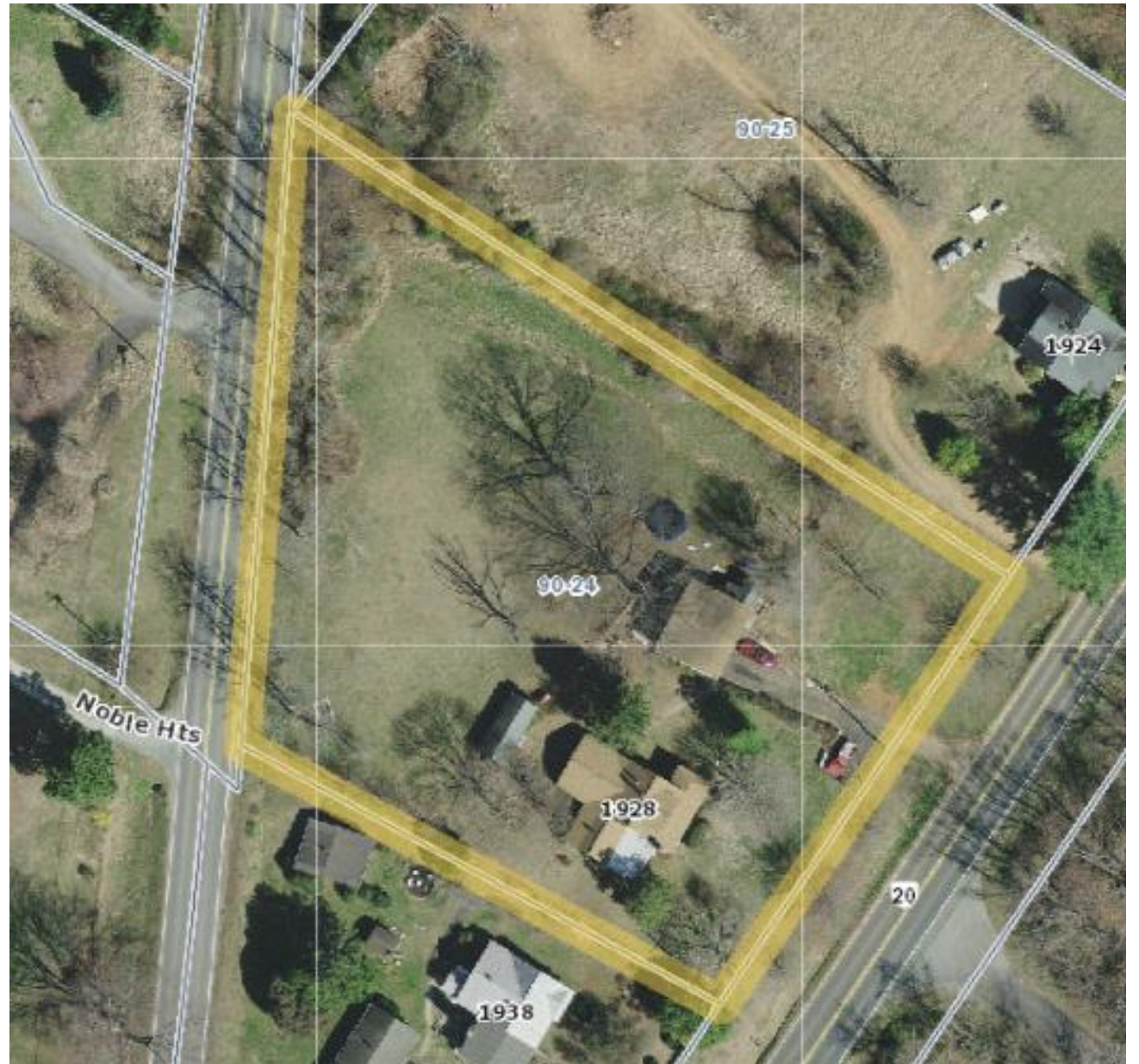
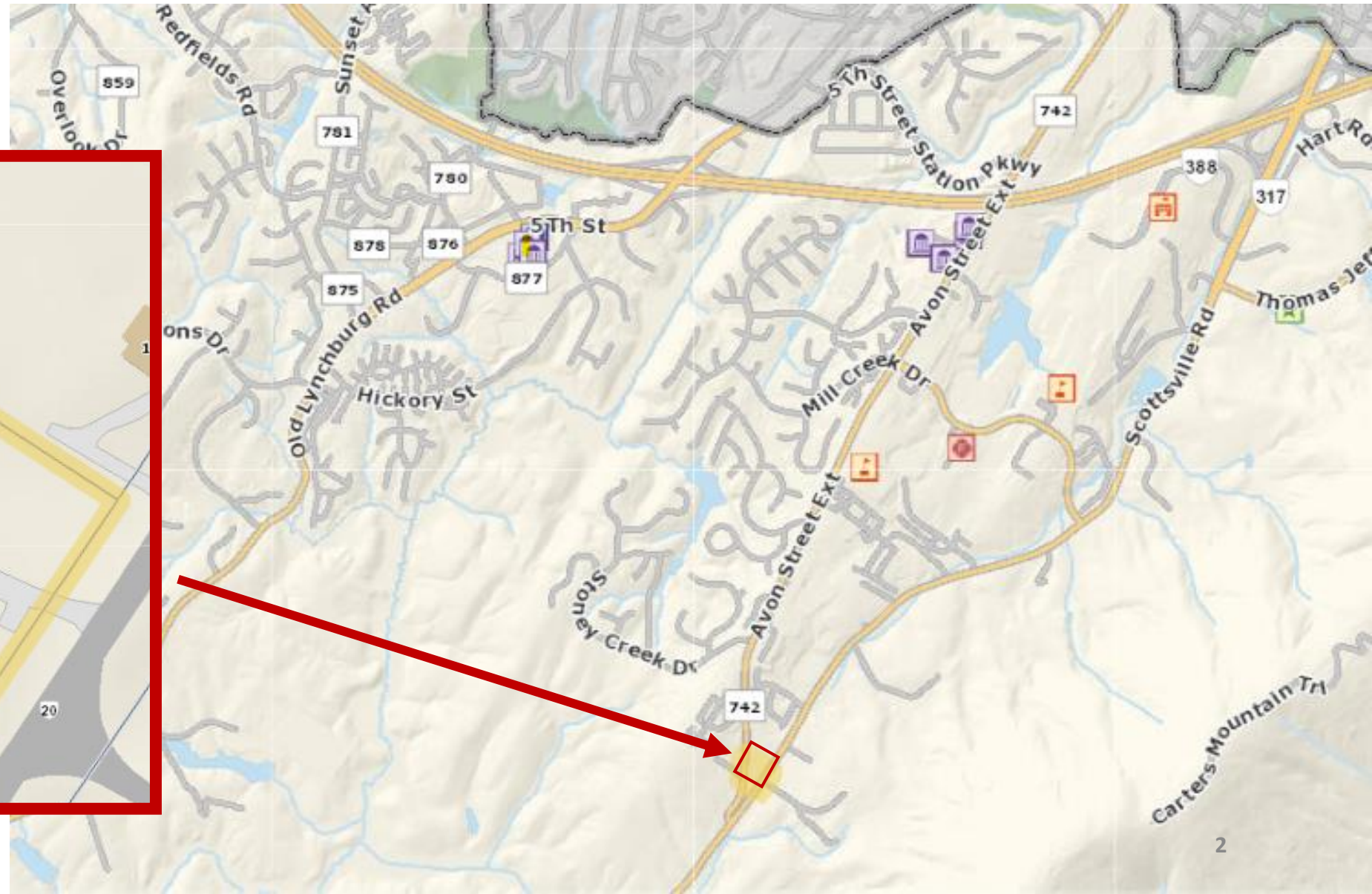
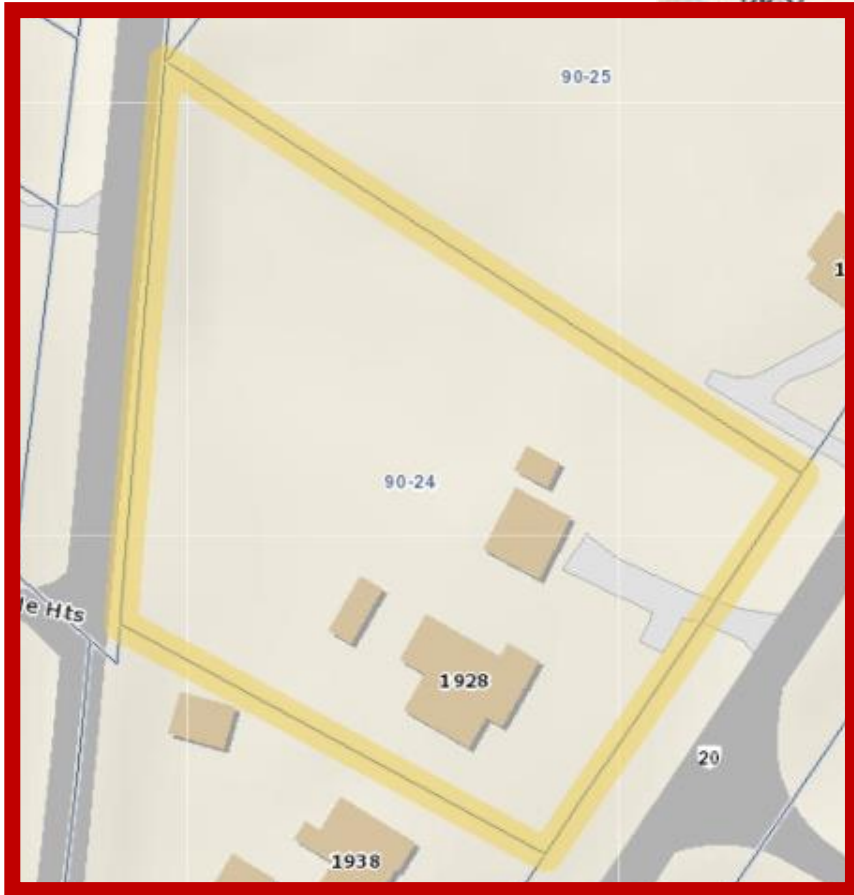


ZMA202300015 1928 Scottsville Road Zoning Map Amendment

Albemarle County
Board of Supervisors
Public Hearing
September 4th, 2024



Location



Location

- TMP 90-24
- 1928 Scottsville Road
- 1.32 acres
- R-1 Residential
- 1 single-family residence and several outbuildings



Existing Zoning



Legend

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

Parcel Info

- ☐
- Parcels**

Zoning Info

- ## Zoning Entrance Corridors

- 
- Proffers

- Natural Resource Extraction Overlay

Zoning Classifications

- ☐
- Rural Areas

- Village Residential

- R1 Residential

- R2 Residential

- R4 Residential

- R6 Residential

- R10 Residential

- R15 Residential

- ### Planned Unit Development

- ### ■ Planned Residential Development

- Neighborhood Model District

- Monticello Historic District

- C1 Commercial

- Commercial Office

- Highway Commercial

- Planned Development Shopping Ctr.

- Planned Development Mixed Comm.

- Downtown Crozet District

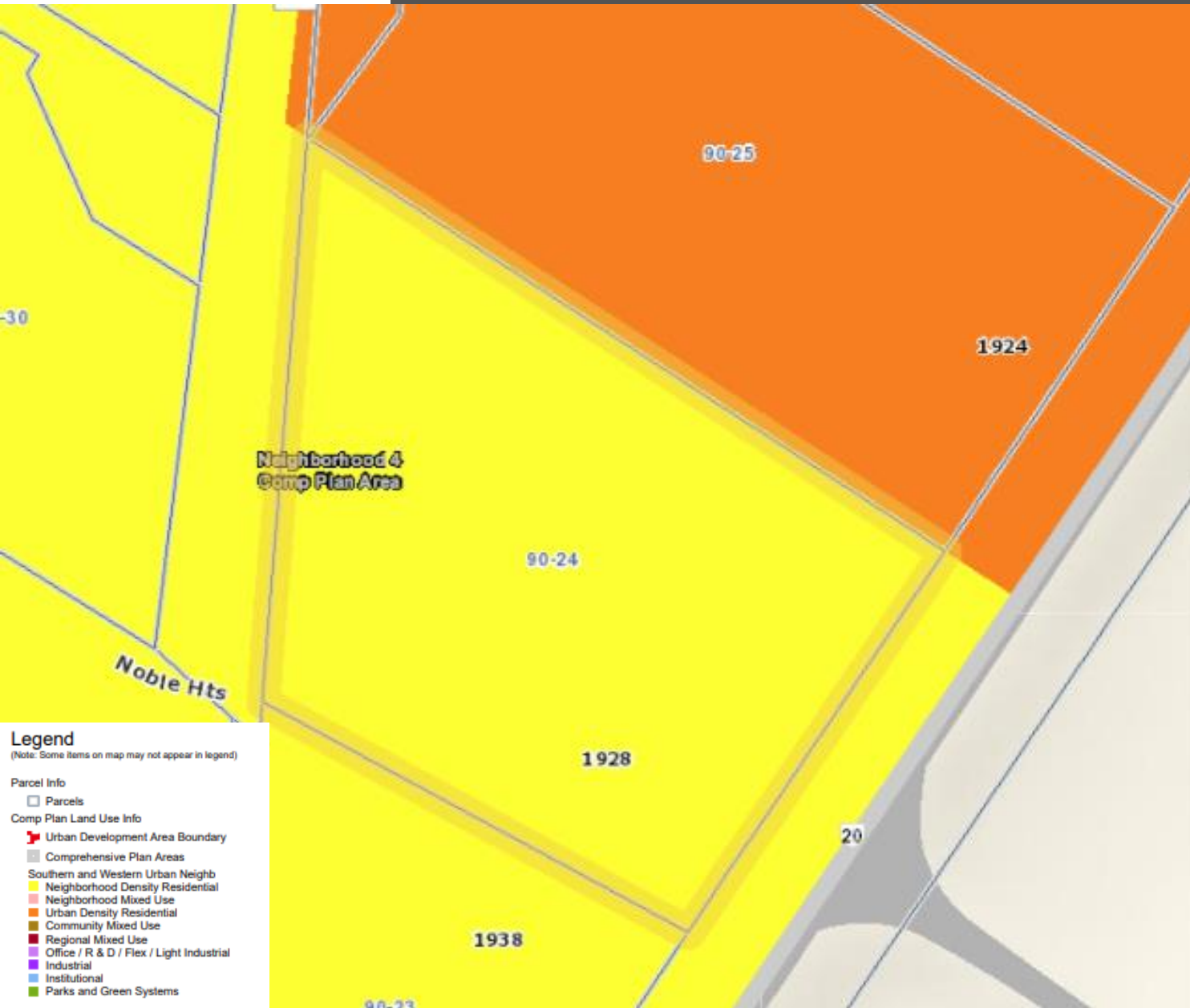
- Light Industry

- Heavy Industry

- Planned Development Industrial Park

- Town of Scottsville

Comprehensive Plan



Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as places of worship, schools, public and institutional uses, and small-scale neighborhood-serving retail and commercial; in Neighborhood 4 in the Southern and Western Urban Neighborhoods Master Plan area.

ZMA202300015 Application Request

- Rezone from R-1 Residential to R-10 Residential.



Specifics of the Proposal



Proffers

The property shall be developed in general accord with the Zoning Map Amendment prepared by Roudabush, Gale & Associates, dated November 2, 2023, revised March 12, 2024 and shall reflect the following major elements as shown and noted on the plans:

1. The internal street network grid and inter-parcel connections between the subject parcel and TMPs 09000-00-00-02500 and 09000-00-00-02300;
2. Pedestrian pathway and associated roadway improvements along Scottsville Road as outlined in the section titled “Plan for Future Transportation Network” in the Southern and Western Urban Neighborhood Master Plan;
3. 10’ shared use path and associated roadway improvements along Avon Street Extended as it shown in the Avon Street Extended (RE) Vision Corridor Plan dated March, 2020;
4. Emergency access route from internal street network to Avon Street Extended;
5. A maximum of eight (8) total dwelling units shall be developed on the property.

Summary

Factors Favorable:

1. The request is consistent with the land use recommendations of the Southern and Western Urban Neighborhoods Master Plan.
2. The request provides transportation improvements consistent with the recommendations of the Southern and Western Urban Neighborhoods Master Plan, including a new shared use path along Avon Street Extended and a pedestrian path along Scottsville Road.

Factors Unfavorable:

1. None

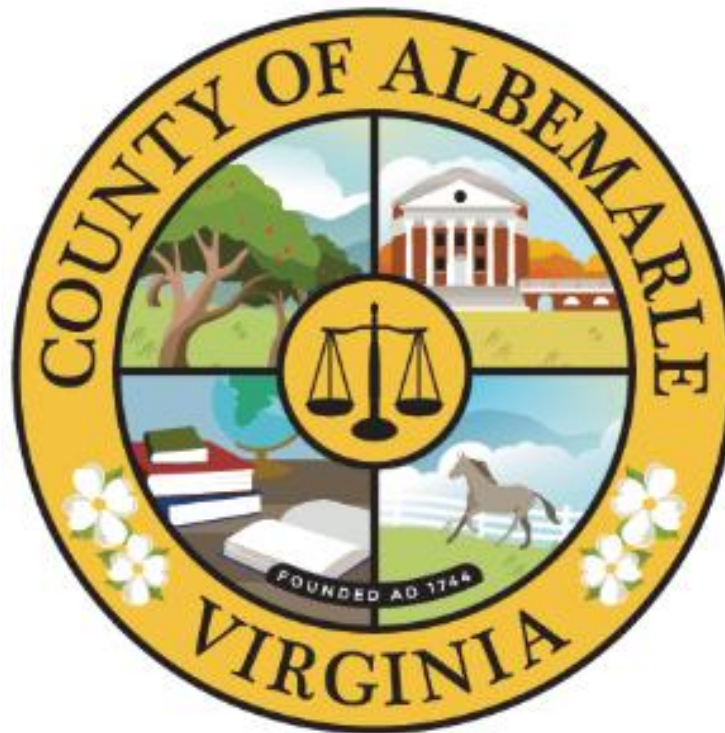
ZMA202300015

Staff Recommendation

Staff recommends that the Board adopt the attached ordinance (Attachment D) to approve ZMA202300015 1928 Scottsville Road.

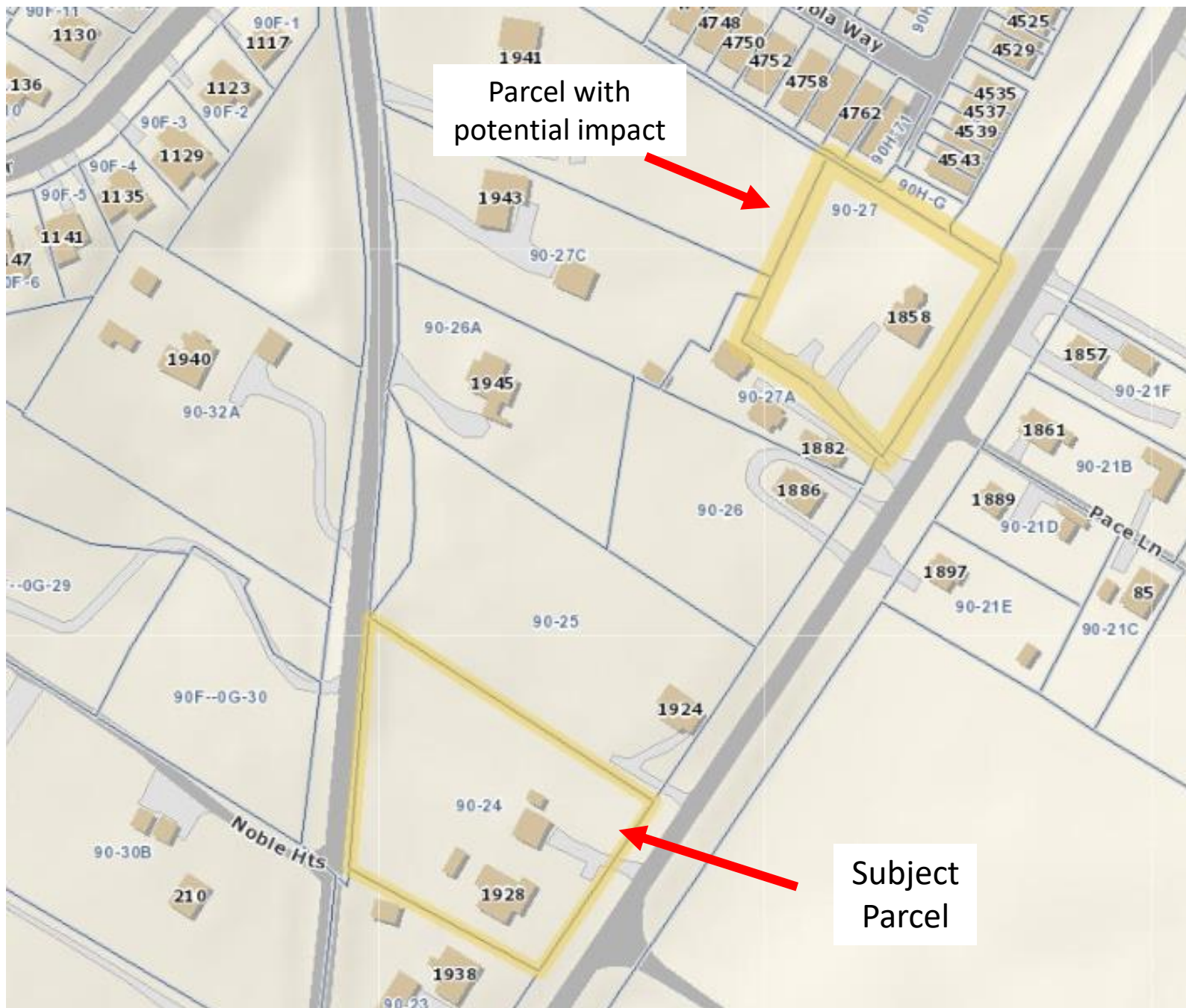
ZMA202300015

Questions?











ZMA2023000015

Suggested Motions

To **approve** Zoning Map Amendment ZMA2023000015:

I move to adopt the ordinance attached to the staff report as Attachment D.

To **disapprove** Zoning Map Amendment ZMA2023000015:

*I move to deny ZMA2023000015. **State reasons for denial.***