



County of Albemarle COMMUNITY DEVELOPMENT DEPARTMENT

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MEMORANDUM

TO: Albemarle County Planning Commission

FROM: Cameron Langille, Principal Planner

RE: October 25, 2022 Planning Commission Work Session - PREAPP202200052 RMD Properties LLC Zoning Map Amendment

On July 18, 2022, a preapplication meeting was held between County staff a private developer who is seeking to potentially pursue a Zoning Map Amendment (ZMA) application for a project in Neighborhood 2 of the Places29 Development Area.

The property is identified as Tax Map Parcel (TMPs) 061W0-02-0A-00200 in County real state records. The parcel is bordered by Route 29 to the west, and an undeveloped parcel to the east that abuts Hillsdale Drive. Relevant property is below:

- TMP 061W0-02-0A-00200: zoned C1 Commercial, 3.23 acres, currently developed and occupied by a grocery store known as C'Ville Oriental, and two additional buildings that are used as an automobile repair business.

The parcel is located directly on the municipal boundary between Albemarle County and the City of Charlottesville. The surrounding area is highly developed with a wide mix of residential, office, commercial, and institutional uses. Directly to the south is the United States Postal Service distribution center and the Seminole Square Shopping Center, both of which are within the City of Charlottesville. To the west across Route 29 is the former Comdial building which contains several businesses including a brewery, corporate offices, light manufacturing, and storage/warehousing space. Various commercial uses including gas stations, restaurants, and other automobile-oriented uses are located to the north. To the east are office and warehouse buildings occupied by PepsiCola Bottling of Central VA, as well as the Virginia Institute of Autism. Further away to the southwest is the Stonefield development which includes multifamily apartments, large retail shopping center structures, a movie theater and grocery store.

Building heights in the vicinity of the subject parcel range from 1 story up to 8 stories. There is an extensive and interconnected street network in all directions, which includes Route 29, Greenbrier Drive, and Hillsdale Drive in addition to unnamed interconnected vehicle travel ways that cross private property boundaries and provide access to the aforementioned uses/businesses.

The applicant is seeking to pursue a ZMA to change the property's zoning classification to the Neighborhood Model District (NMD) to allow redevelopment as a mixed-use project that would feature a single 5-story structure with 275 multifamily dwellings, and 7,400 sq.ft. of commercial space. An internal parking garage would also be provided that would contain 326 parking spaces. Access would be provided into the site from Route 29, and extend eastward across the abutting parcel to connect to Hillsdale Drive. A detailed description of the proposal is provided in Attachment A. Conceptual site layout drawings and façade renderings are provided on pages 7-12 of Attachment A.

The Places29 Master Plan identifies two future land use classifications that apply to the property. This includes the Urban Mixed Use (within Centers) category, and Urban Density Residential (UDR). The Urban Mixed Use measures 2.18 acres, and the portion of UDR measures 1.05 acres. The Master Plan also calls for a Neighborhood Service (NS) Center on the Urban Mixed Use portion of the parcel. The NS center is

also recommended on a portion of an abutting property to the north which has received approval to be developed by-right as a Wawa automobile service station. The future land use classifications are shown on page 3 of Attachment A.

The table below contains details on the types of development that are recommended based the Master Plan recommendations. These standards come from three tables within the Master Plan, which are shown on pages 13-15 in Attachment A:

Land Use classification	Recommended residential density range	Allowable density based on site acreage	Recommended building height
Urban Mixed Use (in centers) = 2.18 acres	3-20 units/acre	6-43 units	3 stories maximum
Urban Density Residential = 1.05 acres	6.01-34 units/acre	6-35	4 stories maximum

The proposed density sought by the applicant is 85 units/acre, which exceeds the Master Plan recommendations. In total, the Master Plan recommends a maximum of 78 units total. Additionally, the building height proposed with this project would exceed the Master Plan recommendations by an additional 1-2 stories.

The purpose of this work session is to gain feedback from the Planning Commission regarding two questions:

- Is the density proposed by the applicant (85 units/acre) acceptable even though it exceeds the Master Plan recommended density?
- Is the building height proposed by the application acceptable even though it exceeds the Master Plan recommendations?

It should be noted that final details of grading, stormwater management, and specific architectural requirements are not being considered at this time, as these items would be analyzed more specifically during review of the ZMA.

Attachments:

Attach 1 – [PREAPP202200052 RMD Properties LLC Zoning Map Amendment Narrative and Attachments](#)