



Albemarle County

Legislation Details

File #: 17-320 **Version:** 1 **Name:**

Type: Zoning Map Amendment **Status:** Passed

File created: 4/17/2017 **In control:** Board of Supervisors

On agenda: 5/10/2017 **Final action:** 5/10/2017

Title: ZMA201600019 Riverside Village. PROJECT: ZMA 201600019 Riverside Village Amendments
MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL: 078G0-00-01-000A0 LOCATION: Northwest quadrant of Stony Point Road (Rt. 20) and Trailside Drive. PROPOSAL: Increase maximum number of dwellings from 16 units to 36 units in Block 1. PETITION: Modify application plan, Code of Development, and proffers for Block 1 which contains 2.41 acres and zoned Neighborhood Model District, which allows residential (3 – 34 units/acre) mixed with commercial and service uses. Changes in Block 1 would increase the maximum number of units from 16 to 36 which results in an increase in density from 6.6 units per acre to units 15 units/acre; 2) reduce the minimum commercial sq. ft. from 16,000 to 8,000 sq. ft. in Block 1; 3) replace a single 5,000 sq. ft. plaza with multiple smaller plazas totaling 5,000 sq. ft.; 4) reduce the minimum build-to line on Trailside Drive from 50' to 25'; 5) make accessory uses and buildings by-right rather than by special use permit; 6) modify proffers to provide 15% affordable units in Block 1; and 7) provide a cash proffer for the 36 additional units of \$7,419.91 for each new multi-family dwelling unit. OVERLAY DISTRICT(S): Entrance Corridor PROFFERS: Yes COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as religious institutions, schools and other small-scale non-residential uses; greenspace – sensitive environmental features including stream buffers, flood plain, and adjacent slopes. and River Corridor – parks, golf courses, greenways, natural features and supporting commercial and recreational uses in Neighborhood 3 – Pantops Development Area.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Transmittal Summary, 2. Attach.A - PC Staff Report, 3. Attach.A.1 - Location Map.pdf, 4. Attach.A.2 - Applicant's Request.pdf, 5. Attach.A.3 Application Plan for PC.pdf, 6. Attach.A.4 Conceptual Block Layout.pdf, 7. Attach.A.5 Changes Needed, 8. Attach.B - 3/12/17 PC Action Letter.pdf, 9. Attach.C - Riverside Village minutes PC 03 21 2017, 10. Attach.D - Application Plan 4/10/17, 11. Attach.E - Proffers dated 4/28/17, 12. Attach.F - Ordinance

Date	Ver.	Action By	Action	Result
5/10/2017	1	Board of Supervisors	adopted	Pass