



Albemarle County

Legislation Details (With Text)

File #: 20-231 **Version:** 1 **Name:**
Type: Zoning Map Amendment **Status:** Public Hearing
File created: 4/8/2020 **In control:** Board of Supervisors
On agenda: 4/15/2020 **Final action:**

Title: 2019-00014 Commercial Development. ZMA201900014 Commercial Development TMP #61-134A
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 061000000134A0 LOCATION: East side of
1400 block of Seminole Trail (US 29), immediately south of Fashion Square Mall. PROPOSAL:
Request for approval of an Application Plan for an undeveloped property within an existing Planned
Development Shopping District (PDSC), to allow new commercial development to occur in two
phases. PETITION: The undeveloped 0.9-acre parcel is currently zoned PDSC, which allows for
shopping centers, retail sales, and service uses, as well as residential uses by special use permit (15
units/acre).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Transmittal Summary, 2. Att.A - February 18 2020 PC Staff Report, 3. Att.A1 - Location Map, 4.
Att.A2 - Application Plan, 5. Att.A3 - Project Proposal Excerpt, 6. Att.A4 - Rio29 Small Area Plan
Excerpt, 7. Att.B - PC Action Letter, 8. Att.C - PC Minutes, 9. Att.D - Revised Application Plan March 4
2020, 10. Att.E - Ordinance

Date	Ver.	Action By	Action	Result
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AGENDA DATE: 4/15/2020

TITLE:

2019-00014 Commercial Development. ZMA201900014 Commercial Development TMP #61-134A
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 061000000134A0 LOCATION: East side of 1400
block of Seminole Trail (US 29), immediately south of Fashion Square Mall. PROPOSAL: Request for
approval of an Application Plan for an undeveloped property within an existing Planned Development
Shopping District (PDSC), to allow new commercial development to occur in two phases. PETITION:
The undeveloped 0.9-acre parcel is currently zoned PDSC, which allows for shopping centers, retail
sales, and service uses, as well as residential uses by special use permit (15 units/acre). The proposed
zoning would remain PDSC. Approval of an Application Plan is requested pursuant to Sections 8.5 and
33.15.A.2 to allow new commercial development to occur in two phases pursuant to Sections 25.2.1,
22.2.1, 23.2.1, and 24.2.1. No residential units are proposed at this time with this proposal. ZONING:
PDSC - Planned Development Shopping Center OVERLAY DISTRICT(S): Entrance Corridor, Steep
Slopes - Managed, and Airport Impact Area. ENTRANCE CORRIDOR (EC): Yes PROFFERS: No
COMPREHENSIVE PLAN: Places 29 Master Plan; Rio/29 Small Area Plan - "Flex" future land use
designation, which is an area intended to allow a flexibility of uses including residential, commercial,
retail, office, institutional, and employment uses, and intended to have buildings with heights of 2-5
stories built close to the street with pedestrian access and relegated parking.

SUBJECT/PROPOSAL/REQUEST: [Click here to enter text.](#)

ITEM TYPE: Choose an item.

STAFF CONTACT(S): [Click here to enter text.](#)

PRESENTER (S): [Click here to enter text.](#)

LEGAL REVIEW: [Choose an item.](#)

REVIEWED BY: [Choose an item.](#)

BACKGROUND: [Click here to enter text.](#)

STRATEGIC PLAN: [Click here to enter text.](#)

DISCUSSION: [Click here to enter text.](#)

BUDGET IMPACT: [Click here to enter text.](#)

RECOMMENDATION:

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