

AGENDA
FLUVANNA COUNTY PLANNING COMMISSION
Former Board of Supervisors Room
June 13, 2012
6:00 P.M.

PLANNING COMMISSION WORK SESSION

- 1. Open the Work Session** (Mr. James Halstead, Jr., Chairman)
- 2. Public Comment** (Limited to Three Minutes per Speaker)
- 3. Discussion of Possible Rezoning for Rivanna Resort**
- 4. Adjourn**

For the Hearing-Impaired – there is a listening device available at the Board of Supervisors Room upon request.. TTY access number is 711 to make arrangements.

For persons with Disabilities – if you have special needs, please call the County Administrator's Office at 591-1910 and relay your request.



COUNTY OF FLUVANNA

“Responsive & Responsible Government”

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

Memo

To: Fluvanna County Planning Commission
From: Andrew J. Pompei, Planner
Date: June 8, 2012
Re: Possible Rezoning of the Rivanna Resort Property

The owners of the former Rivanna Resort near Palmyra (Tax Map 30-A-110 and 19-A-39C) are considering rezoning the property from R-3 (Residential, Planned Community) with proffers/conditions to PUD (Planned Unit Development). The property spans 227.24 acres between U.S. Route 15 (James Madison Parkway) and the Rivanna River. The preliminary proposal includes 1,514 residential units and 105,500 square feet of commercial space. The proposed development has been tentatively named “Walker’s Ridge;” the preliminary site plan (Attachment F) and preliminary building elevations (Attachment G) have been submitted.

The owners’ representatives will present preliminary designs for the development at the Planning Commission Work Session on Wednesday, June 13, 2012. Included within the packet are a series of questions that the Planning Department would like the Planning Commission to answer before the meeting (Attachment B), as well as a checklist Planning Commission members may use to evaluate how the project incorporates the New Urbanist principles described within the Fluvanna County Zoning Ordinance (Attachment C).

The following documents are attached:

- Property Overview, Rezoning Considerations & Zoning/Subdivision History (Attachment A)
- Questions for the Planning Commission (Attachment B)
- Planned Unit Development: Character of Development Checklist (Attachment C)
- Procedure for Rezoning to Planned Unit Development (PUD) (Attachment D)
- Examples of Village-Style Mixed-Use Development (Attachment E)
- Preliminary Master Plan for Walkers Ridge (Attachment F)
- Preliminary Building Elevations for Walkers Ridge (Attachment G)

If you have any concerns, please contact the Planning Department at (434) 591-1910 or via email.

POSSIBLE REZONING OF RIVANNA RESORT

Property Overview, Rezoning Considerations, and Zoning/Subdivision History
Planning Commission: June 2012

Property Overview

Tax Map 30(A)110 and 19(A)39C
227.24 acres combined
Zoned R-3 (with conditions/proffers)
Site of Laurel Ridge Golf Course/Rivanna Resort

Proposed Development

1,514 residential units
 1,346 multi-family units
 95 townhouses
 43 single-family detached units
105,500 square feet of commercial space

Comprehensive Plan

The property is located within the Palmyra Community Planning Area.

According to the Comprehensive Plan (p. 57), the Palmyra Community Planning Area “should remain a village, and surrounding growth should be a mixture of uses and residential dwelling types that serve a variety of incomes . . . A mixture of medium and small commercial businesses combines with office, civic and residential uses to form a village-like neotraditional development or series of interconnected developments. Commercial and office structures do not exceed three stories, and residential density is up to four dwelling units per acre (4 du/ac).”

The *Community Design* chapter of the Comprehensive Plan also addresses the form development should take in the Palmyra Community Planning Area (p. 79 – 82). Part of the section states that “growth in the Palmyra area should occur at a village scale, with economic and residential development complementing the existing conditions and fostering street life.” The appropriate form of residential and commercial development throughout the County is also described on pages 68 through 71. These sections also promote mixed-use, village-style development. The plan states that “the aim is not the creation of cookie-cutter subdivisions, but the integration of neighborhoods that maximize connectivity through the use of green infrastructure, trails, sidewalks, and interconnected roads.”

The Comprehensive Plan also addresses the desired streetscape design, architecture, and phasing (p. 70-71):

- Streetscapes/Transportation

The Comprehensive Plan recognizes that streets serve a variety of functions and that their design heavily influences the character of the surrounding area. The plan states that “well-designed streetscapes focus on creating pedestrian-friendly environments and are essential to community preservation” (p. 71).

The plan also states that the pedestrian and bicycle network within the Palmyra area should be enhanced (p. 131a).

- Architecture

The Comprehensive Plan recognizes the impact architecture has on the character and long-term well-being of the community. Architectural styles and detailing should remain consistent throughout a project. It states that “low-maintenance, sturdy, but attractive products should be used,” and that “brick, block, standing seam metal roofing, green roofs, higher-grade asphalt shingles, and other traditional materials are encouraged.” The plan encourages developers “to commit to specific material types and styles as part of a project’s approval, preferably in the form of legally-binding proffers” (p. 71).

- Phasing

The Comprehensive Plan recognizes that larger projects will be constructed in phases. The plan encourages phasing to be done in a manner that “assures the community that this infrastructure will be in place prior to additional demand being placed in the existing community’s resources.” Planned improvements and development “can be proffered in a certain order, during certain time frames, or contingent on the provision of certain infrastructure” (p. 71).

Rezoning to Planned Unit Development (PUD)

The PUD district is intended to accommodate neo-traditional development. Section 22-14-1 specifically states that “planned unit developments should provide unified development that incorporates new urbanism and traditional neighborhood development principles, which includes a mix of residential and commercial uses, an interconnected system of internal roads, pedestrian sidewalks and walkways and well-planned access points along existing roadways. In addition to a mix of residential and commercial uses, planned developments should provide a mix and variety of housing types.” Sec. 22-14-3 states that the following characteristics should be incorporated into PUDs:

- Pedestrian orientation;
- Neighborhood-friendly streets and paths;
- Interconnected streets and transportation networks;
- Parks, recreation improvements, and open space as amenities;
- Neighborhood centers and civic space;
- Buildings and spaces of appropriate scale;
- Relegated parking;
- Mixture of uses and use types;
- Mixture of housing types and affordability;
- Clear boundaries with any surrounding rural areas;
- Environmentally-sensitive design (i.e., sustainability and energy efficiency); and
- Adequate public facilities and infrastructure to serve the community.

The minimum area required for a PUD within the Palmyra Community Planning Area is five (5) acres (Sec. 22-14-6).

The maximum densities for PUDs within the Palmyra Community Planning Area are as follows (Sec. 22-14-8):

- Single-Family Residential: 4 units/acre
- Townhouses: 6 units/acre
- Multi-Family Residential: 12 units/acre

Increases in the maximum residential density may be permitted if affordable housing and/or exceptional amounts of open space are provided.

At least 30% of a PUD must be reserved as open space. At least 15% of the required open space must accommodate active and/or passive recreational activities (Sec. 22-14-7).

In the PUD district, all uses permitted by-right within the R-1, R-2, R-3, R-4, B-1, B-C, and I-1 districts may be permitted as enumerated within the final PUD application package. Uses not specified within the PUD application package shall not be permitted (Sec. 22-14-4).

Zoning/Subdivision History

Rezoning #1

On February 18, 2009, the Board of Supervisors **denied** a request (ZMP 08:05) to rezone Tax Map 30-A-110 and 19-A-39C from A-1 (Agricultural, General) to R-3 (Residential, Planned Community). The request proposed 404 multi-family units and 75,000 square feet of commercial space.

Rezoning #2

On May 20, 2009, the Board of Supervisors **approved** a request (ZMP 09:02) to rezone Tax Map 30-A-110 and 19-A-39C from A-1 (Agricultural, General) to R-3 (Residential, Planned Community). The approved Master Plan shows 254 residential units (duplexes, townhouses, and multi-family units) and 75,000 square feet of commercial space. The rezoning was approved with the following proffers:

1. The units in “The Point at The Rivanna Resort” will be sold subject to the attached “Residential density yield plan dated 02/27/09.”
2. Rivanna Woods Golf Club L.P. proffers the attached Preliminary Master Plan for land use purposes. All vegetative buffers, building and parking locations adjoining existing Public Road Rights-of Ways shall be as per the attached Preliminary Master Plan. Necessary site developments shall be determined during the site plan approval process.
3. The golf course at “The Point at The Rivanna Resort” shall not become a private club but shall remain open to the public. The golf course property (composed of the 18 holes, club

house and support facilities) shall not be used for any land use other than uses associated with the operation and support of the golf course.

4. Rivanna Woods Golf Club L.P. makes a cash proffer of \$5,000.00 per residential unit constructed at the proposed “The Point at The Rivanna Resort” project which funds shall be used for the construction of the new Fluvanna County High School to offset any possible additional expenses that this rezoning might cost the Fluvanna County Public Schools. In the event the proffered funds cannot be used for this purpose, they should be used for the development costs for the Pleasant Grove Community Center. The cash proffer shall be due and payable at closing of the sale of each unit(s) or prior to the issuance of a certificate of occupancy for such unit(s), whichever occurs first.
5. Rivanna Woods Golf Club L.P. shall pay \$1,000.00 to the Fluvanna/Louisa Housing Foundation per residential unit constructed at the proposed “The Point at The Rivanna Resort”. This money shall be earmarked for emergency repairs for Fluvanna County residents earning less than 80% of the area medium income. This proffer shall be due and payable at closing of the sale of each unit(s) or prior to the issuance of a certificate of occupancy for such unit(s), whichever occurs first.
6. Rivanna Woods Golf Club L.P. will improve Rt. 644 / Rt. 15 as provided in the traffic impact study and VDOT’s requirements associated with the site plan approval.
7. The applicant shall proffer up to \$50,000 to the construction of a future traffic light, if required by VDOT as result of future additional development in the area, at the intersection of Route 15 and Route 644. If the construction of the improvements is not started within 5 years of the successful final site plan approval of ZMP 09:02, this proffer shall expire.
8. Rivanna Woods Golf Club L.P. will provide a water and sewer tap connection location for the Palmyra Fire Station, located on Route 15, adjacent to the property. This is to facilitate the expansion of sewer services in the greater Palmyra area as the service area has been designed. Palmyra Fire Department and/or others will be responsible for application for service, application fee, required permitting by any prevailing authority, connection and construction expenses and or other fees and any required engineering.
9. Rivanna Woods Golf Club L.P. will provide one water and sewer tap connection location on Rt. 15 to facilitate the expansion of sewer services in the greater Palmyra area as the service area has been designed. The expanding entity and/or others will be responsible for application for service, application fee, required permitting by any prevailing authority, connection and construction expenses and or other fees and any required engineering.
10. Rivanna Woods Golf Club L.P. shall proffer the exterior commercial architectural guidelines in “Block #1 Commercial Center” at “The Point at The Rivanna Resort” to be consistent with the architectural design and materials use for the new Palmyra Fire Station located on Rt. 15, as determined by the convening County authority for site plan approval.
11. Rivanna Woods Golf Club L.P. shall proffer the following residential exterior architectural guidelines at “the Point at The Rivanna Resort”.

- a. Siding: No vinyl, aluminum, and/or metal siding shall be allowed. Only architectural grade natural siding products should be allowed, such as cement fiberboard siding, wood, or equal.
- b. Roofing: Only architectural grade roofing and metal roofing or any combination thereof shall be allowed. No three tab shingles shall be allowed.
- c. Foundation Covering: All concrete and/or masonry foundations above grade shall be embossed with either a brick and/or stone pattern.

Special Exception Permit/Special Use Permit

SEP 91:05 permitted the resort and conference center (Tax Map 19-A-39).

SUP 95:13 permitted the golf course at Camp Friendship (Tax Map 19-A-39).

Site Plan

There is an approved site plan (SDP 06:11) for the resort and conference center (Tax Map 19-A-39). Amendments to the site plan were approved in 2009 (SUP 09:02).

Subdivision

The ten (10) acres surrounding the resort and conference center was subdivided from Tax Map 19-A-39 (SUB 06:96).

The Planning Commission approved “The Points at Rivanna Resort” major subdivision on September 23, 2009. The preliminary plat was approved by the Planning Department on March 23, 2010. A final plat was not received.

POSSIBLE REZONING OF RIVANNA RESORT
 Questions for the Planning Commission
 Planning Commission: June 2012

Questions for the Planning Commission

Below are a series of questions for the Planning Commission regarding the proposed rezoning of the Rivanna Resort (Tax Map 30-A-110 and 19-A-39C) from R-3 (Residential, Planned Community) to PUD (Planned Unit Development). These questions are intended to help the applicant and the Planning Department evaluate the preliminary rezoning proposal. Each question relates to a portion of Fluvanna County's Planned Unit Development (PUD) regulations and/or the 2009 Comprehensive Plan.

Question #1: Mixture of Land Uses

Planned unit developments are intended to accommodate mixed-use development. Sec. 22-14-1 (Statement of Intent) states that Planned Unit Developments should include "a mix of residential and commercial uses." Sec. 22-14-3 (Character of Development) also states that these developments should incorporate a "mixture of uses and use types."

According to the Comprehensive Plan (p.57), new growth within the Palmyra area should contain multiple uses. The plan states that "a mixture of medium and small commercial businesses combines with office, civic and residential uses to form a village-like neotraditional development."

The proposal contains 1,514 residential units and 105,500 square feet of commercial space.

What would be the appropriate mixture of land uses for this location?

Question #2: Mixture of Housing Types

Planned unit developments are intended to provide several different housing options. Sec. 22-14-1 (Statement of Intent) states that Planned Unit Developments should include "a mix and variety of housing types." Sec. 22-14-3 (Character of Development) also states that these developments should incorporate a "mixture of housing types and affordability."

According to the Comprehensive Plan (p.57), new growth within the Palmyra area should include a mixture of "residential dwelling types that serve a variety of incomes." The Comprehensive Plan also states that "a wide variety of housing types needs to be included in the community planning areas as part of neighborhood mixed-use communities" (p. 68).

The proposal contains 43 single-family units (2.8% of total units), 95 townhouses (6.3% of total units), and 1,376 multi-family units (90.9% of total units).

What would be the appropriate mixture of housing types for this location (single-family homes, townhouse, apartments, condominiums, etc.)?

How should the different unit types be distributed throughout the site? For example, should single-family homes be in the same area as multi-family units, or should they be completely separate?

Question #3: Residential Density

Planned unit developments are intended to accommodate higher-density development than the other zoning districts. Within the Palmyra Community Planning Area, the maximum permitted densities are as follows:

- Single-Family Residential: 4 units/acre
- Townhouses: 6 units/acre
- Multi-Family Residential: 12 units/acre

According to the Comprehensive Plan (p.57), new growth within the Palmyra area should occur at a village scale. The plan states that “commercial and office structures do not exceed three stories, and residential density is up to four dwelling units per acre (4 du/ac).”

The proposal has a gross residential density of approximately 6.6 units per acre. The proposal has a net residential density of approximately 8.9 units per acre.¹

What is the appropriate residential density for this location?

How many residential units would be appropriate for this location?

Question #4: Appearance from U.S. Route 15

According to the Comprehensive Plan (p. 72-73), U.S. Route 15 (James Madison Highway) is one of Fluvanna County’s primary gateways. One of the Comprehensive Plan’s implementation strategies is to “maintain and enhance primary gateways to ensure a positive identity” (*Community Design: Goal 1, Strategy 10*).

How should new development look from U.S. Route 15?

Should buildings be close to the road, or should there be a landscaped buffer?

Should buildings face U.S. Route 15, or should they face internal roadways?

Question #5: Access from U.S. Route 15

Planned unit developments are intended to have well-planned transportation networks with high interconnectivity. Sec. 22-14-1 (Statement of Intent) states that Planned Unit Developments should have “well-planned access points along existing roadways.”

¹ Note: Net Residential Density = (Total Residential Units)/(Total Acreage – Unbuildable Areas). Unbuildable areas include streams, wetlands, floodplains, and steep slopes.

According to the Comprehensive Plan (p. 80), safety improvements should be made to U.S. Route 15 in the area surrounding Palmyra. Recommended transportation enhancements include “roundabouts or other safety and capacity improvements, a median island, and curb and gutter enhancements for access management.”

The proposal includes a roundabout at the main access point into the development.

How should the entrance to the proposed development be designed? Would a roundabout or a traffic signal be more appropriate for this location?

Question #6: Parking Design

Sec. 22-14-11 (Parking) states that “off-street parking facilities in mixed-use, business, industrial, and multi-family areas shall generally be relegated behind the front building line.”

According to the Comprehensive Plan (p. 70), “parking should be relegated to the back or sides of buildings, or within structures.”

Are the proposed parking facilities appropriately designed and located?

Question #7: Open Space Design

Planned Unit Developments are required to incorporate large amounts of open space. At least 30% of a PUD must be reserved as open space. At least 15% of the required open space must accommodate active and/or passive recreational activities (Sec. 22-14-7).

According to the Comprehensive Plan (p. 57), the area surrounding Palmyra should have different types of open space, including the regional park at Pleasant Grove, a series of neighborhood parks, greenways, and the historic Courthouse Green.

The current proposal includes 143.59 acres of open space (63.2% of the total site). Recreational amenities include walking trails, community gardens, tennis courts, bocce ball facilities, a community pool, a fitness center, and two (2) athletic fields.

What types of open space would be appropriate for this location, considering the type and number of residential units proposed?

Should there be more active (ballfields, playgrounds, etc.) or passive (trails, picnic areas, etc.) recreational activities?

Should there be more unimproved open space?

Planned Unit Development (PUD): Character of Development

Per Section 22-14-13 of the Fluvanna County Zoning Ordinance, “the goal of the PUD district is to allow for and encourage development that incorporates new urbanism principles.” Use the table below to rank, on a scale of one (1) to five (5), how well this proposal incorporates New Urbanist design concepts (1 = Does Not Incorporate New Urbanist Principles, 5 = Successfully Incorporates New Urbanist Principles).

| New Urbanist Principle | Notes | Ranking |
|---|--------------|----------------|
| Pedestrian Orientation | | |
| Neighborhood-Friendly Streets & Paths | | |
| Interconnected Streets & Transportation Networks | | |
| Parks, Recreational Improvements, & Open Space as Amenities | | |
| Neighborhood Centers & Civic Space | | |
| Buildings & Spaces of Appropriate Scale | | |
| Relegated Parking | | |
| Mixture of Uses & Use Types | | |
| Clear Boundaries with the Surrounding Rural Areas | | |
| Environmentally-Sensitive Design | | |
| Adequate Public Facilities & Infrastructure | | |

Fluvanna County, Virginia

Rezoning to Planned Unit Development (PUD)

Procedure for Rezoning to Planned Unit Development (PUD)

Section 22-14-2 of the Fluvanna County Zoning Ordinance establishes the procedure for rezoning a property to Planned Unit Development (PUD).

Pre-Application Meeting

Prior to submitting an official rezoning application, the applicant must hold a pre-application meeting with the Planning Director. At the meeting, the applicant must provide a preliminary sketch plan that shows the general boundary and location of the subject property; the land area to be contained within the PUD; a graphic showing the arrangement of the interior sub-areas; planned mix of uses and densities; and the general approach to addressing transportation facilities and other infrastructure.

Application Submission

After the pre-application with staff, the applicant may submit an application for rezoning to the Fluvanna County Planning Department. The PUD Application Package must include the following primary sections, as described in Section 22-14-2 of the Zoning Ordinance: a narrative, an existing conditions map, a PUD Application Plan, a transportation plan, street design guidelines, lot development criteria, community design guidelines, and a traffic impact analysis.

Planning Commission Review

After the Planning Director has deemed the rezoning application complete, the Planning Commission will review the proposal.

A public presentation must be made to the Planning Commission at a regularly scheduled meeting, prior to advertising for a public hearing.

At its discretion, the Planning Commission may schedule one or more work sessions to discuss the proposal, prior to holding a public hearing.

The proposal will be reviewed by the Planning Commission at a public hearing, after which it will make a recommendation to the Board of Supervisors.

Board of Supervisors Review

After the Planning Commission has reviewed the rezoning application, it will be reviewed by the Board of Supervisors.

At its discretion, the Board of Supervisors may schedule one or more work sessions to discuss the proposal, prior to holding a public hearing.

The proposal will be reviewed by the Board of Supervisors at a public hearing, after which it will either approve, deny, or defer the rezoning application.

Fluvanna County, Virginia Rezoning to Planned Unit Development (PUD)

Procedure for Rezoning to Planned Unit Development (PUD): Example Timeline

Below is an example timeline for rezoning a property to Planned Unit Development (PUD), based on the procedure established by Section 22-14-2 of the Fluvanna County Zoning Ordinance. The process can be expected to take three (3) to six (6) months.

| | |
|--|-----------|
| Pre-Application Meeting with the Planning Director | May 10 |
| Submission of PUD Application Package to the Planning Department | June 1 |
| Planning Director deems PUD Application Package Complete | June 5 |
| Public Presentation to Planning Commission at a Regularly-Scheduled Meeting | June 27 |
| Planning Commission Work Session (if requested by Planning Commission and/or the applicant) | July 11 |
| Planning Commission Public Hearing | July 25 |
| Board of Supervisors Work Session (if requested by the Board of Supervisors and/or the applicant) | August 1 |
| Board of Supervisors Public Hearing | August 15 |

Serenbe
Chattahoochee Hills, GA

Serenbe is a neo-traditional community 32 miles south of Atlanta. The project covers 1,000 acres, of which 70% is reserved as open space. Upon completion, the community will consist of seven “hamlets,” which will contain 1,000 homes, in addition to commercial space. Rural amenities, such as stables, an organic farm, and a country inn, are spread throughout the community.

There will be a mix of housing types within each hamlet, including single-family homes, townhouses, and live/work units. All of the residential units will be built to Earthcraft standards.

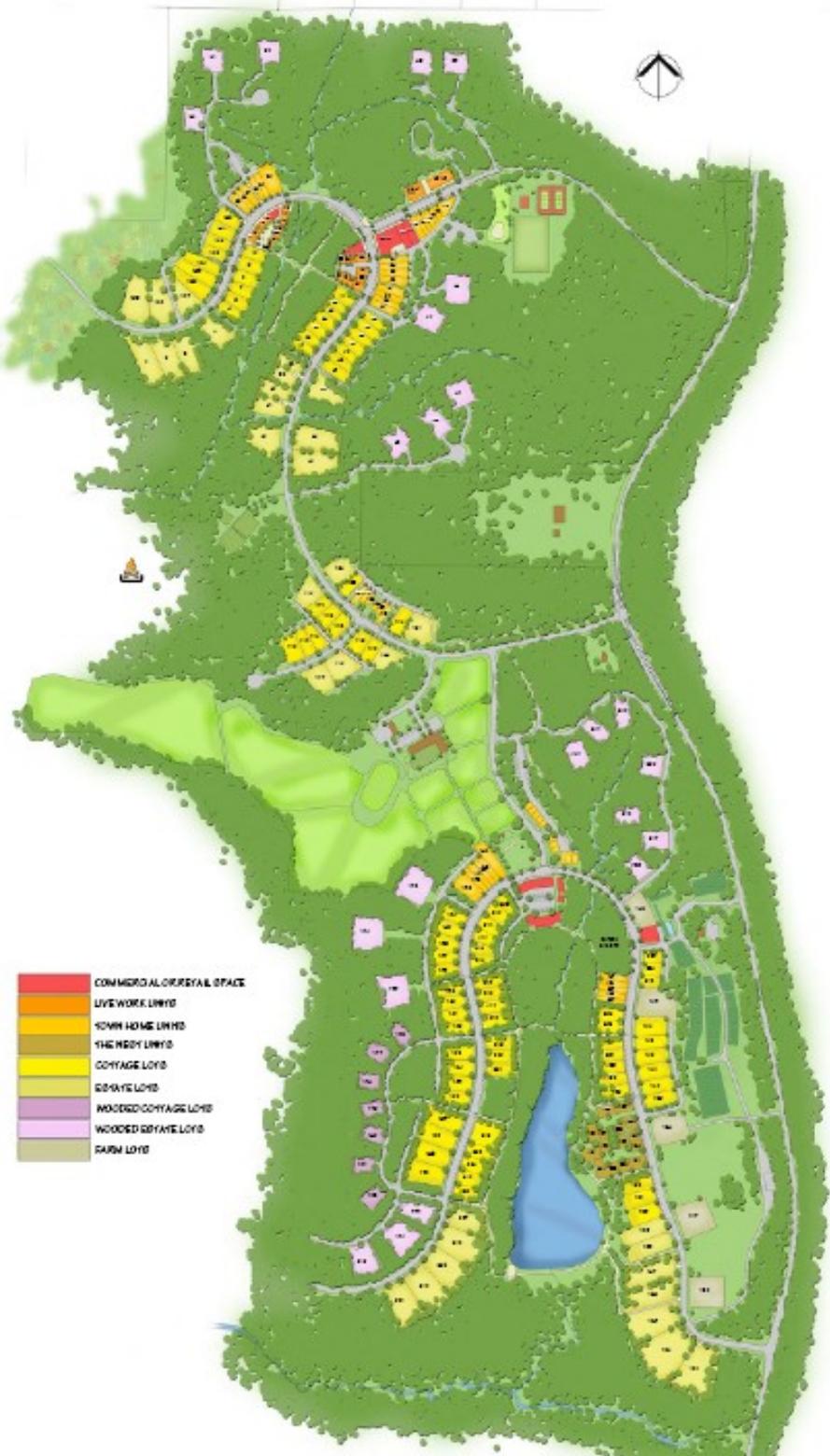
The plan demonstrates several principles described within the Fluvanna County PUD ordinance (Sec. 22-14-3). The neighborhood has a pedestrian orientation, with sidewalks lining streets and a system of pedestrian trails linking the separate hamlets. There is ample open space, which is usable by the community’s residents; many of the residences have views of preserved land. Mixed-use village centers are within walking distance of residences. There is a variety of uses and housing types, all of which are designed at a pedestrian scale and respective of local building traditions. Most buildings are built with energy-efficiency in mind. While the street network is not extremely interconnected, this deficiency is overcome by the proximity of uses and an extensive trail network.

The architecture, small setbacks, mix of uses, and open space create a village environment similar to that of historic Palmyra.



This is the site plan of the first three hamlets of Serenbe. When complete, there will be seven hamlets. Each hamlet is anchored by a commercial center, with density decreasing as one moves away from the core. Most of the homesites front up on open space.

For more information, visit serenbecommunity.com.



Habersham
Beaufort, South Carolina

Habersham is a neo-traditional community just outside of Beaufort, South Carolina. The project, designed by Duany Plater-Zyberk & Company, spans 283 acres, and has frontage on tidal creeks. Upon completion, the community will consist of more than 700 homes, including apartments, condominiums, townhouses, and live/work units. Habersham Marketplace, which is within walking distance of most of the community, includes shops, restaurants, and a farmers' market, as well as multi-family and live/work units.

Open space is spread throughout the site. There are a series of smaller pocket parks, as well as larger riverfront spaces. Residents have access to a community pool, tennis complex, playgrounds, dock, and a kayak launch. Open space covers 73 acres (26%) of the site.

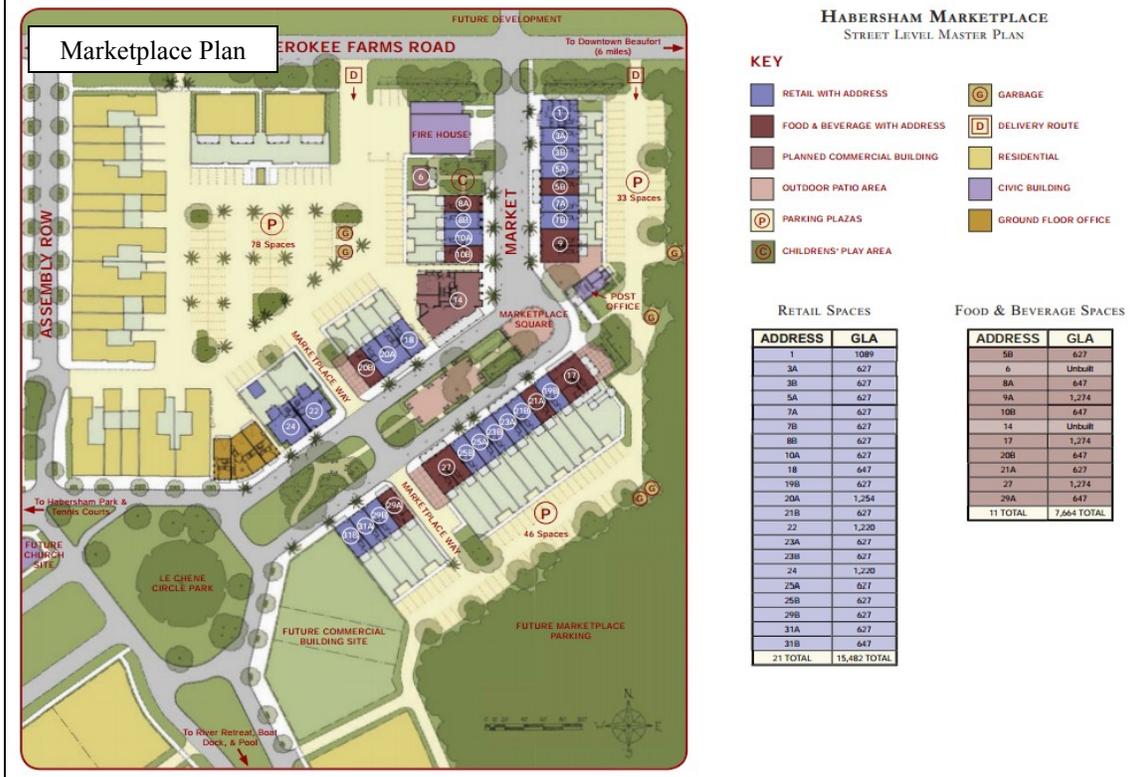
The plan demonstrates several principles described within the Fluvanna County PUD ordinance (Sec. 22-14-3). The neighborhood has a pedestrian orientation, with shaded sidewalks lining most streets. Parks and open spaces are within walking distance of all residences. There is a mixed-use village center that serves as a community gathering spot. Several housing options are available, all of which are designed at a pedestrian scale and respective of local building traditions. All homes are required to have a front porch, which creates an inviting streetscape.

The architecture, small setbacks, and mix of uses creates a village atmosphere. The preservation of existing mature trees also contributes to the rural village atmosphere; before the plan was created, a tree survey was conducted and thousands of trees were identified for preservation.

See www.habershamsc.com for more information.

Examples of Village-Style Mixed-Use Development



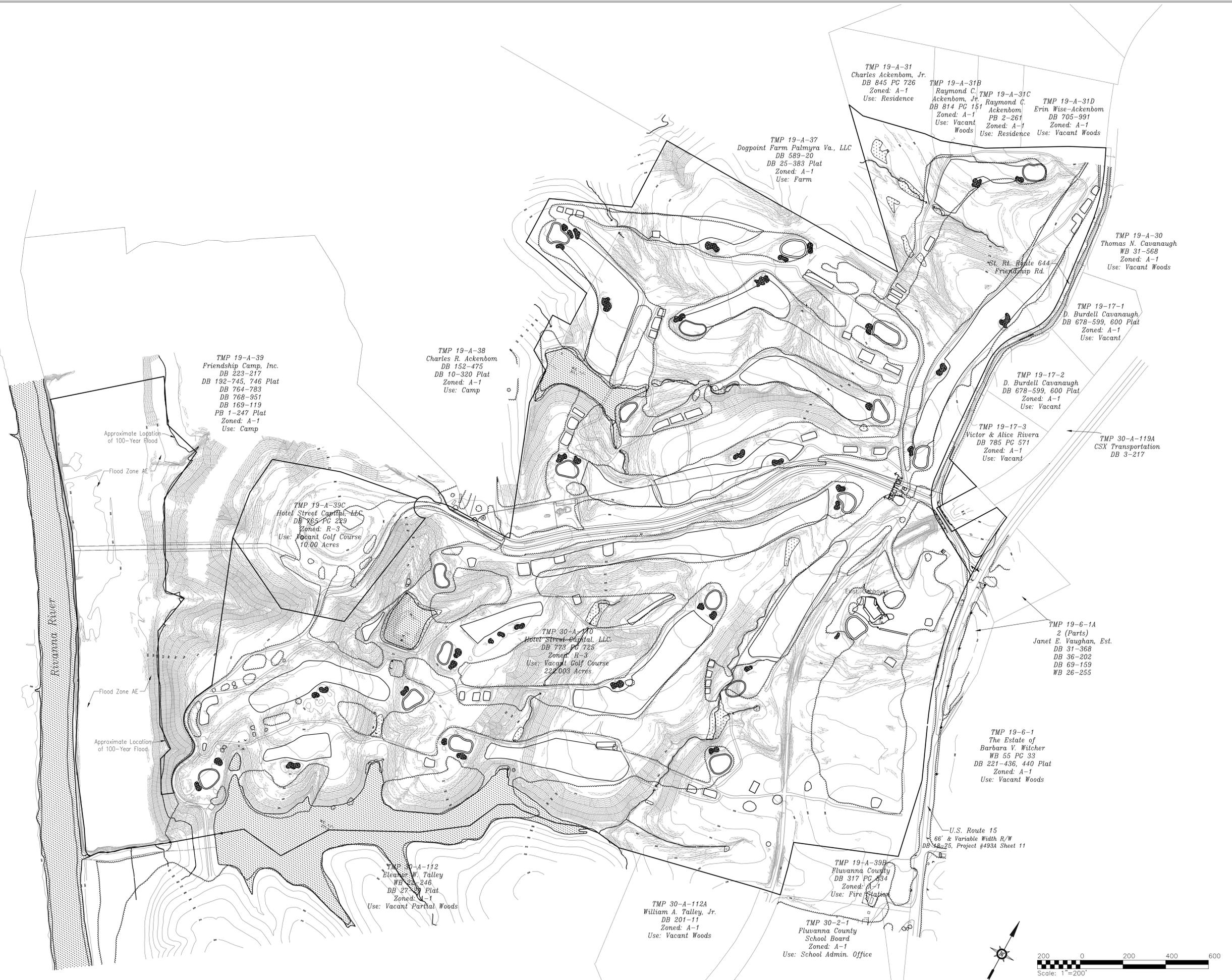


Examples of Village-Style Mixed-Use Development

Planned Unit Development (PUD): Character of Development

Per Section 22-14-13 of the Fluvanna County Zoning Ordinance, “the goal of the PUD district is to allow for and encourage development that incorporates new urbanism principles.” Below is a comparison of how well Serenbe and Habersham incorporate characteristics of New Urbanism, as described within the PUD district regulations, into their designs.

| New Urbanist Principle | Serenbe | Habersham |
|---|--|---|
| Pedestrian Orientation | Yes + Sidewalks along Streets + Extensive Trail Network + Multiple Uses in Close Proximity | Yes + Sidewalks along Streets + Multiple Uses in Close Proximity |
| Neighborhood-Friendly Streets & Paths | Yes + Sidewalks along Streets + Extensive Trail Network | Yes + Sidewalks along Most Streets + Interconnected Street Network + Narrow Streets |
| Interconnected Streets & Transportation Networks | No - Most uses line one street (No Grid System) + Few Cul-de-Sacs + Extensive Trail Network | Yes + Gently-Curving, Gridded Network + Few Cul-de-sacs |
| Parks, Recreational Improvements, & Open Space as Amenities | Yes + 70% Open Space + Preserved Woodlands + Stables, Organic Farm, Inn, Lake + Extensive Trail Network | Yes + 26% Open Space + Mix of Large & Small Parks + Pool, Tennis, Playgrounds, Dock + Kayak Launch |
| Neighborhood Centers & Civic Space | Yes + Mixed-Use Center in Each Hamlet | Yes + Mixed-Use Center (Marketplace) |
| Buildings & Spaces of Appropriate Scale | Yes + 1—3 story buildings + Vernacular Architecture + Buildings Close to Street | Yes + 1—3 story buildings + Vernacular Architecture + Buildings Close to Street |
| Relegated Parking | Yes + On-Street Parking + Most Buildings Served by Alleys + Parking behind Businesses | Yes + On-Street Parking + Most Buildings Served by Alleys + Parking behind Businesses |
| Mixture of Uses & Use Types | Yes + Commercial & Residential Uses + Single-Family & Multi-Family Units | Yes + Commercial & Residential Uses + Single-Family & Multi-Family Units |
| Clear Boundaries with the Surrounding Rural Areas | No - Gradually declines in density (No Clear Boundary) | Yes + Dramatic Decrease in Density along edges |
| Environmentally-Sensitive Design | Yes + Large Amounts of Open Space + Native Plantings Used + Earthcraft-Certified Homes | Yes + Extensive Tree Preservation + Narrow Streets (Reduce Runoff) - Little/No Riparian Buffer |
| Adequate Public Facilities & Infrastructure | Not Enough Information | Not Enough Information |



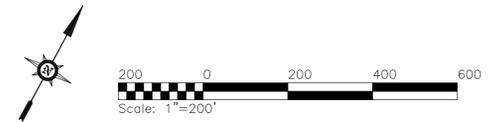
EXISTING CONDITIONS

| Rev. # | Date | Description |
|--------|------|-------------|
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| | | |
| | | |

REZONING APPLICATION PLAN FOR:

WALKER'S RIDGE
FLUVANNA COUNTY, VIRGINIA

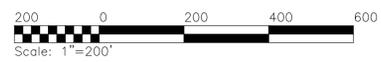
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| Date | 06/01/2012 |
| Scale | 1" = 200' |
| Sheet No. | 3 OF 8 |
| File No. | 12.009 |

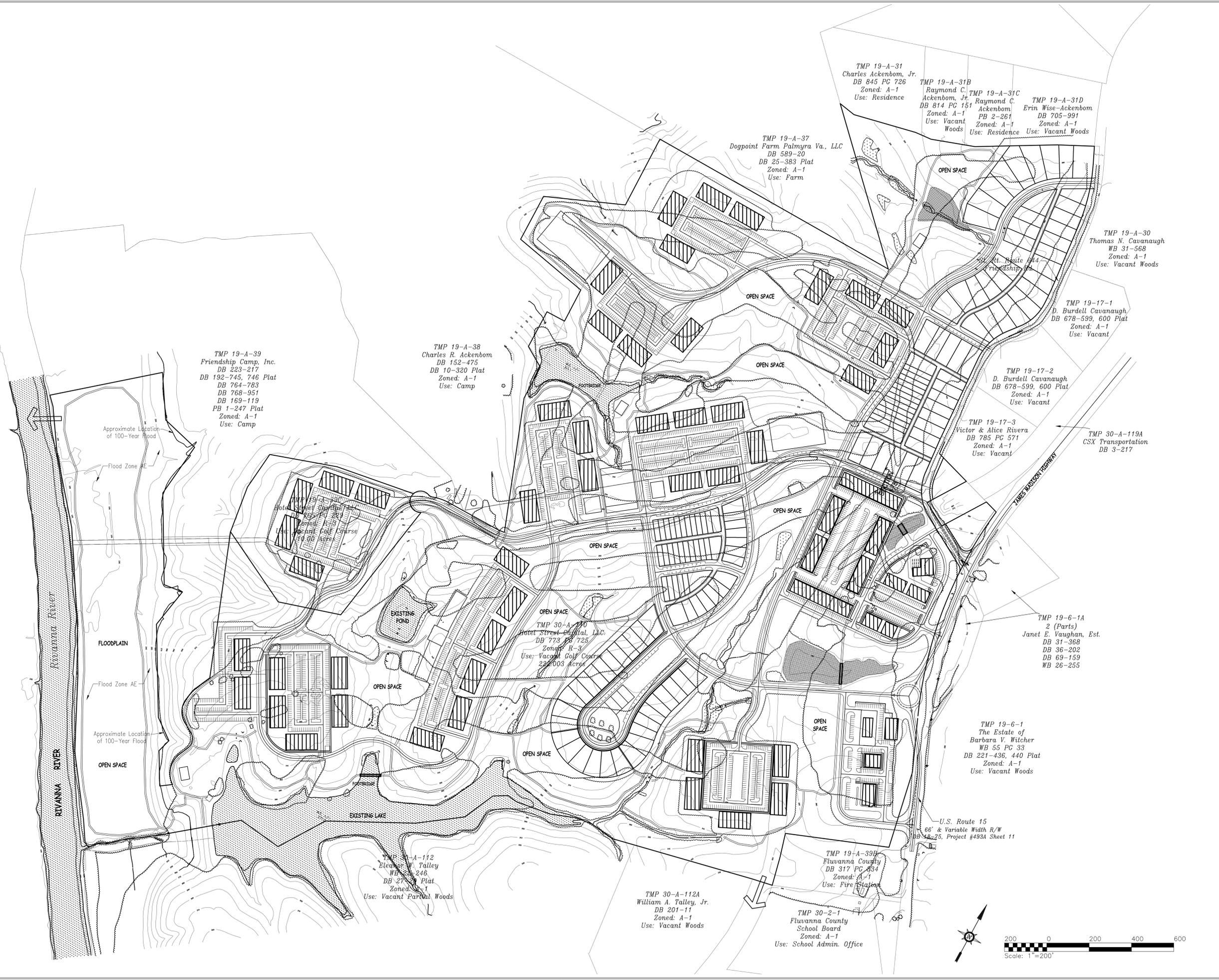




PROPOSED DEVELOPMENT KEY

| BLOCK | USE | PARKING | AMENITIES |
|-------|------------------------------------|------------|-------------------------------|
| A1 | BANK & DRIVE-THRU | | TRAIL CONNECTIONS |
| A2 | 4 COMMERCIAL RETAIL PADS | | OPEN SPACE BUFFERS |
| | CONVENIENCE STORE W/ GAS | | TRAIL CONNECTIONS |
| | RESTAURANT W/ DRIVE-THRU | | OPEN SPACE BUFFERS |
| | 1 COMMERCIAL PAD SITE | | |
| A3 | 2 STORIES COMMERCIAL RETAIL/OFFICE | | TRAIL CONNECTIONS |
| | 96 RESIDENTIAL CONDOMINIUMS | | POND AND FOOTBRIDGE (1) |
| B1 | 144 RESIDENTIAL CONDOMINIUMS | 260 Spaces | TRAIL CONNECTIONS |
| B2 | 29 SINGLE FAMILY DETACHED LOTS | GARAGES | GARDENS AND GREENHOUSES (2) |
| B3 | 29 TOWNHOME LOTS | GARAGES | PICNIC PAVILION (3) |
| | 14 SINGLE FAMILY DETACHED LOTS | GARAGES | GARDENS AND GREENHOUSES (4) |
| C1 | 152 RESIDENTIAL CONDOMINIUMS | 275 Spaces | RIVER LOOP TRAIL (5) |
| C2 | 200 RESIDENTIAL CONDOMINIUMS | 360 Spaces | OVERLOOK PAVILION (6) |
| C3 | 144 RESIDENTIAL CONDOMINIUMS | 260 Spaces | TENNIS AND BOCCIE (7) |
| | | | COMMUNITY BUILDING (8) |
| D1 | 120 RESIDENTIAL CONDOMINIUMS | 220 Spaces | TERRACED GARDENS AND POOL (9) |
| D2 | 168 RESIDENTIAL CONDOMINIUMS | 305 Spaces | FITNESS CENTER (10) |
| D3 | 128 RESIDENTIAL CONDOMINIUMS | 230 Spaces | PICNIC PAVILION (11) |
| D4 | 112 RESIDENTIAL CONDOMINIUMS | 205 Spaces | BALL FIELD (YOUTH) (12) |
| D5 | 112 RESIDENTIAL CONDOMINIUMS | 205 Spaces | PICNIC PAVILION (13) |
| | | | BALL FIELD (ADULT) (14) |
| E1 | 33 SINGLE FAMILY DETACHED LOTS | GARAGE | |
| E2 | 14 TOWNHOME LOTS | GARAGE | |
| | 19 SINGLE FAMILY DETACHED LOTS | GARAGE | |
| F1 | FUTURE COMMERCIAL | | |
| F2 | FUTURE COMMERCIAL | | |





CONCEPTUAL GRADING & UTILITY PLAN

| Rev. # | Date | Description |
|--------|------|-------------|
| | | |
| | | |
| | | |

Walkers Ridge

at Palmyra

ATTACHMENT G



THE GAINES GROUP, PLC
ARCHITECTURE | DESIGN | CONSULTING



House Type 1

Based on:
+ Various Palmyra house types

Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC
ARCHITECTURE | DESIGN | CONSULTING



House Type 2

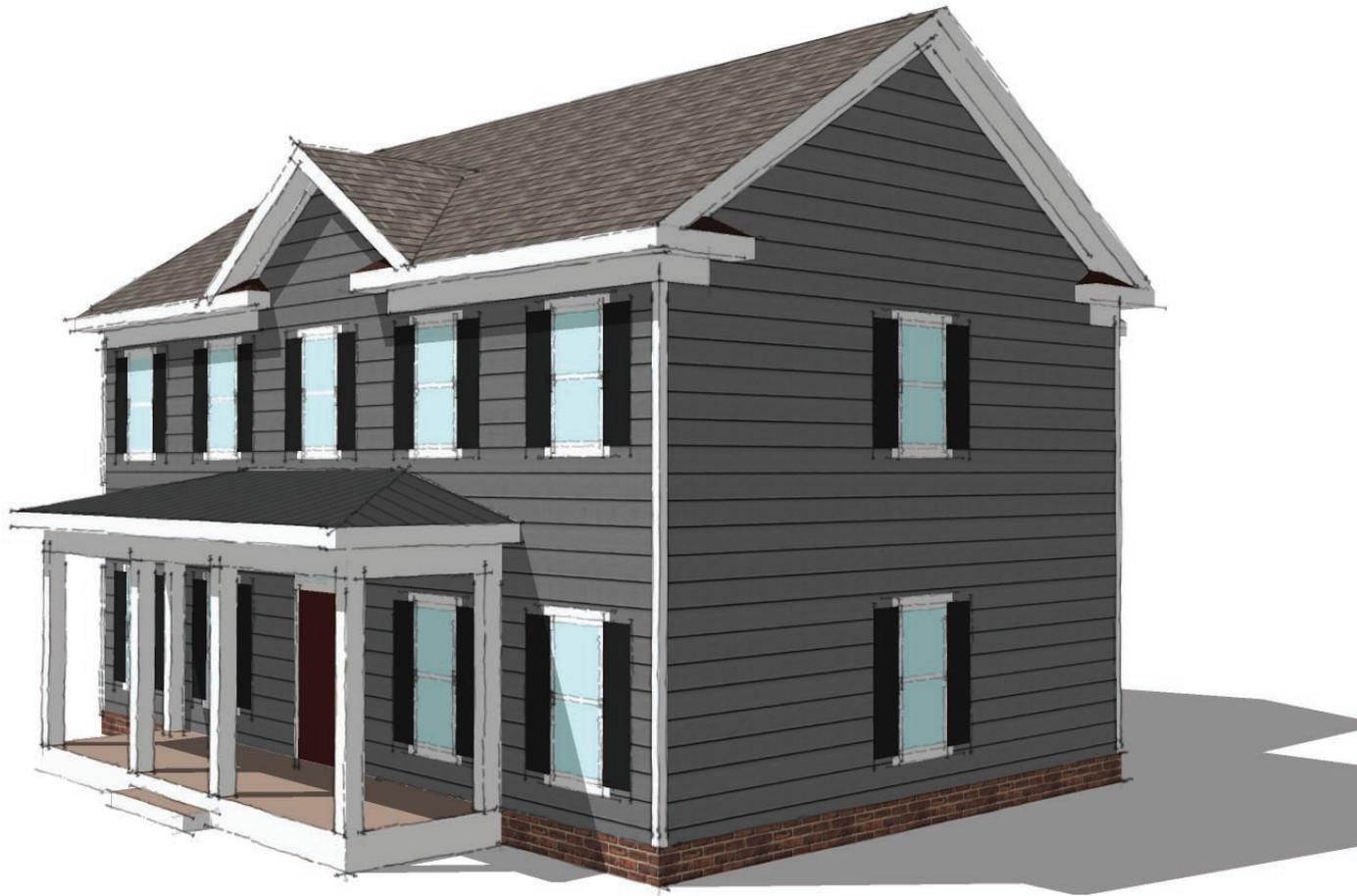
Based on:
+ Various Palmyra house types

Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC
ARCHITECTURE | DESIGN | CONSULTING



House Type 3

Based on:
+ Various Palmyra house types

Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC
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House Type 4

Based on:
+ Various Palmyra house types

Walkers Ridge at Palmyra



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ARCHITECTURE | DESIGN | CONSULTING



Condos

Based on:
+ Mills found in Palmyra
+ Various Palmyra house types

Walkers Ridge

at Palmyra



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Townhomes

Based on:
+Various Palmyra house types

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Office A

Based on:
+ Palmyra Courthouse

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Office B

Based on:
+ Palmyra Courthouse

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Retail

Based on:
+ Palmyra Courthouse

Walkers Ridge

at Palmyra



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Bank

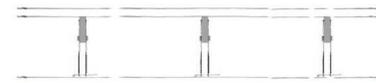
Based on:
+ Palmyra Courthouse

Walkers Ridge

at Palmyra



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Gas Station/Cafe

Based on:
+ Mills found in Palmyra
+ Various Palmyra store types