



Albemarle County

Legislation Details

File #: 24-119 **Version:** 1 **Name:**
Type: Zoning Map Amendment **Status:** Public Hearing
File created: 12/12/2023 **In control:** Board of Supervisors
On agenda: 2/21/2024 **Final action:**

Title: ZMA202000012 Montclair (formerly known as White Gate Village). PROJECT: ZMA202000012 Montclair (formerly known as White Gate Village) MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 056E0000000200, 056000000091A0 LOCATION: 5055 Three Notch'd Road, Charlottesville, VA 22901 PROPOSAL: Request to rezone two properties totaling 14.9 acres from the RA Rural Area and LI Light Industry zoning districts to the NMD Neighborhood Model District to allow a mixed-use development with up to 122 residential units and 16,500 sq. ft. of non-residential uses. PETITION: Request to rezone 12.19 acres from the RA Rural Area zoning district which allows for agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) to NMD Neighborhood Model District which allows for residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Request to rezone 2.82 acres from the LI Light Industry zoning district which allows industrial, office, and limited commercial uses (no residential use) to NMD Neighborhood Model District which allows for residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Proposal includes approximately 3 acres of open space and recreational amenities throughout the development. A minimum of 46 and a maximum of 122 residential units are proposed at a maximum gross residential density of 8.18 du/acre for the entire development and a maximum net density of approximately 10.9 du/acre for the area designated for development in the Crozet Master Plan. A maximum of 16,500 sq. ft. of non-residential uses are proposed. Request proposed to amend the ACSA jurisdictional area boundary to water and sewer on Tax Map Parcel 56-91A. Request includes sidewalk and planting strip waivers. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); LI Light Industry - industrial, office, and limited commercial uses (no residential use) OVERLAY DISTRICT: Entrance Corridor (EC); Managed and Preserved Steep Slopes. PROFFERS: No COMPREHENSIVE PLAN: Middle Density Residential – Residential densities of 6-12 units per acre, up to 18 units per acre for affordable housing or for construction of small-scale housing types: bungalow courts, small and medium multiplexes, accessory dwelling units, live/work units, small single family cottages, and tiny houses. Secondary uses include religious assembly uses, schools and child care, institutional, and commercial/retail; Neighborhood Density Residential-Residential densities of 3-6 units per acre, housing types including townhomes, single-family attached, single-family detached, accessory dwellings, Secondary uses include religious assembly uses, schools and child care, institutional, and commercial/retail; and Green Systems - parks, greenways, open space, environmental features within the Crozet Master Plan.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PC Transmittal Summary, 2. Att.A - ZMA202000012 PC Staff Report, 3. Att.A1 - Location Map and WPO Buffers, 4. Att.A2 - Stream Determination Appeal Letter, 5. Att.A3 - Application Narrative, 6. Att.A4 - Application Plan, 7. Att.A5 - Code of Development, 8. Att.A6 - Private Street Authorization Request, 9. Att.A7 - Sidewalk Waiver, 10. Att.A8 - Planting Strip Waiver, 11. Att.A9 - ACSA Jurisdictional Amendment, 12. Att.A10 - Consistency with Neighborhood Model Analysis, 13. Att.A11 - Affordable Housing Analysis, 14. Att.B - PC Action Letter, 15. Att.C - PC Minutes, 16. Att.D - Ordinance to Approve ZMA20-12

Date	Ver.	Action By	Action	Result
1/30/2024	1	Board of Supervisors	deferred	Pass