



# Albemarle County

## Legislation Details

**File #:** 20-191      **Version:** 1      **Name:**

**Type:** Zoning Map Amendment      **Status:** Public Hearing

**File created:** 2/10/2020      **In control:** Board of Supervisors

**On agenda:** 3/4/2020      **Final action:**

**Title:** ZMA201900001 - 999 Rio Road East. PROJECT: ZMA201900001 – 999 Rio Road East  
 MAGISTERIAL DISTRICT: Rio TAX MAP/PARCELS: 06100-00-00-154B0 LOCATION: 999 Rio Road East, Charlottesville, VA 22901. Parcel is located at the intersection of Rio Road East and Belvedere Boulevard. PROPOSAL: Request to rezone the property from R-4 Residential to NMD Neighborhood Model District to allow a mixed-use development with up to 28 residential units and small-scale professional office uses. PETITION: Rezone 1.947 acres from R-4 Residential - (4 units/acre) to NMD Neighborhood Model District - residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Between 11 and 28 residential units are proposed with a density between 6 units/acre and 15 units/acre. A maximum of 6,000 non-residential square footage is also requested. Request for private street authorization per 14-233(A)(1); for variation of curb and gutter requirement per 14-410 (I); for variation of sidewalk requirement per 14-422(E); and for variation of planting strip requirement per 14-422(F). ZONING: R-4 Residential (4 units/acre) OVERLAY DISTRICTS: Entrance Corridor, Airport Impact Area COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 2 of the Development Area of the Places29 Master Plan.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ZMA2019-1 Transmittal Summary, 2. Att.A - Staff Report Jan 14 2020, 3. Att.A1 - Vicinity Map, 4. Att.A2 - Code of Development 01-29-20, 5. Att.A3 - Application Plan 01-29-20, 6. Att.A4 - NM Analysis, 7. Att.A5 - SE Requests Staff Analysis, 8. Att.A6 - Modification Request, 9. Att.A7 - Narrative, 10. Att.A8 - Meeting Notes Dec 5 2019 CAC, 11. Att.B - PC Action Letter, 12. Att.C - PC Minutes, 13. Att.D - Summary of previous PC and Board actions, 14. Att.E - Ordinance to approve ZMA201900001

Date	Ver.	Action By	Action	Result
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