ALBEMARLE COUNTY
ARCHITECTURAL REVIEW BOARD

Westminster-Canterbury of the Blue Ridge



Neighborhood Model District
Rezoning (ZMA 2026-00010)

250 Pantops Mountain Road | U.S. Route 250 (Richmond Road) Entrance Corridor | Rivanna Magisterial District

October 12, 2026

Project Location – Aerial Map



Project Location & Parcel Identification



Total Project area: approx. 86.8 acres (existing campus + expansion parcels)

Owners: Westminster-Canterbury of the Blue Ridge (TMP 78-55A6 main campus; 78-55A7) and WCBR Land Holdings LLC (expansion parcels)

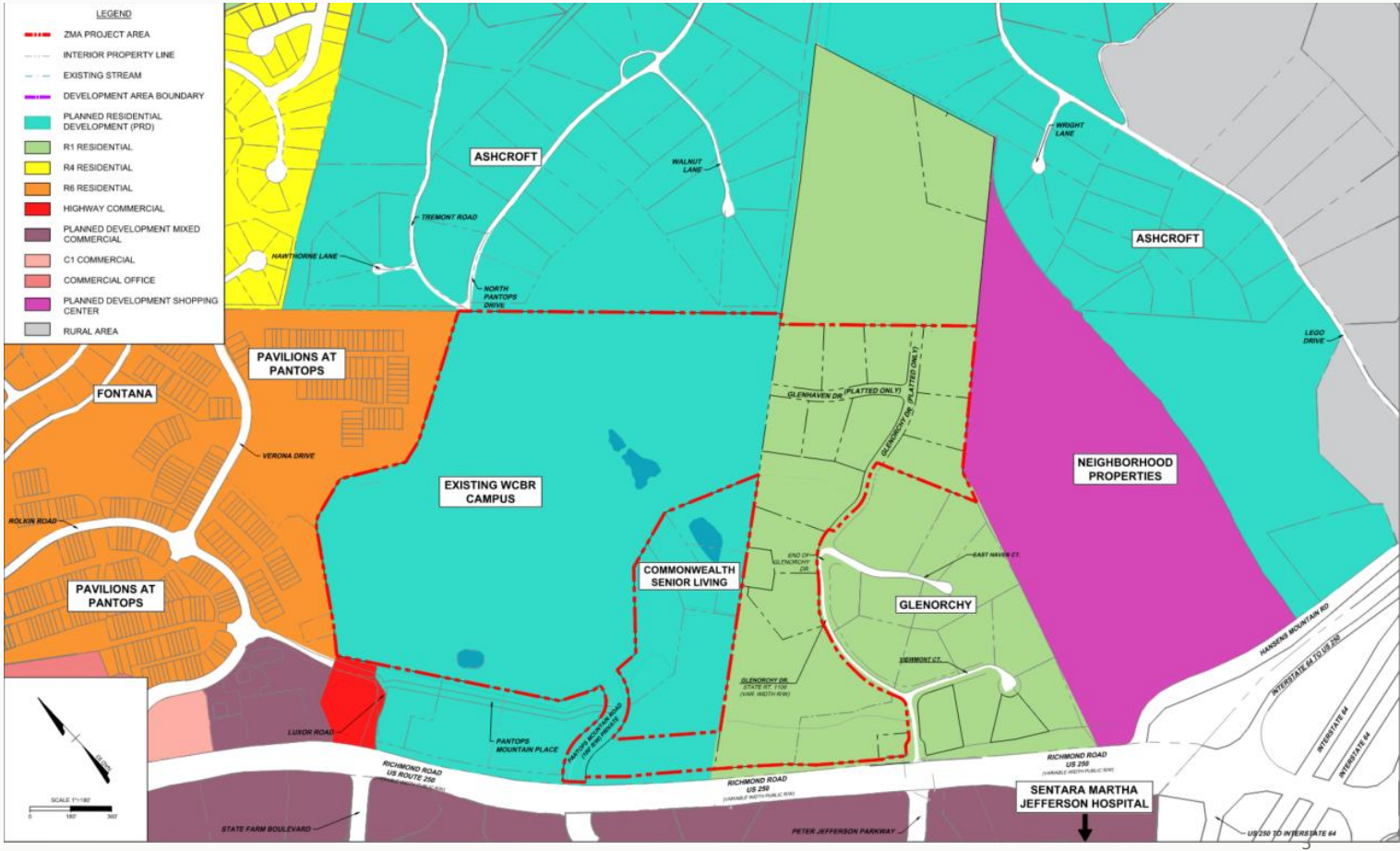
Parcels: Consists of 18 tax map parcels

Access: Pantops Mountain Road and Glenorchy Drive

Surrounding Neighborhoods and Businesses: Fontana, Ashcroft, Glenorchy, Pavilions at Pantops; Sentara Martha Jefferson Hospital, Peter Jefferson Place, medical/office uses on Route 250; Chick-Fil-A; Commonwealth Senior Living

Existing Zoning

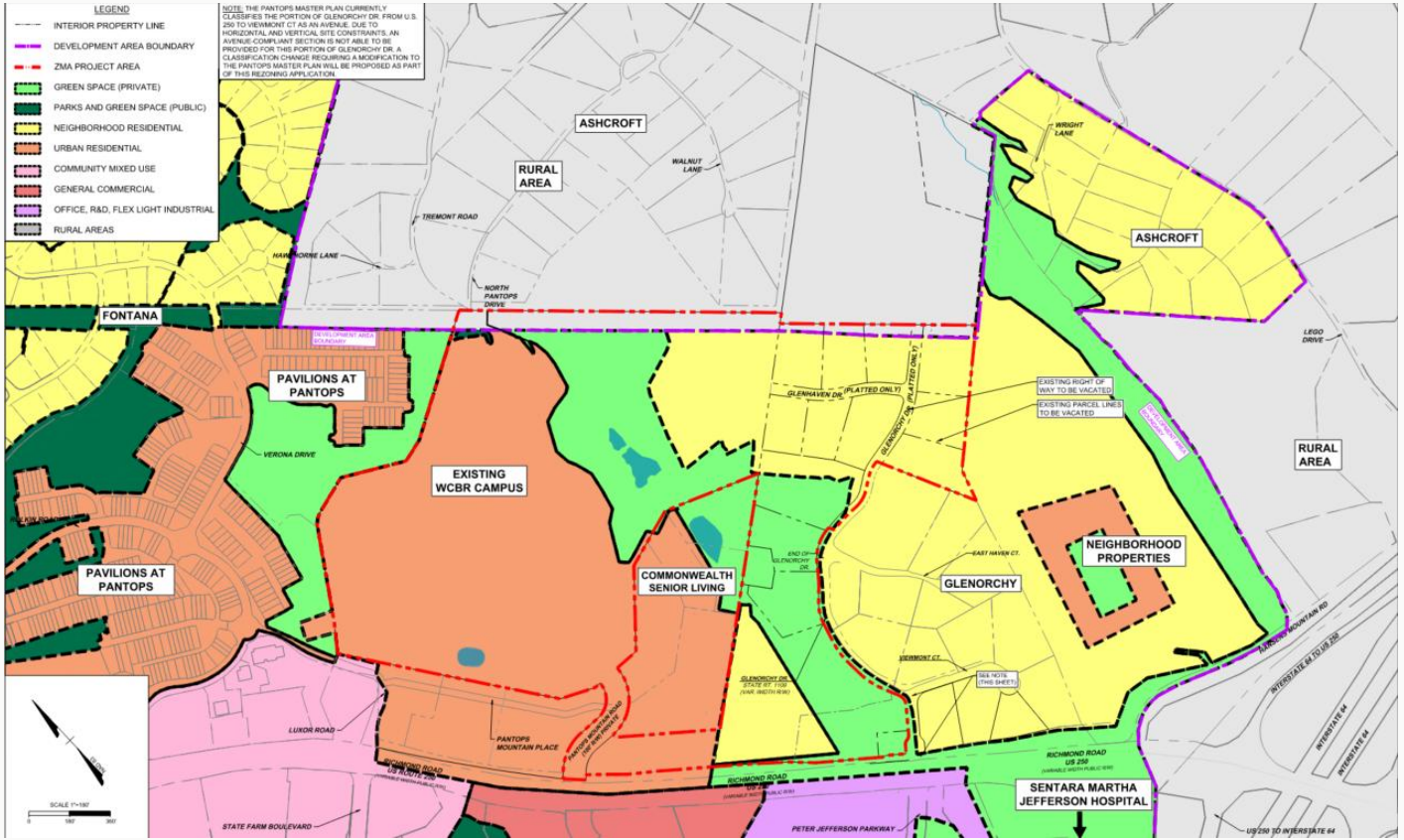
- **Existing Zoning:** Planned Residential District (PRD) with proffers (campus, 78-55A7); R-1 Residential (expansion parcels)
- **Overlays:** Entrance Corridor; Managed & Preserved Steep Slopes
- **Surrounding Zoning:** Planned Residential District (PRD); R1 Residential; R4 Residential; R6 Residential Planned Development Mixed Commercial (PDMC); Highway Commercial; Planning Development Shopping Center (PDSC)



AC44 Land Use Map

- **Land Use Designations:** Urban Residential; Private Green Space, Neighborhood Residential

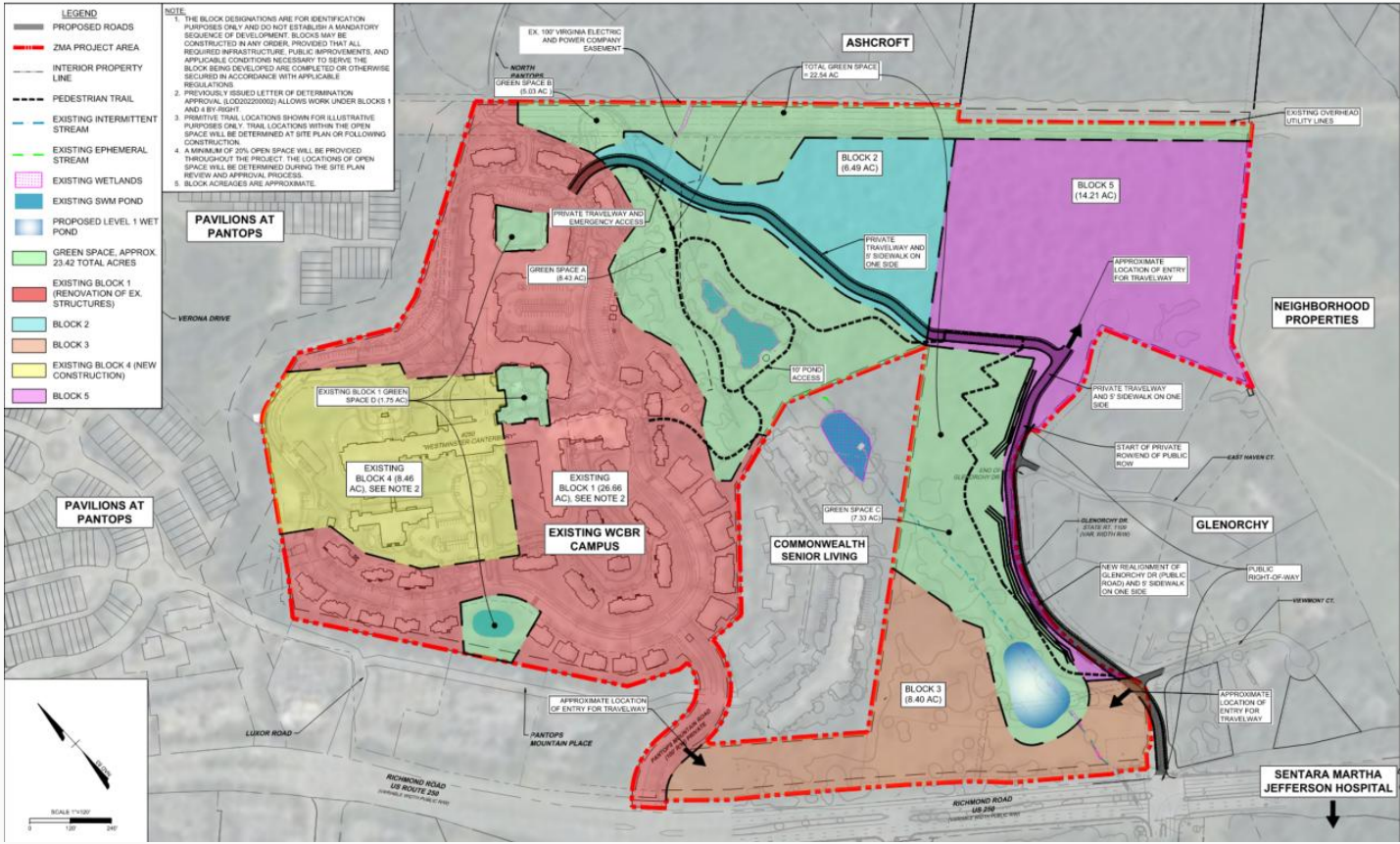
- **Surrounding Land Use:** Rural Areas; Neighborhood Residential; Green Space; Urban Residential; General Commercial; Community Mixed Use; Office, R&D, Flex, Light Industrial



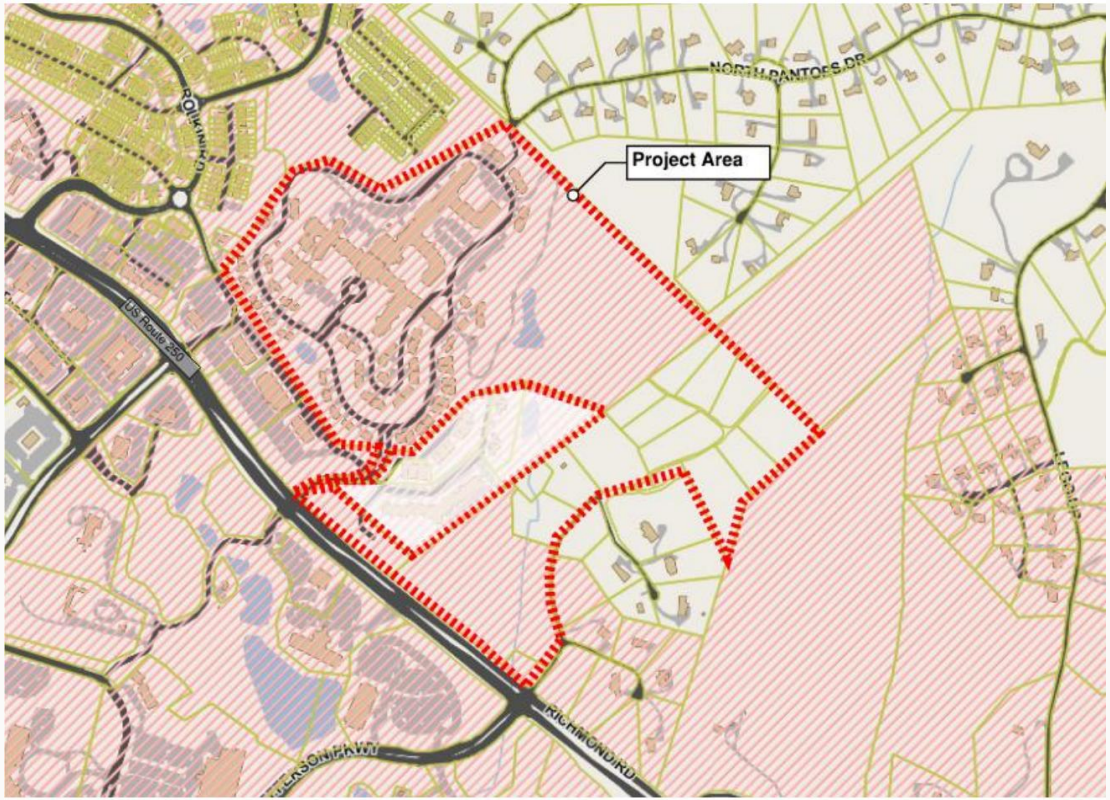
Rezoning Request – Application Plan

- Rezone the combined ~86.8-ac property from PRD/R-1 to Neighborhood Model Development (NMD) to allow for expansion of Continuing Care at WCBR

- Five blocks
  - Blocks 2, 3, and 5 are located on the expansion parcels
  - Blocks 1 and 4 are located within existing WCBR campus



Entrance Corridor Context



- U.S. Route 250 is a designated Entrance Corridor; much of the property lies in the EC Overlay District
- Comprehensive Plan designates no specific protected viewshed for the property
- Campus sits above Route 250, separated by a layered deciduous/evergreen buffer
- Final building design, elevations, and landscaping to be developed with staff and the ARB at site plan

Program by Block (Phase)

Block / Phase	Approx. Acres	Program	Max. Stories
Block 1 (Phase 1)	26.7	Existing campus – renovation of existing structures	6
Block 2 (Phase 2)	6.5	Independent living care expansion, north-central campus	12
Block 3 (Phase 3)	8.4	Relocated health care / assisted living in stepped, terraced building; new connector road	7
Block 4 (Phase 4)	8.5	Demolition/new IL units, performing arts center, admin space; great lawn over subgrade parking; dining	6
Block 5 (Phase 5)	14.2	Additional independent living care units, mid-rise buildings	5

Phases are for identification only; blocks may be built in any order once serving infrastructure is in place.

800

max. independent living care units

250

max. assisted / memory / skilled nursing beds

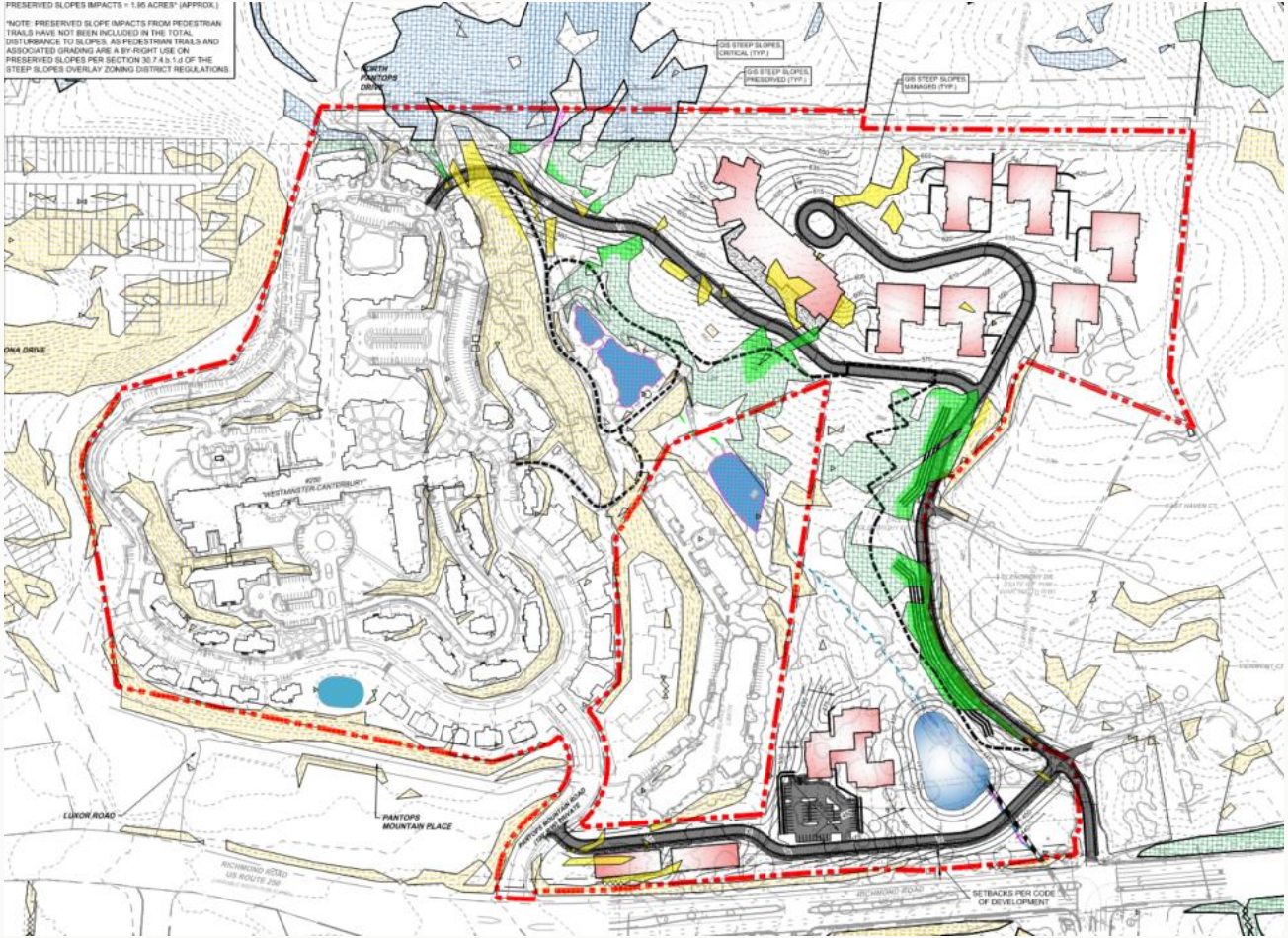
20%

min. green space (17.36 ac); ~22.5 ac shown

Topography & Steep Slopes

- Yellow = Managed Slopes
- Green = Preserved Slopes

- Steepest terrain at the north end; gentler grades to the south
- Buildings worked into slopes; retaining walls in select locations



Illustrative Plan



Conceptual Massing: Southeast Aerial

- Block 2 (12 stories) in the north-central campus, away from Route 250
- Block 3 steps into the hillside nearest Route 250
- Majority of property retained in wooded condition

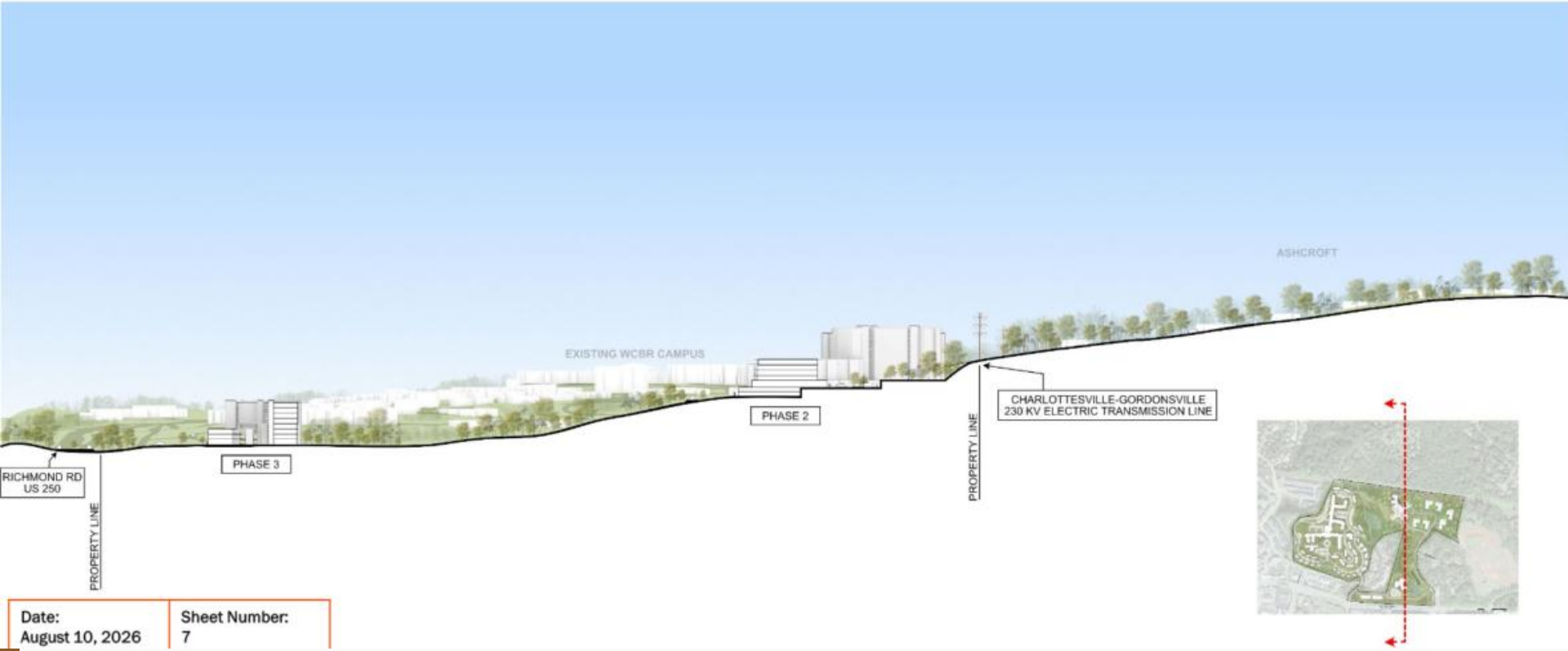


Conceptual Massing: Southwest Aerial

- Block 5 mid-rise buildings (up to 5 stories) on the east side
- Height concentrated in one central building rather than spread across a larger footprint



Site Section 1

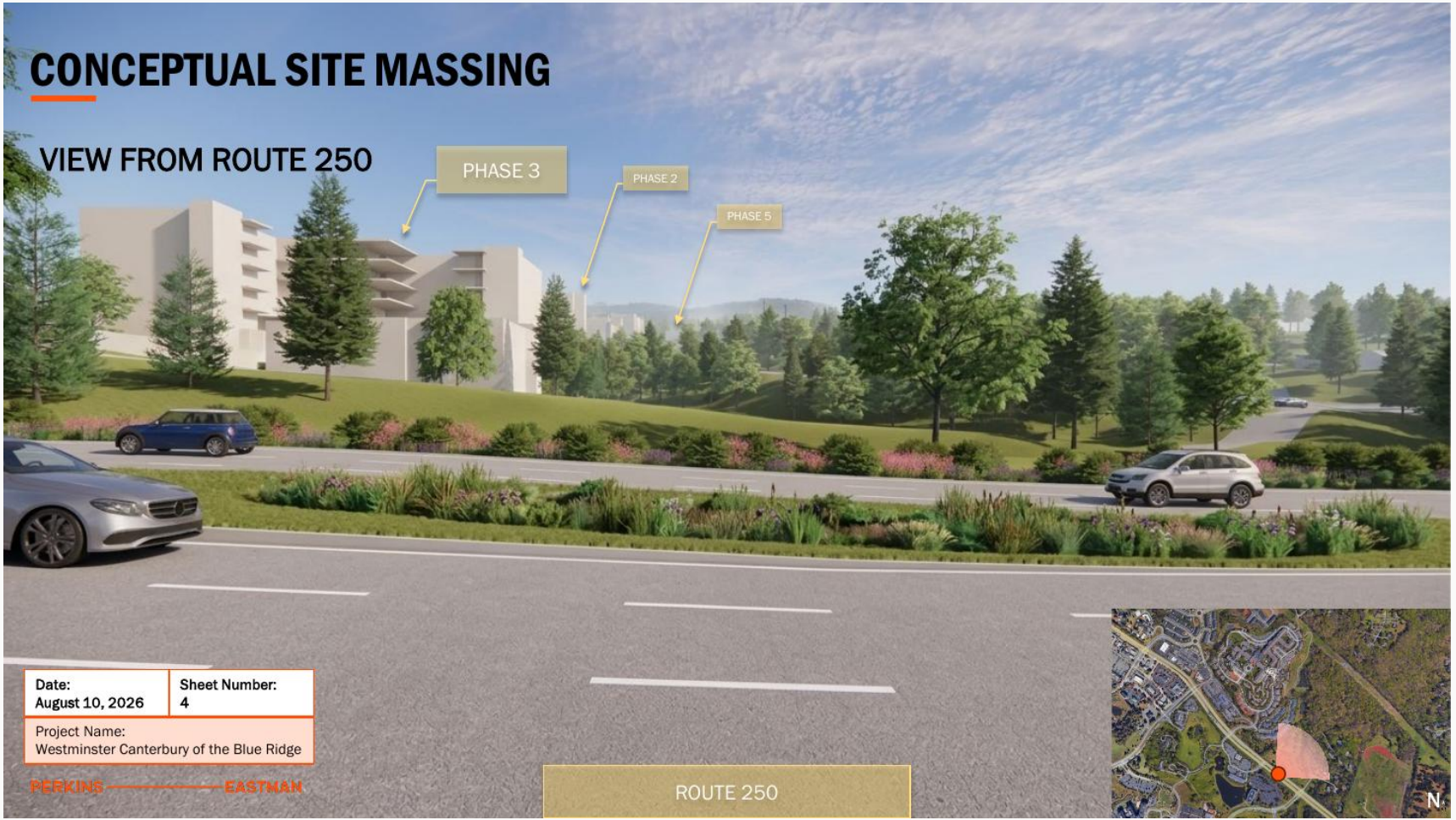


Date:	Sheet Number:
August 10, 2026	7

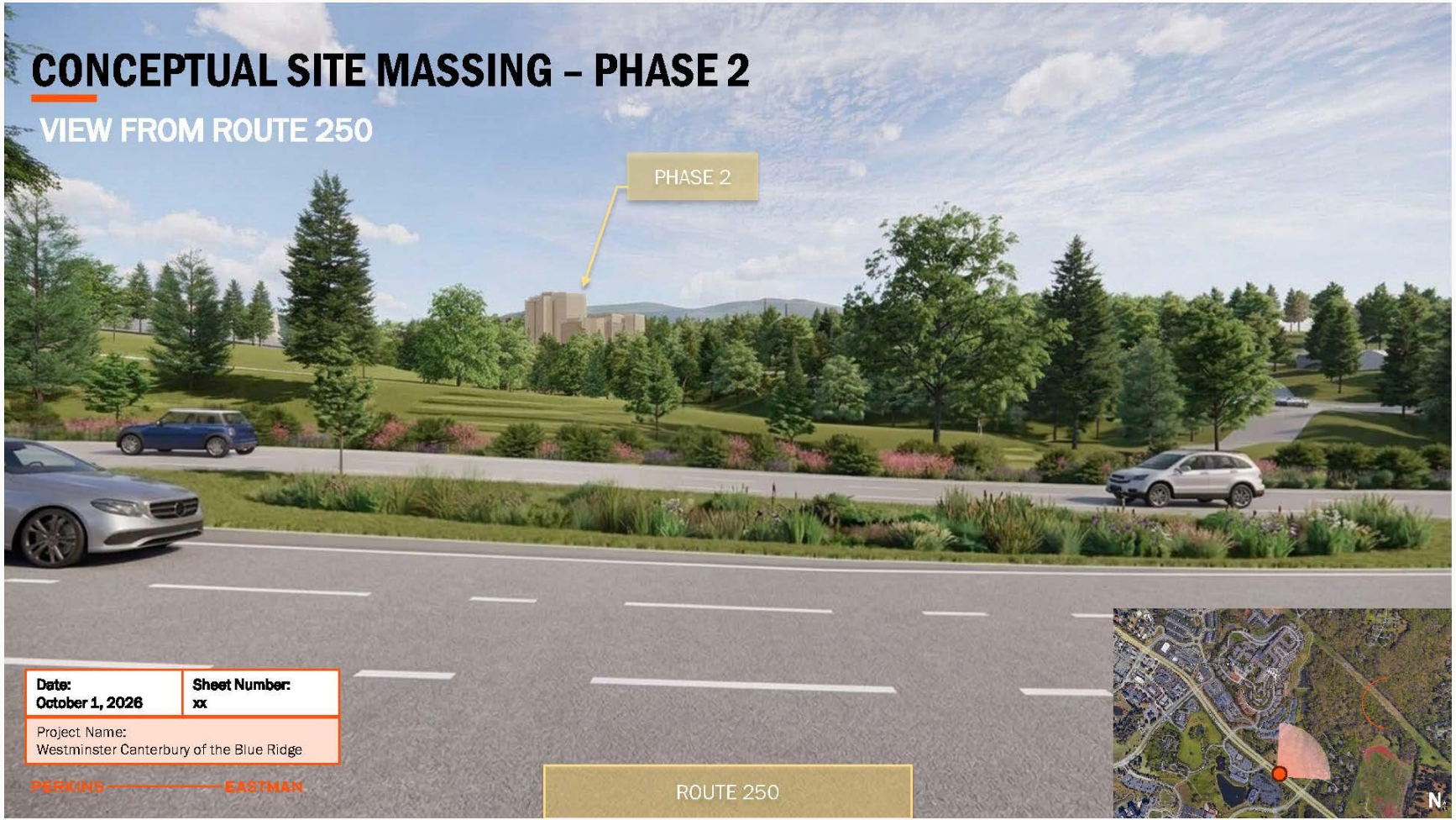
Site Section 2



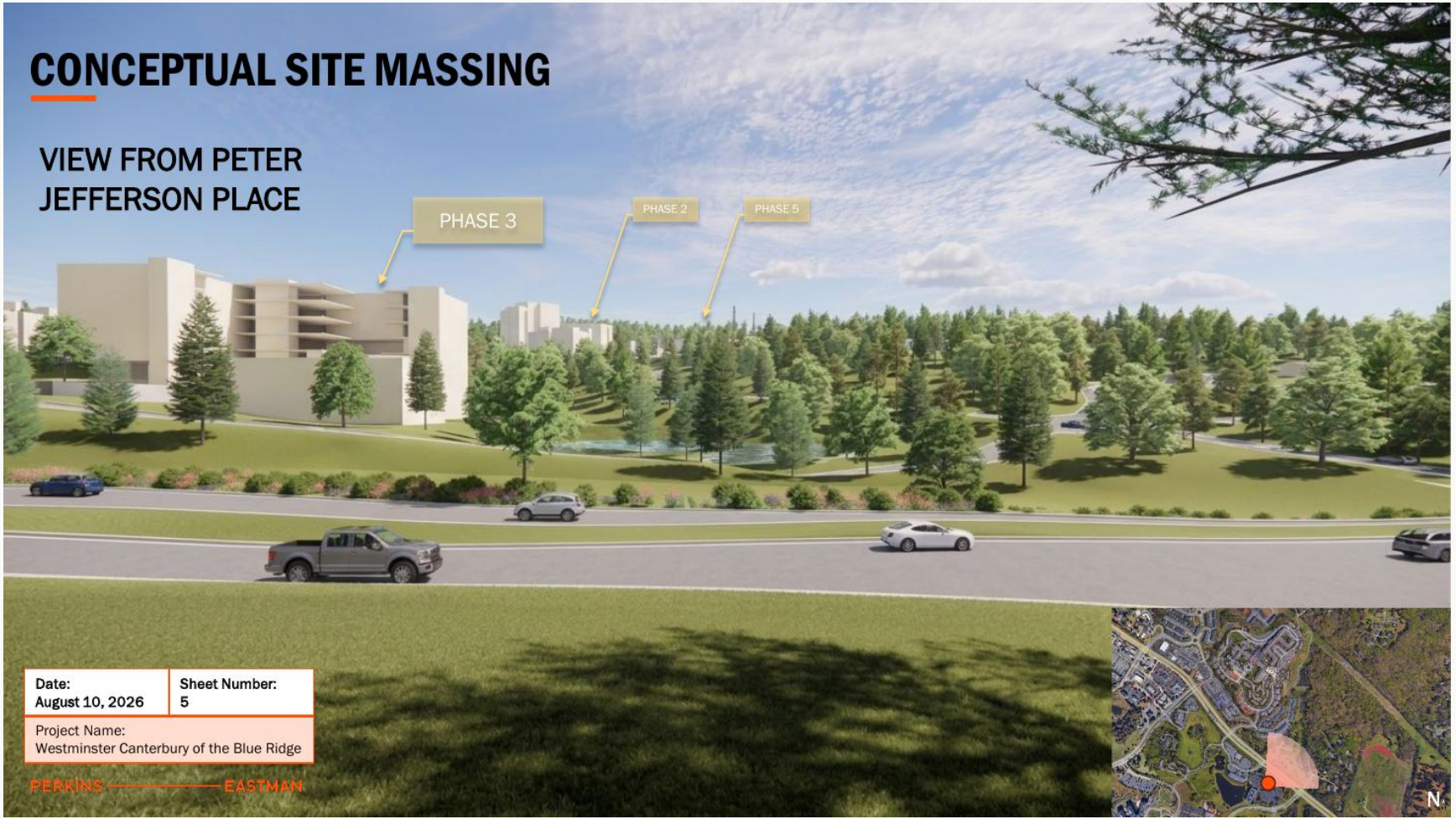
View from Route 250: All Phases



View from Route 250: Phase 2 Only



View from Peter Jefferson Place: All Phases



View from Peter Jefferson Place: Phase 2



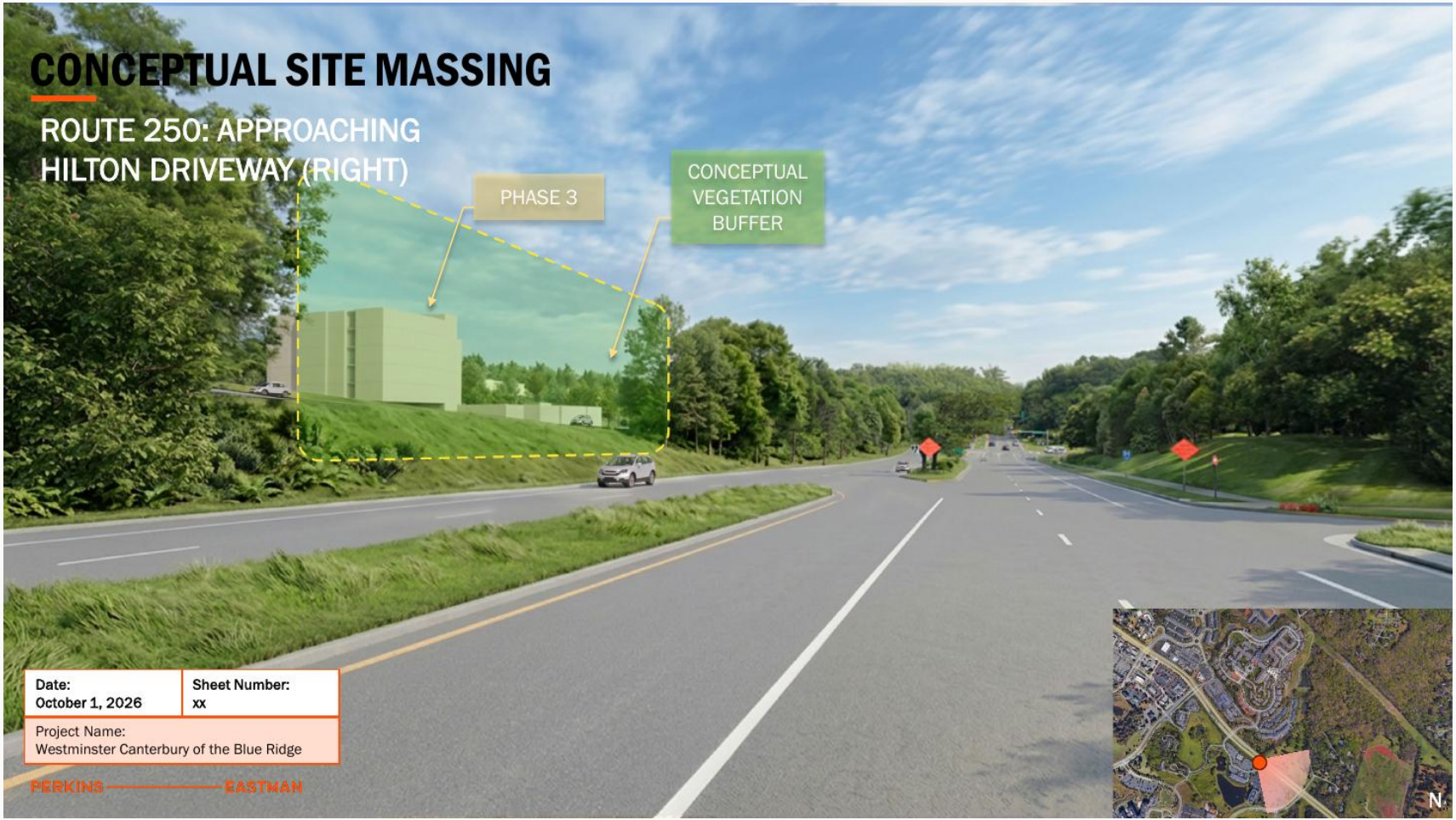
Route 250 at Pantops Mountain Road Looking Northeast



Route 250 Looking West Approaching Glenorchy Drive



Route 250 Looking East Approaching Hilton Driveway



Conceptual Materials

EARTHEN CLAYS



SUBDUED NATURAL



ENDURING STRENGTH



Date:	Sheet Number:
September 30, 2026	xx
Project Name: Westminster Canterbury of the Blue Ridge	

PERKINS EASTMAN

Illustrative Plan

