

December 30, 2024

Syd Shoaf
Senior Planner
Department of Community Development
401 McIntire Road, Room 227
Charlottesville, VA 22902

RE: Woodbrook Apartments – REQUEST FOR SPECIAL EXCEPTION
Perimeter Landscape Buffer Setback Exception Request for PRD Zoning
(SE for Woodbrook Apartments site plan - ZMA2023-00006)

Dear Syd Shoaf:

Please allow this letter to serve as our official request for a special exception to modify a portion of the 6' the perimeter landscape area as shown on the approved application plan (ZMA2023-00006). Per Section 18-8.5.5.3(a)(1) of the Albemarle County Code of Ordinances, a special exception may be granted by the board of supervisors for the modification of yard requirements from an approved site plan.

In order to accommodate the Woodbrook Apartments development, the dumpster associated with the adjacent parcel, TMP 45-91B1+, will be relocated into a portion of the 6' perimeter landscape area shown on the Woodbrook Apartments application plan. The 6' perimeter landscape area will be adjusted to still provide the required screening around the sides and back of the dumpster. There will be no decrease in the area of the perimeter landscape area as a result of the proposed adjustment. A revised application plan illustrating the modification to the landscape area has been submitted. Additionally, a copy of the proposed landscape plan associated with the site plan has been submitted that incorporates the new dumpster location and proposed screening.

Thank you again for the consideration of this special exception request, and please contact me if you have any questions or require any further information.

Sincerely,

Scott Collins

WOODBROOK APARTMENTS (ZMA 2023-00006)

- NOTES:**
- BOTH ENTRANCES AND ALL STREET IMPROVEMENTS SHALL BE SUBJECT TO VDOT AND COUNTY REVIEW AND APPROVAL.
 - PEDESTRIAN SIDEWALKS AND PATHWAYS ARE INCLUDED WITHIN THE BUILDING AND PARKING ENVELOPES.
 - NOTE, THE LOCATIONS OF THE BIKE RACKS ARE APPROXIMATE. THE FINAL LOCATIONS SHALL BE DETERMINED WITH THE FINAL SITE PLAN FOR THE DEVELOPMENT.

LOCATION OF POTENTIAL INTERPARCEL VEHICULAR ROAD CONNECTION TO TMP 45-87 (30' WIDE ACCESS EASEMENT) UPON DEMAND OF THE COUNTY

TMP 45-87
THE ALBEMARLE SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS, INC

TMP 45-86A
THE ALBEMARLE SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS, INC

TMP 45-86
THE ALBEMARLE SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS, INC

NOTE:
ALL GRADING, RETAINING WALLS, AND CONSTRUCTION OF RETAINING WALLS SHALL OCCUR A MINIMUM OF 5' OUTSIDE OF THE LIMITS OF THE EXISTING CEMETERY. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED OUTSIDE OF THE LIMITS OF THE EXISTING CEMETERY.

VICINITY MAP
SCALE: 1" = 2,000'

PEDESTRIAN SIDEWALK CONNECTION

RIGHT OF WAY DEDICATION FOR STREET IMPROVEMENTS, PLANTING STRIP, & 5' CONCRETE SIDEWALK (0.06 ACRES)

TMP 45-78
NORTH EIGHT LLC

WOODBURN ROAD
STATE ROUTE 659

390' SIGHT DISTANCE

30' MAX. FRONT YARD SETBACK

5' MIN. FRONT YARD SETBACK

5' MIN. SIDE YARD SETBACK

10' PERIMETER LANDSCAPING AREA (MIN.) 0.04 AC

5' MIN. SIDE YARD SETBACK

PEDESTRIAN SIDEWALK CONNECTION

10' PERIMETER LANDSCAPING AREA (MIN.) 0.12 AC

PROPERTY BOUNDARY

5' MIN. SIDE YARD SETBACK

RECREATIONAL AMENITY SPACE 0.08 ACRES

5' MIN. SIDE YARD SETBACK

TRAVELWAY/PARKING AREA

COMMON OPEN SPACE 0.11 AC

BIKE RACKS (TYP.)

BUILDING ENVELOPE #2 (MAX. 4 STORY BLDG)

FULL INGRESS/EGRESS ENTRANCE TO SITE WITH STOP SIGN WITH 30' ACCESS EASEMENT

TMP 45-29A5 & 45-30J1
VDOT

30' MAX. FRONT YARD SETBACK

5' MIN. FRONT YARD SETBACK

COMMON OPEN SPACE 0.11 AC

BUILDING ENVELOPE #3 (MAX. 4 STORY BLDG WITH BASEMENT)

BIKE RACKS (TYP.)

COMMON OPEN SPACE 0.11 AC

TRAVELWAY/PARKING AREA

5' MIN. SIDE YARD SETBACK

10' PERIMETER LANDSCAPING AREA (MIN.) 0.16 AC

PROPERTY BOUNDARY

5' MIN. SIDE YARD SETBACK

RECREATIONAL AMENITY SPACE 0.48 ACRES
ACTIVE RECREATION OPEN SPACE

BIKE RACKS (TYP.)

COMMON OPEN SPACE 0.05 AC

TRAVELWAY/PARKING AREA

5' MIN. SIDE YARD SETBACK

10' PERIMETER LANDSCAPING AREA (MIN.) 0.07 AC

10' PERIMETER LANDSCAPING AREA (MIN.) 0.16 AC

5' MIN. SIDE YARD SETBACK

PROPERTY BOUNDARY

50' UNDISTURBED LANDSCAPING BUFFER
DB. 4444, PG.616
DB. 1894, PG.268

EXISTING CEMETERY TO REMAIN. DECORATIVE FENCE TO BE INSTALLED AROUND CEMETERY ON SUBJECT PROPERTY WITH GATE FOR ACCESS

TRAVELWAY/PARKING AREA

WOODFOLK CEMETERY APPROXIMATE EXTENTS

CEMETERY ACCESS

NOTE, THIS PORTION OF THE ACCESS TO THE CEMETERY SHALL INCLUDE STEPS (NON-ADA ACCESSIBLE)

10' MIN. REAR YARD SETBACK

10' PERIMETER LANDSCAPING AREA (MIN.) 0.03 AC

TMP 45-109C3
ME & MOM, LLC

TMP 45-109C2
ACCESS HOLDINGS, LLC

TMP 45-109C
WOODBROOK ASSOCIATES, LLC

6' PERIMETER LANDSCAPING AREA (MIN.) 0.02 AC

LANDSCAPING ADJUSTED FOR DUMPSTER

TRAVELWAY/PARKING AREA

BIKE RACKS (TYP.)

BUILDING ENVELOPE #5 (MAX. 5 STORY BLDG)

COMMON OPEN SPACE 0.13 AC

FULL INGRESS/EGRESS ENTRANCE TO SITE WITH STOP SIGN AT WOODBROOK DRIVE

5' MIN. SIDE YARD SETBACK

TRAVELWAY/PARKING AREA

20' PUBLIC ACCESS EASEMENT
DB.2508, PG.577

PEDESTRIAN ADA ACCESSIBLE ROUTE THROUGH SITE

TRAVELWAY/PARKING AREA

30' ACCESS & UTILITY EASEMENT
DB. 1894, PG. 268

TMP 45-91B1
WOODBROOK CROSSING CONDOMINIUM ASSOCIATION

RECONFIGURATION OF TRAVELWAY, PARKING LOT ENTRANCE, AND DUMPSTER FOR TMP 45-91B1.

50'

WOODBROOK DRIVE
STATE ROUTE 1417

LEGEND

- BUILDING DEVELOPMENT ENVELOPE
- TRAVELWAY / PARKING AREA
- ACTIVE RECREATION AREA/COMMON OPEN SPACE
- PERIMETER LANDSCAPING AREA
- VDOT RIGHT OF WAY DEDICATION
- PROPERTY LINE
- BUILDING SETBACK
- ACCESS EASEMENT LINE
- LIMITS OF RECREATION AREA (MIN.)
- ADA PEDESTRIAN ACCESSIBLE ROUTE
- EXISTING ACCESS EASEMENT
- BIKE PARKING RACKS
- MAX. 5 STORY BUILDING (BLDG #5)
- EXISTING CEMETERY TO REMAIN
- PRIVATE OFFSITE LANDSCAPE BUFFER FOR THE BENEFIT OF TMP 45-90

GRAPHIC SCALE
1 inch = 80 ft.

(IN FEET)
1 inch = 80 ft.

PARCEL	ACREAGE
TMP 04500-00-00-088B0	1.578 AC
TMP 04500-00-00-09000	4.698 AC
TMP 04500-00-00-091C0	0.442 AC
TMP 04500-00-00-091D0	0.484 AC
TOTAL AREA	7.202 AC
AREA DEDICATED TO PUBLIC R/W	0.06 AC
OPEN SPACE PROVIDED:	
COMMON OPEN SPACE AREA = 0.51 ACRES (MIN.)	
ACTIVE RECREATION AREA = 0.71 ACRES (MIN.)	
PERIMETER LANDSCAPING AREA = 0.60 ACRES (MIN.)	
TOTAL OPEN SPACE AREA = 1.82 ACRES (25.3%)	

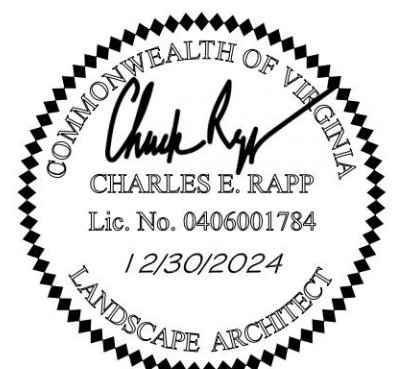
- NOTES:**
- OPEN SPACE IS DEFINED AS LAND OR BUFFERS LEFT IN UNDISTURBED NATURAL CONDITION AND UNOCCUPIED BY BUILDING LOTS, STRUCTURES, STREETS, OR PARKING LOTS, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THE COUNTY ZONING ORDINANCE, SECTION 18-4.7. NOTE THAT ONLY 80% OF THE MINIMUM OPEN SPACE MAY BE A) LOCATED ON PRESERVED SLOPES AND B) DEVOTED TO STORMWATER MANAGEMENT FACILITIES, UNLESS THE FACILITY IS INCORPORATED INTO A PERMANENT POND, LAKE, OR OTHER WATER FEATURE DEEMED TO CONSTITUTE A DESIRABLE OPEN SPACE

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902
OFFICE: 434-293-3729

DATE	DESCRIPTION
06/20/2023	INITIAL SUBMITTAL
09/18/2023	REVISED APPLICATION PLAN ADDRESSING COUNTY COMMENTS
12/04/2023	REVISED APPLICATION PLAN ADDRESSING COUNTY COMMENTS
12/30/2024	REVISED APPLICATION PLAN - SPECIAL EXCEPTION

WOODBROOK APARTMENTS (ZMA 2023-00006)
APPLICATION PLAN
RIO MAGISTERIAL DISTRICT

JUNE 20, 2023
SCALE
1" = 80'
SHEET 1 OF 6



REVISIONS

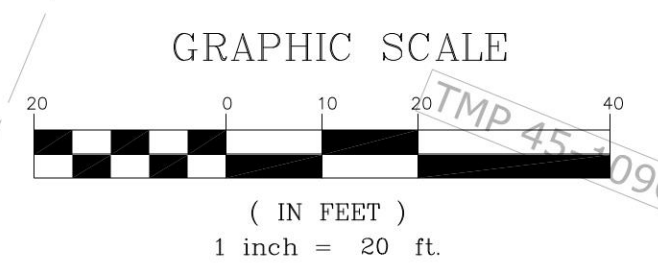
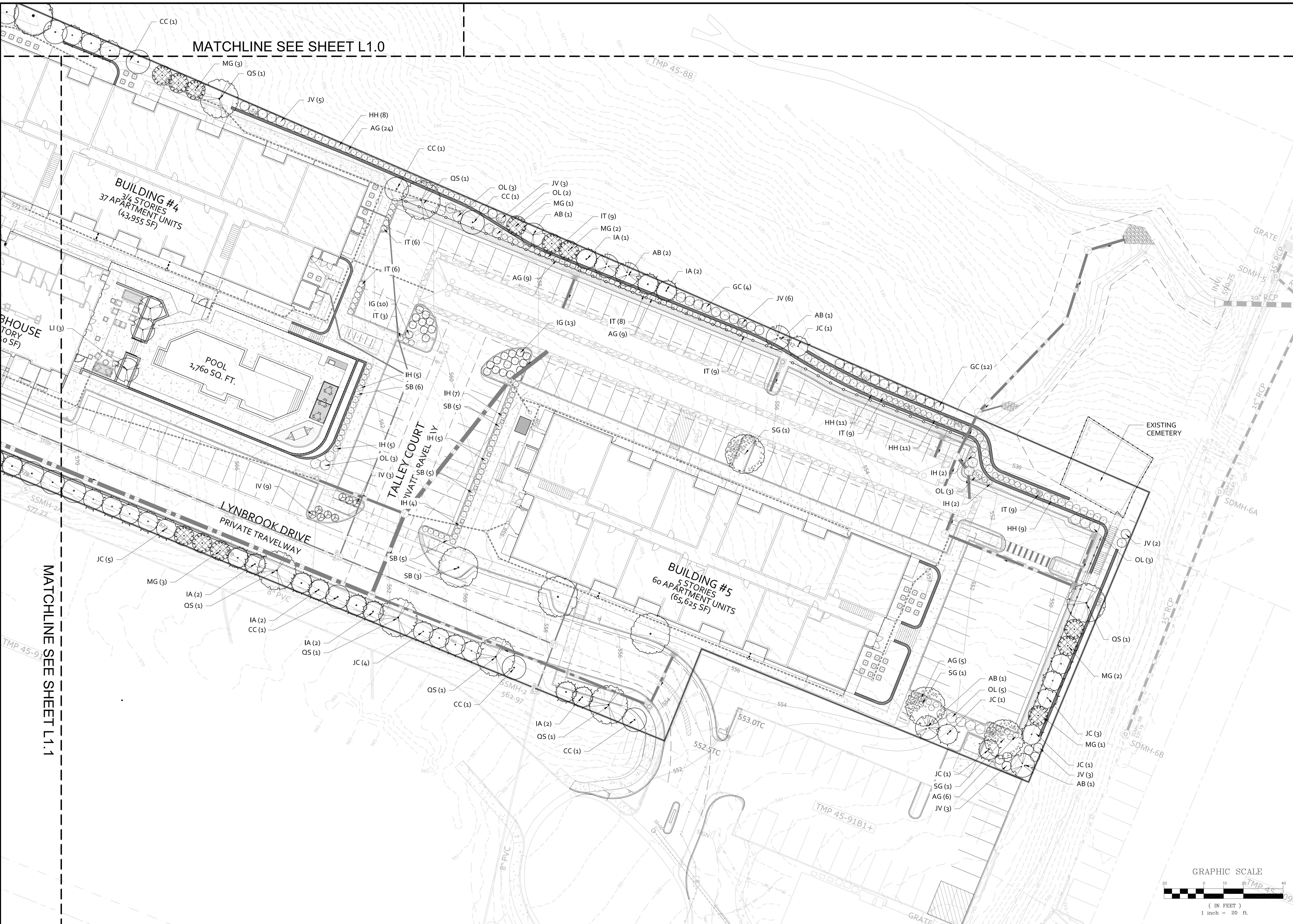
DATE	REVISION DESCRIPTION
8/19/24	FINAL SITE PLAN SUBMITTAL
10/18/24	REVISED PER COUNTY COMMENTS
12/30/24	REVISED PER COUNTY COMMENTS

COLLINS ENGINEERING
 200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434-293.3719



**WOODBROOK APARTMENTS
 LANDSCAPE PLAN**

PROJECT	JOB NO.
	232216
SHEET	SCALE
	1"=20'
	SHEET NO.
	L1.2



MATCHLINE SEE SHEET L1.1

MATCHLINE SEE SHEET L1.0

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