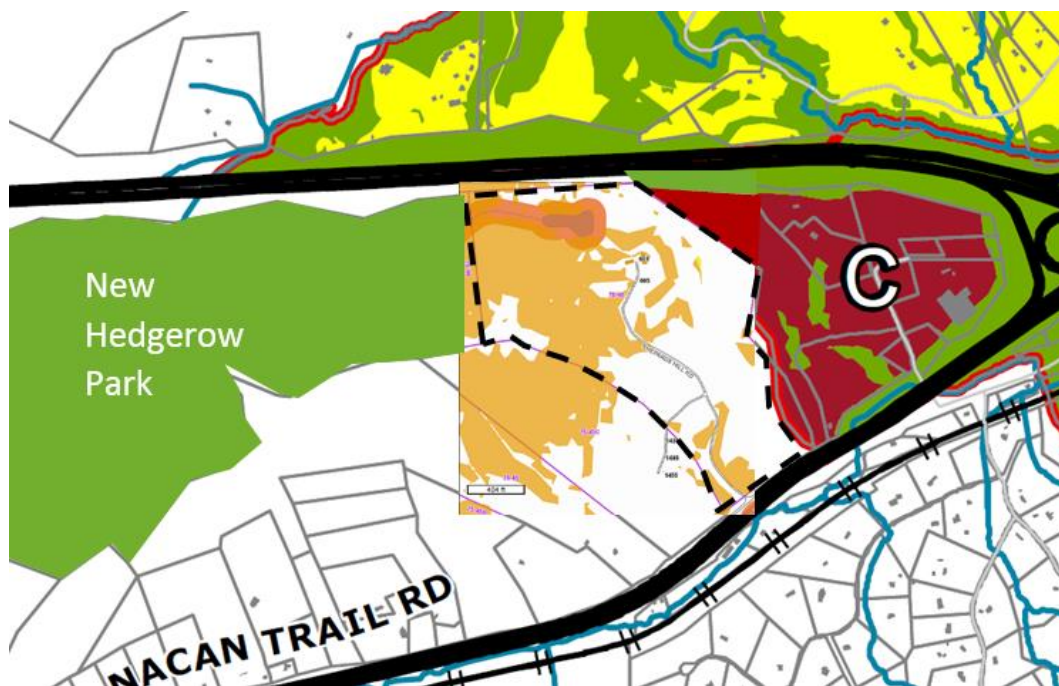


Alternate Land Use Designation

for TMP 07500-00-00-04800 and two small fragments of land on the western side of TMP 07500-00-00-05300, which are currently Designated Rural Area

Should the Board of Supervisors approve it, approximately 83 acres, more or less, located generally west of and near the Interstate 64/Route 29 South interchange, composed of Tax Map and Parcel Number 07500-00-00-04800, a portion of which is currently within the Development Areas, and two small fragments on the western side of Tax Map and Parcel Number 07500-00-00-05300, the remainder of which is currently within the Development Areas, will be designated as Industrial and Parks and Green Systems in the Southern Urban Neighborhoods Master Plan.

The area for the alternate designation is shown in the dashed line in the illustration below:



Attachment A
BOS PH CPA 2013-01
June 10, 2015

Map of the Moore Creek Watershed in Albemarle County, Virginia. The map displays the watershed boundary in red, with various land use zones in green, purple, and yellow. Major roads like I-64 and US-29 are shown, along with the Moore Creek and Nonewater Run. A scale bar and north arrow are in the bottom right corner.

Prepared by Albemarle County
Information Services Division
Map Produced: 5/22/2015
File: ewatersap_areas.mxd

0 250 Feet

Land designated for Parks and Green Systems would be designated on the Parks and Green Systems Plan along with a greenway as shown in the dashed green line below:

Text on current page 21 of June 10, 2015 Draft Master Plan for the Southern and Western Neighborhoods would be amended with the text shown in red below:

6. Property adjacent to the Rt. 29 South and I-64 interchange (Figure 16) is a future Center which is shown for Regional Mixed Use **and Industrial Use**. At present, part of this Center contains a beverage distribution business.



June 10, 2015

Properties in this area have fairly hilly terrain. A creek crosses the front of the property along Route 29 South.

Commercial and residential uses are expected on the property shown for Regional Mixed Use, which may also, or alternatively, be used industrially. The area shown as Industrial should be used for employment uses. Flexibility in the way the Regional Mixed Use and Industrial uses are provided in the overall area is expected due to topographic challenges of the site.

Access roads into the site may result in disturbance of slopes designated for preservation. A new entrance to the area shown for Regional Mixed Use will need to be sufficiently spaced from Interstate 64 to meet Virginia Department of Transportation (VDOT) safety standards. Any future improvements to the interchange may affect the size of the properties and developers should coordinate with the VDOT on future plans for interchange improvements.