



# Albemarle County

## Legislation Details

**File #:** 22-369      **Version:** 1      **Name:**  
**Type:** Zoning Map Amendment      **Status:** Public Hearing  
**File created:** 7/18/2022      **In control:** Board of Supervisors  
**On agenda:** 9/7/2022      **Final action:**  
**Title:** ZMA202100011 The Heritage on Rio. PROJECT: ZMA202100011 The Heritage on Rio  
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 045000000026A2; 045000000026B2;  
045000000026B3; 045000000026B4; 045000000026B5 LOCATION: Five parcels of land on the  
southeast side of Rio Road W., approximately 800 feet northeast of the intersection of Rio Road W.  
and Four Seasons Drive; 435, 445, 455, and 463 Rio Road W., and an additional parcel located in  
front of 505 Rio Road W. PROPOSAL: Rezone five parcels to allow a maximum of 250 residential  
units. PETITION: Request to rezone a total of approximately 8.23 acres from the R6 Zoning District,  
which allows residential uses at densities up to 6 units/acre, to Planned Residential Development  
(PRD), which allows residential (maximum of 35 units/acre) with limited commercial uses. A maximum  
of 250 multi-family dwelling units is proposed, at a gross and net density of 31.29 units/acre. An  
associated request for a Special Exception (SE202100041) to modify or waive the setback  
requirements for the proposed buildings, under §18-4.19.5. ZONING: R-6 Residential – 6 units/acre  
OVERLAY DISTRICT(S): AIA – Airport Impact Area, EC – Entrance Corridor, and Steep Slopes –  
Managed 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 Neighborhood Service Center – commercial, retail, and employment uses with supporting  
residential (3 – 20 units/acre); in Neighborhood 1 in the Places29 Master Plan area.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC Transmittal Summary, 2. Att.A - PC Staff Report, 3. Att.A1 - Location Map, 4. Att.A2 - Zoning Map, 5. Att.A3 - Project Narrative, 6. Att.A4 - Application Plan, 7. Att.A5 - SE Request and Narrative, 8. Att.A6 - SE Staff Analysis, 9. Att.A7 - Staff Analysis of Application's Consistency with Neighborhood Model Principles, 10. Att.A8 - Affordable Housing Evaluation Form, 11. Att.A9 - Illustrative Plan and Renderings, 12. Att.A10 - Correspondence from Community Members, 13. Att.B - PC Action Letter, 14. Att.C - PC Minutes 07-12-2022, 15. Att.D - Ordinance, 16. Att.E - Resolution

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