

A map of the Arbor Oaks Townes development. The map shows a grid of streets and several circular markers labeled with letters and numbers: A1, A2, B, B2, C, D3, E, E3, F, G, H, I, J, L, M, N, O, R. A green dashed line path winds through the site. Labels on the map include 'Northside Library', 'Fasmas Square Mall', 'Albermarle Square Shopping Center', and 'Rio Hill Shopping Center'.

ZMA2022-00012

# Arbor Oaks Townes

Community Meeting

Monday, February 13, 2023

- Community Meeting – Purpose
- Legislative Review Process – Zoning Map Amendments
- Application Overview

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.



The **zoning** of a property dictates what **uses** can occur on a property and the **form** of construction (e.g., building heights, setbacks from property lines).

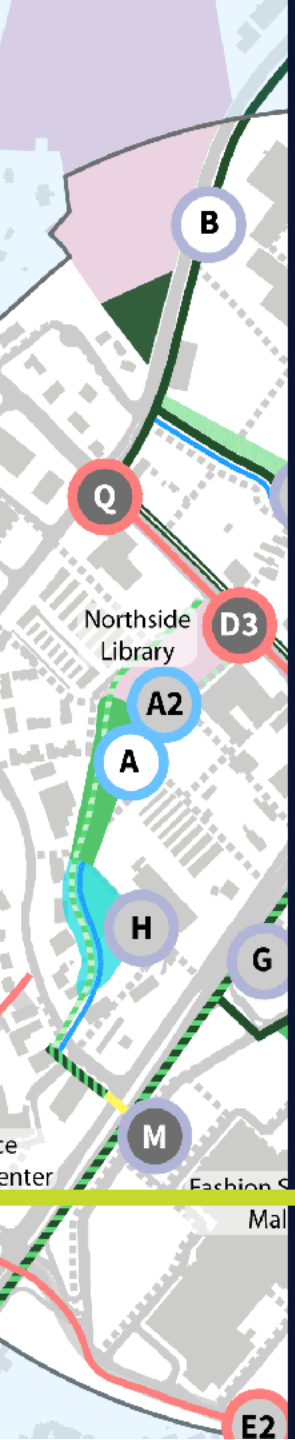
The zoning is determined by ordinance, approved by the Board of Supervisors. Every parcel in the County has been assigned to a zoning district.

If a property owner seeks to change or amend the zoning district of their property, **Board of Supervisors approval is required.**

This process is called **legislative review.**

The application is reviewed by:

- 1) County staff and other agencies as applicable (VDOT, Albemarle County Service Authority, Rivanna Water and Sewer Authority, etc.)
- 2) the Planning Commission, and
- 3) the Board of Supervisors.



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

The application is reviewed for consistency with:

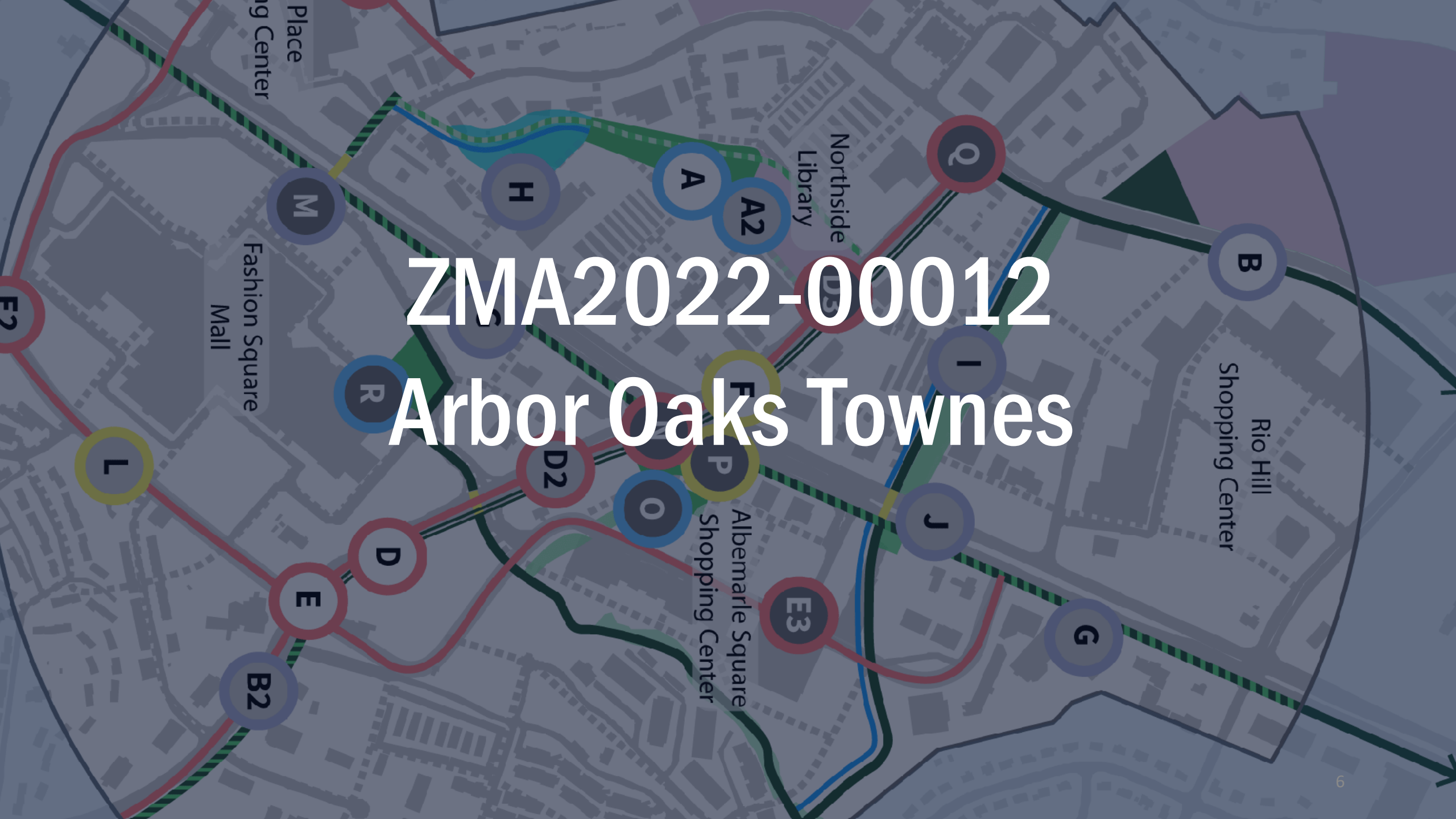
- The area's future land use designation (in the Comprehensive Plan).
- State & local authority standards and regulations.
- Architectural Review Board (ARB) guidelines (if it is located in an "Entrance Corridor").

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# zoning map amendment (ZMA)

# ZMA2022-00012

## Arbor Oaks Townes









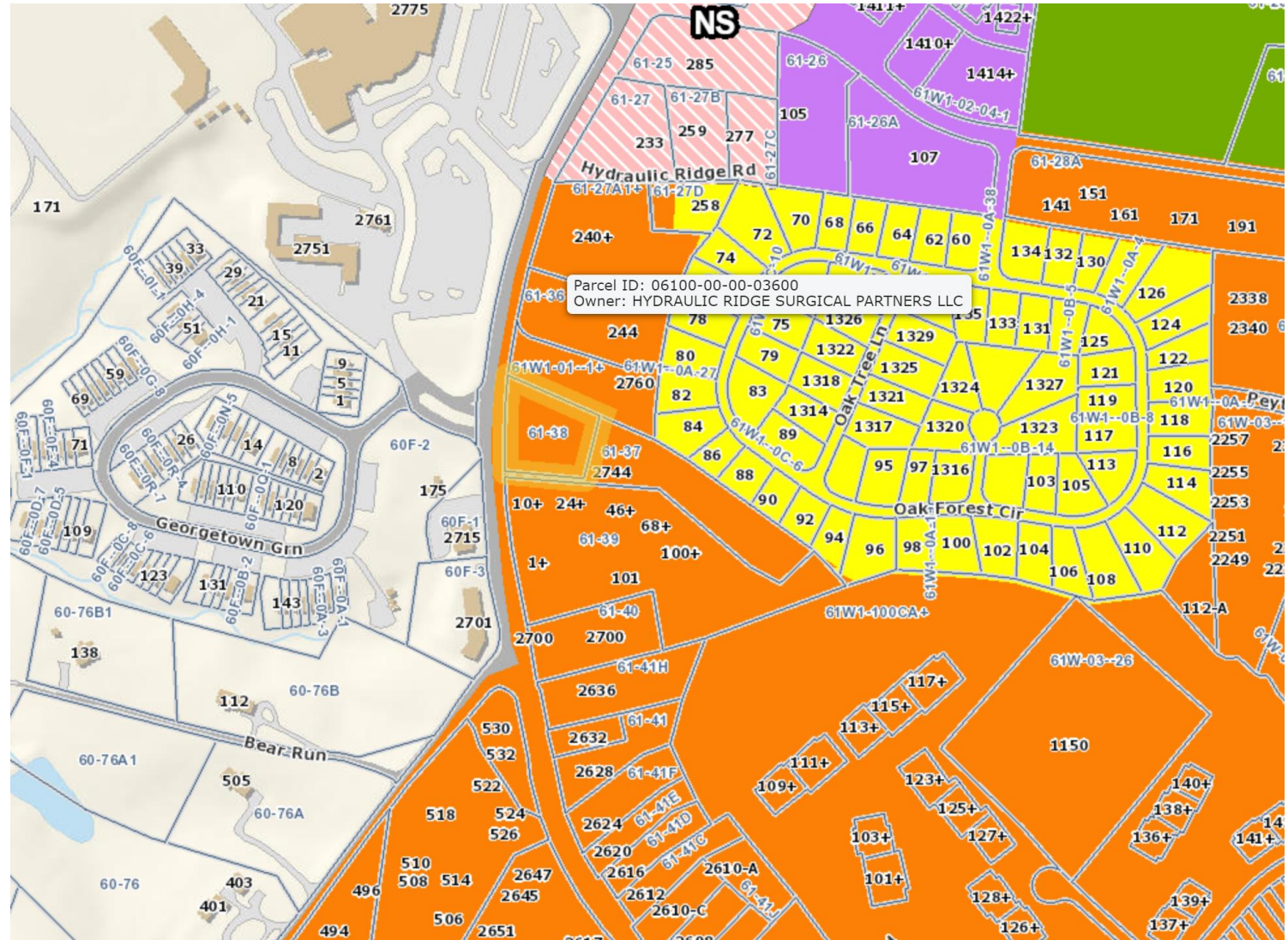




# Places29 Master Plan

## Recommendation:

**Urban Density Residential** – residential (6-34 dwelling units/acre); supporting uses such as religious institutions, schools, commercial, office, and service uses.



# timeline

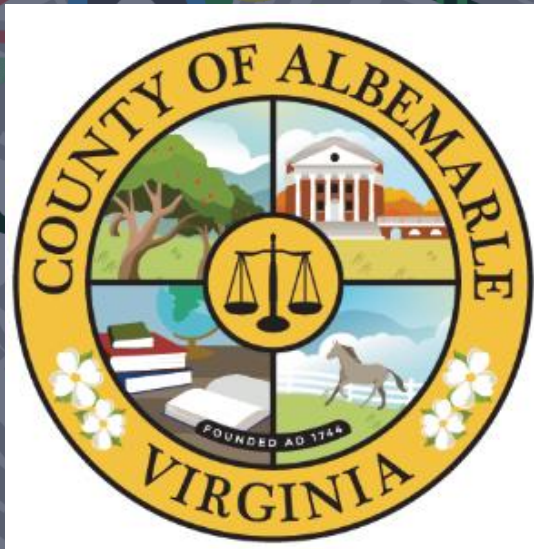
- \_ Staff Review of Proposal: Currently on-going
- \_ Community Meeting: Monday, February 13, 2023
- \_ Planning Commission Public Hearing: TBD  
[PlanningCommission@albemarle.org](mailto:PlanningCommission@albemarle.org)
- \_ Board of Supervisors Public Hearing: TBD  
[bos@albemarle.org](mailto:bos@albemarle.org)

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

# Community Meeting

## Arbor Oaks Townes

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# 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>

