

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

<p>AGENDA TITLE: ZMA201900008 Rio Point (formerly known as Parkway Place)</p> <p>SUBJECT/PROPOSAL/REQUEST: Request to rezone 27.31 acres from R-4 Residential (4 units/acre) to PRD Planned Residential Development - residential (3 – 34 units/acre) with limited commercial uses. Up to 328 units are proposed with a gross density of up to 12.01 units/acre and a net density of up to 16.17 units/acre. Application includes proffers for transportation improvements, and dedication of land to public use for parks.</p> <p>SCHOOL DISTRICT: Albemarle High School, Burley Middle School, Agnor-Hurt Elementary School</p>	<p>AGENDA DATE: December 15, 2021</p> <p>STAFF CONTACT(S): Filardo, McCulley, Rapp, Maliszewski, Langille</p> <p>PRESENTER (S): Cameron Langille, Principal Planner</p>
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BACKGROUND:

At its meeting on March 10, 2020, the Planning Commission voted 5:2 to recommend approval of ZMA201900008, based on the factors favorable listed in the staff report. Commissioners Dotson and Randolph, who voted to oppose recommending approval, cited concerns about the effects on transportation infrastructure and traffic congestion, and the proposed density as being too high.

Links to the Commission's original staff report, action memo, and minutes are provided below.

The Board first considered this application at a public hearing held on June 3, 2020. At the request of the applicant, the Board deferred action on the application. Links to the application materials and revised staff report from the June 3, 2020 Board of Supervisors public hearing are provided below.

DISCUSSION:

In late 2020, the original developer, Kotarides Developers LLC, terminated its contract to purchase the subject properties. In January 2021, the properties were purchased by Rio Point, LLC. Paperwork was filed by Rio Point LLC to continue pursuing the rezoning proposal (Attachment E1).

To address concerns and comments from the previous public hearings, Rio Point, LLC revised the Application Plan (Attachment E3) and proffers (Attachment E4). Changes made are primarily related to transportation improvements. Minor changes to the internal layout of buildings and greenspace were also made. The applicant discusses these changes in Attachment E2. A summary and staff analysis of the revised application is included in Attachment F.

Public input received from members of the public between March 3, 2020 and July 28, 2021 is contained in Attachment G.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance to approve ZMA201900008 Rio Point (Attachment H).

ATTACHMENTS:**A – March 10, 2020 Planning Commission Staff Report (*original version*)**

- A1: Location Map and Aerial Imagery
- A2: Existing Conditions
- A3: Parkway Place Application Plan (*dated June 17, 2019, last revised November 18, 2019*)
- A4: Proffer Statement (*dated November 18, 2019*)
- A5: Project Narrative
- A6: Public Input Received On/Before March 3, 2020
- A7: Allowable Density Analysis
- A8: Staff Analysis of Application's Consistency with Neighborhood Model Principles
- A9: Parkway Place Illustrative Exhibits
- A10: City of Charlottesville Department of Parks and Recreation Letter (*dated November 17, 2019*)
- A11: Traffic Impact Analysis
- A12: Albemarle County Public Schools School Enrollment Calculation Email Correspondence
- A13: Applicant's Request to Be Under 2019 Proffer Law

B - March 10, 2020 Planning Commission Action Letter**C – March 10, 2020 Planning Commission Minutes****D – June 3, 2020 Board of Supervisors Meeting Materials**

- D1: Planning Commission Staff Report (revised version)
- D2: Revised Application Plan
- D3: Revised Proffers

E – Rio Point Application Materials

- E1: Statement of Consent
- E2: Project Narrative (*dated June 17, 2019, last revised June 7, 2021*)
- E3: Application Plan (*dated April 2, 2021, last revised June 4, 2021*)
- E4: Proffer Statement (*dated August 3, 2021*)
- E5: Illustrative Exhibits
- E6: Allowable Density Analysis
- E7: City of Charlottesville Department of Parks and Recreation Letter (*dated November 17, 2019*)
- E8: Albemarle County Public Schools School Enrollment Calculation Email Correspondence
- E9: Traffic Impact Analysis (*dated May 24, 2021*)

F – Staff Analysis of Rio Point Application**G – Public Input Received After March 3, 2020****H – Ordinance to Approve ZMA201900008****LINKS TO PREVIOUS PLANNING COMMISSION AND BOARD OF SUPERVISORS ACTIONS:**

Planning Commission Public Hearing Staff Report and Board of Supervisors Transmittal Summary: [June 3, 2020](#)

Planning Commission: [Action Memo](#) from March 10, 2020

Planning Commission: [Minutes](#) from March 10, 2020

Board of Supervisors Public Hearing: [Video](#) from June 3, 2020

Board of Supervisors: [Action Memo](#) from June 3, 2020