

# PDMC REZONING PLAN FOR HANSEN ROAD OFFICE

Albemarle County, Virginia



AERIAL VIEW OF PROPERTY  
SCALE: 1"=200'

REZONING APPLICATION FOR:  
TAX MAP 78, PARCEL 73AB

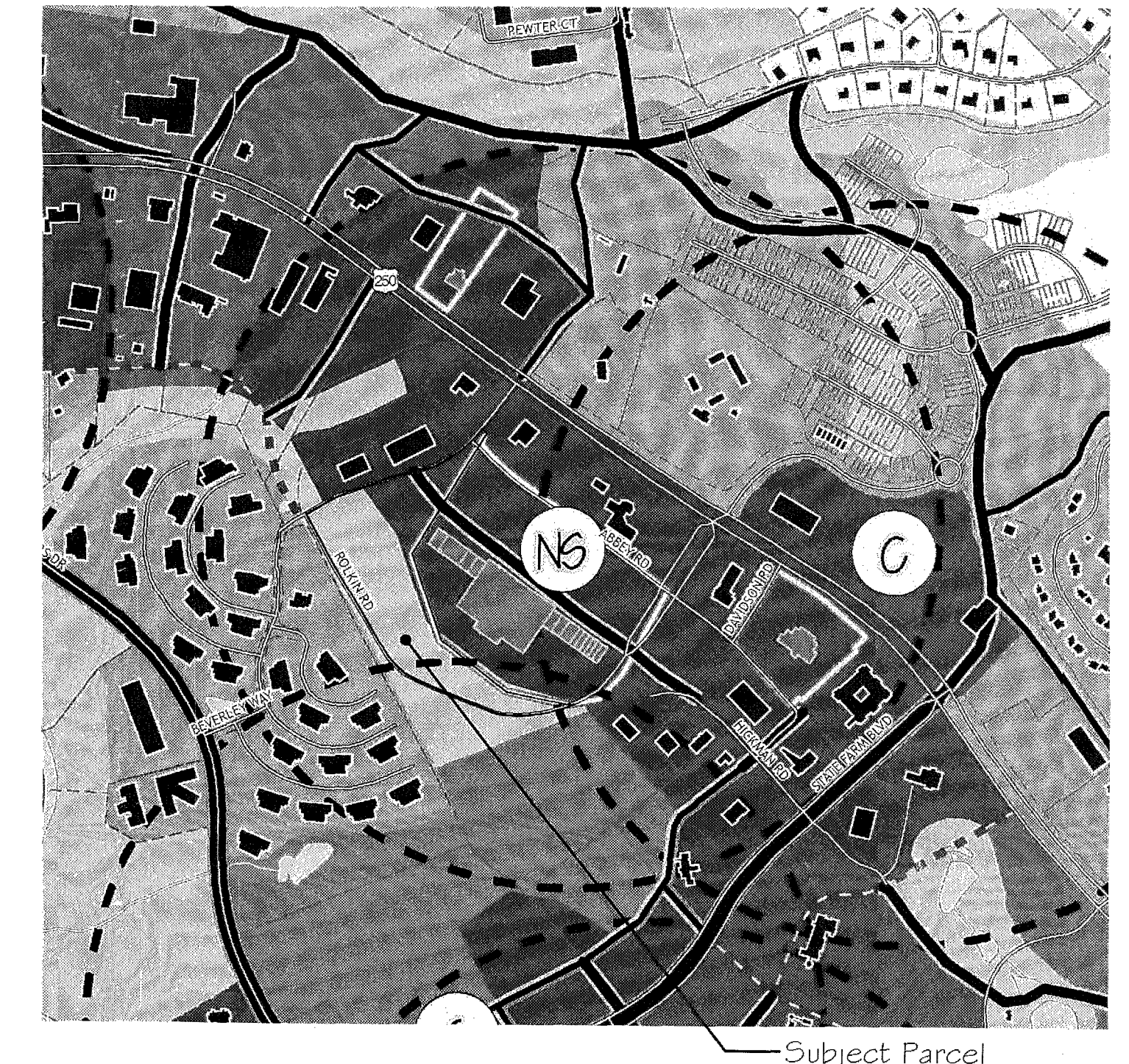
RIVANNA MAGISTERIAL DISTRICT,  
ALBEMARLE COUNTY, VIRGINIA  
FEBRUARY 20, 2018



PROJECT MANAGEMENT  
CIVIL ENGINEERING  
LAND PLANNING

201 EAST MAIN STREET, SUITE M  
CHARLOTTESVILLE, VA 22902  
(434) 277-5140

Pantops Master Plan - Land Use: 1" = 500'



## INFRASTRUCTURE / ENGINEERING NOTES:

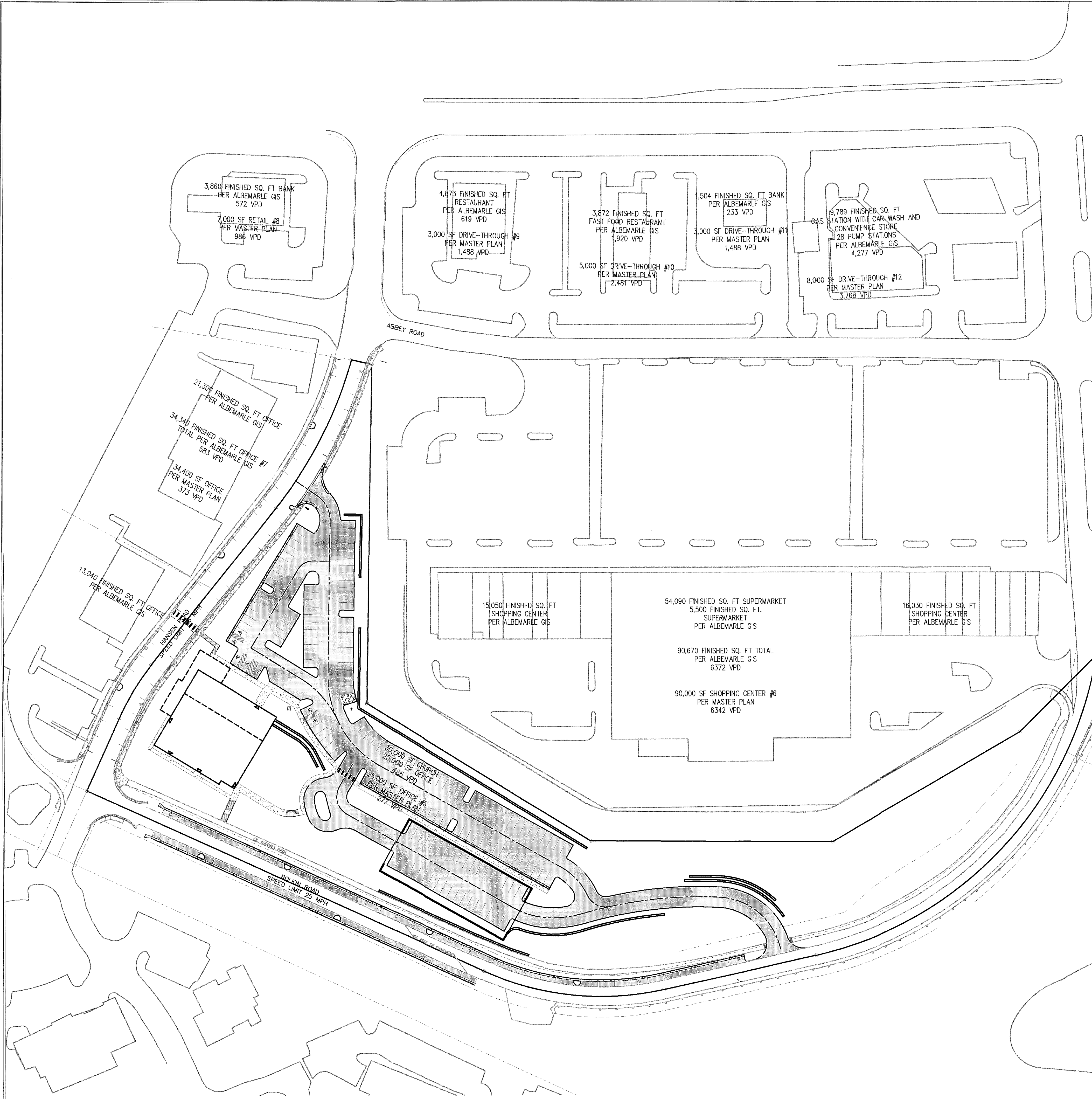
- 1) Street trees shall be provided along all streets in accordance with Section 32.7.9 of the Albemarle County Zoning Ordinance.
- 2) Stormwater Management for the site is provided by an existing pond to the south.

## LAND USE NOTES:

- 1) Development of this property shall be in general accordance with the plan and guidelines as provided on this sheet and sheet 3 along with any proffers provided by the Owner/Developer in conjunction with this zoning request.
- 2) Maximum gross square footage of uses on this parcel shall be 55,000 square feet.

## SHEET INDEX

- C1 - COVER SHEET
- C2 - MASTER PLAN AND TRAFFIC ANALYSIS
- C3 - CONCEPT PLAN AND CROSS-SECTION



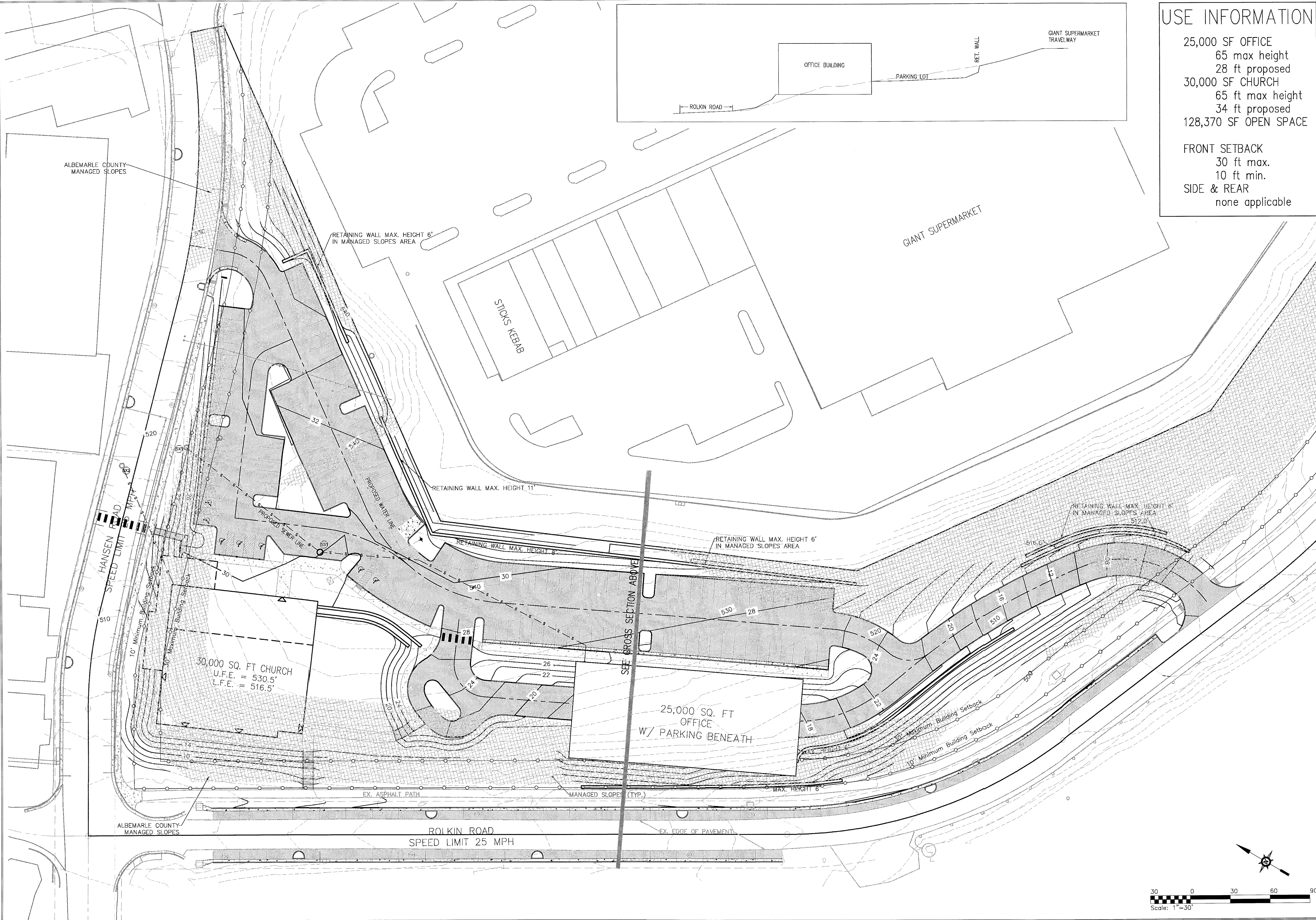
| Trip Generation Tabulation |                                 |                                   |                           |
|----------------------------|---------------------------------|-----------------------------------|---------------------------|
| Master Plan Designation    | Trip Generation Per Master Plan | Trip Generation Per Albemarle GIS | Trip Balance <sup>1</sup> |
| #2 Office                  | 386                             | 263                               | 123                       |
| #3 Retail                  | 1520                            | 2407                              | -887                      |
| #4 Office                  | 716                             | 400                               | 316                       |
| #5 Office                  | 277                             | 486                               | -209                      |
| #6 Shopping Center         | 6342                            | 6372                              | -30                       |
| #7 Office                  | 373                             | 583                               | -210                      |
| #8 Retail                  | 986                             | 572                               | 414                       |
| #9 Drive-Through           | 1488                            | 619                               | 869                       |
| #10 Drive-Through          | 2481                            | 1920                              | 561                       |
| #11 Drive-Through          | 1488                            | 233                               | 1255                      |
| #12 Drive-Through          | 3768                            | 4277                              | -509                      |
|                            |                                 | Total:                            | 1693 <sup>2</sup>         |

<sup>1</sup>Negative values indicate that trips per GIS are greater than trips per Master Plan.

<sup>2</sup>Trips remaining per approved Master Plan.

| Overall Master Plan # |      | Trip Generation Plan |      |
|-----------------------|------|----------------------|------|
| Rev. #                | Date | Rev. #               | Date |
|                       |      |                      |      |
|                       |      |                      |      |
|                       |      |                      |      |
|                       |      |                      |      |

|           |          |
|-----------|----------|
| Date      | 02/20/18 |
| Scale     | 1"=60'   |
| Sheet No. | C2 OF 3  |
| File No.  | 16.025   |



USE INFORMATION

25,000 SF OFFICE  
65 max height  
28 ft proposed  
30,000 SF CHURCH  
65 ft max height  
34 ft proposed  
128,370 SF OPEN SPACE

FRONT SETBACK  
30 ft max.  
10 ft min.  
SIDE & REAR  
none applicable

SHIMP ENGINEERING, P.C.  
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
201 E. MAIN ST., SUITE M  
CHARLOTTEVILLE, VA 22902  
PHONE: (434) 227-5140  
JUSTIN@SHIMP-ENGINEERING.COM

| Concept Plan |             |
|--------------|-------------|
| Rev #        | Description |
|              |             |
|              |             |
|              |             |
|              |             |
|              |             |
|              |             |
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REZONING PLAN FOR:  
**HANSEN ROAD OFFICE**  
ALBEMARLE COUNTY, VIRGINIA

|           |          |
|-----------|----------|
| Date      | 02/20/18 |
| Scale     | 1"=30'   |
| Sheet No. | C3 OF 3  |
| File No.  | 16.025   |

