

**PLANNING COMMISSION
TENTATIVE
MARCH 10, 2020
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. Public Hearings.
 - a. **ZMA201900008 Parkway Place**
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL(S): 06100000016700, 061000000167C0
LOCATION: 878 E. Rio Road
PROPOSAL: Proposal to rezone two properties for up to 328 residential dwelling units
PETITION: Rezone a total of approximately 27.31 acres from the R4 Zoning District, which allows residential uses at densities up to 4 units/acre to Planned Residential Development (PRD), which allows residential (3 – 34 units/acre) with limited commercial uses. A maximum of 328 multifamily residential units are proposed along with approximately 13 acres of both public and private open space at a net density of 16.17 units/acre, and a gross density of 12.01 units/acre. Request for a substitution of recreation facilities in accordance with 18-4.16.2. ZONING: R-4 Residential - 4 units/acre OVERLAY DISTRICT(S): AIA – Airport Impact Area Overlay, EC – Entrance Corridor, FH – Flood Hazard Overlay, Managed and Preserved Steep Slopes Steep Slopes
PROFFERS: Yes COMPREHENSIVE PLAN: Neighborhood Service Center – commercial, retail, and employment uses with supporting residential (3-20 units/acre); Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space; Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses; Public Open Space – recreation and open space uses; and Privately Owned Open Space, Environmental Features – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features in Neighborhood 2 of the Places29 Comprehensive Plan Area. (Cameron Langille)
 - b. **ZMA201800018 and SP201800023 River’s Edge**
MAGISTERIAL DISTRICT: Rivanna
TAX MAP/PARCEL(S): 032000000005A0 and 032000000005A1
LOCATION: 2260 and 2256 Rivers Edge Lane. Route 29 North, approximately 0.20 miles north from the intersection of Lewis and Clark Drive and Route 29.
PROPOSAL: Rezone two properties from Rural Areas (RA) to Planned Residential Development (PRD). Request for a special use permit for the disturbance of preserved steep slopes to accommodate the development of private facilities (entrance and accessway) for the proposed rezoning development.
PETITION: Rezone 32.52 acres from Rural Areas (RA), which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) to Planned Residential Development (PRD) that allows residential (3 – 34 units/acre) with limited commercial uses. A maximum of 100 units are proposed for a gross density of approximately 3 units/acre, and a net density of 12 units/acre. A special use permit for the disturbance of preserved slopes for “Private facilities on preserved slopes” pursuant to Zoning Ordinance Section 30.7.4.b.2. Request for central sewerage and central water system per County Code Section 16-102.
ZONING: Rural Areas (RA) OVERLAY DISTRICT(S): Entrance Corridor; Steep Slopes- Managed and Preserved; Flood Hazard Overlay; Airport Impact Area COMPREHENSIVE PLAN: Neighborhood Density

Residential- residential use (3–6 units/acre); supporting uses such as religious institutions, schools, and other small-scale non-residential uses; Privately Owned Open Space; Environmental Features- privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features; in the Hollymead Area of Places29 Master Plan.
(Tori Kanellopoulos)

5. Committee Reports.
6. Review of Board of Supervisors Meeting – March 4, 2020
7. Old Business/New Business.
8. Items for follow-up.
Adjournment—9:30 p.m.

CONSENT AGENDA

- a. Approval of Minutes: February 18, 2020