



# Albemarle County

## Legislation Details

**File #:** 20-487      **Version:** 1      **Name:**

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

**File created:** 9/10/2020      **In control:** Board of Supervisors

**On agenda:** 10/7/2020      **Final action:**

**Title:** ZMA201900003 Albemarle Business Campus (formerly known as Royal Fern). PROJECT: ZMA201900003 Albemarle Business Campus (formerly known as Royal Fern) MAGISTERIAL DISTRICT(S): Samuel Miller, Scottsville TAX MAP/PARCEL(S): 076000000046A0, 076000000046F0, 07600000005400 LOCATION: Property on the northwest side of 5th Street across from the Albemarle County Office Building – 5th Street, from Wahoo Way to Old Lynchburg Road, on the east side of Old Lynchburg Road from 5th Street to Country Green Road, and on the west side of Old Lynchburg Road from Country Green Road to Mountainwood Road. PROPOSAL: Rezone two parcels of land and a portion of a third parcel of land from R2 Residential, R10 Residential, and CO, Commercial Office, to NMD, Neighborhood Model District, to allow for a mixed-use development. A maximum of 128 residential units and a maximum of 401,000 square feet of non-residential space are proposed. PETITION: Request to rezone 10.17 acres from R2 Residential, which allows residential units at a density of 2 units per acre; 0.58 acres from CO Commercial Office, which allows offices, supporting commercial and service, and residential by special use permit (15 units per acre); and 2.88 acres from R10 Residential, which allows residential units at a density of 10 units per acre; to NMD, Neighborhood Model District, which allows residential (3-34 units per acre) mixed with commercial, service, and industrial uses. A maximum of 128 residential units is proposed for a gross and net density of approximately 9.4 units per acre. A maximum of 401,000 square feet of non-residential space is proposed. An associated request for a special exception to waive the requirement for a Neighborhood Model District to have a minimum of two housing types under §18-8.2(b) and §18-20A.8(a). ZONING: R-2 Residential - 2 units/acre; R-10 Residential - 10 units/acre; and CO Commercial Office – offices, supporting commercial and service; residential by special use permit (15 units/ acre). OVERLAY DISTRICT(S): EC – Entrance Corridor, Steep Slopes – Managed, AIA – Airport Impact Area PROFFERS: Yes COMPREHENSIVE PLAN: Community Mixed Use – residential (up to 34 units/acre), community scale retail, service and office uses, places of worship, schools, public and institutional uses; and Urban Density Residential – residential (6.01-34 units/acre), supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses; in Neighborhood 5; in the Southern and Western Urban Neighborhoods Master Plan area.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Transmittal Summary, 2. Att.A - PC Staff Report, 3. Att.A1 - Location Map, 4. Att.A2 - Zoning Map, 5. Att.A3 - Boundary Compilation, 6. Att.A4 - Project Narrative, 7. Att.A5 - Code of Development, 8. Att.A6 - Application Plan, 9. Att.A7 - Draft Proffer Statement, 10. Att.A8 - Development Agreement, 11. Att.A9 - Staff Analysis of ZMA201900003 Consistency with Neighborhood Model, 12. Att.A10 - SE Request-Narrative, 13. Att.A11 - SE Staff Report, 14. Att.A12 - TIA, 15. Att.A13 - Transportation Analysis, 16. Att.B - PC Action Letter, 17. Att.C - Final PC Minutes, 18. Att.D - Revised Code of Development, 19. Att.E - Revised Application Plan, 20. Att.F - Proffer Statement, 21. Att.G - Ordinance Approving ZMA, 22. Att.H - Resolution Approving SE

Date	Ver.	Action By	Action	Result
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