ZONING MAP AMENDMENT

ZMA 2026-____

WESTMINSTER-CANTERBURY OF THE BLUE RIDGE

COUNTY OF ALBEMARLE, VIRGINIA

08/27/2026

NOTES

TAX MAP PARCEL AND OWNER INFO:

TMP	OWNER	CURRENT ZONING	PROPOSED ZONING	ACREAGE
EXISTING R/W*	ALBEMARLE COUNTY	N/A	NMD	1.653
78-55A6	WESTMINISTER-CANTERBURY OF THE BLUE RIDGE	PRD	NMD	55.795
78-55A7	WESTMINISTER-CANTERBURY OF THE BLUE RIDGE	PRD	NMD	2.081
78B-1 (PORTION)	WCBR LAND HOLDINGS LLC	R1 RESIDENTIAL	NMD	9.244
78B-0A-15	WCBR LAND HOLDINGS LLC	R1 RESIDENTIAL	NMD	1.386
78B-0A-16	WCBR LAND HOLDINGS LLC	R1 RESIDENTIAL	NMD	1.223
78B-0A-17	WCBR LAND HOLDINGS LLC	R1 RESIDENTIAL	NMD	1.645
78B-0B-1A	WCBR LAND HOLDINGS LLC	R1 RESIDENTIAL	NMD	0.305
78B-0B-4	WCBR LAND HOLDINGS LLC	R1 RESIDENTIAL	NMD	1.511
78B-0B-5	WCBR LAND HOLDINGS LLC	R1 RESIDENTIAL	NMD	1.484
78B-0B-5A	WCBR LAND HOLDINGS LLC	R1 RESIDENTIAL	NMD	0.501
78B-0B-6	WCBR LAND HOLDINGS LLC	R1 RESIDENTIAL	NMD	2.73
78B-0B-7	WCBR LAND HOLDINGS LLC	R1 RESIDENTIAL	NMD	1.476
78B-0B-8	WCBR LAND HOLDINGS LLC	R1 RESIDENTIAL	NMD	1.025
78B-0B-9	WCBR LAND HOLDINGS LLC	R1 RESIDENTIAL	NMD	0.995
78B-0C-1	WCBR LAND HOLDINGS LLC	R1 RESIDENTIAL	NMD	1.158
78B-0C-2	WCBR LAND HOLDINGS LLC	R1 RESIDENTIAL	NMD	1.205
78B-0C-3	WCBR LAND HOLDINGS LLC	R1 RESIDENTIAL	NMD	1.342
*BLA TO VACATE RIGHT OF WAY TO BE SUBMITTED UNDER SEPARATE COVER			TOTAL	86.759

PROJECT ADDRESS: 250 PANTOPS MOUNTAIN ROAD, CHARLOTTESVILLE, VA 22911

TOTAL ACRES (ALL PARCELS): 86.759 AC

OVERLAY DISTRICTS: ENTRANCE CORRIDORS OVERLAY
MANAGED & PRESERVED STEEP SLOPES

MAGISTERIAL DISTRICT: RIVANNA

SOURCE OF SURVEY : TIMMONS GROUP
28 IMPERIAL DRIVE
STAUNTON, VA 24401
CONTACT: JOE MEDLEY - JOE.MEDLEY@TIMMONS.COM
TELEPHONE: 540-885-0920

BOUNDARY/ ALTA SURVEYS: MARCH 23, 2023 & JUNE 8, 2016
TOPOGRAPHIC SURVEY: AUGUST 12, 2022

SURVEY DATUMS : HORIZONTAL - NAD83 VIRGINIA STATE GRID SOUTH
VERITCAL - NAVD88 ESTABLISHED THROUGH LEICA SMARTNET GPS RTK

WATER SUPPLY: SOURCE ALBEMARLE COUNTY SERVICE AUTHORITY (DOMESTIC & FIRE)
PRIVATE PUMP(S) FOR PRESSURE (DOMESTIC & FIRE)

SANITARY SEWER: ACSA

DRAINAGE DISTRICT: RIVANNA RIVER

THE SITE IS NOT LOCATED WITHIN A WATER SUPPLY PROTECTION DISTRICT

THERE ARE NO PARCELS WITHIN THE 100-YR FLOODPLAIN

PRIOR ZONING APPROVALS:
PARCEL 78-55A6 AND 78-55A5
ZMA 1987-00009
ZMA 1997-00003 AND TWO UNNUMBERED SPECIAL USE PERMITS
ZMA 1999-00009
LOD 2019-00004
LOD 2022-00002

PARCEL 78-55A7
ZMA 2004-0009
ZMA 1999-001



VICINITY MAP

1"=500'

DEVELOPER/OWNER:

WESTMINSTER-CANTERBURY OF THE BLUE RIDGE
250 PANTOPS MOUNTAIN ROAD
CHARLOTTESVILLE, VA 22911

ENGINEER OF RECORD:

TIMMONS GROUP
608 PRESTON AVE. SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: BRYAN CICHOCKI, P.E.
TELEPHONE: (434) 327-5380

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING TOPOGRAPHY MAP
3	EXISTING CONDITIONS MAP
4	AC44 AND PANTOPS MASTER PLAN LAND USE DESIGNATIONS EXHIBIT
5	EXISTING ZONING MAP
6	ZMA-1997-03 PREV. APPROVED APPLICATION PLAN (TMP 78-55A6 ONLY)
7	ZMA-2004-0009 PREV. APPROVED APPLICATION PLAN (TMP 78-55A7 ONLY)
8	APPLICATION PLAN
9	CONCEPTUAL GRADING, SWM, & UTILITIES
10	CONCEPTUAL DISTURBANCE TO PRESERVED SLOPES
11	STREET AND TRAVELWAY SECTIONS
12	CODE OF DEVELOPMENT

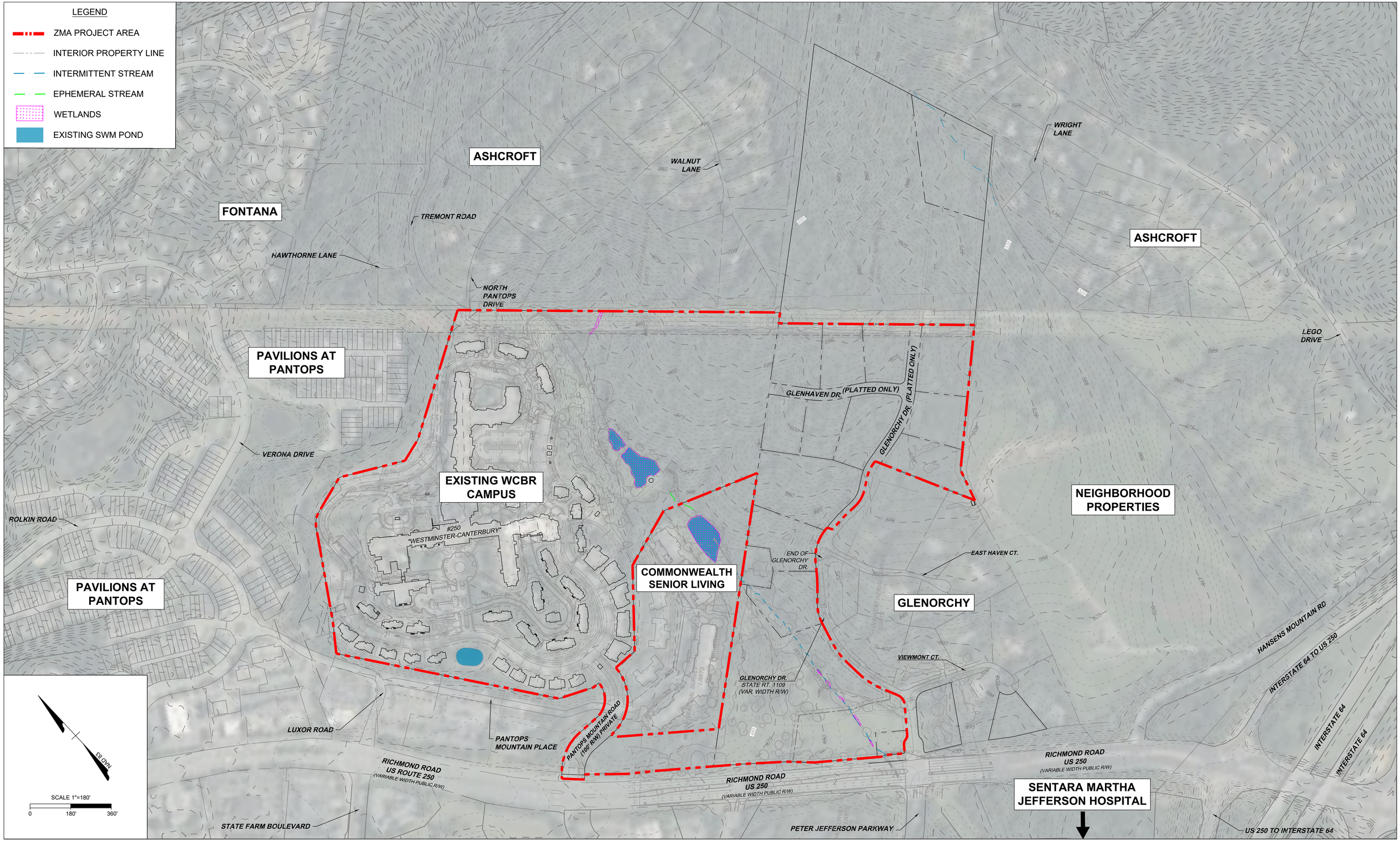
NUMBER OF SHEETS = 12

1 - COVER SHEET

WCBR ZONING MAP AMENDMENT APPLICATION PLAN SET

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

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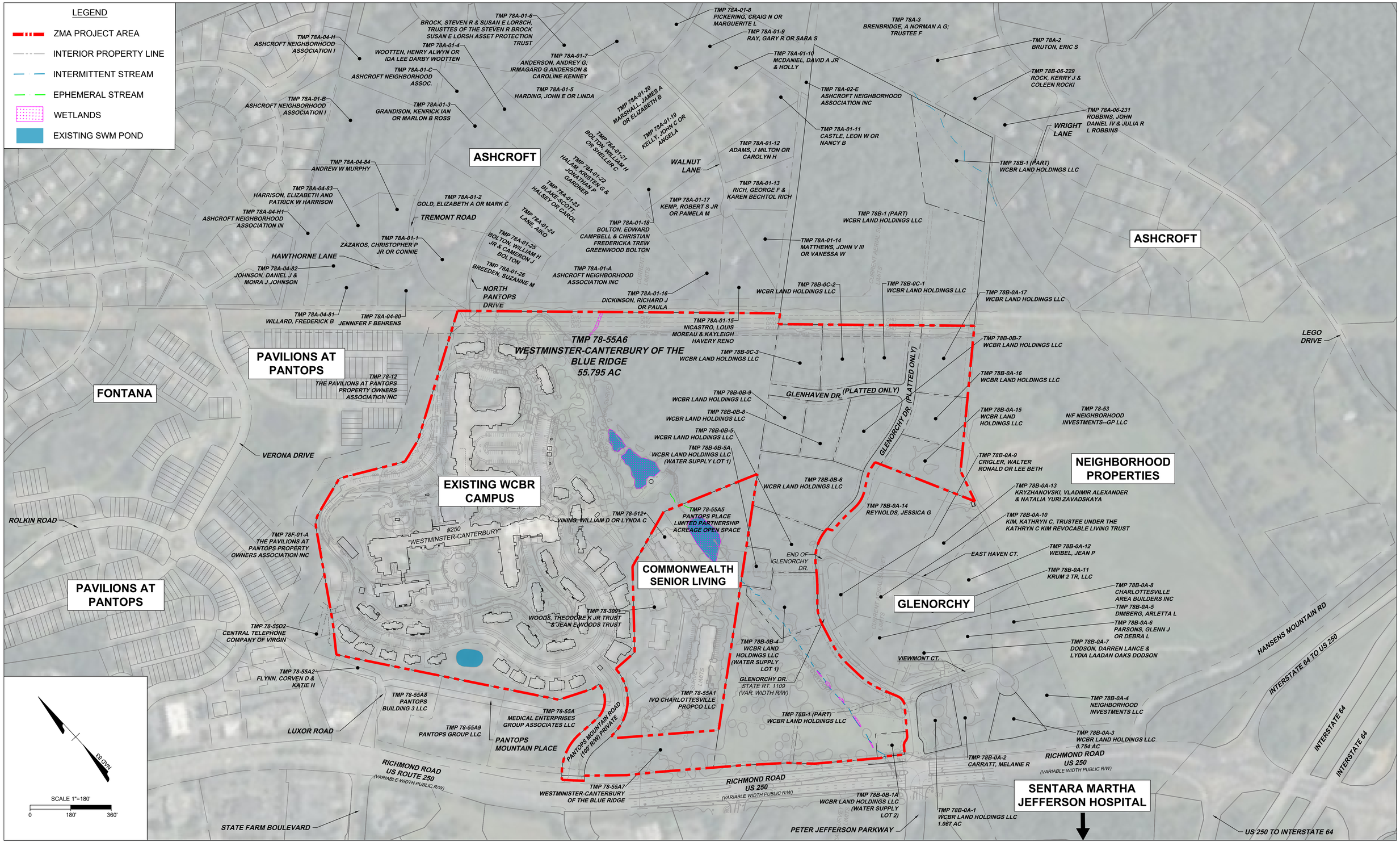


2 - EXISTING TOPOGRAPHY MAP

WCBR ZONING MAP AMENDMENT APPLICATION PLAN SET

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

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3 - EXISTING CONDITIONS MAP

WCBR ZONING MAP AMENDMENT APPLICATION PLAN SET

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

LEGEND

- INTERIOR PROPERTY LINE
- DEVELOPMENT AREA BOUNDARY
- ZMA PROJECT AREA
- GREEN SPACE (PRIVATE)
- PARKS AND GREEN SPACE (PUBLIC)
- NEIGHBORHOOD RESIDENTIAL
- URBAN RESIDENTIAL
- COMMUNITY MIXED USE
- GENERAL COMMERCIAL
- OFFICE, R&D, FLEX LIGHT INDUSTRIAL
- RURAL AREAS

NOTE: THE PANTOPS MASTER PLAN CURRENTLY CLASSIFIES THE PORTION OF GLENORCHY DR. FROM U.S. 250 TO VIEWMONT CT AS AN AVENUE. DUE TO HORIZONTAL AND VERTICAL SITE CONSTRAINTS, AN AVENUE-COMPLIANT SECTION IS NOT ABLE TO BE PROVIDED FOR THIS PORTION OF GLENORCHY DR. A CLASSIFICATION CHANGE REQUIRING A MODIFICATION TO THE PANTOPS MASTER PLAN WILL BE PROPOSED AS PART OF THIS REZONING APPLICATION.

ASHCROFT

RURAL AREA

WALNUT LANE

TREMONT ROAD

HAWTHORNE LANE

NORTH PANTOPS DRIVE

WRIGHT LANE

ASHCROFT

FONTANA

DEVELOPMENT AREA BOUNDARY

PAVILIONS AT PANTOPS

VERONA DRIVE

EXISTING WCBR CAMPUS

ROLKIN ROAD

PAVILIONS AT PANTOPS

COMMONWEALTH SENIOR LIVING

GLENHAVEN DR. (PLATTED ONLY)

GLENORCHY DR. (PLATTED ONLY)

EXISTING RIGHT OF WAY TO BE VACATED

EXISTING PARCEL LINES TO BE VACATED

DEVELOPMENT AREA BOUNDARY

LEGO DRIVE

RURAL AREA

END OF GLENORCHY DR.

EAST HAVEN CT.

GLENORCHY

NEIGHBORHOOD PROPERTIES

VIEWMONT CT.

SEE NOTE (THIS SHEET)

GLENORCHY DR.
STATE RT. 1109
(VAR. WIDTH R/W)

HANSENS MOUNTAIN RD

INTERSTATE 64 TO US 250

INTERSTATE 64

INTERSTATE 64

LUXOR ROAD

PANTOPS MOUNTAIN PLACE

PANTOPS MOUNTAIN ROAD (100' R/W) PRIVATE

RICHMOND ROAD US ROUTE 250 (VARIABLE WIDTH PUBLIC R/W)

RICHMOND ROAD US 250 (VARIABLE WIDTH PUBLIC R/W)

RICHMOND ROAD US 250 (VARIABLE WIDTH PUBLIC R/W)

SENTARA MARTHA JEFFERSON HOSPITAL

STATE FARM BOULEVARD

PETER JEFFERSON PARKWAY

US 250 TO INTERSTATE 64

NAD 83

SCALE 1"=180'

0 180' 360'

4 - AC44 AND PANTOPS MASTER PLAN LAND USE DESIGNATIONS EXHIBIT

WCBR ZONING MAP AMENDMENT APPLICATION PLAN SET

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

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LEGEND

- ZMA PROJECT AREA
- INTERIOR PROPERTY LINE
- EXISTING STREAM
- DEVELOPMENT AREA BOUNDARY
- PLANNED RESIDENTIAL DEVELOPMENT (PRD)
- R1 RESIDENTIAL
- R4 RESIDENTIAL
- R6 RESIDENTIAL
- HIGHWAY COMMERCIAL
- PLANNED DEVELOPMENT MIXED COMMERCIAL
- C1 COMMERCIAL
- COMMERCIAL OFFICE
- PLANNED DEVELOPMENT SHOPPING CENTER
- RURAL AREA

ASHCROFT
WALNUT LANE
WRIGHT LANE
TREMONT ROAD
HAWTHORNE LANE
NORTH PANTOPS DRIVE
ASHCROFT
LEGO DRIVE
PAVILIONS AT PANTOPS
FONTANA
VERONA DRIVE
GLENHAVEN DR. (PLATTED ONLY)
GLENORCHY DR. (PLATTED ONLY)
EXISTING WCBR CAMPUS
NEIGHBORHOOD PROPERTIES
ROLKIN ROAD
END OF GLENORCHY DR.
EAST HAVEN CT.
COMMONWEALTH SENIOR LIVING
GLENORCHY
PAVILIONS AT PANTOPS
VIEWMONT CT.
GLENORCHY DR.
STATE RT. 1109
(VAR. WIDTH R/W)
HANSENS MOUNTAIN RD
INTERSTATE 64 TO US 250
INTERSTATE 64
INTERSTATE 64
LUXOR ROAD
PANTOPS MOUNTAIN PLACE
PANTOPS MOUNTAIN ROAD (100' R/W) PRIVATE
RICHMOND ROAD US ROUTE 250 (VARIABLE WIDTH PUBLIC R/W)
RICHMOND ROAD US 250 (VARIABLE WIDTH PUBLIC R/W)
RICHMOND ROAD US 250 (VARIABLE WIDTH PUBLIC R/W)
SENTARA MARTHA JEFFERSON HOSPITAL
STATE FARM BOULEVARD
PETER JEFFERSON PARKWAY
US 250 TO INTERSTATE 64

NAD 83

SCALE 1"=180'

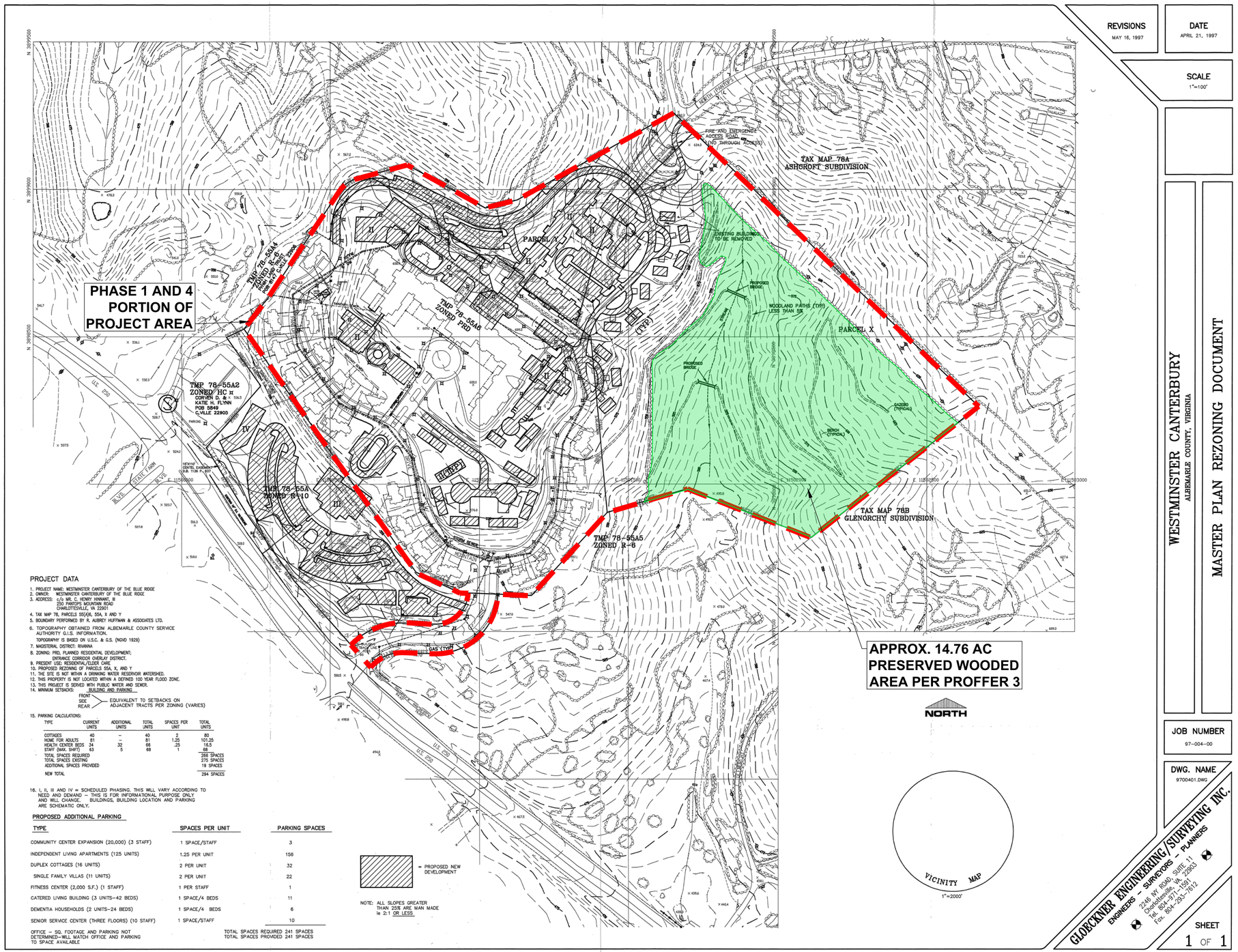
0 180' 360'

5 - EXISTING ZONING MAP

WCBR ZONING MAP AMENDMENT APPLICATION PLAN SET

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

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PROJECT DATA

1. PROJECT NAME: WESTMINSTER CANTERBURY OF THE BLUE RIDGE
2. OWNER: WESTMINSTER CANTERBURY OF THE BLUE RIDGE
3. ADDRESS: c/o MR. C. HENRY HINMAN, III
   250 PANTOPS MOUNTAIN ROAD
   CHARLOTTESVILLE, VA 22901
4. TAX MAP 78, PARCELS 55(A)6, 55A, X AND Y
5. BOUNDARY PERFORMED BY: R. AUBREY HUFFMAN & ASSOCIATES LTD.
6. TOPOGRAPHY OBTAINED FROM ALBEMARLE COUNTY SERVICE AUTHORITY G.I.S. INFORMATION.
   TOPOGRAPHY IS BASED ON U.S.C. & G.S. (NGVD 1929)
7. MAGISTERIAL DISTRICT: RIVANNA
8. ZONING: PRD, PLANNED RESIDENTIAL DEVELOPMENT;
   ENTRANCE CORRIDOR OVERLAY DISTRICT.
9. PRESENT USE: RESIDENTIAL/ELDER CARE
10. PROPOSED REZONING OF PARCELS 55A, X, AND Y
11. THE SITE IS NOT WITHIN A DRINKING WATER RESERVOIR WATERSHED.
12. THIS PROPERTY IS NOT LOCATED WITHIN A DEFINED 100 YEAR FLOOD ZONE.
13. THIS PROJECT IS SERVED WITH PUBLIC WATER AND SEWER.
14. MINIMUM SETBACKS: BUILDING AND PARKING
    FRONT, SIDE, REAR — EQUIVALENT TO SETBACKS ON ADJACENT TRACTS PER ZONING (VARIES)
15. PARKING CALCULATIONS:

TYPE	CURRENT UNITS	ADDITIONAL UNITS	TOTAL UNITS	SPACES PER UNIT	TOTAL UNITS
COTTAGES	40	--	40	2	80
HOME FOR ADULTS	81	--	81	1.25	101.25
HEALTH CENTER BEDS	34	32	66	.25	16.5
STAFF (MAX. SHIFT)	63	5	68	1	68
TOTAL SPACES REQUIRED					266 SPACES
TOTAL SPACES EXISTING					275 SPACES
ADDITIONAL SPACES PROVIDED					19 SPACES
NEW TOTAL					294 SPACES

16. I, II, III AND IV = SCHEDULED PHASING. THIS WILL VARY ACCORDING TO NEED AND DEMAND -- THIS IS FOR INFORMATIONAL PURPOSE ONLY AND WILL CHANGE. BUILDINGS, BUILDING LOCATION AND PARKING ARE SCHEMATIC ONLY.

PROPOSED ADDITIONAL PARKING

TYPE	SPACES PER UNIT	PARKING SPACES
COMMUNITY CENTER EXPANSION (20,000) (3 STAFF)	1 SPACE/STAFF	3
INDEPENDENT LIVING APARTMENTS (125 UNITS)	1.25 PER UNIT	156
DUPLEX COTTAGES (16 UNITS)	2 PER UNIT	32
SINGLE FAMILY VILLAS (11 UNITS)	2 PER UNIT	22
FITNESS CENTER (2,000 S.F.) (1 STAFF)	1 PER STAFF	1
CATERED LIVING BUILDING (3 UNITS=42 BEDS)	1 SPACE/4 BEDS	11
DEMENTIA HOUSEHOLDS (2 UNITS=24 BEDS)	1 SPACE/4 BEDS	6
SENIOR SERVICE CENTER (THREE FLOORS) (10 STAFF)	1 SPACE/STAFF	10

OFFICE -- SQ. FOOTAGE AND PARKING NOT DETERMINED--WILL MATCH OFFICE AND PARKING TO SPACE AVAILABLE

TOTAL SPACES REQUIRED 241 SPACES
TOTAL SPACES PROVIDED 241 SPACES

REVISIONS	DATE
MAY 16, 1997	APRIL 21, 1997

SCALE 1"=100'

WESTMINSTER CANTERBURY
ALBEMARLE COUNTY, VIRGINIA

MASTER PLAN REZONING DOCUMENT

JOB NUMBER 97-004-00

DWG. NAME 9700401.DWG

GLOBECKNER ENGINEERING/SURVEYING INC.
ENGINEERS - SURVEYORS - PLANNERS
2245 IVY ROAD, SUITE 11
Charlottesville, VA 22903
Tel. 804-971-1591
Fax. 804-293-7612

SHEET 1 OF 1

ZMA 1997-03 PER LOD 2019-04 AND LOD 2022-02 PERMITS:

1. COTTAGES, HOMES FOR ADULTS, HEALTH CENTER BEDS, A COMMUNITY CENTER EXPANSION, INDEPENDENT LIVING APARTMENTS, DUPLEX COTTAGES, SINGLE FAMILY VILLAS, A FITNESS CENTER, A CATERED LIVING BUILDING, DEMENTIA HOUSEHOLDS, A SENIOR SERVICE CENTER, OFFICE USES (RESTRICTED PROFESSIONAL OFFICE USE TO PARCEL 78-55A5)

2. BUILDINGS MAY BE CONSTRUCTED IN LOCATIONS DETERMINED BY THE OWNER, AND ANY USE IDENTIFIED ON THE APPLICATION PLAN MAY BE LOCATED WITHIN ANY BUILDING ON THE PROPERTY, PROVIDED SUCH USE IS AUTHORIZED BY THE APPLICATION PLAN.

3. THE APPROVED APPLICATION PLAN PERMITS THE DEVELOPMENT OF RESIDENTIAL DWELLING UNITS AND HEALTH CARE BEDS WITHOUT IMPOSING A MAXIMUM NUMBER.

4. PARKING IS REQUIRED AS OUTLINED ON THE APPLICATION PLAN.

6 - ZMA-1997-03 PREV. APPROVED APPLICATION PLAN (TMP 78-55A6 ONLY)

WCBR ZONING MAP AMENDMENT APPLICATION PLAN SET

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

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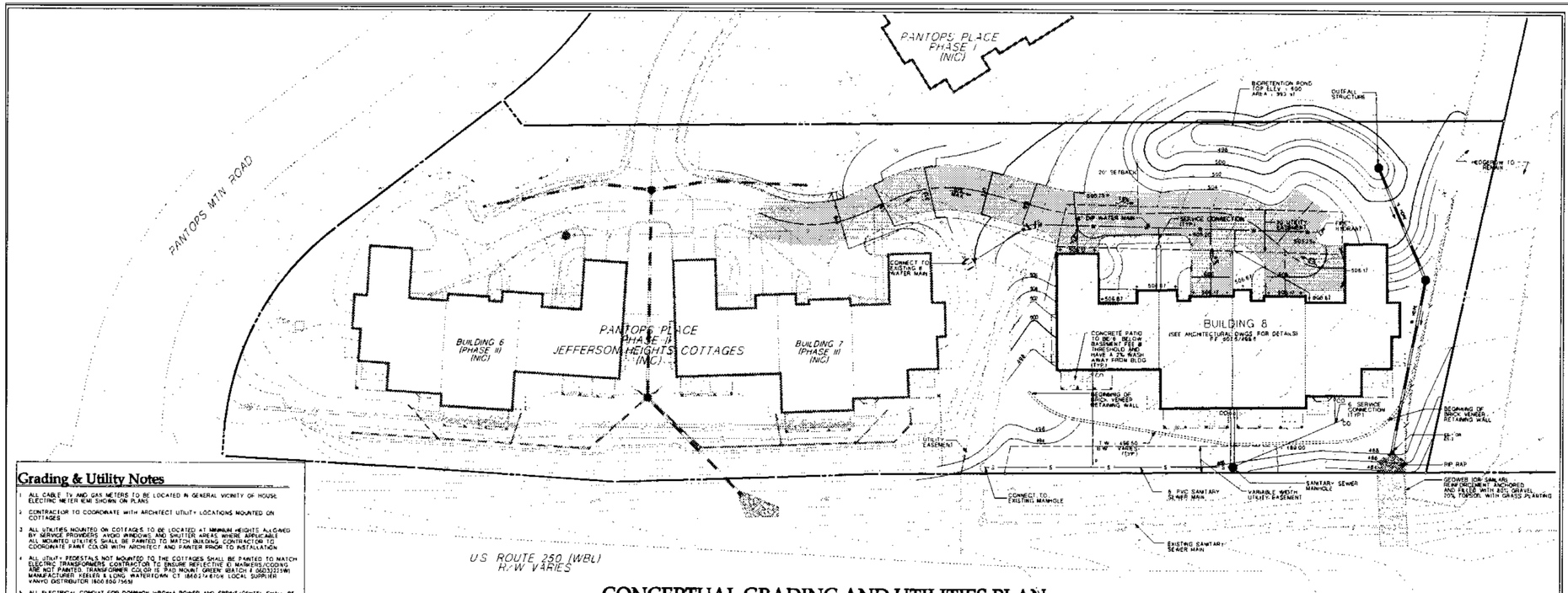
ZMA 2004-0009 PERMITS: FOUR (4) INDEPENDENT LIVING COTTAGES.

ZMA 1999-001 PERMITS: THIRTEEN (13) INDEPENDENT LIVING COTTAGES.

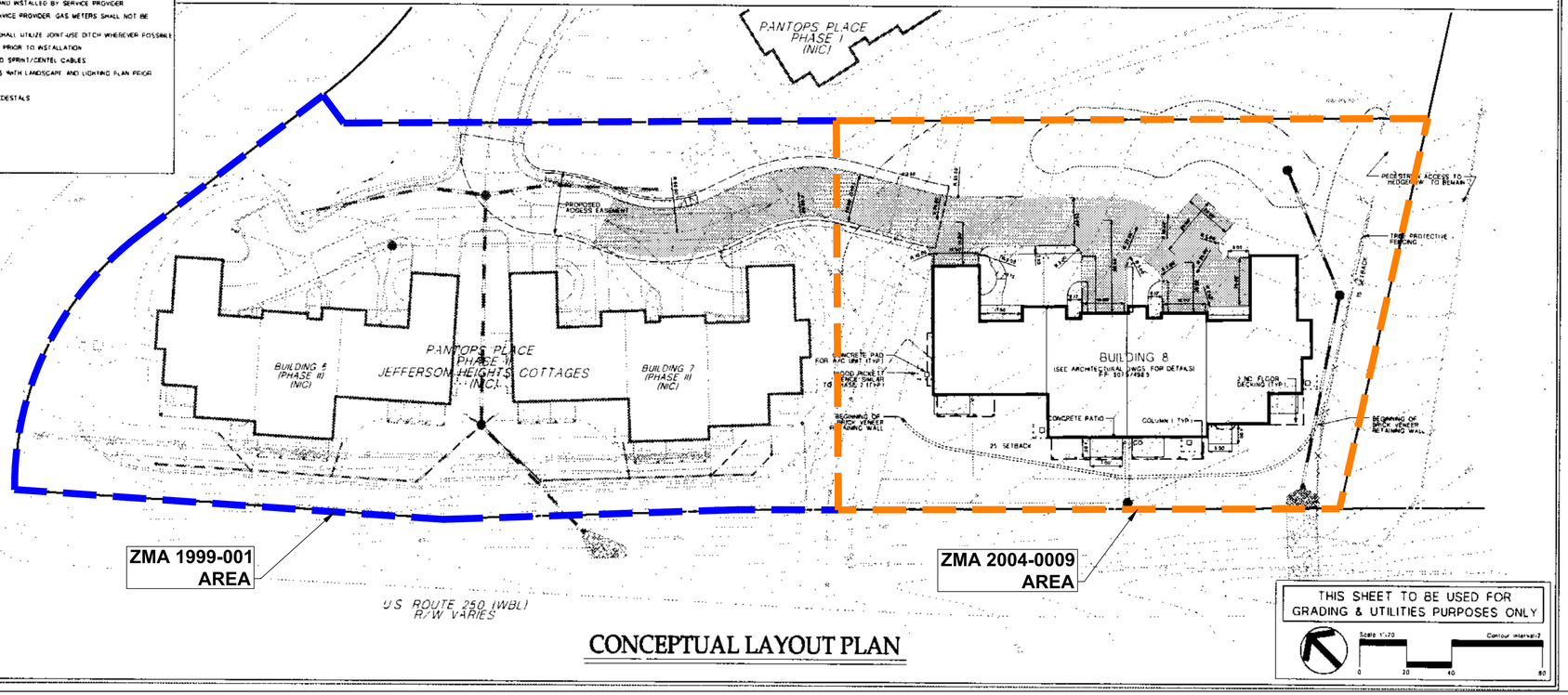
COMBINED AREAS PERMIT: SEVENTEEN (17) INDEPENDENT LIVING COTTAGES.

Grading & Utility Notes

1. ALL CABLE TV AND GAS METERS TO BE LOCATED IN GENERAL VICINITY OF HOUSE ELECTRIC METER (EM) SHOWN ON PLANS
2. CONTRACTOR TO COORDINATE WITH ARCHITECT UTILITY LOCATIONS MOUNTED ON COTTAGES
3. ALL UTILITIES MOUNTED ON COTTAGES TO BE LOCATED AT MINIMUM HEIGHTS ALIGNED BY SERVICE PROVIDERS (HVAC WINDOWS AND SHUTTER AREAS WHERE APPLICABLE). ALL MOUNTED UTILITIES SHALL BE PAINTED TO MATCH BUILDING. CONTRACTOR TO COORDINATE PAINT COLOR WITH ARCHITECT AND PAINTER PRIOR TO INSTALLATION
4. ALL UTILITY PEDESTALS NOT MOUNTED TO THE COTTAGES SHALL BE PAINTED TO MATCH ELECTRIC TRANSFORMERS. CONTRACTOR TO ENSURE REFLECTIVE ID MARKERS/CODING ARE NOT PAINTED. TRANSFORMER COLOR IS PAD MOUNT GREEN (BEACH # 060332SW) MANUFACTURER: KEELER & LONG, WATERTOWN CT (860)274-8704 LOCAL SUPPLIER: HANCO DISTRIBUTOR (800)556-7569
5. ALL ELECTRICAL CONDUIT FOR DOMINION VIRGINIA POWER AND SPRINT/CENTEL SHALL BE PROVIDED BY SERVICE PROVIDER AND INSTALLED BY CUSTOMER. SERVICE PROVIDER SHALL PROVIDE PULL WIRES TO CONTRACTOR. CONTRACTOR SHALL TURN UP AND CAP ALL CONDUITS.
6. TRANSFORMER PADS TO BE SUPPLIED AND INSTALLED BY SERVICE PROVIDER
7. GAS SERVICE TO BE INSTALLED BY SERVICE PROVIDER. GAS METERS SHALL NOT BE LOCATED DIRECTLY UNDER WINDOWS
8. SPRINT/CENTEL AND ADELPHIA CABLE SHALL UTILIZE JOINT-USE DITCH WHEREVER POSSIBLE
9. SPRINT/CENTEL TO CONTACT ENGINEER PRIOR TO INSTALLATION
10. NO CHARGES APPLY TO PLACING BURIED SPRINT/CENTEL CABLES
11. CONTRACTOR TO COORDINATE UTILITIES WITH LANDSCAPE AND LIGHTING PLAN PRIOR TO INSTALLATION
12. EM REPRESENTS ELECTRIC METERS
    PED REPRESENTS TELEPHONE/CABLE PEDESTALS



CONCEPTUAL GRADING AND UTILITIES PLAN



CONCEPTUAL LAYOUT PLAN

THIS SHEET TO BE USED FOR GRADING & UTILITIES PURPOSES ONLY

Scale 1"=20' Contour interval=2'

0 20 40 80

McKEE CARSON

COTTAGES AT JEFFERSON HEIGHTS
(PHASE 3)
Albemarle County, Virginia
CONCEPTUAL GRADING & UTILITIES PLAN

Revisions:	9/29/04
2 V/SUP/ZMA 2001-0009 REVISIONS	
Scale:	As 1" = 20'
Date:	4/23/04
Project No.:	8886
Designed:	TPW
Checked:	PVF

Sheet No.: 6 OF 6

7 - ZMA-2004-0009 & ZMA-1999-001 PREV. APPROVED APPLICATION PLANS (TMP 78-55A7 ONLY)

WCBR ZONING MAP AMENDMENT APPLICATION PLAN SET

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

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LEGEND

- PROPOSED ROADS
- ZMA PROJECT AREA
- INTERIOR PROPERTY LINE
- PEDESTRIAN TRAIL
- EXISTING INTERMITTENT STREAM
- EXISTING EPHEMERAL STREAM
- EXISTING WETLANDS
- EXISTING SWM POND
- PROPOSED LEVEL 1 WET POND
- GREEN SPACE, APPROX. 23.42 TOTAL ACRES
- EXISTING BLOCK 1 (RENOVATION OF EX. STRUCTURES)
- BLOCK 2
- BLOCK 3
- EXISTING BLOCK 4 (NEW CONSTRUCTION)
- BLOCK 5

NOTE:

1. THE BLOCK DESIGNATIONS ARE FOR IDENTIFICATION PURPOSES ONLY AND DO NOT ESTABLISH A MANDATORY SEQUENCE OF DEVELOPMENT. BLOCKS MAY BE CONSTRUCTED IN ANY ORDER, PROVIDED THAT ALL REQUIRED INFRASTRUCTURE, PUBLIC IMPROVEMENTS, AND APPLICABLE CONDITIONS NECESSARY TO SERVE THE BLOCK BEING DEVELOPED ARE COMPLETED OR OTHERWISE SECURED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
2. PREVIOUSLY ISSUED LETTER OF DETERMINATION APPROVAL (LOD202200002) ALLOWS WORK UNDER BLOCKS 1 AND 4 BY-RIGHT.
3. PRIMITIVE TRAIL LOCATIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. TRAIL LOCATIONS WITHIN THE OPEN SPACE WILL BE DETERMINED AT SITE PLAN OR FOLLOWING CONSTRUCTION.
4. A MINIMUM OF 20% OPEN SPACE WILL BE PROVIDED THROUGHOUT THE PROJECT. THE LOCATIONS OF OPEN SPACE WILL BE DETERMINED DURING THE SITE PLAN REVIEW AND APPROVAL PROCESS.
5. BLOCK ACREAGES ARE APPROXIMATE.

EX. 100' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT

ASHCROFT

NORTH PANTOPS

GREEN SPACE B (5.03 AC)

TOTAL GREEN SPACE = 22.54 AC

EXISTING OVERHEAD UTILITY LINES

BLOCK 2 (6.49 AC)

BLOCK 5 (14.21 AC)

PAVILIONS AT PANTOPS

PRIVATE TRAVELWAY AND EMERGENCY ACCESS

PRIVATE TRAVELWAY AND 5' SIDEWALK ON ONE SIDE

GREEN SPACE A (8.43 AC)

APPROXIMATE LOCATION OF ENTRY FOR TRAVELWAY

NEIGHBORHOOD PROPERTIES

VERONA DRIVE

10' POND ACCESS

EXISTING BLOCK 1 GREEN SPACE D (1.75 AC)

PRIVATE TRAVELWAY AND 5' SIDEWALK ON ONE SIDE

#250 "WESTMINSTER-CANTERBURY"

START OF PRIVATE ROW/END OF PUBLIC ROW

EAST HAVEN CT.

EXISTING BLOCK 4 (8.46 AC), SEE NOTE 2

EXISTING BLOCK 1 (26.66 AC), SEE NOTE 2

END OF GLENORCHY DR.

GREEN SPACE C (7.33 AC)

GLENORCHY DR. STATE RT. 1109 (VAR. WIDTH R/W)

GLENORCHY

EXISTING WCBR CAMPUS

COMMONWEALTH SENIOR LIVING

NEW REALIGNMENT OF GLENORCHY DR (PUBLIC ROAD) AND 5' SIDEWALK ON ONE SIDE

PUBLIC RIGHT-OF-WAY

VIEWMONT CT.

BLOCK 3 (8.40 AC)

APPROXIMATE LOCATION OF ENTRY FOR TRAVELWAY

LUXOR ROAD

PANTOPS MOUNTAIN PLACE

PANTOPS MOUNTAIN ROAD (100' R/W, PRIVATE

RICHMOND ROAD US ROUTE 250 (VARIABLE WIDTH PUBLIC R/W)

RICHMOND ROAD US 250 (VARIABLE WIDTH PUBLIC R/W)

SENTARA MARTHA JEFFERSON HOSPITAL

NAD 83

SCALE 1"=120'

0 120' 240'

8 - APPLICATION PLAN

WCBR ZONING MAP AMENDMENT APPLICATION PLAN SET

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

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LEGEND

- PROPOSED ROADS
- ZMA PROJECT AREA
- INTERIOR PROPERTY LINE
- FUTURE RIGHT OF WAY
- PEDESTRIAN TRAIL
- INTERMITTENT STREAM
- EPHEMERAL STREAM
- WETLANDS
- EXISTING SWM POND
- PROPOSED LEVEL 1 WET POND
- PROPOSED BUILDINGS

NOTE:
1. A WATER BOOSTER PUMP STATION WILL BE REQUIRED TO SERVE THE DEVELOPMENT. THE FINAL LOCATION OF THE FACILITY WILL BE DETERMINED DURING SITE PLAN REVIEW IN COORDINATION WITH THE SERVICE AUTHORITY.

ASHCROFT

NORTH PANTOPS DRIVE

MAX. HEIGHT 10' RETAINING WALL

MAX. HEIGHT 10' RETAINING WALL

MAX. HEIGHT 5' RETAINING WALL

MAX. HEIGHT 15' RETAINING WALL

MAX. HEIGHT 10' RETAINING WALL

MAX. HEIGHT 10' RETAINING WALL

MAX. HEIGHT 15' RETAINING WALL

PAVILIONS AT PANTOPS

VERONA DRIVE

EXISITNG WCBR CAMPUS

MAX. HEIGHT 30' RETAINING WALL BELOW 20' PARKING STRUCTURE

NEIGHBORHOOD PROPERTIES

MAX. HEIGHT 8' RETAINING WALL

MAX. HEIGHT 15' RETAINING WALL

MAX. HEIGHT 18' RETAINING WALL

MAX. HEIGHT 15' RETAINING WALL

EXISTING SWM POND

#250 "WESTMINSTER-CANTERBURY"

STEPPED WALL, MAX. RETAINED HEIGHT = ±30'

CONCEPTUAL SANITARY SEWER AND WATER LINE

EXISTING R/W

EAST HAVEN CT.

END OF GLENORCHY DR.

FUTURE R/W

COMMONWEALTH SENIOR LIVING

GLENORCHY DR. STATE RT. 1109 (VAR. WIDTH R/W)

STEPPED WALL, MAX. RETAINED HEIGHT = ±25'

GLENORCHY

PAVILIONS AT PANTOPS

EXISTING SWM POND

CONCEPTUAL LEVEL 1 WET POND

VIEWMONT CT.

MAX. HEIGHT 15' RETAINING WALL

STEPPED WALLS, MAX. RETAINED HEIGHT = ±20'

CONNECTION TO EXISTING SANITARY MANHOLE (APPROX. LOCATION BASED ON GIS, INV. ELEV. UNKNOWN)

LUXOR ROAD

PANTOPS MOUNTAIN PLACE

PANTOPS MOUNTAIN ROAD (100' R/W) PRIVATE

225' INTERSECTION SPACING PROVIDED BASED ON THE STOPPING CORNER CLEARANCE CRITERIA IN APPENDIX F OF THE VDOT ROAD DESIGN MANUAL

RICHMOND ROAD US ROUTE 250 (VARIABLE WIDTH PUBLIC R/W)

SENTARA MARTHA JEFFERSON HOSPITAL

EXISTING WATER LINE (APPROX. LOCATION BASED ON GIS, INV. ELEV. UNKNOWN)

MEDICAL BLDG. CONNECTOR ROAD (PRIVATE TRAVELWAY)

RICHMOND ROAD US 250 (VARIABLE WIDTH PUBLIC R/W)

NAD 83

SCALE 1"=120'

0 120' 240'

9 - CONCEPTUAL GRADING, SWM, & UTILITIES

WCBR ZONING MAP AMENDMENT APPLICATION PLAN SET

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LEGEND

- ROADS
- INTERIOR PROPERTY LINE
- ZMA PROJECT AREA
- PEDESTRIAN TRAIL
- INTERMITTENT STREAM
- EPHEMERAL STREAM
- WETLANDS
- EXISTING SWM POND
- PROPOSED LEVEL 1 WET POND
- CRITICAL SLOPES
- STEEP SLOPES - MANAGED
- STEEP SLOPES - PRESERVED
- MANAGED SLOPE AREAS DISTURBED BY PROJECT
- PRESERVED SLOPE AREAS DISTURBED BY PROJECT
- PROPOSED BUILDINGS

PRESERVED SLOPES IMPACTS = 1.95 ACRES* (APPROX.)

*NOTE: PRESERVED SLOPE IMPACTS FROM PEDESTRIAN TRAILS HAVE NOT BEEN INCLUDED IN THE TOTAL DISTURBANCE TO SLOPES, AS PEDESTRIAN TRAILS AND ASSOCIATED GRADING ARE A BY-RIGHT USE ON PRESERVED SLOPES PER SECTION 30.7.4.b.1.d OF THE STEEP SLOPES OVERLAY ZONING DISTRICT REGULATIONS.

GIS STEEP SLOPES, CRITICAL (TYP.)

GIS STEEP SLOPES, PRESERVED (TYP.)

GIS STEEP SLOPES, MANAGED (TYP.)

NORTH PANTOPS DRIVE

#250 "WESTMINSTER-CANTERBURY"

LUXOR ROAD

PANTOPS MOUNTAIN PLACE

PANTOPS MOUNTAIN ROAD (100' R/W) PRIVATE

RICHMOND ROAD US ROUTE 250 (VARIABLE WIDTH PUBLIC R/W)

RICHMOND ROAD US 250 (VARIABLE WIDTH PUBLIC R/W)

GLENORCHY DR. STATE RT. 1109 - (VAR. WIDTH R/W)

EAST HAVEN CT.

VIEWMONT CT.

CURRENT AERIAL SURVEY LIMITS

SETBACKS PER CODE OF DEVELOPMENT

NAD 83

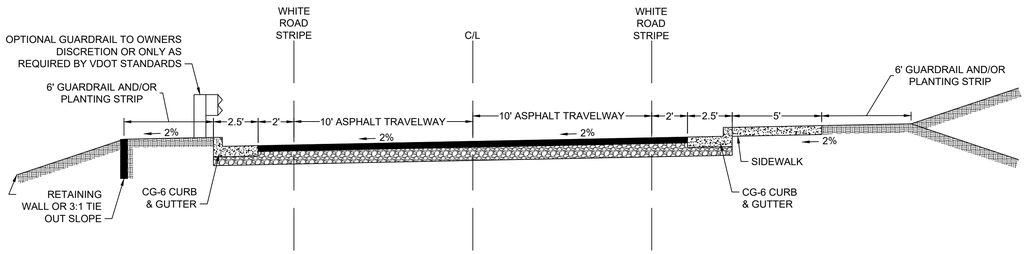
SCALE 1"=120'

0 120' 240'

10 - CONCEPTUAL DISTURBANCE TO PRESERVED SLOPES

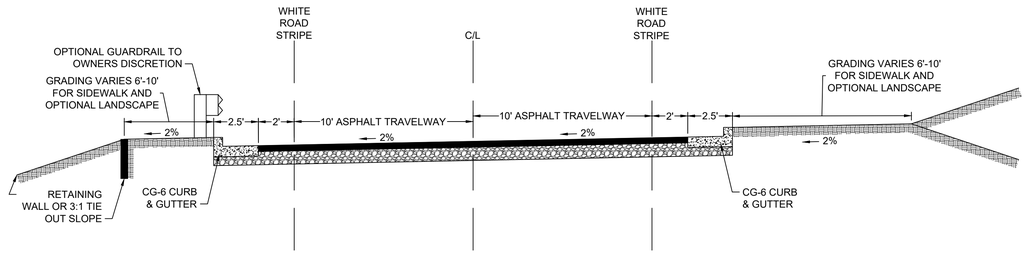
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GLENORCHY DR. (PUBLIC ROAD) CROSS SECTION - LOOKING NORTH

No Scale



TRAVELWAY CROSS SECTION (GLENORCHY LOOKING NORTH, CONNECTOR ROADS LOOKING WEST)

No Scale

NOTE: SIDEWALK CAN BE ON EITHER SIDE OF THE ROAD/TRAVELWAY. THE FINAL SIDEWALK LOCATION, ALIGNMENT, AND CONFIGURATION SHALL BE DETERMINED DURING SITE PLAN REVIEW PROCESS. SECTION 14-422.A OF THE SIDEWALKS AND PLANTING STRIPS REGULATIONS DOES NOT APPLY.

11 - STREET AND TRAVEL WAY SECTIONS

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CODE OF DEVELOPMENT

The following is a Code of Development drafted in accordance with Section 20A.5 of Chapter 18 of the Code of Albemarle County, Virginia. This Code of Development establishes the unifying design guidelines, specific regulations, permitted uses, required amenities and green space, and block characteristics.

I. PROPOSAL SUMMARY

Proposal

Westminster-Canterbury of the Blue Ridge and WCBR Land Holdings, LLC (collectively, the "Applicant") propose to consolidate the existing continuing care retirement community campus with adjoining parcels and rezone the combined property to Neighborhood Model Development ("NMD"). The proposed rezoning would facilitate a comprehensive, phased renovation and expansion of the community, located at 250 Pantops Mountain Road in the Pantops area of the Rivanna Magisterial District of Albemarle County, Virginia (the "Property" or the "Project"). The Property, inclusive of the existing campus and the expansion parcels, totals approximately 86.8 acres. This Code of Development, along with the Application Plan, establishes the regulations regarding uses, including greenspace, density, form, and non-residential and residential care facility uses.

II. BLOCK CHARACTERISTICS AND LAND USE REGULATIONS

The Application Plan identifies five development blocks within the Project, each corresponding to an anticipated phase of the comprehensive campus renovation and expansion. While the descriptions for each block listed below are the vision for the expansion, this Code allows for flexibility within its uses table for additional uses within each block.

- Block 1 encompasses the existing Westminster-Canterbury campus, including all currently built independent living care units and supporting facilities.

- Block 2 provides for an independent living care expansion immediately east of the existing campus and accommodates the tallest buildings on the Property at a maximum of 12 stories.
- Block 3 accommodates relocated health care functions and assisted living care from Block 4 in a stepped, terraced building of up to 7 stories located south of the existing campus core near US Route 250. Block 3 would be served by a new connector road, together with the independent living care units in the location previously approved under ZMA 2004-0009.
- Block 4 is located within the existing campus and provides for phased demolition and renovation of existing health care, assisted living care, memory care, independent living care, and dining (which will be relocated to Block 3) to accommodate new independent living care units, a performing arts center, and administrative space.
- Block 5 accommodates additional independent living care units on the east side of the site, comprising mid-rise buildings of up to 5 stories.

Blocks may be developed in any order, provided that the infrastructure, improvements, and other conditions necessary to serve the block have been completed or proposed during the site plan or building permit process. See Tables A, B, and C for uses, unit count and square footage for non-residential uses, and form.

Table A below establishes the permitted uses for the Property. Any use not identified in the table can be established by a determination by the Zoning Administrator pursuant to County Code § 18-8.5.5.2(c)(1).

Parking will be provided in a parking structure, parking structure within the building, or surface parking.

Table A. Uses: Permitted By-Right (X), Special Use Permit (SP), and Not Permitted (NP)

	BLOCKS				
USES	**1**	**2**	**3**	**4**	**5**
Primary Uses					
Continuing Care Retirement Facility*	X	X	X	X	X
Accessory Uses	X	X	X	X	X
Additional Uses					
Office (Medical, Dental, Optical, Professional)	X	X	X	X	X
Assisted Living Facility	X	X	X	X	X
Parking Structures	X	X	X	X	X
Home Occupation Class A	X	X	X	X	X
Temporary construction headquarters and temporary construction storage yards	X	X	X	X	X
Stormwater Management Facilities shown on an approved plan	X	X	X	X	X
Water, sewer, energy and communications distribution facilities	X	X	X	X	X
Tier I and Tier II Wireless Service Facilities	X	X	X	X	X
Tier III Wireless Service Facilities* **	SP	SP	SP	SP	SP
Accessory Uses	X	X	X	X	X

Notes:

* Continuing Care Retirement Facility means a type of mixed-use facility designed for older adults that offers a continuum of care, from independent living care to assisted living care, memory care, and skilled nursing care, along with other amenities and services such as, but not limited to, meals, personal services, transportation services, educational programming, religious services, hobby rooms, and exercise facilities.

** If the Zoning Ordinance is updated to allow Tier III Wireless Services Facilities by-right or by special exception, this use will no longer require a Special Use Permit

Table B: Development Summary

Minimum Square Feet*	10,000
Maximum Square Feet*	350,000
Maximum Independent Living Care Units	800
Maximum Assisted Living Care, Memory Care, and Skilled Nursing Care Beds	250

*Minimum and maximum square footage does not include independent living care, assisted living care, memory care, or skilled nursing care. Square footage listed includes indoor amenity spaces.

Table C. Setback and Building Regulations

Building Height	
Block	**Maximum Number of Stories**
Block 1	6
Block 2	12
Block 3	7
Block 4	6
Block 5	5
Setbacks*	
Front	0'
Side	0'
Rear	0'
Stepbacks	None
Other	
Lot Size	No min./No max.

Notes:

*Building separation will meet the requirements of the Building Code.

III. GREEN SPACE AND AMENITIES

A variety of both passive and active recreational amenities will be provided and programmed during the site plan process. Programmed facilities will be equivalent to or exceed those required by Section 4.16, as approved by the Director of Planning or designee. However, in no case will the recreational amenities be less than what is required under Section 20A.9(c) of the Neighborhood Model District Zoning Ordinance:

1. At least 90 percent of the residential care units in the NMD shall be within a one-quarter mile walk of an amenity.
2. The size, location, shape, slope, and condition of the land shall be suitable for the proposed amenity.

3. The amenity shall be suitable for the specific population to be served.
4. The design of any recreational facilities shall meet the minimum design requirements from recognized sources of engineering and recreational standards.
5. In nonresidential areas of the development, amenities shall be located so that they are easily accessible to patrons and employees of the development.

See Table D below for detailed information on the minimum requirements for green space and amenities.

Table D. Minimum Green Space and Amenities*

	NMD Acreage	MIN. Green Space and Amenity (SF)	MIN. Green Space and Amenity (Ac)	MIN. Green Space and Amenity** %
TOTALS:	86.8	756,202	17.36	20%

Notes:

* Amenities will be available throughout the development, both within and outside the proposed blocks, and will be integrated into indoor and outdoor spaces.

**This chart and accompanying notations supersede the requirements of Section 4.16 of the Zoning Ordinance. All amenities will be programmed during the site plan process. Amenity types may be located within or outside buildings and may include, but are not limited to, pocket parks, community gardens, dog parks, trails, and plazas. Programmed facilities and amenities will be equivalent to or greater than those required by Section 4.16 and will be appropriate for residents, as approved by the Director of Planning or designee.

IV. TRANSPORTATION AND PEDESTRIAN FACILITIES

Transportation

The design of the travelways, streets, and entrances will comply with the Virginia Department of Transportation ("VDOT") Road Design Manual and Albemarle County's Engineering Design Manual, as applicable, unless a modification or exception is approved

during the site plan process. Adequate width will be provided to meet Fire/Rescue requirements.

Pedestrian Facilities

Pedestrian facilities will be provided throughout the Property to support safe and convenient pedestrian circulation for residents, staff, and visitors. Sidewalks with a minimum width of five feet will be provided along internal roads, and pedestrian connections will be established between blocks, buildings, green space areas, and amenities to ensure that the campus functions as a cohesive, walkable environment consistent with the Neighborhood Model Development framework.

A network of trails will connect the green space areas identified on the Application Plan and will provide residents with direct access to nature and passive recreation within the campus. Trail design will be appropriate for the population served and will respond to the Property's topography, incorporating accessible routes where grades reasonably permit and informal paths through wooded and sloped areas where the terrain reasonably warrants a more naturalistic approach.

Pedestrian facilities will be designed to meet the needs of a continuing care retirement community, with attention to wayfinding and connectivity between residential care, health care, dining, wellness, and community functions on campus. The design and location of pedestrian facilities will be finalized during the site plan process.

V. ARCHITECTURAL AND LANDSCAPE STANDARDS

Architectural Standards

US Route 250 is a designated Entrance Corridor, and many portions of the Project property are within the Entrance Corridor Overlay Zoning District. Development of those areas will be subject to review under the Albemarle County Architectural Review Board ("ARB") Certificate of Appropriateness process, pursuant to Section 30.6.2 of the Zoning Ordinance.

As required by section 20A.5.g of the Zoning Ordinance, below are a number of standards that are intended to address the architectural form, massing, proportion, and style for the Project.

1. Building facades will include breaks across the façade in order to vary the form and features of the building. Entrances, windows, changes in building material, and other architectural elements can all be utilized to achieve breaks within the building façade.

2. Primary entrances for the building will generally be located either on the front of the building or on the side of the building facing the public right-of-way, green space, or amenity area. Additional secondary entrances may be utilized in the rear of the buildings.

Landscape Standards

All landscaping will conform to those standards within the Zoning Ordinance, or with the ARB design guidelines, as applicable for areas subject to ARB jurisdiction and review.

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12 - CODE OF DEVELOPMENT

WCBR ZONING MAP AMENDMENT APPLICATION PLAN SET

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