

ZMA-2025-
00001
600 Rio Road W.

Albemarle County Board
of Supervisors
Public Hearing
May 6, 2026



- 1. Rezone four parcels from CO Commercial Office to the NMD Neighborhood Model District**
 - 3.2 total acres to be rezoned
 - Subject to the ZMA Application Plan and Code of Development

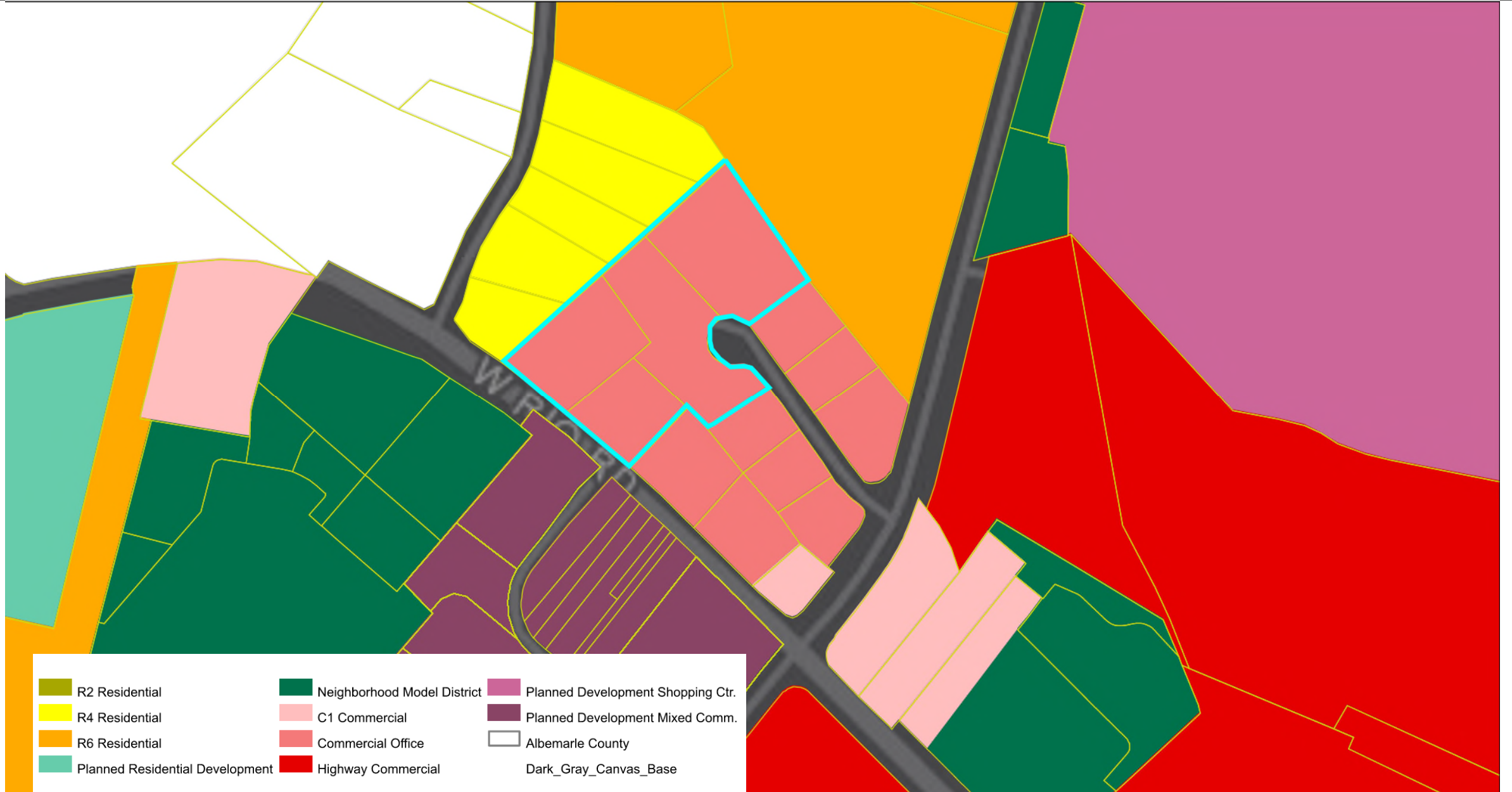
- 2. SE-2025-00007 Request to Waive Mixture of Uses Requirement**

- 3. SE-2025-00008 Request to Reduce Minimum Required Amenities**

Aerial View



Current Zoning



Application Plan

Slide 5

Housing:

28 units (minimum)
153 units (maximum)

Gross Density:

8.7 du/acre (minimum)
47.8 du/acre (Maximum)

Affordable Housing:

20% units at 60% AMI
31 total units (max.)

Retail/Commercial:

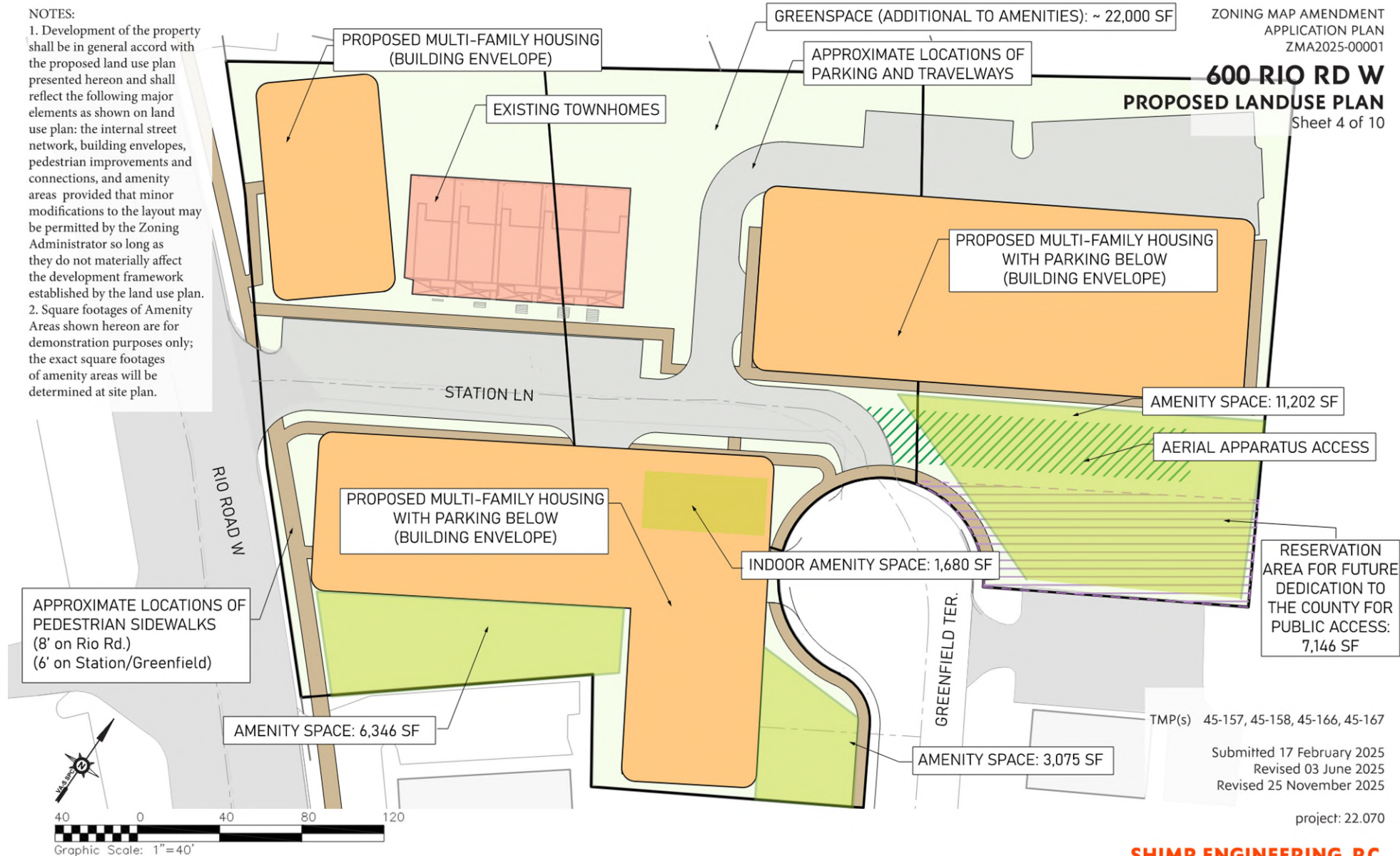
No minimum requirement
20,000 sq.ft. (maximum)

Building Heights:

1-5 stories/60'

NOTES:

1. Development of the property shall be in general accord with the proposed land use plan presented hereon and shall reflect the following major elements as shown on land use plan: the internal street network, building envelopes, pedestrian improvements and connections, and amenity areas provided that minor modifications to the layout may be permitted by the Zoning Administrator so long as they do not materially affect the development framework established by the land use plan.
2. Square footages of Amenity Areas shown hereon are for demonstration purposes only; the exact square footages of amenity areas will be determined at site plan.



ZONING MAP AMENDMENT
APPLICATION PLAN
ZMA2025-00001
600 RIO RD W
PROPOSED LANDUSE PLAN
Sheet 4 of 10

TMP(s) 45-157, 45-158, 45-166, 45-167

Submitted 17 February 2025
Revised 03 June 2025
Revised 25 November 2025

project: 22.070



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Access:

- Two vehicular entrances
- Expanded pedestrian facilities within site from two public roads

Greenspace:

- 28,878 sq.ft.
- 20% total site acreage

Amenities:

- 22,303 sq.ft.
- 16% total site acreage

SE-2025-00007 Request to Waive Mixture of Uses Requirement

- NMD districts required to have two (2) general use classifications (i.e., residential, commercial, industrial, institutional, parks or recreational facilities open to the public)
- Can be waived if different uses are already present within ¼ mile
- Non-residential uses would still be allowed under the proposed Code of Development

SE-2025-00008 Request to Reduce Minimum Required Amenities

- NMD Districts required to have certain percentage of gross acreage as amenity space as recommended by Comprehensive Plan
- Rio29 Small Area Plan recommends between 15-20% of site acreage devoted to amenities
- Application proposes 16% of site acreage as amenities

Positive Aspects

1. The request is consistent with the County's Growth Management Policy because it provides new housing within a designated development area.
2. The request is consistent with the form and site design standards of the Rio29 Small Area Plan.
3. The request provides a new 8' wide sidewalk along Rio Road W. which is a transportation improvement recommended by the Rio29 Small Area Plan.
4. The request provides land that could be dedicated to the County to allow construction of a vehicular and pedestrian connection to a public amenity space identified by the Rio29 Small Area Plan.

Concerns

1. Agnor Elementary school is projected to be over capacity in future academic years, and this project would add additional elementary students.

Planning Commission voted 5:0 to recommend approval of ZMA-2025-01 during the public hearing held on February 24, 2026.

Questions?



Motions for the Rezoning Request

A. Should a Board of Supervisor **choose to approve** this zoning map amendment:

I move to adopt the Ordinance (Attachment D) attached to the staff report to approve ZMA-2025-00001 600 Rio Road W.

B. Should a Board of Supervisor **choose to deny** this zoning map amendment:

I move to deny ZMA-2025-00001 600 Rio Road W. based on the following reasons. *State reasons for recommendation.*

Motions for the Special Exception SE-2025-07

Mixture of Uses Waiver

A. Should a Board of Supervisor **choose to approve** this special exception request:

I move to adopt the Resolution (Attachment E) attached to the staff report to approve SE-2025-00007.

B. Should a Board of Supervisor **choose to deny** this special exception request:

I move to deny SE-2025-00007 based on the following reasons. *State reasons for recommendation.*

Motions for the Special Exception SE-2025-08

Amenity Area Reduction

A. Should a Board of Supervisor **choose to approve** this special exception request:

I move to adopt the Resolution (Attachment F) attached to the staff report to approve SE-2025-00008.

B. Should a Board of Supervisor **choose to deny** this special exception request:

I move to deny SE-2025-00008 based on the following reasons. *State reasons for recommendation.*