

**ORDINANCE NO. 17-A(6)**  
**ZMA 2016-00019 RIVERSIDE VILLAGE AMENDMENT**  
**AN ORDINANCE TO AMEND THE APPLICATION PLAN,**  
**CODE OF DEVELOPMENT, AND PROFFERS APPROVED WITH**  
**ZMA 2015-00003 FOR TAX MAP PARCEL NUMBER 078G0-00-01-000A0**

**WHEREAS**, the application to amend the application plan, code of development, and proffers that were approved with ZMA 2015-00003 for Tax Map Parcel Number 078G0-00-01-000A0 (the "Property") is identified as ZMA 2016-00019 Riverside Village Amendment ("ZMA 2016-19"); and

**WHEREAS**, ZMA 2016-19 proposes to amend the application plan and code of development for Block 1 that were approved with ZMA 2015-00003 to: 1) increase the maximum number of dwellings from 16 units to 36 new multi-family units; 2) reduce the minimum commercial square footage from 16,000 to 8,000 square feet; 3) replace a single 5,000 square foot plaza with multiple smaller plazas totaling 5,000 square feet; 4) reduce the minimum build-to-line on Trailside Drive from 50 feet to 25 feet; and 5) make accessory uses and buildings allowable by-right rather than by special use permit; and to amend the proffers that were approved with ZMA 2015-00003 to provide 15% affordable housing units in Block 1 and to provide a cash proffer of \$7,419.91 for each of the 36 additional new multi-family dwelling units; and

**WHEREAS**, staff recommended approval of ZMA 2016-19 provided that technical revisions were made to the application plan and the proffers; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on ZMA 2016-19 on March 21, 2017, and recommended approval, conditioned on the applicant making the staff-recommended revisions; and

**WHEREAS**, subsequent to the Planning Commission public hearing, the applicant made all of the recommended revisions to the application plan and the proffers; and

**WHEREAS**, on May 10, 2017, the Albemarle County Board of Supervisors held a duly noticed public hearing on ZMA 2016-19.

**BE IT ORDAINED** by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the staff report prepared for ZMA 2016-19 and its attachments, including the application plan and code of development dated May 12, 2012 and last revised on April 10, 2017, and the proffers dated April 28, 2017, the information presented at the public hearing, the material and relevant factors in County Code § 18-33.6, Virginia Code § 15.2-2284, and for the purposes of public necessity, convenience, general welfare and good zoning practices, the Board hereby approves ZMA 2016-19, with the application plan and code of development dated May 12, 2012 and last revised on April 10, 2017, and the proffers dated April 28, 2017.

\* \* \*

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of an Ordinance 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 10, 2017.

\_\_\_\_\_  
Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Dill	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____
Mr. Sheffield	_____	_____