ALBEMARLE COUNTY PLANNING
WORK SESSION REPORT SUMMARY

Project Name: ZMA-2026-00010 Westminster-Canterbury of the Blue Ridge	**Staff:** J.T. Newberry, Senior Planner II
Planning Commission Work Session: November 17, 2026	**Planning Commission Public Hearing:** TBD **Board of Supervisors Public Hearing:** TBD
Owner: Westminster-Canterbury of the Blue Ridge and WCBR Land Holdings LLC	**Applicant**: Westminster-Canterbury of the Blue Ridge (Bill Bryant); represented by Williams Mullen (Valerie Long, Megan Nedostup), Timmons Group (Bryan Cichocki), Perkins Eastman (Brandon Dilla)
Acreage: 86.76 acres	**Rezone from:** Planned Residential Development (PRD) and R-1 Residential to Neighborhood Model District (NMD).
TMPs: 07800-00-00-055A6, 07800-00-00-055A7, 078B0-00-00-00100 (portion), 078B0-00-0A-01500, 078B0-00-0A-01600, 078B0-00-0A-01700, 078B0-00-0B-001A0, 078B0-00-0B-001A0, 078B0-00-0B-00400, 078B0-00-0B-00500, 078B0-00-0B-005A0, 078B0-00-0B-00600, 078B0-00-0B-00700, 078B0-00-0B-00800, 078B0-00-0B-00900, 078B0-00-0C-00100, 078B0-00-0C-00200, 078B0-00-0C-00300	**By-right uses:** Planned Residential Development (PRD) subject to ZMA199700003, ZMA199900009, and ZMA200400009, as well as R-1 Residential – residential uses (1 unit/acre).
School Districts: Stone-Robinson Elementary, Burley Middle, and Monticello High School	**Location:** 250 Pantops Mountain Rd., as well as vacant acreage north and west of the intersection of Richmond Rd. (Route 250) and Glenorchy Dr.
Magisterial District: Rivanna	**Proffers**: No
Proposal: Phased redevelopment and future expansion of existing retirement community.	**Requested # of Dwelling Units:** a maximum of 800 independent living care units
DA (Development Area): Pantops Master Plan	**Comp. Plan Designations:** Urban Residential – primarily residential at 12-34 units/acre and neighborhood retail/institutional uses; Neighborhood Residential – primarily residential at 3-6 units/acre and small-scale neighborhood retail/institutional uses. Green systems – privately owned natural areas, environmental features, and open space.
Character of Property: Existing retirement community campus area is primarily developed with residential and institutional uses, and a preserved wooded area. Proposed expansion area is vacant and primarily wooded.	**Use of Surrounding Properties:** A mix of residential and non-residential uses, including single-family detached units, retirement community, medical and professional offices, and commercial uses such as restaurant and pharmacy.
RECOMMENDATION: Staff recommends the Planning Commission provide feedback on the work session questions provided below.	

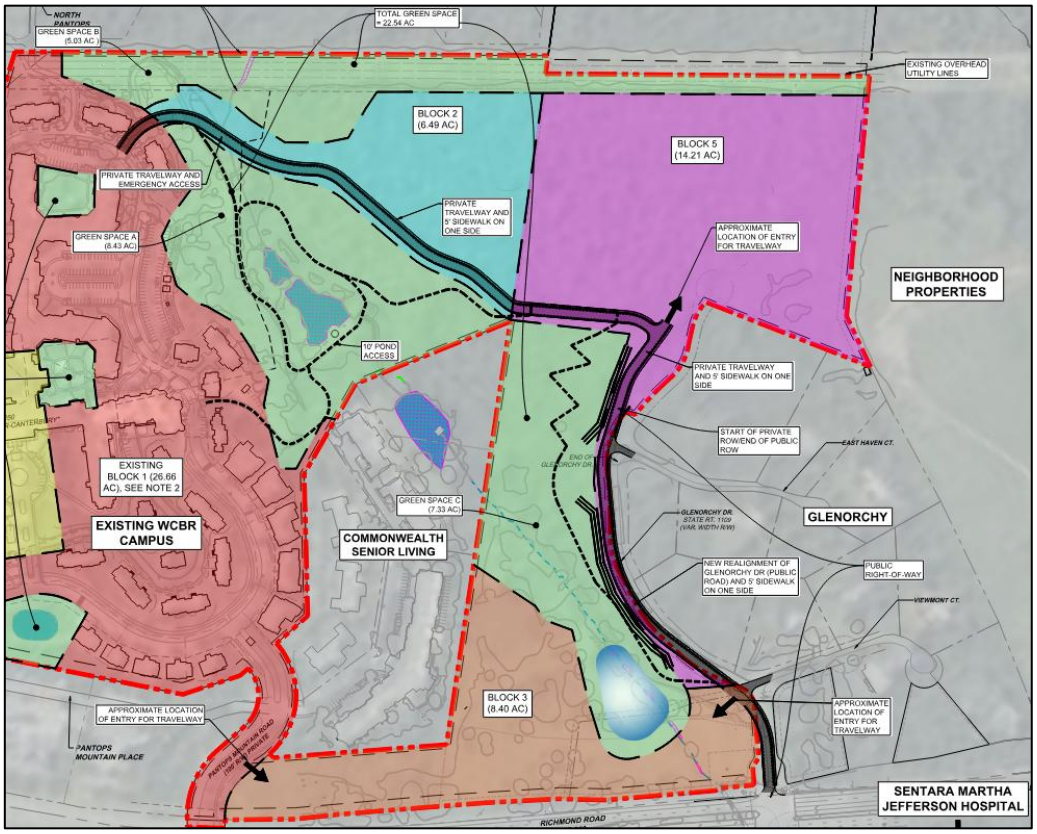
STAFF PERSON: J.T. Newberry, Senior Planner II
PLANNING COMMISSION: To be scheduled
BOARD OF SUPERVISORS: To be scheduled

BACKGROUND:

Westminster-Canterbury of the Blue Ridge (WCBR) is an existing retirement community on Pantops that was first approved by a 1987 rezoning application and developed under Planned Residential District (PRD) zoning (ZMA198700009). The site has expanded several times under PRD zoning through subsequent rezoning approvals in the 1990's and early 2000's (ZMA199700003, ZMA199900009, and ZMA200400009). Today, the existing campus is approximately 55 acres, which includes a preserved wooded area of approximately 15 acres. Vacant adjacent properties within the Glenorchy subdivision and located east of the existing campus have been acquired by WCBR, and future expansion is envisioned in this area. The expansion area would add approximately 31 acres to the existing campus.

Under ZMA-2026-00010, WCBR is seeking approval for a long-term phased redevelopment of its existing campus and future expansion under a different planned zoning district called the Neighborhood Model District (NMD). The application narrative and Application Plan are Attachments 1 and 2. The proposed use is similar with existing residential and facility uses at WCBR.

The Code of Development (COD) proposes the term "Continuing Care Retirement Facility" which includes a variety of different residential, commercial, and institutional uses ranging from independent living apartments, assisted living care, memory care, and other health care services. The COD and Application Plan organize proposed development and regulations by blocks, with the expansion areas primarily within Blocks 3 (adjacent to Route 250), and 2 and 5 (upper portions of the site adjacent to Ashcroft and Glenorchy) as depicted in the image below.



Blocks 2, 3, and 5 as shown on Sheet 8 of the Application Plan in Attachment 2

Staff has conducted an initial review of the proposal and issued comments. However, revisions are expected prior to this application advancing to public hearings. With the initial review, County staff identified potential issues with the application's consistency with AC44, along with providing comments related to Housing Albemarle, cultural and scenic resources, environmental stewardship, impacts to public safety services, and transportation (see Attachment 3). The applicant is currently undertaking a Transportation Impact Analysis (TIA) study, but the results have not yet been provided to staff.

As part of the initial review of the proposal, staff and the applicant agreed that a work session with the Planning Commission would be beneficial. The application also had a work session with the Architectural Review Board (ARB) and feedback is provided with this report (Attachment 4), as well as the applicant's presentation (Attachment 5). The community meeting required by Section 33 of the ordinance was held November 9, 2026, at the East Rivanna Volunteer Fire Station and a summary is provided as Attachment 6.

PURPOSE OF WORK SESSION:

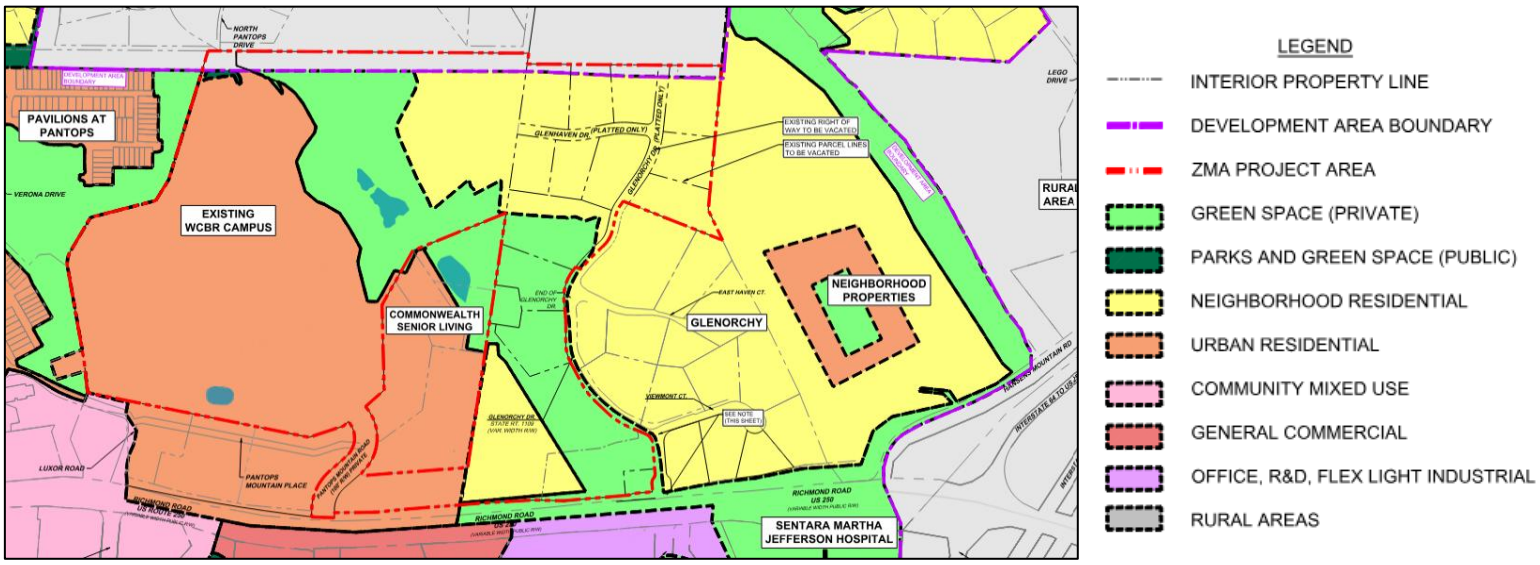
For complex rezoning applications, especially where a proposal may not fully align with all recommendations of the Comprehensive Plan, a work session with the Planning Commission (PC) is recommended to provide early feedback to both County staff and the applicant. This process aligns with the process discussed with the Commission and later reaffirmed by the Board of Supervisors on May 6, 2026. Staff believe that while there are some issues with alignment with AC44 and the Pantops Master Plan, the primary and secondary uses are consistent with the Neighborhood Residential land use category, and that a separate Comprehensive Plan Amendment (CPA) analysis is not needed.

For the purposes of this work session, staff would like to focus the PC's feedback on three questions related to the scope and scale of this proposal:

1. Does the PC agree that the proposed primary and secondary uses are consistent with the Neighborhood Residential land use category?
2. Does the PC believe this site is appropriate for larger building footprints and density?
3. Does the PC believe this site is an appropriate location for increased building height?

CONSISTENCY WITH AC44 FLUM AND THE NEIGHBORHOOD RESIDENTIAL LAND USE CATEGORY

AC44 designates the property as Urban Residential, Neighborhood Residential, and Green Systems (Green Space), as shown on the exhibit below (see Sheet 4 of the Application Plan). The areas proposed for new development and expansion of WCBR are primarily Neighborhood Residential (yellow).



AC44 and the Pantops Master Plan acknowledge that cultural resources encompass a variety of features, including but not limited to buildings, landscapes, mountains, waterways, archaeological resources, sites, views, and dark skies, and that these elements play a critical role in establishing the character of the community.

The Future Land Use Map (FLUM) and Pantops Master Plan (PMP) identify green systems areas within the project. AC44 Community Design Guidelines for Site Design encourage respecting natural terrain, especially slopes greater than 25% and slopes along waterways during development. In addition, regraded slopes should be smoothed out, and abrupt or steep grades should be avoided. The PMP recognizes hillsides for both their ecological and aesthetic value.

The PMP also emphasizes character in its land use chapter, especially the protection of existing residential neighborhoods. The Plan states this protection “can be accomplished by balancing the size, scale, and location of new developments with the character of surrounding neighborhoods.”

The table below compares the proposed 31-acre expansion area to its land use category on the FLUM, which is the Neighborhood Residential land use category:

AC44	Neighborhood Residential	Expansion Area of ZMA-2026-00010
Primary Land Use	Residential	Residential
Secondary Land Use	Neighborhood-scale non-residential (school, commercial, retail, rel. assembly, institutional)	Non-residential (institutional, commercial)
Density	Recommends 3-6 units per acre	Maximum of approx. 11.35 units per acre; (Overall density of 9.22 units per acre)
Building Form	Generally, 1-3 stories; building footprints typically less than 20,000 sq. ft.	Maximum of 7 stories; up to 30,000 sq. ft. building footprint (see building in Block 3) Maximum of 12 stories; up to 50,000 sq. ft. building footprint (see building in Block 2)

The request for a "Continuing Care Retirement Facility" is considered a residential use under the Zoning Ordinance, which is consistent with the primary use of the Neighborhood Residential land use category. Staff believe the secondary institutional and commercial uses are also consistent with the Neighborhood Residential land use category.

Question 1: Does the PC agree that the proposed primary and secondary uses are consistent with the Neighborhood Residential land use category?

DENSITY AND BUILDING FOOTPRINT

The proposed gross density and the building footprints shown in Block 2 (approximately 50,000 sq. ft.) and Block 3 (approximately 30,000 sq. ft.) exceed the recommendations of the Neighborhood Residential land use category. The maximum recommended height in Neighborhood Residential is 3 stories.

The proposed development would meet the following objective for the Development Area:

> Objective 1: Increase the use of infill, higher-density development, adaptive reuse, and redevelopment in the Development Areas.

AC44 suggests guidance for circumstances where higher intensity and density might be appropriate in the development Area. If the density proposed by the new development is above the density range recommended by the relevant Land Use Category, the following factors might make proposed densities above the recommended density range suitable:

> a. The new development proposal provides more affordable units than the minimum number of units suggested by the County's housing policy (Housing Albemarle).

b. The new development proposal is infill and redevelopment in an Activity Center or an Employment Center.

c. The new development proposal is clustering development to protect or restore sensitive environmental features.

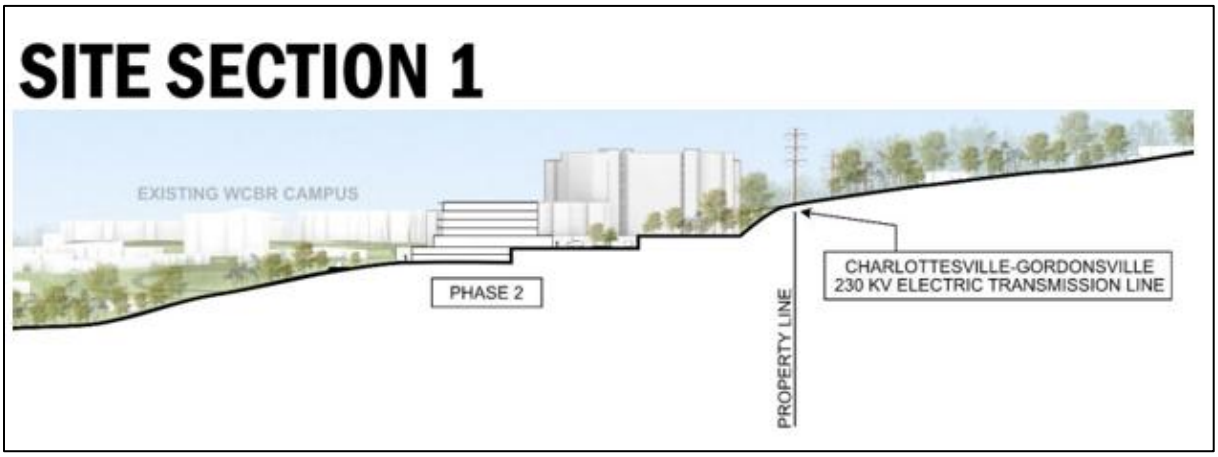
d. The new development provides substantial environmental or recreational amenities such as public trails, restored wetlands or stream habitats, or restores lands such as brownfields.

The applicant has not yet demonstrated how they will meet the recommendations of Housing Albemarle and the development is not located within an Activity Center. However, the applicant has indicated the proposal meets a larger need for this type of facility and housing in the community. The larger building footprints allow new development to avoid environmentally sensitive areas like the preserved slopes and stream, while allowing areas to retain or replant tree canopy. Given the nature of the use, and need to collocate services within buildings, a larger footprint may be needed.

Question 2: Does the PC believe this site is appropriate for larger building footprints and density?

HEIGHT

Building heights proposed by the applicant are contained in their Code of Development, established by Block. Block 2 proposes the tallest building, which has a maximum of 12 stories. The applicant estimates this building will be 144 feet in height. Due to the topography of the site and the design of the building, there are two stories of proposed underground parking that do not contribute to the overall number of stories. Under the Zoning Ordinance, building height is measured from the finished grade at the front of the structure to the highest point of the roof.



For more information about the building in Phase 2, see Site Section 1 in Attachment 4.

(NOTE: The electric transmission line structure shown in each site section reflects the average height of the structures proposed by Dominion Energy's Rebuild Project. This proposal seeks to increase the average height of the structures from 56 feet to 116 feet. See Attachment 7 for more information.)

The proposed 12 stories exceed the recommendations of the Neighborhood Residential land use category. The maximum number of stories in Block 3 (7 stories) and Block 5 (5 stories) also exceed the recommendations of the Neighborhood Residential land use category. Conceptual massing, site sections, and an illustrative plan estimate the anticipated visual impact of these proposed heights. This information was presented to the ARB on October 19th and is included as Attachment 5.

The purpose and intent NMD zoning states that the permitted uses, as well as the character and form, and density of the development, shall be derived from the Comprehensive Plan, including the FLUM, and the Pantops Master Plan (Section 20A.1 of the Zoning Ordinance). By providing maximum flexibility to create a distinct Code of Development, the intent is to allow development that provides for compact, mixed-use developments with an urban scale, massing, and density that integrates diversified uses within close proximity to each other.

Broadly, staff believe the heights proposed in this application seek to meet this intent. Building heights above recommended ranges may be appropriate when impacts are mitigated and context supports additional intensity. The tables below summarize AC44's recommendations regarding building heights by land use category and activity center type.

AC44 Land Use Category Building Heights

Land Use Category	Building Height
Neighborhood Residential	1-3 stories
Urban Residential	2-5 stories
Institutional	1-5 stories

AC44 Activity Center Building Heights

Activity Center	Building Height
Local Center	1-4 stories
Community Center	2-6 stories
Regional Center	3-8 stories
Employment Center	(not specified)

AC44 establishes Activity Centers as the primary locations for taller buildings. However, taller buildings may be appropriate in locations other than activity centers in special circumstances. While the site is not located within an Activity Center, staff believe some of this guidance may inform building height discussion. The Activity Centers Interpretation Policy states:

> 5. Building Height: Taller buildings above the high end of the recommended range may be appropriate. Impacts on neighboring properties, including lighting, structured parking, and service and loading areas, should be considered and mitigated, particularly when buildings are located next to smaller-scale residences.

The site is visible from surrounding properties and the Entrance Corridor. The extent to which the site is visible and impacts views to surrounding residential neighborhoods, such as Ashcroft and Glenorchy, as well as sites like Monticello needs further analysis.

Staff, including the ARB, believe additional information is necessary to confirm the full extent of visual impacts, and ensure they are mitigated. Viewshed studies are recommended to clarify the full extent of visibility of the proposed development, including from surrounding neighborhoods like Ashcroft and Glenorchy. While an increase in height from the minimum recommended in AC44 may be appropriate at this location, maintaining wooded and mountain backdrops for buildings is needed. Reducing the use of retaining walls and shaping the terrain with rounded land forms that blend more with the existing terrain, and an appropriate color and materials palette will be needed. Any height increase should be balanced with impacts to adjacent neighborhoods and areas.

Question 3: Does the PC believe this site is an appropriate location for increased building height?

SUMMARY OF WORK SESSION QUESTIONS:

1. Does the PC agree that the proposed primary and secondary uses are consistent with the Neighborhood Residential land use category?
2. Does the PC believe this site is appropriate for larger building footprints and density?
3. Does the PC believe this site is an appropriate location for increased building height?

ATTACHMENTS:

Attach 1 – ZMA-2026-00010 Westminster-Canterbury of the Blue Ridge Rezoning – Narrative
Attach 2 – ZMA-2026-00010 Westminster-Canterbury of the Blue Ridge Rezoning – Application Plan
Attach 3 – ZMA-2026-00010 Westminster-Canterbury of the Blue Ridge Rezoning – Comment letter dated October 9, 2026
Attach 4 – ZMA-2026-00010 Westminster-Canterbury of the Blue Ridge Rezoning – Applicant's Presentation to the ARB on October 19, 2026
Attach 5 – ZMA-2026-00010 Westminster-Canterbury of the Blue Ridge Rezoning – ARB Feedback from October 19, 2026
Attach 6 – ZMA-2026-00010 Westminster-Canterbury of the Blue Ridge Rezoning – Summary of Community Meeting held November 9, 2026
Attach 7 – ZMA-2026-00010 Westminster-Canterbury of the Blue Ridge Rezoning – Overview of Dominion Energy's Charlottesville-Gordonsville 230 kV Rebuild Project