



Albemarle County

Legislation Details

File #: 19-372 **Version:** 1 **Name:**

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

File created: 6/14/2019 **In control:** Board of Supervisors

On agenda: 7/3/2019 **Final action:** 7/3/2019

Title: ZMA201800007, Belvedere Carriage House Unit Proffer Amendment. PROJECT: ZMA201800007, Belvedere Proffer Amendment – Carriage House Units MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 06100-00-00-154E0, 06100-00-00-15800, 06100-00-00-16000, 06200-00-00-002A1, 06200-00-00-002B0, 06200-00-00-002C0, 062A3-00-00-00100, 062G0-00-05-000A0, 062G0-00-05-000A1, 062G0-00-07-000A0, 062G0-00-00-007A, 062G0-00-07-15700, 062G0-00-07-16500, 062G0-00-07-17100, 062G0-00-07-17200, 062G0-00-07-17400, 062G0-00-07-17900, 062G0-00-07-18000, 062G0-00-09-000A0. LOCATION: Properties are in the Belvedere development which is located north of Rio Rd., east of the Norfolk Southern Railroad, and accessed from Belvedere Blvd. PROPOSAL: Amend existing proffers related to carriage house units. PETITION: Amend proffers for ZMA200400007-Belvedere, including proffer 2.2, to allow carriage house units on lots with single-family-attached units, allow carriage house units to be attached to the primary dwelling units, and to allow accessory apartment units to count toward meeting the required minimum number of 103 carriage house units to be provided in the development. The properties subject to this amendment request contain approx. 180 acres and are zoned NMD-Neighborhood Model District which allows residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. This proposal does not propose to modify the gross density permitted under the current zoning. No change to the application plan is proposed. OVERLAY DISTRICT(S): Steep Slopes – Managed 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; Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space uses.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Transmittal for ZMA201800007 Belvedere Proffer Amendment -Carriage House, 2. Att.A – Planning Commission Staff Report, 3. Att.A1 – Location Map, 4. Att.A2 – Existing Proffers and Appendix A of Code of Development, 5. Att.A3 – Applicant’s Proposal and Photos of Carriage House Units, 6. Att.A4 – Amended Proffer Statement, 7. Att.B – PC Action Memo, 8. Att.C - PC Minutes, 9. Att.D - Proffers dated June 25, 2019, 10. Att.E – Ordinance to Approve ZMA201800007

Date	Ver.	Action By	Action	Result
7/3/2019	1	Board of Supervisors	adopted	Pass