

FINAL ACTION MEMO
Planning Commission Meeting of May 10, 2022

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m. by Chair Firehock. • PC members present were Mr. Clayborne, Vice-Chair; Mr. Bailey; Mr. Missel; and Mr. Carrazana • PC Member absent were: Mr. Bivins Ms. Firehock, Chair • Staff members present were: Candice Perkins, Rebecca Ragsdale, Andy Herrick and Carolyn Shaffer 	
<p>2. Other Matters Not Listed on the Agenda from the Public</p>	<p><u>Clerk:</u> None</p>
<p>3. Consent Agenda None</p>	<p><u>Clerk:</u> None</p>
<p>4. Items Requesting Deferral</p> <p>4a. ZMA202100011 Heritage on Rio MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 045000000026A2; 045000000026B2; 045000000026B3; 045000000026B4; 045000000026B5 LOCATION: Five parcels of land on the southeast side of Rio Road W., approximately 800 feet northeast of the intersection of Rio Road W. and Four Seasons Drive; 435, 445, 455, and 463 Rio Road W., and an additional parcel located in front of 505 Rio Road W. PROPOSAL: Rezone five parcels to allow a maximum of 250 residential units. PETITION: Request to rezone a total of approximately 8.23 acres from the R6 Zoning District, which allows residential uses at densities up to 6 units/acre, to Planned Residential Development (PRD), which allows residential (maximum of 35 units/acre) with limited commercial uses. A maximum of 250 multi-family dwelling units is proposed, at a gross and net density of 31.29 units/acre. An associated request for a Special Exception (SE202100041) to modify or waive the setback requirements for the proposed buildings, under §18-4.19.5. ZONING: R-6 Residential – 6 units/acre OVERLAY DISTRICT(S): AIA – Airport Impact Area, EC – Entrance Corridor, and Steep Slopes – Managed PROFFERS: No COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/acre); supporting uses such as religious institutions, schools, commercial,</p>	<p><u>Clerk:</u> None</p>

	<p>office, and service uses; and Neighborhood Service Center – commercial, retail, and employment uses with supporting residential (3 – 20 units/acre); in Neighborhood 1 in the Places29 Master Plan area. (Andy Reitelbach)</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Bailey, the Planning Commission recommended deferral of ZMA2021-11 Heritage on Rio to the July 12, 2022, Meeting.</p> <p>Approved by a vote of 4:0 (Commissioner Bivins and Commissioner Firehock absent)</p>	
5.	<p>Committee Reports:</p> <p>Commissioner Missel reported that all of the members of the Village of Rivanna CAC resigned.</p>	
6.	<p>Review of Board of Supervisors Meeting: May 4, 2022</p> <p>Ms. Perkins gave an overview of the 05/04/22 BoS meeting and actions.</p>	
7.	<p>Old Business/New Business:</p> <p>7a. Discussion of a new Liaison for the Historic Preservation Committee.</p> <p>Action: On motion of Commissioner Carrazana, seconded by Commissioner Bailey, the Planning Commission recommended Commissioner Firehock to be assigned to the Historic Preservation Committee as the Planning Commission Liaison.</p> <p>Approved by a vote of 4:0 (Commissioner Bivins and Commissioner Firehock absent)</p> <p>7b. Discussion of a new liaison for the AC44 Phase 1 Work Group Committee.</p> <p>Action: On motion of Commissioner Bailey, seconded by Commissioner Missel, the Planning Commission recommended Commissioner Bivins to be assigned to the AC44 Phase 1 Work Group Committee as the Planning Commission Liaison,</p> <p>Approved by a vote of 4:0 (Commissioner Bivins and Commissioner Firehock absent)</p> <p>7c. Discussion of changes to Rules of Procedure for the Planning Commission to approve at the May 24, 2022, meeting.</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Carrazana, the</p>	

<p>Planning Commission recommended to give notice and schedule a proposed amendment to the Rules of Procedure for consideration at the May 2, 2022 Planning Commission meeting.</p> <p>Approved by a vote of 4:0 (Commissioner Bivins and Commissioner Firehock absent)</p>	
<p>8. Items for follow up:</p>	
<p>Adjourn to May 24, 2022, at 4:00 p.m., for a Work Session, followed by a Public Hearing Hybrid Meeting at 6:00 pm. The meeting adjourned at 6:11 p.m.</p>	