

Westminster-Canterbury of the Blue Ridge Rezoning Narrative

ZMA-2026- ____

(Amendment to ZMA 1997-003, ZMA 1999-009, ZMA 1999-001, and ZMA 2004-009)

August 28, 2026

Introduction

Westminster-Canterbury of the Blue Ridge (“WCBR”) and its affiliated entity WCBR Land Holdings, LLC (collectively, the “Applicant”) propose to consolidate its 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 “Project”). The Project property, inclusive of the existing campus and the expansion parcels listed in the table below, totals approximately 86.8 acres (the “Property”).

Application Plan and Code of Development

The Application Plan set prepared by Timmons Group entitled “Zoning Map Amendment ZMA 2026-____,” dated August 27, 2026, which includes a Code of Development (the “Application Plan”) is included with the NMD rezoning request. These work together to integrate the existing campus with the expansion parcels into a unified master plan for the Property and establish regulations for the Property.

The proposed rezoning will replace the existing patchwork of prior zoning approvals, proffers, special use permits, official determinations, and multiple application plans with a single, integrated Application Plan and Code of Development governing the entire expanded WCBR campus. This consolidated framework will apply uniformly to both the existing campus and the expansion parcels, creating a clearer and more predictable zoning structure for future development, redevelopment, and site plan review. By establishing one coordinated set of regulations for uses, building locations, green space, circulation, infrastructure, and development standards, the NMD rezoning will simplify administration of the Property for WCBR, County staff, decisionmakers, and the public. This approach also ensures that future phases of the campus are reviewed against a cohesive master plan rather than multiple overlapping approvals adopted at different times for different portions of the Property.

Subject Property

The Property consists of the existing WCBR campus together with a series of adjoining expansion parcels located generally to the east of the existing campus. The existing campus parcel is zoned Planned Residential Development (“PRD”) with proffers, and the expansion parcels are zoned R-1 Residential (“R-1”) and PRD. Portions of the Property are also within the Entrance Corridor Overlay District and Steep Slopes Overlay District, both of which are addressed later in this narrative.

The main campus parcel 78-55A6 and parcel 78-55A7 are owned by Westminster-Canterbury of the Blue Ridge. The expansion parcels are owned by WCBR Land Holdings LLC. The tax map parcel numbers, owners of record, current zoning, and relevant notes for each parcel comprising the Property are identified in the following chart.

Parcel Identification Number	Owner of Record	Current Zoning	Notes
078000000055A6	Westminster-Canterbury of the Blue Ridge	PRD	<i>Existing campus parcel</i>
078B0000C00300	WCBR Land Holdings LLC	R-1	<i>Expansion parcel</i>
078B0000C00200	WCBR Land Holdings LLC	R-1	<i>Expansion parcel</i>
078B0000C00100	WCBR Land Holdings LLC	R-1	<i>Expansion parcel</i>
078B0000A01700	WCBR Land Holdings LLC	R-1	<i>Expansion parcel</i>
078B0000A01600	WCBR Land Holdings LLC	R-1	<i>Expansion parcel</i>
078B0000A01500	WCBR Land Holdings LLC	R-1	<i>Expansion parcel</i>
078B0000B00700	WCBR Land Holdings LLC	R-1	<i>Expansion parcel</i>
078B0000B00800	WCBR Land Holdings LLC	R-1	<i>Expansion parcel</i>
078B0000B00900	WCBR Land Holdings LLC	R-1	<i>Expansion parcel</i>
078B0000B00600	WCBR Land Holdings LLC	R-1	<i>Expansion parcel</i>
078B0000B00500	WCBR Land Holdings LLC	R-1	<i>Expansion parcel</i>
078B0000B00400	WCBR Land Holdings LLC	R-1	<i>Expansion parcel</i>
078B0000B005A0	WCBR Land Holdings LLC	R-1	<i>Expansion parcel</i>
078B0000000100	WCBR Land Holdings LLC	R-1	<i>Expansion parcel- 9.2 acre portion</i>
078B0000B001A0	WCBR Land Holdings LLC	R-1	<i>Expansion parcel</i>
078000000055A7	Westminster-Canterbury of the Blue Ridge	PRD	<i>Expansion parcel</i>



Figure 1: Location and Parcel Map

Project History

Westminster-Canterbury of the Blue Ridge is an established continuing care retirement community that has served the greater Charlottesville and Albemarle County area for several decades. The main campus was originally rezoned to Planned Residential Development (“PRD”) under ZMA 1987-009 (“ZMA 1987”). The ZMA 1987 rezoning was subsequently amended by ZMA 1997-003 (“ZMA 1997”), which added land to the campus and included two special use permits authorizing the retirement community use, and which further provided for the preservation of a wooded, forested area of approximately 14.76 acres on the Property. ZMA 1999-009 later amended ZMA 1997 to allow office use along the Route 250 frontage; that area has since been sold, is no longer part of Westminster-Canterbury, and now contains medical office and other office uses. As such, ZMA 1997 is the approval applicable to the main WCBR campus. See Sheet 6 of the Application Plan for the ZMA 1997 Plan.

The ZMA 1997 Application Plan (the “ZMA 1997 Plan”) authorizes a range of uses on the Property, including cottages, homes for adults, health center beds, community center expansion, independent living care apartments, duplex cottages, single-family villas, a fitness center, dementia households, and a senior service center. The ZMA 1997 Plan allows buildings to be located at the owner’s discretion and permits any approved use in any building on ZMA 1997, provided the use is authorized by the 1997 Plan.

A portion of Parcel 78-55A7 was previously part of the parcel included in the Commonwealth Senior Living rezoning, ZMA 1999-001 (“ZMA 1999”), which rezoned Commonwealth’s property to Planned Residential District (PRD). ZMA 1999 allowed both assisted living and independent care living uses. The approved ZMA 1999 plan showed independent care living units along U.S. Rt. 250 at the corner of Pantops Mountain Road, and included a connection through the Commonwealth Senior Living parcel that connected to Pantops Mountain Road. ZMA 1999 authorized Commonwealth Senior Living to build 30 independent living care units; 17 were constructed near its assisted living

facility, and none were built near U.S. Rt. 250, which now comprises a portion of Parcel 78-55A7. After the ZMA 1999 rezoning, the portion of Commonwealth's parcel at the corner of U.S. Rt. 250 and Pantops Mountain Road was subdivided into a separate parcel. In 2004, ZMA 2004-009 ("ZMA 2004") rezoned what is now the other portion of Parcel 78-55A7 from R-1 Residential to PRD to allow an additional four independent living care units. Following ZMA 2004, the parcels were combined to create the current boundaries of Parcel 78-55A7. As a result, Parcel 78-55A7 retains approval for 17 independent living care cottages. The ZMA 2004 and ZMA 1999 plans applicable to Parcel 78-55A7 are shown on Sheet 7 of the Application Plan.

Official Letters of Determination

The County Zoning Administrator has issued two Official Letters of Determination relevant to the existing WCBR campus on Parcel 78-55A6 to clarify the permitted uses and zoning approvals. Official Letter of Determination LOD 2019-0004, attached as Exhibit 1, determined that adult day care is a use permitted by right on the Property. Official Determination LOD 2022-0002, attached as Exhibit 2, confirmed that the location of new buildings and uses depicted on the March 8, 2022 updated master plan for the Property were permitted by right, and further confirmed that additional buildings may be constructed by right in locations desired by the owner provided the proposed use is listed on the approved ZMA 1997 Plan and the buildings do not encroach on the wooded area shown on the ZMA 1997 Plan for passive recreational use. LOD 2022-0002 also confirmed that the parking calculations shown on the ZMA 1997 Plan do not regulate or limit the number of residential units or health care beds permitted on Parcel 78-55A6, and instead only establish the minimum number of parking spaces required per unit for the approved uses, subject to applicable proffer limitations.

Surrounding Area

The Property is situated in the Pantops area of Albemarle County, with frontage along U.S. Route 250/Richmond Road and proximity to Interstate 64, Peter Jefferson Parkway, and State Farm Boulevard. The site is served by a network of local streets, including Pantops Mountain Road, and Glenorchy Drive.

The surrounding area reflects Pantops' established mixed-use character. Adjacent and nearby residential communities include Fontana, Ashcroft, Glenorchy, and Pavilions at Pantops, among others. Institutional and commercial uses in the vicinity include Sentara Martha Jefferson Hospital, medical offices, the Peter Jefferson Place office park, the U.S. Social Security Administration building, and a range of commercial, retail, and office uses along the Route 250 corridor. The surrounding zoning reflects this mix, including Planned Residential Development, R-1, R-4, and R-6 Residential, Highway Commercial, Planned Development Mixed Commercial, C-1 Commercial, Commercial Office, Planned Development Shopping Center, and Rural Area districts as shown on Sheet 5 of the Application Plan in Figure 2 below. Portions of the Property are also within the Entrance Corridor Overlay District as shown on the Figure 3 map below:

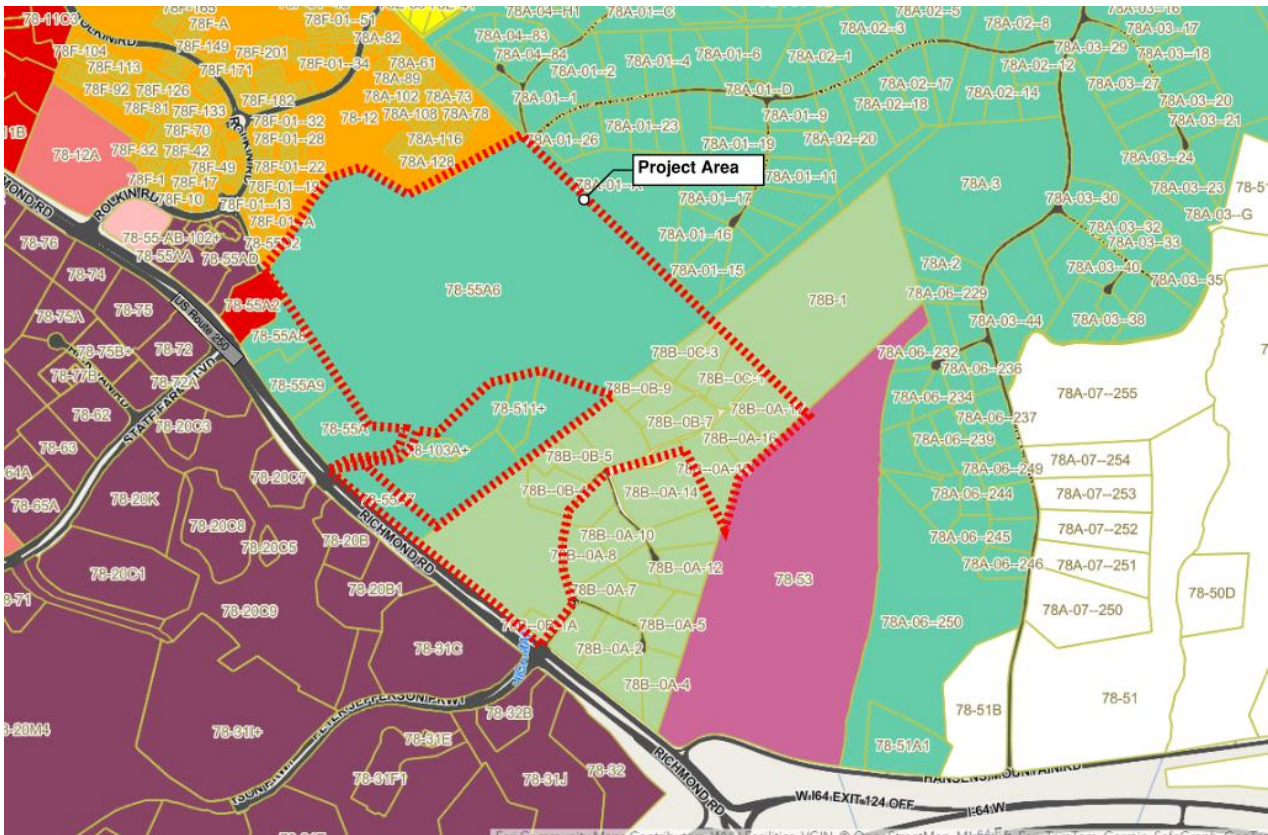


Figure 2: Zoning Map

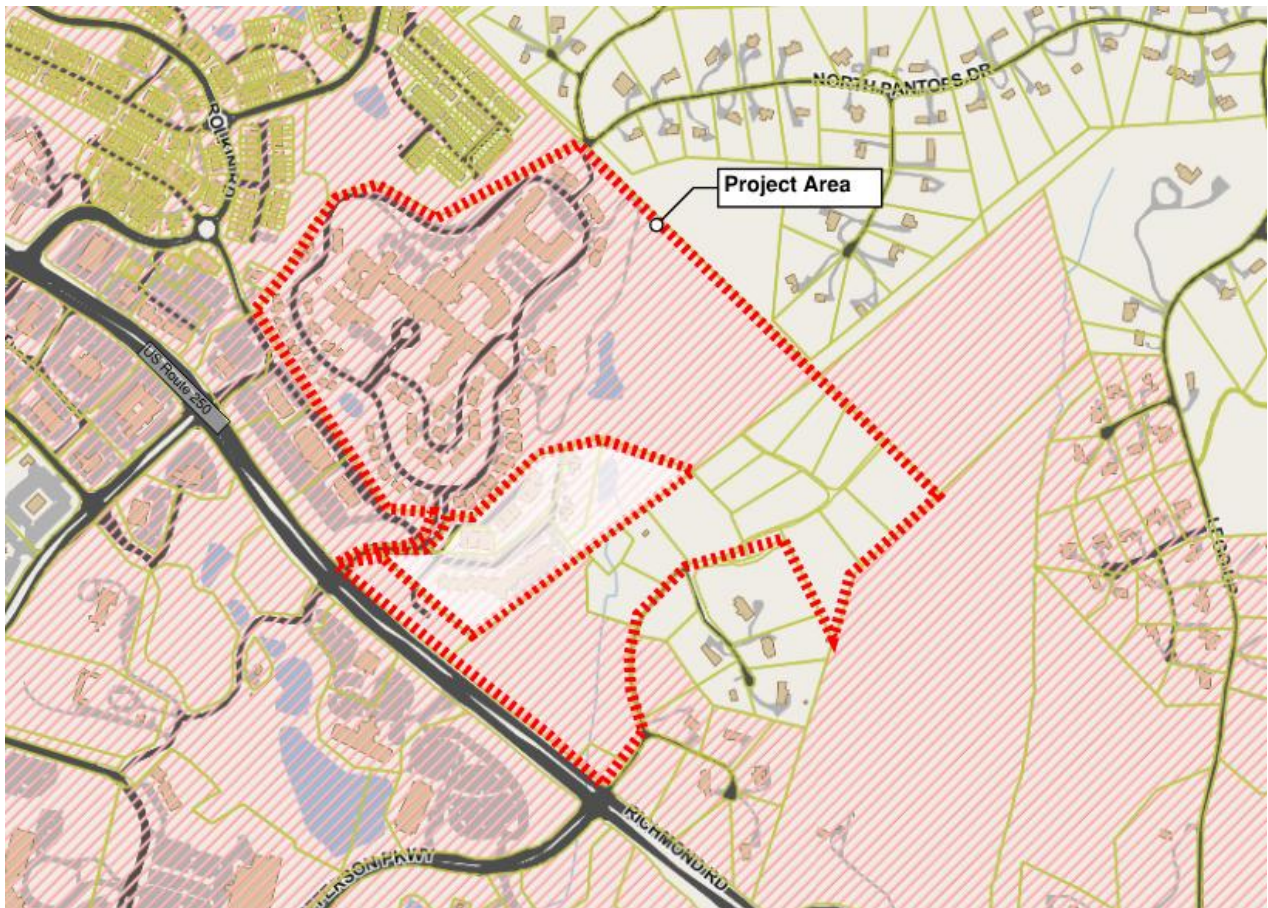


Figure 3: Entrance Corridor Overlay Zoning District

Portions of the Property include both managed and preserved steep slopes and are thus within the Steep Slopes Overlay Zoning District, as shown in Figure 4 below. The steepest terrain is concentrated at the northern end of the site, with gentler grades extending to the south. This topography has directly informed the conceptual site planning and grading approach reflected in the Application Plan.

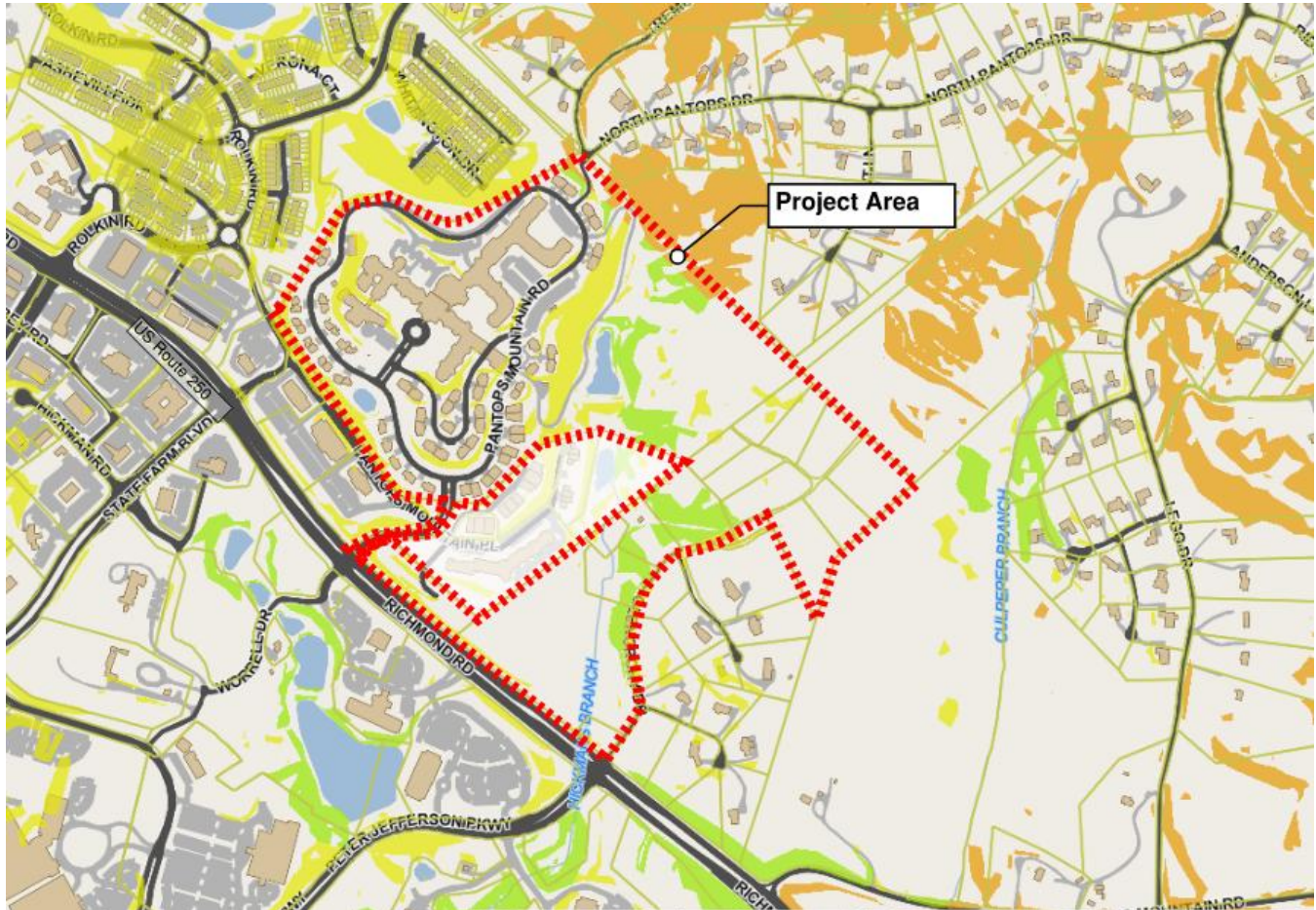


**Figure 4: Steep Slopes Zoning Overlay District Map
(yellow = managed; green = preserved)**

Proposed Project

Since approval of the prior rezonings and Official Letters of Determination, WCBR has acquired numerous additional parcels that were originally platted in the 1950s as part of the Glenorchy residential subdivision. WCBR proposes to incorporate most of those parcels into its campus through a boundary line adjustment and to vacate the platted rights-of-way within the Glenorchy subdivision parcels. Glenorchy Drive was envisioned to be extended, but was never constructed. The Applicant seeks to rezone the existing campus and the expansion areas to the Neighborhood Model Development zoning district to accommodate a long-term, phased redevelopment and expansion that responds to the evolving needs of continuing care retirement community residents while making efficient use of the existing and newly added land area. As part of the ZMA 1997 rezoning, a 14.7-acre wooded area was proffered for preservation in connection with the County's then-existing Open Space Plan and coordination with Monticello. Since then, the Pantops Master Plan has been updated and AC44 has been adopted, both of which now designate that 14.7-acre area for development. In addition, the Open Space Plan is no longer part of the Comprehensive Plan. Accordingly, this rezoning application proposes development within the 14.7-acre area, and would supersede the prior proffers and conditions associated with all of the previous zoning approvals that apply to the Property.

The proposed campus expansion plan relocates health care functions to the expansion area, creates new campus edges with pedestrian and vehicular connections, organizes the site around a network of green spaces and trails, and provides integrated care environments at various levels of care to support aging in place within a cohesive campus setting.

The Application Plan identifies the following development phases and their locations within the Property, which are designated for planning and reference purposes only:

- Block 1 (Phase 1) (approximately 26.7 acres) consists of the existing campus.
- Block 2 (Phase 2) (approximately 6.5 acres) consists of an independent living care expansion. This phase includes the tallest buildings on the Property, at a maximum of 12 stories. The Phase 2 building is set in the north-central campus area, away from the Route 250 frontage, and is expected to be largely absorbed into the tree canopy, with only the uppermost stories visible in leaf-on conditions.
- Block 3 (Phase 3) (approximately 8.4 acres) consists of relocated health care functions in a stepped, terraced building of up to 7 stories with a new connector road or travelway to connect the new Phase 3 building to Pantops Mountain Road. Phase 3 also includes the independent care living units previously approved under ZMA 2004-009. As shown in the illustrative renderings included with this application as Exhibit 3, the Phase 3 building is proposed to step into the hillside with lower levels near the U.S. 250 grade and upper levels set into the slope, reducing the perceived mass from the Route 250 corridor.
- Block 4 (Phase 4) (approximately 8.5 acres)
 - Demolition of the existing health care and care facilities to construct new independent living care units, a performing arts center, administrative space, and a possible relocated campus entry.
 - Renovation of the existing marketplace dining area and entry area into a great lawn with subgrade parking.
 - Construction of new dining venues.
 - Renovation of the existing administrative area into additional independent living care units.
- Block 5 (Phase 5) (approximately 14.2 acres) consists of additional independent living care units, comprising mid-rise buildings of up to 5 stories.

The phase designations described above are for identification purposes only and do not establish a mandatory sequence of development. Phases may be constructed in any order, provided that the infrastructure, improvements, and other conditions necessary to serve the phase have been completed or proposed with the phase during the site plan or building permit process.

The Application Plan establishes an internal vehicular and pedestrian circulation network that connects the various development phases and blocks to one another within the campus. Internal roads, connector roads, travel ways, and pedestrian pathways link Block 1 through Block 5, enabling residents, staff, and visitors to move among the care areas, health care facilities, dining venues, administrative spaces, and green space amenities without needing to access Route 250. By providing these on-campus connections, the internal circulation network allows intra-campus movement to occur entirely within the Property, thereby avoiding the generation of additional external vehicular trips on Route 250 as a result of the phased campus expansion. This approach supports efficient campus operations across all phases of development and ensures that the incremental build-out of the campus does not place additional traffic demands on the surrounding road network attributable to internal campus circulation.

Comprehensive Plan Land Use Designations

AC44, the County's updated Comprehensive Plan, introduced an updated Future Land Use Map, new Community Design Guidelines, and an Activity Center framework intended to guide the location and character of future growth. The AC44 Future Land Use Map and the Pantops Master Plan are intended to work together, and where a recommendation in the Pantops Master Plan conflicts with the Future Land Use Map, the Future Land Use Map governs.

The 2008 Pantops Master Plan designated much of the expansion parcels as private greenspace. The Pantops Master Plan was updated in 2019, and together with the AC44 Future Land Use Map, more of the expansion area is now designated for development rather than as private greenspace. Under the current Future Land Use Map, the majority of the existing main campus, along with parcel 78-55A7, is designated Urban Residential and the majority of expansion property is designated Neighborhood Residential, as shown in Figure 5 below.

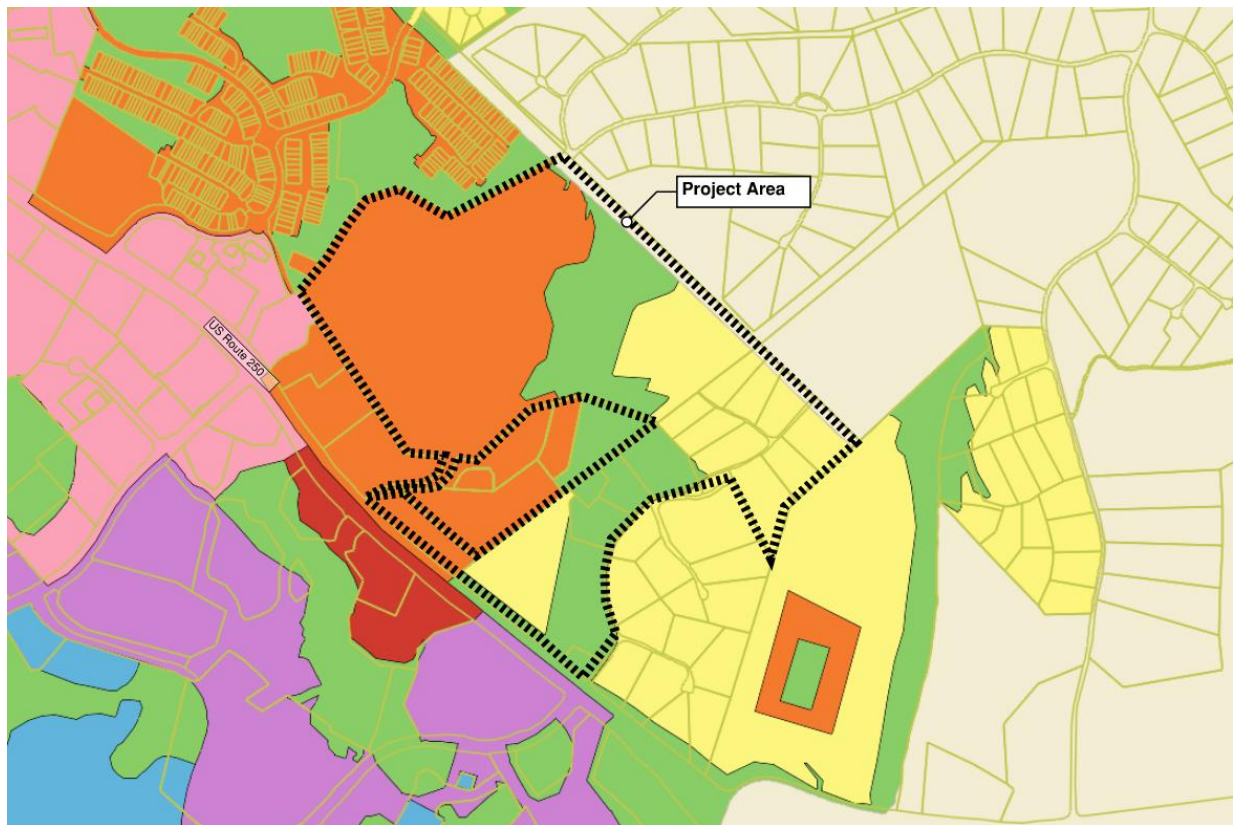


Figure 5: AC44 Land Use Map

AC44 also recognizes an Institutional land use category applicable to hospitals and major health care facilities. That category generally recommends building heights of one to five stories and identifies nursing homes and assisted care living facilities as secondary uses within the institutional category. For the Neighborhood Residential designation applicable to portions of the Property, AC44 recommends a maximum building height of three stories, while the Regional Center/Activity Center designation recommends buildings of at least three and up to eight stories.

Block 2/Phase 2, the independent living care expansion, is proposed at a maximum height of 12 stories. Although this height exceeds the building heights recommended in AC44, the building is proposed to be sited on a slope that

substantially screens its overall height. Existing topography and surrounding vegetation limit views from Route 250 so that only the upper several floors are expected to be visible.

AC44 includes guidance supporting taller buildings in and near Activity Centers, to be evaluated on a case-by-case basis with individual development applications. AC44 further recognizes that Activity Center recommendations are intended to be applied flexibly, with adjustments to center boundaries to be considered in connection with nearby development applications. The Property is just outside of an Activity Center associated with the Sentara Martha Jefferson Hospital Campus and Peter Jefferson Place, and additional height in this location is consistent with the flexible application of AC44 Activity Center guidance. As demonstrated in the illustrative sections and renderings submitted with this application ([Exhibit 3](#)), the proposed buildings will sit well back from Route 250 behind a deep, layered vegetative buffer of deciduous and evergreen trees. From Route 250, only the uppermost stories of the Phase 2 buildings are likely to be visible above the tree canopy in leaf-on conditions, and the Phase 3 health care building, while partially visible, reads as part of the wooded hillside due to its stepped massing and the grade change from the road. Phase 5 will effectively be screened from the corridor, due to its distance from the corridor and existing surrounding vegetation. Portions of the Property are within the Entrance Corridor Overlay Zoning District and will be subject to Architectural Review Board review and design guidelines during the site plan process.

Consistency with AC44 Comprehensive Plan

The proposed rezoning supports the goals, objectives, and policy direction of AC44 by creating an infill development that invests in an established continuing care retirement community within the Pantops Development Area, expanding aging-in-place housing and care options, using existing public infrastructure, improving internal circulation, and maintaining a substantial open space framework around environmental features. The following table demonstrates the proposal's consistency with the applicable AC44 provisions. A detailed Community Design Guidelines consistency analysis is provided in [Exhibit 4](#).

AC44 chapter and section	AC44 language	Application consistency analysis
Part 2: Growth Management Policy, GMP-4 to GMP-6	"The purpose of the Growth Management Policy is to provide efficient and cost-effective public service delivery and to encourage compact, connected, and dense development patterns and uses in the Development Areas to protect the ecosystems and natural, scenic, historic, and cultural resources in the Rural Area." "New development and public infrastructure investment will target the Development Areas."	The Property is located in the Pantops Development Area and the Project expands an established continuing care retirement community in an infill area on land adjoining the existing campus, rather than extending the use into the Rural Area. The proposal also relies on existing Development Area infrastructure and proposes targeted circulation improvements to serve the phased expansion of the campus.
Development Areas Land Use, Goal and Objective 1, DALU-2	"GOAL: Albemarle County's Development Areas will be thriving, walkable, and mixed-use, with a variety of housing types that are	The application provides for a long-term, phased renovation and expansion of the existing WCBR campus, including renovation of the existing campus, new

	connected by multimodal transportation options to goods, services, employment opportunities, and parks and natural areas.” “Objective 1: Increase the use of infill, higher-density development, adaptive reuse, and redevelopment in the Development Areas.”	independent living care, relocated health care functions and assisted care living, an activity and wellness center, dining venues, and administrative space. This supports AC44’s redevelopment objective by modernizing and expanding an established residential care and institutional campus within an infill area of the designated Development Area.
Development Areas Land Use, Future Land Use Categories, DALU-12, DALU-15, and DALU-23	For Neighborhood Residential, AC44 identifies “Neighborhood-scale non-residential uses such as schools and childcare, commercial, retail, religious assembly, and institutional uses” as secondary land uses. For Urban Residential, AC44 describes the category as “Primarily residential supported by commercial, retail, office, and institutional uses.” AC44 identifies institutional uses as “Offices supporting primary uses and nursing homes, assisted living facilities, and convalescent homes” as secondary land uses.	The WCBR campus program includes independent living care, assisted living care, health care, memory care, senior services, professional office, administrative, dining, wellness, and community uses within a continuing care retirement community setting. These uses fit the residential and institutional land use framework in AC44 because the plan categories allow residential uses supported by institutional uses and recognize nursing homes and assisted living facilities in the institutional context.
Housing, Objective HSG 7 and Action 7.4	“OBJECTIVE HSG 7. “Support and promote housing options that allow for aging in place both within a community and at home.”	The proposal directly supports AC44’s aging-in-place policy by maintaining and expanding a continuing care retirement community with varying levels of care including independent living care, assisted living care, health care, and memory care within the campus. The phased infill development creates integrated care environments that allow residents to age in place within a cohesive campus setting.
Development Areas Land Use, Objective DALU 4, DALU-46	“OBJECTIVE DALU 4: Increase access to nature, green infrastructure, and tree coverage in the Development Areas.” “Explore creating incentives or requirements in zoning and development	The proposal provides approximately 20% green space and organizes the campus around green space areas connected by a network of trails and pedestrian facilities that provide

	processes for green infrastructure, including for stormwater management and for transportation infrastructure.”	residents direct access to nature and green infrastructure.
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Building Height Consistency with AC44

The Future Land Use Map designates the majority of the existing main campus as Urban Residential and designates most of the 14.7 acre forested portion of the main campus, together with most of the expansion property, as Neighborhood Residential. For the Neighborhood Residential designation, AC44 recommends a maximum building height of three stories. The Regional Center/Activity Center designation recommends buildings of up to eight stories. That said, the Board of Supervisors has signaled through recent actions and policy directives that taller buildings may be appropriate in certain circumstances and locations, and the Board retains the authority to make findings that additional height is appropriate and consistent with AC44. The additional height proposed for the Block 2 and 3 buildings is further warranted by the unique character of the Property, which functions as a long-established, campus-scale institutional use rather than a typical residential subdivision. AC44's Institutional land use category recognizes that institutional campuses may include supporting offices and secondary residential care uses such as nursing homes, assisted living care facilities, and convalescent homes.

The additional height advances AC44's broader objectives in several ways. AC44 expressly supports taller buildings in and near Activity Centers, to be evaluated on a case-by-case basis in connection with individual development applications, and recognizes that Activity Center boundaries may be adjusted in connection with applications located within, adjacent to, or outside designated centers. The County's designation of the Martha Jefferson Hospital Campus and Peter Jefferson Place as an Activity Center in the south Pantops area further supports a finding by the Board that additional height on the Property is consistent with the Comprehensive Plan. Concentrating height within a centrally located building on the expansion property, rather than spreading lower-height development across a larger footprint, preserves substantially more open space, retains the majority of the Property's forested and steep slope areas, and consolidates care and residential functions into a single campus consistent with AC44's emphasis on aging in place and efficient use of Development Area land already committed to institutional and residential use.

Taken together, these considerations provide a well-supported basis for approving the additional height requested with this Project and to make the finding that such height is appropriate, conforms with the goals and intent of AC44, and brings the applicable designations into alignment with the proposed use.

Impact on Public Facilities and Infrastructure

Water and Sewer

Domestic and fire flow water service to the Property is provided by the Albemarle County Service Authority (“ACSA”), supplemented by private pumps to maintain adequate pressure across the campus. A water booster pump station will be required to serve the expanded development; its final location will be determined during site plan review in coordination with ACSA. Sanitary sewer service is likewise provided by ACSA. The Property drains within the Rivanna River drainage district, is not located within a water supply protection district, and no portion of the Property lies within the 100-year floodplain.

Transportation

The Applicant is currently coordinating with VDOT and County engineering staff to develop the scope for a traffic impact analysis (TIA). The Property is served by a network of existing internal roads, which the Application Plan proposes to supplement with a connector road, a private travelway with emergency access, and the realignment of Glenorchy Drive to improve internal and external circulation. Primary vehicular access will be from Pantops Mountain Road and Glenorchy Drive, with five-foot sidewalks along internal roads. The Applicant also proposes to vacate the platted rights-of-way within the Glenorchy subdivision parcels so that those paper streets may be incorporated into the unified campus plan. The vacation of the rights-of-way will eliminate undeveloped street segments that no longer serve an independent subdivision function and will allow future circulation, access, utilities, and pedestrian improvements to be designed comprehensively as part of the WCBR campus. The resulting improvements will allow for internal circulation rather than requiring use of Route 250 to move within the expanded campus.

While it is acknowledged that VDOT has identified a park and ride lot on the Property at the western corner of Glenorchy Drive and Route 250, this location is not appropriate for that use. The Block 3 health care building and its associated connector road occupy this portion of the Property. A surface parking lot at this location would be incompatible with the residential and institutional character of the campus, would introduce commuter traffic into a continuing care retirement community whose residents are not generating peak-hour commuter trips, and would conflict with the Entrance Corridor Overlay District's objectives for enhanced landscaping and building design along the Route 250 frontage. The Applicant respectfully suggests that the park and ride function would be better served at another more compatible location. The Applicant is willing to coordinate with VDOT and the County to identify an alternative location that fulfills the transportation demand management objectives of the Pantops Master Plan without compromising the integrity of this campus plan.

Fire and Rescue

An existing County fire and emergency station (Station 16) is located directly across Route 250 from the Property, within Peter Jefferson Place. Sentara Martha Jefferson Hospital's campus is also located within Peter Jefferson Place and offers the full range of emergency services, inpatient hospital services, outpatient services, and related health care uses. The close proximity of these emergency services to the Property makes it a particularly appropriate location for WCBR to expand its continuing care retirement community.

Public Parks and Schools

As a continuing care retirement community, the Property will not generate demand for public schools. The Application Plan provides a minimum of 20% green space and a wide variety of existing and future on-site amenities, including trails, which will serve residents, minimizing demand on public parks. Darden Towe Park is a short drive from the campus and offers additional recreational facilities, including pickleball courts, trails, and a dog park.

Impacts on Environmental Features

Entrance Corridor

Much of the Property falls within the County's Entrance Corridor Overlay District as shown in Figure 3 above, which requires enhanced landscaping along the Route 250 frontage and subjects building design and site plan elements to review by the County's Architectural Review Board ("ARB"). The Comprehensive Plan does not designate a specific protected viewshed applicable to the Property. As demonstrated in the illustrative renderings and site sections submitted with this application, the existing campus sits on a plateau approximately 50 to 70 feet above the Route 250 grade, and a substantial layered buffer of deciduous and evergreen trees separates the development from the road corridor. The overall site design concentrates taller buildings in the north-central campus area, away

from the Route 250 frontage. From the Route 250 vantage point, Phase 3 is the most visible element, but its stepped massing and the intervening grade change cause it to read as part of the wooded hillside rather than as a freestanding building on the corridor. The Phase 2 building is set further back and is expected to be largely absorbed into the tree canopy, with only the uppermost stories visible in leaf-on conditions. Phase 5 is effectively screened from Route 250 by its distance from Route 250, terrain, and vegetation. Given the Property's visibility from Monticello, WCBR will coordinate with Monticello about the visibility of the proposed buildings from the historic property. Final building design, elevations, landscaping, and other site plan elements will be developed in coordination with County staff and the ARB as part of the Entrance Corridor review process.

Steep Slopes

The Property contains both preserved and managed steep slopes. The Application Plan shows proposed disturbance of preserved steep slopes to facilitate necessary improvements to, and the extension of Glenorchy Drive, as well as a travelway connecting Blocks 1 and 2, as shown on Sheet 10 of the Application Plan. Approval of that disturbance is requested as part of this rezoning. The County's steep slopes regulations allow the Board of Supervisors to approve disturbance shown on a rezoning plan when adequate justification is provided.

The proposed disturbance is justified because it allows the campus expansion to be consolidated in a manner that minimizes the broader grading impacts that a more dispersed layout would require and enables the necessary improvements to create the interconnected circulation network. The Application Plan provides a minimum of 20% of the Property as green space, and by concentrating building footprints in their proposed locations, visual impacts from the Route 250 corridor are meaningfully reduced, consistent with the County's priorities along this gateway.

The site's topography, particularly the steeper terrain at the northern end, has shaped the grading approach and building placement. Buildings are designed to be worked into the slopes so that the natural grade reduces their perceived height and massing from adjacent properties and the road. As shown in the site sections, attached as Exhibit 3, the campus rises from Route 250 to the existing campus plateau, and then continues upward to the Block 2 and Block 5 areas, with each building responding to its position in the terrain. Building design and placement will continue to be refined during site plan and ARB review.

The conceptual grading plan includes retaining walls in select locations as part of a strategy that limits overall disturbance and works with the existing terrain rather than regrading it. The objective is to preserve natural landforms where feasible and limit engineered structures to locations where they are necessary to support the development program. Final wall design, height, and location will be determined during site plan review with County staff to ensure compliance with applicable standards and the intent of this approval. The proposed disturbance of preserved steep slopes is limited in scope and is primarily associated with improving internal road alignment, providing necessary site access, and extending pedestrian trail connections through the campus. These improvements support safer and more efficient circulation for residents, staff, visitors, and emergency access while also expanding the pedestrian network that connects the campus to its green space areas. The Application Plan avoids unnecessary disturbance by concentrating grading and retaining walls in targeted locations and preserving steep slopes where reasonably feasible.

Streams and Wetlands

Timmons Group's Qualified Wetlands Expert(s) and Virginia State Surface Waters Delineator(s) conducted a jurisdictional wetlands and waters delineation in July 2026 (Exhibit 5). The site delineations were performed in general accord with the requirements under the newly adopted zoning ordinance Riparian Buffer Protection Standards §18-4.23, effective September 1st. The information in the Jurisdictional Wetlands and Waters Delineation

Package supports an on-site review to determine the extent and condition of Albemarle County Water Protection Ordinance (WPO) stream and wetland buffers within the Property. The proposed Project is located within a designated development area and outside of any water supply protection area; therefore, the applicable buffer requirements are those established under Albemarle County Zoning Ordinance §18-4.23.4.B.1. The site delineation identified one ephemeral stream, one intermittent stream, and several small wetlands adjacent to the existing intermittent stream which are shown on the Application Plan. Two uplands in line ponds were also identified as wetland areas, again in line along the intermittent and ephemeral stream reaches. No perennial streams were found on the property within the project study limits of 70.5 acres. Based on the site delineation and applicable WPO requirements, a WPO Buffer is not required or depicted on the Application Plan. Timmons Group intends to submit the optional boundary determination request to the Riparian Buffer Administrator for Albemarle County to provide official review and document concurrence with the conclusions found in the study.

Historic Resources

There are no known historic resources located on the Property. ZMA 1999 and ZMA 2004 included a proffer requiring the preservation of a fieldstone wall and a landscape “hedgerow” buffer along the boundary between the then-Commonwealth Senior Living parcel and the adjoining subdivision lots. The purpose of that proffer was to screen the proposed senior living facility from the adjacent single-family residential properties. Because WCBR has since acquired the subdivision parcels and proposes to incorporate them into the unified campus through a boundary line adjustment, the land use condition that prompted the buffer requirement no longer exists, and the proffer is no longer relevant to the current application.

The Applicant is conducting further research to confirm the exact location and current condition of the fieldstone wall and to determine whether it falls within the proposed development area. Based on information available to date, there is no indication that the fieldstone wall or the associated hedgerow possesses historic significance.

The Property’s proximity to Monticello and the corresponding sensitivity to viewshed and visual compatibility are acknowledged and addressed through the overall site design. The campus plan maintains the majority of the Property in a wooded condition and concentrates taller buildings in the north-central campus area, away from the Route 250 frontage. As demonstrated in the illustrative renderings and site sections submitted with this application, the campus design preserves the wooded hillside character visible from the corridor and places the tallest buildings behind substantial vegetative screening. Given the Property’s visibility from Monticello, WCBR will coordinate with the Thomas Jefferson Foundation regarding the visibility of the proposed buildings from the historic property. Continued design refinement will occur through the Architectural Review Board review process during site plan review, in accordance with the requirements of the Entrance Corridor Overlay District.

Housing Albemarle

AC44's Housing Chapter directs the County to "support and promote housing options that allow for aging in place both within a community and at home," including through incorporation of accessible design elements and easy access to transportation options. The WCBR campus is precisely this type of community. It provides a full continuum of care, from independent living care, assisted living care, memory care, and other health care services on site, allowing residents to remain within a single campus as their care needs evolve. The proposal directly advances this policy objective.

The affordable housing framework established by Housing Albemarle and referenced in the Housing Chapter is oriented toward the conventional residential market. A continuing care retirement community operates on a

fundamentally different model. Residents do not purchase or rent individual dwelling units in the traditional sense; rather, they enter into residency agreements that bundle housing with dining, wellness programming, health care services, and a full range of on-campus services throughout their life. This continuing care retirement community model does not function within the conventional housing market and does not contribute to the housing supply or demand dynamics that the County's affordable housing policy is designed to address.

Additionally, the AC44 Housing Chapter identifies the need for senior housing as a distinct community priority. Community input during the AC44 engagement process specifically noted that "being able to age in the community is a concern" and that senior and assisted living options are "often not affordable or available." By expanding the capacity of an established continuing care retirement community within the Development Area, this application directly responds to that identified need without displacing or competing with the conventional housing supply that the County's affordability policies are intended to grow and protect.

For these reasons, the application of the County's standard affordable housing contribution framework is not appropriate for this proposal. The Project nonetheless advances AC44's housing objectives by expanding aging-in-place capacity, diversifying senior housing and care options within the Pantops Development Area, and maintaining and expanding an established institutional campus that directly serves a housing need the Comprehensive Plan has identified as a community priority.

Summary

This application proposes to consolidate Westminster-Canterbury of the Blue Ridge's existing campus with the identified expansion parcels and rezone the combined Property to Neighborhood Model District, supported by an Application Plan and Code of Development governing the entirety of the approximately 87-acre Property. The rezoning enables a comprehensive, phased renovation and expansion of an established continuing care retirement community that has served Albemarle County for decades, allowing the community to relocate and modernize its assisted care living functions, and provide updated independent living care, dining, and community facilities within a cohesive and connected campus that will be served by an internal and interconnected circulation network.

The NMD rezoning will replace the existing collection of prior approvals, proffers, special use permits, official determinations, and application plans with one unified Application Plan and Code of Development for the entire WCBR campus. This consolidated framework will simplify administration to provide clear guidance for future phases to the benefit of WCBR, County residents and staff, decisionmakers, and the public.

The proposed rezoning is consistent with the Future Land Use Map designations applicable to the Property and with AC44's broader objectives of accommodating a range of housing and care options within the Development Areas.

Exhibits:

1. LOD 2019-0004
2. LOD 2022-0002
3. Illustrative Plans and Renderings dated August 10, 2026
4. Community Design Guidelines Consistency Analysis
5. Timmons Jurisdictional Wetlands and Waters Delineation dated July 28, 2026