



# Albemarle County

## Legislation Details

**File #:** 22-301      **Version:** 1      **Name:**  
**Type:** Zoning Map Amendment      **Status:** Public Hearing  
**File created:** 5/5/2022      **In control:** Board of Supervisors  
**On agenda:** 6/1/2022      **Final action:**  
**Title:** ZMA2021-00006 Maplewood. PROJECT: ZMA2021-00006 Maplewood MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 046B4000000400 LOCATION: Vacant parcel at the intersection of Proffit Rd and Worth Crossing, behind Walgreens and Advanced Auto Parts PROPOSAL: Rezone property from C-1 Commercial to Planned Residential Development. PETITION: Rezone approximately 3.41 acres from C-1 Commercial which allows retail sales and service and residential by special use permit (15 units/ acre) to Planned Residential Development (PRD), which allows residential uses (maximum of 35 units/acre) with limited commercial uses. A maximum of 102 residential dwelling units are proposed for a gross density of 30 units/acre. ZONING: C-1 Commercial which allows retail sales and service; residential by special use permit (15 units/ acre) OVERLAY DISTRICTS: AIA - Airport Impact Area, EC - Entrance Corridor, Managed Steep Slopes PROFFERS: No COMPREHENSIVE PLAN: Community Center – commercial, retail, employment uses with supporting residential (6.01 – 34 units/acre); Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space in the Hollymead Community of the Places29 Master Plan.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Transmittal Summary, 2. Att.A - PC Staff Report 3-1-22, 3. Att.A1 – Narrative - Original, 4. Att.A2 – Application Plan – Original, 5. Att.A3 – Illustrative Plan – Original, 6. Att.A4 – Neighborhood Model Analysis, 7. Att.B - PC Action Letter, 8. Att.C - Final PC Minutes, 9. Att.D – Narrative – Revised, 10. Att.E – Application Plan – Revised, 11. Att.F – Illustrative Plan – Revised, 12. Att.G – Special Exception Application, 13. Att.H – Special Exception Staff Analysis, 14. Att.I - Ordinance, 15. Att.J - Resolution

Date	Ver.	Action By	Action	Result
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