



Albemarle County

Legislation Details

File #: 18-577 **Version:** 1 **Name:**

Type: Zoning Map Amendment **Status:** Passed

File created: 11/7/2018 **In control:** Board of Supervisors

On agenda: 12/5/2018 **Final action:** 12/5/2018

Title: ZMA 2018-09 – Entrance Corridor – John Warner Parkway and Rio Road. To receive comments on its intent to recommend adoption of an ordinance to amend the zoning map, which is part of Chapter 18, Zoning, of the Albemarle County Code, to establish an entrance corridor overlay district (Section 30.6 of Chapter 18 of the Albemarle County Code) upon each parcel sharing a boundary at any point with (a) State Route 2500 (John Warner Parkway) (the “John Warner Parkway”) or (b) State Route 631 (Rio Road) between the Norfolk Southern Railway tracks and the John Warner Parkway (“Rio Road East”), on the date of adoption of this ordinance and ZTA-2018-006, and upon each parcel within 500 feet of the right-of-way of the John Warner Parkway or Rio Road East that does not share a boundary at any point with the John Warner Parkway or Rio Road East, respectively, on the date of adoption of this ordinance and ZTA-2018-006. Development on parcels within an entrance corridor overlay district is subject to design review as provided in Albemarle County Code § 18-30.6. This proposed amendment would not affect the general usage and density range authorized by the applicable underlying zoning district regulations for each parcel. The general usage and density range of the land use designations in the comprehensive plan within the proposed John Warner Parkway and Rio Road East Entrance Corridors are as follows: (1) neighborhood density residential (residential, 3-6 units/acre, and supporting uses such as religious institutions, schools and other small -scale non-residential uses); (2) urban density residential (residential, 6.01-34 units/acre, and supporting uses such as religious institutions, schools, commercial, office and service uses); (3) urban mixed use in centers (retail, residential, commercial, employment, office, institutional, and open space); (4) institutional (civic uses, parks, recreational facilities, and similar uses on County-owned property); (5) public open space (recreation and open space uses); and (6) privately owned open space/environmental features (privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Transmittal Summary, 2. Att.A - Staff Report, 3. Att.A1 - Resolution of Intent, 4. Att.A2 - Entrance Corridor Map, 5. Att.A3 - Proposed Ordinance Language, 6. Att.B - PC Action Letter, 7. Att.C - PC Minutes, 8. Att.D - Proposed ZTA, 9. Att.E - Ordinance approving ZMA

Date	Ver.	Action By	Action	Result
12/5/2018	1	Board of Supervisors	adopted	Pass