

PROJECT NAME	ZMA202000012 Montclair
TAX MAP/PARCEL NUMBERS	05600-00-00-091A0, 056E0-00-00-00200
LOCATION (Address or Description)	5055 Three Notch'd Road, Charlottesville, VA 22901
SCHOOL DISTRICT	Brownsville Elementary, Henley Middle, Western Albemarle High School
MAGISTERIAL DISTRICT	White Hall
ZONING	LI Light Industry, RA Rural Area
FUTURE LAND USE	Middle Density Residential – 6-12 units/acre Neighborhood Density Residential – 3-6 units/acre Green Systems - sensitive environmental features including stream buffers, floodplains, and steep slopes, natural areas, and privately owned open space with recreational amenities
PROPOSAL DESCRIPTION	Request to rezone 12.19 acres from the RA Rural Area zoning district to the NMD Neighborhood Model Zoning District. Rezone 5.32 acres from the LI Light Industry Zoning District to the NMD Neighborhood Model Zoning District. Application proposes a minimum of 58 and a maximum of 157 residential units, 16,500 sq. ft. of non-residential space, and 3.5 acres of open space.
APPLICATION PLAN AND PROJECT NARRATIVE	View the Plan View the Project Narrative
LINK TO APPLICABLE REGULATIONS	Read the NMD zoning district requirements