ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

Project Name: SUB201700146 Old Trail Creekside V, Phase II – Exception Request	**Staff:** Cameron Langille, Senior Planner
Planning Commission meeting: December 5, 2017	**Board of Supervisors meeting:** Not applicable
Owners: Old Trail Creekside V LLC	**Applicant**: Collins Engineering
Location: 6129 Jarmans Gap Road	**Acreage**: 4.107 acres
TMP: 05500-00-00-078C0	**By-right use**: R-1 Residential - 1 unit/acre
Magisterial District: White Hall	**Proffers/Conditions**: None
Requested # of Dwelling Lots: 5	**DA –** Yes (Crozet)
Proposal: 1. Request for an exception from the coordination of streets requirement, in accordance with 14-409 of the Subdivision Ordinance.	**Comp. Plan Designation:** Neighborhood Density Residential - 3-6 units /acre; supporting uses such as religious institutions, schools and other small-scale non-residential uses.
Character of Property: Existing single family home	**Use of Surrounding Properties:** Residential uses (small lots with single family homes)
Factors Favorable: 1. Engineering and Fire and Rescue staff have no objections to the waiver request.	**Factors Unfavorable:** 1. The coordination of streets waiver does not meet the requirements in accordance with 14-409(C)(2).

RECOMMENDATION:
14-409(C) - Staff recommends denial of the of the waiver request for coordination of streets.

STAFF PERSONS: Cameron Langille, Senior Planner
PLANNING COMMISSION: December 5, 2017
AGENDA TITLE: SUB201700146 – Old Trail Creekside V, Phase II – Exception Request
APPLICANT: Scott Collins, Collins Engineering
PROPERTY OWNER: Old Trail Creekside V LLC

APPLICANT'S PROPOSAL:
Request for an exception to the coordination of streets, as required by Section 14-409 (A) of the Subdivision Ordinance [Attachment A]. This request is associated with a subdivision application that is currently under review, SUB201700146, that proposes to subdivide five (5) single family residential lots on Tax Map Parcel 55-78C. The subject property measures 4.107 acres and is located between Jarmans Gap Road and Birchwood Hill Road [Attachment B].

COMPREHENSIVE PLAN:
The Comprehensive Plan designates this property as Neighborhood Density Residential in the Crozet Master Plan.

SELECTED PLANNING AND ZONING HISTORY:

- **SUB2017-146 Old Trail Creekside V, Phase II – Final Plat - Proposing five (5) single family lots using bonus level cluster development lot standards**
  Currently under review.
- **SUB2016-83 Old Trail Creekside IV Boundary Line Adjustment Plat – Combined TMP 55-78C with TMP 55-78 to create the existing 4.107 acre parcel**
  Approved on July 22, 2016.
- **SUB2014-73 Old Trail Creekside III, Phase IIIB – Final Plat – Approved six (6) single family lots using bonus level cluster development lot standards, and platted a portion of Jackson Lane public right-of-way.**
  Approved on November 21, 2014.

REASON FOR PLANNING COMMISSION REVIEW:
Coordination of public streets within the development areas is a minimum requirement of the Subdivision Ordinance. The exception request has been made to allow a proposed public street, identified as Jackson Lane, to be designed as a cul-de-sac instead of a through street connecting Jarmans Gap Road to Birchwood Hill Road [Attachment C]. The cul-de-sac would provide street frontage to the five (5) new single family lots within Old Trail Creekside V, Phase II. As authorized by Section 14-409 (C), the Planning Commission may vary or except the coordination of streets requirement.

Applicant's request:

1. The applicant is requesting an exception to the coordination of streets requirement, Section 14-409(A) of the Subdivision Ordinance. See applicant's request, Attachment A.

(Ordinance language presented in bold italics followed by staff comment)

1. EXCEPTION OF COORDINATION REQUIREMENT

Per Section 14-409 (A), all public streets in the development areas shall be coordinated as follows:

> ***A. Coordination. All public streets within a subdivision shall be coordinated as to location, width, grades and drainage with other public streets, as follows: (i) by coordinating with existing or planned streets within the general area of the subdivision, including but not limited to existing or future adjacent subdivisions, or subdivisions contiguous to such adjacent subdivisions; and (ii) by continuing the public streets to planned, existing, or platted streets into adjoining areas by dedication or reservation of right of way adequate to accommodate continuation of the streets.***

An exception to providing the coordination may be granted by the Planning Commission as provided in Section 14-203.1 and 14-409 of the Subdivision Ordinance. Staff analysis of the considerations identified in Section 14-409(C)(2) are provided below, followed by staff's analysis of the findings required in Section 14-203.1.

ANALYSIS OF SECTION 14-409(C) Variation or Exception by Commission of Coordination Requirement:

Per Section 14-409(C)(2), in reviewing a request to waive the requirement for coordination of streets, the commission shall consider the following factors. Staff analysis of each factor is provided below:

i. The engineering requirements for coordination and connection;

The County Engineer has no objections to the exception request. However, there are no physical constraints or engineering factors that limit the ability to make the connection.

The Assistant Fire Marshal reviewed the exception request and noted that emergency response times in the area will be increased any time road connections are removed, but otherwise had no objections.

ii. The whether the need for coordination and connection outweighs the impacts on environmental resources such as streams, stream buffers, steep slopes, and floodplain;

There are no streams, stream buffers, steep slopes, or floodplain areas located on TMP 55-78C. The applicant's request to waive the coordination requirement and construct Jackson Lane as a cul-de-sac does not mitigate any impacts to environmental resources.

iii. Whether the street would and should be extended into the rural areas;

This finding is not applicable to the waiver request. The subject property and all adjacent properties are located entirely within the development areas.

iv. Whether there is an alternative street connection from another location in the subdivision that is preferable because of design, traffic flow, or the promotion of the goals of the comprehensive plan, including the neighborhood model, and the applicable neighborhood master plan; and

The Crozet Master Plan Transportation Plan identifies the conceptual layout of two (2) proposed streets that connect Jarmans Gap Road to Birchwood Hill Road, an existing street within previously platted phases of the Old Trail Creekside subdivision [Attachment D]. Both of these conceptual streets are shown within the property boundaries of what is now TMP 55-78C. The Crozet Master Plan Transportation Plan identifies a third conceptual street further west, which

has since been constructed as Birmingham Drive. Birmingham Drive currently provides the sole street connection between Old Trail Creekside and Jarmans Gap Road.

Approval of the exception would result in a higher traffic volume along Birchwood Hill Road and Birmingham Drive because it would eliminate Jackson Lane as an additional through street that serves the existing and proposed lots in the Creekside subdivision. Therefore, the request does not provide an alternative connection that is preferable in terms of traffic flow, promotion of the goals of the comprehensive plan, and the applicable neighborhood master plan.

Staff received a letter from property owners along Birchwood Hill Road that expressed concern with impacts of potential cut-through traffic from the Grayrock Orchard subdivision located on the north side of Jarmans Gap Road across from TMP 55-78C [Attachment E]. Staff acknowledges that some additional through traffic may occur along Jackson Lane if the interconnection is made. However, one of the objectives of requiring interconnectivity is to more evenly distribute traffic impacts among multiple streets in the development areas. Staff's opinion is that most through traffic from developments located north of Creekside would continue to use primary streets such as Jarmans Gap Road and Old Trail Drive in order to reach destinations to the south, such as Route 250.

v. Whether the variation or exception would enable a different principle of the neighborhood model to be satisfied to a greater extent so that the overall goals of the neighborhood model are more fully achieved.

The neighborhood model principles most applicable to the coordination of streets requirement are the pedestrian orientation principle, and the interconnected streets and transportation networks principle, as outlined in Chapter 8 of the Albemarle County Comprehensive Plan. The applicant's justification states that pedestrian access to Jackson Lane and Jarmans Gap Road will be provided through the existing trail network within the open space parcels of Old Trail Creekside. The justification also states that new trails will be provided within the proposed open space of Old Trail Creekside V that will connect to Grayrock Orchard. However, the proposed trail locations are not shown on the Creekside V plats. Furthermore, the open space parcels are proposed to be dedicated to Albemarle County, and at this time no new trail layouts have been approved by County staff that would provide pedestrian access from Grayrock Orchard into Creekside.

The pedestrian orientation principle is intended to promote safe and convenient pedestrian access between new and existing developments in the development areas. If Jackson Lane were designed as a through street, it would intersect Jarmans Gap Road directly to the south of Jarmans Lake Road. This is an existing street with sidewalks that serves as a primary entrance to Grayrock Orchard. Approval of the exception request would eliminate a valuable pedestrian sidewalk connection between the Old Trail Creekside and Grayrock Orchard subdivisions that would otherwise be required by the Subdivision Ordinance.

Additionally, strategy 2b (p. 8.15, Comprehensive Plan) of the pedestrian orientation principle is intended to promote block development rather than cul-de-sac streets in the development areas. Strategy 2b states that blocks should not exceed six-hundred (600) feet in length. As previously noted, Birmingham Drive is the only street connection between the Old Trail Creekside subdivision and Jarmans Gap Road. This intersection is located approximately 800 feet west of the potential Jackson Lane interconnection. Approval of the exception request would create an even greater inconsistency with the maximum 600 foot block length recommended in the development areas by the neighborhood model.

Approval of the exception request would conflict with the interconnected streets principle by eliminating a recommended interconnection between Old Trail Creekside and Jarmans Gap Road, as identified in Crozet Master Plan Transportation Plan. The cul-de-sac would create an isolated environment for the new and existing lots in the Old Trail Creekside subdivision. Northbound car trips to Jarmans Gap Road would be increased in length and number along the existing street network within Old Trail Creekside.

Staff's opinion is that approval of the request would conflict with the pedestrian orientation principle and the interconnected streets and transportation networks principle, as outlined in Chapter 8 of the Albemarle County Comprehensive Plan. The request does not enable any other neighborhood model principles to be more fully achieved.

ANALYSIS OF SECTION 14-203.1 Exception by Commission of Coordination Requirement:
Section 14-203.1(B)(3), provided below, cites the findings the Commission needs to make in order to grant an exception to the requirement for coordination of streets.

> ***3. Findings required for an exception. The agent or the commission may approve a request for an exception from any requirement of the applicable regulation upon finding that: (i) because of an unusual situation, including but not limited to, the unusual size, topography, shape of the site or the location of the site; or (ii) when strict adherence to the requirements would result in substantial injustice or hardship by, including but not limited to, resulting in the significant degradation of the site or to adjacent properties, causing a detriment to the public health, safety or welfare, or by inhibiting the orderly development of the area or the application of sound engineering practices.***

Staff opinion is that this request does not meet the thresholds for either finding in this section. There is no unusual situation or site characteristics affecting the ability to provide the interconnection. Staff does not believe that the connection would result in a substantial injustice or hardship through significant degradation to the site or adjacent properties, cause a detriment to the public health, safety, or welfare or by inhibit orderly development of the area.

SUMMARY:
Staff's opinion is that the request for an exception to the coordination of streets requirement is not appropriate because it would eliminate Jackson Lane as an interconnection between the streets in Old Trail Creekside and Jarmans Gap Road. This finding is based on the type of uses to be served, the design of the existing street network to which Jackson Lane will connect, and the goals of the Comprehensive Plan. No unusual situations such as topography, shape of the parcel, or site location apply to TMP 55-78C. Staff recommends denial of the exception request because it does not meet the requirements of the Ordinance.

SUMMARY AND RECOMMENDATION:
Staff recommends denial of the request outlined below:

1. Section 14-409(C) – Exception of the coordination requirement to provide a public road connection to Jarmans Gap Road.

ATTACHMENTS:
A. Special Exception Request (Applicant Justification)
B. Area map
C. Exhibit A – Old Trail Creekside V, Phase II Plat
D. Crozet Master Plan Transportation Plan
E. Letter From Creekside Residents

COLLINS ENGINEERING

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September 25, 2017

Cameron Langille
County of Albemarle - Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

RE: Creekside V, Phase II – Exception Request for Coordination of Streets

Dear Cameron Langille,
I'm writing to request a waiver by the planning commission for the coordination of public streets within the Old Trail Creekside Development, and specifically for the extension of Jackson Lane through the Creekside V property to Jarman's Gap Road. The waiver request is consistent with section 14-409 of the Albemarle County Subdivision Ordinance under Section 14-409.A – Coordination of all public streets within a subdivision shall be coordinated as to the location, width, grades and drainage with other public streets. The original Old Trail Creekside II preliminary plat and development plan showed the inter-parcel connection from Creekside II to the adjacent property with a road connection, as shown on the attached approved preliminary plat. This connection is labeled as Jackson Lane. Jackson Lane was graphically depicted on the preliminary plat, and the right of way to extend Jackson Lane from Birchwood Hill Road (Three Board Lane) was platted with the Creekside II development. The alignment of Jackson Lane in the preliminary plat indicates a road extension that could extend to Jarman's Gap Road and connect in the same alignment with the existing Jarman's Gap Road and Jarman Lane Road intersection. The applicant's request is to extend Jackson Lane into the adjacent property (the proposed Creekside V development) as shown on the approved Old Trail Creekside II preliminary plat, but not extend and connect Jackson Lane to Jarman's Gap Road. In lieu of the vehicular connection at this location, the applicant is proposing a pedestrian connection that will tie into the trailway system through the Old Trail Creekside development and provide a pedestrian connection to the neighborhoods to the north of Jarman's Gap Road.

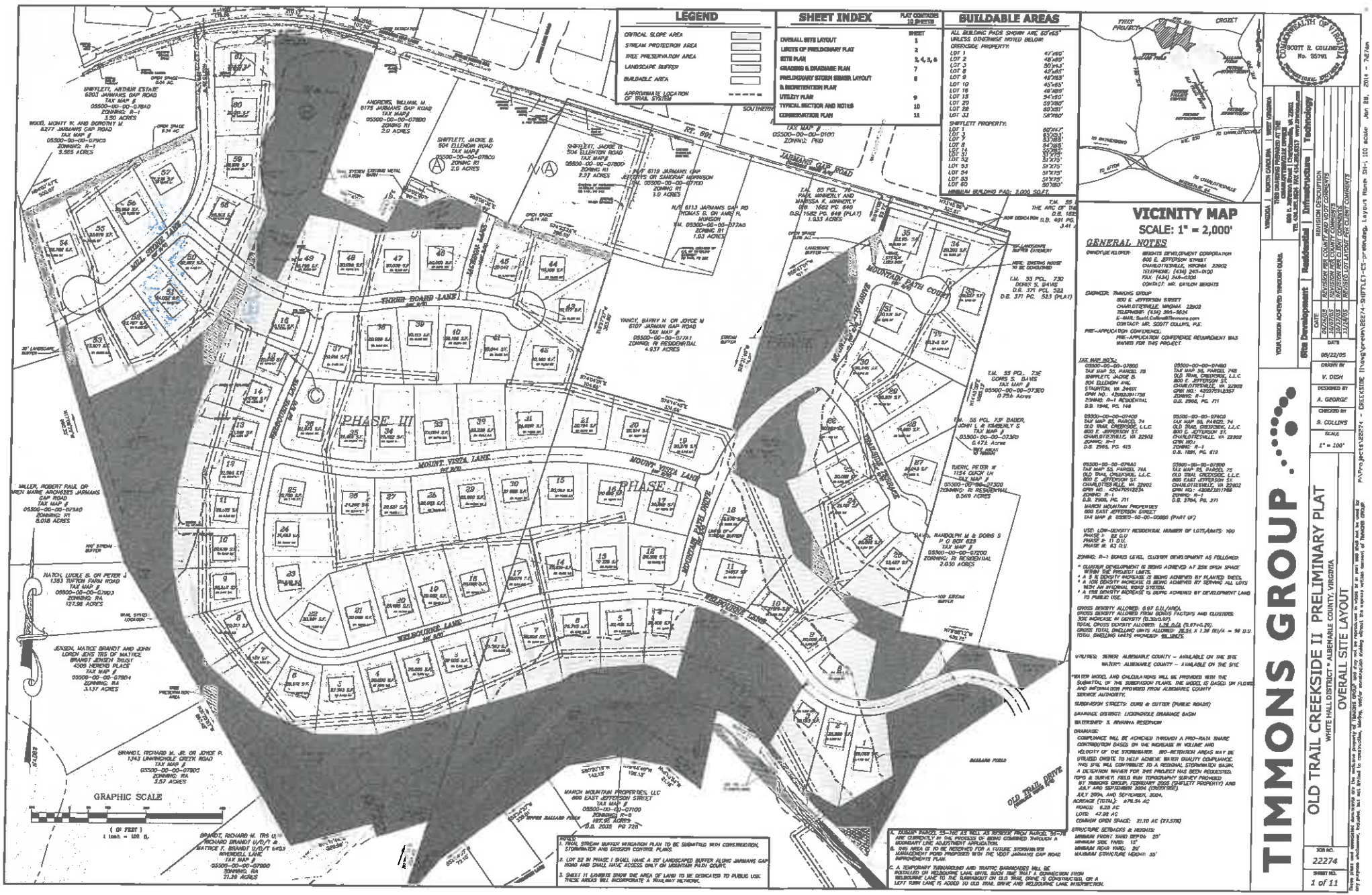
The extension of Jackson Lane to Jarman's Gap Road is not a connection that is being required by VDOT. VDOT inter-parcel connectivity has been satisfied for the Old Trail Creekside Development with the other connections through-out the development, including the Birmingham Drive (Mill Stone Lane) connection with Jarman's Gap Road. The Birmingham Drive road connection serves as an alternate street connection, providing a preferred connection location along Jarman's Gap Road for the traffic flow through the development. Pedestrian access through the Creekside II and Creekside V development will be maintained through with a trail network through the open space, and the trailway will be extended up to this intersection of Jarman's Gap Road and Jarman Lane Road. This extension of the trailway system to the intersection will provide a pedestrian connection between the Creekside development and the existing Grayrock Neighborhood development to the north of Jarman's Gap Road. Additionally, a second pedestrian connection to the Grayrock Neighborhood is also being proposed with this development to the west, completing the trailway networks through the Old Trail Creekside Development.

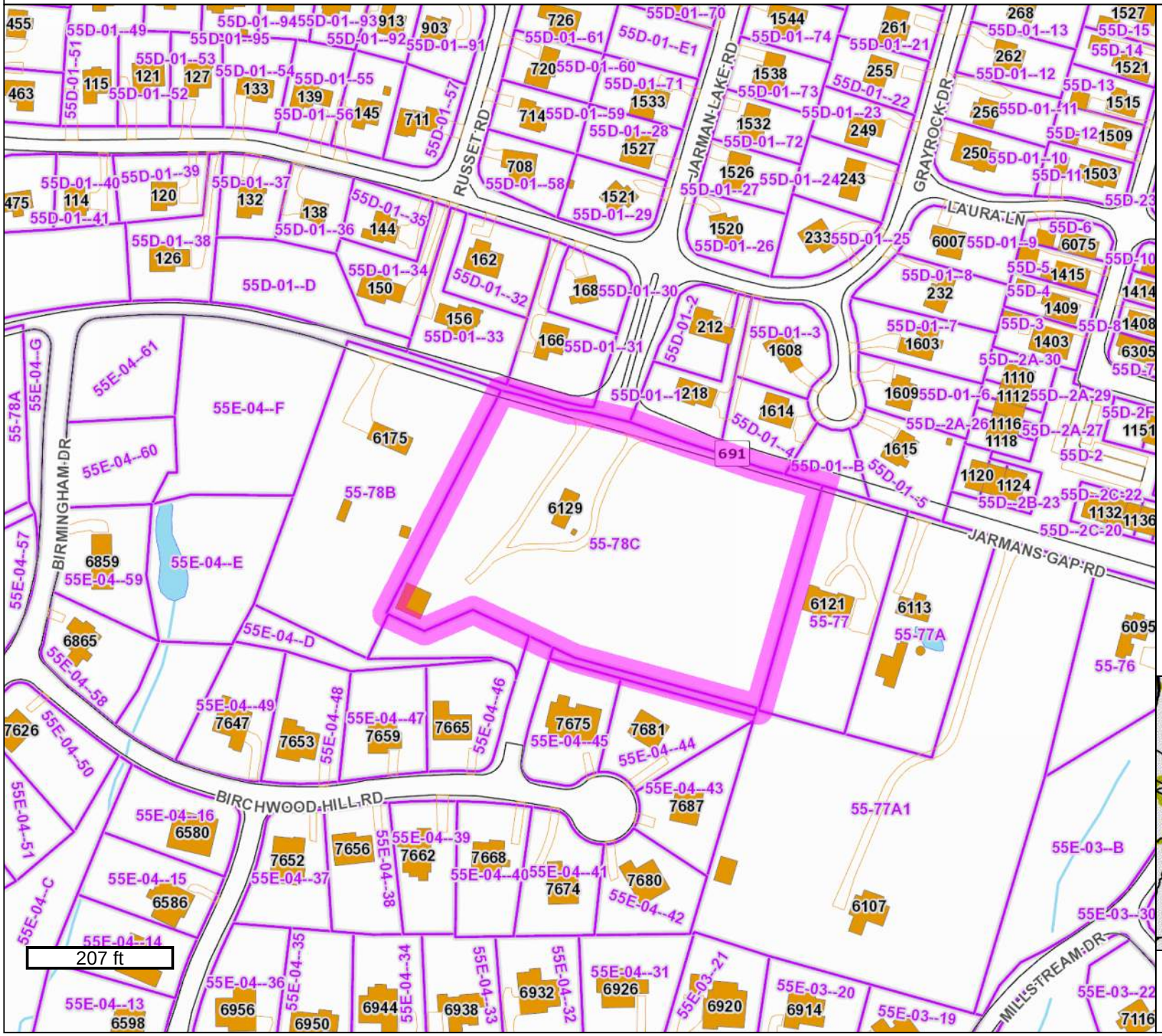
The comprehensive plan illustrates (3) potential roadway connections in this area, and all (3) connections are shown in locations without much separation between the connections. Jarman's Gap Road is a collector road within this location, and access points onto the collector roads should be minimized, while still maintaining the functionality of the connections from the properties adjacent to the roadway. (3) connections in this area are not necessary to meet the inter-parcel connections for the development, and a vehicular connection from the Creekside Development to Grayrock is not a major benefit to the community, Albemarle County, or VDOT. With the vehicular connection from Creekside to Jarman's Gap Road through Birmingham Drive, the connection of Jackson Lane to Jarman's Gap Road is not necessary. In addition, the applcant has had several meetings and discussions with the existing residents in Old Trail Creekside, and none of the residents would like to see Jackson Lane connected to Jarman's Gap Road.

We ask that staff and the Commission grant the exception request for the street connection and elimination of the connection of Jackson Lane to Jarman's Gap Road. The principles of Neighborhood design and planning are better met with a pedestrian connection in lieu of a vehicular connection in this location.

Thank you for considering this request.

Scott Collins, PE


LEGEND
CRITICAL SLOPE AREA
STREAM PROTECTION AREA
TREE PRESERVATION AREA
LANDSCAPE BUFFER
BUILDABLE AREA
APPROXIMATE LOCATION OF TRAIL SYSTEM
SHEET INDEX
PLAT CONTAINS 10 SHEETS
SHEET
OVERALL SITE LAYOUT 1
LIMITS OF PRELIMINARY PLAT 2
SITE PLAN 3, 4, 5, 6
GRADING & DRAINAGE PLAN 7
PRELIMINARY STORM SEWER LAYOUT & SECRETENTION PLAN 8
UTILITY PLAN 9
TYPICAL SECTION AND NOTES 10
CONSERVATION PLAN 11
BUILDABLE AREAS
ALL BUILDING PADS SHOWN ARE 60'x65' UNLESS OTHERWISE NOTED BELOW:
GREENSIDE PROPERTY:
LOT 1 47'x80'
LOT 2 48'x80'
LOT 3 50'x43'
LOT 4 42'x65'
LOT 9 48'x55'
LOT 10 45'x65'
LOT 16 49'x80'
LOT 15 54'x80'
LOT 20 59'x80'
LOT 26 60'x91'
LOT JJ 58'x60'
SHIFFLETT PROPERTY:
LOT 1 60'x64'
LOT 2 63'x53'
LOT 7 53'x65'
LOT 8 54'x65'
LOT 14 50'x62'
LOT 31 51'x70'
LOT 32 51'x75'
LOT 53 51'x75'
LOT 54 51'x75'
LOT 55 51'x75'
LOT 60 50'x80'
MINIMUM BUILDING PAD: 2,000 SQ.FT.
VICINITY MAP
SCALE: 1" = 2,000'
GENERAL NOTES
OWNER/DEVELOPER: BRIGHTS DEVELOPMENT CORPORATION
800 E. JEFFERSON STREET
CHARLOTTESVILLE, VIRGINIA 22902
TELEPHONE: (434) 243-0100
FAX: (434) 248-0308
CONTACT: MR. GAYLON BRIGHTS
ENGINEER: TIMMONS GROUP
900 E. JEFFERSON STREET
CHARLOTTESVILLE, VIRGINIA 22902
TELEPHONE: (434) 295-3624
E-MAIL: Scott.Collins@timmons.com
CONTACT: MR. SCOTT COLLINS, P.E.
PRE-APPLICATION CONFERENCE:
PRE-APPLICATION CONFERENCE REQUIREMENT WAS WAIVED FOR THIS PROJECT.
TAX MAP 56/5L:
05500-00-00-07800 TAX MAP 56, PARCEL 78 SHIFFLETT, JACKIE B. 504 ELLENDON AVE. STAUNTON, VA 24401 DPIN NO.: 429838391758 ZONING: R-1 RESIDENTIAL D.B. 1946, PG. 148
05500-00-00-07400 TAX MAP 56, PARCEL 74 OLD TRAIL CREEKSIDE, L.L.C. 800 E. JEFFERSON ST. CHARLOTTESVILLE, VA 22902 TELEPHONE: (434) 245-0100 DPIN NO.: 429879418357 ZONING: R-1 D.B. 2965, PG. 415
05500-00-00-07400 TAX MAP 56, PARCEL 74 OLD TRAIL CREEKSIDE, L.L.C. 800 E. JEFFERSON ST. CHARLOTTESVILLE, VA 22902 DPIN NO.: ZONING: R-1 D.B. 3704, PG. 271
05500-00-00-07300 TAX MAP 55, PARCEL 73E DORIS S. DAVIS D.B. 371 PG. 523 0.75± Acres
05500-00-00-07300 TAX MAP 55, PARCEL 73 DORIS S. DAVIS D.B. 371 PG. 523 (PLAT)
05500-00-00-07300 TAX MAP 55, PARCEL 73E BAKER, JOHN L. & KIMBERLY S. TAX MAP # 05500-00-00-07300 0.472± Acres
05500-00-00-07300 TAX MAP 55, PARCEL 73 TUERK, PETER W 1134 CLACK LN TAX MAP # 05500-00-00-07300 ZONING: R RESIDENTIAL 0.569 ACRES
05500-00-00-07300 TAX MAP 55, PARCEL 73 DAVIS, RANDOLPH M & DORIS S P O BOX 623 TAX MAP # 05500-00-00-07200 ZONING: R RESIDENTIAL 2.630 ACRES
05300-00-00-07900 TAX MAP 53, PARCEL 79A MARCH MOUNTAIN PROPERTIES 800 EAST JEFFERSON STREET TAX MAP & PARCEL 05300-00-00-07900 (PART OF)
VSD: LOW-DENSITY RESIDENTIAL NUMBER OF LOTS/UNITS: 100
PHASE I: 22 D.U.
PHASE II: 11 D.U.
PHASE III: 63 D.U.
ZONING: R-1 BONUS LEVEL CLUSTER DEVELOPMENT AS FOLLOWED:
* CLUSTER DEVELOPMENT IS BEING ACHIEVED AT 25% OPEN SPACE WITHIN THE PROJECT LIMITS.
* A 5 % DENSITY INCREASE IS BEING ACHIEVED BY PLANTED TREES.
* A 10% DENSITY INCREASE IS BEING ACHIEVED BY SERVING ALL LOTS WITH AN INTERNAL ROAD SYSTEM.
* A 15% DENSITY INCREASE IS BEING ACHIEVED BY DEVELOPMENT LAND TO PUBLIC USE.
GROSS DENSITY ALLOWED: 6.97 D.U./ACRE
GROSS DENSITY ALLOWED FROM BONUS FACTORS AND CLUSTERS: 30% INCREASE IN DENSITY (1.30x6.97)
TOTAL GROSS DENSITY ALLOWED: 1.30 D/A (1.97+6.29)
GROSS TOTAL DWELLING UNITS ALLOWED: 76.54 X 1.30 DU/A = 98 D.U.
TOTAL DWELLING UNITS PROVIDED: 96 UNITS
UTILITIES: SEWER: ALBEMARLE COUNTY – AVAILABLE ON THE SITE
WATER: ALBEMARLE COUNTY – AVAILABLE ON THE SITE
"FLOW" MODEL AND CALCULATIONS WILL BE PROVIDED WITH THE SUBMITTAL OF THE SUBDIVISION PLANS. THE MODEL IS BASED ON FLOWS AND INFORMATION PROVIDED FROM ALBEMARLE COUNTY SERVICE AUTHORITY.
SUBDIVISION STREETS: CURB & GUTTER (PUBLIC ROADS)
DRAINAGE DISTRICT: LICKINGHOLE DRAINAGE BASIN
WATERSHED: S. RIVANNA RESERVOIR
DRAINAGE:
COMPLIANCE WILL BE ACHIEVED THROUGH A PRO-RATA SHARE CONTRIBUTION BASED ON THE INCREASE IN VOLUME AND VELOCITY OF THE STORMWATER. BMP-RETENTION AREAS MAY BE UTILIZED ONSITE TO HELP ACHIEVE WATER QUALITY COMPLIANCE. THIS SITE WILL CONTRIBUTE TO A REGIONAL STORMWATER BASIN. A DETENTION WAIVER FOR THIS PROJECT HAS BEEN REQUESTED.
TOPO & SURVEY: FIELD RUN TOPOGRAPHY SURVEY PROVIDED BY TIMMONS GROUP, FEBRUARY 2005 (SHIFFLETT PROPERTY) AND JULY AND SEPTEMBER 2004 (GREENSIDE).
JULY 2004, AND SEPTEMBER, 2004.
ACREAGE (TOTAL): ±76.54 AC
ROADS: 8.23 AC
LOTS: 47.98 AC
COMMON OPEN SPACE: 21.10 AC (27.57%)
STRUCTURE SETBACKS & HEIGHTS:
MINIMUM FRONT YARD DEPTH: 25'
MINIMUM SIDE YARD: 15'
MINIMUM REAR YARD: 30'
MAXIMUM STRUCTURE HEIGHT: 35'
NOTES:
1. TRAIL, STREAM BUFFER MITIGATION PLAN TO BE SUBMITTED WITH CONSTRUCTION, STORMWATER AND EROSION CONTROL PLANS.
2. LOT 33 IN PHASE I SHALL HAVE A 20' LANDSCAPED BUFFER ALONG JARMANS GAP ROAD AND SHALL HAVE ACCESS ONLY ON MOUNTAIN PATH COURT.
3. SHEET 11 EXHIBITS SHOW THE AREA OF LAND TO BE DEDICATED TO PUBLIC USE. THESE AREAS WILL INCORPORATE A TRAILWAY NETWORK.
A. DUGOUT PARCEL 55-73E AS WELL AS RESERVE "A" PARCEL 56-78 ARE CURRENTLY IN THE PROCESS OF BEING COMBINED THROUGH A BOUNDARY LINE ADJUSTMENT APPLICATION.
B. THIS AREA IS TO BE RESERVED FOR A FUTURE STORMWATER MANAGEMENT POND PROPOSED WITH THE 1000' JARMANS GAP ROAD IMPROVEMENTS PLAN.
C. A TEMPORARY TURNAROUND AND TRAFFIC BARRICADES WILL BE INSTALLED ON MELBOURNE LANE DRIVE SUCH THAT A CONNECTION FROM MELBOURNE LANE TO THE TURNABOUT ON OLD TRAIL DRIVE IS CONSTRUCTED, OR A LEFT TURN LANE IS ADDED TO OLD TRAIL DRIVE AND MELBOURNE LANE INTERSECTION.
GRAPHIC SCALE
1 inch = 100 ft.
SHIFFLETT, ARTHUR ESTATE 6201 JARMANS GAP ROAD TAX MAP # 05500-00-00-07800 ZONING: R-1 3.50 ACRES
WOOD, MONTY N. AND DOROTHY M. 6277 JARMANS GAP ROAD TAX MAP # 05500-00-00-07900 ZONING: R-1 3.565 ACRES
ANDREWS, WILLIAM M. 6175 JARMANS GAP ROAD TAX MAP# 05500-00-00-07800 ZONING R1 2.0 ACRES
SHIFFLETT, JACKIE B. 504 ELLENDON ROAD TAX MAP# 05500-00-00-07800 ZONING R1 2.0 ACRES
SHIFFLETT, JACKIE B. 504 ELLENDON ROAD TAX MAP# 05500-00-00-07800 ZONING R1 2.27 ACRES
HART, 5119 JARMANS GAP JEFFERYS OR SANDRA MORRISON TAX 05500-00-00-07700 ZONING R1 1.0 ACRES
N/F 6113 JARMANS GAP RD THOMAS B. OR AMY R. MUNSON TAX 05500-00-00-07200 ZONING R1 1.03 ACRES
YANCY, BARRY N. OR JOYCE M 6107 JARMAN GAP ROAD TAX MAP # 05500-00-00-07A1 ZONING: R RESIDENTIAL 4.937 ACRES
MILLER, ROBERT PAUL OR KAREN MARIE ARCHBISBE JARMANS GAP ROAD TAX MAP # 05500-00-00-07900 ZONING: R1 5.018 ACRES
HATCH, LUCILE B. OR PETER J 1353 TUFTON FARM ROAD TAX MAP # 05500-00-00-07900 ZONING: RA 127.98 ACRES
JENSEN, MATRICE BRANDT AND JOHN LOREN JENS TRS OF MATRICE BRANDT JENSEN TRUST 4309 HERONS PLACE TAX MAP # 05500-00-00-07804 ZONING: RA 3.137 ACRES
BRANDT, RICHARD W. JR. OR JOYCE P. 1743 LIMINGHOLE CREEK ROAD TAX MAP # 05500-00-00-07805 ZONING: RA 3.57 ACRES
BRANDT, RICHARD W. TRS U/A RICHARD BRANDT U/A/T & MATRICE F. BRANDT U/A/T 6403 RIVERDELL LANE TAX MAP # 05500-00-00-07900 ZONING: RA 21.39 ACRES
MARCH MOUNTAIN PROPERTIES, LLC 800 EAST JEFFERSON STREET TAX MAP # 05500-00-00-07100 ZONING: R-1 187.9E ACRES D.B. 2035 PG 728
TAX MAP # 05500-00-00-0100 ZONING: PRD
SOUTHERN RY. 601
JARMANS GAP ROAD
MOUNTAIN PATH COURT
MOUNTAIN PATH DRIVE
MOUNTAIN PATH LANE
MOUNT VISTA LANE
MOUNT VISTA LANE
SILVER BOARD LANE
SILVER BOARD LANE
MELBOURNE LANE
MELBOURNE LANE
MELBOURNE PLACE
MELBOURNE PLACE
MILL STONE LANE
JEFFERSON LANE
JEFFERSON LANE
RESERVOIR LANE
TRAILSIDE CROSSING
OLD TRAIL DRIVE
PHASE III
PHASE II
PHASE I
BALLARD FIELD
TRAIL SYSTEM LOCATION
100' STREAM BUFFER
20' LANDSCAPE BUFFER
LANDSCAPE BUFFER EASEMENT
OPEN SPACE
RECREATION AREA
TRAIL SYSTEM EXISTING METAL CULVERT
NOTE: EXISTING HOUSE TO BE DEMOLISHED
R/W DEDICATION D.B. 491 PG. 341
TM. 55 THE ARC OF THE D.B. 182
TM. 55 PCL. 73D DORIS S. DAVIS D.B. 371 PG. 523 (PLAT)
TM. 55 PCL. 73E BAKER, JOHN L. & KIMBERLY S. TAX MAP # 05500-00-00-07300 0.472± Acres
TUERK, PETER W 1134 CLACK LN TAX MAP # 05500-00-00-07300 ZONING: R RESIDENTIAL 0.569 ACRES
DAVIS, RANDOLPH M & DORIS S P O BOX 623 TAX MAP # 05500-00-00-07200 ZONING: R RESIDENTIAL 2.630 ACRES
MARCH MOUNTAIN PROPERTIES 800 EAST JEFFERSON STREET TAX MAP & PARCEL 05300-00-00-07900 (PART OF)
TM. 55 PCL. 73 BAKER, JOHN L. & KIMBERLY S. TAX MAP # 05500-00-00-07300 ZONING: R RESIDENTIAL 0.569 ACRES
TM. 55 PCL. 73E DORIS S. DAVIS D.B. 371 PG. 523 0.75± Acres
TM. 55 PCL. 73D DORIS S. DAVIS D.B. 371 PG. 523 (PLAT)
TM. 55 THE ARC OF THE D.B. 182
R/W DEDICATION D.B. 491 PG. 341
NOTE: EXISTING HOUSE TO BE DEMOLISHED
LANDSCAPE BUFFER EASEMENT
OPEN SPACE
RECREATION AREA
TRAIL SYSTEM EXISTING METAL CULVERT
20' LANDSCAPE BUFFER
100' STREAM BUFFER
TRAIL SYSTEM LOCATION
BALLARD FIELD
OLD TRAIL DRIVE
FIRST PROJECT
CROZET
STATE RTE.
RIVER CENTER
BALLARD FIELD
RECREATION AREA
RTE. 250
TO CHARLOTTESVILLE
TO RIVANNA
TO CHARLOTTESVILLE
TO LUTZ
RTE. 29
COMMONWEALTH OF VIRGINIA
SCOTT B. COLLINS
No. 057701
PROFESSIONAL ENGINEER
VIRGINIA | NORTH CAROLINA | WEST VIRGINIA
TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.
500 E. Jefferson Street | Charlottesville, VA 22902
T 434.295.3624 | F 434.977.1483 | www.timmons.com
Site Development | Residential | Infrastructure | Technology
REVISION DESCRIPTION
REVISION PER COUNTY COMMENTS
REVISION PER COUNTY COMMENTS
REVISION PER CLIENT COMMENTS
REVISED LOT LAYOUT PER CLIENT COMMENTS
DATE
06/26/06
06/07/06
05/17/06
01/24/06
DATE 08/22/05
DRAWN BY V. DISH
DESIGNED BY A. GEORGE
CHECKED BY S. COLLINS
SCALE 1" = 100'
TIMMONS GROUP
OLD TRAIL CREEKSIDE II PRELIMINARY PLAT
WHITE HALL DISTRICT * ALBEMARLE COUNTY, VIRGINIA
OVERALL SITE LAYOUT
JOB NO. 22274
SHEET NO. 1 of 11
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P:\Projects\22274 - CREEKSIDE II\dwg\Sheets\22274-SHIFFLETT-CS-preMarkup, Layout Name: 3H-1 100 scale Jan 08, 2014 - 7:47am

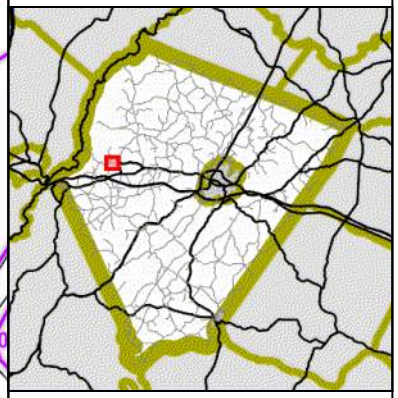


Legend

(Note: Some items on map may not appear in legend)

Points of Interest
- AIRPORT
- COLLEGE/UNIVERSITY
- COMMUNITY
- FIRE/RESCUE STATION
- GOVERNMENT
- HOSPITAL
- LIBRARY
- POLICE STATION
- POST OFFICE
- RECREATION/TOURISM
- SCHOOL

Parcel Info
- Parcels



GIS-Web
Geographic Data Services
www.albemarle.org
(434) 296-5832

STATEMENT OF CONSENT TO DIVISION:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND HEREIN TMP 55-78C IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES IF ANY.

_____

OLD TRAIL CREEKSIDE V LLC

NOTARY PUBLIC

THIS _____ DAY OF _____, 20____

_____

MY COMMISSION EXPIRES _____, _____

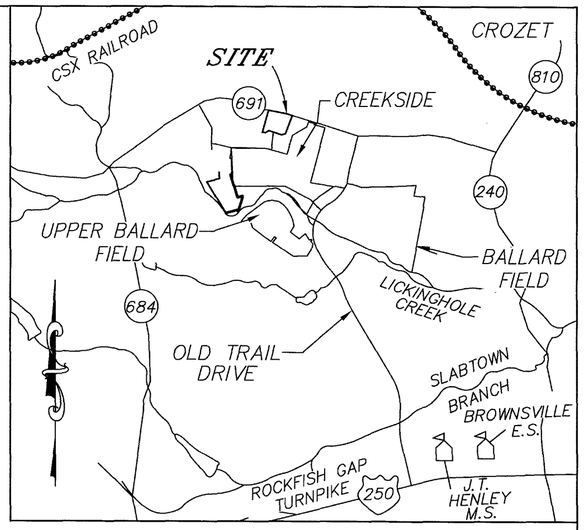
PARCEL DATA

LEGAL REFERENCE

TMP 55-78C

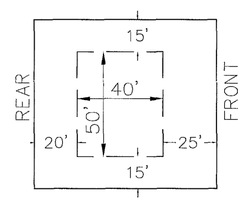
NOTES:

1. OWNER: OLD TRAIL CREEKSIDE V LLC D.B. 4797 PG. 46 GPIN: 05500-00-00-078C0
2. ZONING: R-1, CLUSTER DEVELOPMENT WITH BONUS DENSITY
3. TOTAL LOTS: 5
4. SETBACKS: FRONT YARD (5'), SIDE YARD (5'), REAR YARD (20')
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
6. DRAINAGE: CURB & GUTTER
7. DEVELOPER: OLD TRAIL CREEKSIDE V, LLC
8. DENSITY: PROPOSED DENSITY = 5 UNITS / 4.107 ACRES = 1.217 UNITS PER ACRE
   ALLOWABLE DENSITY: R-1 DENSITY = 0.97 UNITS / ACRE x 1.3 (BONUS DENSITY)
   ALLOWABLE DENSITY = 1.261 ACRES
   TOTAL ACREAGE = 4.107 ACRES x 1.261 ACRES = 5.179 UNITS or 5 UNITS TOTAL
   CLUSTER DEVELOPMENT IS ALLOWED WITH 25% OF LAND BEING WITHIN COMMON OPEN SPACE
   BONUS FACTORS:
   5% DENSITY INCREASE IS ALLOWED FOR PROVISION OF STREET TREES
   10% DENSITY INCREASE IS ALLOWED FOR INTERNAL STREETS
   15% DENSITY INCREASE IS ALLOWED FOR DEDICATION OF OPEN SPACE LAND TO PUBLIC USE
9. SEWER: ALBEMARLE COUNTY SYSTEM
10. WATER: ALBEMARLE COUNTY SYSTEM
11. THIS PROPERTY IS LOCATED IN THE LICKINGHOLE CREEK WATER SUPPLY PROTECTION
12. THIS PROPERTY IS LOCATED WITHIN THE ALBEMARLE COUNTY WATER SUPPLY.
13. THIS PROPERTY IS LOCATED IN ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 51003C0228D & 51003C0229D, DATED 2-4-2005.
14. DURING THE PROCESS OF OUR PHYSICAL PERIMETER SURVEY NO INDICATION OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
15. IRON RODS WILL BE SET AT ALL CORNERS (5/8" DIAMETER)
16. ALL LOTS BEING CREATED ON THIS PLAT CONTAIN A 6800 S.F. BUILDING SITE AS REQUIRED BY SECTION 18.4.2.1 OF THE ZONING ORDINANCE.
17. ALL PROPOSED UTILITY, DRAINAGE AND SLOPE EASEMENTS SHOWN HEREON ARE DEDICATED FOR PUBLIC USE.
18. ALL WATER AND SEWER EASEMENTS TO BE CENTERED ON AS-BUILT LOCATIONS.
19. STREAM BUFFERS SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE. NO STREAM BUFFERS PRESENT.
20. ALL OPEN SPACE AREAS ARE HEREBY DEDICATED TO PUBLIC USE.
21. ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED TO PUBLIC USE.
22. ALL WATER AND SEWER EASEMENTS SHALL BE DEDICATED TO ALBEMARLE COUNTY SERVICE AUTHORITY.
23. PROPOSED AREAS:
    PROPOSED LOTS: 2.728 ACRES (66.4%)
    PROPOSED OPEN SPACE: 1.144 ACRES (27.9%)
    PROPOSED R/W: 0.232 ACRES (5.7%)
24. TOTAL AREA OF SITE:
    TMP 55-78A: 4.107 ACRES



VICINITY MAP
SCALE 1" = 2000'

TYPICAL BUILDING SITE:





REV#1: JANUARY 15, 2016

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED AS FOLLOWS:

TO OLD TRAIL CREEKSIDE V LLC BY DEED FROM JACKIE B. SHIFFLETT AND RECORDED AUGUST 4, 2016 IN DEED BOOK 4797 PAGE 46.

TO JACKIE B. SHIFFLETT BY DEED FROM SHIFFLETT, JOSEPH; LIFE ESTATE BY DEED DATED AUGUST 24, 2000 AND RECORDED AUGUST 24, 2000 IN DEED BOOK 1949 PAGE 149

ALL AS RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, ALBEMARLE COUNTY, VIRGINIA.

_____

AGENT FOR THE BOARD OF SUPERVISORS DATE

RECEIVED
COMMUNITY DEVELOPMENT

CREEKSIDE V
PHASE II
WHITE HALL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1" = 40'
DATE: SEPTEMBER 11, 2015
SHEET 1 OF 2

COMMONWEALTH LAND SURVEYING, LLC.
319 WEST RIO ROAD
CHARLOTTESVILLE VIRGINIA 22901
PH: 434-973-0513

N 3912839.54
E 11420458.33

WILLIAM M ANDREWS
D.B. 1949 PG. 283
GPIN: 05500-00-00-78B0

S74° 40' 50"E
235.88'

N24° 58' 30"E
7.52'

S72° 04' 10"E
236.97'

OPEN SPACE HEREBY
DEDICATED TO ALBEMARLE
COUNTY (1.144 ACRES)

40.52'

76.48'

S71° 50' 27"W 464.70'
256.74'

131.47'

285.98'
157.61'

S24° 57' 09"E

N19° 49' 42"E
194.78'

N46° 15' 42"E
170.42'

LOT 2
26,197 SQ. FT.

LOT 3
23,513 SQ. FT.

LOT 4
25,225 SQ. FT.

107.00'

247.83'

S16° 30' 58"W

325.20'

80.00'

80.00'

N62° 41' 60"E
196.36'

N86° 43' 39"E 204.27'

140.83'

LOT 1
22,109 SQ. FT.

LOT 5
21,773 SQ. FT.

87.85'

EXISTING 20' TEMPORARY
CONSTRUCTION EASEMENT
TO BE VACATED
D.B. 4560 PG. 239

JACKSON LANE
(40' R/W)
HEREBY DEDICATED
TO PUBLIC USE
0.232 ACRES

N 3912916.66
E 11420180.32

N74° 25' 25"W 253.91'

N 3912839.72
E 11420456.33

S65° 00' 36"E 168.99'

S24° 57' 09"E
60.00'

S66° 26' 30"W
80.00'

N65° 02' 50"W
60.00'

S24° 57' 09"E
74.34'

055E0-04-00-000E0
COUNTY OF ALBEMARLE
D.B. 4560 PG. 231

VARIABLE WIDTH
GRADING & TEMPORARY
TURN-AROUND ESMT
D.B. 4560 PG. 239

ROD/F

N74° 25' 25"W 286.55'

ROD/F

20' SANITARY
SEWER ESM'T
D.B. 4472 PG. 138

10' WIDTH
SIDEWALK ESM'T
D.B. 4472 PG. 138

12.5' WIDTH
SIDEWALK ESM'T
D.B. 4560 PG. 239

055E0-04-00-04400
ROBERT ARGENBRIGHT
CHRISTINE ARGENBRIGHT
D.B. 4706 PG. 488

20' SANITARY SEWER
EASEMENT
D.B. 4560 PG. 239

055E0-04-00-04500
PIEDMONT
NEIGHBORHOODS LP
D.B. 4585 PG. 480

VARIABLE WIDTH
DRAINAGE ESM'T
D.B. 4472 PG. 138
& D.B. 4560 PG.239

10' PRIVATE
SANITARY SEWER ESM'T
D.B. 4472 PG. 138

055E0-04-00-04600
SODHA, FATEH SINGH &
HILLARY ANNE SODHA
D.B. 4533 PC. 566

VARIABLE WIDTH
DRAINAGE ESM'T
D.B. 4472 PG. 138

055E0-04-00-04700
DISTER, WILLIAM M OR
CANDACE J MASON
D.B. 4539 PG. 170

VARIABLE WIDTH
DRAINAGE ESM'T
D.B. 4472 PG. 138

JACKSON LANE
(EXIST. 40' R/W)
D.B. 4560 PG.239

BIRCHWOOD HILL
(EXIST. 40' R/W)
D.B. 4560 PG.239

VARIABLE WIDTH
SIGHT DISTANCE ESMT
D.B. 4472 PG. 138

N58° 49' 33"E
207.28

EASEMENT NOTES

1. 10' SIDEWALK EASEMENT HEREBY CONVEYED TO OLD TRAIL COMMUNITY ASSOCIATION, INC.
2. 20' WIDTH WATERLINE EASEMENT TO BE DEDICATED TO ACSA
3. 20' SANITARY SEWER EASEMENT TO BE DEDICATED TO ACSA
4. 10' PRIVATE SANITARY SEWER EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S05°19'14"W	7.01'
L2	S84°40'46"E	20.00'
L3	N05°19'14"E	16.00'
L4	N09°40'46"W	119.03'
L5	S80°19'14"W	6.81'
L6	S09°40'46"E	84.93'
L7	N17°00'10"E	69.35'
L8	S17°00'10"W	5.13'
L9	S17°00'10"W	20.00'
L10	N74°25'25"W	7.78'
L11	N17°00'10"E	6.53'
L12	S17°00'10"W	69.35'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	52.50'	9.70'	N22°00'33"E	9.69'
C2	52.50'	41.21'	N49°47'10"E	40.16'
C3	52.50'	59.86'	S75°03'46"E	56.67'
C4	52.50'	40.85'	S20°06'28"E	39.83'
C5	52.50'	90.61'	S51°37'25"W	79.77'
C6	20.00'	19.80'	S72°42'21"W	19.00'
C7	20.00'	9.54'	S30°40'29"W	9.45'
C8	62.50'	288.36'	S31°06'29"E	92.64'
C9	10.00'	14.67'	S59°02'02"W	13.39'

YIMIN OR HONG ZHU WU
D.B. 3982 PG. 743
GPIN: 05500-00-00-07700

JAMES R. JACKSON, JR.
D.B. 3879 PG. 408
GPIN: 05500-00-00-077A10

COMMONWEALTH OF VIRGINIA
C. STEVE GARRETT
Lic. No. 2025
LAND SURVEYOR

CREEKSIDE V PHASE II

WHITE HALL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

SCALE: 1" = 40'

DATE: SEPTEMBER 11, 2017

SHEET 2 OF 2

COMMONWEALTH LAND SURVEYING, LLC.
319 WEST RIO ROAD
CHARLOTTESVILLE VIRGINIA 22901
PH: 434-973-0513



OPEN SPACE CACULATIONS:

TOTAL AREA: ±181.92 AC. (BALLARD, UPPER BALLARD, CREEKSIDE, & CLAYTON)
REQUIRED OPEN SPACE: 181.92 AC. X 25% = 45.48 AC.
PROVIDED OPEN SPACE: 50.11 AC.

BALLARD FIELD:

SYMBOL	AREA	TYPE OF OPEN SPACE
1	1.935 AC.	NATURAL OPEN SPACE
2	0.063 AC.	NATURAL OPEN SPACE
3	0.010 AC.	NATURAL OPEN SPACE
4	0.141 AC.	LANDSCAPED OPEN SPACE
5	0.269 AC.	LANDSCAPED OPEN SPACE
6	0.038 AC.	LANDSCAPED OPEN SPACE
7	0.078 AC.	LANDSCAPED OPEN SPACE
8	1.572 AC.	ACTIVE OPEN SPACE
9	0.404 AC.	PASSIVE OPEN SPACE
10	0.219 AC.	LANDSCAPED OPEN SPACE
11	0.553 AC.	LANDSCAPED OPEN SPACE
12	0.786 AC.	LANDSCAPED OPEN SPACE
13	1.637 AC.	PASSIVE OPEN SPACE WITH POND
14	0.170 AC.	LANDSCAPED OPEN SPACE
15	0.638 AC.	LANDSCAPED OPEN SPACE
16	7.050 AC.	PASSIVE, GREENWAY, ACTIVE, AND NATURAL OPEN SPACE
17	0.357 AC.	LANDSCAPED OPEN SPACE
18	0.239 AC.	LANDSCPAED OPEN SPACE
19	0.339 AC.	LANDSCAPED OPEN SPACE
20	0.033 AC.	LANDSCAPED OPEN SPACE
21	0.071 AC.	LANDSCAPED OPEN SPACE
22	0.034 AC.	LANDSCAPED OPEN SPACE
23	0.059 AC.	LANDSCAPED OPEN SPACE

TOTAL OPEN SPACE = 16.60 AC.

TOTAL AREA OF BALLARD FIELD: ±52.40 AC.
REQUIRED OPEN SPACE: 52.40 AC. X 25% = 13.10 AC.
PROVIDED OPEN SPACE: 16.60 AC.

TYPES OF OPEN SPACE:

ACTIVE OPEN SPACE
PASSIVE OPEN SPACE
NATURAL OPEN SPACE
GREENWAY OPEN SPACE
LANDSCAPED OPEN SPACE

UPPER BALLARD FIELD:

SYMBOL	AREA	TYPE OF OPEN SPACE
I	3.417 AC.	NATURAL OPEN SPACE
II	7.141 AC.	NATURAL, PASSIVE, AND GREENWAY OPEN SPACE

TOTAL OPEN SPACE: 10.56 AC.

TOTAL AREA OF UPPER BALLARD FIELD: ±42.21 AC.
REQUIRED OPEN SPACE: 42.21 AC. X 25% = 10.55 AC.
PROVIDED OPEN SPACE: 10.56 AC.

OLD TRAIL CREEKSIDE:

OPEN SPACE PROVIDED		
KEY	AREA (SF)	AREA (AC)
A	64,531	1.48
B	73,986	1.70
C	6,970	0.16
D	7,169	0.16
E	610,956	14.03
F	14,885	0.34
G	1,850	0.04
H	130,450	2.99
I	5,988	0.14
J	2,171	0.05
K	40,992	0.94
L	49,946	1.15
TOTAL	1,009,894	23.18

TOTAL AREA OF OLD TRIAL CREEKSIDE II: ±76.54 AC.
REQUIRED OPEN SPACE: 76.54 AC. X 25% = 19.135 AC.
PROVIDED OPEN SPACE: 23.18 AC.

OLD TRAIL CLAYTON SUBDIVISION:

SYMBOL	AREA	TYPE OF OPEN SPACE
(L)	1.00	LANDSCAPED OPEN SPACE
(M)	1.37	LANDSCAPED OPEN SPACE
(N)	0.16	LANDSCAPED OPEN SPACE
(W)	0.11	LANDSCAPED OPEN SPACE
(V)	0.14	LANDSCAPED OPEN SPACE
(U)	0.02	LANDSCAPED OPEN SPACE

TOTAL OPEN SPACE: 2.80 AC.

TOTAL AREA OF OLD TRIAL CLAYTON: ±10.77 AC.
REQUIRED OPEN SPACE: 10.77 AC. X 25% = 2.69 AC.
PROVIDED OPEN SPACE: 2.88 AC.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 036791
PROFESSIONAL ENGINEER

REVISIONS
REVISION DESCRIPTION
INITIAL SUBMITTAL
DATE
6/9/17

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
OLD TRAIL CREEKSIDE V - PRELIMINARY SUBDIVISION PLAT

SHEET TITLE
COLOR EXHIBIT

JOB NO.
172134

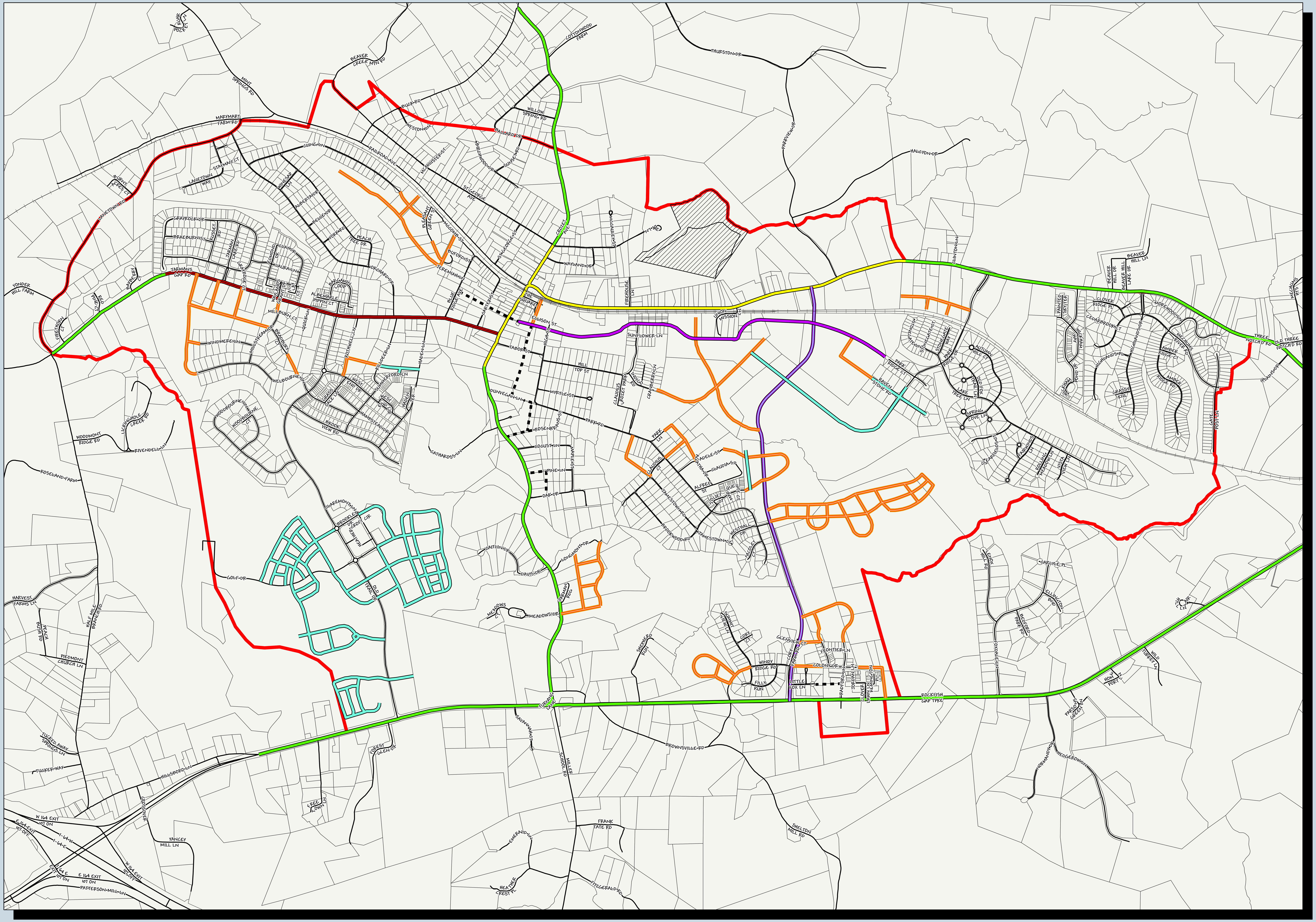
SCALE
1"=200'

SHEET NO.
1 OF 1

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Crozet Master Plan ✵ Transportation Plan

Prepared by Albemarle County | Office of Geographic Data Services(GDS).
Map created by Derek Bedarf, August 23, 2010.



N

- Railroad
- Crozet Development Area
- Roads (Proposed Master Plan 2004):
- Street (To Be Built)
- Street (Conceptual Location)
- Avenue (Proposed)
- Eastern Ave. (Proposed)
- Roads (Existing or Improvements Expected):
- Avenue
- Drive/Rural Road
- Improvements Expected
- Street
- Potential Connection *
- Development Area Removal

** Pedestrian, Bicycle or Vehicular*

Streets indicated in Orange are illustrative of the block pattern expected in new development where terrain allows. They do not represent exact locations of new streets and not all streets shown in this color may be needed. The streets show that interconnections are expected both within new development and new streets will connect to existing streets in Crozet.

Note: The map elements depicted are graphic representations and are not to be construed or used as a legal description. This map is for display purposes only.

Note: This map shows existing streets, streets approved but not yet built, and many remaining streets from the 2004 Master Plan. Some streets from the 2004 Master Plan have been removed to reflect recommended land use changes, to date, from community forums.

0 0.25 0.5 Miles

Cameron Langille

From: Nicole Jones <jeffandnicolejones@gmail.com>
Sent: Monday, November 20, 2017 7:58 AM
To: Cameron Langille
Subject: Creekside V

Cameron,

Thank you again for your continued help and support. It was a pleasure speaking with you after the 11/9 site review meeting. As you finalize the staff recommendation due to the Planning Commission 11/20 for the 12/5 meeting we wanted to offer the following information for consideration. Specific to the ordinance exceptions you referenced we note the following:

Section 14-409

2(iv) – There is an existing alternative street connection, Birmingham Drive, that is proximal and preferable because of its design, traffic flow, and the promotion of the goals in the comprehensive plan. Additionally, there is a future alternative street connection, Millstream Drive, that will provide additional connectivity that is preferable for the abovementioned reasons.

- Design: Birmingham Drive's close proximity to Jackson Lane provides excellent connectivity to and from Jarmans Gap Road. Millstream Drive was designed and built to connect with Jarmans Gap Road and will also provide connectivity. Connecting Jackson Lane, with 5 proposed homes and street parking, would place it directly opposite the multi-lane entrance/exit of Greyrock, a neighborhood of +150 homes, and be an unsafe design.
- Traffic Flow: Birmingham Drive is already connected to Jarmans Gap Road and provides excellent traffic flow for the community. Millstream Drive will provide additional traffic flow for the community. A connection directly opposite Greyrock would allow unsafe traffic flow.
- Promotion of the Comprehensive Plan Goals: The Crozet Master Plan supports an integrated system of streets that are neighborhood friendly and accommodate the changing needs of the community as it grows (CMP, 2010, pp. 5-7). The CMP shows "potential roads/connections" and "conceptual location" of streets on Plan maps. It specifically states the term "potential connections" *does not indicate a desired public street connection* and that *not all streets may be needed* (p. 40; Transportation Plan map; emphasis added). Additionally, none of the potential or proposed CMP connections were located directly opposite the Greyrock neighborhood entrance/exit, arguably seen as a safety issue.

  Old Trail Drive has a wide street design and traffic circles for its intended purpose as the main thoroughfare connecting Jarmans Gap Road and 250. Birmingham Drive and the future Millstream Drive connection produce additional connectivity. These streets will provide 3 connections to the neighborhood within a half mile along Jarmans Gap Road (totaling at least 6 future neighborhood connections within 0.8 mile), thereby promoting the CMP connectivity goals.

2(v) – The exception would allow the overall goals of the comprehensive plan and neighborhood model to be more fully achieved.

- The Albemarle Comprehensive Plan uses the Neighborhood Model, a set of recommendations to create liveable urban neighborhoods and areas. It recognizes a *balanced, rational, and reasonable application of the principles should be used* (ACP, 2015, 8.14; emphasis added).
- Both the Plan and Model refer to the importance of safety and support of healthy lifestyles with specific references to pedestrian orientation, childhood obesity, and enhancing the sense of community (8.15-16, 10.16). Our neighborhood has a high concentration of families and they utilize the current adjoining street for walks, play dates, and community gatherings. The numerous neighborhood children are highly active and venture to the street for outdoor fun in an area that has become their version of a playground. We argue their health and safety will be adversely affected if a street is unnecessarily connected to Jarmans Gap Road, especially one directly opposite a multi-lane entrance/exit for +150 homes.

Section 14-203.1

3(i) – An exception is warranted as this is an unusual situation due to the location of the site.

- The site is directly opposite the multi-lane entrance/exit of Greyrock. The existing alternative connection, Birmingham Drive, is proximal and not directly opposite the entrance/exit of +150 home neighborhood. The existing connection and future Millstream Drive provide the same functionality and align with the plans for the Crozet Community.

Please note the developer and residents both desire a cul-de-sac for Jackson Lane. We believe, even with conservative interpretation, one or all of the above satisfy the requirement to make an exception to the ordinance. Thank you in advance for your consideration and submission of this letter concurrent with the staff recommendation.

Respectfully,

Nicole Jones

FINAL ACTIONS Planning Commission Meeting of December 5, 2017	
December 6, 2017	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order.** • Meeting called to order at 6:00 p.m., by Chair Keller. Commissioners Keller, More, Riley, Spain, and Firehock were present. Absent were Lafferty, Dotson and Palmer (UVA Rep). • Others present were Cameron Langille, Andrew Knuppel, David Benish, Bill Fritz, Amelia McCulley, Leah Brumfield, Sharon Taylor, Andrew Gast-Bray and John Blair.	
2. **Other Matters Not on the Agenda from the Public.** • None.	
3. **Regular Item.** **SUB-2017-00146 Old Trail Creekside V, Phase II – Final Plat** MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 05500-00-00-078C0 LOCATION: 6129 Jarmans Gap Road (Route 691) approximately one mile west of Crozet Avenue (Route 240) PROPOSAL: Request for final plat approval of a bonus level cluster development to create 5 single-family lots and one open space parcel on 4.107 acres with a proposed density of 1.217 units/acre. The application is utilizing density bonus factors for provision of significant landscaping in the form of street trees, dedication of land to public use not otherwise required by law, and for serving the development with an internal street. The applicant has requested two waivers to allow a cul-de-sac under Section 14-409 Coordination and extension of streets. ZONING: R1 Residential (1.45 du/acre with bonus density)	Staff: Action Letter – Approved waiver request for coordination of streets as noted in the actions. In addition, make sure to forward suggestion to Board of Supervisors as noted in the actions about pedestrian connections.

	OVERLAY DISTRICT: No ENTRANCE CORRIDOR: No PROFFERS: No COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units/acre) with supporting uses such as religious institutions, schools and other small-scale non-residential uses in the Crozet Master Plan. (Cameron Langille) **APPROVED,** by a vote of 3:2:2 (Keller, Riley No) (Lafferty, Dotson Absent), the request for an exception to the coordination of streets requirement, Section 14-409(A) of the Subdivision Ordinance with the finding that the location of the site being the potential road connection is what lines up directly with Gray Rock that creates potential for an unsafe traffic pattern that should not be promoted. **CONSENSUS** of the Planning Commission to encourage the applicant to work with staff to ensure the pedestrian connections and the connection from this side of Creek Side to Gray Rock are put on the plats and this information needs to be shown to staff and forwarded to the Board of Supervisors.	
4a.	**Public Hearing Items.** **SP-2017-00020 Re-Store'N Station Amendment** MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 055B0000000100 LOCATION: 6115 Rockfish Gap Turnpike PROPOSAL: Amend fuel-dispensing conditions, hours of operation and update condition to reflect compliance with approved site plan. No change in permitted water use is proposed.	Clerk: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined. Staff: Action Letter – Recommend Denial as noted in the actions.

	PETITION: Amend the existing conditions of SP200900034 which was a request to permit water consumption exceeding four hundred (400) gallons per site acre per day as permitted under Section 24.2.2(13) of the zoning ordinance. The site contains 4.06 acres. ZONING: HC, Highway Commercial– retail sales and service; residential by special use permit (15 units/ acre) OVERLAY DISTRICT: EC- Entrance Corridor PROFFERS: No COMPREHENSIVE PLAN: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/residential density 0.5 unit/acre in development lots. (Bill Fritz) **RECOMMEND DENIAL**, by a vote of 3:2:2 (Riley, Firehock No) (Lafferty, Dotson Absent), of SP-2017-00020 Re-Store'N Station Amendment with the findings it is inconsistent with the Comprehensive Plan and that the Board of Supervisors approved the prior special use permit with these conditions in place.	
4b.	**ZTA-2017-00008 Manufactured Homes** The Planning Commission will hold a public hearing on December 5, 2017 to receive comments on its intent to recommend adoption of the following ordinance changes to the Albemarle County Code: Amend Sections 18-3.1, 18-5.3, 18-5.3.2, 18-5.3.2, 18-5.3.3, 18-5.3.4, 18-5.3.5, 18-5.3.6, 18-5.3.7, 18-5.3.7.1, 18-5.3.7.2, 18-5.3.7.3, 18-5.3.7.4, 18-5.3.7.5, 18-5.3.8, 18-5.3.8.1, 18-5.3.8.2, 18-5.3.8.3, 18-5.3.8.4, 18-5.3.8.5, 18-5.3.8.6, 18-5.3.8.7, 18-5.5, 18-5.5.1, 18-5.5.2, 18-5.5.3, 18-5.5.4, 18-5.5.5, 18-5.5.6, 18-5.6, 18-5.7, 18-5.7.1, 18-10.2.1, 18-10.2.2, 18-11.3.1, 18-12.2.1, 18-12.2.2, 18-12.4.3, 18-13.2.2, 18-14.2.2, 18-15.2.2, 18-16.2.2, 18-17.2.2, 18-18.2.2, and 18-24.2.1 to	Clerk: This matter will be forwarded to the Board of Supervisors to be heard on January 18, 2018. Staff: Action Letter – Recommend Approval as noted in the actions.

replace the term "mobile home" with manufactured home; Amend Sections 18-5.3, 18-5.5, and 18-5.7 to replace a numeric ordering system with an alphabetical and numeric ordering system; Amend Section 18-5.8 to establish new regulations for temporary industrialized buildings including a written statement provided by the site owner to the Zoning Administrator detailing the purpose and activities to be conducted in the temporary industrialized building, new diligent pursuit or good cause requirements for an extension of the temporary industrialized building's location on the site, and permitting the Zoning Administrator to impose reasonable conditions on temporary industrialized buildings; Amend Sections 18-5.3, 18-5.7, and 18-5.8 to capitalize the term Zoning Administrator; Amend Sections 18-5.3, 18-5.5, to capitalize the term Board of Supervisors; Amend Section 18-5.3 to remove the Planning Commission's authority to issue a special use permit for a manufactured home park, capitalize the terms Building Official and Fire Marshal, establish new design guidelines for streets located in manufactured home parks, replace the term Virginia Department of Highways and Transportation with Virginia Department of Transportation, and require all exterior lighting in a mobile home park to be approved by the Zoning Administrator; Amend Sections 18-5.3 and 18-5.8 to update manufactured home and temporary industrialized building skirting requirements; Amend Section 18-5.5 to replace the term conventional homes with single-family dwellings, remove the Planning Commission's authority to issue a special use permit for a manufactured home subdivision, and replace the term Code of Albemarle with County Code; Amend Section 18-5.6 to	

	replace the term zoning districts with districts, and to restate that manufactured homes may only be used as primary residences on individual lots; Amend Section 18-5.7 to capitalize the term Building Official, delete the requirement that water and sewerage facilities must be approved by the Zoning Administrator and to restate that the property owner must certify the intended use of the manufactured home; and Amend Sections 18-22.2.1, 18-24.2.1, 18-26.2, and 18-30.6.5 to replace the term temporary mobile homes with temporary industrialized buildings. A copy of the full text of the proposed ordinance amendments is on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. (Leah Brumfield) **RECOMMEND ADOPTION,** by a vote of 5:0 (Lafferty, Dotson absent), of ZTA-2017-8 Manufactured Homes draft ordinance found in Attachment C of the staff report.	
5.	**Committee Reports.** **Commissioner More reported**: The Crozet Community Advisory Committee met and discussed Restore'N Station. **Commissioner Spain reported**: The Pantops Community Advisory Committee met and discussed the master plan update to take place over the next year.	Clerk: No action required
6.	**Old Business.** a. Final 2018 Planning Commission meeting schedule – Accepted b. Commissioner More requested a revised projection schedule on Master Plan updates.	
7.	**New Business.** **a.** Joint meeting with Board of	

	Supervisors/School Board/Planning Commission on Tuesday, February 13, 2018 from 3:00p.m. – 5:00p.m. **Tim Keller**: • No Planning Commission meeting on Tuesday, December 12, 2017. • The next meeting will be held on Tuesday, December 19, 2017 at 6:00 p.m.	
8.	Adjourn to December 19, 2017, 6:00 p.m., Lane Auditorium, Second Floor, COB McIntire. The meeting adjourned at 9:31 p.m.	

/sct