

Site Review Committee Meeting Agenda

COB McIntire- Room 235- 10am

April 4, 2019

PROJECT LEAD REVIEWER: [Andy Reitelbach](#)

PROJECT: [SDP201900008](#) Pantops Corner Self-Storage – Initial Site Plan

MAGISTERIAL DISTRICT: Rivanna

TAX MAP/PARCEL(S): 078000000005E0, 0780000000058G1, 078000000005A0,
078000000005B0, 078000000005C0

LOCATION: East side of Route 20 (Stony Point Road), approximately 575 feet north of the intersection of Route 20 and Route 250 (Richmond Road), and opposite the intersection of Route 20 and Winding River Lane.

PROPOSAL: Request for initial site plan approval to construct light warehousing (self-storage building), with a height of four (4) stories and a basement level, and an area of 82,429 square feet on an approximately 1.11-acre parcel, in accordance with ZMA201300002 and SUB201900002.

ZONING: HC, Highway Commercial – commercial and service; residential by special use permit (15 units/ acre).

PROFFERS: Yes

ENTRANCE CORRIDOR: Yes

OVERLAY DISTRICT: Flood Hazard Overlay District; Steep Slopes – Managed; Steep Slopes – Preserved

COMPREHENSIVE PLAN: Urban Mixed Use – retail, commercial services, office, and a mix of residential types (6.01 – 34 units/acre); Urban Density Residential – residential (6.01-34 units/acre), supporting uses such as religious institutions, schools, commercial, office and service uses; and Commercial Mixed Use – retail, commercial services, office, hotel/motel/conference facilities, and wholesale uses, in Neighborhood 3, Pantops Master Plan Area.

POTENTIALLY IN THE MONTICELLO VIEWSHED: Yes

PROJECT LEAD REVIEWER: [Patricia Saternye](#)

PROJECT: [SDP201900010](#) Berkmar Overlook – Initial Site Plan

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCEL: 045000000084A0, 04500000008500, 045000000112F1, 045000000112F2

LOCATION: Between Berkmar Dr. and Woodburn Rd., including 2115, 2107 and 2085 Woodburn Rd. and vacant lots.

PROPOSAL: Request for initial site plan approval to create a cluster development of 71 single family attached units on 8.78 acres, at a density of 8.1 dwelling units per acre utilizing bonus factors for affordable housing and tree preservation.

ZONING: R-6 Residential - 6 units/acre

PROFFERS: No

ENTRANCE CORRIDOR: No

OVERLAY DISTRICT: Steep Slopes (Managed), AIA Airport Impact Area

COMPREHENSIVE PLAN: 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).

PROJECT LEAD REVIEWER: [Patricia Saternye](#)

PROJECT: [SUB201900030](#) Berkmar Overlook – Preliminary Subdivision Plat

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCEL: 045000000084A0, 04500000008500, 045000000112F1, 045000000112F2

LOCATION: Between Berkmar Dr. and Woodburn Rd., including 2115, 2107 and 2085 Woodburn Rd. and vacant lots.

PROPOSED: Request for preliminary plat approval to create a cluster development of 71 single family attached units on 8.78 acres, at a density of 8.1 dwelling units per acre utilizing bonus factors for affordable housing and tree preservation.

ZONING: R-6 Residential - 6 units/acre

PROFFERS: No

ENTRANCE CORRIDOR: No

OVERLAY DISTRICT: Steep Slopes (Managed), AIA Airport Impact Area

COMPREHENSIVE PLAN LAND USE/DENSITY: 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).