



Albemarle County

Legislation Details

File #: 19-543 **Version:** 1 **Name:**

Type: Zoning Map Amendment **Status:** Consent Agenda

File created: 10/28/2019 **In control:** Board of Supervisors

On agenda: 11/20/2019 **Final action:**

Title: ZMA201900003 Royal Fern. ZMA201900003 Royal Fern. PROJECT: ZMA201900003 Royal Fern
MAGISTERIAL DISTRICT(S): Samuel Miller, Scottsville TAX MAP/PARCEL(S): 076000000046A0,
076000000046F0, 07600000005400 LOCATION: Property on the northwest side of 5th Street across
from the Albemarle County Office Buildin – 5th Street, from Wahoo Way to Old Lynchburg Road, on
the east side of Old Lynchburg Road from 5th Street to Country Green Road, and on the west side of
Old Lynchburg Road from Country Green Road to Mountainwood Road. PROPOSAL: Rezone two
parcels of land and a portion of a third parcel of land from R2 Residential, R10 Residential, and CO,
Commercial Office, to PUD, Planned Unit Development district. A maximum of 300 residential units,
with a mix of multi-family units and single-family attached units, and a maximum of 125,000 square
feet of non-residential space are proposed. PETITION: Request to rezone 10.17 acres from R2
Residential, which allows residential units at a density of 2 units per acre; 0.58 acres from CO
Commercial Office, which allows offices, supporting commercial and service, and residential by
special use permit (15 units per acre); and 2.88 acres from R10 Residential, which allows residential
units at a density of 10 units per acre, to PUD, Planned Unit Development district, which allows
residential (3-34 units per acre) mixed with commercial, service, and industrial uses. A maximum of
300 residential units is proposed for a gross density of approximately 22.01 units/acre, and a net
density of approximately 22.37 units/acre. A maximum of 125,000 square feet of non-residential space
is proposed. Associated with this request are requests for special exceptions to modify the acreage
requirement for a Planned Unit Development zoning district; to waive the requirement for the issuance
of building permits for eighty (80) percent of the dwelling units prior to the issuance of the building
permits for shopping center uses; to waive the requirement for the issuance of building permits for
eighty (80) percent of the dwelling units prior to the issuance of the building permits for
commercial/service uses; to modify the minimum area requirements for open space; and to waive the
requirements of gross floor area for uses in the commercial/service areas. ZONING: R-2 Residential -
2 units/acre; R-10 Residential - 10 units/acre; and CO Commercial Office – offices, supporting
commercial and service; residential by special use permit (15 units/ acre). OVERLAY DISTRICT(S):
Entrance Corridor, Steep Slopes – Managed, Airport Impact Area PROFFERS: Yes
COMPREHENSIVE PLAN: Community Mixed Use – residential (up to 34 units/acre), community scale
retail, service and office uses, places of worship, schools, public and institutional uses; and 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, in
Neighborhood 5 of the Southern and Western Urban Neighborhoods Master Plan area.

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZMA201900003 Transmittal Summary, 2. Att.A - ZMA201900003 Staff Report, 3. Att.A1 - Location
Map, 4. Att.A2 - Zoning Map, 5. Att.A3 - Boundary Compilation, 6. Att.A4 - Project Narrative, 7. Att.A5 -
Application Plan.pdf, 8. Att.A6 - Draft Proffer Statement Combined, 9. Att.A7 - Staff Analysis of
ZMA201900003 Consistency with Neighborhood Model, 10. Att.A8 - Special Exception Requests, 11.
Att.A9 - Special Exception Staff Reports, 12. Att.B - PC Action Letter, 13. Att.C - PC Meeting Minutes
10082019, 14. Att.D - Resolution to Refer to PC

Date	Ver.	Action By	Action	Result
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