oriented lots will be served by either an alley, private or public street.