



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road
Charlottesville, Virginia 22902-4596
Phone (434) 296-5832 **Fax (434) 972-4126**

MEMORANDUM

TO: MEMBERS, SITE REVIEW COMMITTEE:
Adam Moore, VDOT
Joshua Kirtley, Thomas Jefferson Health Department
Michael Dellinger, Building Codes and Zoning Services
Richard Nelson, Albemarle County Service Authority
Francis MacCall, Zoning
Frank Pohl, Administration – County Engineer
Howard Lagomarsino, Albemarle County Fire and Rescue Division
Dan Mahon, Albemarle County Department of Parks and Recreation
Margaret Maliszewski, Architectural Review Board
Jennifer Whitaker, Chief Engineer, Rivanna Water Service Authority
Kevin McDermott - Principal Planner - Transportation
Tim Keller, At – Large PC Member

FROM: Albemarle County Department of Community Development – Planning Division

DATE: **April 1, 2020**

RE: New Rezoning's/Special Use Permit/ applications

This memo contains the list of special use permit/rezoning/comprehensive plan amendment applications received on **March 16, 2020**

Please be advised that due to the Covid-19 pandemic and efforts to maintain recommended social distancing, paper copies of the plans will not be provided. Please note that you can still view the plans, comments, ask questions, and provide feedback by contacting the lead reviewer, and a link to the submitted documents are provided in this memo.

The Review Schedule is:

ALBEMARLE COUNTY STAFF PRELIMINARY COMMENTS	April 15, 2020
VIRTUAL INTERDIVISIONAL STAFF MEETING:	April 15, 2020
FINAL WRITTEN COMMENTS FROM ALL STAFF:	April 24, 2020
LETTER TO APPLICANT:	May 1, 2020

PROJECT: [ZMA202000004 Mill Creek Self Storage](#)

PLANNER: [Tori Kanellopoulos](#) <mailto:vkanellopoulos@albemarle.org>

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL: 091000000002D3

LOCATION: Currently undeveloped parcel is located adjacent to Parham Circle, Charlottesville, VA 22902. Parcel is approximately 700 feet south of the intersection of State Route 742 (Avon St Ext) and Mill Creek Drive. **PROPOSAL:** Amend previously approved proffers per ZMA199500021, which is a Planned Development Shopping Center (PDSC) zoning district. Proposal is to allow for the use of self-storage to construct an approx. 100,000 sq. ft. self-storage facility on a 1.73-acre parcel. The facility would be limited to a maximum of three stories. **PETITION:** Proffer amendment of ZMA199500021 to change "light warehousing" (includes self-storage use) from a prohibited use to a permitted use.

ZONING: PDSC – Planned Development Shopping Center – per ZMA199500021 – shopping centers, retail sales and service uses; residential by special use permit (15 units/acre)

PROFFERS: Yes **ENTRANCE CORRIDOR (EC):** Yes **OVERLAY DISTRICT(S):** Airport Impact Area; Steep Slopes – Managed **MONTICELLO VIEWSHED:** Yes **COMPREHENSIVE PLAN:** Community Mixed Use – residential (up to 34 units/acre), community scale retail, service and office uses, places of worship, schools, public and institutional uses. In Neighborhood 4 of the Southern and Western Urban Neighborhoods.

PROJECT: [ZMA202000005 Old Dominion Village](#)

PLANNER: [Cameron Langille](#) <mailto:blangille@albemarle.org>

PROJECT: ZMA202000005 Old Dominion Village

MAGISTERIAL DISTRICT: White Hall

TAX MAP/PARCEL: 056000000067B0

LOCATION: 1263 Parkview Drive, Crozet, VA 22932

PROPOSAL: Request to rezone the property from RA Rural Area to NMD Neighborhood Model District to allow a mixed-use development with up to 54 residential units and veterinary clinic uses.

PETITION: Request to rezone 9.421 acres from the RA Rural Area zoning district which allows for agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) to NMD Neighborhood Model District which allows for residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Proposal includes 0.76 acres to be used for a veterinary clinic with 4.84 acres of open space and recreation areas throughout the development. A maximum of 54 dwelling units are proposed at a gross residential density of 5.73 du/acre for the entire parcel and a net density of 9.66 du/acre for the area designated for development in the Crozet Master Plan. Request for private street authorization per Section 14-233 (A)(1) of the Subdivision Ordinance. Request for a Special Exception to Section 18-5.1.11 (b) of the Zoning Ordinance to reduce the minimum required 200' separation distance to 50' between soundproofed animal confinements and residential properties. Request to approve an Application to Amend the Service Authority Jurisdictional Area from No designation and Water Only to existing structures to Water and Sewer. **OVERLAY DISTRICT:** Entrance Corridor (EC); Flood Hazard (FH); Preserved Steep Slopes. **PROFFERS:** No **COMPREHENSIVE PLAN:** Urban Density Residential - 6 – 12 units /acre; supporting uses such as religious institutions, schools, commercial, office and service uses; Neighborhood Density Residential - 3-6 units/acre; supporting uses such as religious institutions, schools and other small scale non-residential uses; and Greenspace - public parks, open space, environmental features within the Crozet Master Plan.

Email cc: Architectural Review Board
Planning Commission
Board of Supervisors
Police Department – Steve Watson
Housing Department – Stacy Pethia
City of Charlottesville – Missy Creasy
United States Postal Service