

A map of Berkeley, California, with various neighborhood labels and colored circles. The map is overlaid with a semi-transparent dark blue layer. The text is centered on the map. The background map shows streets, parks, and landmarks. Labels include 'Fashion Square Mall', 'Northside Library', 'Rio Hill Shopping Center', 'Albion Square Shopping Center', and 'Place'. Colored circles with letters inside are scattered across the map, including 'M', 'H', 'A2', 'D3', 'B', 'F', 'I', 'R', 'L', 'D', 'E', 'B2', 'J', 'E2', and 'M'.

ZMA2023-00005

# Berkmar Flats

## Community Meeting

Thursday, July 27, 2023

Rebecca Ragsdale, Planning Manager

# agenda

1. Introduction (County staff-Rebecca Ragsdale, Planning Manager)
2. County review process (County staff)
3. Project details (Shimp Engineering)
4. Questions and answers (Public, applicant and County staff)

**LEAD REVIEWER (not present):**

**Andy Reitelbach, Senior Planner |**

**[mreitelbach@albemarle.org](mailto:mreitelbach@albemarle.org)**

To **share information** about the proposed project, the development review process, and relevant policies / regulations, including Zoning and the Comprehensive Plan.

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.

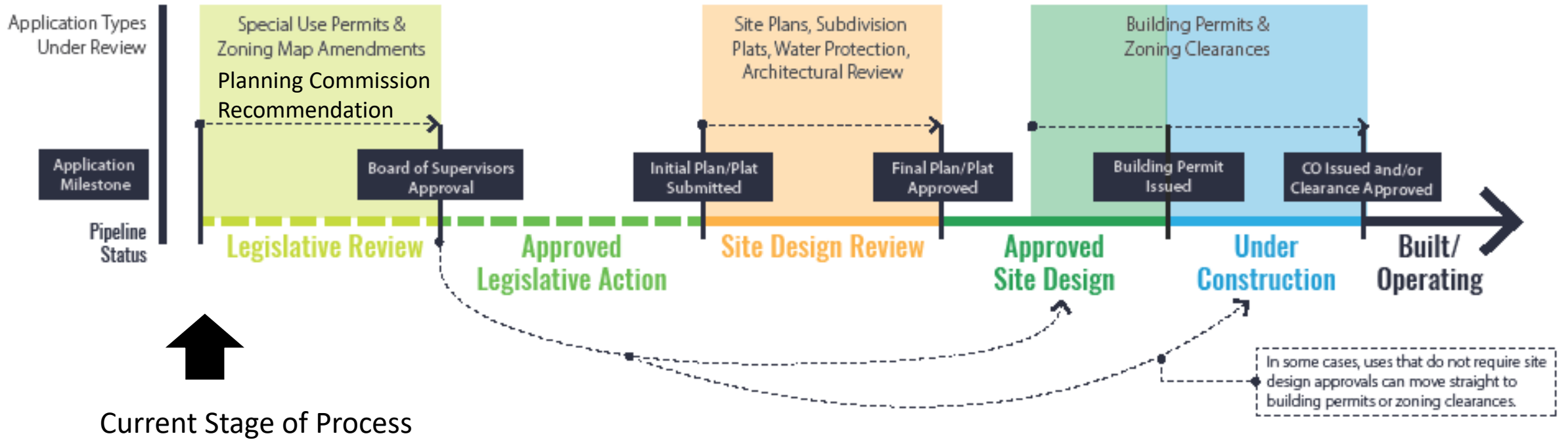
**Two additional meetings** – one each with the Planning Commission and the Board of Supervisors will be held at later (not yet scheduled) dates. These meetings also have designated times for public comment.

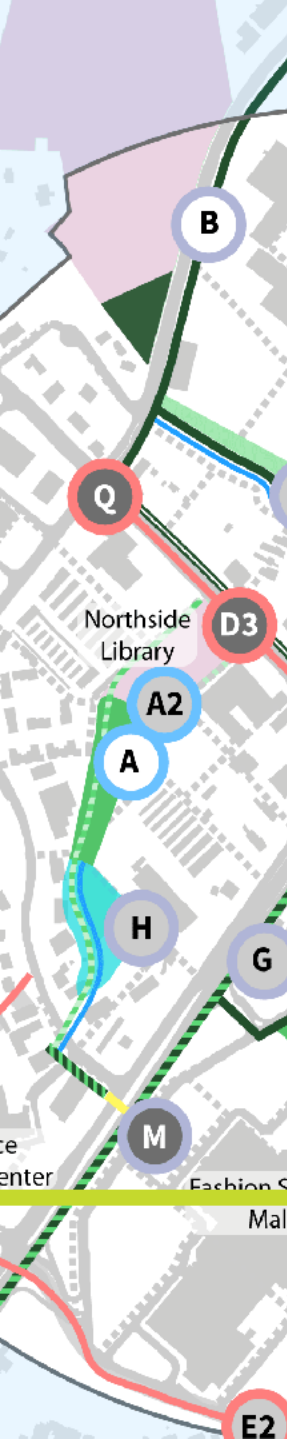
This community meeting is for informational purposes only.

No decisions are made this evening, and no actions will be taken.



# How does development happen in Albemarle County?





An application to change a property's zoning (known as a **rezoning**).

The application is reviewed for consistency with and community input is considered:

- The area's future land use designation in the Comprehensive Plan)
- State & local authority standards and regulations
  - Engineering, Zoning, Building Code, ARB
  - Parks
  - VDOT
  - RWSA
  - ACSA

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# zoning map amendment (ZMA)



## Request to rezone three parcels to permit a higher residential density.

- Rio magisterial district
- 3.621 acres
- Up to 70 multi-family residential units (stacked flats), using bonus factors





## Existing Zoning:

R-6 Residential, which permits 6 dwelling units per acre.

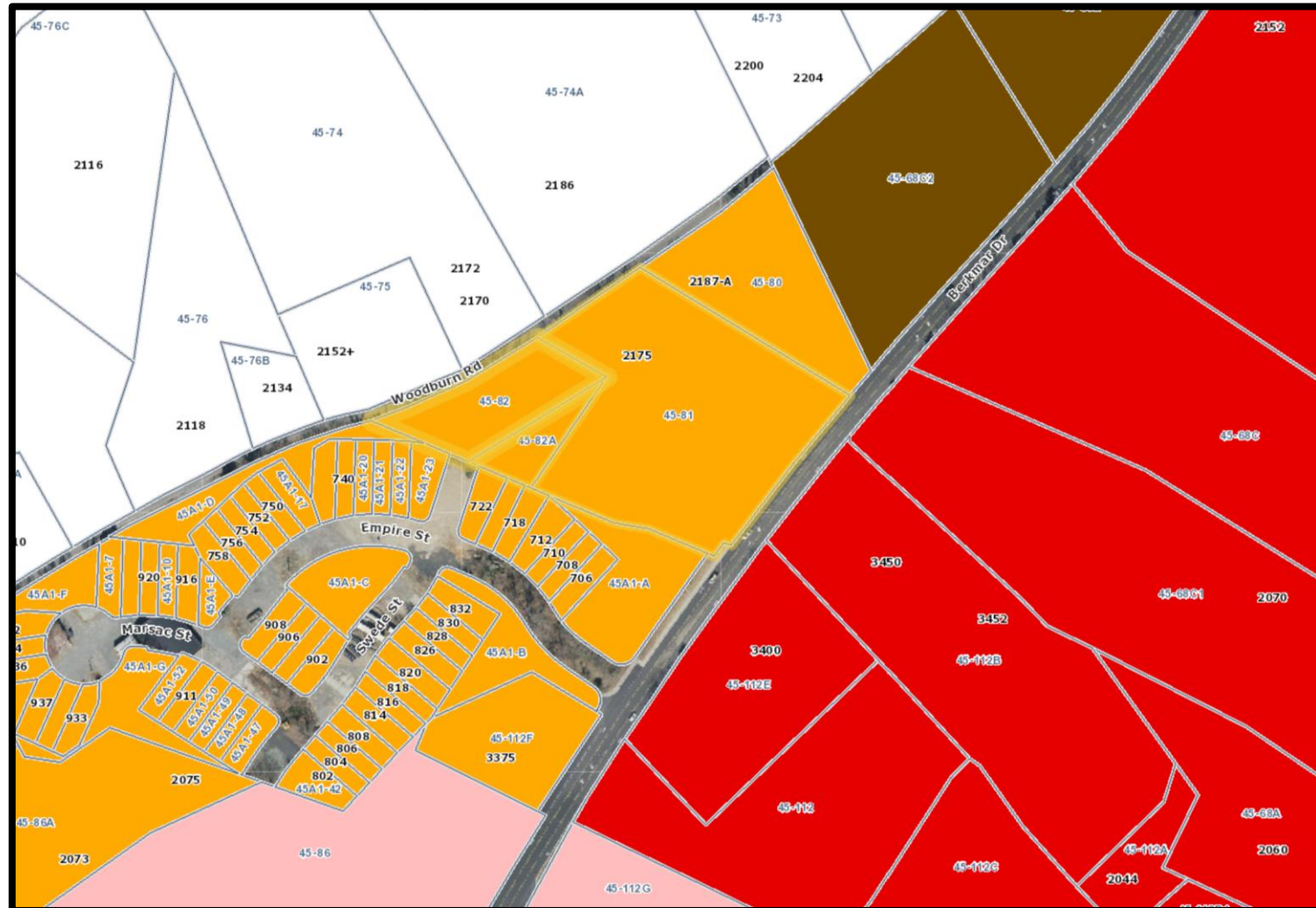
## Proposed Zoning:

R-15 Residential, which permits 15 dwelling units per acre.

## Overlay Zoning Districts:

- Steep Slopes – Managed
- Airport Impact Area

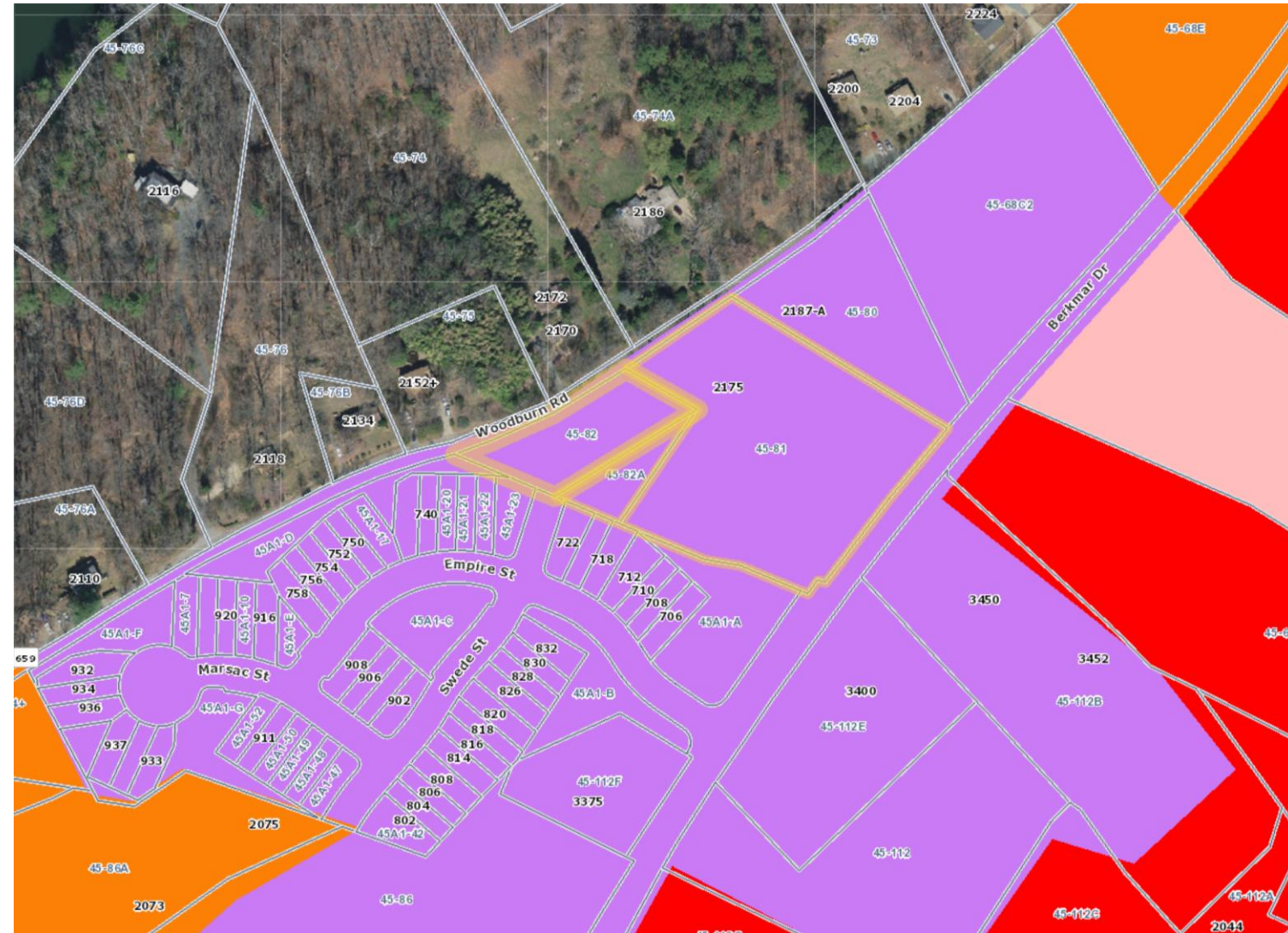
	Rural Areas
	Village Residential
	R1 Residential
	R2 Residential
	R4 Residential
	R6 Residential
	R10 Residential
	R15 Residential
	Planned Unit Development
	Planned Residential Development
	Neighborhood Model District
	Monticello Historic District
	C1 Commercial
	Commercial Office



## Places29 Master Plan

### Recommendation:

**Office/R&D/Flex/Light Industrial** – commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging; residential is a secondary use (no maximum density).





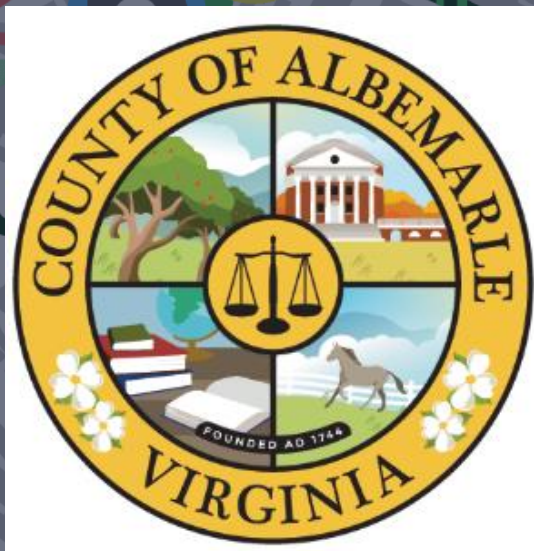
# timeline

- \_ Staff Review of Proposal: Currently on-going
- \_ Community Meeting: Thursday, July 27, 2023
- \_ Planning Commission Public Hearing: TBD  
[PlanningCommission@albemarle.org](mailto:PlanningCommission@albemarle.org)
- \_ Board of Supervisors Public Hearing: TBD  
[bos@albemarle.org](mailto:bos@albemarle.org)

**Andy Reitelbach, Senior Planner |**  
[mreitelbach@albemarle.org](mailto:mreitelbach@albemarle.org)

# Community Meeting

## Berkmar Flats ZMA2023-00005



# AC44

There is an update of the Albemarle County Comprehensive Plan currently on-going. It is known as AC44 (Albemarle County 2044).

For more information on this process and to get involved:

<https://engage.albemarle.org/ac44>

