

Pre-Application Meeting Request Form



**Albemarle County
Community Development**
401 McIntire Rd., North Wing
Charlottesville, VA 22902
Phone 434.296.5832 | Fax 434.972.4126

1. Applicant & Owner Information

APPLICANT'S NAME:	Collins Engineering		
E-MAIL ADDRESS:	scott@collins-engineering.com	PHONE:	434-293-3719
OWNER OF RECORD'S NAME:	Coble, Edsel Max & J Arlene & Ribbit Range, LLC (under contract with Riverbend Development) Same as Above <input type="checkbox"/>		
E-MAIL ADDRESS:	alan@riverbenddev.com	PHONE:	434-245-4900

2. Meeting & Proposal Type

<input type="checkbox"/> Proposed New Special Use Permit or Amendment to Special Use Permit	<input checked="" type="checkbox"/> Proposed Zoning Map Amendment	<input type="checkbox"/> All Other Applications/Developments (Subdivisions, Site Plans, Clearances)
PROPOSED USE:	CURRENT ZONING DISTRICT: R1 PROPOSED ZONING DISTRICT: PRD	
HAS A PRE-APPLICATION MEETING HAPPENED PREVIOUSLY? IF YES, PLEASE PROVIDE THE DATE OF THE MEETING:		not by the current applicant
IF AMENDING A PREVIOUS APPLICATION, PLEASE PROVIDE THE APPLICATION NUMBER:		

3. Proposal Information

NAME OF PROJECT:	Ribbit Ranch		
TAX MAP AND PARCEL NUMBER (OR ADDRESS, IF UNKNOWN):	ZONING DISTRICT OF SUBJECT PROPERTY:		
56-97, 56-98A, 56-987B, 56-97C, and 56L-F	R1		
DESCRIPTION OF PROPOSAL: (IF MORE SPACE IS NEEDED, ATTACH AN ADDITIONAL SHEET.)			
<p>The site plan/SPA were approved in 1996/1998 and work was performed on the property. The site plan/SPA included approval of impacts to the critical slopes for the development. The property was rough graded to the approved elevations and shortly thereafter, work stopped. Since then, the County has used GIS to determine preserved and managed slopes in the County. The county has defined a number of preserved slopes within the original development area of the property, areas which were graded per the approved site plan/SPA. The applicant is requested a rezoning to allow the continuation of the original approved development and approval of the impacts to the preserved slopes within the original development area. Attached is a pdf illustrating the approved plan and the proposed impacts to the preserved slopes within the development area.</p>			

4. Additional / Required Information

REQUIRED INFORMATION FOR "MANDATORY" SPECIAL USE PERMIT / ZONING MAP AMENDMENT PRE-APPLICATION MEETINGS
<p>Please attach a written statement including the following information:</p> <ul style="list-style-type: none">• Comprehensive Plan land use designation of the properties to be developed;• A description of surrounding properties, including the uses on-site (i.e. residential/commercial/vacant) and character (wooded, pasture, etc.);• Any other information that may help identify potential impacts of the development (hours of operation, unique traffic or water/sewer demands, etc.);• An analysis of the proposal's consistency with the Comprehensive Plan.
REQUIRED INFORMATION FOR "EXPLORATORY" SUBDIVISION & SITE DEVELOPMENT PLAN PRE-APPLICATION MEETINGS
<ul style="list-style-type: none">• A conceptual "sketch" plan showing the proposed lot layout and/or building areas; entrances onto public streets.

5. Applicant Signature

I hereby certify that the information provided on this request form and accompanying information is accurate, true and correct to the best of my knowledge and belief.

SIGNATURE OF OWNER/APPLICANT:	DATE:
<i>Scott Collins</i>	1-13-22
PRINT NAME:	DAYTIME PHONE NUMBER:
Scott Collins	434-293-3719

Submittal Requirements

This form and all attachments must be received by 12 p.m. Monday to schedule a meeting for the following week (subject to meeting time availability.) If you are submitting this form in-person rather than via e-mail, please provide six (6) copies of any additional documents/exhibits.

CLICK HERE TO PRINT (if emailing, save as PDF or scan)

Mandatory Pre-App meeting Request for Ribbit Ranch:

Meeting request date: January 23, 2023

TMP: 56-97, 56-98A, 56-98B, 56-97C, & 56L-F

Narrative:

The proposed Zoning Map Amendment request is to rezone these (5) properties (Currently zoned R-1) for a PRD zoning. The total acreage of the (5) properties is 32.8 +/- acres. The properties are located in Crozet, adjacent to the future Eastern Avenue extension, currently under design by VDOT and Albemarle County. A portion of the Eastern Avenue will be located on the property. Lickinghole Creek also runs through the property, dividing the proposed PRD into a northern area and southern area. No connection (other than Eastern Avenue) is proposed across Lickinghole creek drainage basin. Attached is proposed concept plan for the development.

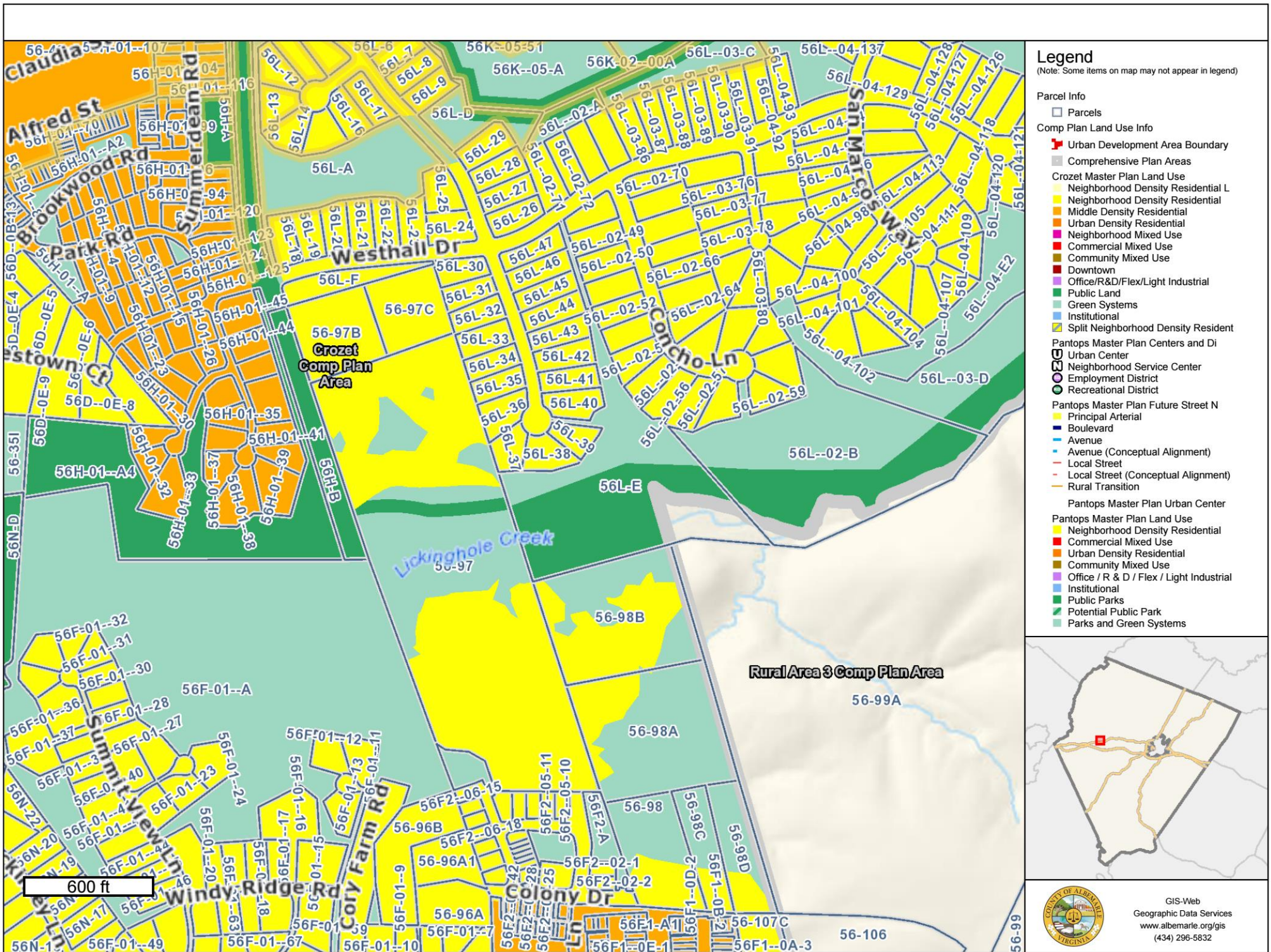
Comprehensive plan:

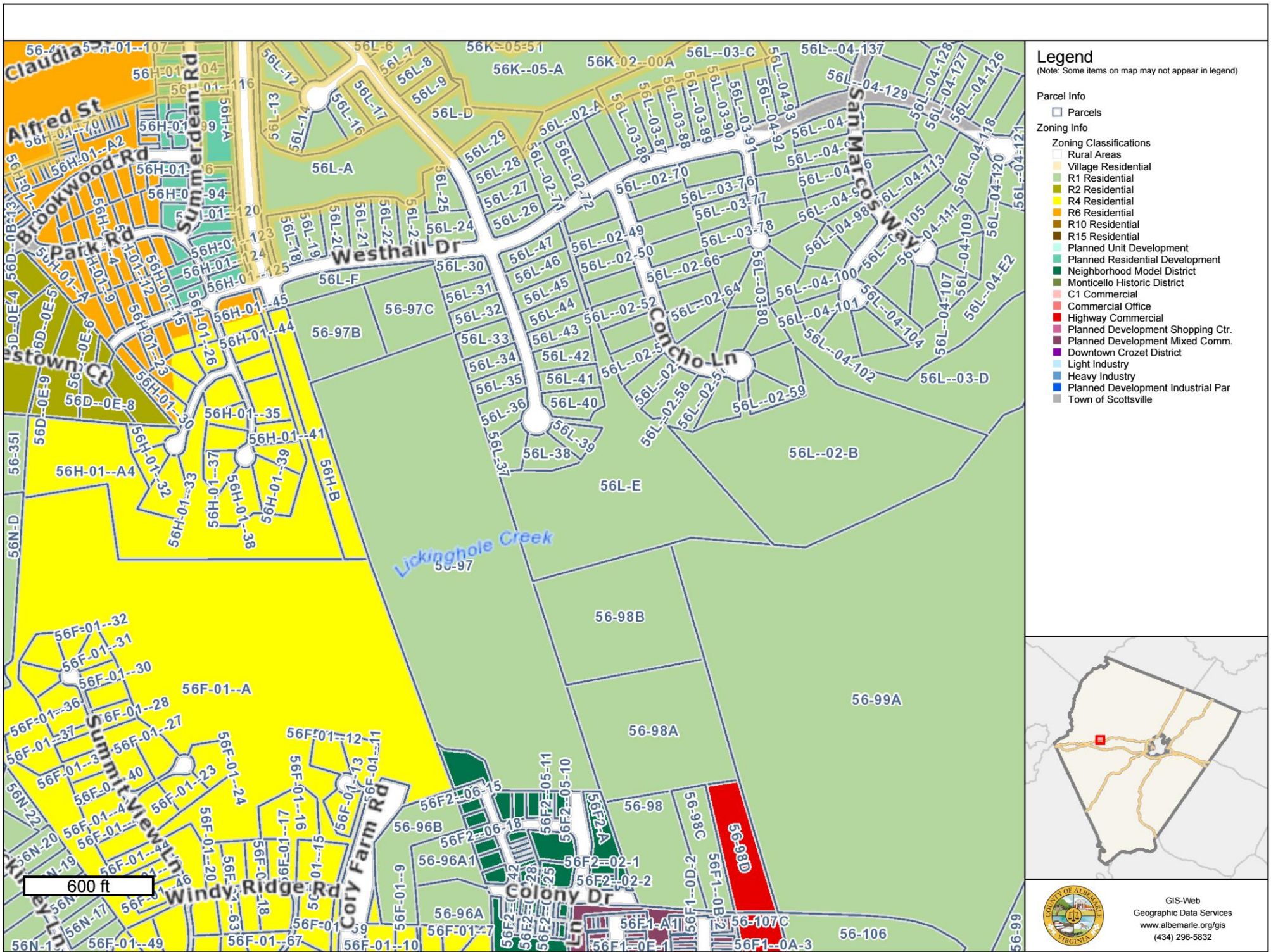
These properties have both Neighborhood Density and Green System Comprehensive Land use designations on the property, based on the current Crozet Comprehensive plan. The total usable neighborhood density outside of the green system is approximately 21.7 +/- acres, which allows about 130 residential units under the Albemarle County Comprehensive plan, see attached Comprehensive Map. The existing zoning on the properties is R-1 zoning, see attached zoning map.

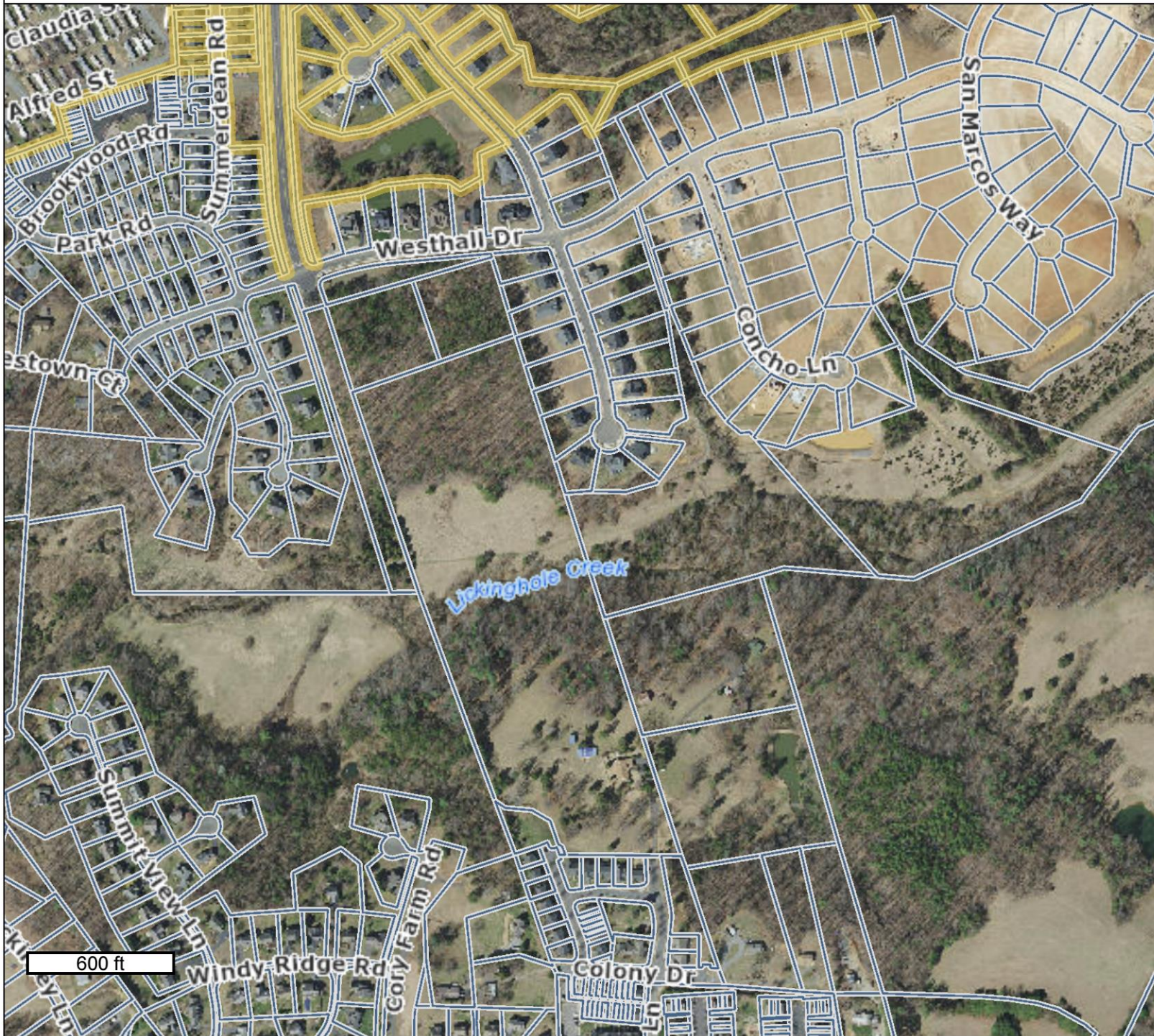
Surrounding Properties:

The property is surrounded by existing residential neighborhoods to the north, south and west. These neighborhoods have been developed over the past 15 years, including Liberty hall (south), Westlake Hills (north) and Westhall (west). See attached existing conditions map.

As mentioned above, Lickinghole Creek drainage basins divides to the property into a northern section and southern section. Access to the properties will be from Westlake Hills, Liberty Hall, and Future Eastern Avenue. The site is currently partially wooded, with (1) residential house located on the property.





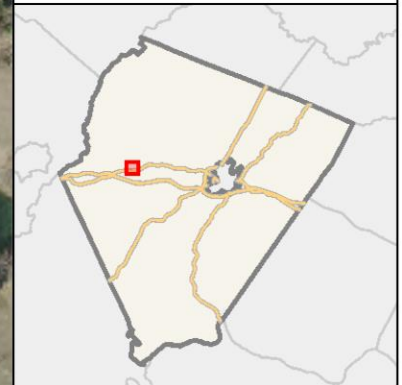


Legend

(Note: Some items on map may not appear in legend)

Parcel Info

- Parcels



GIS-Web
Geographic Data Services
www.albemarle.org/gis
(434) 296-5832



WESTLAKE
HILLS

WESTHALL

CORY FARM

CORY FARM ROAD

LIBERY
HALL

CLOVER LAWN
SHOPPING CENTER

BLUE RIDGE
SHOPPING CENTER