

Original Proffers X
Amendment

PROFFER STATEMENT

ZMA No. **2023-00015**

Tax Map and Parcel Number(s): **09000-00-00-02400**

Owner(s) of Record: **Paul D. McArtor**

Date of Proffer Signature: 08/23/24

1.322 acres to be rezoned from **R1** to **R10**

Paul D. McArtor, is the owner (the “Owner”) of Tax Map and Parcel Number **09000-00-00-02400** (the “Property”) which is the subject of rezoning application ZMA No. **2023-00015**, a project known as “**1928 Scottsville Road**” (the “Project”).

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable.

The property shall be developed in general accord with the Zoning Map Amendment prepared by Roudabush, Gale & Associates, dated November 2, 2023 revised March 12, 2024 and shall reflect the following major elements as shown and noted on the plans:

- 1. The internal street network grid and inter-parcel connections between the subject parcel and TMPs 09000-00-00-02500 and 09000-00-00-02300;**
- 2. Pedestrian pathway and associated roadway improvements along Scottsville Road as outlined in the section titled “Plan for Future Transportation Network” in the Southern and Western Urban Neighborhood Master Plan;**
- 3. 10’ shared use path and associated roadway improvements along Avon Street Extended as it is shown in the Avon Street Extended (RE)Vision Corridor Plan dated March, 2020;**
- 4. Emergency access route from internal street network to Avon Street Extended;**
- 5. A maximum of eight (8) total dwelling units shall be developed on the property.**

OWNER

 **PAUL McARTOR**

Paul D. McArtor