

**RESOLUTION TO APPROVE  
SE 2025-00008 600 RIO ROAD W. REQUEST TO REDUCE MINIMUM AREA OF AMENITY  
SPACE REQUIREMENT**

**WHEREAS**, upon consideration of the staff report prepared for SE2025-00008 600 Rio Road W. Request to Reduce Minimum Area of Amenity Space Requirement, the information presented at the public hearing, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-8.2(b)(3), 18-20A.9(b)(4), and 18-33.9, the Albemarle County Board of Supervisors hereby finds that, in considering the following factors, the request is consistent with the findings necessary to approve the request:

1. The modification is consistent with the intent and purpose of the planned development district under the particular circumstances, and satisfies all other applicable requirements of Albemarle County Code § 18-8, including the following factors required to be considered by Albemarle County Code §18-20A.9(b)(4):
  - a. the relationship of the site to adjoining or nearby properties containing amenities;
  - b. the proportion of residential uses to nonresidential uses proposed;
  - c. the known future uses of the adjoining properties;
  - d. and whether a reduction would better achieve the neighborhood model goals of the comprehensive plan.
2. The modification is consistent with planned development design principles;
3. The modification will not adversely affect the public health, safety or general welfare; and
4. In the case of the modification, the public purposes of the original regulation would be satisfied to at least an equivalent degree by the modification.

**NOW, THEREFORE, BE IT RESOLVED** that the Albemarle County Board of Supervisors hereby approves SE2025-00008 600 Rio Road W. Request to Reduce Minimum Area of Amenity Space Requirement to reduce the minimum area requirements for amenity space from 20% to 16% in projects zoned Neighborhood Model District (NMD).

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of \_\_\_\_\_ to \_\_\_\_\_, as recorded below, at a regular meeting held on May 6, 2026.

\* \* \*

---

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Gallaway	_____	_____
Ms. Duncan	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Mr. Missel	_____	_____
Mr. Pruitt	_____	_____

