

# Site Review Committee Meeting Agenda

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

**April 18, 2013**

**PROJECT: SDP201300012- Fifth Street Station- Initial Site Plan \*deferred from 4/4/13**

PROPOSAL: Request for initial site plan approval for a shopping center and associated parking on 65.64 acres. This application includes 462,294 square feet of commercial space, a new public road, open space, a park and ride area, and required parking.

PROFFERS: Yes

SECTION: Section 32 Site Plan

ZONING: PD-SC - Planned Development Shopping Center zoning district - shopping centers, retail sales and service uses; and residential by special use permit (15 units/acre). (ZMA2009-0001)

EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Community Service/Mixed Use-community-scale retail wholesale, business and medical offices, mixed use core communities and/or employment services, and residential (6.01-34 units/acre) Neighborhoods 4 & 5

ENTRANCE CORRIDOR: Yes

LOCATION: Northeast intersection of Interstate 64 and Fifth Street Extended (Rt 631), bounded on the east by Avon Street Extended. Access is Bent Creek Road.

TAX MAP/PARCEL: TMP076M10000002A0, 076M10000002B0, 076M10000004A0, and 0770000000011E0

MAGISTERIAL DISTRICT: Scottsville

**(Lead Reviewer: Megan Yaniglos)**

**PROJECT: SP201300007 – Cingular Wireless/Pace Property Tier III Personal Wireless Service Facility**

PROPOSED: Request for installation of a 118 foot tall monopole with 3 antennas and associated ground equipment with fencing within a 1,600 sq. ft. leasing areas as well as construction of a new access road to the site.

ZONING CATEGORY/GENERAL USAGE: RA, Rural Areas- agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); EC Entrance Corridor – Overlay to protect properties of historic, architectural or cultural significance from visual impacts of development along routes of tourist access; FH Flood Hazard – Overlay to provide safety and protection from flooding. Southern Albemarle Rural Historic District; and Scenic By-ways Overlay.

SECTION: 10.2.2.48 Tier III personal wireless facilities

COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas in Rural Area 2 -preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots)

ENTRANCE CORRIDOR: YES

LOCATION: 3376 Stony Point Road

TAX MAP/PARCEL: 04700-00-00-03000

MAGISTERIAL DISTRICT: Rivanna

**(Lead Reviewer: Sarah Baldwin)**

**PROJECT: SP201200026 Ntelos Wireless at CV829 Keene “Flatwood Land Trust” - Tier III**

PROPOSED: Special use permit request for a personal wireless service facility including a 129-foot steel monopole (20 feet above the height of the reference tree) with two (2) flush-mount antennae, each consisting of three (3) panel antennas. The proposed ground equipment will be located on a 40X40 foot leased compound area. An 8’ tall wooden privacy fence is also proposed to surround the base of the 40X40 compound. Access to the site is proposed through an access road off Route 627 (Fry’s Path).

ZONING CATEGORY/GENERAL USAGE: RA, Rural Areas- agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)

SECTION: 10.2.2.48 Tier III personal wireless facilities

COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas in Rural Area 4 - Preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (.5 unit/acre in development lots)

ENTRANCE CORRIDOR: NO

HISTORIC DISTRICT: YES

LOCATION: To the west of Fry’s Path (Route 627), approximately one-half mile from the intersection with Scottsville Road (Route 20).

TAX MAP/PARCEL: 11200-00-00-01600

MAGISTERIAL DISTRICT: Scottsville

**(Lead Reviewer: Scott Clark)**

**PROJECT: SUB201300043-Briarwood Commercial Lot – preliminary subdivision plat and private road request**

PROPOSAL: Request for preliminary subdivision plat of five commercial lots and a private road request on 22.59 acres.

ZONING CATEGORY/GENERAL USAGE: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre)

PROFFERS: no

SECTION: Chapter 14 Subdivision of Land and 14-233B1, Chapter 18 Section 22.2.1 of the Zoning Ordinance

EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Neighborhood Density- residential (3-6 units/acre)-supporting uses such as religious institutions, schools, and other small-scale non-residential uses. Piney Mountain – Places 29.

ENTRANCE CORRIDOR: Yes

AIRPORT IMPACT AREA: Yes

LOCATION: Vacant land on Route 29 N, flanked by Briarwood Drive

TAX MAP/PARCEL: 032G0-00-00-000B0 and 032G0-00-00-000A0

MAGISTERIAL DISTRICT: Rio

**(Lead Reviewer: Christopher Perez)**