



# Albemarle County

## Legislation Details

**File #:** 23-247      **Version:** 1      **Name:**

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

**File created:** 4/10/2023      **In control:** Board of Supervisors

**On agenda:** 5/3/2023      **Final action:**

**Title:** ZMA202200006 999 Rio Road. PROJECT: ZMA202200006 999 Rio Road ZMA MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 061000000154B0 LOCATION: 999 Rio Road East, Charlottesville, VA 22901. Parcel is located at the intersection of Rio Road East and Belvedere Boulevard. PROPOSAL: Request to amend a previously approved NMD Neighborhood Model District (ZMA201900001), which allows a mixed-use development with between 11-28 residential units at a density between 6 units/acre and 15 units/acre and small-scale professional offices up to a maximum of 6,000 square feet. The amendment proposes to eliminate the non-residential use and proposes between 10-38 residential units at a density range between 5.1 units/acre and 20 units/acre. The proposal also includes changes to the application plan, including building envelopes, parking, and greenspace areas. Associated request for a special exception to waive the requirement that a Neighborhood Model District must have at least two different general use classifications. PETITION: Rezone 1.947 acres from NMD Neighborhood Model District - residential (minimum of two housing types) mixed with commercial, service, and industrial uses, to NMD to amend the previously approved application plan and code of development associated with ZMA201900001. ZONING: NMD Neighborhood Model District - residential (minimum of two housing types) mixed with commercial, service, and industrial uses OVERLAY DISTRICTS: Entrance Corridor, Airport Impact Area PROFFERS: No COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/acre), supporting uses such as religious institutions, schools, commercial, office and service uses. Neighborhood Density Residential – residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses. Privately Owned Open Space and Environmental Features – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features. In Neighborhood 2 of the Development Area of the Places29 Master Plan.

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**Attachments:** 1. Transmittal Summary, 2. Att.A - PC Staff Report 2-28-23, 3. Att.A1 - Location Map, 4. Att.A2 - Zoning Map, 5. Att.A3 - Approved Application Plan, 6. Att.A4 - Project Narrative, 7. Att.A5 - Code of Development, 8. Att.A6 - Proposed Application Plan, 9. Att.A7 - SE202300001 Mix of Uses Waiver Request, 10. Att.A8 - Planting Strips Waiver Request, 11. Att.A9 - Neighborhood Model Analysis, 12. Att.B - PC Action Letter, 13. Att.C - PC Minutes, 14. Att.D - Additional Community Comments Received, 15. Att.E - Ordinance, 16. Att.F - Resolution for SE23-01

Date	Ver.	Action By	Action	Result
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