



Albemarle County

Legislation Details

File #: 19-469 **Version:** 1 **Name:**

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

File created: 8/27/2019 **In control:** Board of Supervisors

On agenda: 9/18/2019 **Final action:**

Title: ZMA201900001 999 Rio Road. PROJECT: ZMA201900001 – 999 Rio Road East MAGISTERIAL DISTRICT: Rio TAX MAP/PARCELS: 06100-00-00-154B0 LOCATION: 999 Rio Road East, Charlottesville, VA 22901. Parcel is located at the intersection of Rio Road East and Belvedere Boulevard. PROPOSAL: Request to rezone the property from R-4 Residential to NMD Neighborhood Model District to allow a mixed-use development with up to 46 residential units and small-scale commercial, retail, and professional office uses. PETITION: Rezone 1.947 acres from R-4 Residential - (4 units/acre) to NMD Neighborhood Model District - residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Between 16 and 46 residential units are proposed with a density between 8 units/acre and 24 units/acre. A maximum of 10,000 non-residential square footage is also requested. Request for private street authorization per 14-233(A)(1); for variation of curb and gutter requirement per 14-410(I); for variation of sidewalk requirement per 14-422(E); and for variation of planting strip requirement per 14-422(F). ZONING: R-4 Residential (4 units/acre) OVERLAY DISTRICTS: Entrance Corridor, Airport Impact Area COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 2 of the Development Area of the Places29 Master Plan.

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZMA2019-1 Transmittal Summary, 2. Att.A - PC Staff Report, 3. Att.A1 - Vicinity Map, 4. Att.A2 - Code of Development, 5. Att.A3 - Application Plan, 6. Att.A4 - Staff Analysis Neighborhood Model Principles, 7. Att.A5 - Staff Analysis Modification Requests, 8. Att.A6 - App Modification Requests, 9. Att.A7 - App Justification, 10. Att.B - PC Action Letter, 11. Att.C - PC Minutes, 12. Att.D - Recommended changes between PC and Board, 13. Att.E - Letter from Planning Commissioner Bruce Dotson, 14. Att.F - Code of Development dated August 20, 2019, 15. Att.G - Application Plan dated June 26, 2019, 16. Att.H - Ordinance approving ZMA

Date	Ver.	Action By	Action	Result
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