

**PLANNING COMMISSION  
FINAL AGENDA  
JULY 12, 2022  
6:00 P.M.  
LANE AUDITORIUM, COUNTY OFFICE BUILDING  
401 MCINTIRE ROAD**

The opportunities for the public to access and participate in the hybrid meeting are posted on the Albemarle County website on the Planning Commission home page and on the Albemarle County calendar. Participation will include the opportunity to comment on those matters for which comments from the public will be received.

1. Call to order and establish quorum.
2. Other Matters Not Listed on the Agenda from the Public.
3. Consent Agenda (on next sheet).
4. Public Hearing.
  - a. [ZMA202100011 The Heritage on Rio](#)  
MAGISTERIAL DISTRICT: Rio  
TAX MAP/PARCEL(S): 045000000026A2; 045000000026B2; 045000000026B3; 045000000026B4;  
045000000026B5  
LOCATION: Five parcels of land on the southeast side of Rio Road W., approximately 800 feet northeast of the intersection of Rio Road W. and Four Seasons Drive; 435, 445, 455, and 463 Rio Road W., and an additional parcel located in front of 505 Rio Road W.  
PROPOSAL: Rezone five parcels to allow a maximum of 250 residential units.  
PETITION: Request to rezone a total of approximately 8.23 acres from the R6 Zoning District, which allows residential uses at densities up to 6 units/acre, to Planned Residential Development (PRD), which allows residential (maximum of 35 units/acre) with limited commercial uses. A maximum of 250 multi-family dwelling units is proposed, at a gross and net density of 31.29 units/acre. An associated request for a Special Exception (SE202100041) to modify or waive the setback requirements for the proposed buildings, under §18-4.19.5.  
ZONING: R-6 Residential – 6 units/acre  
OVERLAY DISTRICT(S): AIA – Airport Impact Area, EC – Entrance Corridor, and Steep Slopes – Managed  
PROFFERS: No  
COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/acre); supporting uses such as religious institutions, schools, commercial, office, and service uses; and Neighborhood Service Center – commercial, retail, and employment uses with supporting residential (3 – 20 units/acre); in Neighborhood 1 in the Places29 Master Plan area. (Andy Reitelbach)
5. Committee Reports.
6. Old Business/New Business.
7. Items for follow-up.

Adjournment—8:00 p.m.

**NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, JULY 26, 2022**

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## CONSENT AGENDA

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- a. [SE202200016 HTC Area C Block II Sidewalk and Planting Strip Waivers](#)  
(Andy Reitelbach)