Albemarle County

Legislation Details

File #:	20-319	**Version:**	1	**Name:**	
Type:	Zoning Map Amendment			**Status:**	Public Hearing
File created:	4/23/2020			**In control:**	Board of Supervisors
On agenda:	6/3/2020			**Final action:**	

Title: ZMA201900008 Parkway Place. PROJECT: ZMA201900008 Parkway Place MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 06100000016700, 061000000167C0 LOCATION: 878 E. Rio Road. PROPOSAL: Proposal to rezone two properties for up to 328 residential dwelling units. PETITION: Rezone a total of approximately 27.31 acres from the R4 Zoning District, which allows residential uses at densities up to 4 units/acre to Planned Residential Development (PRD), which allows residential (3 – 34 units/acre) with limited commercial uses. A maximum of 328 multifamily residential units are proposed along with approximately 13 acres of both public and private open space at a net density of 16.17 units/acre, and a gross density of 12.01 units/acre. Request for a substitution of recreation facilities in accordance with 18-4.16.2. ZONING: R-4 Residential - 4 units/acre. OVERLAY DISTRICT(S): AIA – Airport Impact Area Overlay, EC – Entrance Corridor, FH – Flood Hazard Overlay, Managed and Preserved Steep Slopes Steep Slopes. PROFFERS: Yes. COMPREHENSIVE PLAN: Neighborhood Service Center – commercial, retail, and employment uses with supporting residential (3-20 units/acre); Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space; Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses; Public Open Space – recreation and open space uses; and Privately Owned Open Space, Environmental Features – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features in Neighborhood 2 of the Places29 Comprehensive Plan Area.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Transmittal Summary, 2. Att.A - PC Staff Report, 3. Att.A1 - Location Map and Aerial Imagery, 4. Att.A2 - Existing Conditions, 5. Att.A3 - Parkway Place Application Plan, 6. Att.A4 - Proffer Statement, 7. Att.A5 - Project Narrative, 8. Att.A6 - Public Input, 9. Att.A7 - Allowable Density Analysis, 10. Att.A8 - Consistency with Neighborhood Model Principles Analysis, 11. Att.A9 - Parkway Place Illustrative Exhibits, 12. Att.A10 - City of Charlottesville Parks and Recreation letter, dated 11-12-19, 13. Att.A11 - Traffic Impact Analysis, 14. Att.A12 - ACPS Enrollment Calculation Emails, 15. Att.A13 - Request to be Under 2019 Proffer Law, 16. Att.B - PC Action Letter, 17. Att.C - PC Minutes, 18. Att.D - PC Staff Report REVISED, 19. Att.E - Revised Application Plan, 20. Att.F - Signed Proffers, 21. Att.G - Public Comments Received After 3-3-2020, 22. Att.H - Ordinance to Approve ZMA

Date	Ver.	Action By	Action	Result

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