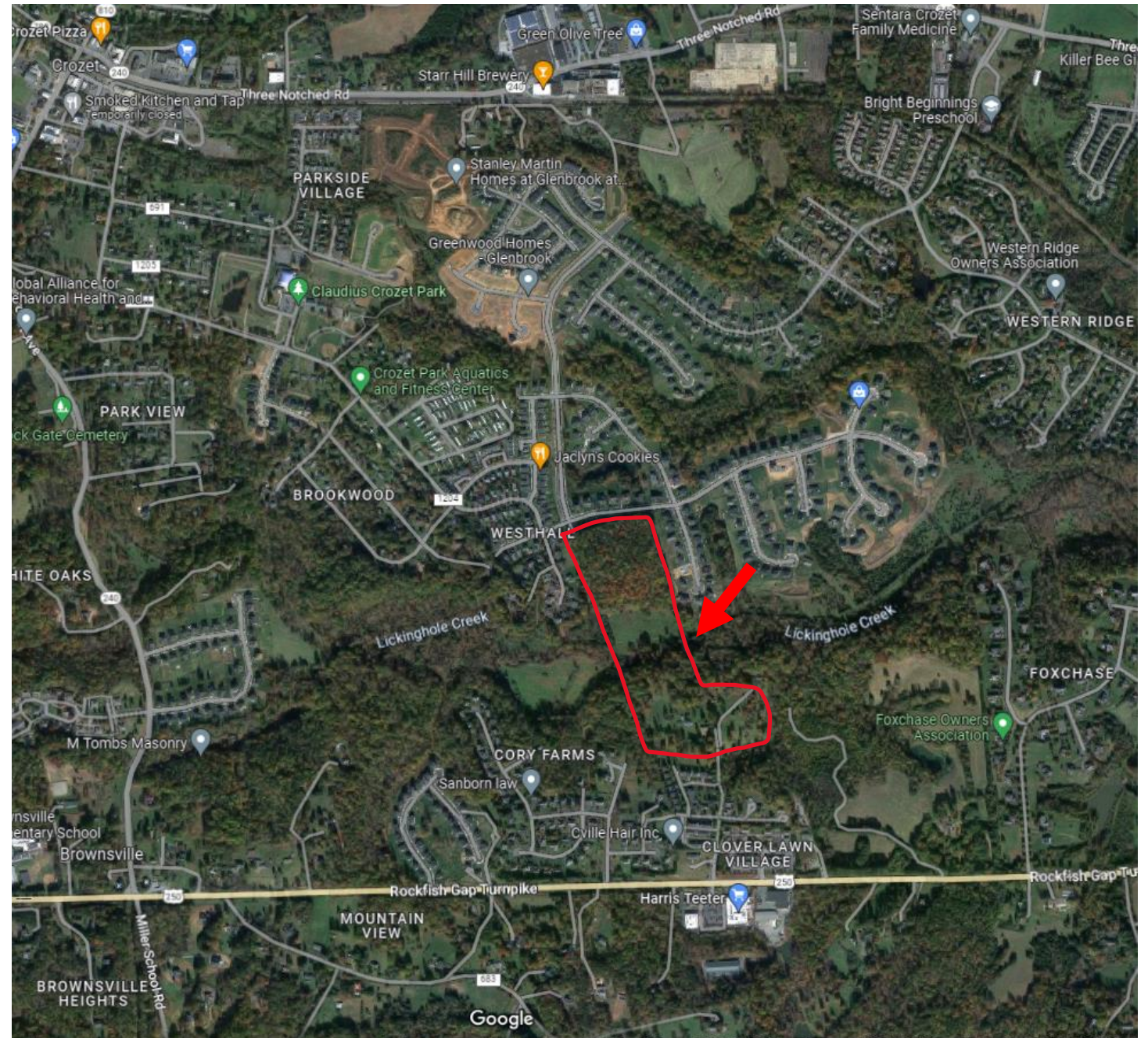


# ZMA202300002 Oak Bluff Zoning Map Amendment

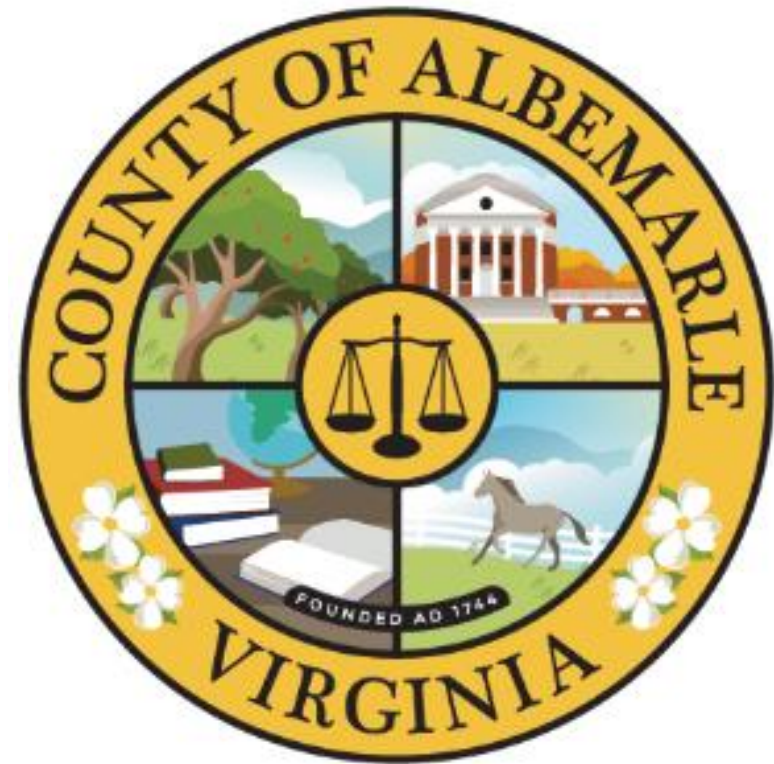
Community Meeting  
April 11, 2023

Staff Contact: Kevin McCollum  
kmccollum@albemarle.org



# Overview

1. Staff's Presentation
  - a. Community Meeting Purpose
  - b. Application Overview
  - c. Development Review Types
  - d. Zoning Map Amendment Review Process
  
2. Applicant's Presentation
  - a. Project details and specifics
  
3. Questions and Comments

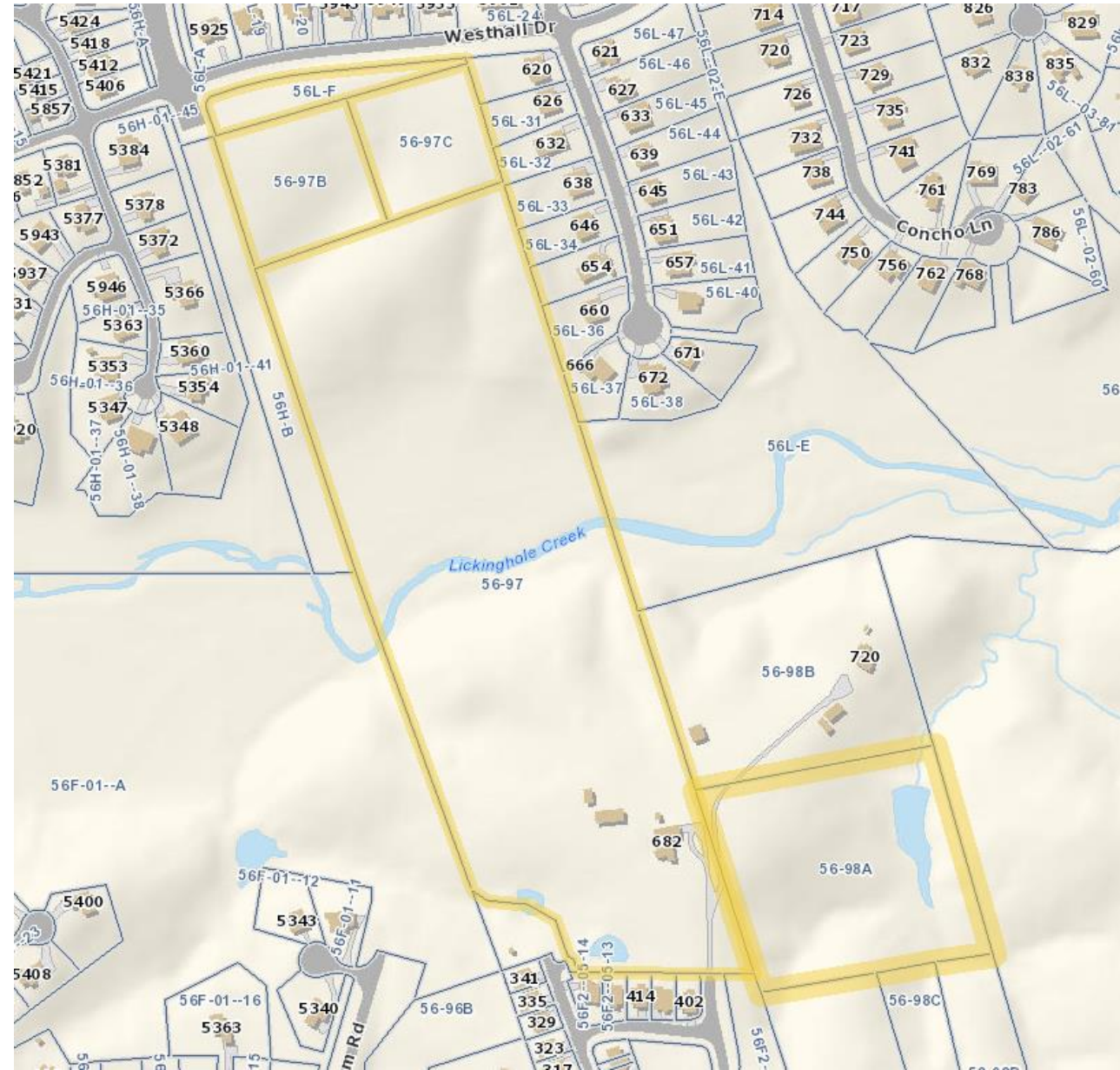
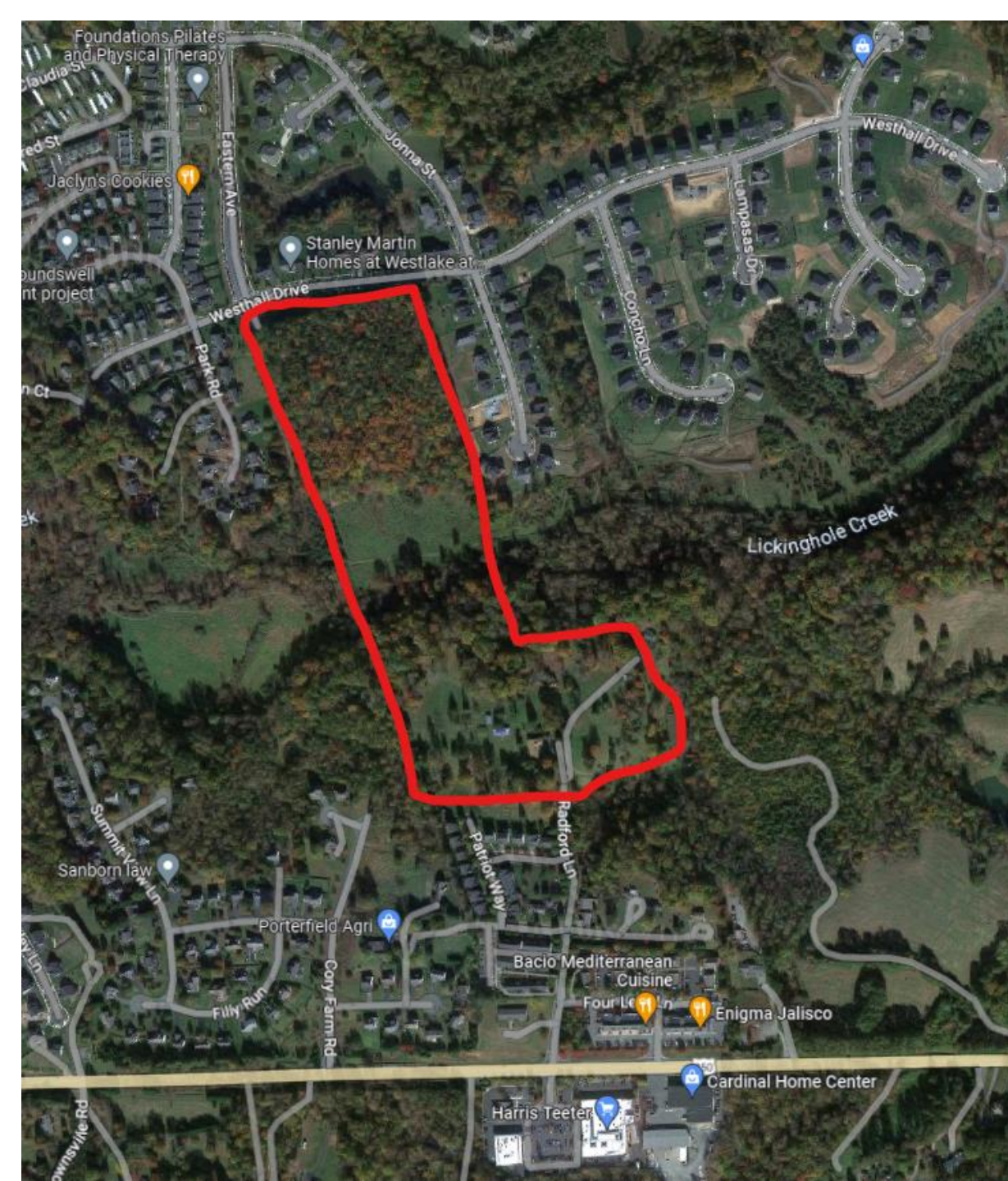


# Community Meeting



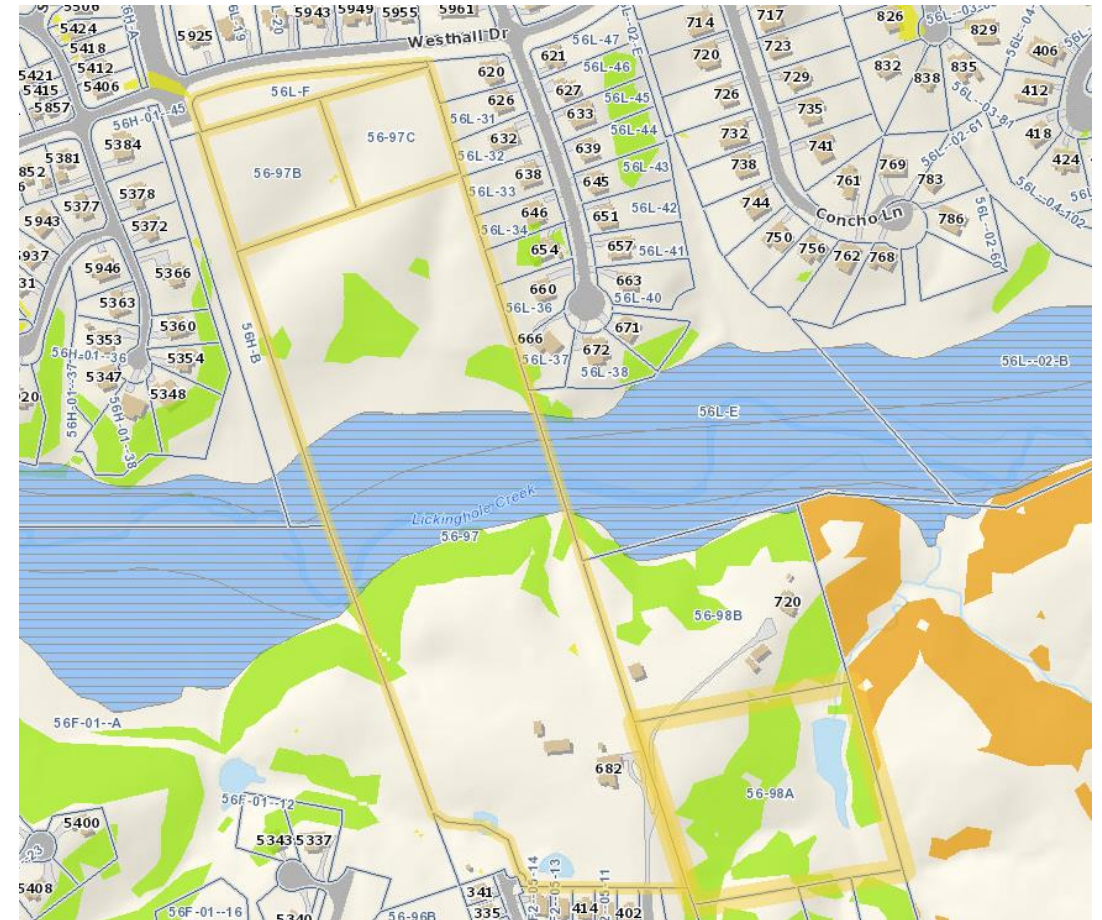
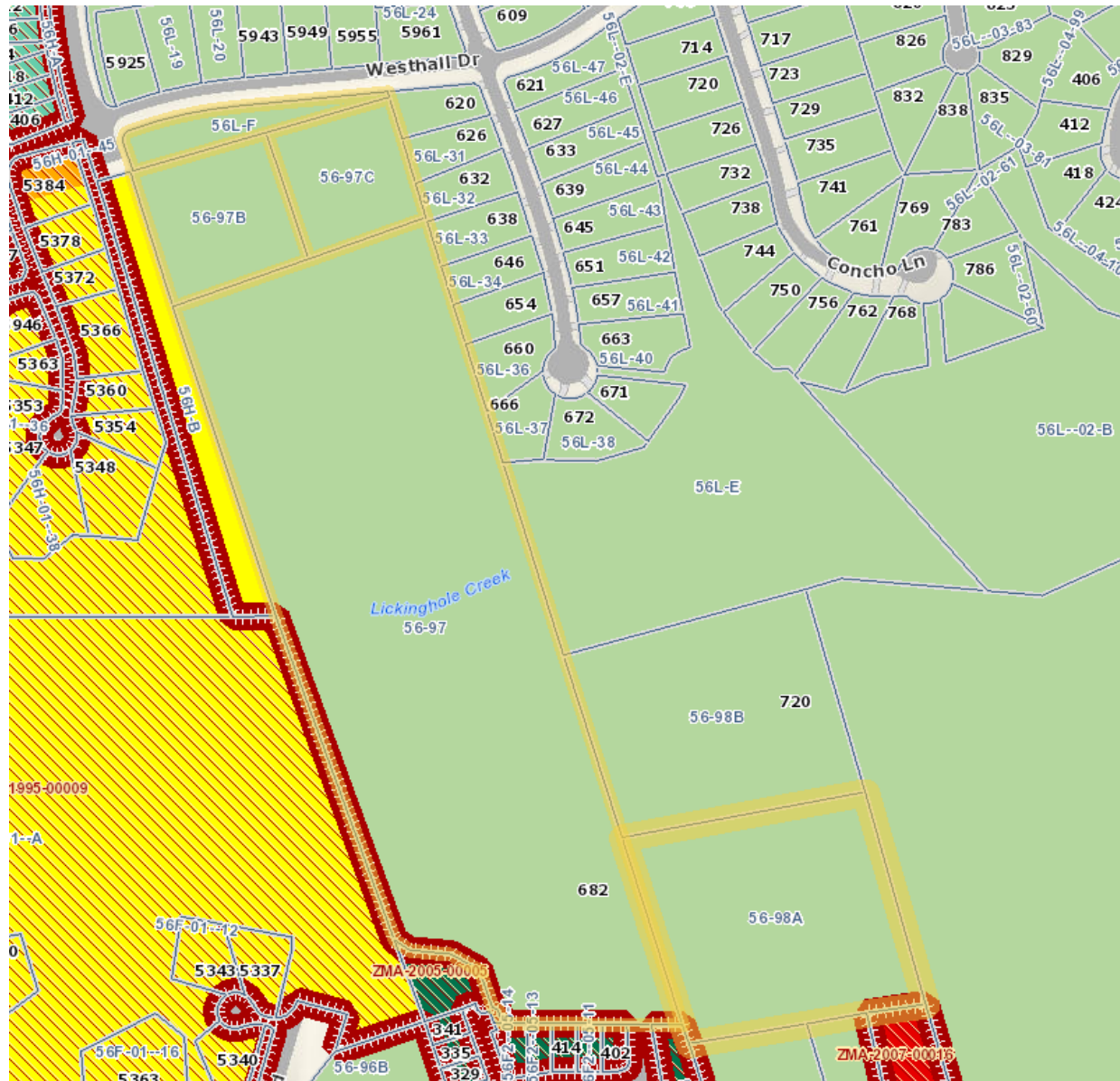
- To **share information** about the proposed project, the development review process, and relevant policies / regulations.
- To **solicit public input** on the proposed project – a summary of this input is included in the staff report reviewed by the Planning Commission and Board of Supervisors.

# Location



# Existing Conditions

- 32.887 acres
- Zoning: R1 Residential (1 du/acre)
- Floodplain, Preserved Slopes



# Comprehensive Plan

Yellow – Neighborhood Density Residential

- 3-6 units/acre

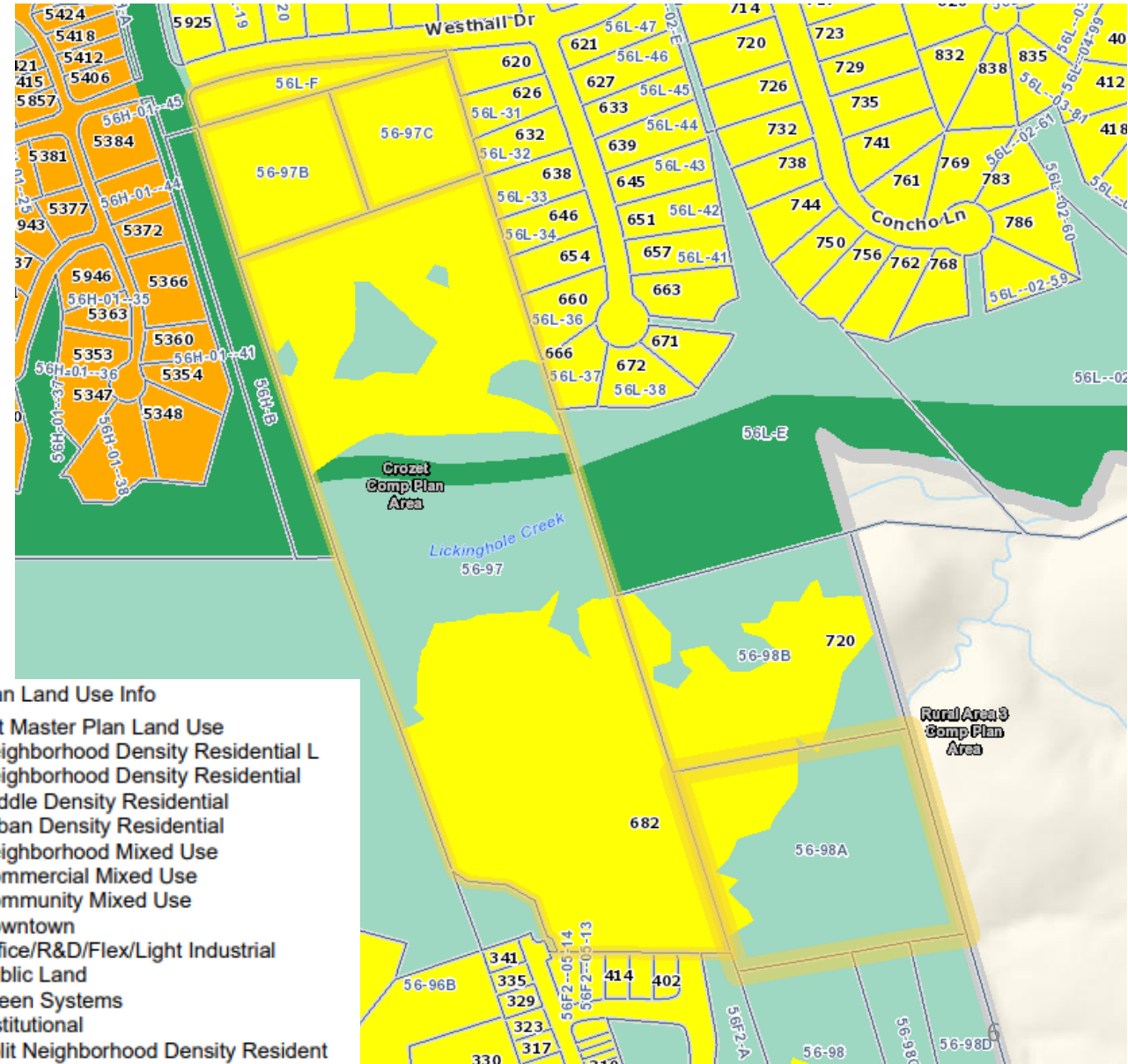
Dark Green – Public Land (trails + open space)

Light Green - Green Systems

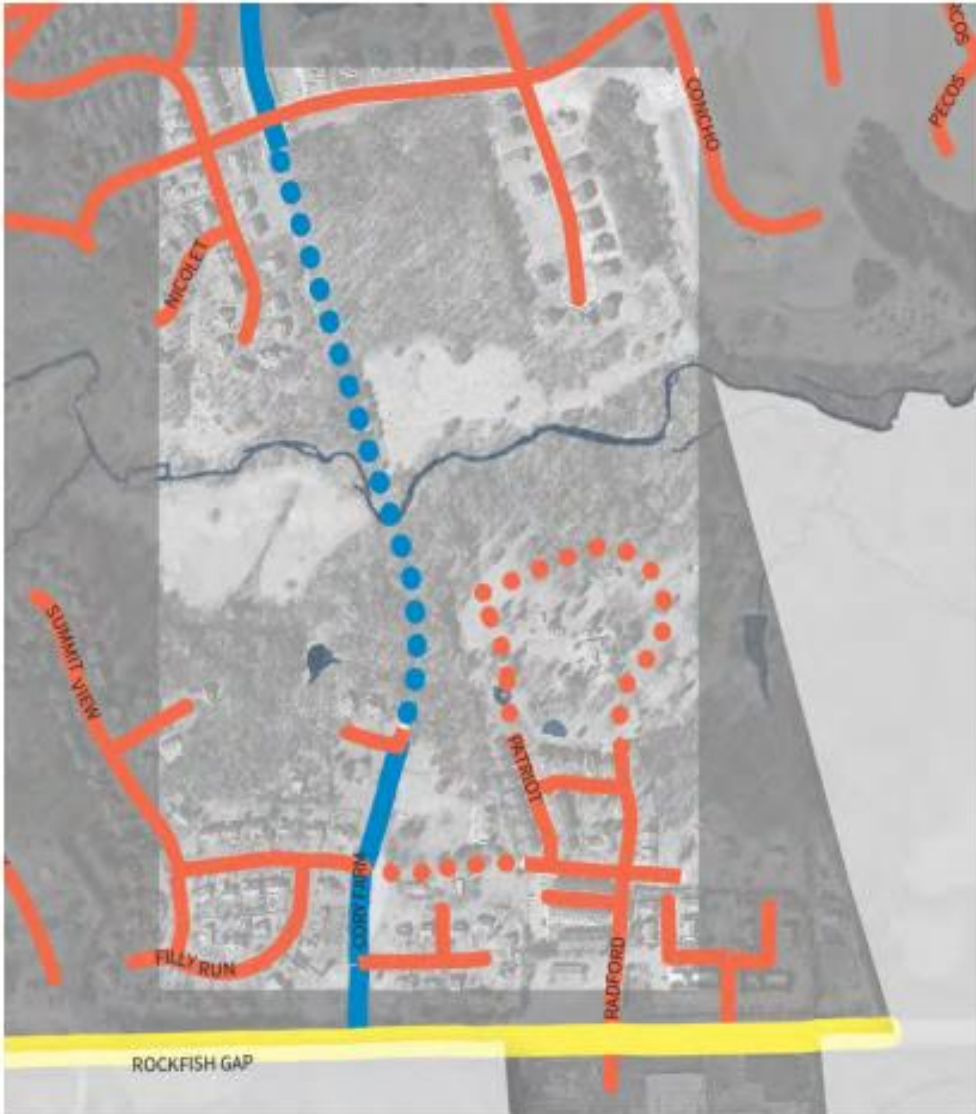
- Environmental features (floodplain and stream buffer)

Existing Zoning: R-1

- 1 unit/acre



# Comprehensive Plan



The map above shows the conceptual route of the recommended Eastern Avenue extension.

## Eastern Avenue Construction

- Crozet Master Plan identifies Eastern Ave as a Catalyst Project to complete construction of Eastern Ave between Westhall Dr. and Cory Farm Rd. including a stream crossing of Lickinghole Creek
- Mixture of County and State funding
- 30% Level Design Completed



# Proposal

- Change the Zoning to Planned Residential Development (PRD)
- Maximum of 134 units (6 dwelling units/acre)



# Review Processes for Development in Albemarle

## Administrative Review

- “By-Right” Development
- Reviewed by Staff
  - Community Development Staff – Planning, Zoning, Engineering, Building Inspections, Architectural Review Board, E911
  - Partner Agencies - VDOT, ACSA, VDH, Fire-Rescue, RWSA
- Approvable by Staff if all codes and regulations are met
- Example: R-1 Subdivision

## Legislative Review

- Reviewed by all the same Staff
  - Community Development Staff – Planning, Zoning, Engineering, Building Inspections, Architectural Review Board, E911
  - Partner Agencies - VDOT, ACSA, VDH, Fire-Rescue, RWSA
- Community Meeting held
- Public hearings are held
- Recommendations made by the Planning Commission
- Board of Supervisors has authority to approve or deny the application
- Example: **Zoning Map Amendment to change the Zoning**

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- Example: **Zoning Map Amendment to change the Zoning**

# Timeline

- Community Meeting: April 12, 2023
- Staff Review Comments: Due to the Applicant April 24, 2023
- Applicant can proceed to Planning Commission or request deferral to work on revisions
- Planning Commission Public Hearing: To be scheduled
- Board of Supervisors Public Hearing: To be scheduled

Staff Contact: Kevin McCollum [kmccollum@albemarle.org](mailto:kmccollum@albemarle.org)

# End

Staff Contact: Kevin McCollum  
[kmccollum@albemarle.org](mailto:kmccollum@albemarle.org)

Please use the sign-in sheet or send me an email to be included on future emails regarding this project.

