ZONING MAP AMENDMENT

APPLICATION PLAN

ZMA202300018

ALBEMARLE BUSINESS CAMPUS

A NEIGHBORHOOD MODEL DISTRICT

AMENDMENT TO ZMA2021-14

ORIGINALLY AMENDED FROM ZMA 2019-03

TMP(s) 76-46AA, 76-46AB, 76-54

project ID: 18.004

Submitted 18 December 2023
Revised 08 July 2024
Revised 18 November 2024

Context Map

Sheet 1 of 19

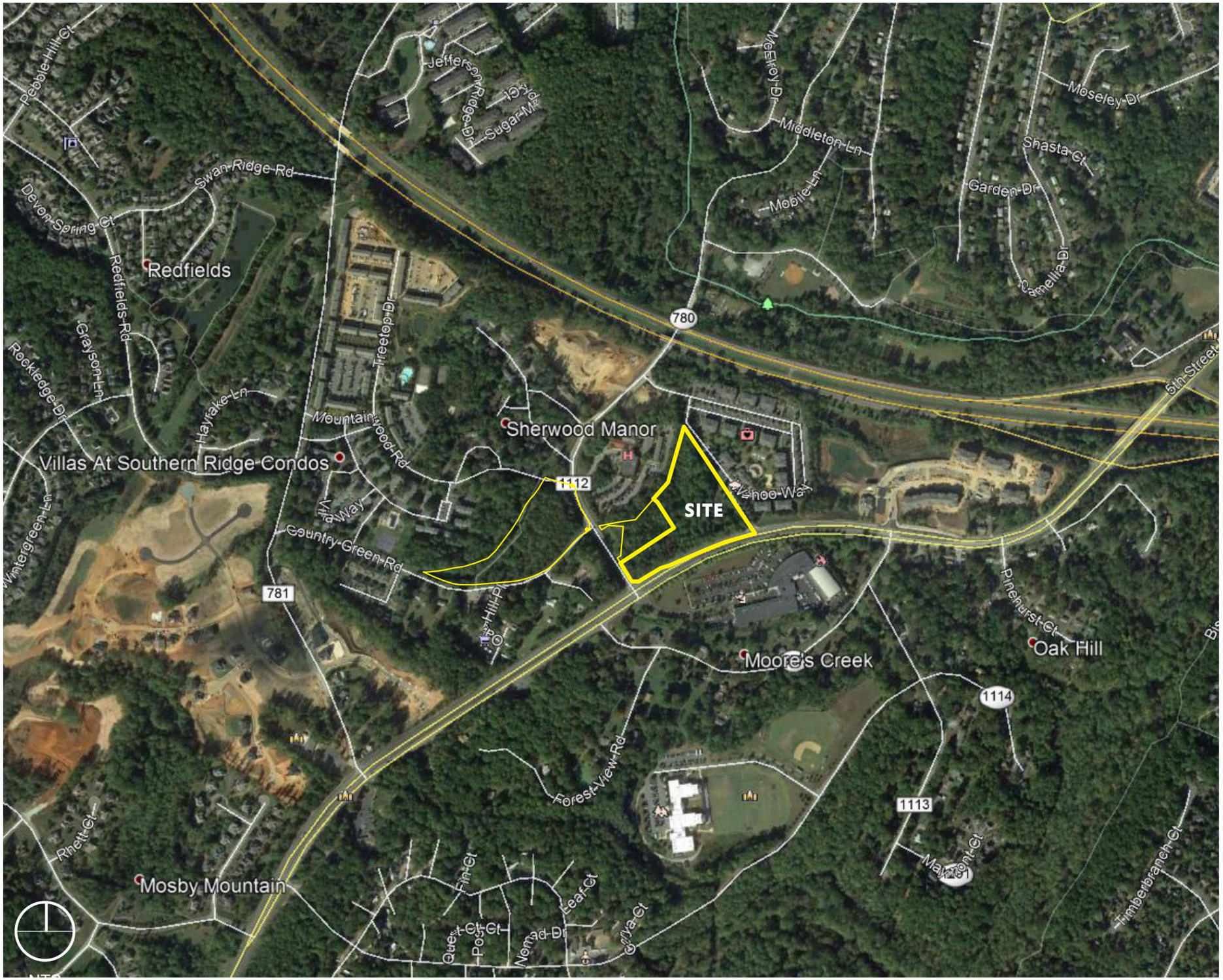


Image provided byGoogle Maps

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11 - Block Network
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19 - Conceptual Street Section

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ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

SITE & ZMA DETAILS

OWNER/DEVELOPER
5th Street Forest, LLC
250 West Main Street, Suite 201
Charlottesville, VA 22902-0000

TMP(s) SUBJECT TO AMENDMENT
76-54, 76-46AA, 76-46AB

MAGISTERIAL DISTRICT
Samuel Miller & 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 survey provided by: Brian S. Ray, Roger W. Ray & Assoc. Inc., September 26, 2018
Topographic survey with two (2) foot contours provided by: Terra Engineering & Land Solutions, August 22, 2007, revised November 4, 2009
Additional GIS information provided by Albemarle County

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
Non-Watershed Supply Watershed

WATER AND SANITARY SERVICES
Provided by Albemarle County Service Authority (ACSA)

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.

USE
EXISTING: Multi-Family Residential (Block 1)
Self-Storage and Office (Block 5)
Vacant (Blocks 2-4)
PROPOSED: Mixed Use Development

ZONING
EXISTING: Neighborhood Model District
OVERLAY: Airport Impact Area, Entrance Corridor, Steep Slopes - Managed, Dam Break Inundation Zone - State
COMPREHENSIVE PLAN: Urban Density Residential, Community Mixed Use
PROPOSED: NMD

NOTE
The following are changes proposed with this ZMA request, ZMA2023-18:
Edits to the Code of Development which was originally approved as ZMA2019-03 and subsequently amended as ZMA 2021-14.

Approximately 0.05 AC (2350 SF) ROW has already been dedicated from the eastern portion of the project property.

An additional 0.08 AC of right of way may be required to be dedicated. A temporary easement of 0.1 AC may also be needed during construction of the roundabout and shared use path. These dedications are proposed with this ZMA request.

TMP 76-46AA, 76-46AB, 76-54

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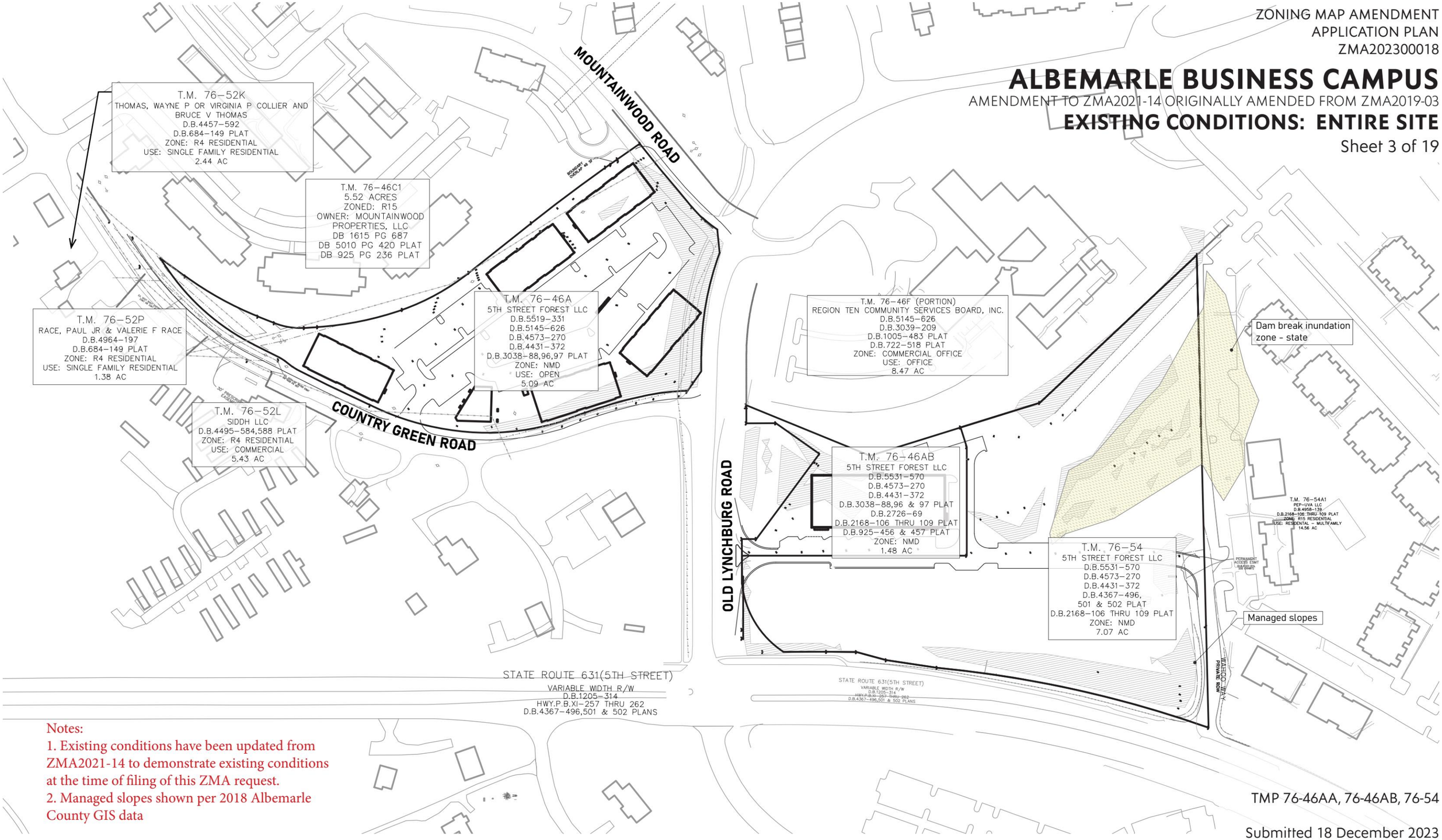
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ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA202300018

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

EXISTING CONDITIONS: ENTIRE SITE



Notes:
1. Existing conditions have been updated from ZMA2021-14 to demonstrate existing conditions at the time of filing of this ZMA request.
2. Managed slopes shown per 2018 Albemarle County GIS data

150 0 150 300 450
Graphic Scale: 1”=150’

TMP 76-46AA, 76-46AB, 76-54

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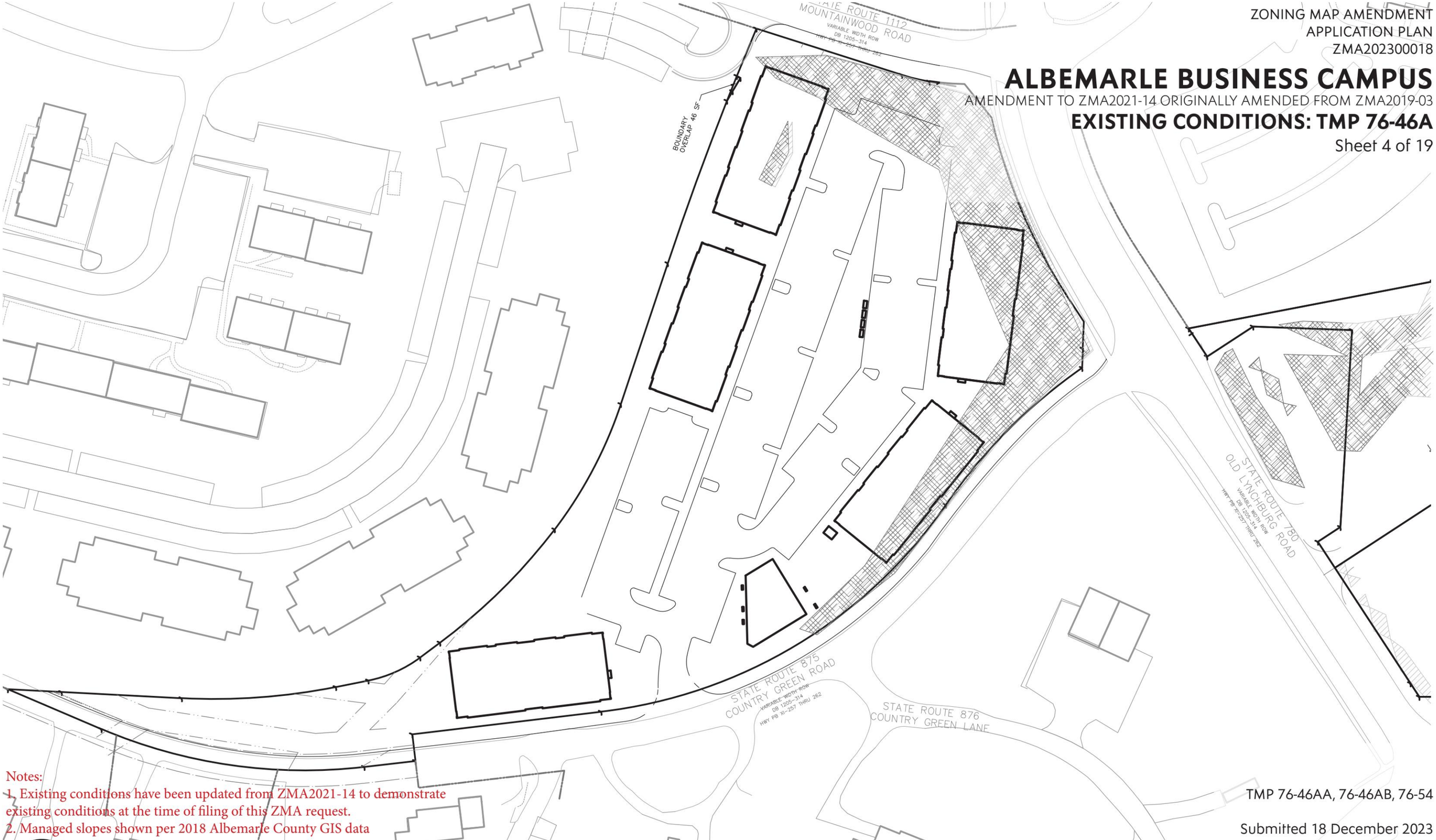
ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA202300018

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

EXISTING CONDITIONS: TMP 76-46A

Sheet 4 of 19



Notes:
1. Existing conditions have been updated from ZMA2021-14 to demonstrate existing conditions at the time of filing of this ZMA request.
2. Managed slopes shown per 2018 Albemarle County GIS data

80 0 80 160 240
Graphic Scale: 1”=80’

Legend
Managed Slopes

TMP 76-46AA, 76-46AB, 76-54

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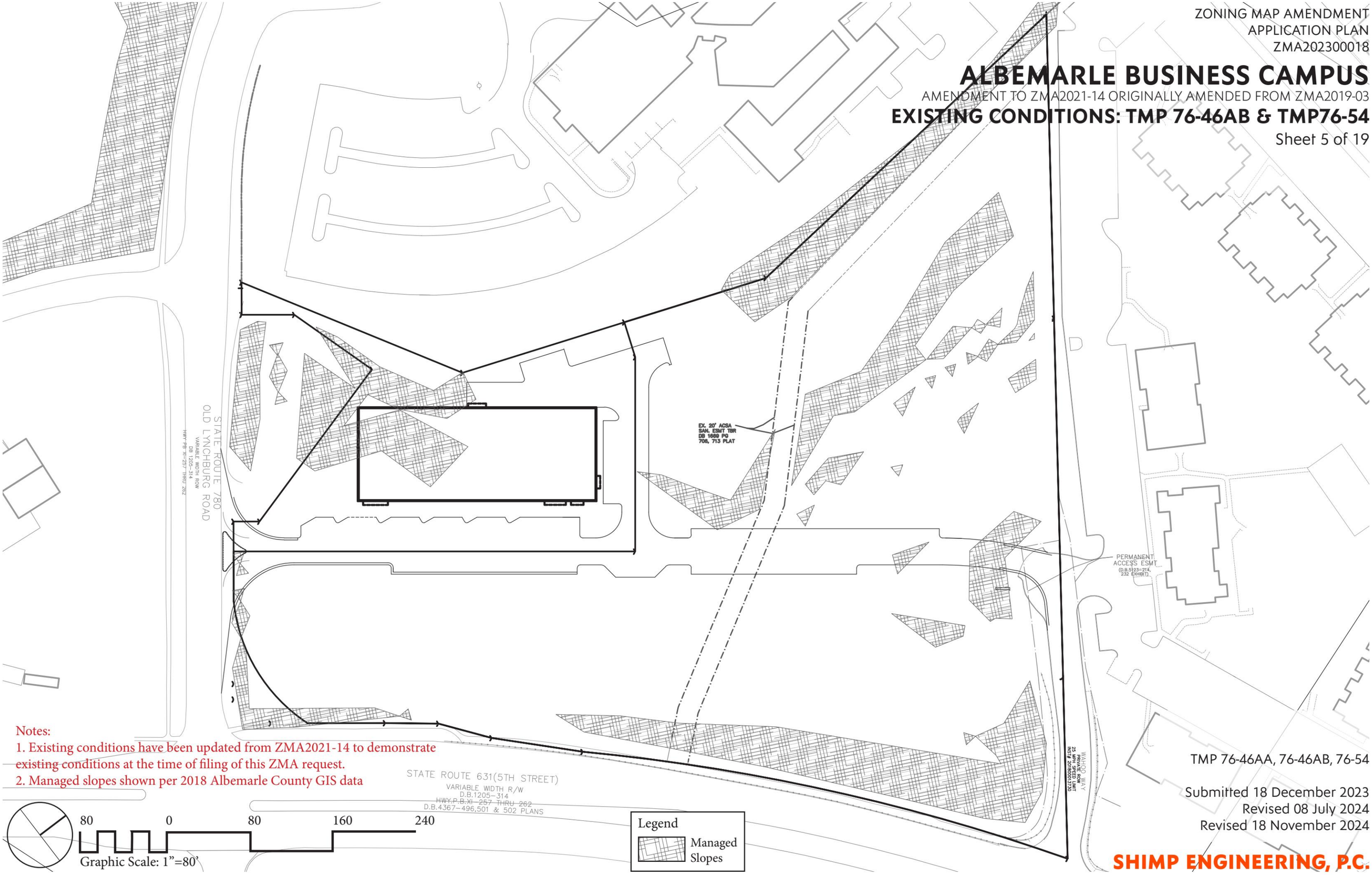
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ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA202300018

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

EXISTING CONDITIONS: TMP 76-46AB & TMP76-54



Notes:
1. Existing conditions have been updated from ZMA2021-14 to demonstrate existing conditions at the time of filing of this ZMA request.
2. Managed slopes shown per 2018 Albemarle County GIS data

TMP 76-46AA, 76-46AB, 76-54

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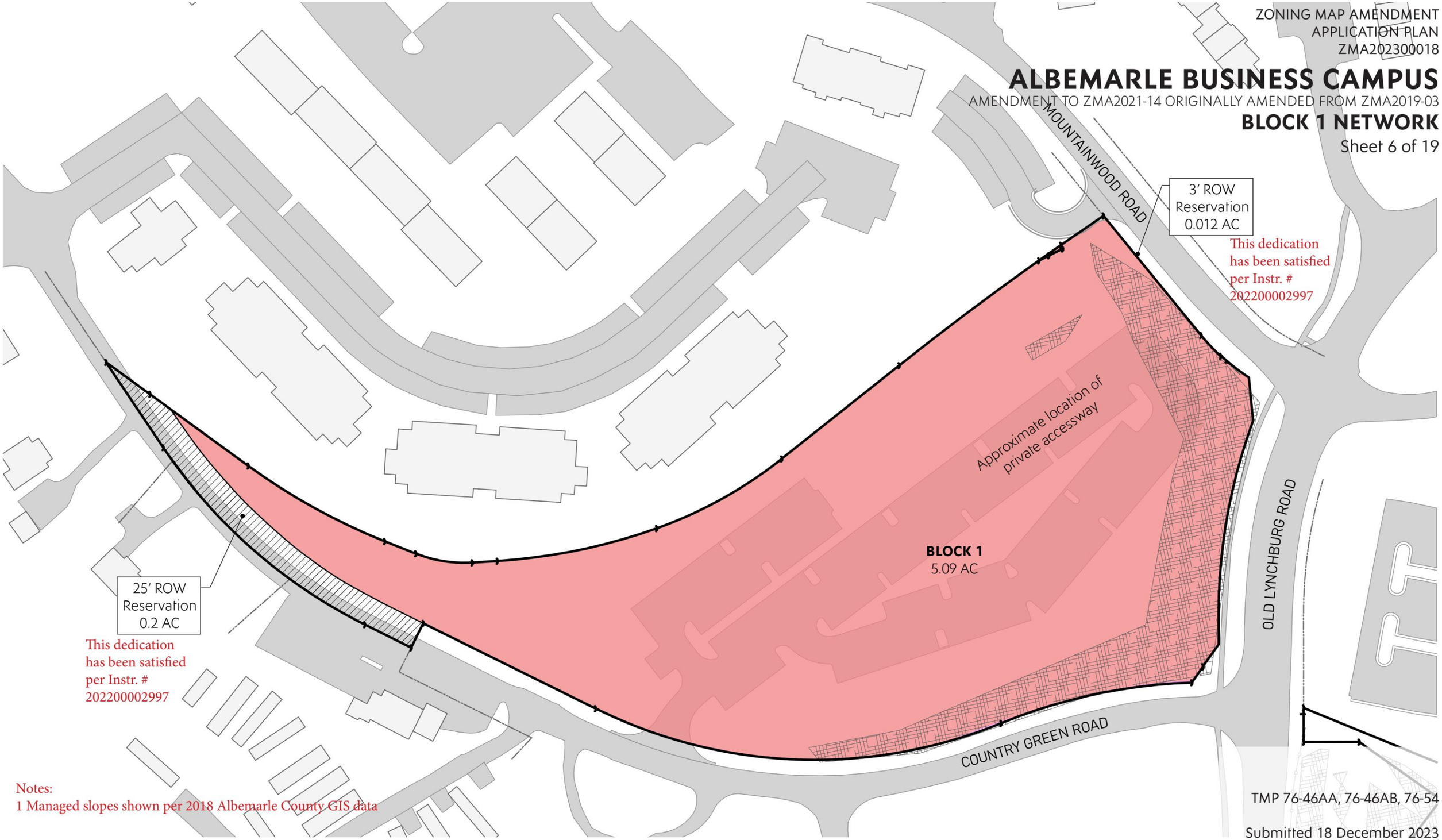
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ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA202300018

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

BLOCK 1 NETWORK



Notes:
1 Managed slopes shown per 2018 Albemarle County GIS data

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

Legend
- Right-of-way reservation
- Managed Slopes

TMP 76-46AA, 76-46AB, 76-54

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ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA202300018

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

BLOCK 1 LAND USE

Sheet 7 of 19

LEGEND	LAND USE	PROHIBITED IMPROVEMENTS	PERMITTED IMPROVEMENTS
	Vehicular Circulation*	Residential and commercial buildings	Travel ways, ingress/egress, grading, landscaping, utilities
	Buildable Area	None	Residential and non-residential buildings, signage, grading, landscaping, open space, utilities, open-air surface parking, structured parking, parking areas, travel ways, ingress/egress to the site, stormwater infrastructure, etc.
	Restricted Parking Area	Open-air surface parking lots	Residential and non-residential buildings, structured parking, signage, grading, landscaping, open space, utilities, travel ways, ingress/egress to the site, stormwater infrastructure, etc.
	Right-of-Way Reservation	N/A - area reserved for right-of-way improvements	Right-of-way improvements, stormwater infrastructure

*Vehicular circulation area is shown for circulation feasibility purposes. This location is approximate and may change during site plan.

MOUNTAINWOOD ROAD

3' ROW Reservation 0.012 AC

This dedication has been satisfied per Instr. # 202200002997

Approximate location of private accessway

BLOCK 1
5.09 AC

OLD LYNCHBURG ROAD

25' ROW Reservation 0.2 AC

This dedication has been satisfied per Instr. # 202200002997

COUNTRY GREEN ROAD

Notes:
1 Managed slopes shown per 2018 Albemarle County GIS data

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

Legend
Managed Slopes

TMP 76-46AA, 76-46AB, 76-54

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ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA202300018

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

BLOCK 1 CIRCULATION

MOUNTAINWOOD ROAD

3' ROW Reservation 0.012 AC

This dedication has been satisfied per Instr. #202200002997

Existing cross-walk across Old Lynchburg Road

Approximate location of private accessway

Existing asphalt path

BLOCK 1
5.09 AC

OLD LYNCHBURG ROAD

COUNTRY GREEN ROAD

25' ROW Reservation 0.2 AC

This dedication has been satisfied per Instr. # 202200002997

Crosswalk & pedestrian path to be constructed per approved SDP2021-22

Circulation Key

- Sidewalk
- Pedestrian Path
- Vehicular flow

Notes:
1 Managed slopes shown per 2018 Albemarle County GIS data

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

Legend
- Right-of-way reservation
- Managed Slopes

TMP 76-46AA, 76-46AB, 76-54

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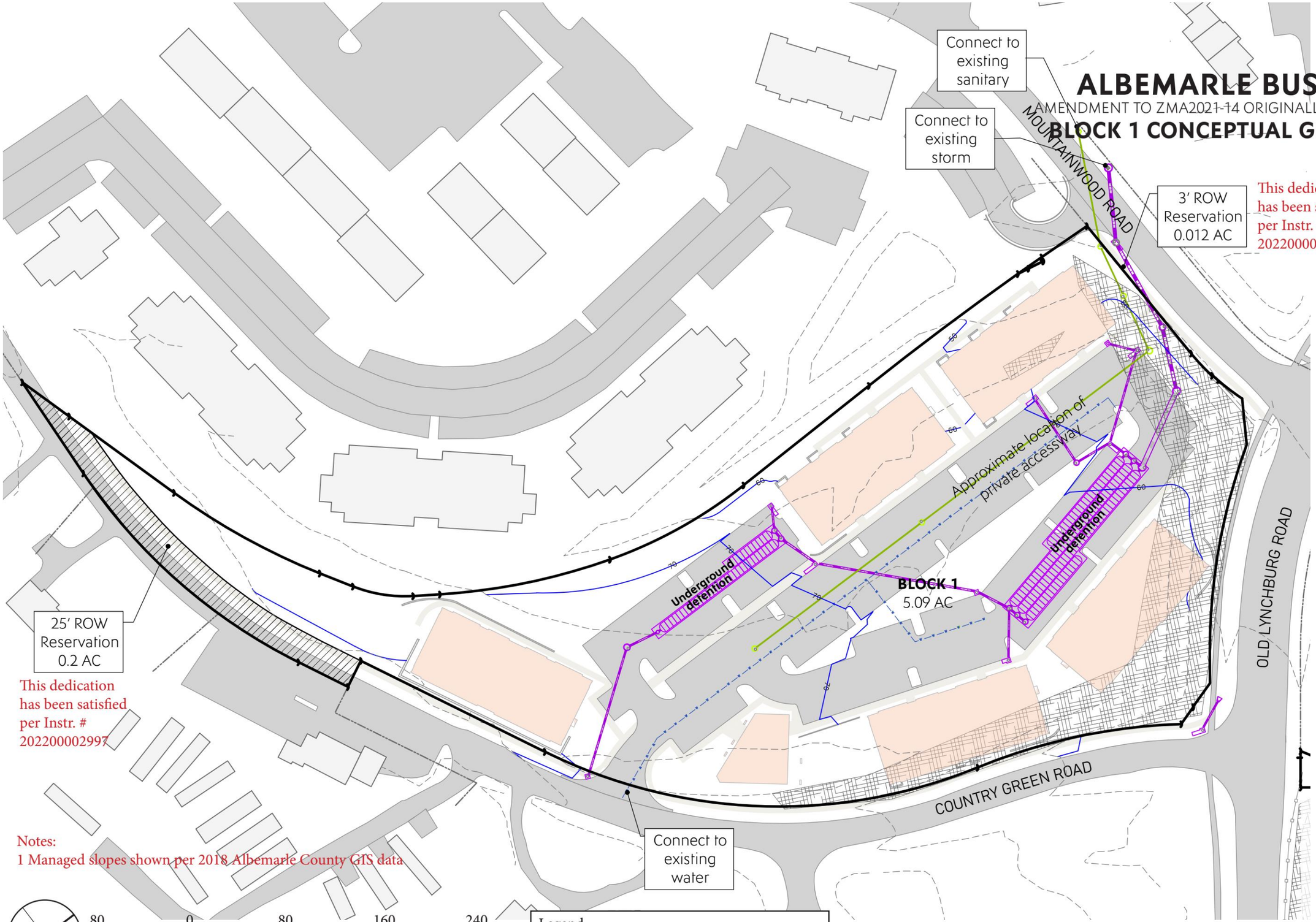
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ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA202300018

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

BLOCK 1 CONCEPTUAL GRADING & UTILITIES



TMP 76-46AA, 76-46AB, 76-54

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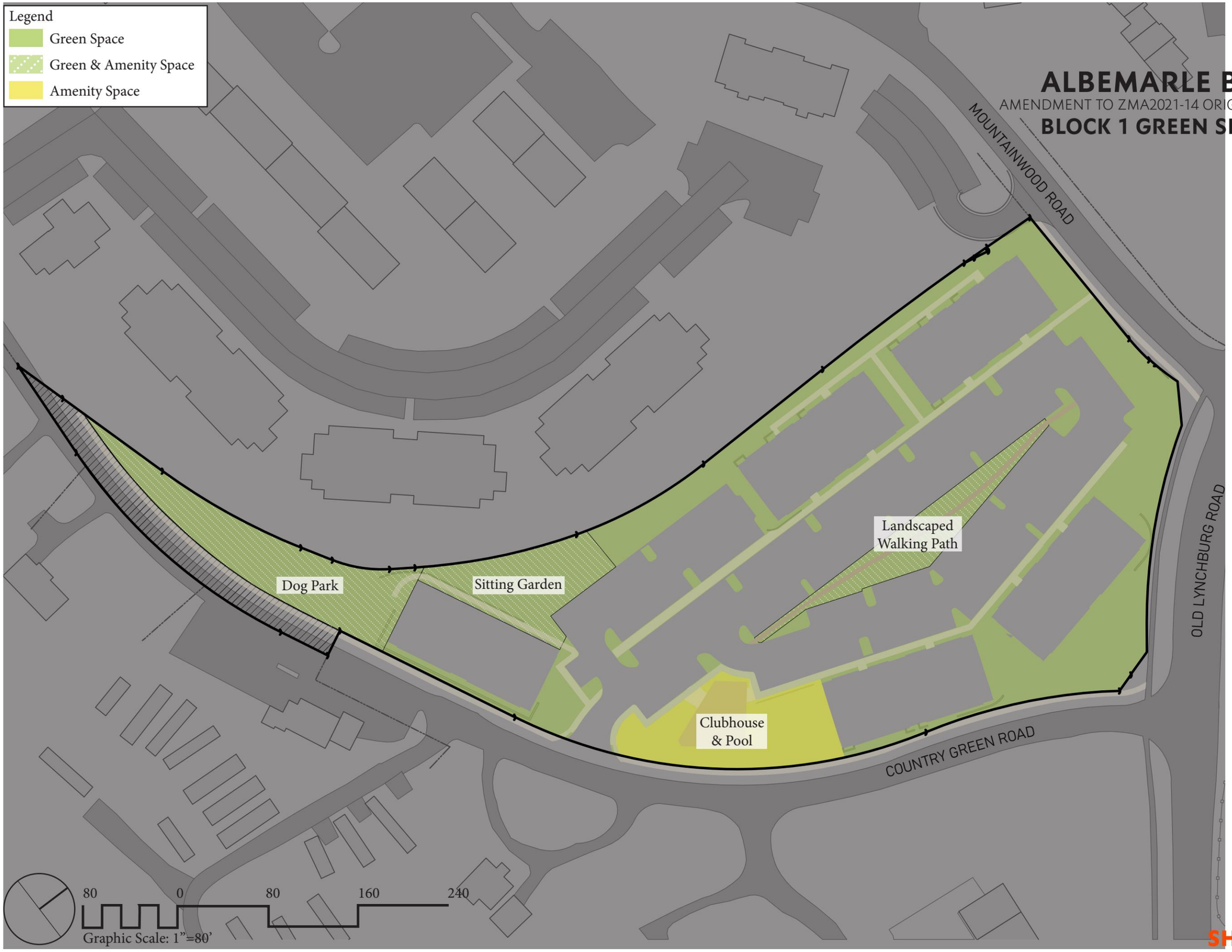
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ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA202300018

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

BLOCK 1 GREEN SPACE & AMENITY SPACE



TMP 76-46AA, 76-46AB, 76-54

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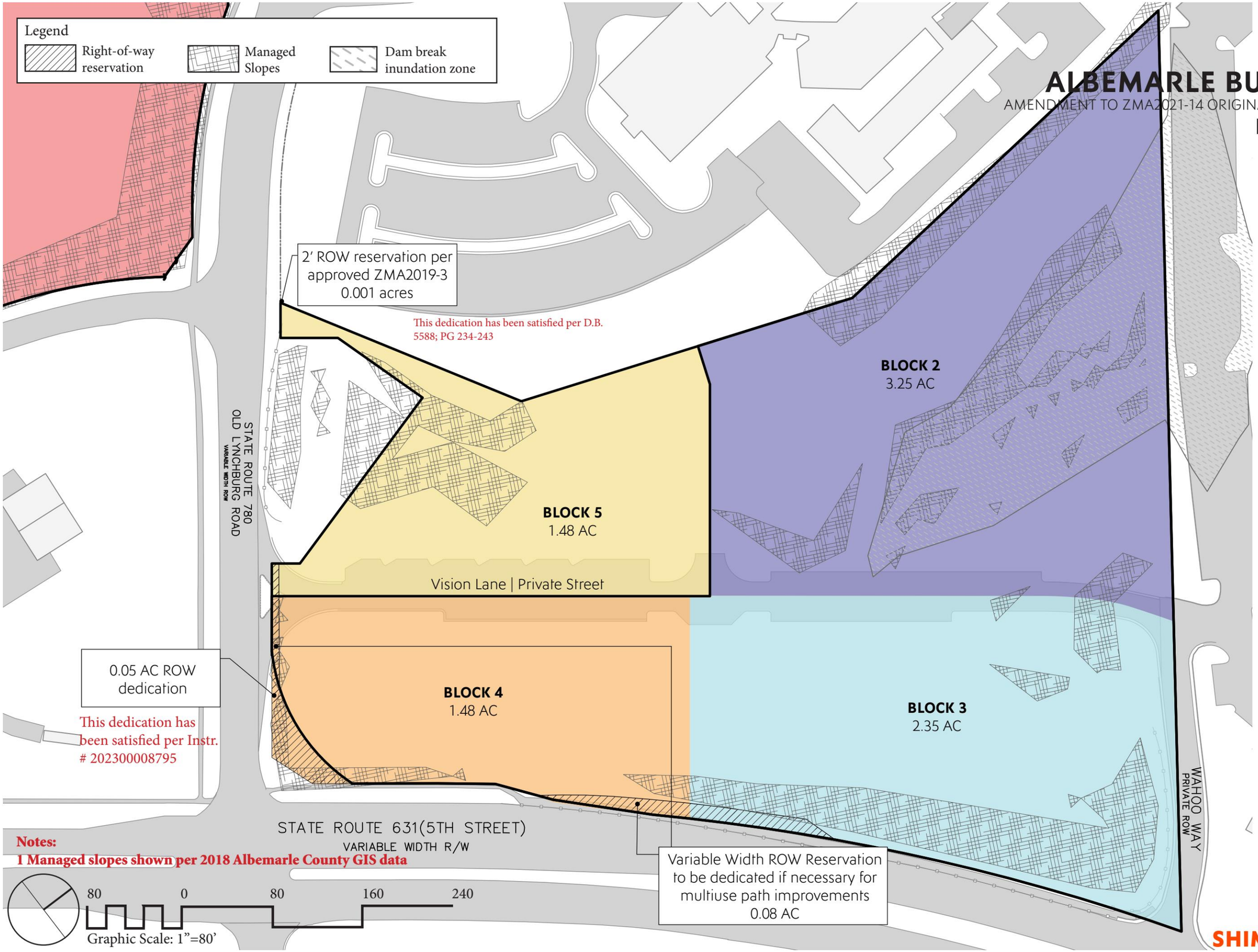
ZONING MAP AMENDMENT
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ZMA202300018

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

BLOCKS 2-5 NETWORK

Sheet 11 of 19



TMP 76-46AA, 76-46AB, 76-54

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ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA202300018

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

BLOCKS 2-5 LAND USE

See sheet 2 for right-of-way reservation by parcel

LEGEND	LAND USE	PROHIBITED IMPROVEMENTS	PERMITTED IMPROVEMENTS
	Vehicular Circulation	Residential and commercial buildings	Travel ways, ingress/egress, grading, landscaping, utilities, along with other uses typically permitted within VDOT ROW
	Buildable Area	None	Residential and non-residential buildings, signage, grading, landscaping, open space, utilities, open-air surface parking, structured parking, parking areas, travel ways, ingress/egress to the site, stormwater infrastructure, etc.
	Restricted Parking Area	Open-air surface parking lots	Residential and non-residential buildings, structured parking, signage, grading, landscaping, open space, utilities, travel ways, ingress/egress to the site, stormwater infrastructure, etc.
	Right-of-Way Reservation	N/A - area reserved for right-of-way improvements	Right-of-way improvements, stormwater infrastructure

*Vehicular circulation area is shown for circulation feasibility purposes. The ROW reservation location is approximate and may change during site plan.

2' ROW reservation per approved ZMA2019-3 0.001 acres

This dedication has been satisfied per D.B. 5588; PG 234-243

STATE ROUTE 780 OLD LYNCHBURG ROAD VARIABLE WIDTH ROW

Vision Lane | Private Street

WAHOO WAY PRIVATE ROW

Legend

Managed Slopes

This dedication has been satisfied per Instr. # 202300008795

0.05 AC ROW dedication

STATE ROUTE 631(5TH STREET)
VARIABLE WIDTH R/W

Variable Width ROW Reservation to be dedicated if necessary for multiuse path improvements 0.08 AC

Notes:
1 Managed slopes shown per 2018 Albemarle County GIS data

80 0 80 160 240

Graphic Scale: 1"=80'

TMP 76-46AA, 76-46AB, 76-54

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ZMA202300018

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

BLOCKS 2-5 CIRCULATION

Legend

Portion of VDOT ROW
(Contains stormwater management facility)

Crosswalk & portion of pedestrian path to be constructed per approved SDP2021-22

This dedication has been satisfied per D.B. 5588; PG 234-243

2' ROW reservation per approved ZMA2019-3 0.001 acres

Sidewalk to be provided if portion of VDOT ROW is acquired by Owner

Sidewalks along Vision Lane to be constructed per approved SDP2021-22

STATE ROUTE 780
OLD LYNCHBURG ROAD
VARIABLE WIDTH ROW

Vision Lane | Private Street

This dedication has been satisfied per Instr. # 202300008795

0.05 AC ROW dedication

Existing crosswalk

STATE RO
VA

Proposed two-way shared-use path per VDOT standards (constructed by VDOT)

Variable Width ROW Reservation to be dedicated if necessary for multiuse path improvements 0.08 AC

Proposed two-way shared-use path (constructed by developer)

WAHOO WAY
PRIVATE ROW

80 0 80 160 240

Graphic Scale: 1"=80'

Circulation Key

- Sidewalk
- Pedestrian Path
- Pedestrian Allée
- Proposed two-way shared-use path (constructed by VDOT)
- Proposed two-way shared-use path (constructed by developer)
- Vehicular flow

TMP 76-46AA, 76-46AB, 76-54

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ZONING MAP AMENDMENT
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ZMA202300018

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

BLOCKS 2-5 CONCEPTUAL GRADING & UTILITIES

This dedication has been satisfied per D.B. 5588; PG 234-243

2' ROW reservation per approved ZMA2019-3 0.001 acres

STATE ROUTE 780 OLD LYNCHBURG ROAD VARIABLE WIDTH ROW

This dedication has been satisfied per Instr. # 202300008795

0.05 AC ROW dedication

New edge of pavement per multiuse path improvements

STATE ROUTE 631(5TH STREET)
VARIABLE WIDTH R/W

Vision Lane | Private Street

Variable Width ROW Reservation to be dedicated if necessary for multiuse path improvements 0.08 AC

Connect to existing sanitary

Connect to existing water

Connect to existing storm

WAHOO WAY PRIVATE ROW

80 0 80 160 240

Graphic Scale: 1"=80'

Additional Notes:

1.Building footprints, road and sidewalk layout shown for conceptual purposes only

TMP 76-46AA, 76-46AB, 76-54

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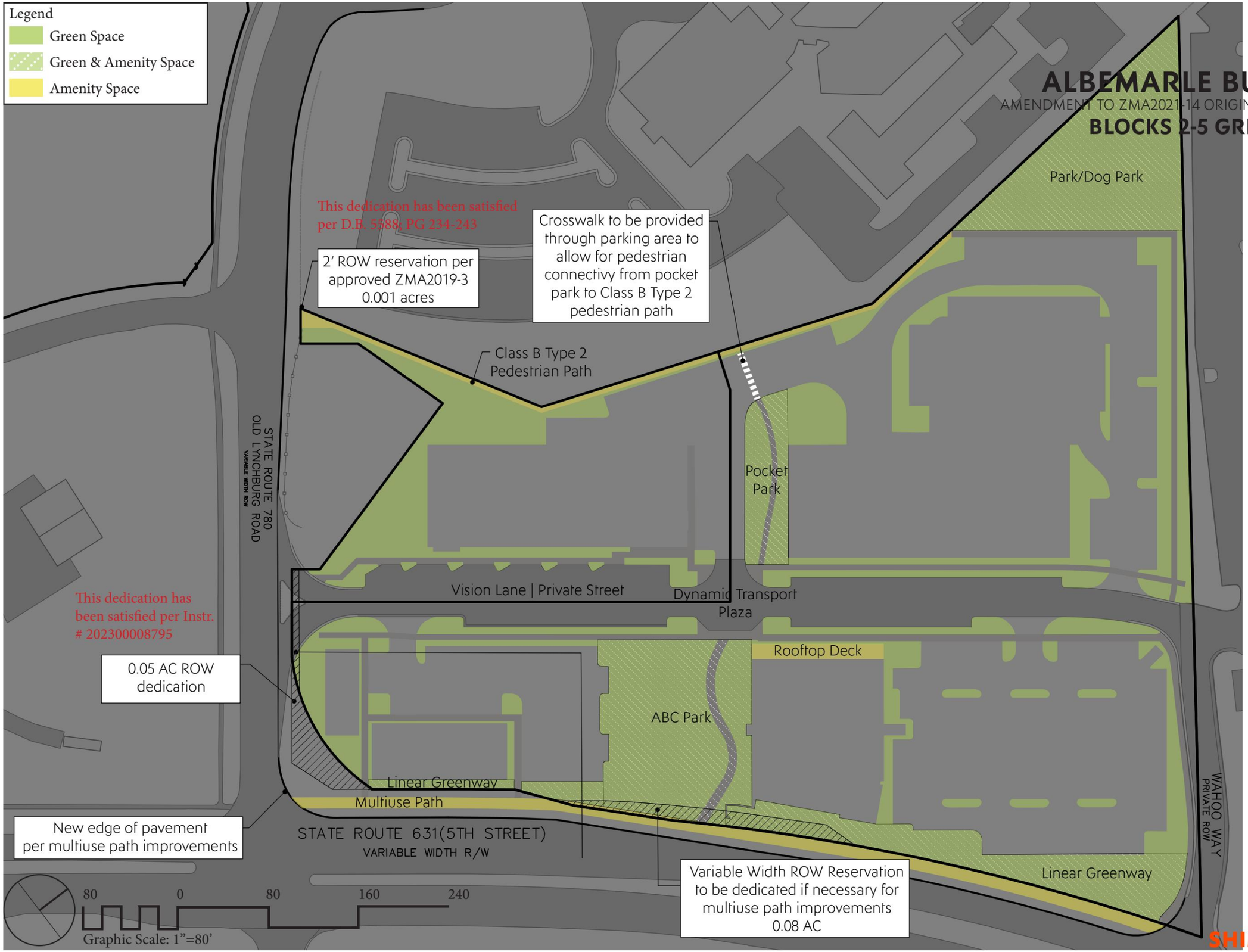
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ZONING MAP AMENDMENT
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ZMA202300018

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

BLOCKS 2-5 GREEN & AMENITY SPACE



Additional Notes:

1.Building footprints and 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% (118,744.56 SF) green space and amenity area provided in the NMD.

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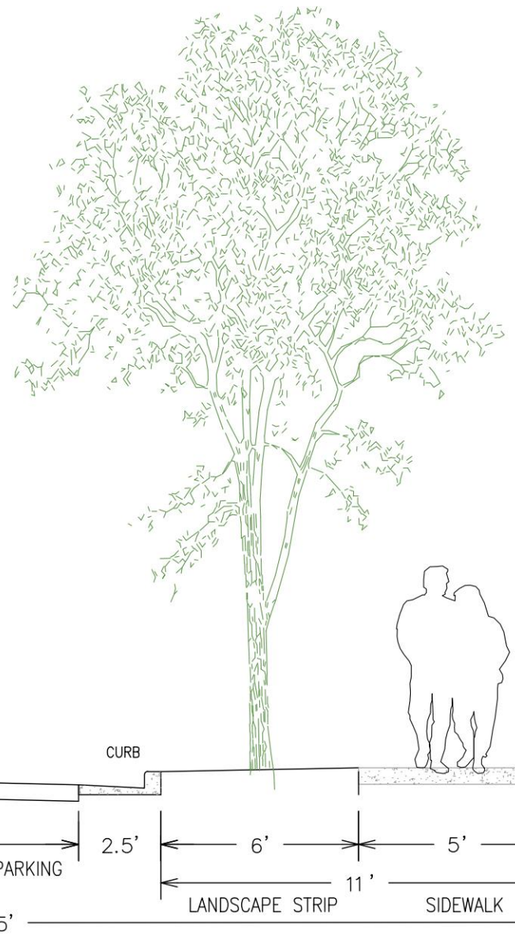
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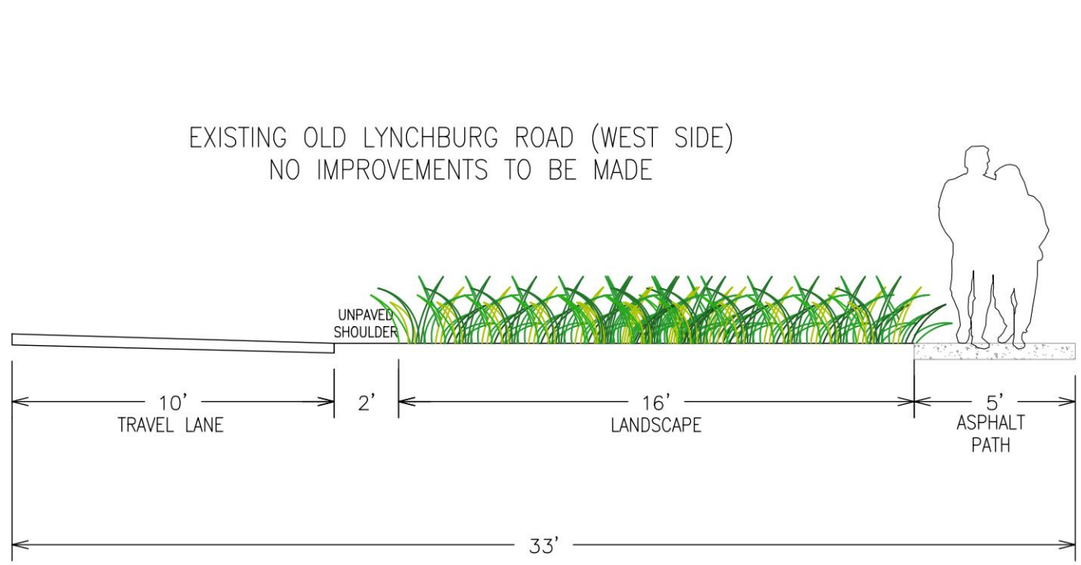
AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

INTERIOR STREETS

OLD LYNCHBURG ROAD (WEST SIDE) EXISTING ASPHALT PATH

CONCEPTUAL STREET SECTIONS





TMP 76-46AA, 76-46AB, 76-54

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5 0 5 10 15
Graphic Scale: 1"=5'

Street section dimensions shown for feasibility of compliance with Virginia Department of Transportation or County of Albemarle standards. Exact dimensions to be determined at site plan.

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ZONING MAP AMENDMENT
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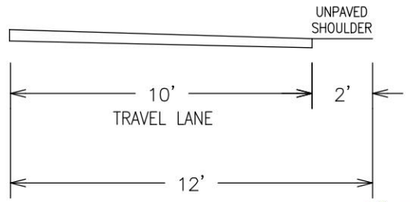
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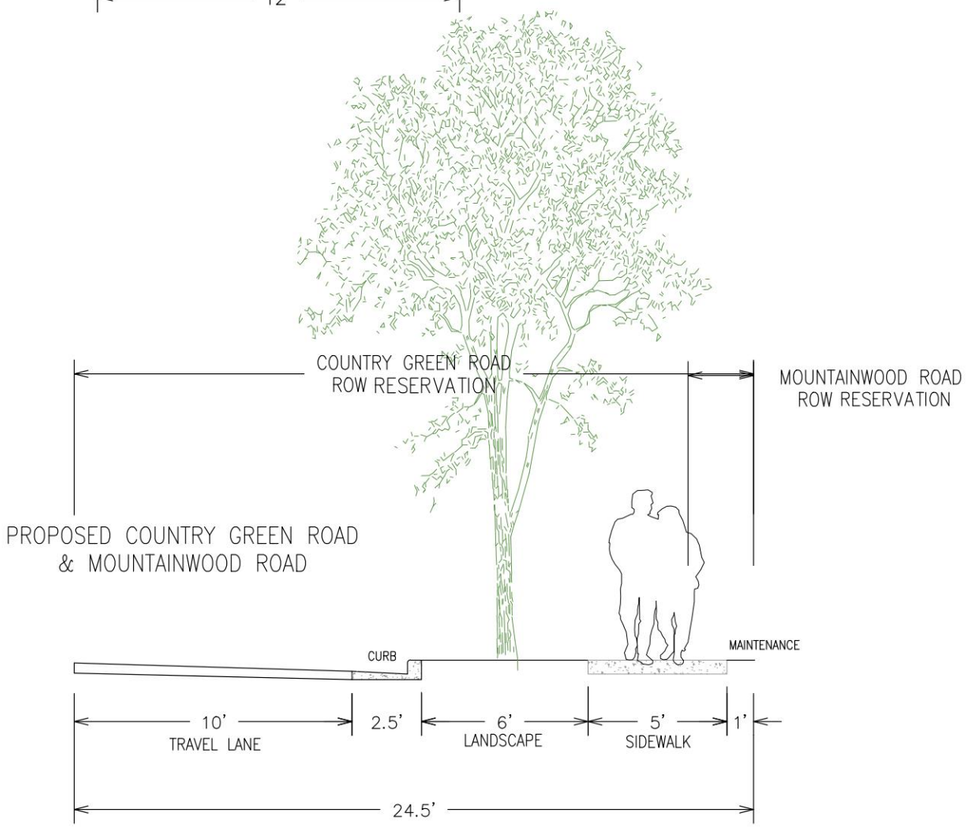
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CONCEPTUAL STREET SECTIONS

RURAL TO URBAN STREET
COUNTRY GREEN ROAD
& MOUNTAINWOOD ROAD

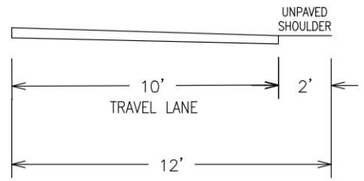
EXISTING COUNTRY GREEN ROAD
& MOUNTAINWOOD ROAD



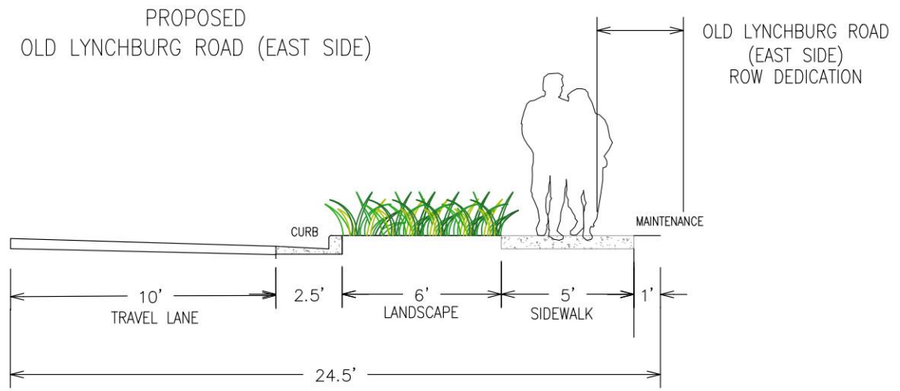


SIDEWALK IMPROVEMENTS
(VDOT STANDARDS)
OLD LYNCHBURG ROAD (EAST SIDE)

EXISTING
OLD LYNCHBURG ROAD (EAST SIDE)



PROPOSED
OLD LYNCHBURG ROAD (EAST SIDE)



Right-of-Way Reservation
For specific right-of-way reservation information, please refer to Site & ZMA Information (sheet 2) and Proposed Circulation (sheets 9 & 14).

Source: VDOT Road Design Manual, Appendix A(1): VDOT Complete Streets: Bicycle & Pedestrian Facility Guidelines, Bus Stop Design & Parking Guidelines, (A(1)-69, 71)

TMP 76-46AA, 76-46AB, 76-54

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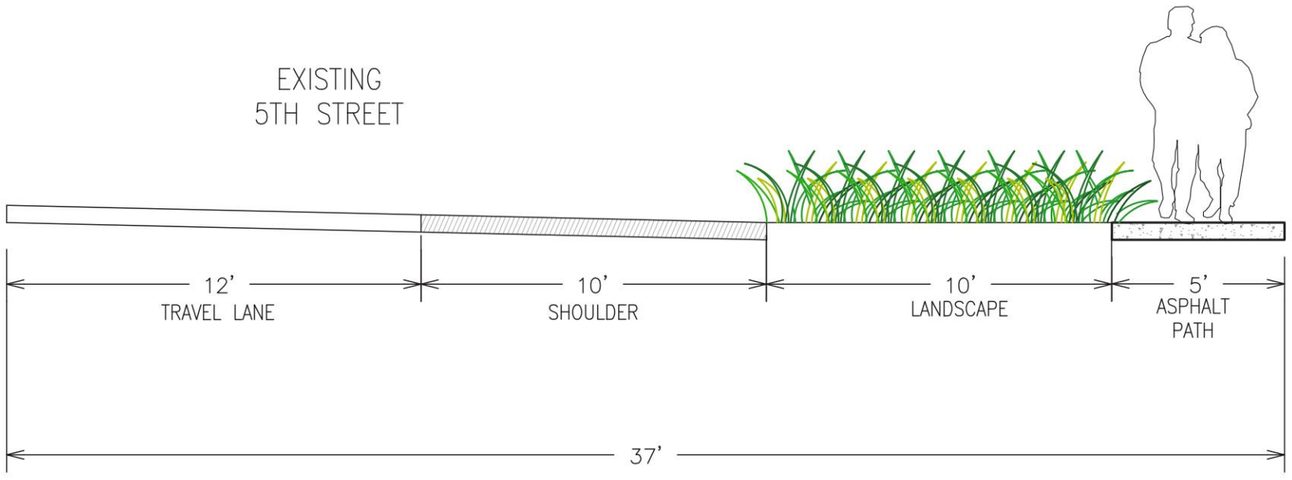
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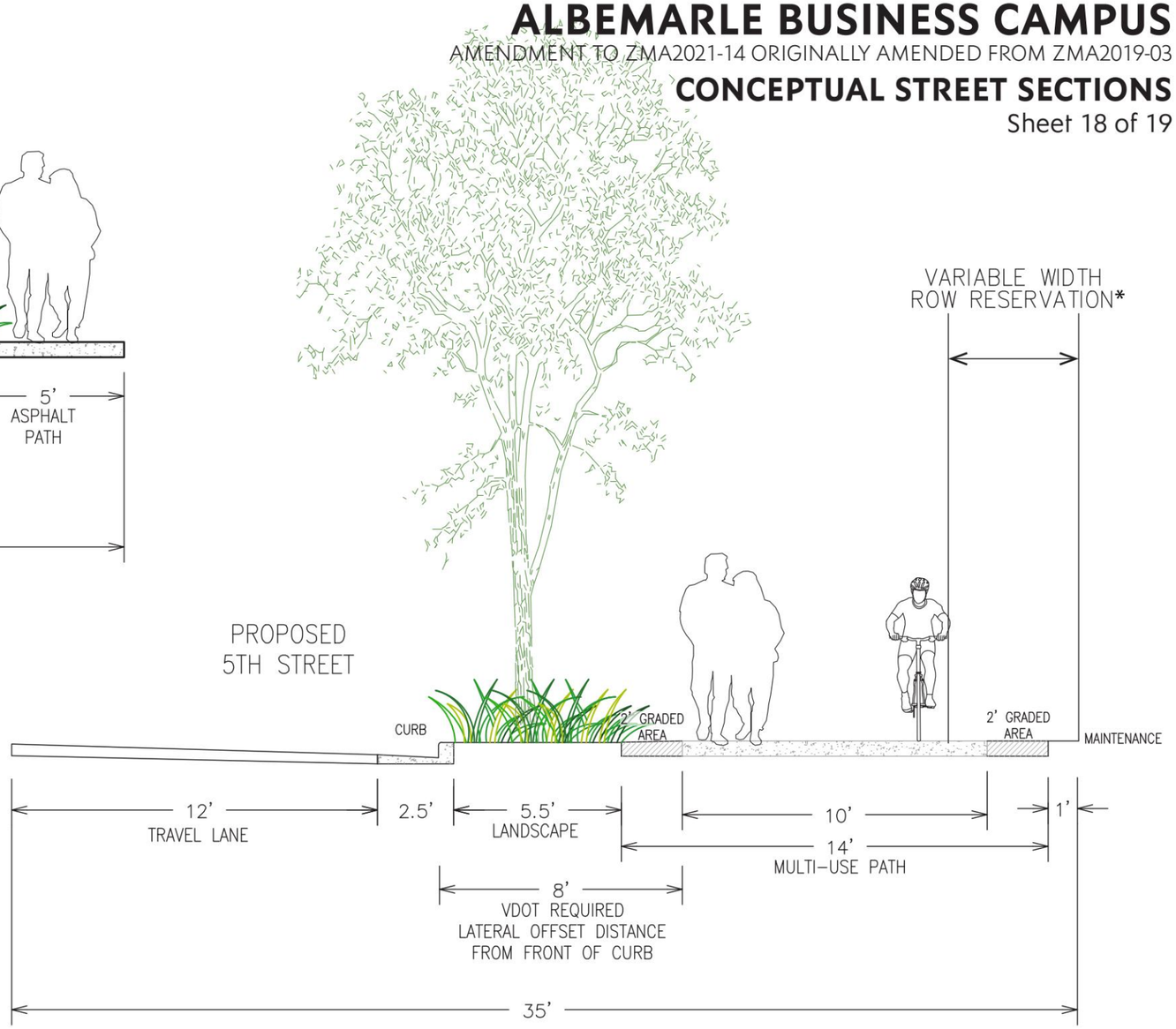
ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

CONCEPTUAL STREET SECTIONS

TWO-WAY SHARED-USE PATH (VDOT STANDARDS) 5TH STREET EXTENDED





Source: VDOT Road Design Manual, Appendix A(1): VDOT Complete Streets: Bicycle & Pedestrian Facility Guidelines, Bus Stop Design & Parking Guidelines, (A(1)-24, 26)

*To be dedicated if necessary for multi-use path improvements

1. Improvements shown are within right-of-way and right-of-way reservation area adjacent to 5th Street

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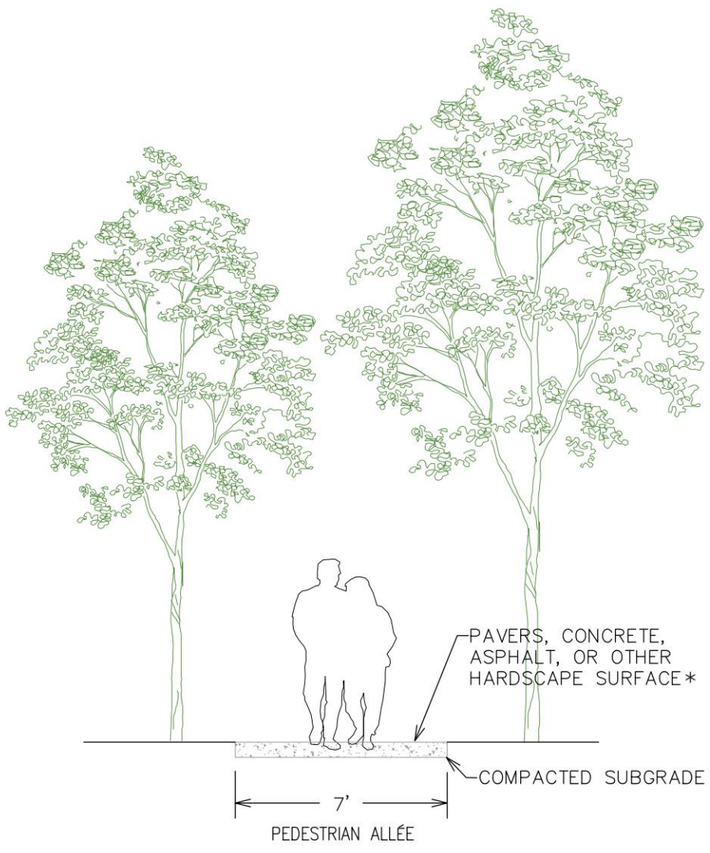
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ALBEMARLE BUSINESS CAMPUS

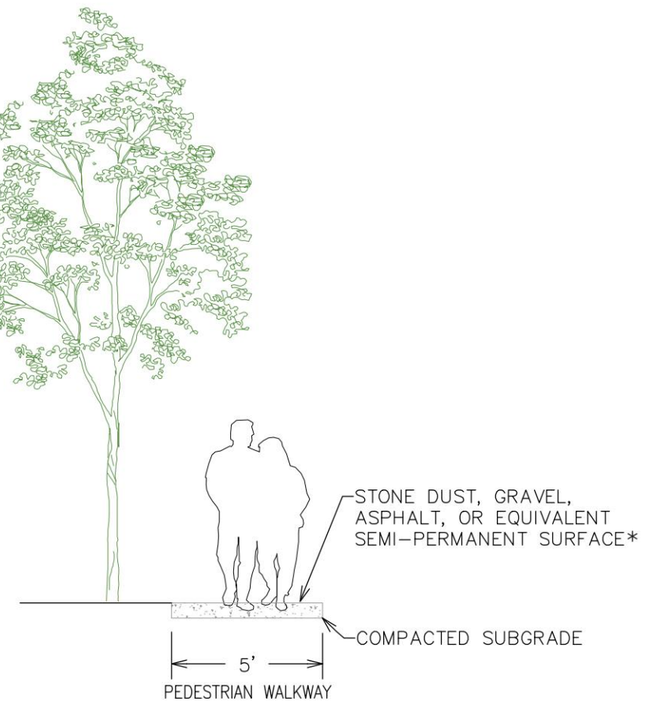
AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

CONCEPTUAL STREET SECTIONS

PEDESTRIAN ALLÉE



PEDESTRIAN PATH



*Filter fabric to be provided if required

5 0 5 10 15

Graphic Scale: 1"=5'

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project: 18.004

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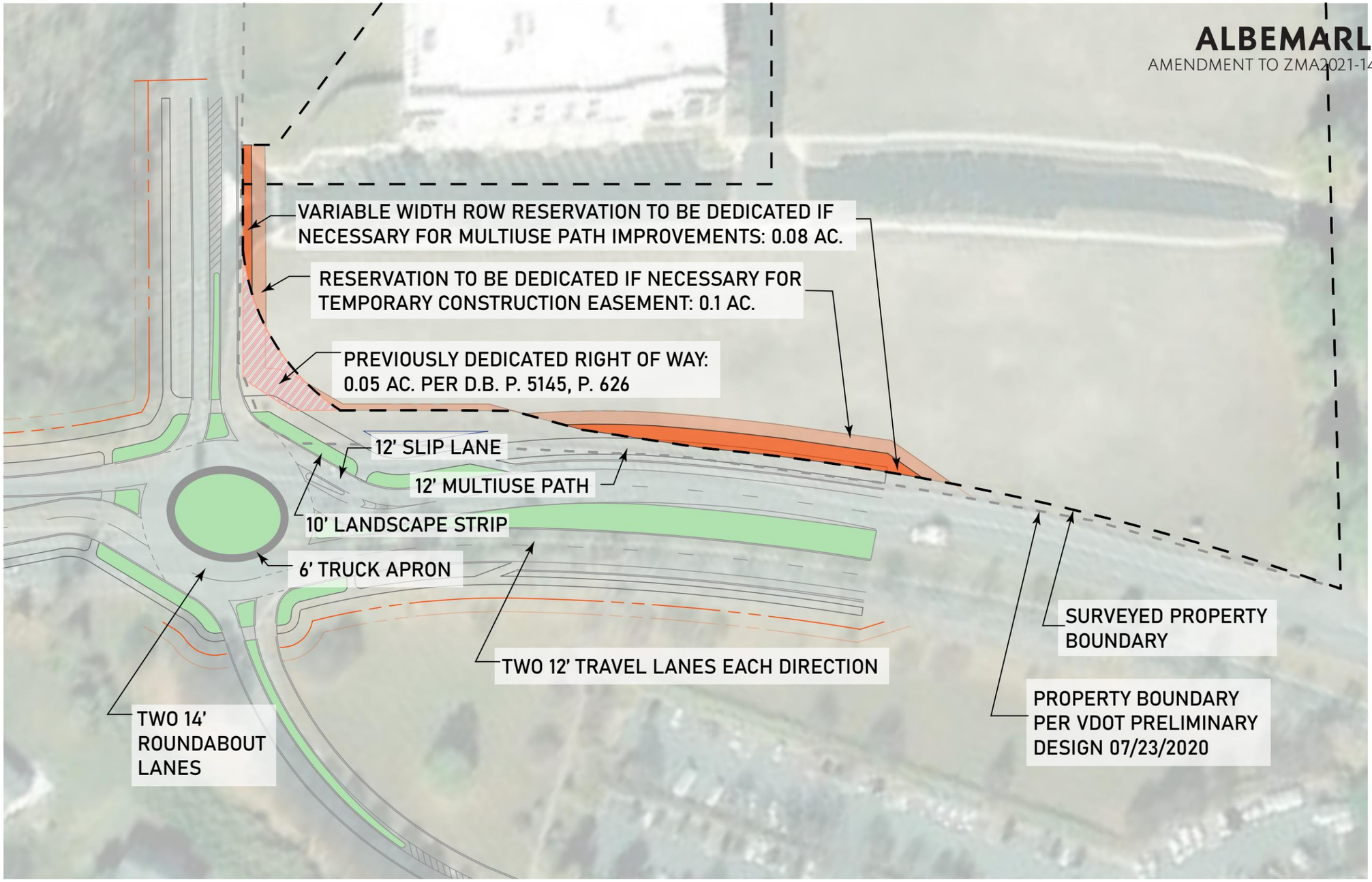
ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA202300018

ALBEMARLE BUSINESS CAMPUS

AMENDMENT TO ZMA2021-14 ORIGINALLY AMENDED FROM ZMA2019-03

ROUNDABOUT AND SHARED USE PATH EXHIBT

Sheet 1 of 1



This exhibit is shown for roundabout feasibility purposes. This exhibit shows a multilane roundabout with a slip lane and pedestrian improvements, based on the VDOT plan titled "Old Lynchburg Rd 2 Lane Roundabout" dated 07/23/2020.

Approximately 0.05 AC (2350 SF) ROW has already been dedication from the eastern portion of the project property.

An additional 0.08 AC of right of way may be required to be dedicated. A temporary easement of 0.1 AC may also be needed during construction of the roundabout and shared use path.

Key

- Area on project property that may be required for roundabout and shared use path improvements (ROW).
- Area on project property that may be temporarily required for roundabout and shared use path improvements.
- Parcel boundary

80 0 80 160 240

Graphic Scale: 1"=80'

TMP 76-46AA, 76-46AB, 76-54

Submitted 18 December 2023
Revised 08 July 2024
Revised 18 November 2024

SHIMP ENGINEERING, P.C.