

# **Site Review Committee Meeting Agenda**

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

**June 17, 2013**

**Item Number: SDP201300026**

**Project Lead Reviewer: Christopher Perez**

**Project Name: Lochlyn Hill, Phase IB - Initial Site Plan**

PROPOSED: Request for initial site plan approval to create 5 dwelling units (townhouses) on a 1.27 acre parcel at a density of 3.93 dwelling units per acre. The proposal utilizes the standard level cluster development provision of the ordinance in R4 zoning district based on providing a minimum of 25% open space.

ZONING CATEGORY/GENERAL USAGE: R4- Residential- 4 units per acre standard level, with no minimum lot size through cluster development.

SECTION: Chapter 18, Section 32 of the Albemarle County Code and Section 15 R-4 Residential

COMPREHENSIVE PLAN LAND USE/DENSITY: Neighborhood Density Residential – residential (3 – 6 units/acre); supporting uses such as religious institutions, schools and other small-scale non-residential uses, and Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses.

ENTRANCE CORRIDOR: No

LOCATION: On Pen Park Lane, approximately 400 feet from the intersection with Rio Road.

TAX MAP/PARCEL: 061A0-00-00200, 061A0-01-00-034A0, 061A0-01-00-034B0

MAGISTERIAL DISTRICT: Rio

**Item Number: SDP201300030**

**Project Lead Reviewer: Ellie Ray**

**Project Name: Hollymead Town Center Block IV– Initial Site Plan**

PROPOSED: Request for initial site plan approval for 30 townhome units on the portion of TMP 32-41L designated as Block IV in ZMA200100020, Hollymead Town Center Area C. The proposal conforms with ZMA200100020.

ZONING CATEGORY/GENERAL USAGE: PD-MC Planned Development Mixed Commercial - large-scale commercial uses; residential by special use permit (15 units/acre), AIA- Airport Impact Area

SECTION: Section 32 Site Plan; Section 25a Planned Development - Mixed Commercial - PD-MC

COMPREHENSIVE PLAN LAND USE/DENSITY: Commercial Mixed Use - commercial, retail, employment uses, with supporting residential, office, or institutional uses in Hollymead – Places 29.

ENTRANCE CORRIDOR: Yes

LOCATION: North of intersection of Timberwood Boulevard and Meeting Street.

TAX MAP/PARCEL: 032000000041L0

MAGISTERIAL DISTRICT: Rio