ZONING MAP AMENDMENT

CONCEPT PLAN

ZMA2023-00005

# BERKMAR FLATS

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

project ID: 19.075

Revised 10 June 2024
Revised 04 March 2024
Revised 16 October 2023
Submitted 15 May 2023

## Context Map

Sheet 1 of 7

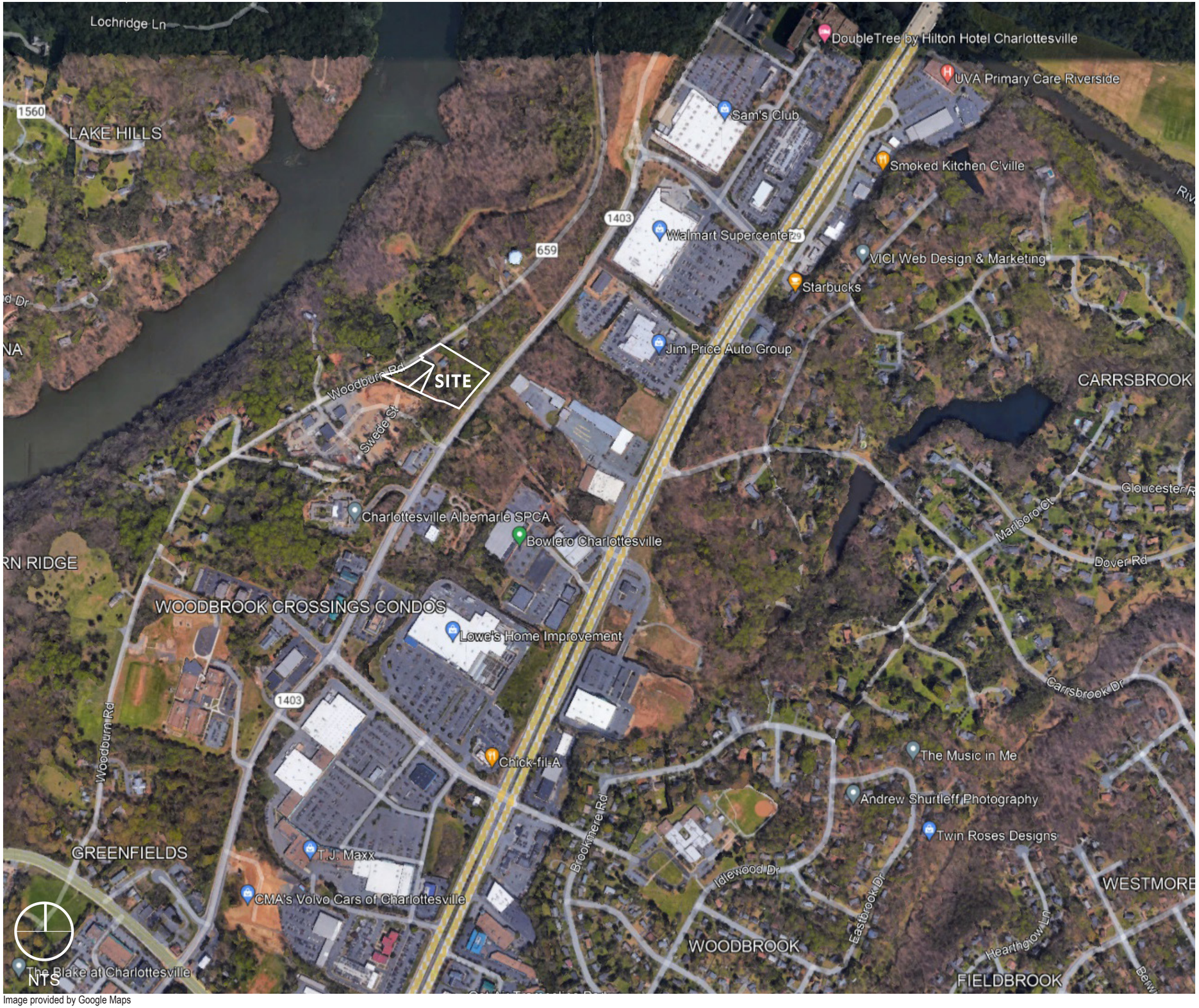



Image provided by Google Maps

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1 - Cover & Context Map
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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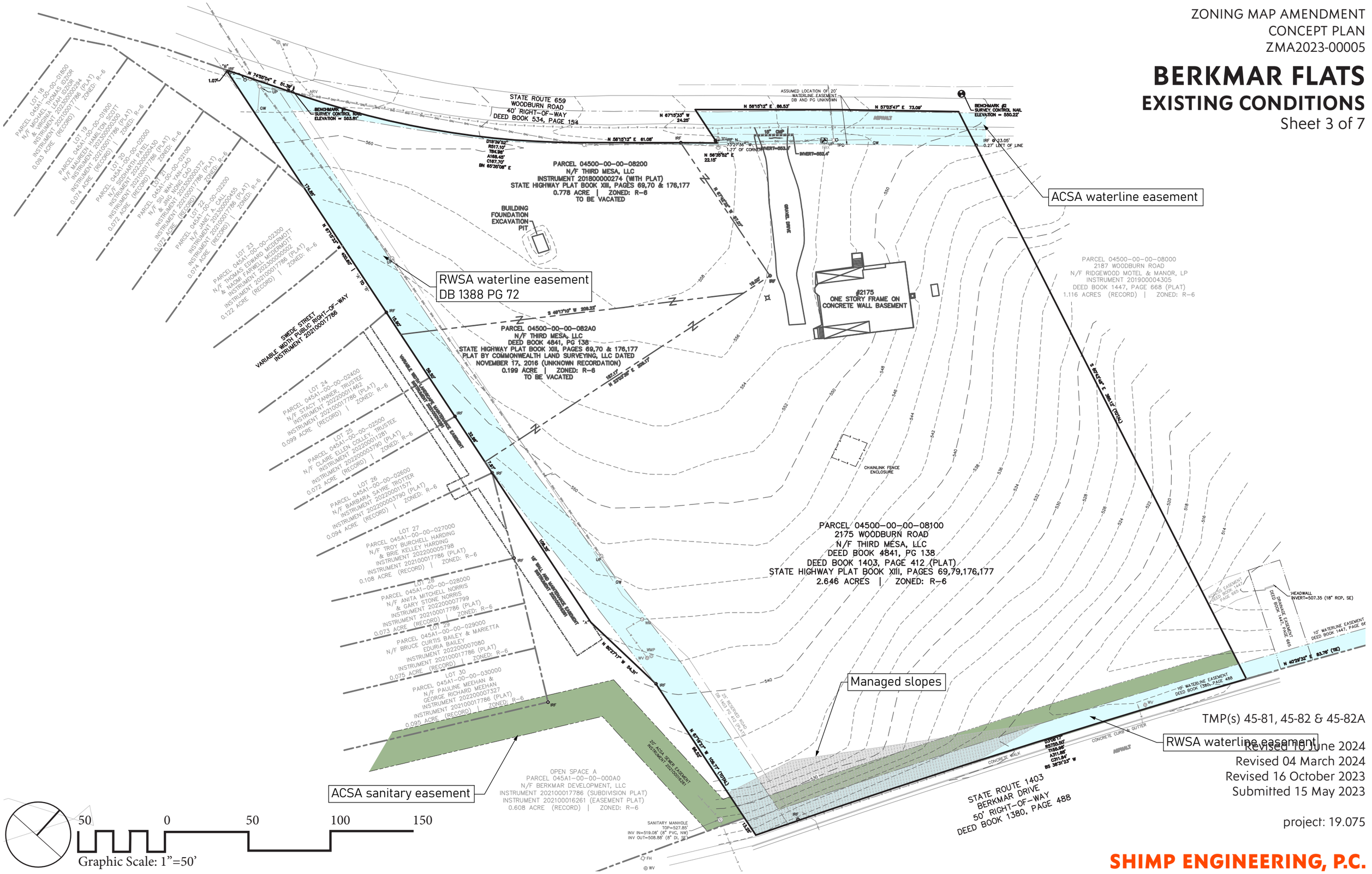
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# BERKMAR FLATS
## EXISTING CONDITIONS
Sheet 3 of 7




Graphic Scale: 1"=50'

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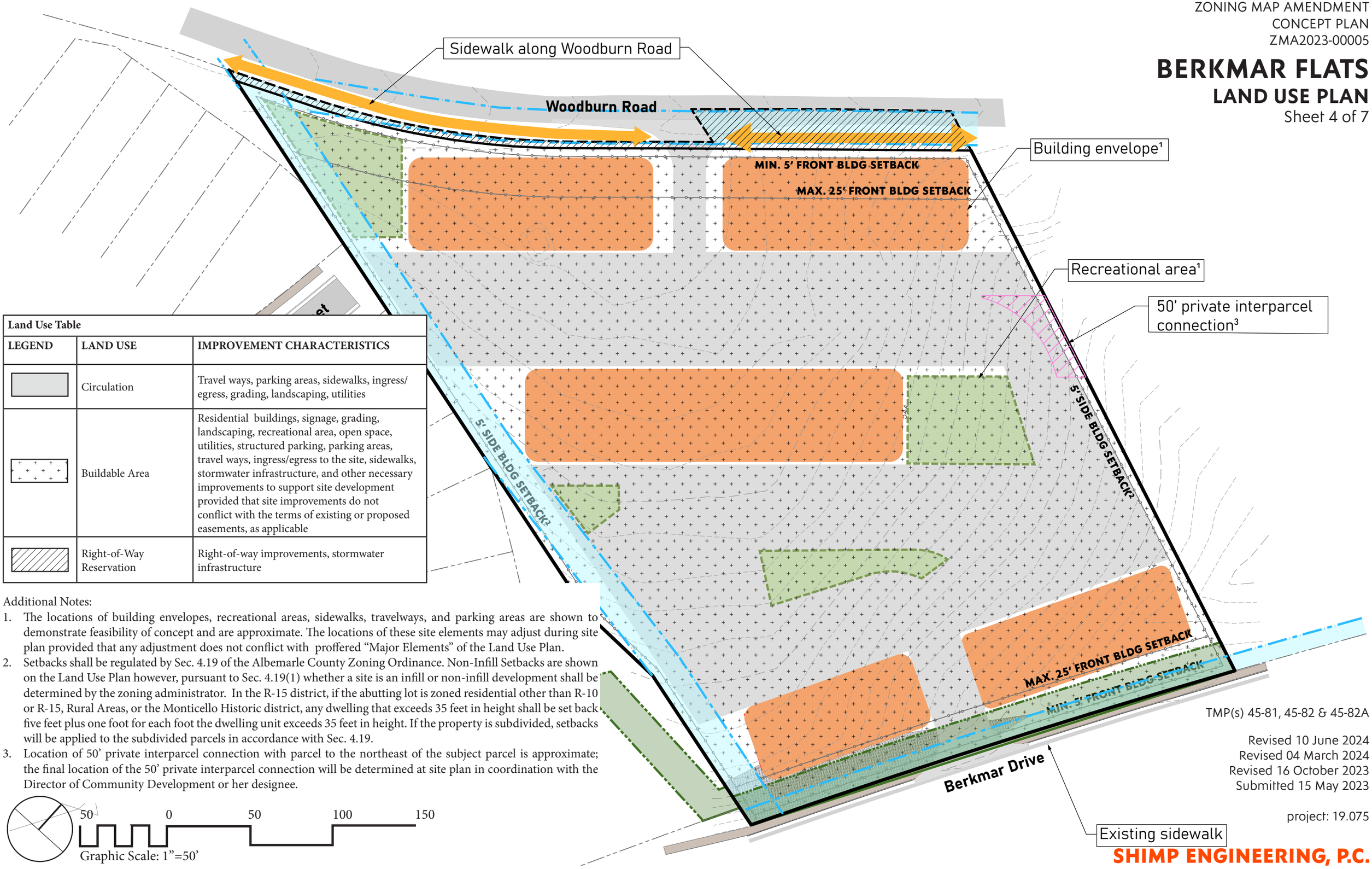
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# BERKMAR FLATS
## LAND USE PLAN
Sheet 4 of 7




| 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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## CONCEPTUAL GRADING & UTILITIES



Existing water along Woodburn Road

Woodburn Road

Building envelope

MIN. 5' FRONT BLDG SETBACK

MAX. 25' FRONT BLDG SETBACK

Proposed sanitary

Recreational area

50' private interparcel connection

Swede Street

Proposed water

5' SIDE BLDG SETBACK²

UNDERGROUND STORMWATER MANAGEMENT

MAX. 25' FRONT BLDG SETBACK

MIN. 5' FRONT BLDG SETBACK

Berkmar Drive

Existing water along Berkmar Drive

Existing sidewalk

50 0 50 100 150

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## ILLUSTRATIVE EXHIBIT






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

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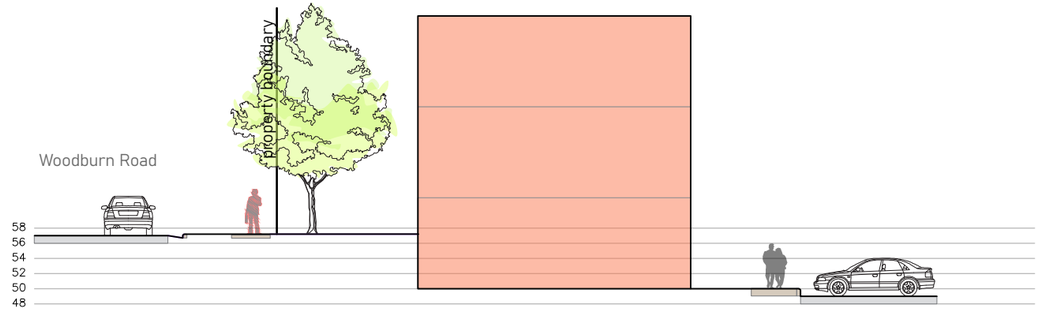
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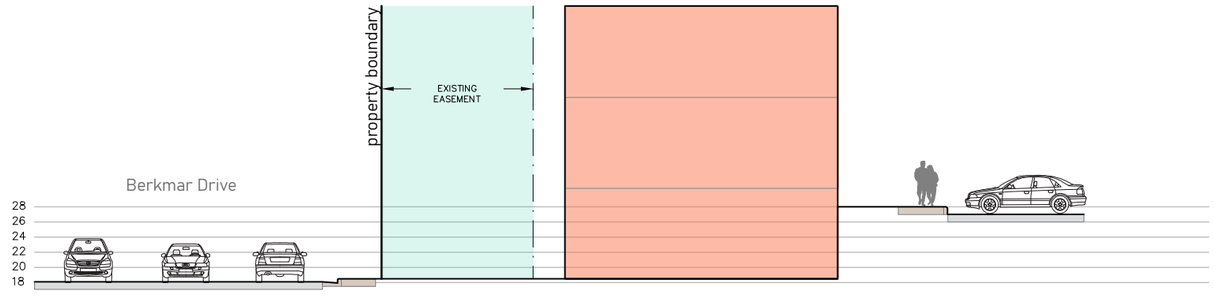
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## CONCEPTUAL STREET SECTIONS






20 0 20 40 60

Graphic Scale: 1”=40’

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