



# Albemarle County

## Legislation Details

**File #:** 19-405      **Version:** 1      **Name:**

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

**File created:** 6/28/2019      **In control:** Board of Supervisors

**On agenda:** 7/17/2019      **Final action:**

**Title:** ZMA201800013 Rio West. PROJECT: ZMA201800013 Rio Road W MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 04500000010000, 045000000100A0, 04500000010100, 045000000101B0, LOCATION: 664 Rio Road West, Charlottesville, VA 22911 PROPOSAL: Request to rezone the property from C1 Commercial to NMD Neighborhood Model District to allow a mixed-use development with up to 112 residential units along Rio Road and storage/warehousing on the back of the site. PETITION: Rezone 3.3 acres from C1 Commercial – retail sales and service; residential by special use permit (15 units/ acre) to NMD Neighborhood Model District - residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. A max of 112 units is proposed for a density of approximately 34 units/acre. PROFFERS: Yes COMPREHENSIVE PLAN: Core Area within Rio 29 Small Area Plan- area intended to have the highest intensity of development with a mix of uses including residential, commercial, retail, office, institutional and employment uses. Buildings with heights of 3-6 stories, built close to the street, with pedestrian access and relegated parking & 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. ZMA2018-13 Rio West Transmittal Summary, 2. Att.A - PC Staff Report, 3. Att.A1 - Location Map, 4. Att.A2 - Application Plan dated 6/3/2019, 5. Att.A3 - COD dated 6/3/2019, 6. Att.A4 - Draft Proffers 6/3/2019., 7. Att.A5 - Project Narrative, 8. Att.A6 - Staff Recommended Revisions, 9. Att.A7 - Special Exception Request, 10. Att.B – PC Action Letter, 11. Att.C - PC Minutes, 12. Att.D - Revised Code of Development dated 6/26/2019, 13. Att.E - Revised Application Plan dated 6/26/2019, 14. Att.F - Signed Proffer Statement dated 6/26/2019, 15. Att.G - Resolution Disapproving ZMA 18-13, 16. Att.H - Resolution to Approve SE

| Date | Ver. | Action By | Action | Result |
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