

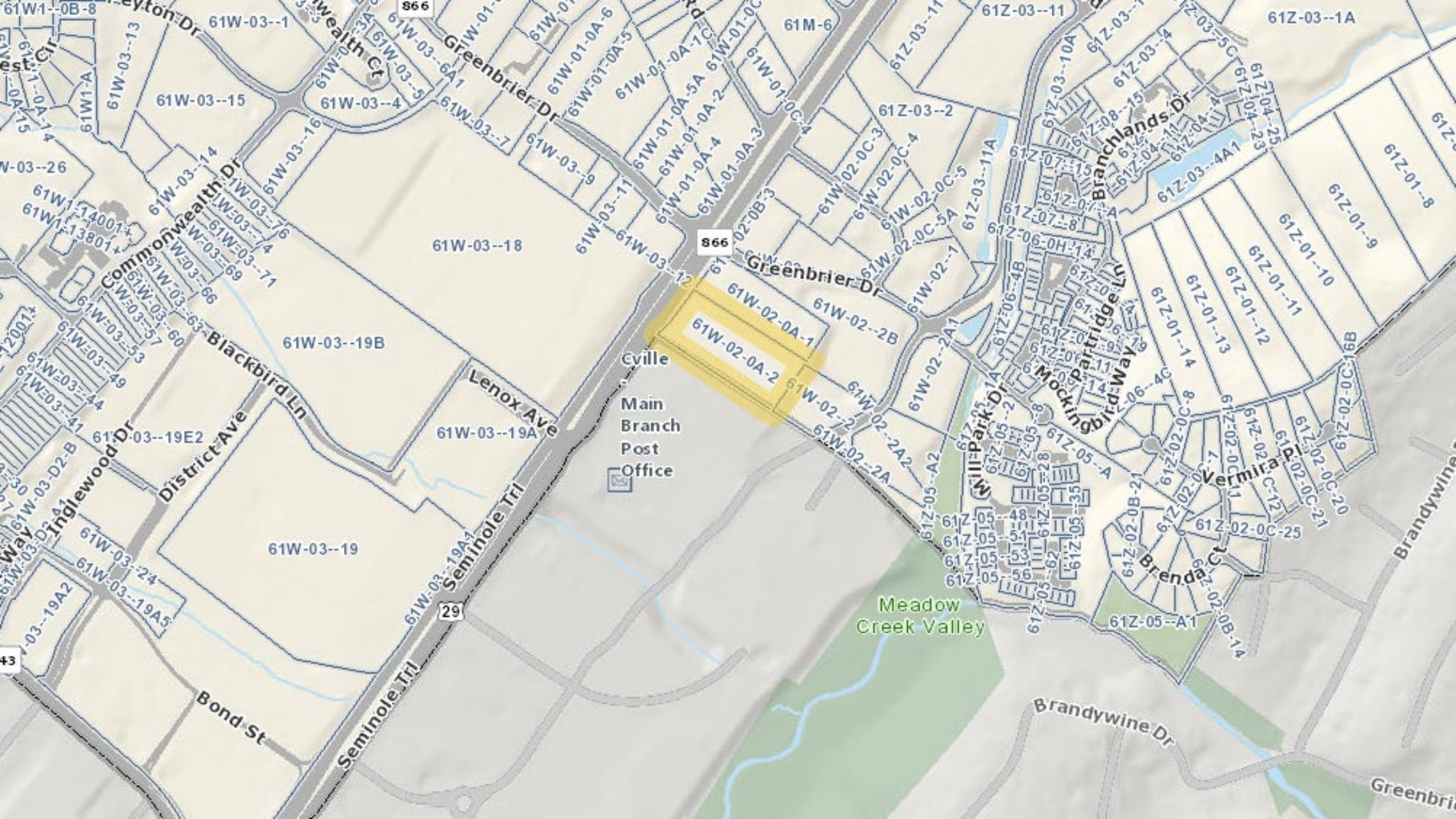


ZMA 2023-001
1193 SEMINOLE TRAIL

PLACES29 RIO CAC
COMMUNITY MEETING
APRIL 27, 2023

PROPOSAL

- REZONING FROM C1 COMMERCIAL TO NEIGHBORHOOD MODEL DISTRICT (NMD)
 - FIVE STORY MIXED USE BUILDING
 - MAXIMUM 10,000 SQUARE FEET NON-RESIDENTIAL SPACE FRONTING ON RT. 29
 - MAXIMUM 290 MULTI-FAMILY APARTMENT UNITS
 - STRUCTURED PARKING
 - MODERN AMENITIES
- MULTI-USE PATH ALONG FRONTAGE
- EMERGENCY ACCESS/BIKE/PEDESTRIAN CONNECTION TO HILLSDALE DRIVE
- PLAZA AREA ADJACENT TO RETAIL/COMMERCIAL SPACE



866

Cville
Main
Branch
Post
Office

61W-02-0A-1
61W-02-0A-2

Meadow
Creek Valley

61W-03--18

61W-03--19

61W-03--19A

61W-03--19B

61W-03--14

61W-03--15

61W-03--1

61W-03--4

61W-03--5

61W-03--6

61W-03--7

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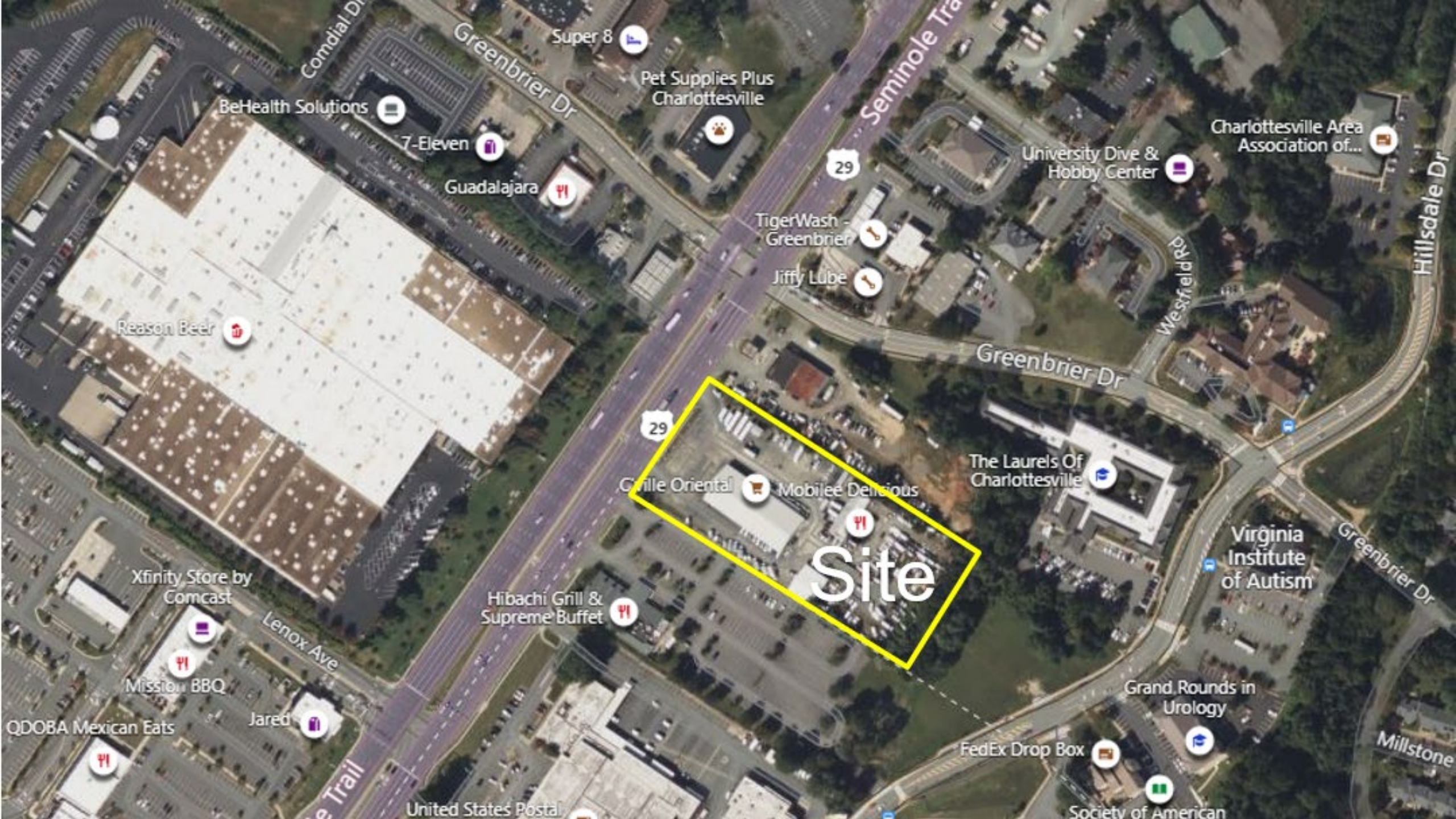
61Z-03--81

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61Z-03--84

61Z-03--85



Site

BeHealth Solutions

7-Eleven

Guadalajara

Super 8

Pet Supplies Plus
Charlottesville

TigerWash -
Greenbrier

Jiffy Lube

University Dive &
Hobby Center

Charlottesville Area
Association of...

Reason Beer

29

Grille Oriental

Mobilee Delicious

The Laurels Of
Charlottesville

Virginia
Institute of
Autism

Xfinity Store by
Comcast

Lenox Ave

Hibachi Grill &
Supreme Buffet

Mission BBQ

Jared

United States Postal

Grand Rounds in
Urology

FedEx Drop Box

Society of American

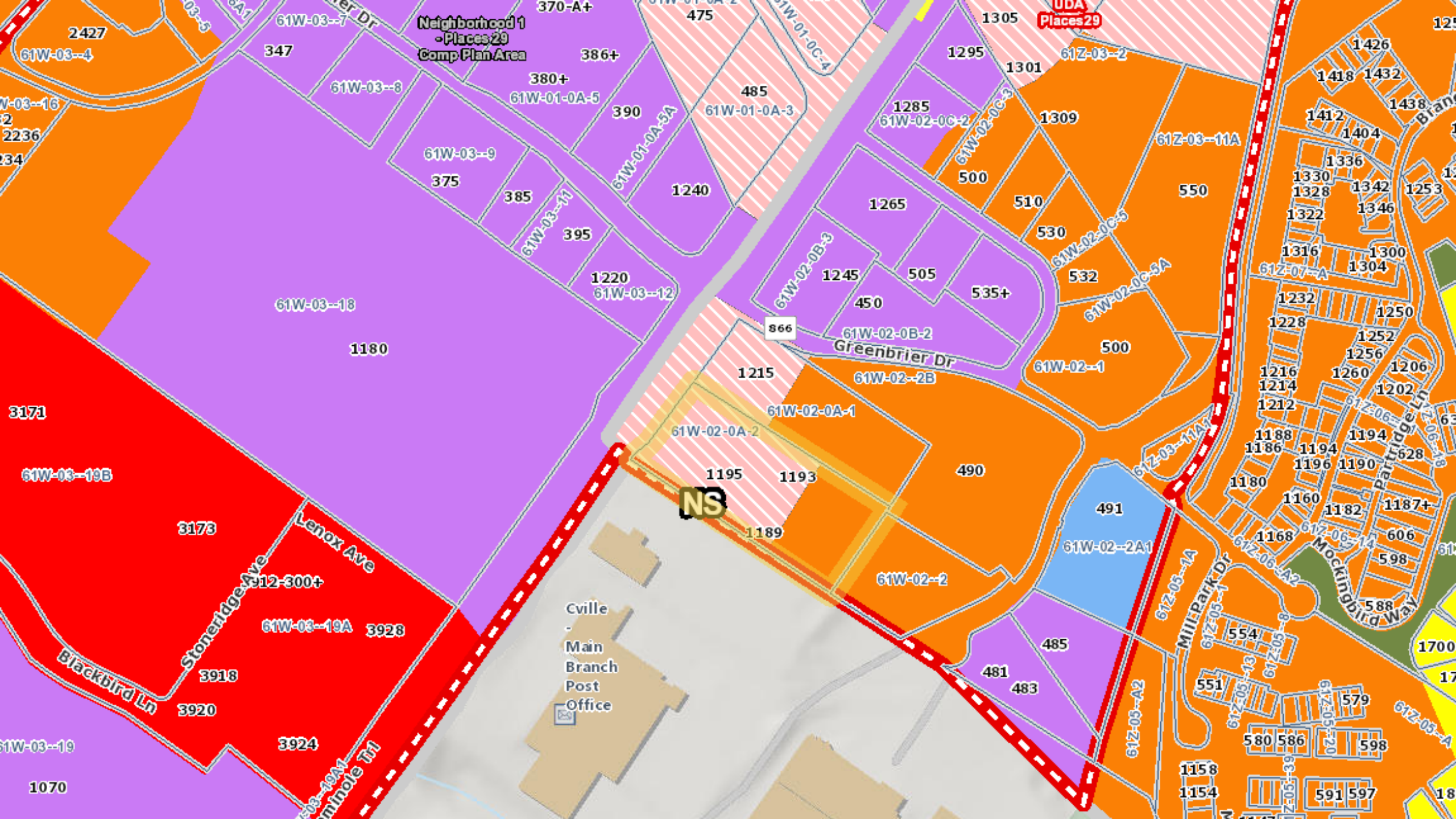
Millstone

Hillsdale Dr

Greenbrier Dr

Seminole Tra

Westfield Rd



Neighborhood 1
-Places 29
Comp Plan Area

UDA
Places 29

NS

Cville
Main
Branch
Post
Office

2427
61W-03-4

347
61W-03-7

370-A+
386+
380+
61W-01-0A-5

475
61W-01-0A-2
485
61W-01-0A-3

1295
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← 1187 US-29
Charlottesville, Virginia
Google Street View
Aug 2022 See more dates



← 1189 US-29

Charlottesville, Virginia

Google Street View

Aug 2022

See more dates





← 1198 US-29

Charlottesville, Virginia

 Google Street View

Aug 2022

[See more dates](#)



[Pet Supplies Plus Charlottesville](#)





ABC, an Apria Company

TigerWash - Greenbrier

Jiffy Lube

JAM AUTO TRUCK REPAIR

USA Auto Sales
Used car dealer

C'ville Oriental

El Buen Sabor Latino
Honduran
El Buen Sabor Latino
Honduran

Hibachi Grill & Supreme Buffet
Buffet • \$

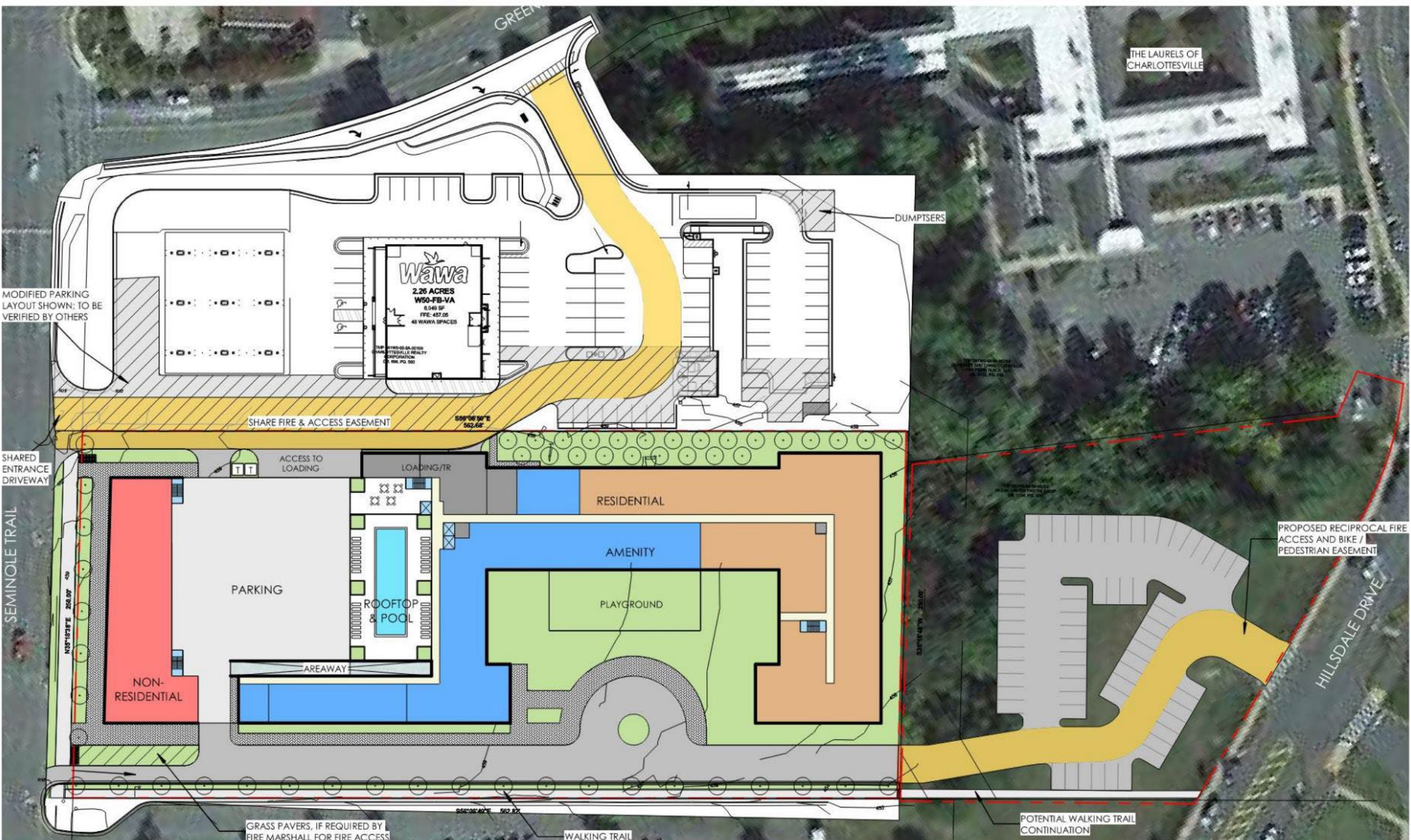
Layers

Google

Seminole

29

29



THE LAURELS OF CHARLOTTESVILLE

MODIFIED PARKING LAYOUT SHOWN: TO BE VERIFIED BY OTHERS

DUMPSTERS

Wawa
2.25 ACRES
W50-FB-VA
6,040 SF
FFE: 457.05
48 WAWA SPACES

SHARE FIRE & ACCESS EASEMENT

SHARED ENTRANCE DRIVEWAY

ACCESS TO LOADING

LOADING/TR

RESIDENTIAL

AMENITY

PARKING

ROOFTOP & POOL

PLAYGROUND

AREAWAY

NON-RESIDENTIAL

PROPOSED RECIPROCAL FIRE ACCESS AND BIKE / PEDESTRIAN EASEMENT

HILLDALE DRIVE

GRASS PAVERS, IF REQUIRED BY FIRE MARSHALL FOR FIRE ACCESS

WALKING TRAIL

POTENTIAL WALKING TRAIL CONTINUATION

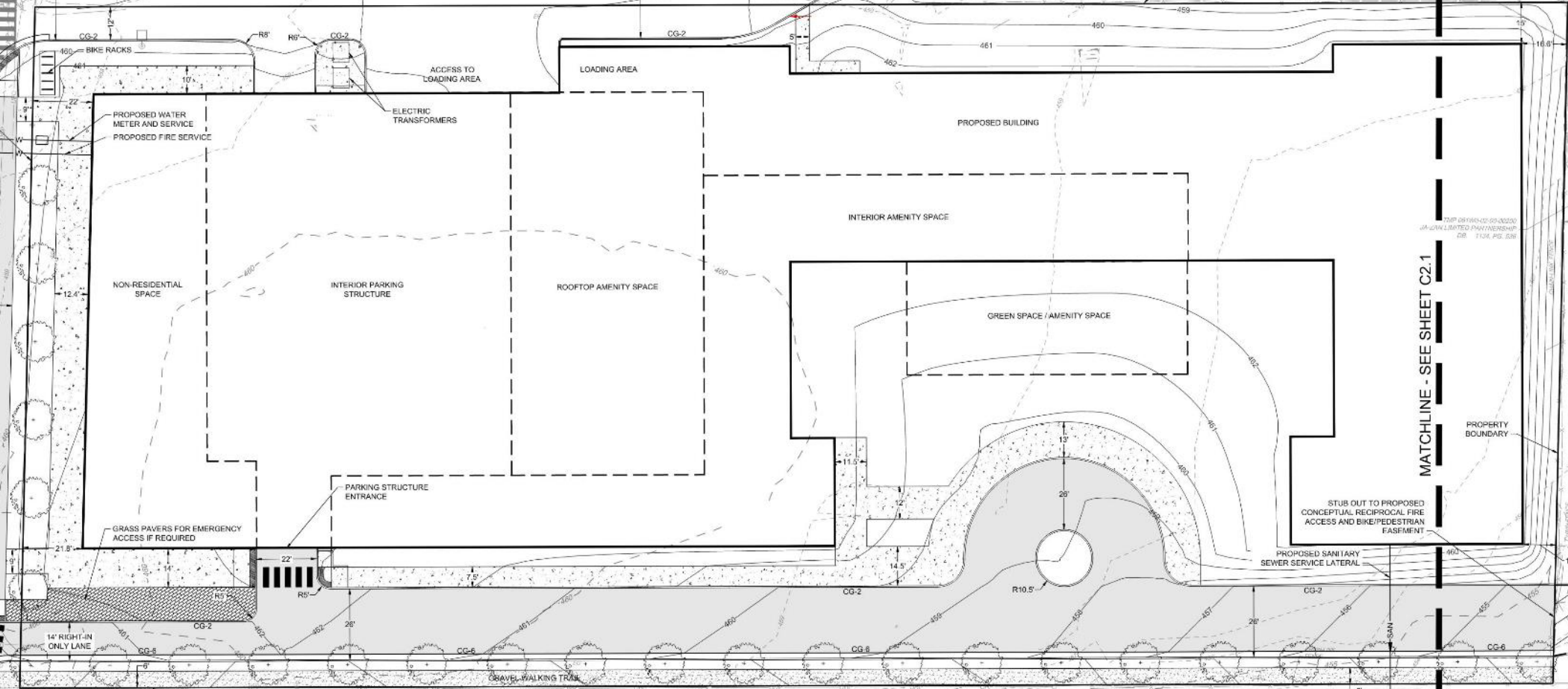
SCALE: 1" = 60'-0"

Wawa
2.26 ACRES W50-FB-VA
15402 SF
PTE. 457-22
10 BUSINESS DAYS
TMP 06/TMP 03/14-10100
CHARLOTTEVILLE REALTY
CORPORATION
DB. 596, PG. 500

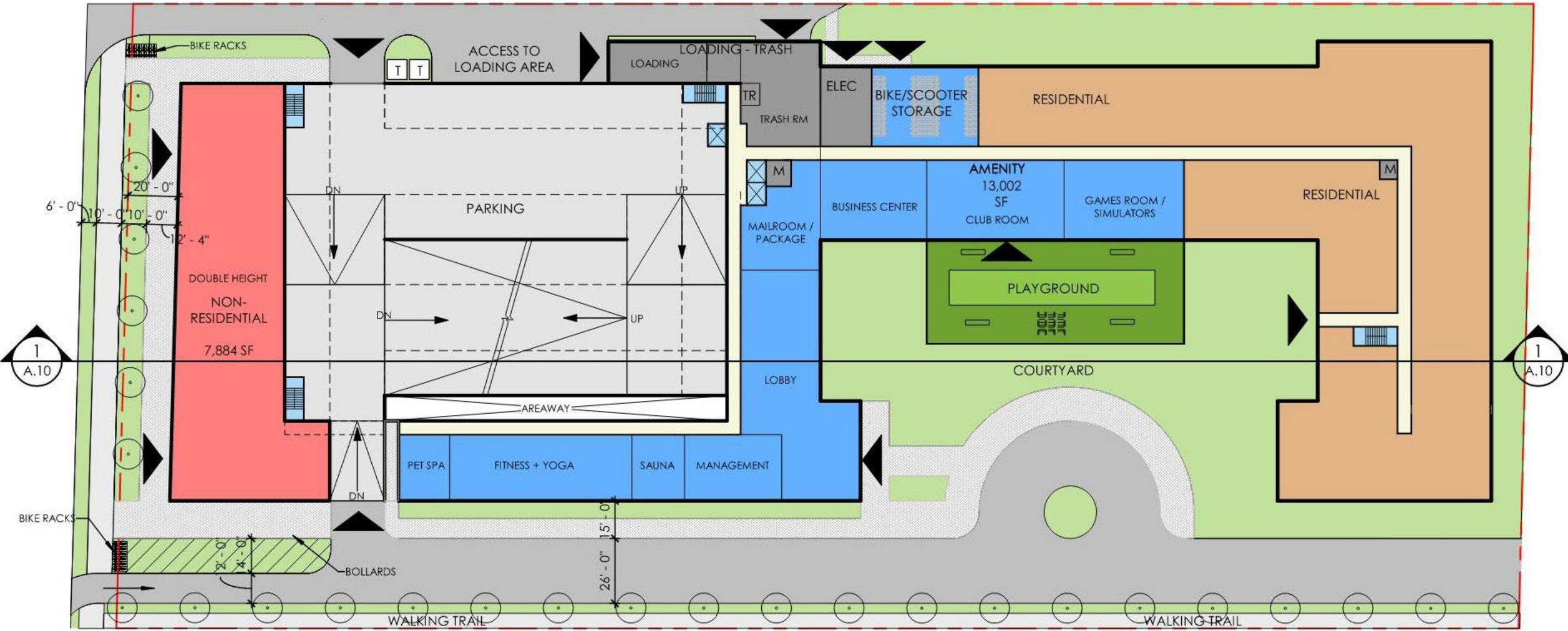
US RTE. 29 ~ SEMINOLE TRAIL
(VAR. WIDTH PUBLIC RW)

MATCHLINE - SEE SHEET C2.1

STUB OUT TO PROPOSED
CONCEPTUAL RECIPROCAL FIRE
ACCESS AND BIKE/PEDESTRIAN
EASEMENT



JUN 10 2023 10:54 AM (Printed on 2023/05/23 10:54 AM) 1/24/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000





THE LAURELS OF
CHARLOTTESVILLE

FUTURE
WAWA



QUESTIONS?

10

10

TMP 18719-02-00-00280
DW ASSET (VA)
CHARLOTTEVILLE - 1165 PEPSI
PLACE, LLC
D.B. 2022, PG. 213

TMP 6199-2-28
DW ASSET (VA) CHARLOTTEVILLE -
1165 PEPSI PLACE LLC
D.B. 4/22, PG. 733

TMP 18719-02-00-00370
JL 25A LIMITED PARTNERSHIP
D.B. 1/31, PG. 538

TMP 2719-02-
JL 25A LIMITED
PARTNERSHIP
D.B. 1/31, PG. 538
D.B. 2/28, PG. 690
T.BENACIO, S

TMP 6199-2-24
PEPSI-COLA BOTTLING
COMPANY OF CENTRAL
VIRGINIA
D.B. 7/3, PG. 637

MATCHLINE - SEE SHEET C2.0

STUB OUT TO PROPOSED
CONCEPTUAL RECIPROCAL FIRE
ACCESS AND BIKE/PEDESTRIAN
EASEMENT

RECIPROCAL FIRE ACCESS AND
BIKE/PEDESTRIAN EASEMENT

PROPOSED SANITARY
SEWER SERVICE LATERAL

CG-2

CG-8

PARCEL NO. 4 HCS0100 (CITY)

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CONSISTENCY WITH THE COMPREHENSIVE PLAN

- USES ARE CONSISTENT WITH THE PLACES29 MASTER PLAN DESIGNATION FOR URBAN DENSITY RESIDENTIAL
- CONSISTENT WITH THE MAJORITY OF THE APPLICABLE NEIGHBORHOOD MODEL PRINCIPLES

- GROWTH MANAGEMENT SECTION:

- OBJECTIVE 1, STRATEGY 1A:

- CONTINUE TO ENCOURAGE APPROVAL OF NEW DEVELOPMENT PROPOSALS IN THE DEVELOPMENT AREAS AS THE DESIGNATED LOCATION FOR NEW RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND MIXED-USE DEVELOPMENT.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

- DEVELOPMENT AREAS SECTION:

- OBJECTIVE 2A: CONTINUE TO REQUIRE AND PROVIDE SIDEWALKS AND PEDESTRIAN PATHS IN THE DEVELOPMENT AREAS.
- OBJECTIVE 20: PROMOTE REDEVELOPMENT AS A WAY TO IMPROVE AND TAKE ADVANTAGE OF EXISTING INVESTMENT IN THE DEVELOPMENT AREAS.
- OBJECTIVE 4: USE DEVELOPMENT AREA LAND EFFICIENTLY TO PREVENT PREMATURE EXPANSION OF THE DEVELOPMENT AREAS
- OBJECTIVE 5: PROMOTE DENSITY WITHIN THE DEVELOPMENT AREAS TO HELP CREATE NEW COMPACT URBAN PLACES
- OBJECTIVE 6: PROMOTE INFILL AND REDEVELOPMENT THAT IS COMPATIBLE WITH SURROUNDING NEIGHBORHOODS AND USES

CONSISTENCY WITH THE COMPREHENSIVE PLAN

- HOUSING ALBEMARLE:

- OBJECTIVE 1: INCREASE THE SUPPLY OF HOUSING TO MEET THE DIVERSE HOUSING NEEDS OF CURRENT AND FUTURE ALBEMARLE COUNTY RESIDENTS.
 - STRATEGY 1A: ALLOW, ENCOURAGE, AND INCENTIVIZE A VARIETY OF HOUSING TYPES (SUCH AS BUNGALOW COURTS, TRIPLEXES AND FOURPLEXES, ACCESSORY DWELLING UNITS, LIVE/WORK UNITS, TINY HOMES, MODULAR HOMES, AND APARTMENT BUILDINGS); CLOSE TO JOB CENTERS, PUBLIC TRANSIT AND COMMUNITY AMENITIES; AND AFFORDABLE FOR ALL INCOME LEVELS; AND PROMOTE INCREASED DENSITY IN THE DEVELOPMENT AREAS.
- HOUSING ALBEMARLE ESTIMATES THAT THE COUNTY IS PROJECTED TO GROW APPROXIMATELY 25% WITHIN THE NEXT 20 YEARS AND AN ADDITIONAL 2,719 HOUSING UNITS ARE NEEDED TO ACCOMMODATE THE PROJECTED INCREASE