



October 18, 2018

RE: ZMA 2018-_____ Project Narrative
TMP 45-101, 45-101B, 45-100-A, 45-100

Project Proposal

This is a request to rezone TMP 45-100, 45-100A, 45-100B, and 45-101 (collectively the "property") from Commercial (C-1) to Neighborhood Model District (NMD). The property is located approximately 1,000' linear feet west of the intersection of Route 29 and Rio Road W and is approximately 3.3 acres in the aggregate.

The property is located in a commercial area in the Rio29 community of Albemarle County. The property is designated as "Urban Density Residential" in the Future Land Use Map, recommending the site develop at a density of 6-34 dwelling units per acre (DUA). The proposed project benefits Albemarle County by creating a holistic development inclusive of residential and complimentary commercial uses; allocating a portion of the site for neighborhood green space, a portion of which will ultimately be incorporated into a larger public greenway system; and contributing to on-site streetscape improvements along Rio Road as this roadway transitions into an urban corridor with a complete streetscape.

The proposed district satisfies the intent of Chapter 18 Sec. 20A.1 in a multitude of ways however, the project proposal as presented does not explicitly satisfy the NMD characteristic for a "mixture of housing types and affordability," because only multi-family housing units are proposed. The location of the proposed district and the physical size of the proposed district facilitate the need for multi-family housing. Low density housing types like single family detached and two-family attached dwellings would not contribute to the urban form the county is striving for in this area. Additionally, low density housing types would not provide housing for as many families as multi-family housing types.

The proposed district does not explicitly satisfy the interconnected streets and transportation networks characteristic of a NMD because of limitations in the physical size of the site however, the proposed design with relegated parking offers the opportunity for the parking lot to be transformed into a possible future inter-parcel local roadway connection between the active urban and neighborhood commercial portions of the site.

Lastly, the site is not a redevelopment effort because the parcel is currently vacant and so the proposed district does not provide redevelopment opportunity.

Despite not explicitly providing the aforementioned characteristics on-site, the proposed district implements design principles and on-site uses that provide the following characteristics: pedestrian orientation, neighborhood friendly streets and paths, parks and open space as amenities, neighborhood centers, buildings and spaces of human scale, relegated parking, mixture of uses and use types, site planning that respects terrain, and clear boundaries with the rural areas.



Consistency with the Comprehensive Plan

The property is located within the core area of the Rio29 Small Area Plan which envisions the area as an urban center in Albemarle County. It is the intent of this project to be mixed-use, adhere to the maximum recommended residential density on the property, and provide neighborhood commercial services on-site.

The NMD district will allow for the property to develop in a manner that is consistent with recommendations outlined in the Rio29 Small Area Plan. Residential and commercial uses on the property will allow for the development to contribute to the urban character of the area as it transitions towards a multi-modal, urban area.

The proposed project anticipates streetscape improvements to improve pedestrian connectivity and to promote neighborhood friendly streets. On-site design will incorporate open space/amenity areas, feature relegated parking measures, and site design that is respectful of terrain. The project proposal does not explicitly delineate two housing types on-site however attached housing types, townhomes, and multi-family units are allowed on site, per the use table. Multi-family housing should be prioritized on this site.

Impacts on Public Facilities & Public Infrastructure

The proposed development will facilitate public infrastructure improvements by proposing landscape and sidewalk improvements on site that are part of a larger streetscape improvement along Rio Road W. The development has access to public water and sewer in the development areas.

Impacts on Environmental Features

All design and engineering for improving the property will comply with applicable County and State regulations. Stormwater management design will be consistent with similar urban development projects and will utilize on-site underground stormwater management facilities.

Proposed Proffers to Address Impacts

There are no proffered conditions affiliated with this rezoning request.