

**PLANNING COMMISSION  
FINAL AGENDA  
MAY 10, 2022  
6:00 P.M.  
LANE AUDITORIUM, COUNTY OFFICE BUILDING  
401 MCINTIRE ROAD**

The opportunities for the public to access and participate in the hybrid meeting are posted on the Albemarle County website on the Planning Commission home page and on the Albemarle County calendar. Participation will include the opportunity to comment on those matters for which comments from the public will be received.

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. Item Requesting Deferral.
  - a. **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, 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)  
**APPLICANT REQUESTING DEFERRAL TO JULY 12, 2022.**
5. Committee Reports.
6. Review of Board of Supervisors Meeting – May 4, 2022
7. Old Business/New Business.
  - a. Discussion of a new liaison for the Historic Preservation Committee.
  - b. Discussion of a new liaison for the AC44 Phase 1 Work Group Committee.
8. Items for follow-up.

**ADJOURNMENT - 8:00 p.m.**

**THE NEXT PLANNING COMMISSION MEETING WILL BE SCHEDULED FOR TUESDAY, MAY 24, 2022.**

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## CONSENT AGENDA

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THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA