

**Development Framework  
ZMA 2006-09  
5th Street/Avon Center**

The Applicant submits this development framework for the North and South Sectors in support of application requirements for the 5th Street/Avon Center ZMA 2006-09 pursuant to Albemarle County Code Section 8.5.1.d. (11). For supplemental reference graphic, see ZMA Application Plan, ADD-3.0 prepared by The Cox Company and dated February 19, 2008.

**North Sector**

**Building Zones C:**

East/West Interior Street: Mixed Commercial Liner Buildings/North Side

Planned Uses: Retail establishments, office or restaurant.

Minimum individual liner building size/establishment: 1000 sfgfa

Maximum individual liner building size/establishment: 15,000 sfgfa.

Maximum building height: 60 feet.

**Building Zones E and F:**

North/South Interior Street: Mixed Commercial Liner Buildings

Planned Uses: Retail, office, service, restaurants, public, civic.

Minimum individual liner store size/establishment: not limited.

Maximum individual liner store footprint/establishment: 20,000 sfgfa

Maximum individual liner store size (multi-story): 40,000 sfgfa.

Maximum # of individual liner stores or establishments: not limited.

Maximum building height: 60 feet.

Conditions of Development for Building Zones E and F:

1. Building facades will be oriented within a streetscape and urban design form to the North/South Street and shall be subject to ARB review and approval.
2. Building facades and rooflines will be integrated with the North/South streetscape axis.
3. ARB to review architectural and landscape design guidelines addressing mass, form, materials, and color of individual buildings.
4. Loading zones and visible parking areas impacted by critical sight lines as determined by ARB review shall be buffered and landscaped.
5. Consistent signage, street lighting and other hardscape features shall be integrated into streetscape design along the internal North/South Street.

Building Zone G:

North Sector Mixed Commercial Stores

Planned Uses: Retail, office, entertainment, or restaurants

Minimum individual liner building size/establishment: not limited.

Maximum individual store footprint: 75,000 sfgfa, per Comp Plan Amendment approval.

Maximum building height: 60 feet.

*(North Sector liner buildings are further defined as those that generally have a building depth of between 50 and 100 feet and are designed with a front facade oriented directly to the nearest adjacent street with no off-street parking lots located between the front facade and the interior east/west and north/south streets. Parallel and angled parking permitted on the fronting streets.)*

Parking and Parking Structures/North Sector:

Underground parking/structured parking within north sector recognized as appropriate, subject to subsequent parking impact study and special use permit approval.

Maximum North Sector Floor Area :

200,000 sfgfa.

## South Sector

### Building Zone A:

#### Anchor Retail Commercial

Anchor retail stores represent "destination" (or "big box") retail establishments that generally exceed a footprint size of 75,000 sfga.

Maximum number of individual anchor retail stores permitted in Zone A: 2 stores.

Maximum individual anchor store size: 150,000 sfga.

Maximum anchor store height: 60 feet.

Structured parking and underground parking under retail buildings recognized as appropriate, subject to special permit approval for individual parking structures.

#### Mixed Commercial: Retail/Office/Restaurants

Maximum number of individual liner retail stores (establishments): not limited.

Minimum individual store (establishment) size: not limited.

Maximum individual store (establishment) footprint: 25,000 sfga.

Maximum individual store (establishment) size: 50,000 sfga.

Maximum mixed commercial store (establishment) height: 60 feet.

#### Zone A Parking Structure

Subject to special use permit approval with ZMA.

Maximum parking structure levels: 5.

Maximum parking structure height: 60 feet.

**Building Zones B/D:**

East West Street Liner Stores/South Side

Planned Uses: Retail establishments, offices or restaurants

Minimum individual liner store (establishment) size: 1000 sfgfa

Maximum # of liner stores (establishments) permitted: not limited.

Maximum individual liner store (establishment) size: 15,000 sfgfa.

Maximum building height: 60 feet.

*(Zone B/D liner buildings are further defined as those that generally have a building depth of between 50 and 100 feet and are designed with a front facade oriented directly to the nearest adjacent street with no off-street parking lots located between the front facade and the interior east/west street. Parallel and angled parking permitted on the fronting streets.)*

**Maximum South Sector Floor Area :**

350,000 sfgfa.

**Maximum Floor Area, North + South Sectors:**

At full build-out, the combined Total North and South Sector Retail Project Area shall not exceed 414,500 sfgfa. Although maximum floor areas established above for the two respective sectors would cumulatively allow greater total sfgfa, this overall total of 414,500 sfgfa shall not be exceeded. Thus, the maximum sfgfa of both North and South Sectors may not practicably be achieved.

**Maximum Floor Area, Total Project:**

The maximum floor area for all uses in the total landholdings subject to ZMA 2006-09, including "Development Area 1" as depicted on the ZMA Application Plan, shall not exceed 470,000 sfgfa. The resulting difference between the maximum allowable floor area for all uses developed within the subject property and the maximum floor area allowed for the combined North and South Sectors is accounted for in the estimated yield for "Development Area 1" as applied in the Traffic Impact Analysis prepared in support of the ZMA. The total project yield incorporated into the TIA establishes the overall total project maximum sfgfa within this Development Framework. The Applicant may be approved by

*5th Street/Avon Center ZMA*

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administrative action of the County to allocate this remaining development potential in "Development Area 1" (55,500 sfgfa) to the North or South sectors with the understanding that no additional development will be allowed by-right in "Development Area 1". As part of this administrative review and approval, the County would enable the Applicant to increase the maximum sfgfa described above for the North and/or South sectors accordingly, so long as the overall maximum floor area for all uses developed within the subject property does not exceed 470,000 sfgfa.



Project:   
 Date:   
 Drawn by:   
 Checked by:   
 Scale:   
 Sheet No.:

**5th STREET - AVON CENTER**  
**BENT CREEK / 5th STREET INTERSECTION**  
(SCHEDULE 1)

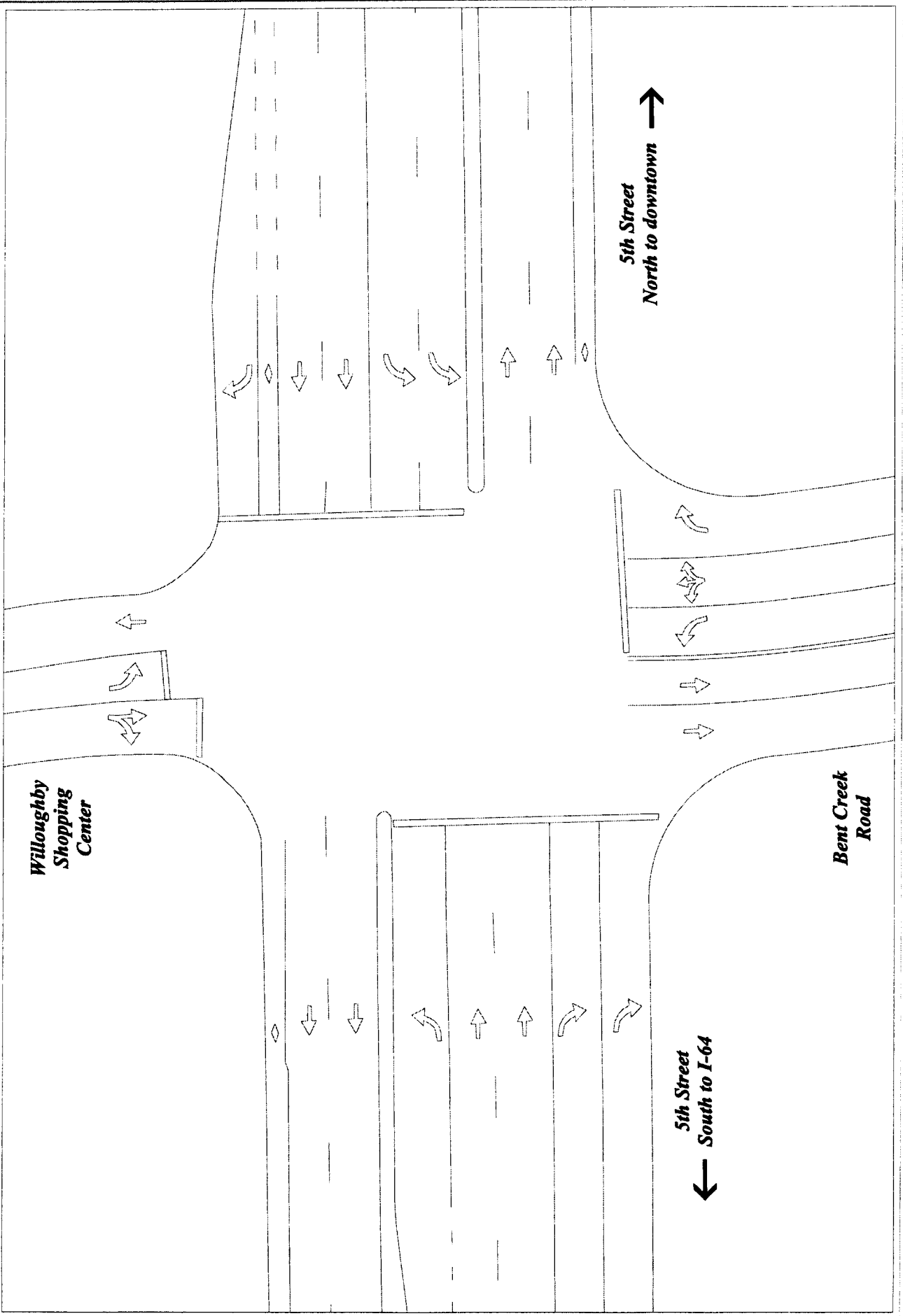
SUBMITTER:   
 PLAN:

DATE:   
 DRAWN BY:   
 CHECKED BY:



DATE:	12/31/2010
DRAWN BY:	J. D. COX
CHECKED BY:	J. D. COX
SCALE:	NONE
SHEET NO.:	

Sched. 1



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