



Albemarle County

Legislation Details

File #: 24-131 **Version:** 1 **Name:**

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

File created: 12/29/2023 **In control:** Board of Supervisors

On agenda: 2/7/2024 **Final action:**

Title: ZMA20210016 North Fork UVA Discovery Park. PROJECT: ZMA202100016 North Fork UVA Discovery Park MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 03200-00-00-006A2; 03200-00-00-006R0; 03200-00-00-01800; 03200-00-00-018A0; 03200-00-00-019C0; 03200-00-00-019D0; 03200-00-00-019E0; 03200-00-00-019F0; 03200-00-00-019F1; 03200-00-00-019G0; 03200-00-00-019H0; 03200-00-00-019H1; 03200-00-00-019J0; 03200-00-00-019J1; 03200-00-00-022B1; 03200-00-00-022B2 LOCATION: This includes developed and undeveloped land in the North Fork UVA Discovery Park. The properties are located north of Airport Road, Route 649, between Seminole Trail, Route 29, and Dickerson Road, Route 606, extending north to the North Fork Rivanna River. PROPOSAL: The applicant proposes to rezone the southern area n the North Fork UVA Discovery Park to NMD, Neighborhood Model Development to allow residential uses, approximately 1,400 units, and to amend the Code of Development and Application plan for the northern area, which is proposed to remain PDIP, Planned Development Industrial Park. Approximately 7 acres of land not currently in the PDIP is proposed to be rezoned to PDIP PETITION: Rezone a total of approximately 543 acres. Approximately 172 is proposed to be rezoned from PDIP to NMD. Approximately 5 acres is proposed to be rezoned from HI, Heavy Industry to PDIP. Approximately 2 acres is proposed to be rezoned from R-1, Residential to PDIP. Approximately 371 that is currently zoned PDIP is proposed to have the Code of Development and Application Plan amended, the zoning would remain PDIP. R1 Residential, allows residential uses (1 unit/acre density). HI Heavy Industrial allows industrial and commercial uses (no residential use) NMD Neighborhood Model District allows residential (minimum of two housing types) mixed with commercial, service, and industrial uses. PDIP Planned Development Industrial Park allows industrial and ancillary commercial and service uses (no residential use) OVERLAY DISTRICT(S): ENTRANCE CORRIDOR, FLOOD HAZARD, and STEEP SLOPES – MANAGED and – PRESERVED, AIRPORT IMPACT AREA. ENTRANCE CORRIDOR (EC): Yes PROFFERS: Yes COMPREHENSIVE PLAN: Urban Mixed Use (in areas around Centers) – commercial and retail uses that are not accommodated in Centers and residential (3 – 34 units/ acre). 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). Light Industrial – manufacturing from prepared materials, processing, fabrication, assembly, and distribution of products. Institutional – civic uses, parks, recreational facilities, and similar uses on County-owned property. Public Open Space – recreation and open space uses. Privately Owned Open Space; Environmental Features – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features.

Sponsors:

Indexes:

Code sections:

Attachments: 1. North Fork PC Transmittal Memo, 2. Att.A - ZMA202100016 PC Staff Report, 3. Att.A1 - Applicant's Narrative, 4. Att.A2 - Proffers, 5. Att.A3 - Application Plan, 6. Att.B - PC Action Letter, 7. Att.C - Final PC Minutes, 8. Att.D - Signed Proffer Statement, 9. Att.E - Ordinance

Date	Ver.	Action By	Action	Result
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