ZONING MAP AMENDMENT

CONCEPT PLAN

ZMA2023-00005

BERKMAR FLATS

TMP(s) 45-81, 45-82 & 45-82A

project ID: 19.075

Submitted 15 May 2023
Last Revised 02 Jan 2025

Context Map

Sheet 1 of 7

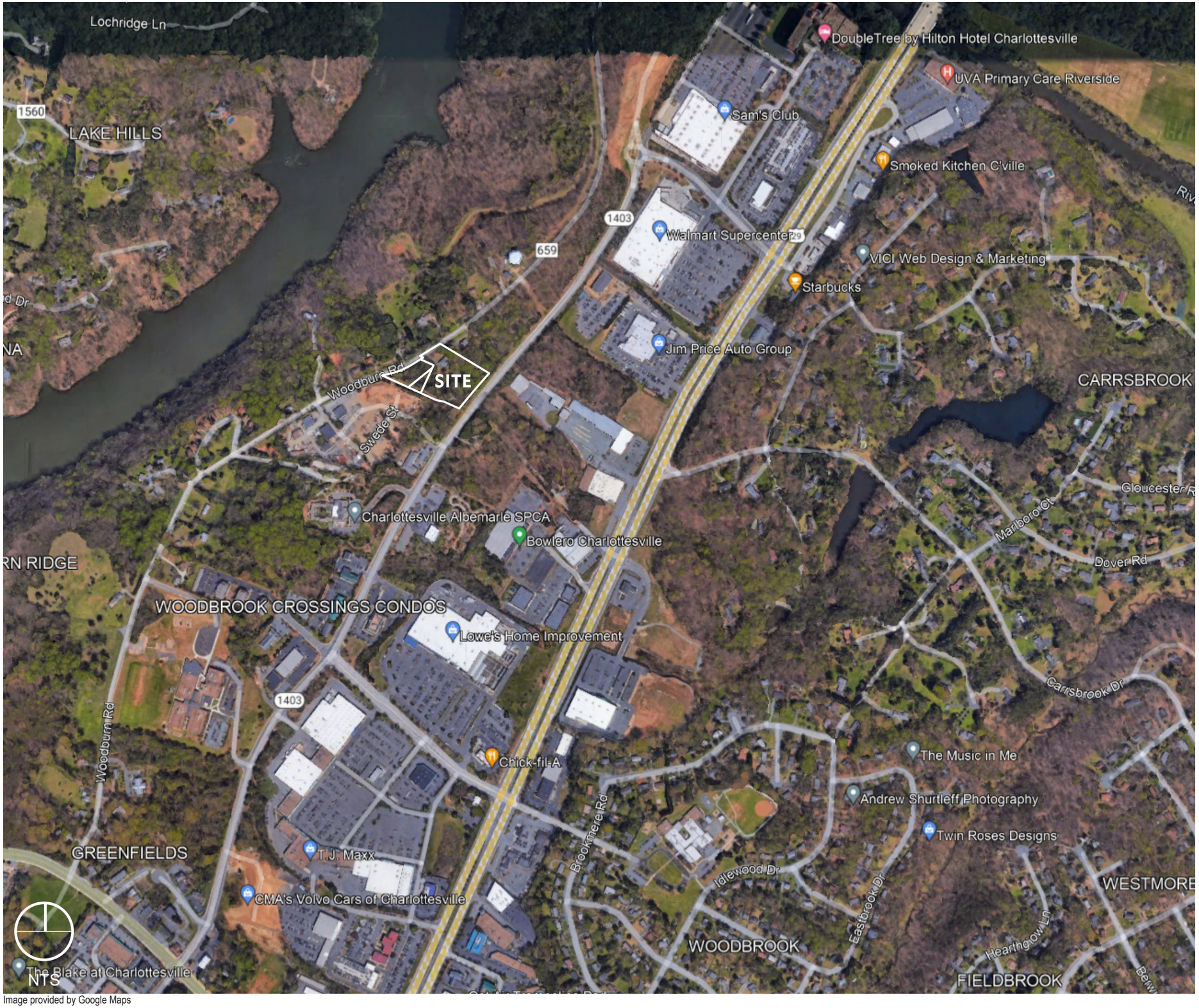


Image provided by Google Maps

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2 - Site & ZMA Details
3 - Existing Conditions
4 - Land Use Plan
5 - Conceptual Grading & Utilities
6 - Illustrative Exhibit
7 - Conceptual Street Sections

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BERKMAR FLATS
SITE & ZMA DETAILS

OWNER/DEVELOPER
Third Mesa LLC

TMP(S)
45-81, 45-82, 45-82A

ACREAGE

	Area
TMP 45-81	2.646 AC
TMP 45-82	0.778 AC
TMP 45-82A	0.199 AC
	3.623 AC

MAGISTERIAL DISTRICT
Rio

STEEP SLOPES & WATER PROTECTION
Managed slopes are present within project area. A water protection ordinance buffer is not present on the property.

SOURCE OF BOUNDARY & TOPOGRAPHY
Boundary & topographic survey provided by Foresight Survey, P.C., March 13, 2023.

FLOODZONE
According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0280D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED
South Fork Rivanna Watershed (below reservoir, non-water supply watershed)

USE
EXISTING: Single family residential & vacant land
PROPOSED: Multifamily residential

ZONING
EXISTING: R6 Residential
OVERLAY: Airport Impact Area, Steep Slopes - Managed
PROPOSED: R15 Residential

COMPREHENSIVE PLAN DESIGNATION
Office/R&D/Flex/Light Industrial

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.

WATER AND SANITARY SERVICES
The property is served by public water and sanitary services.

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BERKMAR FLATS
EXISTING CONDITIONS
Sheet 3 of 7

ACSA waterline easement

RWSA waterline easement
DB 1388 PG 72

Managed slopes

ACSA sanitary easement

10' waterline easement

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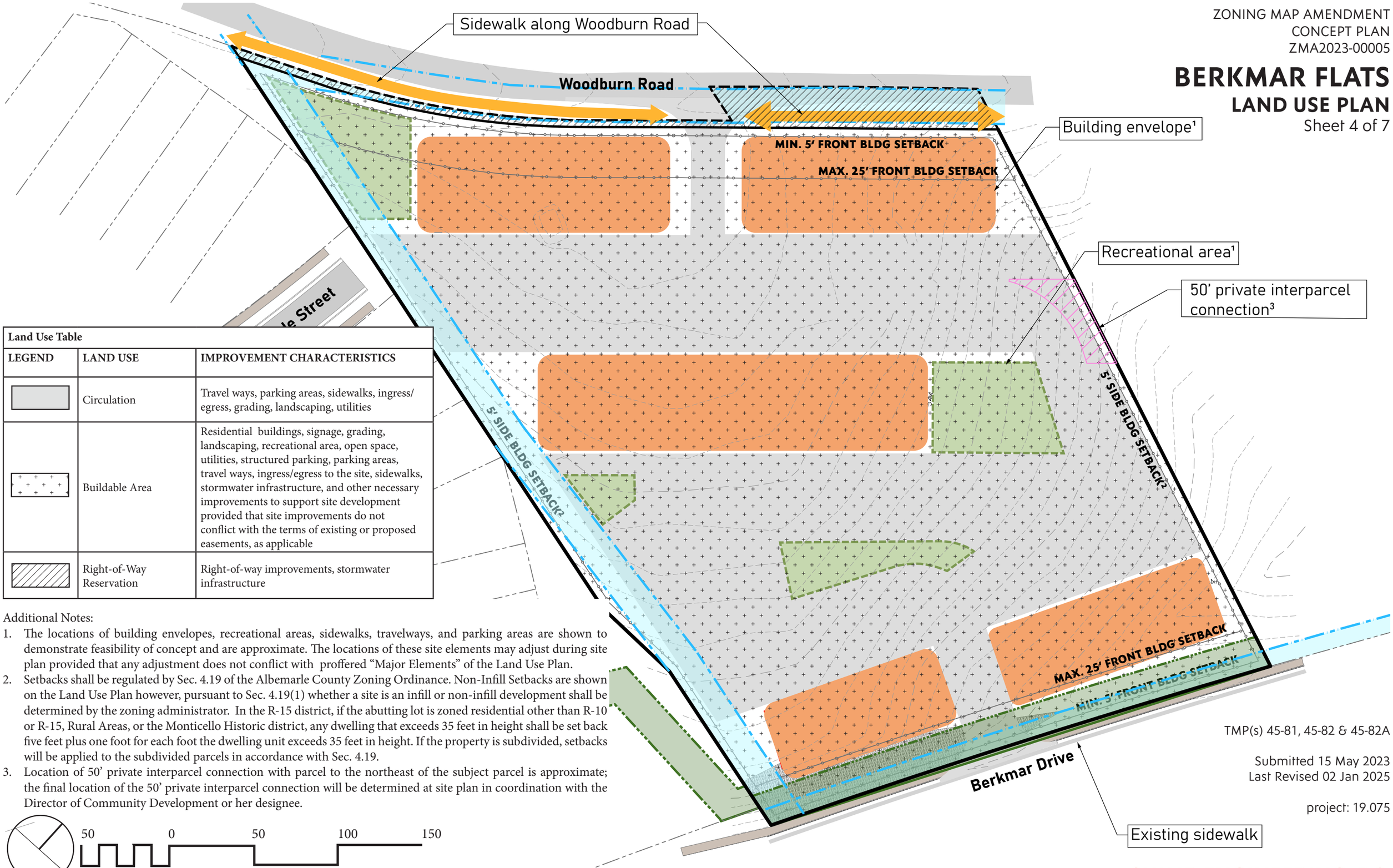
project: 19.075

Graphic Scale: 1"=50'

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ZONING MAP AMENDMENT
CONCEPT PLAN
ZMA2023-00005

BERKMAR FLATS
LAND USE PLAN
Sheet 4 of 7



Land Use Table		
LEGEND	**LAND USE**	**IMPROVEMENT CHARACTERISTICS**
	Circulation	Travel ways, parking areas, sidewalks, ingress/egress, grading, landscaping, utilities
	Buildable Area	Residential buildings, signage, grading, landscaping, recreational area, open space, utilities, structured parking, parking areas, travel ways, ingress/egress to the site, sidewalks, stormwater infrastructure, and other necessary improvements to support site development provided that site improvements do not conflict with the terms of existing or proposed easements, as applicable
	Right-of-Way Reservation	Right-of-way improvements, stormwater infrastructure

Additional Notes:

1. The locations of building envelopes, recreational areas, sidewalks, travelways, and parking areas are shown to demonstrate feasibility of concept and are approximate. The locations of these site elements may adjust during site plan provided that any adjustment does not conflict with proffered "Major Elements" of the Land Use Plan.
2. Setbacks shall be regulated by Sec. 4.19 of the Albemarle County Zoning Ordinance. Non-Infill Setbacks are shown on the Land Use Plan however, pursuant to Sec. 4.19(1) whether a site is an infill or non-infill development shall be determined by the zoning administrator. In the R-15 district, if the abutting lot is zoned residential other than R-10 or R-15, Rural Areas, or the Monticello Historic district, any dwelling 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. If the property is subdivided, setbacks will be applied to the subdivided parcels in accordance with Sec. 4.19.
3. Location of 50' private interparcel connection with parcel to the northeast of the subject parcel is approximate; the final location of the 50' private interparcel connection will be determined at site plan in coordination with the Director of Community Development or her designee.

50 0 50 100 150
Graphic Scale: 1"=50'

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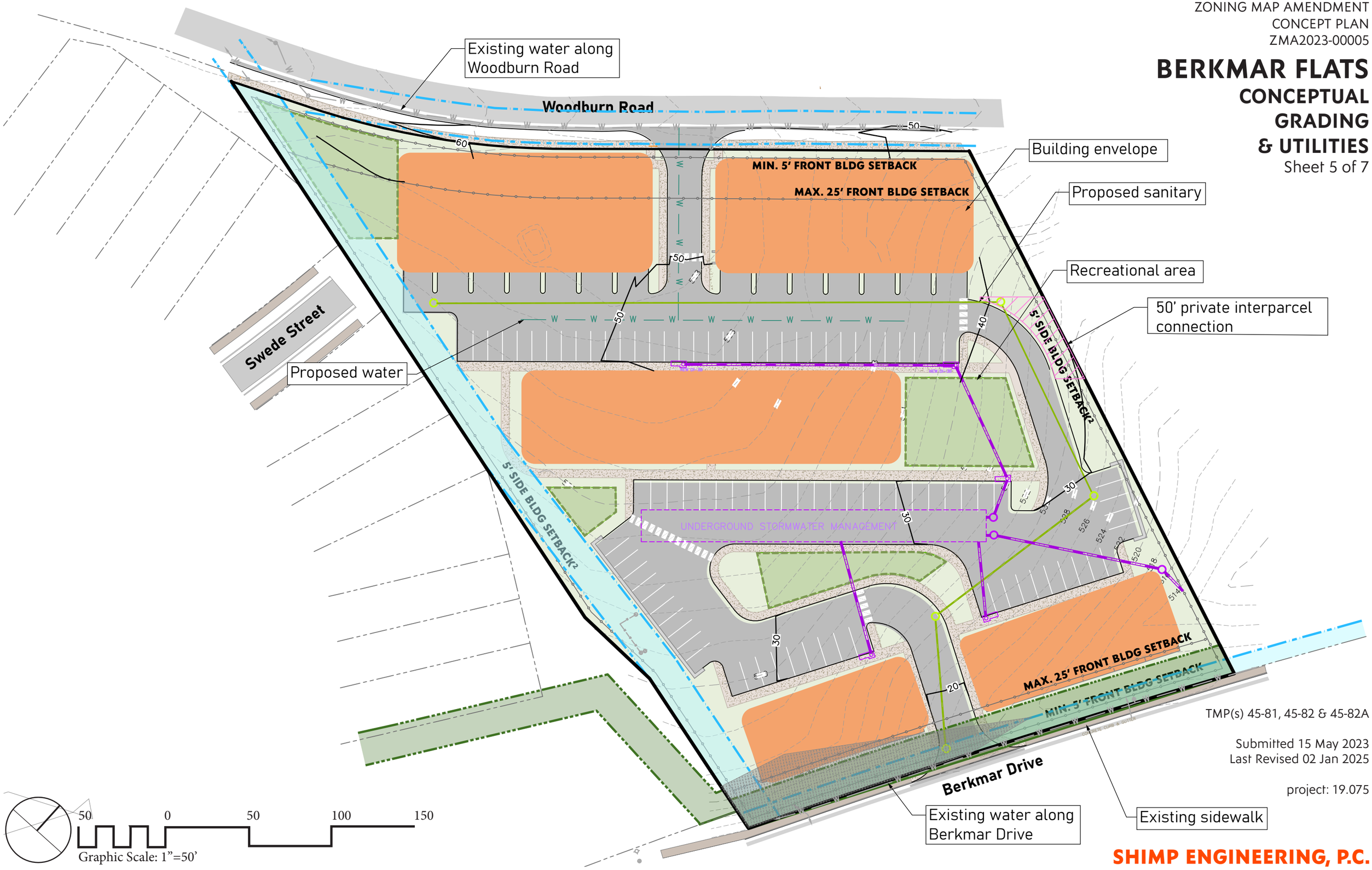
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ZONING MAP AMENDMENT
CONCEPT PLAN
ZMA2023-00005

BERKMAR FLATS
CONCEPTUAL GRADING & UTILITIES

Sheet 5 of 7



TMP(s) 45-81, 45-82 & 45-82A

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ZONING MAP AMENDMENT
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BERKMAR FLATS
ILLUSTRATIVE EXHIBIT



Notes:
1. Illustrative Exhibit is illustrative in nature and is presented to demonstrate general compliance with zoning regulations.

50 0 50 100 150
Graphic Scale: 1"=50'

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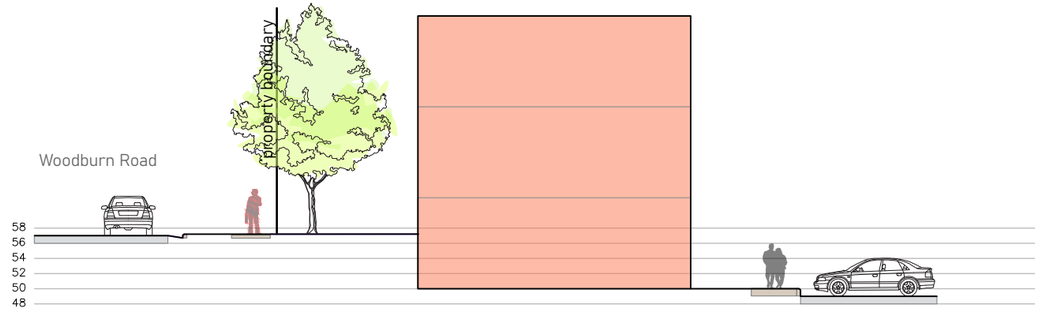
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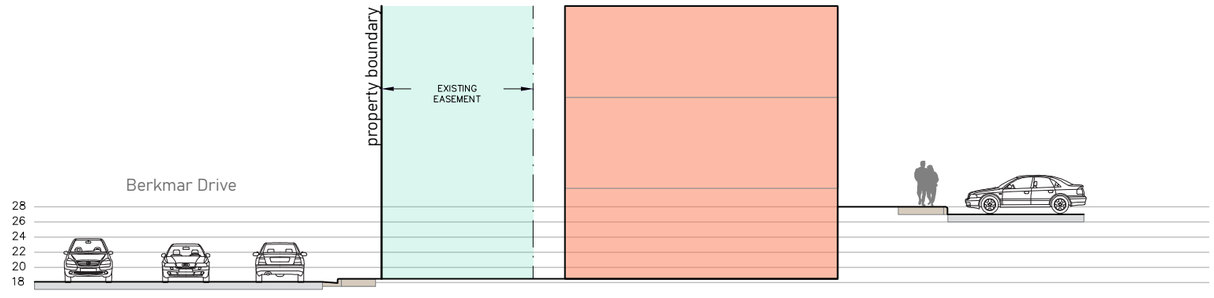
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ZONING MAP AMENDMENT
CONCEPT PLAN
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BERKMAR FLATS
CONCEPTUAL STREET SECTIONS





20 0 20 40 60

Graphic Scale: 1”=40’

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