

**TENTATIVE
JUNE 18, 2019
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

1. Call to order and establish quorum.
2. Other Matters Not Listed on the Agenda from the Public.
3. Consent Agenda (on next sheet).
4. Deferred Item
 - a. **PROJECT: ZMA201700005 Hollymead Town Center Area C, Blocks II and VII**
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCELS: 032000000041J0, 032000000041P0 (Sign #87, 88, 89)
LOCATION: Hollymead Town Center Area C, on the south side of Timberwood Blvd. between Connor Dr. and Berkmar Dr., and on the northeast corner of the intersection of Berkmar Dr. and Laurel Park Ln.
PROPOSAL: Amend proffer statement to allow for the amendment of the Code of Development to change the ranges of non-residential square footage allowed in Blocks II and VII; to permit residential units in Blocks II and VII; and to change the development standards for Block VII. Amend the application plan to reflect changes in the Code of Development.
PETITION: Request to amend proffers and Code of Development associated with ZMA200100020 and ZMA201300004 Hollymead Town Center Area C. Amend the Code of Development to change the minimum and maximum non-residential square footage allowed in Blocks II and VII, as well as increase the overall total "Not to exceed" square footage limit for non-residential uses in Area C to 353,000 square feet. Amend the Code of Development to permit a range of 0 to 130 residential units in Block II and a range of 0 to 100 residential units in Block VII, with an increase in the overall "Not to exceed" total of residential units in Area C to 370, for a density range between 2.15 units/acre and 10 units/acre in Area C. Area C contains 37.1 acres and is zoned Planned Development – Mixed Commercial which allows large-scale commercial uses; and residential by special use permit (15 units/acre). Amend the Code of Development to change the architectural standards table pertaining to build-to lines. Amend the application plan to reflect the proposed change in non-residential square footage amounts and the permitted location of residential units. No change to the zoning district is proposed.
ZONING: PD-MC Planned Development Mixed Commercial - large-scale commercial uses; residential by special use permit (15 units/acre); ZMA200100020 and ZMA201300004.
OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Managed, Airport Impact Area
PROFFER(S): Yes
COMPREHENSIVE PLAN: Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space; and Commercial Mixed Use – commercial, retail, employment uses, with supporting residential (no maximum density), office, or institutional uses, within the Community of Hollymead of the Places29 Master Plan. (Andy Reitelbach)
5. Public Hearing Item
 - a. **PROJECT: ZMA201800013 Rio Road W**
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL: 04500000010000, 045000000100A0, 04500000010100, 045000000101B0
LOCATION: 664 Rio Road West, Charlottesville, VA 22911
PROPOSAL: Request to rezone the property from C1 Commercial to NMD Neighborhood Model District to allow a mix of uses, with a range of 30-112 multi-family residential units, non-residential uses such as commercial service, retail, office/R&D/flex, light industrial/storage/distribution with up to 601,500 sq ft of building.

PETITION: Rezone 3.3 acres from C1 Commercial Office – retail sales and service; residential by special use permit (15 units/ acre) to NMD Neighborhood Model District - residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. A max of 112 units is proposed for a density of approximately 34 units/acre.

PROFFERS: Yes

COMPREHENSIVE PLAN: Core Area within Rio 29 Small Area Plan- area intended to have the highest intensity of development with a mix of uses including residential, commercial, retail, office, institutional and employment uses. Buildings with heights of 3-6 stories, built close to the street, with pedestrian access and relegated parking & Flex Area within Rio29 Small Area Plan – area intended to allow a flexibility of uses including residential, commercial, retail, office, institutional and employment uses. Buildings with heights of 2-5 stories, built close to the street, with pedestrian access and relegated parking. (Rachel Faulkenstein)

6. Committee Reports.
7. Review of Board of Supervisors Meeting – June 5. 2019
8. Old Business/Items for follow-up.
9. New Business.
10. Adjournment—8:00 p.m.

ADJOURN TO REGULAR SCHEDULED PLANNING COMMISSION MEETING TUESDAY JUNE 25. 2019

CONSENT AGENDA

- a. Approval of minutes: April 23, 2018/May 14, 2019/May 7, 2019