



# Albemarle County

## Legislation Details

**File #:** 19-441      **Version:** 1      **Name:**

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

**File created:** 7/30/2019      **In control:** Board of Supervisors

**On agenda:** 8/21/2019      **Final action:**

**Title:** ZMA201800003 Southwood. PROJECT: ZMA201800003 Southwood Phase 1 MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 090000000001A0; 090A10000001E0; 0760000000051A0 LOCATION: Southwood Mobile Home Park located along Old Lynchburg Road (State Route 631) off of Hickory Street approximately 350 feet from Ambrose Commons Drive. PROPOSAL: Rezone property from residential to a mixed use- mixed income development. PETITION: Rezone 33.96 acres from R2 Residential zoning district, which allows residential uses at a density of 2 units per acre, and Neighborhood Model District (NMD), which allows residential uses at a density of 3-34 units per acres, mixed with commercial, service, and industrial uses, to Neighborhood Model District (NMD). This request includes amending a portion of ZMA200500017 Biscuit Run included on TMP 90A1-1E which is zoned NMD to remove the proffers from the parcel. A maximum of 450 units are proposed for a gross density of approximately 13 units per acre and a net density of approximately 19 units per acre. A maximum of 50,000 non-residential square footage is also requested. OVERLAY DISTRICT(S): Flood Hazard Overlay District; Steep Slopes- Managed and Preserved PROFFERS: Yes COMPREHENSIVE PLAN: 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; Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses with a Center in the Southern Neighborhood within the Southern and Western Urban Area Master Plan. MONTICELLO VIEWSHED: Yes.

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**Attachments:** 1. Transmittal Summary - ZMA2018-003, 2. Att.A - PC Staff Report - July 23, 2019, 3. Att.A1 - Vicinity Map, 4. Att.A2 - Code of Development and Application Plan dated July 8, 2019, 5. Att.A3 - Applicant response dated June 25, 2019, 6. Att.A4 - Southwood Milestones, 7. Att.A5 - PC Work Session Summary, 8. Att.A6 - Performance Agreement, 9. Att.A7 - Neighborhood Model Principles Analysis, 10. Att.A8 - Housing Mixture Plan dated July 1, 2019, 11. Att.A9 - Traffic Impact Analysis dated January 7, 2019, 12. Att.A10 - Proffers dated July 5, 2019, 13. Att.B – PC Action Letter, 14. Att.C - PC Minutes, 15. Att.D - Revised Code of Development dated July 29, 2019, 16. Att.E - Signed Proffers dated July 30, 2019, 17. Att.F - Correspondence from Community, 18. Att.G - PC Resolutions from July 30th meeting, 19. Att.H - Ordinance to approve ZMA201800003

Date	Ver.	Action By	Action	Result
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