

600 RIO

ZMA 2025-00001 | SE 2025-00007 | SE 2025-00008

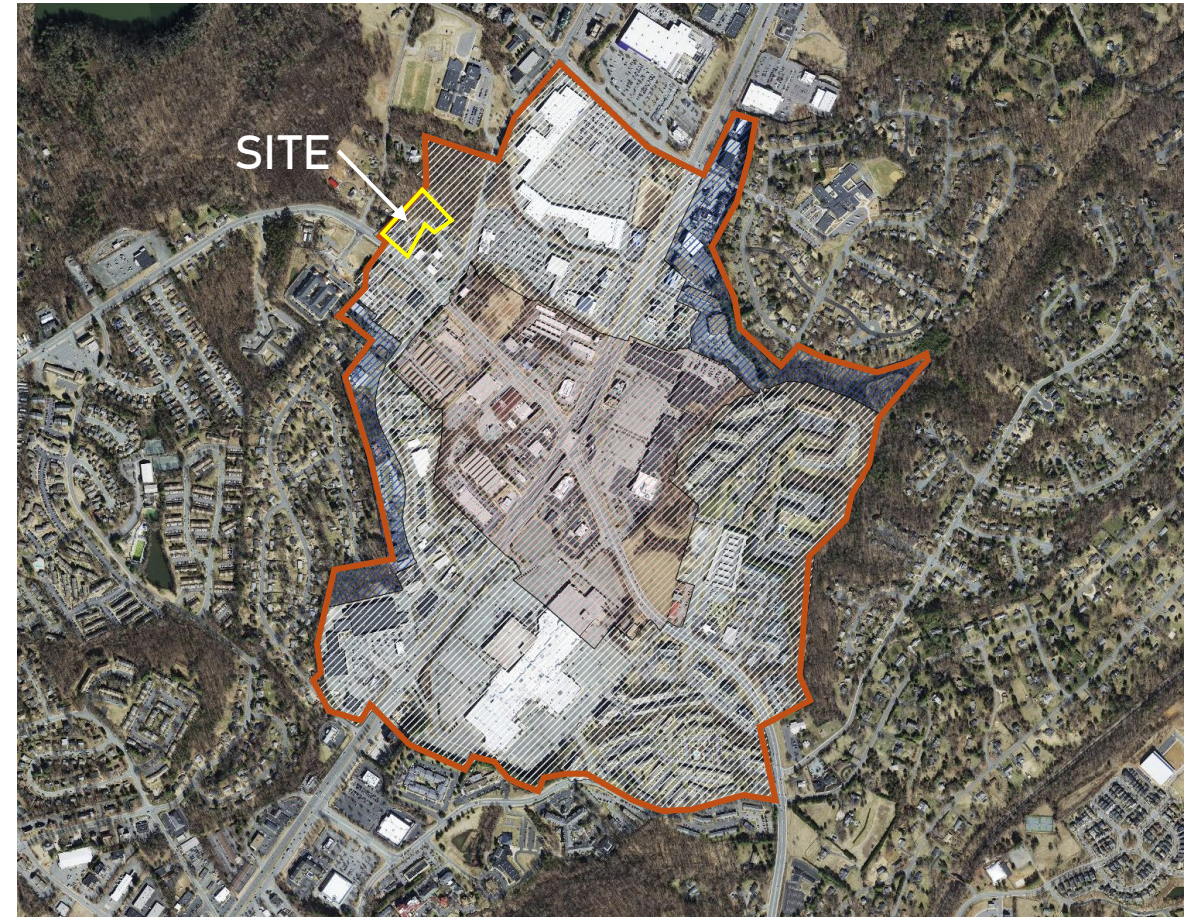
REQUEST SUMMARY

- Request to rezone 3.234 acres from CO to NMD
- Max of 153 residential units with 20% designated as affordable at 60% AMI
- Proffered land reservation for future park connection
- Special exceptions from mixture of uses and reduction of amenity space from 20% to 16%



FORM BASED CODE OVERLAY

- Property is located within Rio 29 FBC Overlay
- Flex Designation



FORM BASED CODE OBSTACLES FOR 600 RIO

ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA2025-00001

600 RIO RD W
ILLUSTRATIVE EXHIBIT
Sheet 10 of 10



**STREET
STANDARDS
(200' CL RADIUS
REQ'D)**

**DEDICATION OF
CIVIC SPACE TO
PUBLIC USE**

TMP(s) 45-157, 45-158, 45-166, 45-167

Submitted 17 February 2025
Revised 03 June 2025
Revised 25 November 2025

FORM BASED CODE COMPARISON

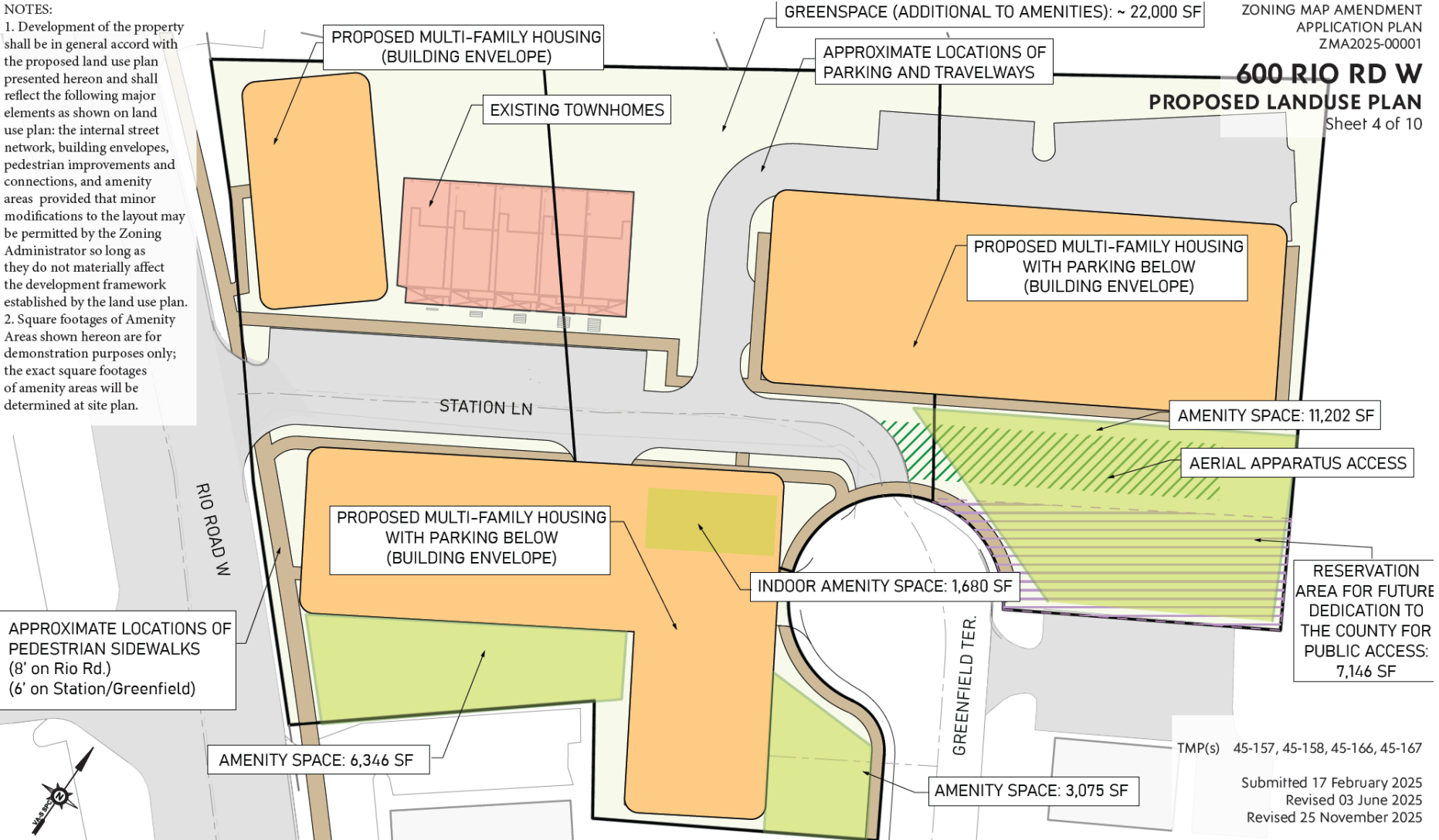
	FORM BASED CODE REQUIREMENT	600 RIO NEIGHBORHOOD MODEL PROPOSAL
DENSITY	NO MAXIMUM SPECIFIED	153 UNITS (48 DUA)
BUILDING HEIGHT	2-4 STORIES PERMITTED (5 STORIES WITH AFFORDABILITY BONUS)	5 STORIES
AMENITY AREAS	15% CIVIC SPACE	16%
AFFORDABLE HOUSING	20% OF UNITS AT 60% AMI	20% OF UNITS AT 60% AMI

DEVELOPMENT CONCEPT

NOTES:

1. Development of the property shall be in general accord with the proposed land use plan presented hereon and shall reflect the following major elements as shown on land use plan: the internal street network, building envelopes, pedestrian improvements and connections, and amenity areas provided that minor modifications to the layout may be permitted by the Zoning Administrator so long as they do not materially affect the development framework established by the land use plan.

2. Square footages of Amenity Areas shown hereon are for demonstration purposes only; the exact square footages of amenity areas will be determined at site plan.



ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA2025-00001

600 RIO RD W

PROPOSED LANDUSE PLAN

Sheet 4 of 10

AMENITY SPACE: 11,202 SF

AERIAL APPARATUS ACCESS

RESERVATION
AREA FOR FUTURE
DEDICATION TO
THE COUNTY FOR
PUBLIC ACCESS:
7,146 SF

INDOOR AMENITY SPACE: 1,680 SF

AMENITY SPACE: 6,346 SF

AMENITY SPACE: 3,075 SF

TMP(s) 45-157, 45-158, 45-166, 45-167

Submitted 17 February 2025
Revised 03 June 2025
Revised 25 November 2025

SPECIAL EXCEPTION: MIXTURE OF USES



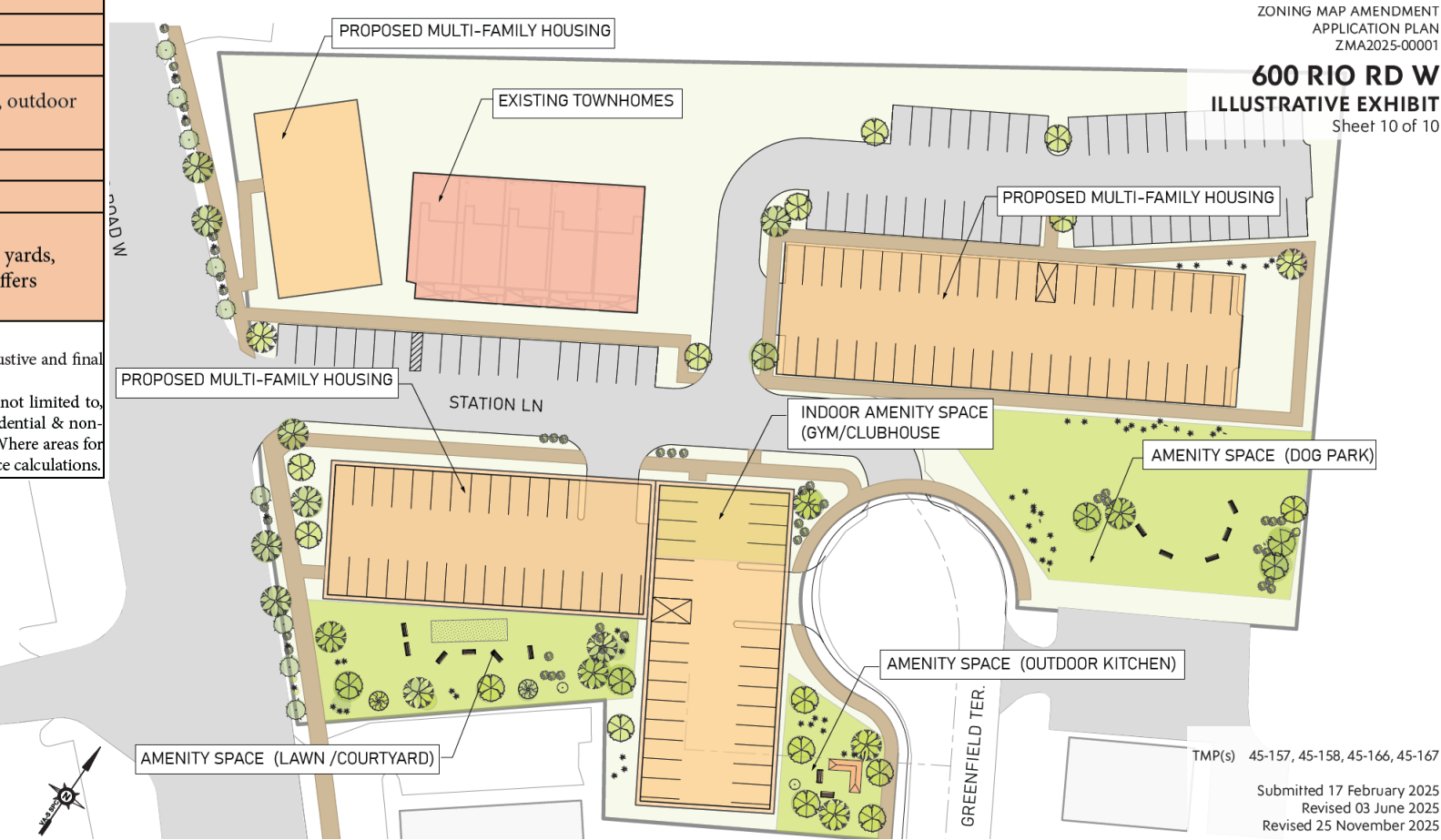
SPECIAL EXCEPTION: AMENITY SPACE

TABLE D. GREENSPACE & AMENITIES	
BLOCK 1	
Approximate Block Area (AC)	3.2
Amenity Area MIN SF	22,303
Amenity Area MIN %	16.0%
Amenity Characteristics	Passive & active recreational opportunities; dog park, outdoor kitchen, walking paths, courtyard
Green Space MIN SF	27,878
Green Space MIN %	20.0%
Green Space Characteristics	Grass/other vegetation, landscaped areas, required yards, community garden, sitting garden, landscape buffers

Notes to Table D:

1. Amenities listed in Table D provide an overview of potential amenity improvements; this list is not exhaustive and final amenities will be determined at site plan.

2. Per Section 3.1 of the Albemarle County Zoning Ordinance, uses in green space may include, but are not limited to, stormwater areas, wooded slopes, graded & revegetated slopes of 25% to 50%, required yards on both residential & non-residential lots, landscaped areas, landscaped islands in parking lots, and other land covered in vegetation. Where areas for amenities are vegetated, amenities, such as in parks and playgrounds, shall be included in required greenspace calculations.



600 RIO

ZMA 2025-00001 | SE 2025-00007 | SE 2025-00008