



COUNTY OF ALBEMARLE
Dept. of Planning & Community Development
401 McIntire Road
Charlottesville, Virginia 22901-4596
(804) 296 5823

January 23, 1989

Forest Lakes Associates
c/o Frank Kessler
P O Box 5207
Charlottesville, VA 22905

RE ZMA-88-16 Forest Lakes Associates
Tax Map 32, Parcels 36, 36F and 42 and
Tax Map 46, Parcel 29D; Route 29N

Dear Mr Kessler:

The Albemarle County Board of Supervisors, at its meeting on January 18 1989, unanimously approved the above-noted request to rezone 13 9264 acres from HC (Highway Commercial) R-1 (Residential) and R-15 (Residential) to PD-SC (Planned Development-Shopping Center) for a community shopping center of 71,800 square feet with an additional 3 96 acres in unspecified outlots Property, located on the east side of Rt 29 North and the north side of Timberwood Boulevard Rivanna Magisterial District Please note that this approval is subject to the following mod fications and agreements between the applicant and the County

MODIFICATIONS TO APPLICATION PLAN.

- 1 Note on plan that outlots are not approved for uses involving drive-in window To include revised access plans of entrance only and exit only as shown on sketch of Tiger Fuel site, initialed by Mr. John T P Horne and dated January 18, 1989,
- 2 Relocate access near Timberwood for Outlot 1 to align with main access aisle parallel to Phase I of the shopping center;
- 3 Provide joint or cross easement between Outlots 2 and 3

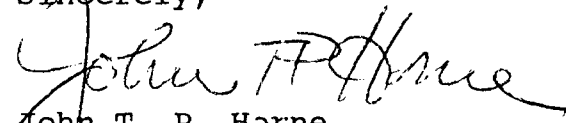
Forest Lakes Associates
Page 2
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AGREEMENTS MADE BY THE COUNTY AND THE APPLICANT.

- 1 Agreement to develop property in general compliance with the Application Plan Variations may be permitted as provided in Section 8 5 6 3 of the Zoning Ordinance;
- 2 Staff approval of shopping center subdivision plats and Tiger Fuel subdivision plat All plats shall reflect appropriate access easements and carry notes regarding restriction of access to U S Rt 29 North to the satisfaction of the Planning staff,
3. Staff approval of site plan for Forest Lakes shopping center and revised site plan for Tiger Fuel service station Staff may request administrative approval of site plans for individual outlots Staff may approve an additional exit only to Timberwood Boulevard near Outparcel 3 To include revised access plan of entrance only and exit only as shown on sketch of the Tiger Fuel site, initialed by Mr John T P Horne and dated January 18, 1989;
- 4 Agreement by applicant that traffic generation from the ±24.2 acres of commercial zoning shall not exceed 10,350 vehicle trips per day

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me

Sincerely,



John T P Horne
Director of Planning & Community Development

JTPH/jcw

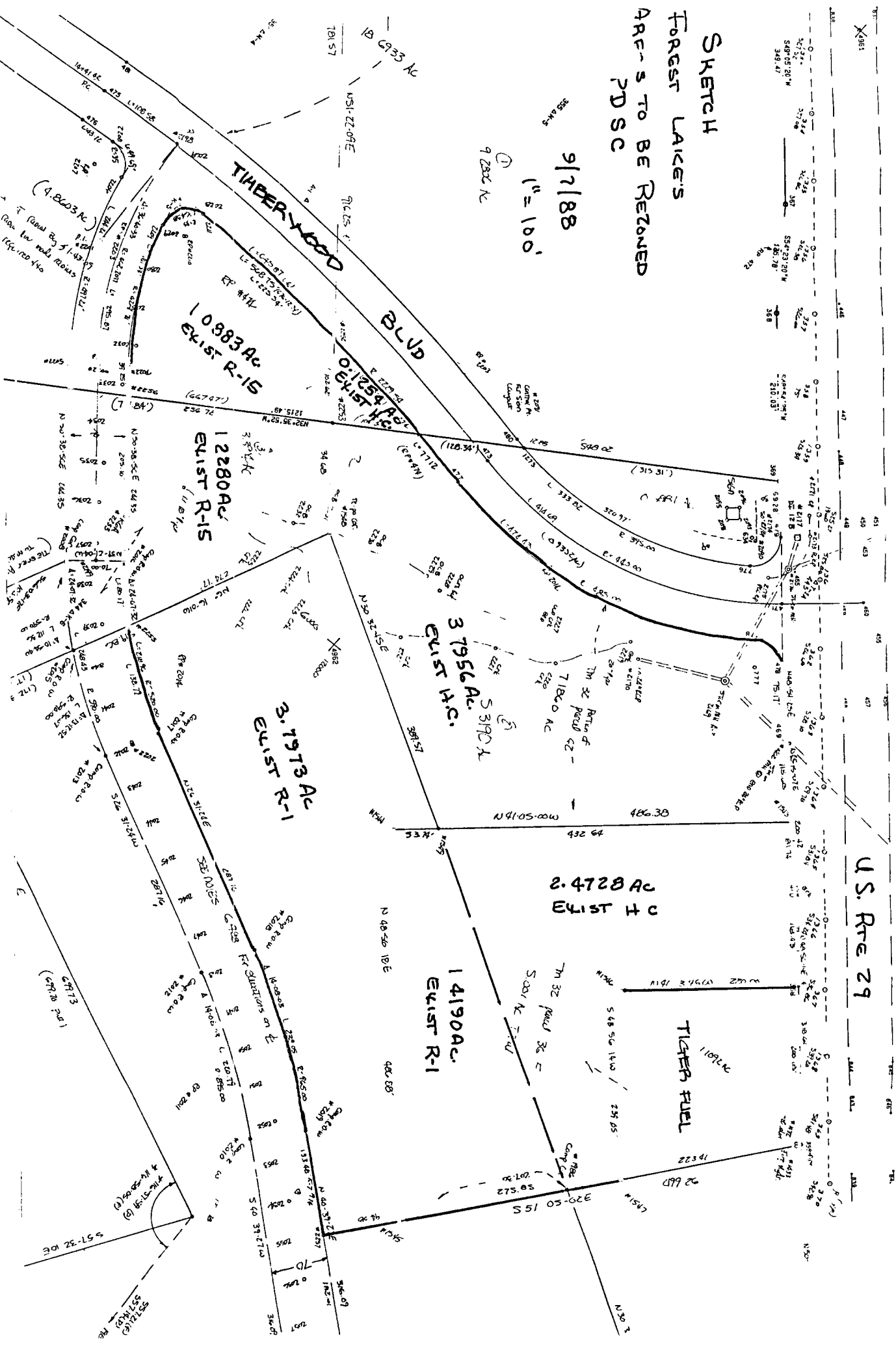
cc Kathy Dodson

**SKETCH
FOREST LAIKERS
AREAS TO BE RETURNED
P.D.S.C.**

9/7/88

1" = 100'

9282 AC



LEGEND

TOTAL BUILDING AREA 42,080 SF

PARKING PROVIDED 237 SPCS

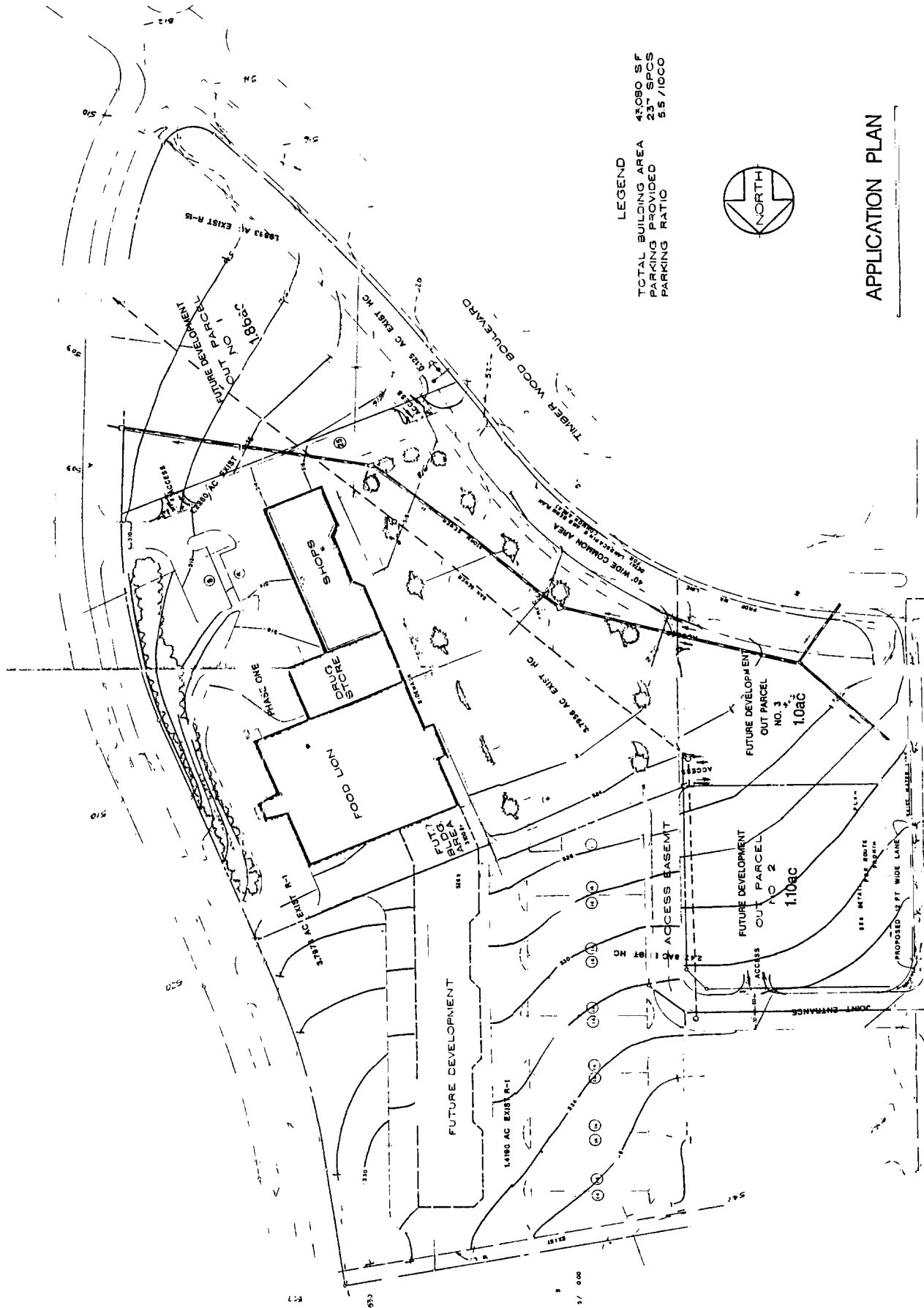
PARKING RATIO 5.5 / 1000



APPLICATION PLAN

FOREST LAKES SHOPPING CENTER

Abemarle County, Virginia



U.S. HWY 29

SCALE 1/8\"/>

PROFFIT ROAD

5

End 3rd Lane

EC2 R CLOSE

JOINT ENTRANCE

TIGERS FUEL

RTE 649 CONNECTOR

RELOCATE

TIMBERWOOD BLVD

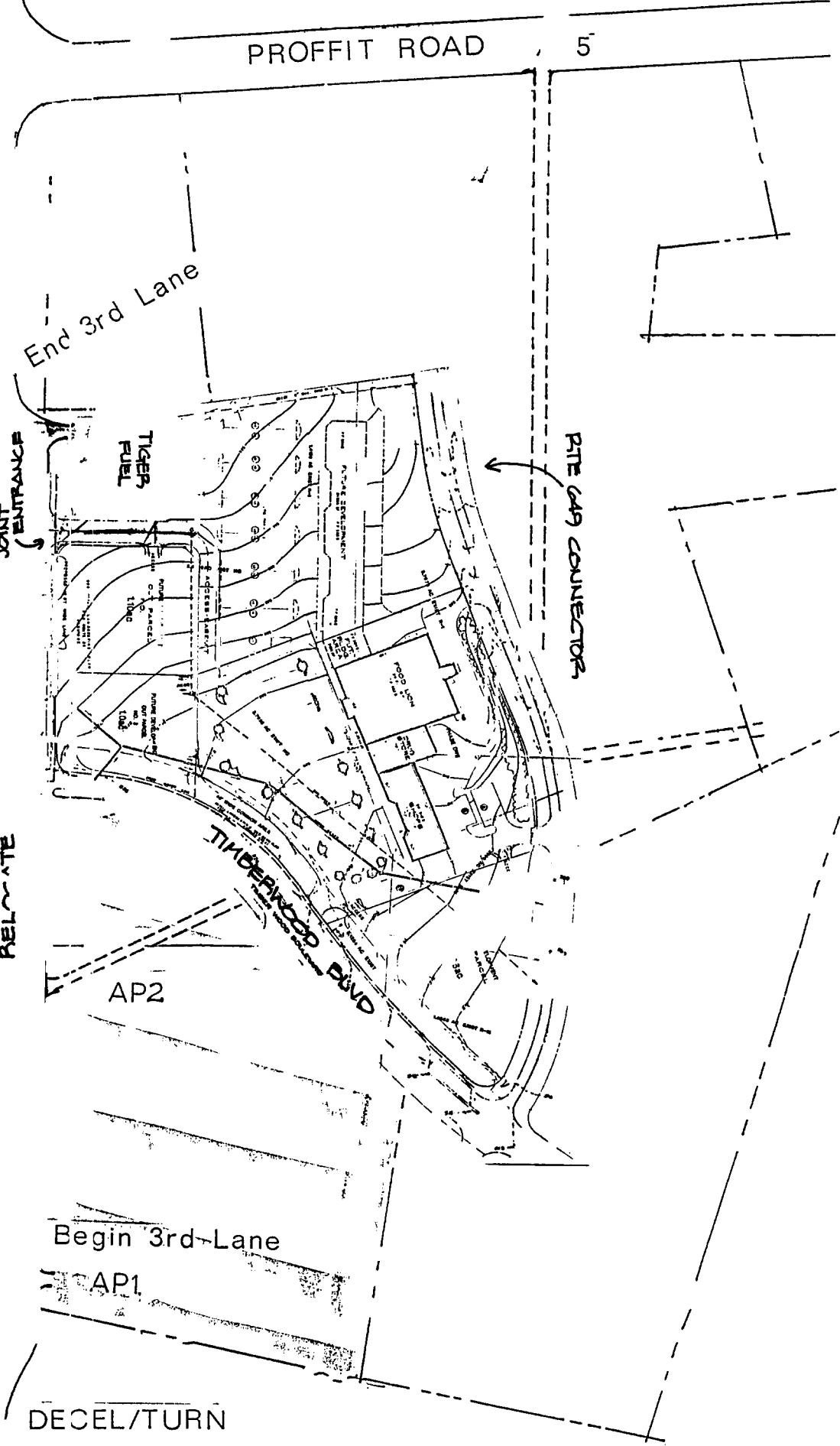
AP2

Begin 3rd Lane

EC1 R CLOSE

AP1

DECEL/TURN



PROFFIT ROAD

End 3rd Lane

EC2

AP4

AP4S

TRI-TON
ZMA-85-07

AP3

NC1

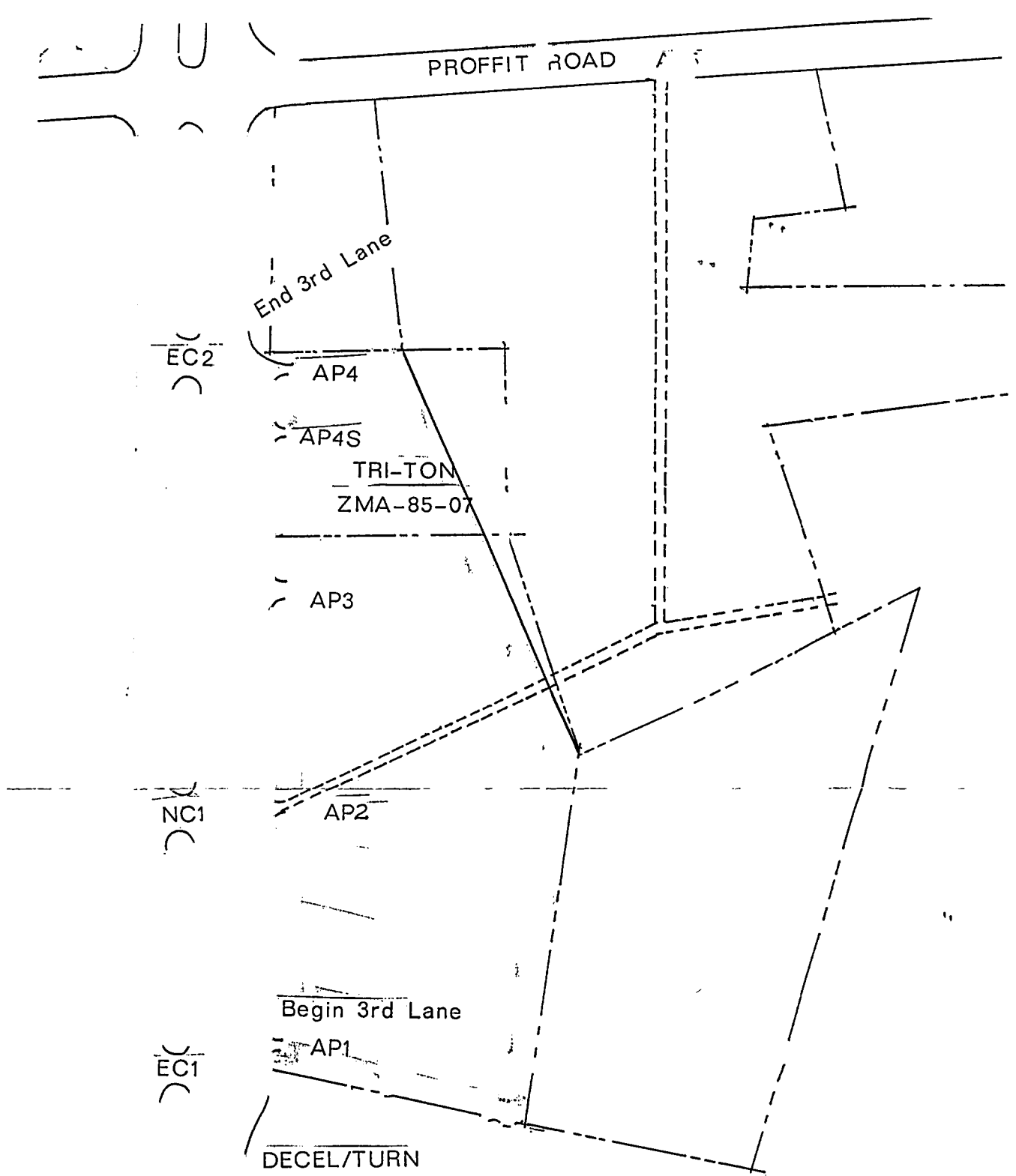
AP2

Begin 3rd Lane

EC1

AP1

DECEL/TURN





RECEIVED

JAN 7 1998

COUNTY OF ALBEMARLE
Department of Building Code and Zoning Services
401 McIntire Road, Room 223
Charlottesville, Virginia 22902-4596

Planning Dept

Building Code Information
(804) 296-5832

FAX (804) 972-4126
TTD (804) 972-4012

Zoning Information
(804) 296-5875

January 6, 1998

Don Franco, P.E.
The Kessler Group
P O Box 5207
Charlottesville, VA 22905

Re: **Forest Lakes Commercial Area Traffic Generation
Determination of Proffer**

Dear Mr Franco


I have reviewed the vehicle trip analyses by Wilbur Smith Associates transmitted to you on August 27, 1997 and I concur with their findings. Bill Fritz, Senior Planner has also reviewed the information and reached the same conclusion. Therefore, the traffic proffer can be interpreted to allow a reduction of the total site vehicle trips based on pass-by traffic between the homes and Routes 29 and 649 and a further reduction of the vehicle trips based on multiple-use trips. The reduction is 12 percent for multiple land uses and 24 percent for pass-by traffic, with a total of 36%. I agree with the methodology you suggest for traffic generation. 5th Edition of ITE Trip Generation Manual and weekday rates for the individual uses using square footage as the independent variable, adjusted by 36% to account for traffic generation not impacting Route 29

I was useful to have actual data from traffic counts on 4/23 and 4/24 in addition to analysis based on ITE trip rates. As the report from Wilbur Smith Associates notes, the fact that these numbers closely match lends credence to the presumptions in this analysis.

We will appreciate the updating of these figures with each plan. In response to your question about how to include traffic generation from additional property near the cemetery, I am not prepared to give a final answer. It would be reasonable to consider it under the same methodology.

If you have any questions, please do not hesitate to contact me.

Sincerely,


Amelia G. McCulley, A.I.C.P.
Zoning Administrator

cc: Bill Fritz