

MERIDIAN

CIVIL - SURVEY, PLLC

440 Premier Circle, Suite 200
Charlottesville, Va 22901
www.meridianwbe.com

September 12, 2024

Kevin McCollum
Senior Planner II
Albemarle County

**RE: SPECIAL EXCEPTION REQUEST FOR LOTS IN THE UDR
OLD DOMINION VILLAGE**

Dear Kevin:

This is to request a Special Exception for the number of lots within the Urban Density portion of this development.

ZMA202000005 – Old Dominion Village was approved for a total of 110 lots. Table B of the Code of Development defines the Urban Density area (UDR) and the Neighborhood Density area (NDR) for this development. The maximum allowable units in the UDR was determined to be 54, and the maximum allowable units in the NDR was determined to be 56 units. Refer to Sheet Z-104 for the limits of the UDR and NDR.

In addition, the proffers included a total of 22 affordable units to be included in this development.

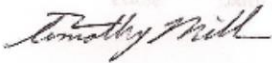
SDP202300067 Initial Site Plan for Old Dominion Village is currently under review. Sheet P-301 shows the site plan for this development. Lots 32 through 53 are designated as the Affordable Units (AU) and are located in Block 4 as shown on Z-104. Block 4 is located within the UDR and is the only block large enough for all of the Affordable Units. As a result of this, the total number of units in the UDR increased by 2 and the total number of units in the NDR decreased by 2 units.

Sheet P-305 is the ZMA Conceptual Plan modified to show the actual locations of the blocks, green spaces, and amenities. This sheet also includes a copy of Table B from the Code of Development with actual numbers of units for each block. It shows the total number of units in the UDR as 56 and the total Number of lots in NDR as 54. The total number of units remains at 110.

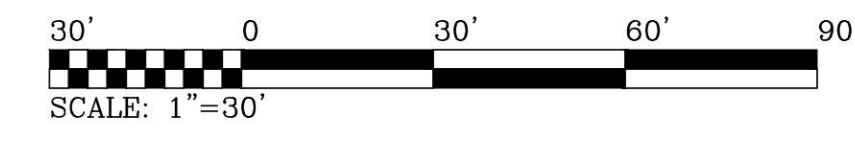
For the reasons described above we are requesting approval of this special exception to allow 56 units in the UDR.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,



Timothy Miller, P.E., L.S.
Principal



- NOTES:
1. PEDESTRIAN PATH SHALL BE CLASS B, TYPE 2, 5' WIDE STONE DIST. 10% MAXIMUM LONGITUDINAL GRADE, 2% MAXIMUM CROSS-GRADE.
 2. THE ACTUAL ALIGNMENT OF THE PEDESTRIAN PATH WILL BE DETERMINED PRIOR TO CONSTRUCTION AS AGREED TO BY THE OWNER, DIRECTOR OF PARKS, AND COUNTY ENGINEER (OR THEIR DESIGNEES). THE PEDESTRIAN PATH SHALL BE CONSTRUCTED, INSPECTED, AND ACCEPTED, PRIOR TO OWNER'S DEDICATION OF GREENWAY AREA AS DESCRIBED ABOVE.

LEGEND

- AU AFFORDABLE UNIT
- NPS NO PARKING-FIRE LANE SIGN
- LP LIGHT POLE
- IF IRON FOUND
- IS IRON SET
- BUILDING SETBACK LINE
- CRITICAL SLOPES PER GIS
- PRESERVED SLOPES PER GIS
- MANAGED SLOPES PER GIS

GREEN SPACE #1
HEREBY DEDICATED TO ALBERMARLE COUNTY
5.885 AC.

GREEN SPACE #3
BIORETENTION BASIN
0.548 AC.

AMENITY 4
RECREATION AREA
(TOT LOT 2)
0.177 AC.

AMENITY 3
RECREATION AREA
(TOT LOT 1)
0.470 AC.

AMENITY 1
RECREATION AREA
(TOT LOT 3)
(DOG PARK)
0.688 AC.

AREA "A"
(HEREBY DEDICATED TO PUBLIC R/W)
0.697 AC.

BLOCK 1
COMMERCIAL
0.904 AC.

EXISTING VETERINARY CLINIC
3,100 SF
FFE=659.25
(TO REMAIN)

PARKING LOT
EASEMENT
0.115 AC.

PARKING LOT
EASEMENT
0.162 AC.

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JOB NO.: 20150	DATE: 10/10/2023	SCALE: AS SHOWN	DRAWN BY: BM	DESIGNED BY: TM	CHECKED BY:
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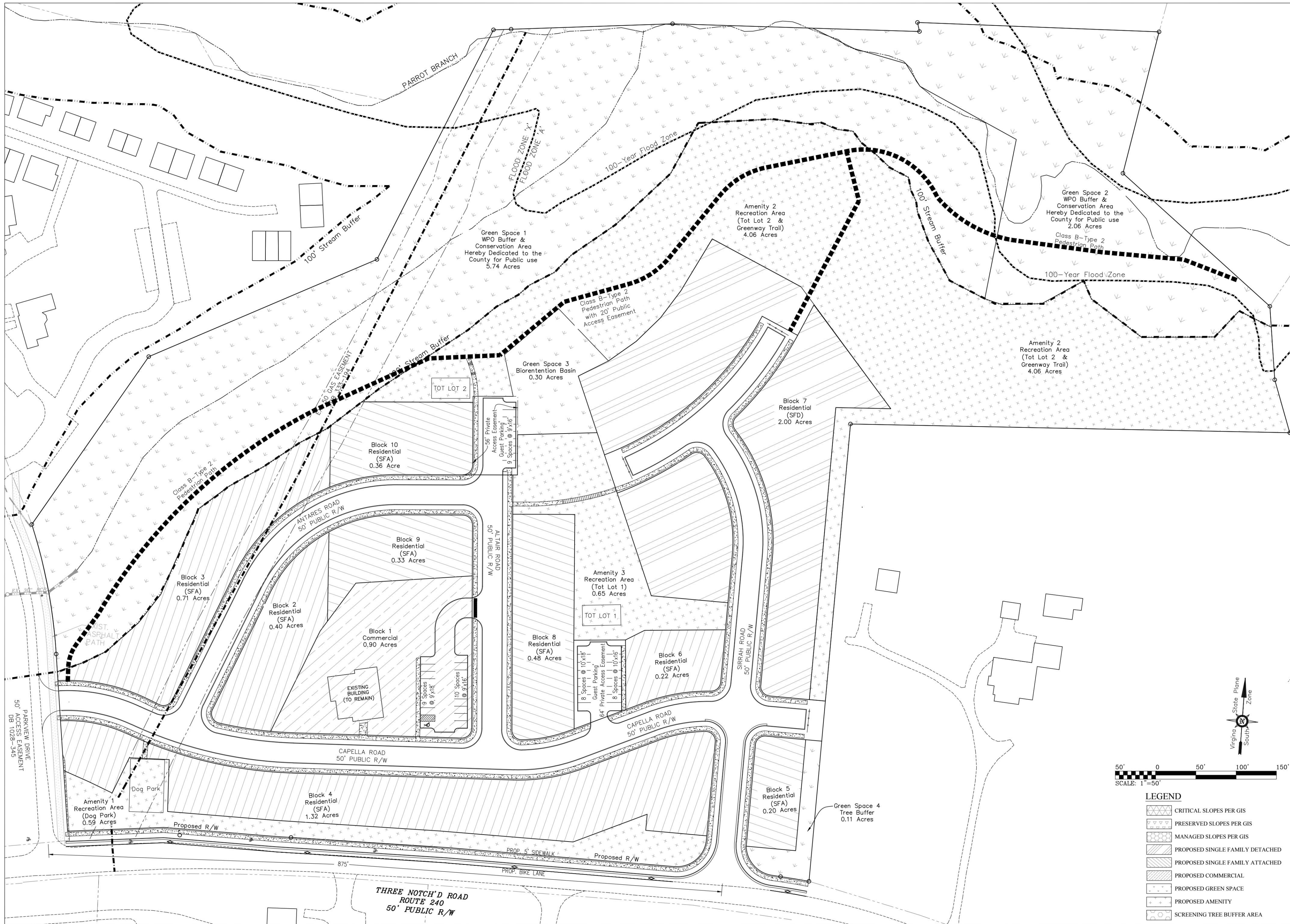
NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	08/30/24

PROJECT TITLE: INITIAL SITE PLAN FOR OLD DOMINION VILLAGE	SHEET TITLE: SITE PLAN
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SHEET NO. P-301

SHEET 6 of 23

REFER TO SHEET P-202



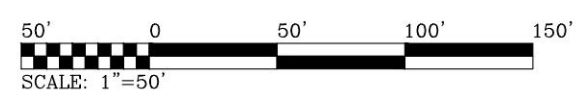
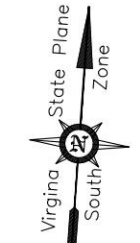
JOB NO.:	DATE:	SCALE:	DRAWN BY:	DESIGNED BY:	CHECKED BY:
	3/16/2020	AS SHOWN	CDD	TRM	

MERIDIAN
PLANNING GROUP, LLC
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NO.	DESCRIPTION	DATE
1	ADDRD TMP 56-74A	05/18/20
2	COUNTY COMMENTS	11/09/20
3	COUNTY COMMENTS	03/29/21
4	COUNTY COMMENTS	08/09/21
5	COUNTY COMMENTS	11/19/21
6	COUNTY COMMENTS	04/21/22

PROJECT TITLE:
REZONING APPLICATION PLAN
FOR
OLD DOMINION VILLAGE
 SHEET TITLE:
CONCEPT PLAN

Sheet No.
Z-104
 Sheet 4 of 7



LEGEND

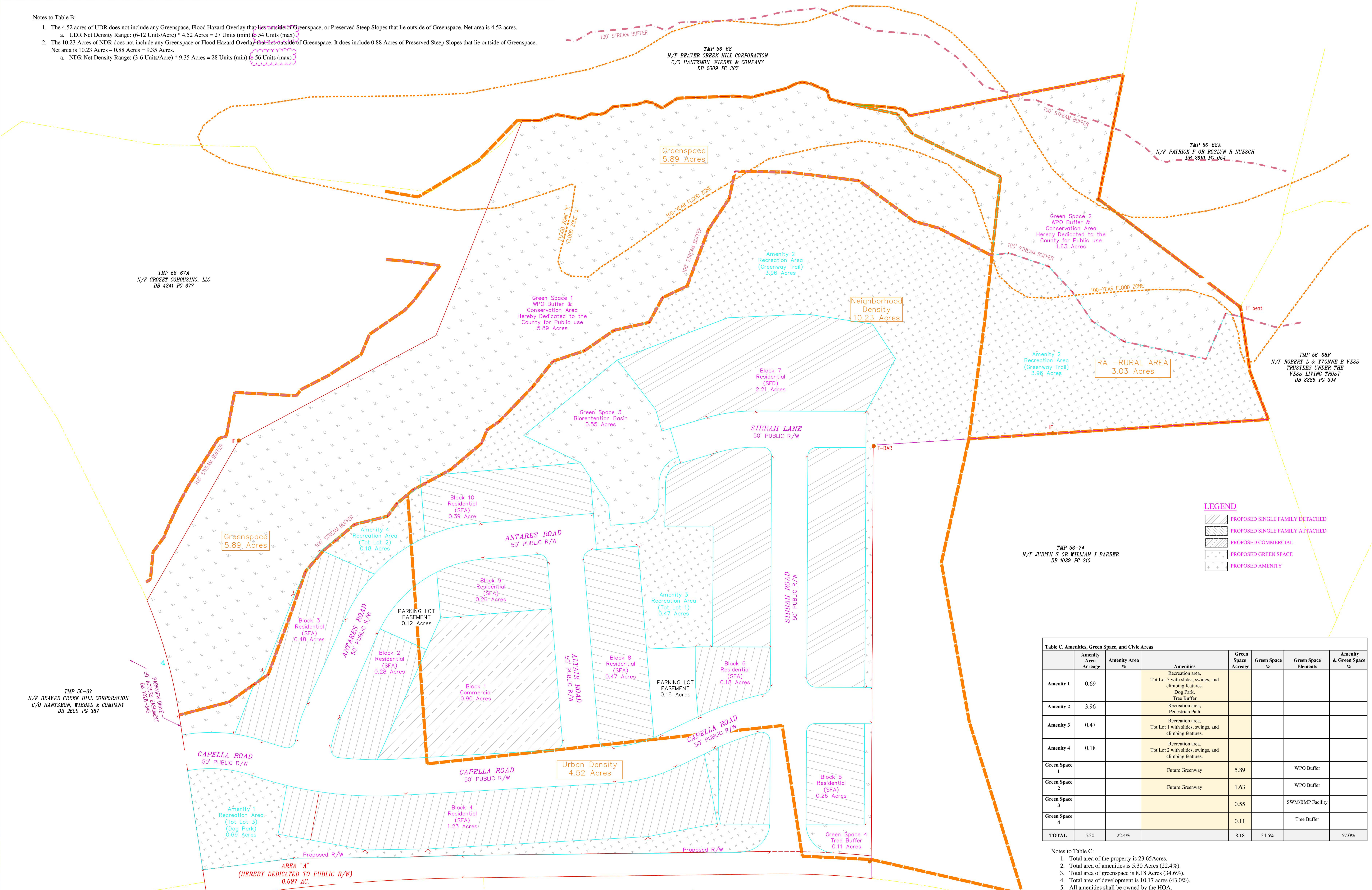
	CRITICAL SLOPES PER GIS
	PRESERVED SLOPES PER GIS
	MANAGED SLOPES PER GIS
	PROPOSED SINGLE FAMILY DETACHED
	PROPOSED SINGLE FAMILY ATTACHED
	PROPOSED COMMERCIAL
	PROPOSED GREEN SPACE
	PROPOSED AMENITY
	SCREENING TREE BUFFER AREA

Table B: Density, Housing Type and Non-Residential Use by Block

	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	TOTAL	PROP. UDR DENSITY (units/acre)	ALLOWABLE UDR DENSITY (units/acre)	BLOCK 5	BLOCK 6	BLOCK 7	BLOCK 8	BLOCK 9	BLOCK 10	TOTAL	PROP. NDR DENSITY (units/acre)	ALLOWABLE NDR DENSITY (units/acre)
Block Area (Acres)	0.90	0.28	0.48	1.23	2.89	—	—	0.26	0.18	2.21	0.47	0.26	0.39	3.77	—	—
Proposed Units	NA	8	12	36	56	12 (1)	12 (1)	6	4	16	11	7	10	54	6 (2)	6 (2)
Min Non-Residential Use Gross Floor Area (SF)	3,171	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Notes to Table B:

- The 4.52 acres of UDR does not include any Greenspace, Flood Hazard Overlay that lies outside of Greenspace, or Preserved Steep Slopes that lie outside of Greenspace. Net area is 4.52 acres.
 - UDR Net Density Range: (6-12 Units/Acre) * 4.52 Acres = 27 Units (min) to 54 Units (max)
- The 10.23 Acres of NDR does not include any Greenspace or Flood Hazard Overlay that lies outside of Greenspace. It does include 0.88 Acres of Preserved Steep Slopes that lie outside of Greenspace. Net area is 10.23 Acres - 0.88 Acres = 9.35 Acres.
 - NDR Net Density Range: (3-6 Units/Acre) * 9.35 Acres = 28 Units (min) to 56 Units (max)



LEGEND

[Pattern]	PROPOSED SINGLE FAMILY DETACHED
[Pattern]	PROPOSED SINGLE FAMILY ATTACHED
[Pattern]	PROPOSED COMMERCIAL
[Pattern]	PROPOSED GREEN SPACE
[Pattern]	PROPOSED AMENITY

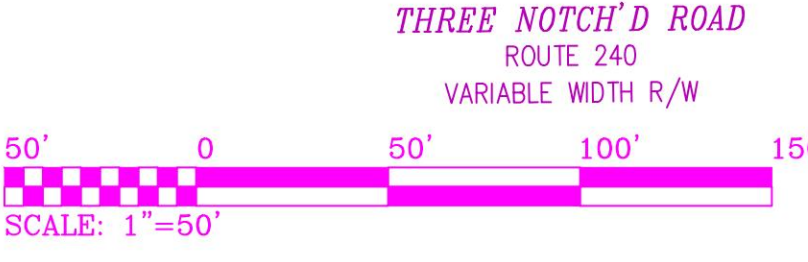
Table C: Amenities, Green Space, and Civic Areas

	Amenity Area Acreage	Amenity Area %	Amenities	Green Space Acreage	Green Space %	Green Space Elements	Amenity & Green Space %
Amenity 1	0.69		Recreation area, Tot Lot 3 with slides, swings, and climbing features, Dog Park, Tree Buffer				
Amenity 2	3.96		Recreation area, Pedestrian Path				
Amenity 3	0.47		Recreation area, Tot Lot 1 with slides, swings, and climbing features.				
Amenity 4	0.18		Recreation area, Tot Lot 2 with slides, swings, and climbing features.				
Green Space 1			Future Greenway	5.89		WPO Buffer	
Green Space 2			Future Greenway	1.63		WPO Buffer	
Green Space 3				0.55		SWM/BMP Facility	
Green Space 4				0.11		Tree Buffer	
TOTAL	5.30	22.4%		8.18	34.6%		57.0%

- Notes to Table C:**
- Total area of the property is 23.65 Acres.
 - Total area of amenities is 5.30 Acres (22.4%).
 - Total area of greenspace is 8.18 Acres (34.6%).
 - Total area of development is 10.17 acres (43.0%).
 - All amenities shall be owned by the HOA.

DEVELOPMENT AREA SUMMARY:

COMMERCIAL/RESIDENTIAL	6.66 ACRES
RIGHT-OF-WAY & ACCESS EASEMENT	3.51 ACRES
AMENITIES	5.30 ACRES
GREEN SPACE	8.18 ACRES
TOTAL	23.65 ACRES



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PROJECT TITLE:	INITIAL SITE PLAN FOR OLD DOMINION VILLAGE
SHEET TITLE:	ZMA CONCEPT PLAN
SHEET NO.:	P-305
SHEET 10 of 23	