



# Albemarle County

## Legislation Details

**File #:** 20-438      **Version:** 1      **Name:**

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

**File created:** 8/6/2020      **In control:** Board of Supervisors

**On agenda:** 9/2/2020      **Final action:**

**Title:** ZMA2019-004 Breezy Hill. PROJECT: ZMA201900004 Breezy Hill MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 094000000001A0; 09400000000500; 09400000000600; 09400000000800; 094000000008A0; 094000000008C0; 09400000004800; 094000000048A0 LOCATION: South side of Richmond Road (US 250), east of Glenmore Subdivision between Hacktown Road and Running Deer Drive. PROPOSAL: Rezone multiple properties for a maximum of 160 residential units. PETITION: Rezone a total of approximately 84 acres from Rural Areas zoning district, which allows agricultural, forestal, and fishery uses as well as residential uses (0.5 unit/acre density), to R4 Residential, which allows residential uses (4 units/acre density) with the potential for additional units if bonus factors are applied. 160 residential units (maximum) are proposed at a gross density of approximately 1.9 units/acre and a net density of approximately 2.5 units/acre. OVERLAY DISTRICT(S): ENTRANCE CORRIDOR, FLOOD HAZARD, and STEEP SLOPES – MANAGED and – PRESERVED. ENTRANCE CORRIDOR (EC): Yes PROFFERS: Yes COMPREHENSIVE PLAN: Village of Rivanna Comp Plan Area. “Neighborhood Density Residential (Low)” – residential uses (2 units or less/acre) and supporting uses such as places of worship, schools, public and institutional uses; and “Parks and Green Systems” – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Transmittal Summary, 2. Att.A - PC Staff Report, 3. Att.A1 - Location Maps, 4. Att.A2 - Project Narrative 2019-04-15, 5. Att.A3 - Comm Mtg Notes Petitions, 6. Att.A4 - Traffic Impact Study Updated 1-13-20, 7. Att.A5 - Transportation Staff Analysis 6-29-2020, 8. Att.A6 - Concept Plan 5-22-20, 9. Att.A7 - Correspondence 6-5-20, 10. Att.A8 - NM Analysis, 11. Att.A9 - Modification Request Analysis, 12. Att.A10 - PC Work Session Staff Report 2019-07-30, 13. Att.A11 - PC Work Session Meeting Minutes 2019-07-30, 14. Att.A12 - Proffers 6-5-20, 15. Att.B - PC Action Letter, 16. Att.C - PC Minutes, 17. Att.D - Concept Plan, 18. Att.E - Proffers, 19. Att.F - Resolution Disapproving ZMA

Date	Ver.	Action By	Action	Result
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