

BERKMAR FLATS | ZONING MAP AMENDMENT
ZMA NUMBER PENDING
PROJECT NARRATIVE
SUBMITTED: MAY 15, 2023 [initial submission]

| Parcel | Acreage | Existing Zoning | Comprehensive Plan Designation |
|---------------|----------------|------------------------|---------------------------------------|
| TMP 45-81 | 2.646 AC | R-6 | Office/R&D/Flex/ Light Industrial |
| TMP 45-82 | 0.776 AC | R-6 | Office/R&D/Flex/ Light Industrial |
| TMP 45-82A | 0.199 AC | R-6 | Office/R&D/Flex/ Light Industrial |
| Total | 3.621 AC | | |

Project Proposal

Third Mesa LLC is the owner (the “owner”) of tax parcels 04500-00-00-08100, 04500-00-00-08200, and 04500-00-00-082A0 in Albemarle County, Virginia, (collectively, the “property”). The property is located just south of the South Fork Rivanna River Reservoir, with frontage on both Berkmar Drive and Woodburn Road. Third Mesa LLC requests a zoning map amendment of the 3.621-acre property from R-6 to R-15 Residential to allow for a conventional R-15 development.

Consistency with the Comprehensive Plan

The property is currently zoned R-6 Residential and is designated as “Office/R&D/Flex/Light Industrial” in the Places29 Master Plan. According to the Places29 Master Plan, properties that are identified as Office/R&D/Flex/Light Industrial are typically positioned around designated Centers, to create spaces of employment. The recommended uses are office-oriented, with any R&D/Flex/Light Industrial uses to be of less intensity and similar to an office development. The Rio Hill Shopping Center is the designated Center that is in close proximity to the property, although the majority of this Center has been consolidated into the 2018 Rio29 Small Area Plan as ‘flex’ space; the Places29 Master Plan was established in 2011 and revised in 2015 and since that time, much of the character of Berkmar Drive in the vicinity of the property has changed as several formerly vacant sites have developed around the property. Within the Places29 Master Plan, “Residential” is a secondary land use under the “Office/R&D/Flex/Light Industrial” designation.

The Places29 Master Plan specifically describes that secondary land uses are anticipated to be a part of development and are vital to placemaking, as “adding them to a Center or the area around a Center increases the mix of uses and makes the area a more complete Neighborhood. The determination of primary and secondary uses is expected to be made over an entire contiguous designation, not an individual parcel (unless the designation is restricted to a single parcel).” (4-4). Other properties in the area similarly designated for Office/R&D/Flex/Light Industrial with non-residential uses include the Charlottesville-Albemarle SPCA, Better Living Building Supply, realty offices, a hair salon, and a

daycare center. Furthermore, the west side of Route 29 has generally developed towards higher intensity non-residential uses, where designated as “commercial mixed use.” Offices, car dealerships, home improvement stores, and various other retail/service businesses are all present within a quarter-mile of the property. Permitting an R-15 development would create new multifamily housing near the Rio Hill Center and the commercial corridor of Route 29, generating a more mixed-use character on the west side of Route 29.

The following is an analysis of the project’s consistency with Neighborhood Model Principles:

Pedestrian Orientation:

The new pedestrian connections are proposed to provide access to the residences as well as the recreational amenity areas. The property has frontage on Woodburn Road and Berkmar Drive. Woodburn Road marks the edge of the County’s Development Area and features a rural street section. On the Berkmar Drive frontage, there is an existing sidewalk and proposed sidewalks on-site would provide a connection to this existing pedestrian infrastructure. Berkmar Drive provides pedestrian infrastructure along the whole thoroughfare, from Rio Road to Hollymead Town Center. Additionally, pedestrian connection is proposed to the adjacent development, at the Swede Street public right-of-way, so that residents may have alternative pedestrian routes to Woodburn Road or Berkmar Drive.

Mixture of Uses:

The proposed rezoning is R-15 Residential, so this principle is not applicable.

Neighborhood Center:

While the development is not within a designated center, there is a nearby center Rio Hill, located approximately 0.3-mile west of the development, or within a 10-minute walking shed. The existing sidewalk along the property’s Berkmar Drive frontage provides a pedestrian connection to this neighborhood center, where residents are able to access a grocery store and other retail/service uses.

Mixture of Housing Types and Affordability:

A rezoning to R-15 Residential would enable a greater density of units to be developed, which could permit a greater range of housing affordability. Furthermore, with the appeal of LOD202200005, the development would be able to create additional density and affordable housing through the use of bonus factors. The owner seeks to develop the property as ‘stacked flats,’ which would house multifamily units within structures that appear as townhomes. This housing type is described as part of the ‘missing middle’ housing that the County would like to encourage, according to Housing Albemarle and the County’s ongoing comprehensive plan update.

Interconnected Streets and Transportation Networks:

The property has frontage on both Woodburn Road and Berkmar Drive. New streets are not proposed with this ZMA request and residents would utilize the Berkmar Drive entrance to access the property. The entrance on Woodburn Road is proposed for emergency access only.

Because neither public nor private streets are proposed within the subject property at this time as it is not proposed to be subdivided, an interparcel connection to the Swede Street public right-of-way stub-out is not provided. Furthermore, there is an existing RWSA water line that is present along that shared property boundary, adjacent to the Swede Street ROW. Where Swede Street is at a grade of 546’, grade at the

existing water line is 554' and pulling the Swede Street connection through the subject property would directly conflict with the existing 12" water line.

While new streets are not proposed, interparcel pedestrian connection is proposed to create additional pedestrian routes.

Multi-Modal Transportation Networks:

There is an existing sidewalk along the property's frontage on Berkmar Drive to provide pedestrian connections along this major collector road. Residents may also reach Berkmar Drive through the pedestrian connection onto Swede Street. A bike sharrow is currently present on this portion of Berkmar Drive.

Parks, Recreational Amenities, and Open Space:

The proposed concept plan imagines pockets of amenity space to be provided throughout the development. Residents would be able to easily access recreational area from their units. Furthermore, Agnor Hurt Elementary School is within a 10-minute walking shed of the property, approximately a 0.5-mile from the site. Residents could utilize the existing sidewalk on Berkmar Drive to access recreational facilities at Agnor Hurt outside of school operation hours. Additionally, the property is located two miles from the Ivy Creek Natural Area. While pedestrian infrastructure to access the park is not currently available on Earlysville Road, residents would be able to quickly access Ivy Creek by car.

Buildings and Spaces of Human Scale:

Per Section 18.8 of the Albemarle County Zoning Ordinance, structures in an R-15 district may be a maximum of 65'. Both R-6 and R-15 zonings permit a range of building types and it is likely that the site will be built out as small multifamily structures, approximately 3-stories. The small multifamily structures would create comfortable pedestrian envelopes around the sidewalks and recreational spaces provided on site. Additionally, the property immediately to the south has an approved final site plan, SDP2020-42, which proposes the construction of 52 townhomes, at a maximum of 35'. The small multifamily buildings would be of similar size and appearance, aligning with the emerging character of this area of Berkmar Drive.

Relegated Parking:

With frontage on both Woodburn Road and Berkmar Drive, parking is to be relegated away from both public streets.

Redevelopment:

Tax parcel 45-81 has an existing single family residential home on the property. A redevelopment of the property would add residential density to the west side of Route 29, where commercial uses are largely present, and create a more mixed-use character near the Rio Hill center. The proposed redevelopment would address the Berkmar Drive frontage and the presence of structures would create more of an urban building envelope along this major collector.

Respecting Terrain and Careful Grading and Regrading of Terrain:

Managed slopes are present on the property and any grading in managed slopes will comply with Section 18-30.7.5 of the Albemarle County Code.

PUBLIC NEED OR BENEFIT

Albemarle County has established a clear goal in creating a diverse housing stock in form and affordability as the County’s population continues to grow. The Charlottesville-Albemarle area has continuously attracted new residents to the Central Virginia region as a desirable place to live and work. Housing Albemarle (2021) and the present comprehensive plan update, AC44, indicates that one of the County’s primary goals is to provide accessible and affordable housing for its community members. Where Albemarle County’s designated Development Areas total approximately 37 square miles¹, the County seeks to encourage a mixture of uses with additional density and integrated multimodal transportation networks within designated growth areas. Considering the site’s location nearby the Seminole Trail commercial corridor and its direct access to Route 29, Rio Road, and Berkmar Drive, the property provides an excellent opportunity for an R-15 development. Furthermore, the proposed ‘stacked flats’ would contribute towards the goal of increasing missing middle housing supply, while the development would generally appear as townhomes. Nearby properties on Berkmar are proposed to develop as townhome and multifamily developments and the subject property would be similar in appearance with added density.

IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE

Water and sewer:

The property is to be served by public water and sanitary infrastructure. The property is proposed to connect to public water, located in Woodburn Road and to public sanitary, located just west of the property within an ACSA easement.

Traffic:

If the property were rezoned as R-15 Residential and bonus factors were utilized, up to 70 multifamily units could be developed on the property. The following trip generation has been provided per ITE Trip Generation, 10th Edition.

| | ITE Code | Independent Variable | AM | | | PM | | | Daily Total |
|----------------------|----------|----------------------|----|-----|-------|----|-----|-------|-------------|
| | | | In | Out | Total | In | Out | Total | |
| Mid-Rise Multifamily | 221 | 70 dwelling units | 4 | 15 | 19 | 17 | 11 | 28 | 287 |

Since the property is currently zoned R-6 and up to 26 units could be realized on the property by-right, there is an increase in daily trips by 141 trips beyond the by-right daily trip projection and an increase of 10 trips in the AM peak hour and 17 trips in the PM peak hour. The by-right trip projects are below:

| | ITE Code | Independent Variable | AM | | | PM | | | Daily Total |
|--|----------|----------------------|----|-----|-------|----|-----|-------|-------------|
| | | | In | Out | Total | In | Out | Total | |

¹ Land Use Topic Report for AC44

| | | | | | | | | | |
|----------------------|-----|-------------------|---|---|---|---|---|----|-----|
| Mid-Rise Multifamily | 221 | 26 dwelling units | 2 | 7 | 9 | 7 | 4 | 11 | 141 |
|----------------------|-----|-------------------|---|---|---|---|---|----|-----|

IMPACTS ON SCHOOLS

| | Apartment Multiplier | Total |
|-----------------------|----------------------|-------|
| Agnor Hurt Elementary | 0.08 | 6 |
| Burley Middle | 0.03 | 3 |
| Albemarle High | 0.06 | 5 |

According to the 2021 Albemarle County Public Schools Subdivision Yield Analysis Report, 70 multifamily units could add 6 students to Agnor Hurt Elementary, 3 students to Burley Middle, and 5 students to Albemarle High. In total, there could be 14 new students added to the Albemarle County Public Schools district.

Similar to the trip generation analysis, the pupil projections should be based on the net increase as a result of the rezoning, and that increase would be 9 students since the projections for a by-right 26 unit development would be 5 students.

IMPACTS ON PUBLIC SAFETY SERVICES

According to the Housing Report for AC44, January 2023, the average county household size is 2.4 people per household. It should be noted that this household average does not distinguish between unit types and the proposed multifamily units would likely hold less than the average people per household. Following this average, there could be 168 new residents in this development. The residents would be served by the Jefferson District Sector 1 Beat 7 police force, the Seminole Trail Fire Department, and the Berkmar Rescue Squad.

IMPACTS ON ENVIRONMENTAL FEATURES

There are managed steep slopes on the property. For any proposed grading that takes place within designated managed slope areas, the activity will comply with Sec. 30.7.5 of the Albemarle County Zoning Ordinance. Stormwater management on the site will comply with the applicable DEQ and VSMP regulations.

BERKMAR FLATS

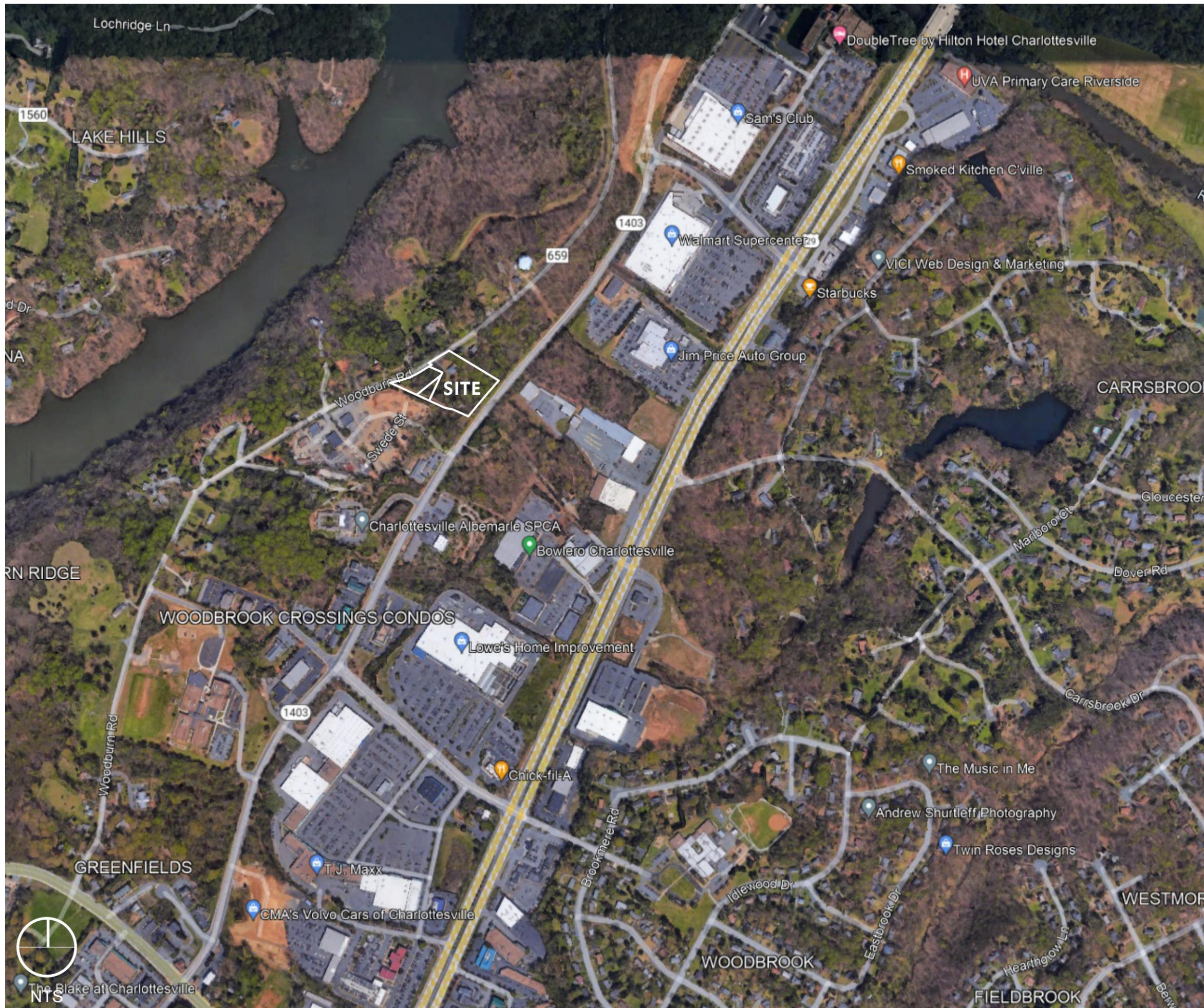
TMP(s) 45-81, 45-82 & 45-82A

project ID: 19.075

Submitted 15 May 2023

Context Map

Sheet 1 of 7



INDEX OF SHEETS

- 1 - Cover & Context Map
- 2 - Site & ZMA Details
- 3 - Existing Conditions
- 4 - Land Use Plan
- 5 - Conceptual Grading & Utilities
- 6 - Illustrative Exhibit
- 7 - Conceptual Street Sections

BERKMAR FLATS SITE & ZMA DETAILS

OWNER/DEVELOPER

Third Mesa LLC

TMP(S)

45-81, 45-82, 45-82A

ACREAGE

| | Area |
|------------|----------|
| TMP 45-81 | 2.646 AC |
| TMP 45-82 | 0.776 AC |
| TMP 45-82A | 0.199 AC |
| | 3.621 AC |

MAGISTERIAL DISTRICT

Rio

STEEP SLOPES & WATER PROTECTION

Managed slopes are present within project area. A water protection ordinance buffer is not present on the property.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary & topographic survey provided by Foresight Survey, P.C., March 13, 2023.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0280D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED

South Fork Rivanna Watershed (below reservoir, non-water supply watershed)

USE

EXISTING: Single family residential & vacant land

PROPOSED: Multifamily residential

ZONING

EXISTING: R6 Residential

OVERLAY: Airport Impact Area, Steep Slopes - Managed

PROPOSED: R15 Residential

COMPREHENSIVE PLAN DESIGNATION

Office/R&D/Flex/Light Industrial

PARKING

Parking requirements to comply with section 4.12.6 of the Albemarle County Zoning Ordinance, unless parking alternatives per section 4.12 are pursued during site plan and are approved by the Zoning Administrator. On-street parking shall count towards the minimum parking requirement.

WATER AND SANITARY SERVICES

The property is served by public water and sanitary services.

TMP(s) 45-81, 45-82 & 45-82A

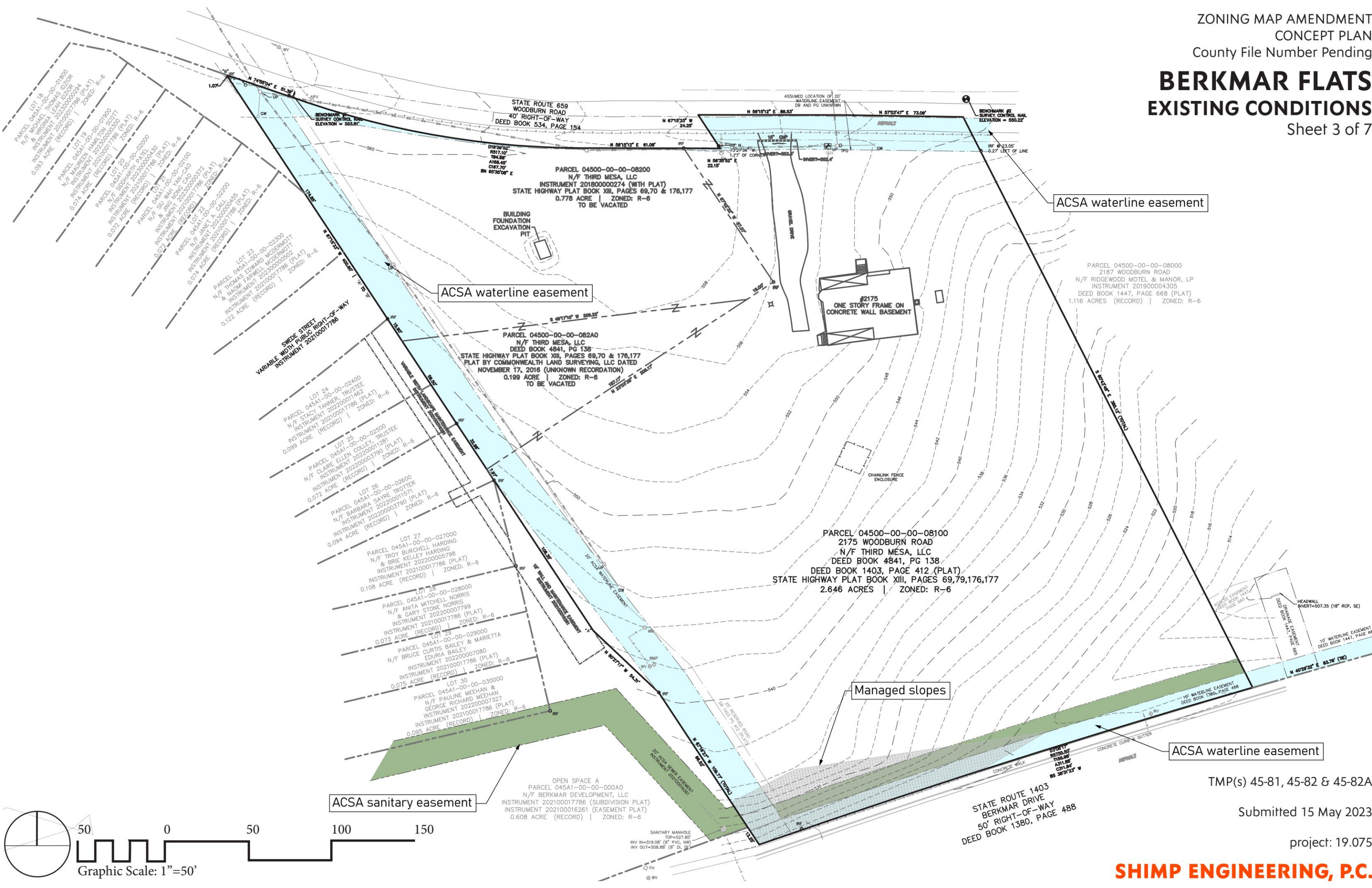
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BERKMAR FLATS

EXISTING CONDITIONS

Sheet 3 of 7



ACSA waterline easement

ACSA waterline easement

Managed slopes

ACSA waterline easement

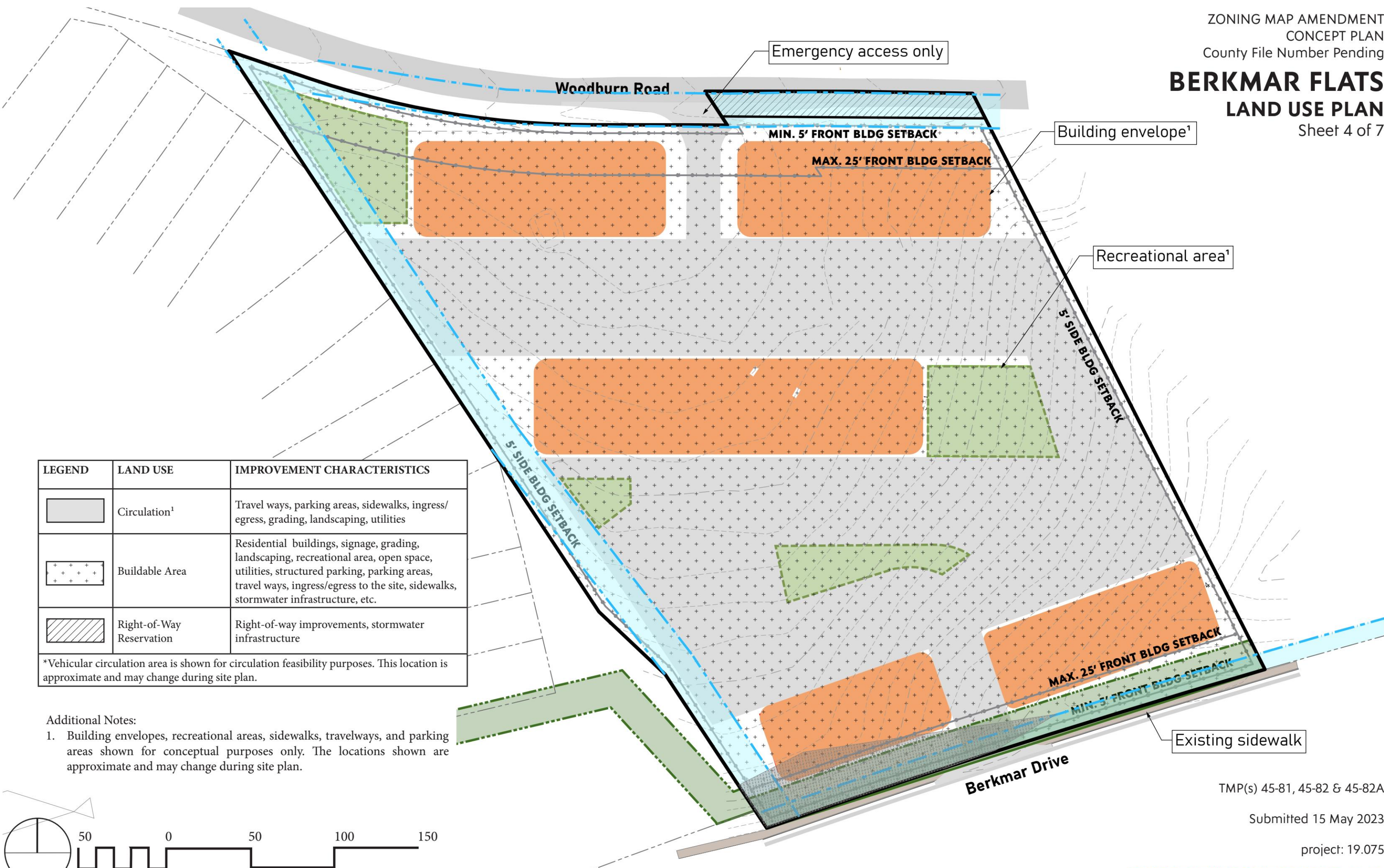
ACSA sanitary easement

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BERKMAR FLATS LAND USE PLAN

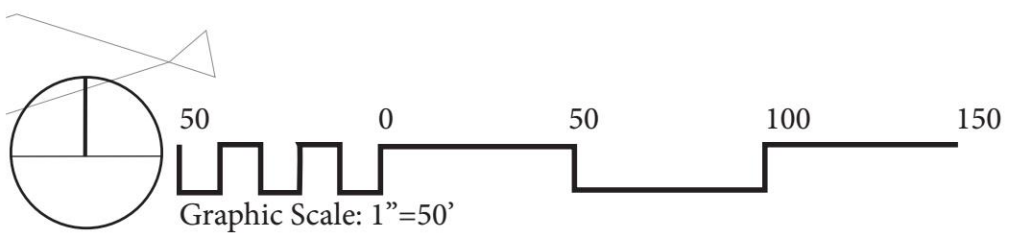


| LEGEND | LAND USE | IMPROVEMENT CHARACTERISTICS |
|--------|--------------------------|--|
| | Circulation ¹ | Travel ways, parking areas, sidewalks, ingress/egress, grading, landscaping, utilities |
| | Buildable Area | Residential buildings, signage, grading, landscaping, recreational area, open space, utilities, structured parking, parking areas, travel ways, ingress/egress to the site, sidewalks, stormwater infrastructure, etc. |
| | Right-of-Way Reservation | Right-of-way improvements, stormwater infrastructure |

*Vehicular circulation area is shown for circulation feasibility purposes. This location is approximate and may change during site plan.

Additional Notes:

1. Building envelopes, recreational areas, sidewalks, travelways, and parking areas shown for conceptual purposes only. The locations shown are approximate and may change during site plan.



TMP(s) 45-81, 45-82 & 45-82A

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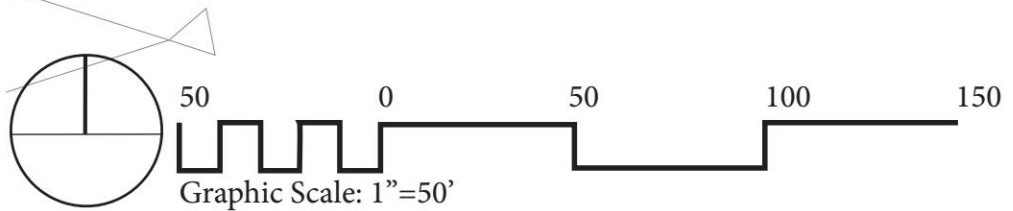
BERKMAR FLATS

CONCEPTUAL GRADING & UTILITIES

Sheet 5 of 7



Additional Notes:
 1. Building envelopes, recreational areas, sidewalks, travelways, and parking areas shown for conceptual purposes only. The locations shown are approximate and may change during site plan.



Existing water along Berkmar Drive

Existing sidewalk

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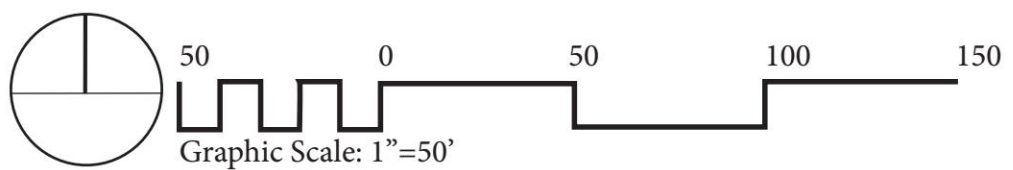
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ILLUSTRATIVE EXHIBIT

Sheet 6 of 7



Additional Notes:
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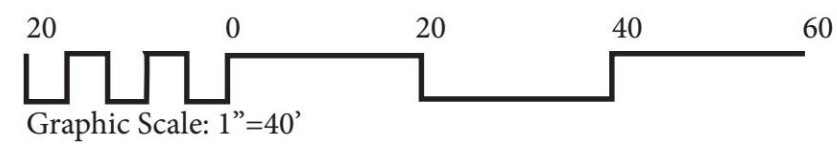
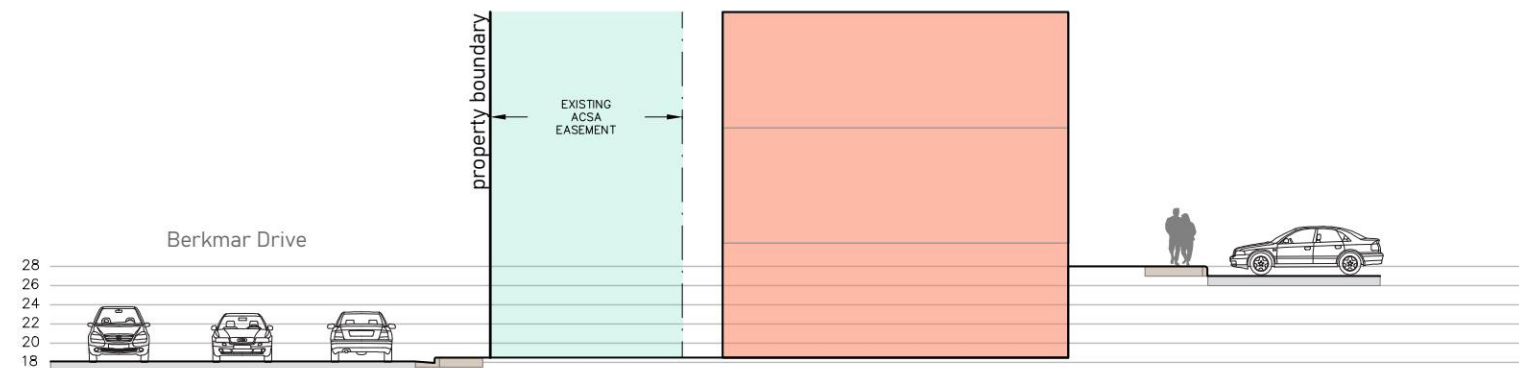
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CONCEPTUAL STREET SECTIONS

Sheet 7 of 7



TMP(s) 45-81, 45-82 & 45-82A

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