



Albemarle County

Legislation Details

File #: 21-185 **Version:** 1 **Name:**

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

File created: 1/15/2021 **In control:** Board of Supervisors

On agenda: 2/17/2021 **Final action:**

Title: ZMA2020-11 - Premier Circle. PROJECT: ZMA202000011 – Premier Circle MAGISTERIAL DISTRICT: Rio TAX MAP/PARCELS: 061M0000000600 LOCATION: 405 Premier Circle, Charlottesville VA 22901. Located off of Route 29 approximately 600 feet south of the intersection of Branchlands Boulevard and Route 29. PROPOSAL: Request to rezone the property from C-1 Commercial to NMD Neighborhood Model District to allow a mixed-use development with up to 140 dwelling units and commercial, retail, office, research and development, light manufacturing/storage/distribution, and institutional uses. PETITION: Rezone 3.748 acres from C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre) to NMD Neighborhood Model District – residential (minimum of two housing types) mixed with commercial, service and industrial uses. Between 80 and 140 dwelling units are proposed with a density between 22 units/acre and 38 units/acre. Non-residential uses are also proposed (maximum 40,000 square feet). A special exception (SE202000023) is requested to allow one unit type. ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre) OVERLAY DISTRICTS: Entrance Corridor, Airport Impact Area, Steep Slopes – Managed PROFFERS: Yes COMPREHENSIVE PLAN: Primary designation is Office/R&D/Flex/Light Industrial – commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging; residential is a secondary use (no maximum density). Small portions of the property are also Neighborhood Density Residential – residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses and Urban Mixed Use (in Centers) – commercial and retail uses that are in Centers and residential (3 – 34 units/ acre). Located in the Urban Development Area in the Places29 Master Plan.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Transmittal Summary, 2. Att.A - PC Staff Report, 3. Att.A1 - Vicinity Maps, 4. Att.A2 - Narrative dated 11-20-20, 5. Att.A3 - Code of Development dated 11-20-20, 6. Att.A4 - Application Plan dated 11-20-20, 7. Att.A5 - Staff Analysis Neighborhood Model Principles, 8. Att.A6 - Premier Circle deed and plat, 9. Att.A7 - Applicant Special Exception Request, 10. Att.A8 - Trip Generation Study, 11. Att.B - PC Action Letter, 12. Att.C - FINAL PC Minutes 12-15-2020, 13. Att.D - Application Plan 1-15-21, 14. Att.E - Code of Development 1-4-21, 15. Att.F - Proffer Statement 1-25-2021, 16. Att.G - Premier Circle Road Issues Memorandum 1-15-2021, 17. Att.H - Applicant Response 1-4-21, 18. Att.I - Premier Circle Road Analysis, 19. Att.J - Applicant Narrative 1-4-21, 20. Att.K - VDOT comments 1-25-21, 21. Att.L - Ordinance, 22. Att.M - Resolution

Date	Ver.	Action By	Action	Result
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