

**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 Application Plan, APP-1.0 prepared by The Cox Company and dated November 29, 2007.

**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 sf<sub>g</sub>fa

Maximum individual liner building size/establishment: 15,000 sf<sub>g</sub>fa.

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 sf<sub>g</sub>fa

Maximum individual liner store size (multi-story): 40,000 sf<sub>g</sub>fa.

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 sfgfa.

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

Maximum individual anchor store size: 150,000 sfgfa.

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 sfgfa.

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

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 sfga

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

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

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 sfga.

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

The Total North and South Sector Retail Project Area shall not exceed 414,500 sfga.

**Maximum Floor Area, Total Project:**

The maximum floor area for all uses in ZMA 2006-09 shall not exceed 468,623 sfga, provided that the Applicant may be approved by administrative action of the County for additional floor area within the North and South Retail Sector subject to a preliminary plan amendment, traffic impact analysis and revised parking impact analysis satisfactory to the County.



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ZMA  
 APPLICATION  
 PLAN

5TH STREET - AVON CENTER  
 ZMA APPLICATION PLAN  
 COUNTY OF ALBEMARLE, VIRGINIA

ZMA  
 APPLICATION  
 PLAN

Job Number: 02-100



Date: November 29, 2007

Revised:

Scale: 1" = 100'

Sheet No.:

APP-1.0

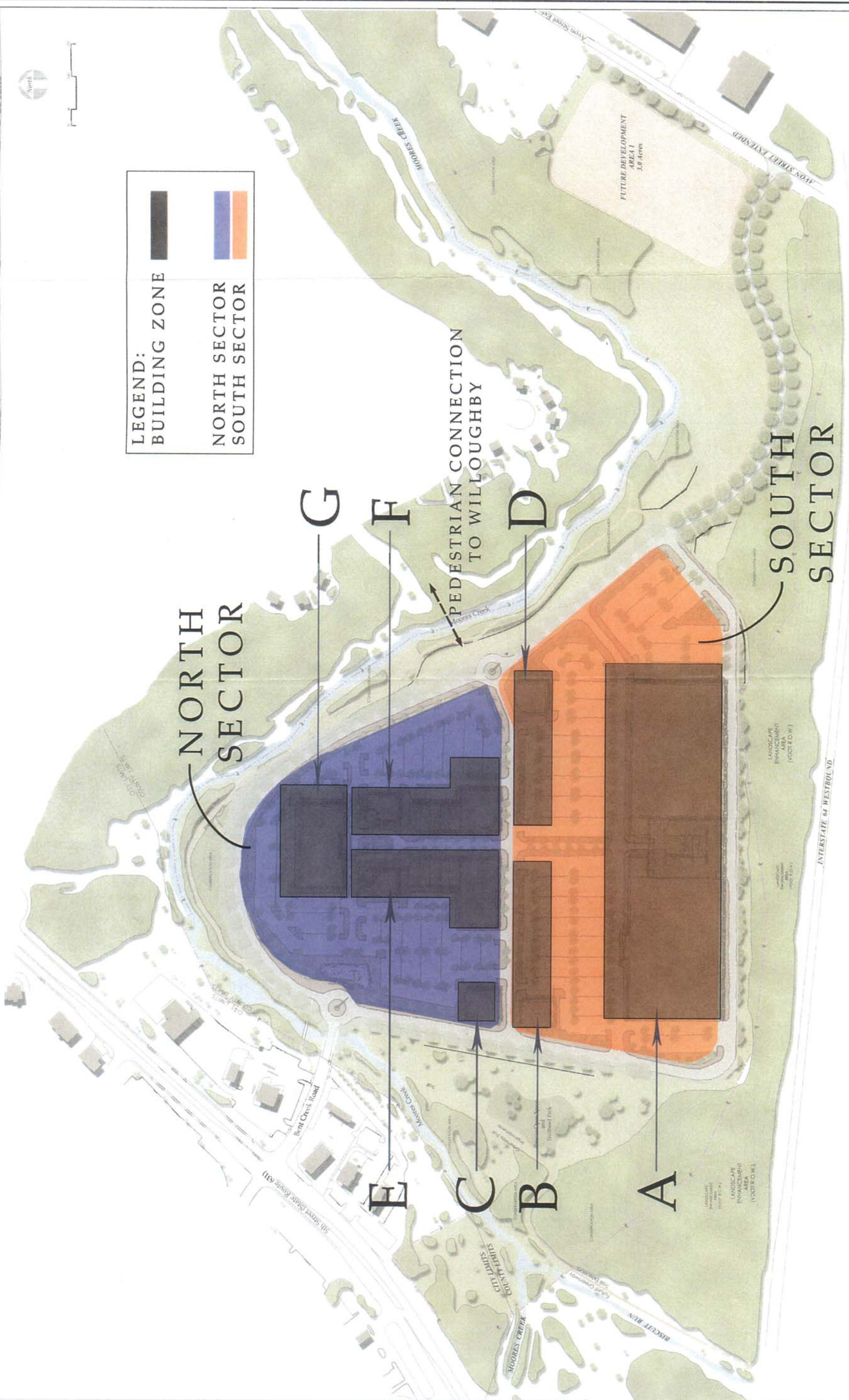
1 of 1

**LEGEND:**

**BUILDING ZONE**

**NORTH SECTOR**

**SOUTH SECTOR**





**THE COX COMPANY**  
 Project: Landscape Architecture  
 Civil Engineer: Robert Cox  
 2000 West 10th Street  
 Suite 1000, Norfolk, VA 23510  
 P: (804) 261-4933  
 F: (804) 261-1979

**5TH STREET - AVON CENTER  
 ILLUSTRATIVE MASTER PLAN**  
 COUNTY OF ALBEMARLE, VIRGINIA

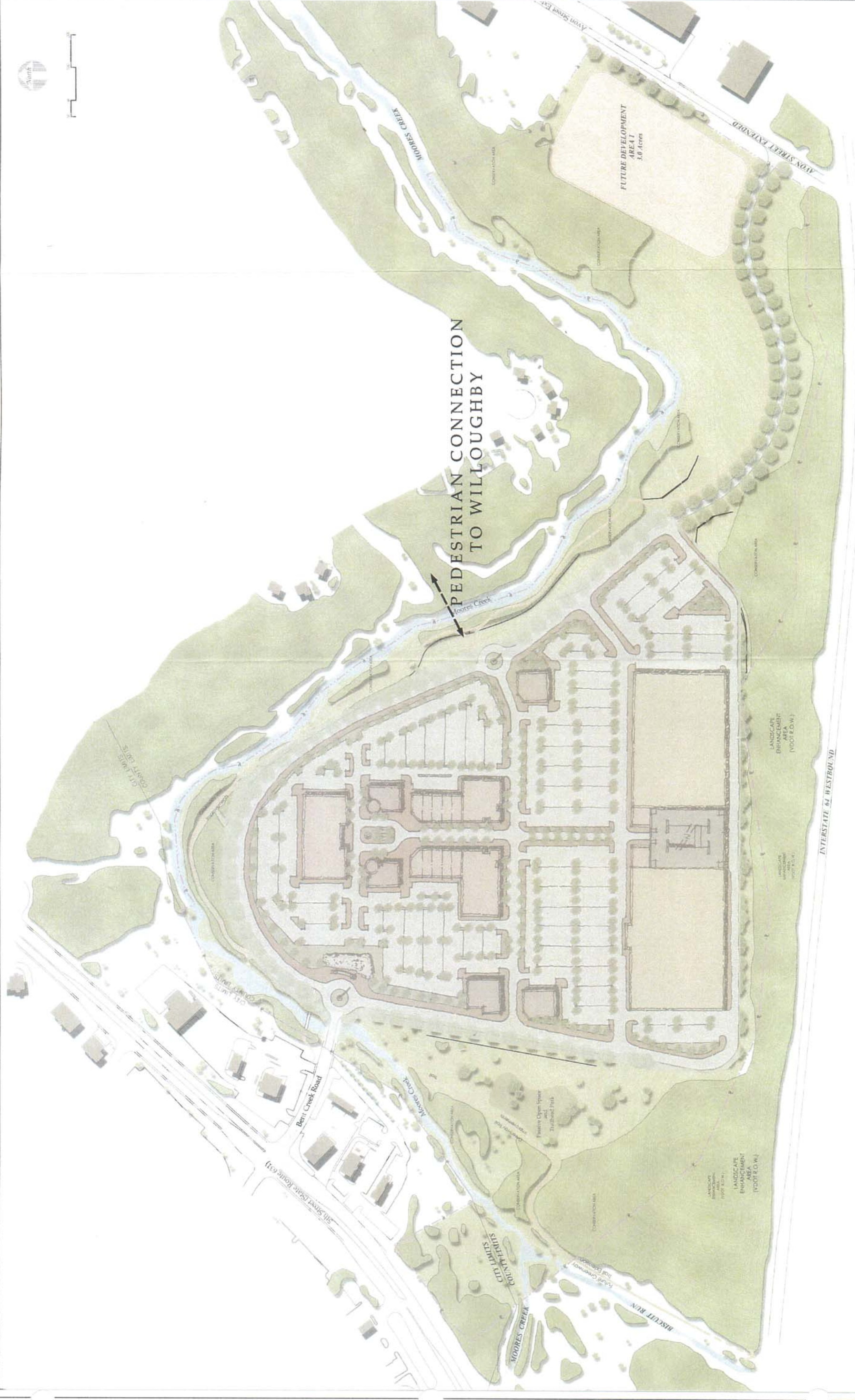
**ILLUSTRATIVE  
 MASTER PLAN**

Job Number: 02-100

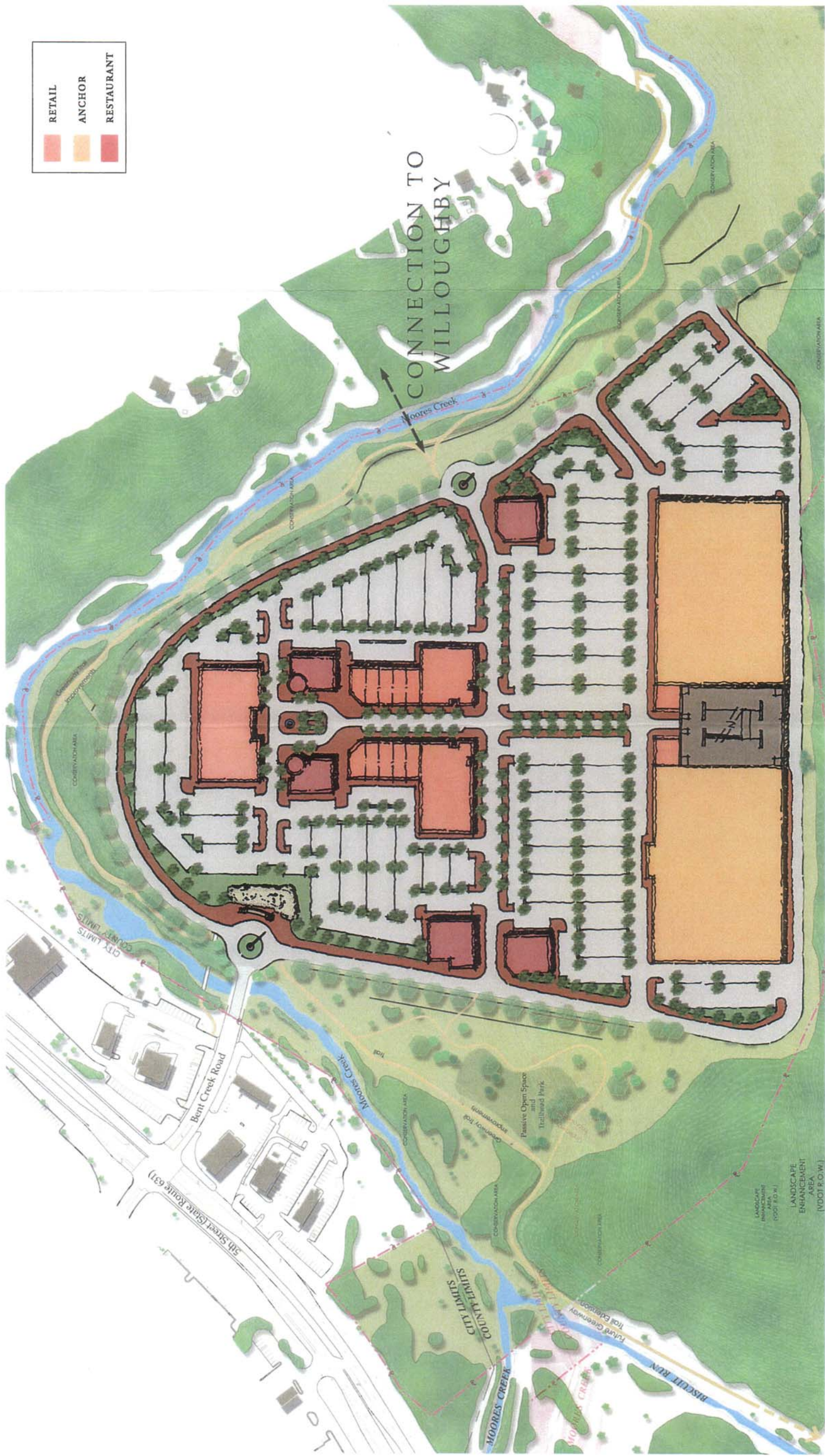


Date: November 29, 2007  
 Revision:

Scale: 1" = 100'
Sheet No.:



INTERSTATE 64 WESTBOUND



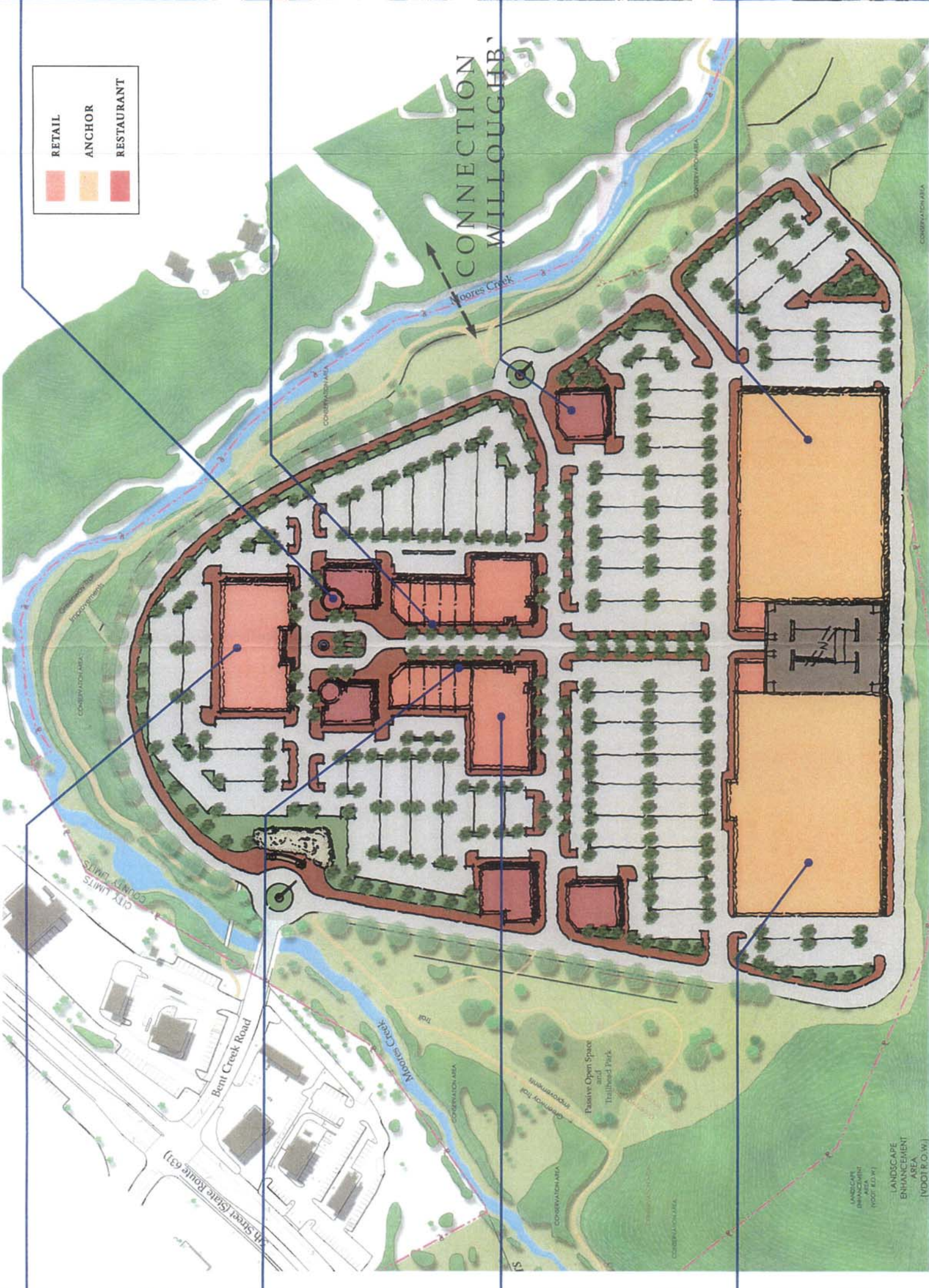
- RETAIL
- ANCHOR
- RESTAURANT

CONNECTION TO  
WILLOUGHBY

Illustrative Plan



5TH STREET - AVON CENTER



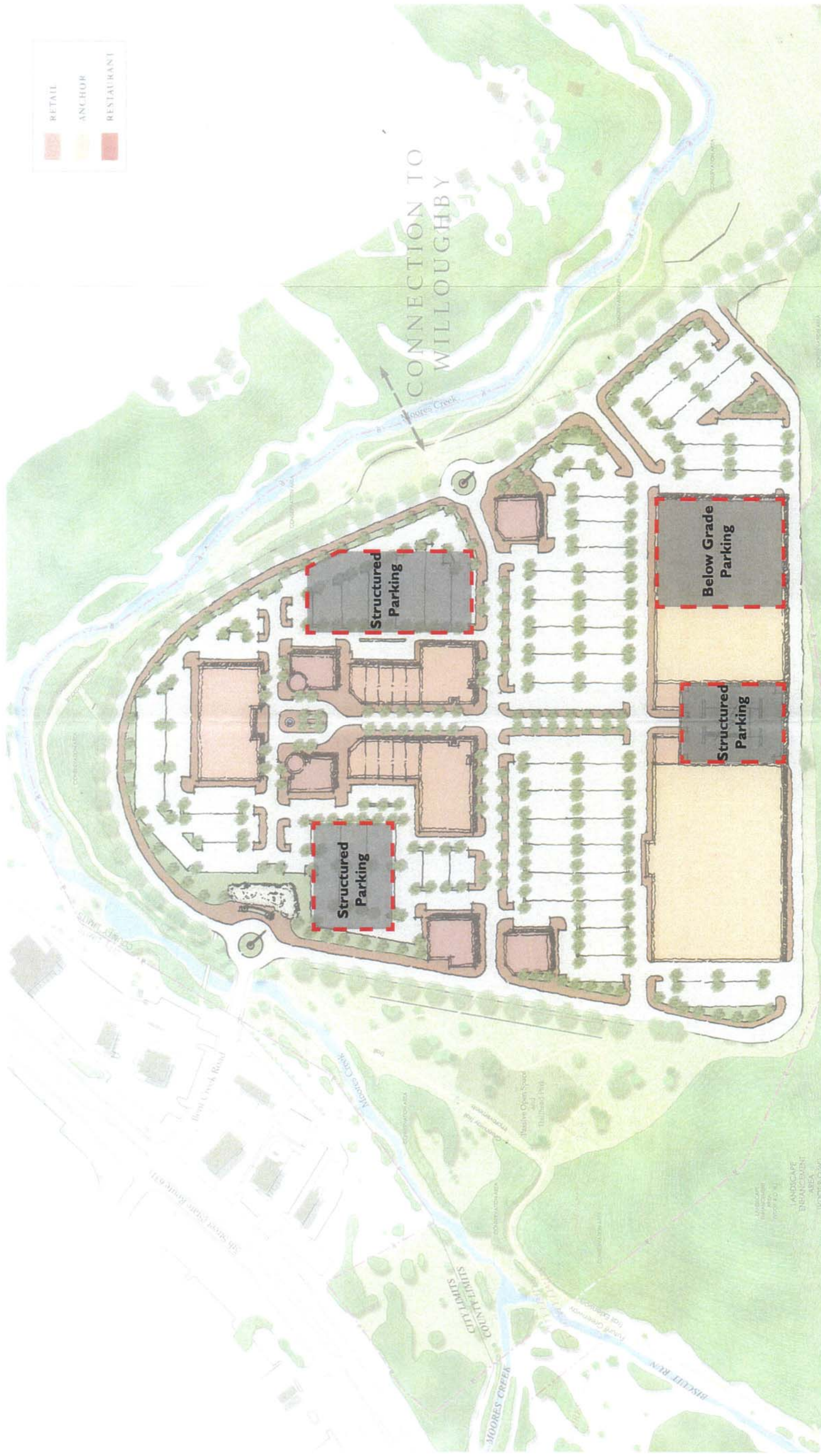
Contextual Images



5TH STREET - AVON CENTER

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Dec 1, 2007





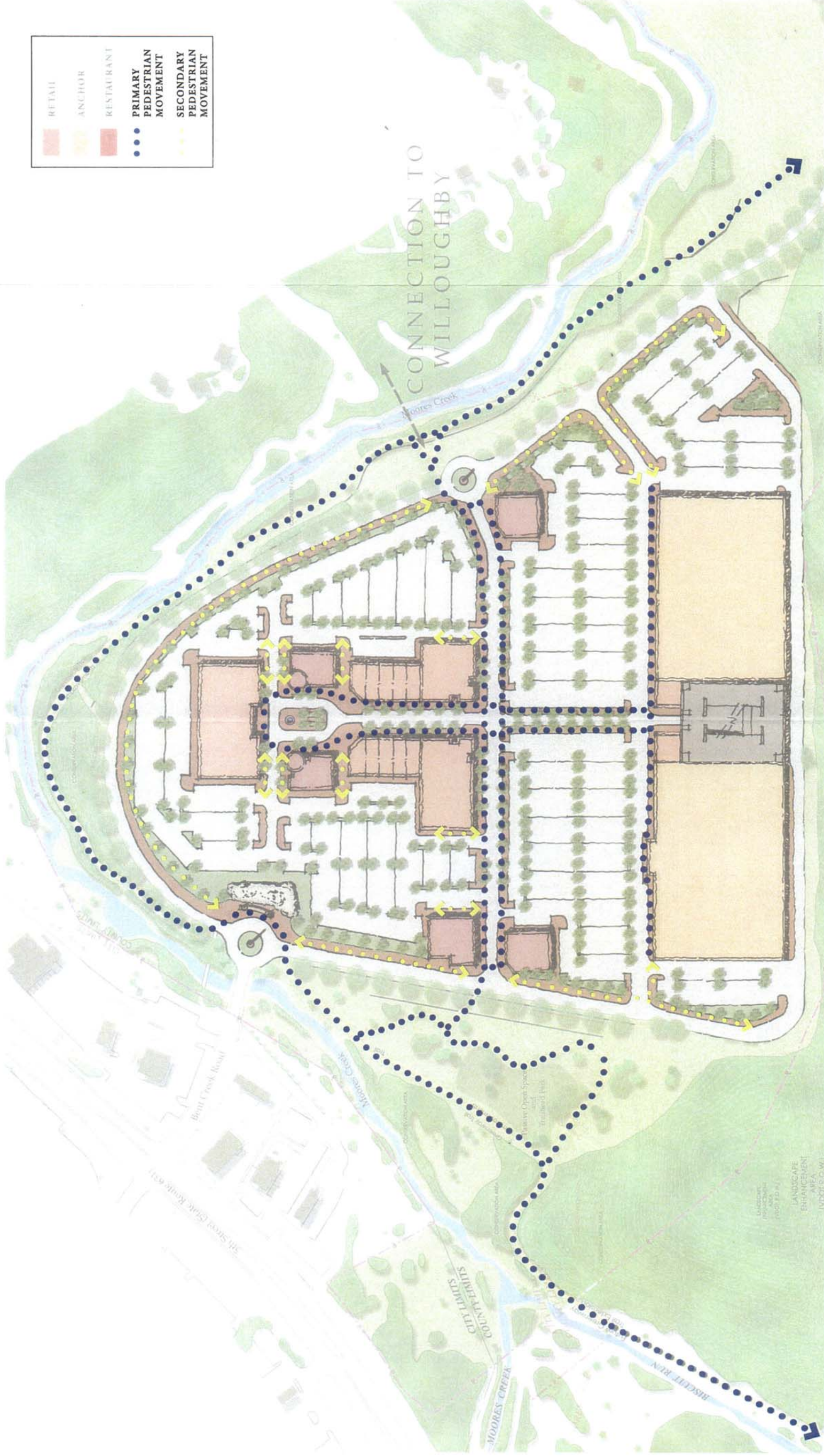
	RETAIL
	ANCHOR
	RESTAURANT



# 5TH STREET - AVON CENTER

## Structured Parking Option

I: 100  
 Dec 1, 2007  
 STREETSENSE



**Pedestrian Flow**

**5TH STREET - AVON CENTER**

