

**STAFF CONTACT:** Margaret Maliszewski  
**PLANNING COMMISSION:** October 9, 2018  
**BOARD OF SUPERVISORS:** TBD

**ZTA 2018-06 and ZMA 2018-09: Entrance Corridor – John Warner Parkway and Rio Road**

**ORIGIN:** At its March 6, 2018 meeting, the Planning Commission voted 5:0:2 (More, Firehock absent) to ask the Board of Supervisors to consider this request. On July 11, 2018, the Board of Supervisors adopted a resolution of intent (Attachment A) to amend the zoning ordinance and zoning map as described herein.

**PROPOSAL:** Amend the zoning ordinance and zoning map to add the John Warner Parkway (State Route 2500), and the portion of Rio Road (State Route 631) between the Norfolk Southern Railway tracks and the John Warner Parkway, as arterial highways in the entrance corridor overlay district.

**PUBLIC PURPOSE TO BE SERVED:** The addition of these streets as Entrance Corridors would serve the public by maintaining the visual integrity of the streets and ensuring that new development along them is compatible with the county's natural, scenic, historic and architectural resources, thereby enhancing the quality of life in the County.

**BACKGROUND:** The Federal Highway Administration reclassified the John W. Warner Parkway as an arterial street in 2016. That reclassification makes the Parkway eligible to be classified as an entrance corridor and to be added to the Entrance Corridor Overlay District (County Code § 18-30.6). Rio Road from Rt. 29 to the Norfolk Southern Railway tracks was designated an Entrance Corridor in 2005. The segment of Rio between the tracks and the Parkway is now also classified as an arterial street. Adding this segment to the Entrance Corridor Overlay District makes the corridor continuous and allows for continuity in appearance.

**STAFF COMMENT:** The classification of a street as an arterial meets one of the two State enabling legislation criteria for local Entrance Corridor designation. The other criterion is that the proposed street must represent a significant tourist access route to the locality or to designated historic sites within the County or adjoining localities. East Rio Road and the John Warner Parkway provide access from Route 29 North to downtown Charlottesville, which includes a wealth of historic sites. Designation of these roads automatically applies Entrance Corridor Overlay zoning to adjacent parcels and property within 500' of the right-of-way. A map of the affected properties is included as Attachment B.

This request will be reviewed by the three criteria previously established by the Board for amendments:

- **Administration/Review Process:** Applications received for ARB review will follow the current process, which is coordinated with the site plan and building permit processes.
- **Housing Affordability:** No impacts on affordable housing are anticipated as a result of this amendment.
- **Implications to Staffing/Staffing Costs:** Adding properties to the Entrance Corridor Overlay District will result in an increase in ARB applications, with a corresponding increase in staff review time.

**RECOMMENDED ACTION:** Staff recommends adoption of the ordinance and map amendments.

**ATTACHMENTS**

Attachment A – [Resolution of Intent](#)

Attachment B – [Entrance Corridor Map](#)

Attachment C – [Proposed Ordinance Language](#)