



# Albemarle County

## Legislation Details (With Text)

<b>File #:</b>	24-291	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Zoning Map Amendment	<b>Status:</b>		Public Hearing	
<b>File created:</b>	5/15/2024	<b>In control:</b>		Board of Supervisors	
<b>On agenda:</b>	6/12/2024	<b>Final action:</b>			
<b>Title:</b>	ZMA202400002 Rivanna Futures. PROJECT: ZMA202400002 Rivanna Futures MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 032000000005C0, 03300000001400, 033000000001D0, 03300000000100, 03300000001000 LOCATION: Route 29 North at Boulders Road PROPOSAL: Rezone to LI, Light Industrial. PETITION: Request to rezone a total of approximately 172 acres from RA, Rural Areas which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) and PRD, Planned Residential Development which allows residential (maximum of 35 units/acre) with limited commercial uses to LI, Light Industrial which allows industrial, office, and limited commercial uses. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) PRD Planned Residential Development – residential (maximum of 35 units/acre) with limited commercial uses. OVERLAY DISTRICT(S): AIA – Airport Impact Area; EC – Entrance Corridor Overlay District; FH – Flood Hazard Overlay District; Steep Slopes Overlay District – Managed; Steep Slopes Overlay District – Preserved PROFFERS: Yes COMPREHENSIVE PLAN: Neighborhood Density Residential – residential 3-6 units/acre; supporting uses such as religious assembly, schools, childcare, institutional, commercial/retail, and other small-scale non-residential uses. Neighborhood Service Center – commercial, retail, and employment uses with supporting residential (3-20 units/acre). Office/R&D/Flex/Light Industrial – commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging; residential is a secondary use (no maximum density). Privately Owned Open Space; Environmental Features – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features. Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses. Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots).				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC Transmittal Summary for Rivanna Futures, 2. Att.A - Rivanna Futures PC Staff Report, 3. Att.A1 - Applicant Narrative, 4. Att.A2 - Proffer, 5. Att.A3 - Places 29 Parks and Green Systems Map, 6. Att.B - Final PC Action Letter, 7. Att.C - Final PC Minutes, 8. Att.D - Signed Proffers, 9. Att.E - Proposed Ordinance for ZMA20240002, 10. Att.F - Resolution of Approval for SP202400014, 11. Presentation

Date	Ver.	Action By	Action	Result
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