



Albemarle County

Legislation Details

File #: 24-199 **Version:** 1 **Name:**

Type: Zoning Map Amendment **Status:** Public Hearing

File created: 3/5/2024 **In control:** Board of Supervisors

On agenda: 4/17/2024 **Final action:**

Title: ZMA202300006 Woodbrook Apartments. PROJECT: ZMA202300006 Woodbrook Apartments
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 045000000088B0; 04500000009000;
045000000091C0; 045000000091D0 LOCATION: 1989, 1991, 2005, 2009, and 2021 Woodburn
Road, Charlottesville, VA 22901 PROPOSAL: Rezone four parcels to allow a maximum of 244
residential units. PETITION: Request to rezone a total of approximately 7.202 acres from the R-6
Residential Zoning District, which allows residential uses at densities up to six units/acre, to PRD
Planned Residential Development, which allows residential (maximum of 35 units/acre) with limited
commercial uses. A maximum of 244 multi-family dwelling units is proposed, at a gross and net
density of approximately 34 dwelling units/acre. ZONING: R-6 Residential – 6 units/acre OVERLAY
DISTRICT(S): AIA – Airport Impact Area PROFFERS: Yes COMPREHENSIVE PLAN: Urban Density
Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions,
schools, commercial, office and service uses. In Neighborhood 1 in the Places29 Master Plan area.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PC Transmittal Summary, 2. Att.A - PC Staff Report 02-27-2024, 3. Att.A1 - Location Map, 4. Att.A2 - Zoning Map, 5. Att.A3 - Project Narrative, 6. Att.A4 - Application Plan, 7. Att.A5 - Draft Proffer Statement, 8. Att.A6 - Stepback SE Request and Narrative, 9. Att.A7 - Stepback SE Staff Report and Analysis, 10. Att.A8 - Setback SE Request and Narrative, 11. Att.A9 - Setback SE Staff Report and Analysis, 12. Att.A10 - Staff Analysis of Consistency with Neighborhood Model Principles, 13. Att.A11 - Affordable Housing Evaluation Form, 14. Att.A12 - Illustrative Plan, 15. Att.B - PC Action Letter, 16. Att.C - Final PC Minutes from 02-27-2024, 17. Att.D - Revised Executed Proffer Statement, 18. Att.E - Ordinance, 19. Att.F - SE23-26 Resolution, 20. Att.G - SE23-33 Resolution

Date	Ver.	Action By	Action	Result
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