



Albemarle County

Legislation Details

File #: 24-290 **Version:** 1 **Name:**

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

File created: 5/14/2024 **In control:** Board of Supervisors

On agenda: 6/5/2024 **Final action:**

Title: ZMA202300012 Holly Hills. PROJECT: ZMA202300012 Holly Hills MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 046000000028A0; 046000000028B0; 046000000028I0; 046000000028J0; 046000000028K0; 046000000028E0; 046000000028F0; 046000000028L0 LOCATION: Property on the east side of U.S. Route 29; from the southeast corner of Route 29 and S. Hollymead Drive, to a point approximately 1,100 feet south of that intersection. PROPOSAL: Rezone eight parcels to allow a maximum of 410 residential units. PETITION: Request to rezone a total of approximately 30.821 acres from the R-1 Residential Zoning District, which allows residential uses at densities up to one unit/acre, to PRD Planned Residential Development, which allows residential (maximum of 35 units/acre) with limited commercial uses. A maximum of 410 dwelling units is proposed, at a gross density of approximately 13.3 dwelling units/acre and a net density of approximately 20 dwelling units/acre. The dwelling units are proposed to be a mixture of single-family attached units and multi-family units. Associated request for a special exception to waive the requirement for setbacks. ZONING: R-1 Residential – 1 unit/acre OVERLAY DISTRICT(S): AIA – Airport Impact Area; EC – Entrance Corridor Overlay District; Steep Slopes – Managed; 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. Privately Owned Open Space; Environmental Features – 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. Planning Commission Transmittal Summary, 2. Att.A - PC Staff Report 4-9-24, 3. Att.A1 - Location Map, 4. Att.A2 - Zoning Map, 5. Att.A3 - Project Narrative, 6. Att.A4 - Application Plan, 7. Att.A5 - SE202300044 Special Exception Request, 8. Att.A6 - Neighborhood Model Analysis, 9. Att.A7 - Affordable Housing Evaluation Form, 10. Att.A8 - Illustrative Plan, 11. Att.A9 - Community Correspondence, 12. Att.B - PC Action Letter, 13. Att.C - Final PC Minutes, 14. Att.D - Ordinance, 15. Att.E - Resolution for SE23-44, 16. Presentation_Applicant, 17. Presentation_Staff

Date	Ver.	Action By	Action	Result
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