

# Site Review Committee Meeting Agenda

**COB McIntire- Room 235- 10am**

**February 21, 2019**

**PROJECT LEAD REVIEWER:** [Christopher Perez](#)

**PROJECT:** [SUB201800225](#) North Pointe Middle and Northeast Residential Subdivision - Preliminary Plat

MAGISTERIAL DISTRICT: Rivanna

TAX MAP/PARCELS: 03200000002000, 03200000002300, 032000000023A0, 032000000023B0, 032000000023C0, 032000000023D0, 032000000023E0, 032000000023F0, 032000000023G0, 032000000023H0, 032000000023J0

LOCATION: Vacant land on Rte. 29 and Pritchett Lane, part of the North Pointe development.

PROPOSAL: To construct 181 units: 174 single family detached (SFD) units and 7 carriage homes on 120+ acres.

ZONING: ZMA2013-14, ZMA2013-7, and ZMA2000-9 Planned Development Mixed Commercial (PDMC) - large-scale commercial uses; residential by special use permit (15 units/acre).

ENTRANCE CORRIDOR: Yes

PROFFERS: Yes

OVERLAY DISTRICT: Airport Impact, State Dam Break Inundation zone, Flood Hazard Overlay, Steep Slopes (Managed and Preserved), and Water Protection Ordinance (WPO) Buffers.

COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses.

Privately Owned Open Space; Environmental Features – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features.

**PROJECT LEAD REVIEWER:** [Cameron Langille](#)

**PROJECT:** [SDP201900001](#) Berkmar Drive Apartments – Initial Site Plan

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCEL: 03200000005100; 03200000005200; 03200000005300; 03200000005400; 03200000005500

LOCATION: West side of Berkmar Drive (Route 1403), approximately 1/2 mile south of the intersection of Berkmar Drive and Town Center Boulevard.

PROPOSAL: Request for initial site plan approval to construct 296 multi-family dwellings within twelve (12) buildings on approximately 17.40 acres with a 10% bonus density increase for preservation of existing wooded features. The proposed gross density of the development is 17.01 units/acre. The site plan also proposes off-street parking and recreational amenities within the project area. The properties are subject to the proffers of ZMA199200014.

ZONING: R15 Residential (15 units/acre)

PROFFERS: Yes

OVERLAY DISTRICT: Steep Slopes – Managed; (AIA) Airport Impact Overlay District

COMPREHENSIVE PLAN: Light Industrial – manufacturing from prepared materials, processing, fabrication, assembly, and distribution of products in the Hollymead-Places29 Master Plan.