



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

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February 10, 2020

Nicole Scro
Gallifrey Enterprises
912 East High St, Suite C
Charlottesville VA 22902

RE: ZMA201900001 999 Rio Road East

Dear Ms. Scro

The Albemarle County Planning Commission, at its meeting on January 14, 2020, made the following recommendations:

Commissioner Dotson moved that the Commission recommend denial of ZMA201900001, 999 Rio Road for reasons that include discomfort with the scale and potential uses in the non-residential portion, remaining concern about parking adequacy, concern about traffic safety, and concern about the residential setbacks of zero in a portion of the site. Motion failed on a vote of 3:4.

Commissioner Firehock moved that the Commission recommended approval, Approved with a vote of 4:3.

The Commission approved the requested private street authorization for amenity-oriented lots in Block 2 for the reasons outlined in the staff report and Attachment 5. Approved with a vote of 7:0.

The Commission approved the requested special exception to waive the curb and gutter requirement for the proposed private street in Block 2 for the reasons outlined in the staff report and Attachment 5. Approved with a vote of 7:0.

The Commission approved the requested special exception to waive the sidewalk requirement for the proposed private street in Block 2 for the reasons outlined in the staff report and Attachment 5. Approved with a vote of 7:0.

The Commission approved the requested special exception to waive the planting strip requirement for the proposed private street in Block 2 for the reasons outlined in the staff report and Attachment 5. Approved with a vote of 7:0.

The Commission recommended to send to the Board of Supervisors the following concerns with the application: Code of Development allowed uses (especially the Flex use within the Office/R&D/Flex designation); parking adequacy; traffic safety; setback for attached units. Approved by a vote of 7:0

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

Tori Kanellopoulos
Planner
Planning Division

Cc. Pantops LC
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