



Albemarle County Board of Supervisors
401 McIntire Road
Charlottesville, Virginia 22902-4596

March 12, 2019

RE: Neighborhood Model District Requirements Waiver Request | ZMA2018-13 Rio Road W

Dear Albemarle County Board of Supervisors,

ZMA2018-13 is a request to rezone TMP 45-100, 45-100A, 45-101, 45-101B (collectively, the "property") from Commercial (C1) to Neighborhood Model District (NMD). The proposed development will comply with much of the intent of the Neighborhood Model District, however the development will not feature strict adherence to all Neighborhood Model principles, therefore, the applicant would like to request waivers for the following:

- Per Sec. 20A.8(a) of Albemarle County Code the applicant requests the requirement for a mixture of housing types to be waived

Please consider the following justification for the waiver requests:

The vision for the character of the Rio 29 area outlined in the Small Area Plan adopted December 2018 is to "transform Rio29 into a vibrant and diverse mixed-use community with interesting character and human-scaled built environment," and recommendations provided to achieve this vision include "establish[ing] an urban form that is human-scale and pedestrian oriented," and "encourage[ing] the desired form and allow[ing] flexibility in use." In the recommendations section, the Small Area Plan says to "pursue form-based code as a mechanism to promote the desired form." At this time the County does not have a form based code in place to achieve the vision outlined in the Rio29 Small Area Plan but the County does have the Neighborhood Model District which allows for flexibility in design and use within a development. Using the intent of the Neighborhood Model District and the recommendations outlined in the Rio29 Small Area Plan, the applicant has proposed a code of development that will ensure the urban form desired in the Small Area Plan will be achieved on the site.

- Per Sec. 20A.8(a) of Albemarle County Code the applicant requests the requirement for a mixture of housing types to be waived

The Small Area Plan designates Rio Road W as a boulevard in its Connectivity Plan. In order to achieve the urban scale the plan calls for along the boulevard street section, a multi-story building should be constructed and therefore multi-family housing is the most appropriate housing type to achieve the urban form desired. Multi-family housing will begin to establish the necessary density to create a walkable, multi-modal community along the Rio Road W corridor.