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ZONING MAP AMENDMENT

CONCEPT PLAN + EXHIBITS

ZMA2022-00004

1906 AVON STREET EXTENDED

TMP 90-33, 90-33B & 90-33C

project ID: 21.018

Revised 09 August 2023
Revised 15 May 2023
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Context Map

Sheet 1 of 9

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1906 AVON STREET EXT.

SITE & ZMA DETAILS

OWNER/DEVELOPER

Jeannette D. Smith
125 Sundrops Court
Charlottesville, VA 22902

TMP(s)

90-33, 90-33B, 90-33C

ACREAGE

TMP 90-33	2.096 AC
TMP 90-33B	0.658 AC
TMP 90-33C	0.889 AC
Total	3.643 AC

MAGISTERIAL DISTRICT

Scottsville

STEEP SLOPES & STREAM BUFFER

There are no stream buffers within the project area. Managed steep slopes exist within the project area.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary shown per Albemarle County GIS.
Two (2) foot contour interval topography from Virginia LiDAR, Virginia Geographic Information Network, 2016

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0407D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED

Moores Creek (Non-Water Supply Watershed)

WATER AND SANITARY SERVICES

Provided by Albemarle County Service Authority (ACSA)

BUILDING HEIGHT

Per Sec. 17.3 of the Albemarle County Zoning Ordinance, the maximum building height 65'. The proposed maximum building height is 40' in Block 1 and 35' in Block 2.

ZONING

EXISTING: R-1 Residential
OVERLAY: Entrance Corridor, Steep Slopes - Managed
PROPOSED: R-10 Residential w/ proffers

USE

EXISTING: Single Family Residential
COMPREHENSIVE PLAN DESIGNATION: Neighborhood Density Residential
PROPOSED: Existing Single Family Residential to Remain, New Single Family Detached, Single Family Attached & Multifamily

DENSITY

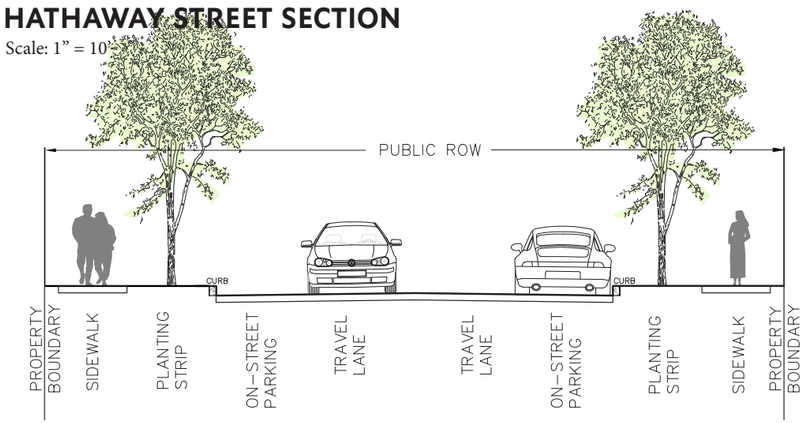
Maximum 21 units | gross/net density = 6 DUA
PROPOSED Block 1 Density: 12 units / 1.8 AC = 7 DUA
PROPOSED Block 2 Density: 9 units / 1.8 AC = 5 DUA

ITE TRIP GENERATION

	ITE Code	Independent Variable	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
Single-Family Detached	210	6 dwelling units	1	5	6	4	3	7	76
Low-Rise Multifamily	220	3 dwelling units	6	18	24	14	8	22	95
Mid-Rise Multifamily	221	12 dwelling units	1	3	4	3	2	5	11
		21 dwelling units	8	26	34	21	13	34	182

HATHAWAY STREET SECTION

Scale: 1" = 10'



1. Street sections shown for conceptual purposes only. All streets, travelways, parking areas, etc. to comply with applicable VDOT and County regulations, unless waivers from design standards are approved.
2. Parking to be prohibited within sight distance lines at intersections.

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EXISTING CONDITIONS

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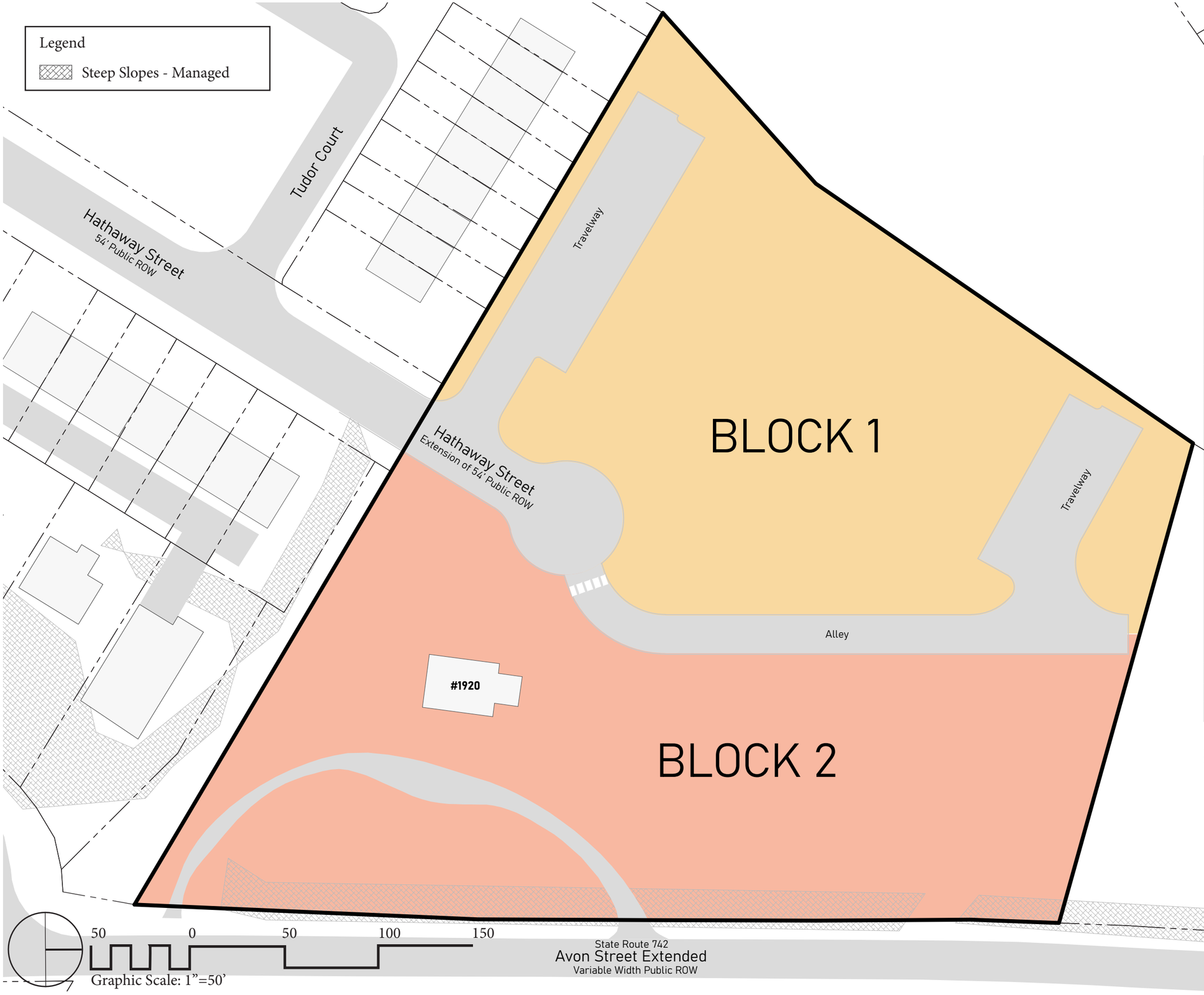
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BLOCK NETWORK



Development Table		
	Block 1	Block 2
Housing Type	Multifamily & single family attached	Single family detached & single family attached
Density	12 units / 1.8 AC[1] = = 7 DUA	9 units / 1.8 AC[1] = 5 DUA
Maximum # of Units[2]	14 units	10 units
	Total number of dwelling units not to exceed 21 units within the development	
Maximum Building Height	40'	35'
Maximum Building Stories	3	
Setbacks		
Front Minimum	5' from ROW or exterior edge of sidewalk, if sidewalk outside of ROW	
Front Maximum	None	
Side Minimum	5', unless the building shares a common wall; provided that (a) in the R-10 and R-15 districts if the abutting lot is zoned residential other than R-10 and R-15, Rural Areas, or the Monticello Historic District, any dwelling unit that exceeds 35 feet in height shall be set back five feet plus one foot for each foot the dwelling unit exceeds 35 feet in height; and (b) any minimum side setback otherwise required by this section may be reduced in accordance with Section 4.11.3	
Side Maximum	None	
Rear Minimum	15'	20'
Rear Maximum	None	

1. The areas of Blocks 1 and 2 may vary by 10%.
2. Total number of dwelling units not to exceed 21 units within the development. For instance, if 14 units are proposed within Block 1, then only 7 units may be constructed within Block 2.

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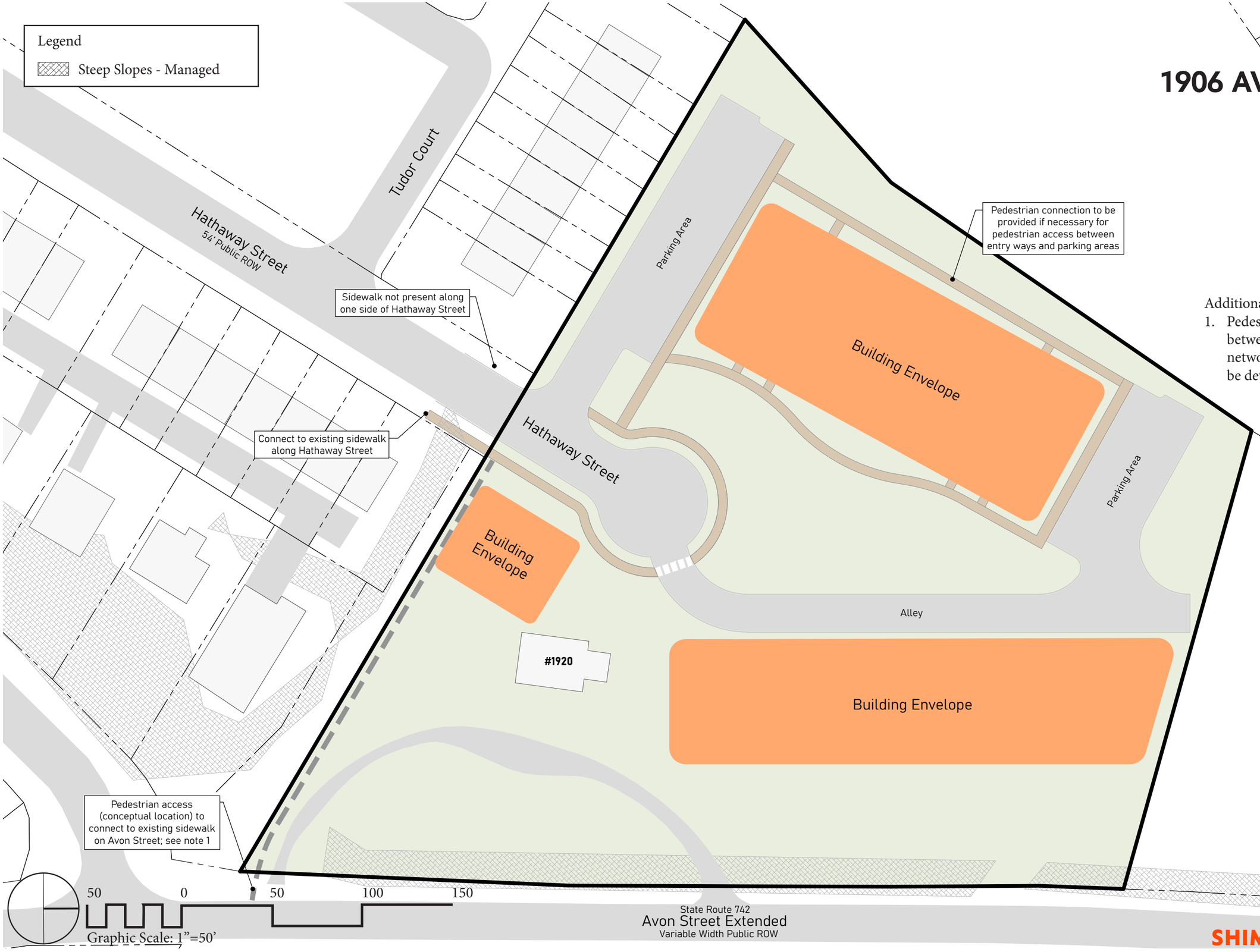
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1906 AVON STREET EXT.
CONCEPT PLAN
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Additional Notes:

1. Pedestrian connection to be provided between Avon St Extended and internal street network. The location of this connection to be determined at site plan.

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1906 AVON STREET EXT.
CONCEPTUAL GRADING & UTILITIES

Sheet 6 of 9

Legend

Steep Slopes - Managed

Tudor Court

Hathaway Street
54' Public ROW

Connect to existing water in Hathaway Street

Hathaway Street

Parking Area

80

Building Envelope

MICROBIORETENTION

Parking Area

70

60

Building Envelope

MICROBIORETENTION

Alley

#1920

Building Envelope

SWM FACILITY

Pedestrian access (conceptual location) to connect to existing sidewalk on Avon Street; see note 1

Connect to existing sanitary in ACSA easement across Avon Street Extended

50 0 50 100 150

Graphic Scale: 1"=50'

State Route 742
Avon Street Extended
Variable Width Public ROW

Additional Notes:

1. Pedestrian connection to be provided between Avon St Extended and internal street network. The location of this connection to be determined at site plan.

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1906 AVON STREET EXT.

CIRCULATION

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50 0 50 100 150
Graphic Scale: 1”=50’

Legend
- Buildings - Existing
- Steep Slopes - Managed
- Proposed Building Envelope
- Vehicular Circulation
- Pedestrian Circulation

Hathaway Street
54’ Public ROW
Tudor Court
Existing sidewalk on Hathaway Street
Parking Area
Building Envelope
Hathaway Street
Building Envelope
Parking Area
Alley
#1920
Building Envelope
Pedestrian access (conceptual location) to connect to existing sidewalk on Avon Street; see note 1
Existing driveway to remain to provide access to #1920
Existing sidewalk on Avon Street Extended
State Route 742
Avon Street Extended
Variable Width Public ROW

Additional Notes:
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CIRCULATION - OVERVIEW

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Legend

- Buildings - Existing
- Steep Slopes - Managed
- Proposed Building Envelope
- Vehicular Circulation
- Pedestrian Circulation
- Existing Sidewalks

Hathaway Street
54' Public ROW

Tudor Court

Arden Drive

Pedestrian access (conceptual location) to connect to existing sidewalk on Avon Street; see note 1

State Route 742
Avon Street Extended
Variable Width Public ROW

80 0 80 160 240
Graphic Scale: 1"=80'

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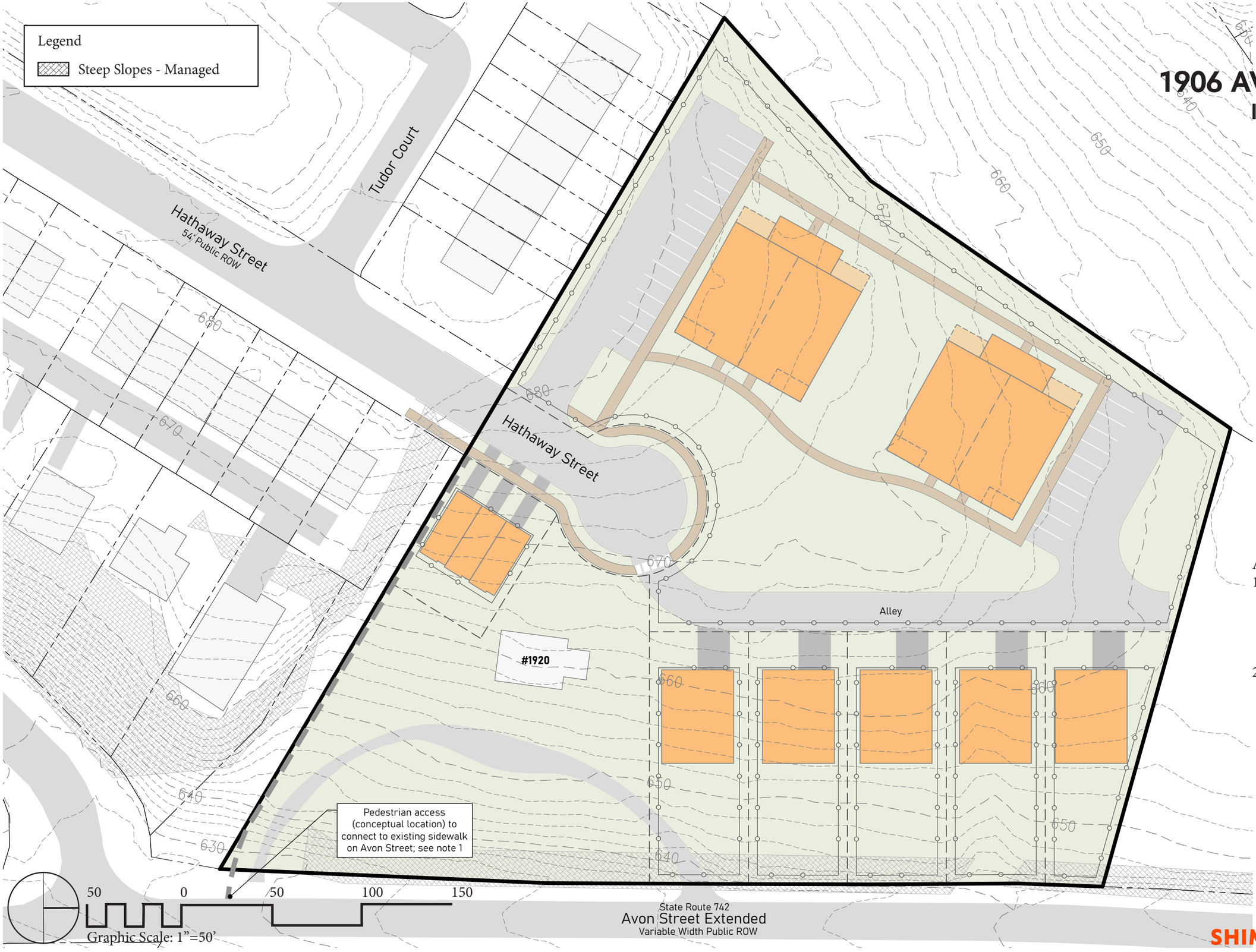
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ILLUSTRATIVE EXHIBIT



Additional Notes:

1. Pedestrian connection to be provided between Avon St Extended and internal street network. The location of this connection to be determined at site plan.
2. Access easement to be provided for driveway serving 1920 Avon Street Ext. if driveway is to be located within new residential lot.

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