

NARRATIVE

FOR

ZMA 2023_____

SP 2023_____

SAIGON SANDWICHES

TMP 062A1-00-0G-001A0
2401 NORTHFIELD ROAD

CURRENT ZONING

R-2 RESIDENTIAL

PROPOSED ZONING

C-1 COMMERCIAL

OWNER/APPLICANT

QUANG VU & HANH NGUYEN
2401 NORTHFIELD ROAD
CHARLOTTESVILLE, VA 22901

ENGINEER

MERIDIAN PLANNING GROUP, LLC
440 PREMIER CIRCLE, STE 200
CHARLOTTESVILLE, VA 22901

DATE

DECEMBER 18, 2023

PROJECT PROPOSAL

The intent of this project is to rezone the entire property from R-2 to C-1 and obtain a Special Use Permit to allow hotel/motel use.

The Owner of the property is looking to construct a 1,200 SF food store and deli.

The Owner is also looking to convert the existing dwelling into a 3-room hotel.

The Concept Plan shows the existing driveway to be removed and a new parking lot is to be constructed across the rear of the property.

PROJECT'S CONSISTENCY WITH THE COMPREHENSIVE PLAN

This property is in the Places 29 Master Plan and designated as Neighborhood Density Residential.

The proposed use will provide a small local food store that the residents of the neighborhood can easily access.

The location of the property is such that it is within the transition from office retail to residential. The proposed use will enhance the transition.

ADJACENT PROPERTIES

The property to the west is currently zoned R2 and owned by The Alliance Bible Church.

The properties to the north and east are zoned R2 and part of the Northfields Subdivision.

Rio Road runs along the southern property line.

PROJECT'S IMPACTS ON SCHOOLS, PUBLIC UTILITIES, STREETS

The project will have no impact on public infrastructure such as water and sanitary.

The project will have no impact on public schools or parks.

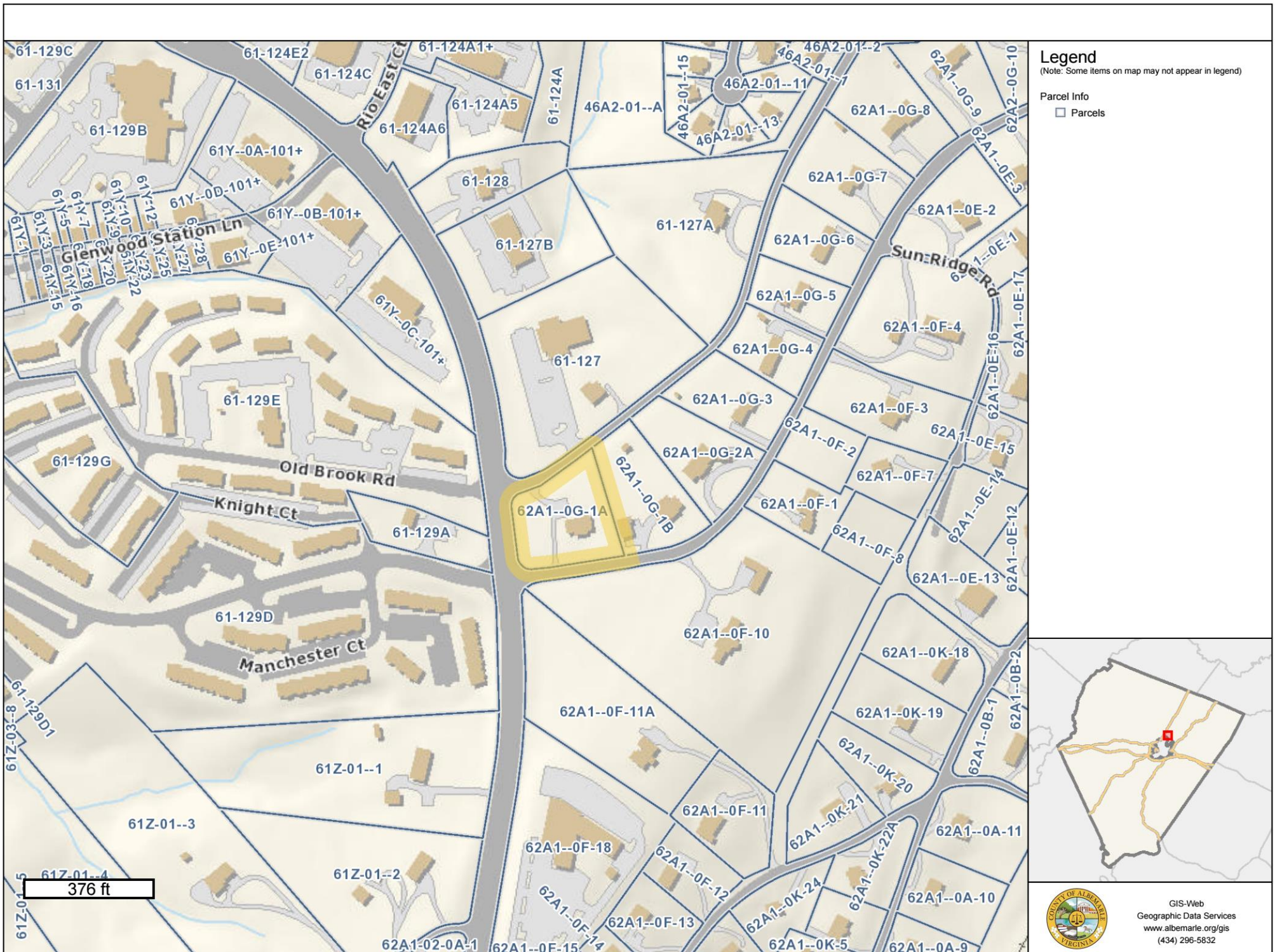
The project will have no impact on public transportation.

PROJECT'S IMPACTS ON ENVIRONMENTAL FEATURES

The project will have no impact on environmental features.

PROPOSED PROFFERS TO ADDRESS IMPACTS.

No proffers are being proposed for this rezoning.



Legend

(Note: Some items on map may not appear in legend)

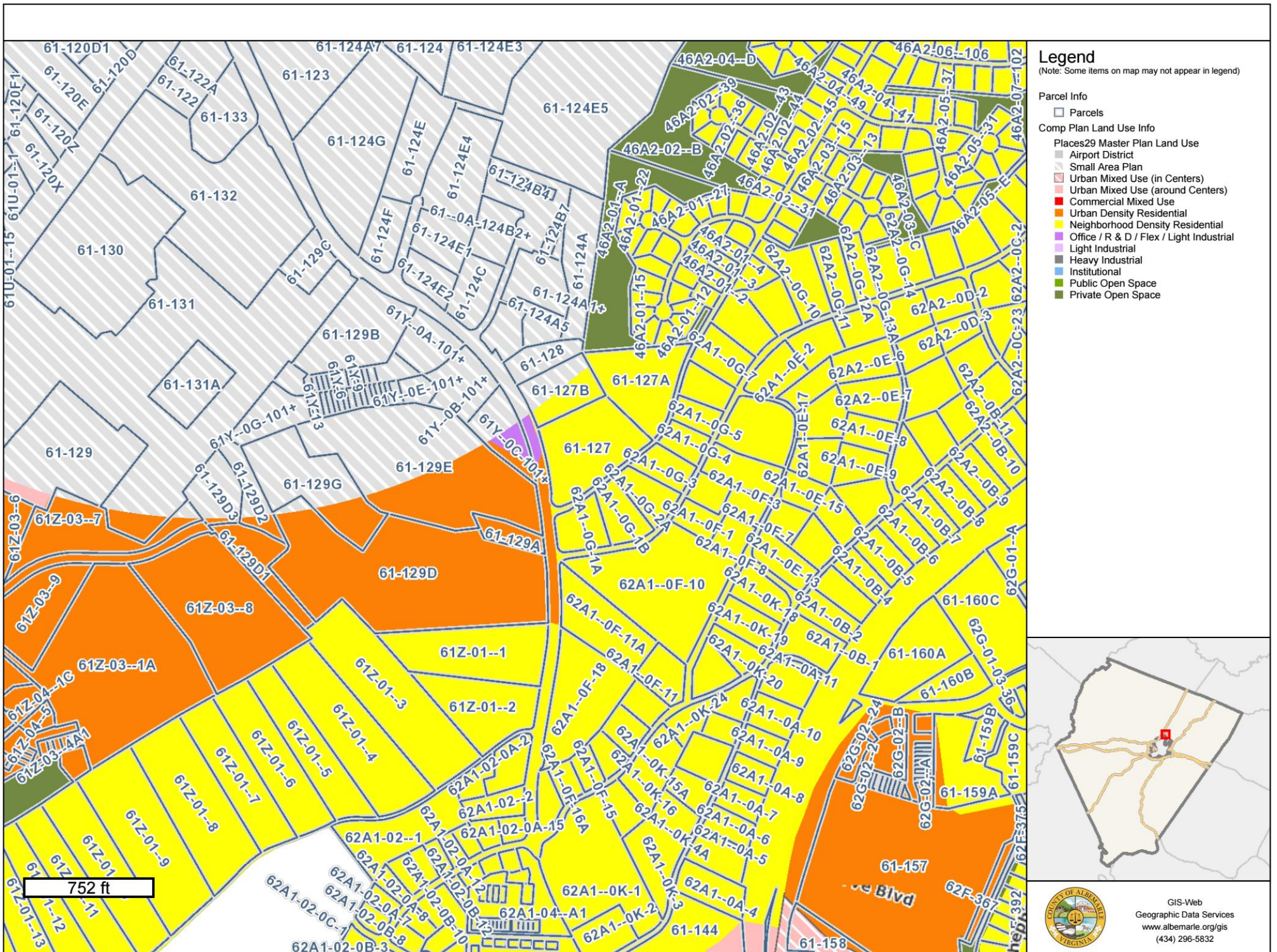
Parcel Info

□ Parcels

376 ft



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Legend

(Note: Some items on map may not appear in legend)

- Parcel Info
 - Parcels
- Comp Plan Land Use Info
 - Places29 Master Plan Land Use
 - Airport District
 - Small Area Plan
 - Urban Mixed Use (in Centers)
 - Urban Mixed Use (around Centers)
 - Commercial Mixed Use
 - Urban Density Residential
 - Neighborhood Density Residential
 - Office / R & D / Flex / Light Industrial
 - Light Industrial
 - Heavy Industrial
 - Institutional
 - Public Open Space
 - Private Open Space



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752 ft