



# Albemarle County

## Legislation Details

**File #:** 19-180      **Version:** 1      **Name:**

**Type:** Special Use Permit      **Status:** Public Hearing

**File created:** 2/12/2019      **In control:** Board of Supervisors

**On agenda:** 4/17/2019      **Final action:**

**Title:** SP201900001 Amendment to Greenfield Terrace. PROJECT: SP201800019 Greenfield Terrace Apartments and SP201900001 Amendment to Greenfield Terrace MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 04500-00-00-15700; 04500-00-00-15800 LOCATION: Greenfield Terrace: undeveloped area at the end of the cul-de-sac. Approx. 420' from the intersection of Greenfield Terrace and Berkmar Drive, and approx. 310' from the intersection of Station Lane and Rio Road W. PROPOSAL: Amend existing SP200000074 to remove Tax Map Parcel 04500-00-00-15800 from the existing SP. New SP201800019 to build 33 multifamily residential dwelling units in a new 39,000 sq. ft. three-story building on Tax Map Parcels 04500-00-00-15700 and 04500-00-00-15800. PETITION: Amendment to existing SP200000074 to remove Tax Map Parcel 04500-00-00-15800. New SP to allow R-15 (15 du/acre) multifamily residential units under Section 23.2.2.9 of the Zoning Ordinance. 33 multifamily residential units are proposed on two parcels (TMP 45-157 and TMP 45-158) on a total of 1.96 acres at a density of 16.84 du/acre. Special Exception request to waive the 20' buffer requirement for adjacent lots zoned residential per 18-21.7(c). Special Exception request to use 18-4.19 residential setbacks instead of 18-4.20 commercial setbacks per 18-21.7(a) and (b). ZONING: Commercial Office – offices, supporting commercial and service; residential by special use permit (15 units/ acre). OVERLAY DISTRICT(S): Airport Impact Area; Entrance Corridor; Steep Slopes-Managed COMPREHENSIVE PLAN: Flex Area within Rio29 Small Area Plan – area intended to allow a flexibility of uses including residential, commercial, retail, office, institutional and employment uses. Buildings with heights of 2-5 stories, built close to the street, with pedestrian access and relegated parking.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Transmittal Summary, 2. Att.A - Planning Commission Staff Report, 3. Att.A1 - Vicinity Maps, 4. Att.A2 - Project Narrative (includes Concept Plan), dated January 11, 2019, 5. Att.A3 - Concept Plan, dated January 7, 2019, 6. Att.A4 - Rio29 Small Area Plan Context Map, 7. Att.A5 - Airport Impact Area Overlay District and Bonus Factors Analysis, 8. Att.A6 - Special Exception Analysis per 18-21.7(c), 9. Att.A7 - Special Exception Analysis per 18-4.20(a)(3), 10. Att.A8 - Neighborhood Model Analysis, 11. Att.A9 - Letter from adjacent resident on Station Lane, dated March 5, 2019, 12. Att.B - Planning Commission Action Letter, 13. Att.C - DRAFT 3.19.19 PC Minutes, 14. Att.D - Resolution approving SP 19-01, 15. Att.E - Resolution approving SP 18-19, 16. Att.F - Resolution approving SEs

Date	Ver.	Action By	Action	Result
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