



Albemarle County

Legislation Details

File #: 21-450 **Version:** 1 **Name:**

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

File created: 8/23/2021 **In control:** Board of Supervisors

On agenda: 9/15/2021 **Final action:**

Title: ZMA202000007 & SE202000003 RST Residences. PROJECT: ZMA202000007 RST Residences
MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 04600000010800; 04600000010900
LOCATION: 2883 and 2885 Seminole Trail; and 1374 Ridgewood Circle PROPOSAL: Rezone two parcels to allow a maximum of 332 residential units. PETITION: Request to rezone a total of approximately 19.51 acres from the R1 Zoning District, which allows residential uses at densities up to 1 unit/acre, to Planned Residential Development (PRD), which allows residential (maximum of 35 units/acre) with limited commercial uses. A maximum of 332 dwelling units is proposed, with 254 multifamily apartments and 78 townhouse units proposed, at a net density of 17.85 units/acre, and a gross density of 17.02 units/acre. An associated request for a Special Exception (SE202000003) to waive the setback requirements for the proposed buildings, under §18-4.19.5. ZONING: R-1 Residential – 1 unit/acre OVERLAY DISTRICT(S): AIA – Airport Impact Area, EC – Entrance Corridor, Steep Slopes – Managed, and Steep Slopes – Preserved PROFFERS: No COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/acre); supporting uses such as religious institutions, schools, commercial, office, and service uses; and Privately-Owned Open Space – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features; in the Community of Hollymead in the Places29 Master Plan area.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Transmittal Summary ZMA2020-00007 RST Residences, 2. Att.A - PC Staff Report from June 15, 2021, 3. Att.A1 - PC Staff Report and Attachments from March 2, 2021, 4. Att.A2 - Revised Project Narrative, 5. Att.A3 - Revised Application Plan, 6. Att.A4 - Revised Staff Analysis of Neighborhood Model Principles, 7. Att.A5 - Revised Special Exception Narrative, 8. Att.A6 - Revised Staff Analysis of Special Exception Request, 9. Att.A7 - Illustrative Concept Plan, 10. Att.A8 - Substitution Request, 11. Att.A9 - Additional Community Correspondence Received, 12. Att.B - PC Action Letter, 13. Att.C - PC Minutes 06/15/2021, 14. Att.D - Additional Community Correspondence Received Since June 15 PC Staff Report, 15. Att.E - Affordable Housing Evaluation Form, 16. Att.F - Ordinance approving ZMA, 17. Att.G - Resolution Approving SE

Date	Ver.	Action By	Action	Result
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