



Albemarle County

Legislation Details

File #: 19-445 **Version:** 1 **Name:**

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

File created: 8/6/2019 **In control:** Board of Supervisors

On agenda: 9/4/2019 **Final action:**

Title: ZMA201800002 Hansen Road Office. PROJECT: ZMA2018-00002 Hansen Road Office
MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 078000000073AB LOCATION: Property is located at the intersection of Hansen Road and Rolkin Road directly behind the Rivanna Ridge Shopping Center located on Richmond Road. PROPOSAL: Amend the application plan to allow for two buildings totaling 55,000 square feet for office and religious assembly. PETITION: Amend the ZMA2002-00008 South Pantops Office application plan to add 35,000 square feet of building area at a location on the approved application plan that was approved to allow 20,000 square feet for office use. The property contains 6.14 acres and is zoned Planned Development – Mixed Commercial which allows large-scale commercial uses; and residential by special use permit (15 units/ acre). No change to the zoning district is proposed. No residential units are proposed. OVERLAY DISTRICT(S): Steep Slopes – Managed PROFFERS: Yes. COMPREHENSIVE PLAN: Community Mixed-Use - Mixed-use development with a mix of medium to high-density residential, commercial, retail, office, and other uses that serve the community, with a high intensity of uses expected in a walkable development pattern. POTENTIALLY IN MONTICELLO VIEWSHED: Yes.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Transmittal Summary, 2. Att.A – PC Staff Report, 3. Att.A1 – Location Maps, 4. Att.A2 – Project Narrative (dated February 20, 2018), 5. Att.A3 – ZMA Application Plan (dated February 20, 2018), 6. Att.A4 – ZMA199800020 & ZMA200200008 Application Plans, 7. Att.A5 – ZMA199800020 & ZMA200200008 Approvals, 8. Att.A6 – SDP201800003 Approved Final Site Plan, 9. Att.A7 – Staff Analysis of Neighborhood Model Principles, 10. Att.A8 – Draft Proffer Statement (dated June 5, 2019), 11. Att.B – PC Action Letter, 12. Att.C – PC Minutes, 13. Att.D – Revised Project Narrative (dated July 12, 2019), 14. Att.E – Revised Application Plan (dated February 20, 2018 and July 12, 2019), 15. Att.F – Revised and Signed Proffer Statement (dated August 23, 2019), 16. Att.G – Ordinance to Approve ZMA2018-00002

Date	Ver.	Action By	Action	Result
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