LINE AND GRADE

TO: Bill Fritz
Development Process Manager
Community Development Department Planning Division

FROM: Daniel Hyer, PE
Anna Lou Bernstein
Line and Grade

DATE: June 8, 2026

RE: Rivanna Futures
Proposed Zoning Map Amendment

OVERVIEW AND BACKGROUND

Introduction

A zoning map amendment is being requested per Section 30.7.6 of the Albemarle County Zoning Ordinance to change the designation of an area of steep slopes from "preserved" to "managed" within the subject property (TMP 03300-00-00-001D0). The slopes requested for reclassification are better described as managed slopes based on historic imagery from 1937, indicating that this portion of the land supported agricultural activities and, as such, said activities left manufactured the topographic condition. Additionally, the area seeking reclassification of slopes also includes areas where the topographic slope is less than 25%.

Existing Conditions

The subject property (TMP 03300-00-00-001D0) is located off Boulders Road and Seminole Trail in Albemarle County, which is part of the County's Rivanna Futures site, refer to Figure 1, below. The area of this property subject to this rezoning request is adjacent to TMP 03300-00-00-00100 to the east and TMP 02100-00-00-014C0 to the north (both of which are owned by the County).

Per Albemarle County GIS, there are designated preserved and managed slopes on this parcel, with preserved slopes comprising an area of approximately 4.55 acres and managed slopes comprising an area of approximately 2.9 acres. The slopes included in this request comprise an area of 0.46 acres. Figure 1, below, highlights the location of the slopes subject to this ZMA request (the full-size figure can be found in Appendix A).

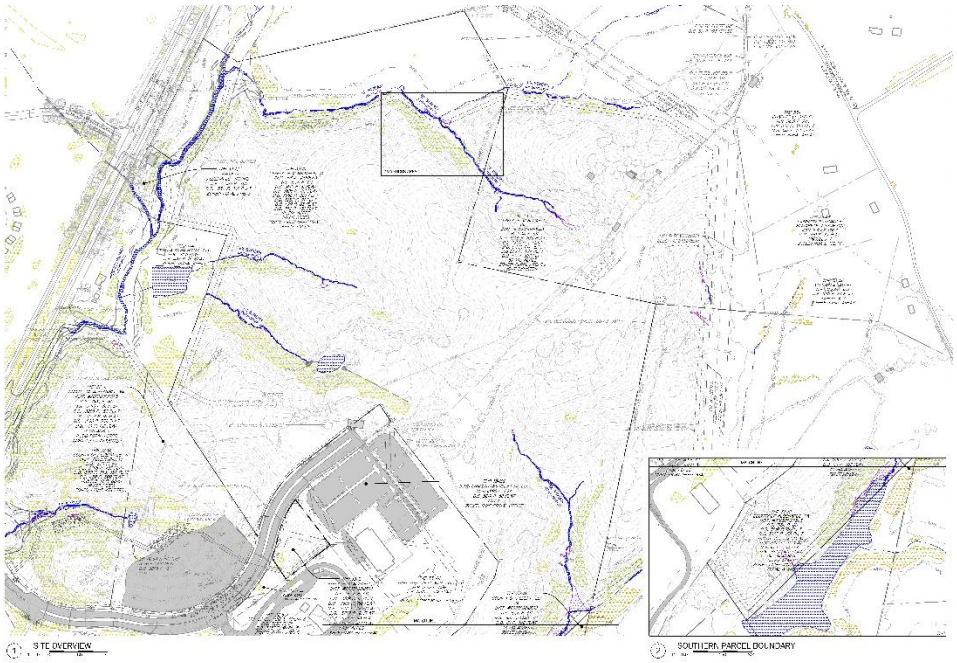


Figure 1 – Site Overview

JUSTIFICATION FOR REZONING

Consistency with Comprehensive Plan

AC44, the County's Comprehensive Plan, includes an objective to "retain and support Rivanna Station and **further develop the remainder of the Rivanna Futures property** in a manner that is consistent with, and supportive of, Rivanna Station" (AC44 Part 3: Implementation, pg. TE – 2). The Rivanna Futures property is further described as "one of the largest development opportunities in the County" (AC44 Part 3: Implementation, pg. TE – 5). Correctly classifying slopes within this parcel is paramount to the development potential of the land.

AC44 also notes that the development of this property should be "consistent with the relevant economic vitality and land use recommendations in AC44 and the EDSP (Economic Development Strategic Plan)" (AC44 Part 3: Implementation, pg. TE – 12). The EDSP has a goal to "lead Virginia's intelligence and national security innovation economy," which identifies the following strategy:

> "Activate Rivanna Futures as a next-generation intelligence and national security innovation campus. A plan to position Rivanna Futures through targeted land use, infrastructure, and business development strategies" (EDSP, pg. 32).

The Future Land Use Map adopted in AC44 designates this area as office/R&D/flex/light industrial, which is described as "vibrant employment centers and mixed-use areas with employment generating uses and basic industries that are supported by secondary commercial/retail and residential uses" (AC44 Part 3: Implementation, pg. DALU – 20). The Future Land Use Map can be found in Appendix B.

Places29, the Master Plan for development areas north of Charlottesville, includes a Future Land Use map that designates the area of slopes as neighborhood density, with a small portion of the slopes on land designated urban density. See Appendix C for the Places29 Future Land Use Map. As previously noted, correctly classifying slopes within this parcel is paramount to the development potential of the land.

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Impacts on Public Facilities and Infrastructure

As this rezoning request does not relate to a site development plan, minimal impacts to public facilities and infrastructure are expected. There are no public facilities or infrastructure in the area that will be impacted, and there will not be any impact to public transportation, schools, airports, parks/playgrounds, or other facilities and services.

Impacts on Environmental Features

As evidenced by Image 1, below, this area historically supported agricultural land disturbing activities. Correctly classifying these slopes maintains consistent interpretation of this landscape in accordance with historic uses and, as such, does not have an adverse impact on environmental features.



Image 1 - Albemarle County 1937 Aerial. Source: https://www.fadedcontours.com/

Conservation of Natural Resources

The steep slopes overlay district protects preserved slopes within the County but also affords relief through the zoning map amendment process when certain slopes are outside the criteria of those considered preserved slopes. Given that these slopes were manufactured as a result of agricultural activities in the 1900s, it stands to reason that they should be considered managed slopes. As further justification for reclassifying these slopes, a critical analysis of each section of the zoning ordinance regarding the classification of slopes and how they relate to the slopes in this request is included below:

Characteristics of Managed Slopes:

1. *The contiguous area of steep slopes is limited or fragmented.*
   The areas of steep slopes are not contiguous and are fragmented by slopes that are less than 25%. See Figure 2, below, for the shape containing managed slopes (the full-size figure can be found in Appendix A).

2. *The slopes are not associated with or abutting a water feature, including, but not limited to, a river, stream, reservoir, or pond.*
   The slopes are in the vicinity of an intermittent stream and also adjacent to what was previously land used for agricultural purposes.

3. *The slopes are not natural but, instead, are manufactured.*
   Historic imagery from 1937 indicates that this land supported agricultural activities and said activities left a manufactured condition.

4. *The slopes were significantly disturbed prior to June 1, 2012.*
   Based on historic imagery, these slopes have been disturbed prior to June 1, 2012.

5. *The slopes are located within previously approved single family residential lots.*

The slopes are not located within previously approved single family residential lots.

6. *The slopes are shown to be disturbed, or allowed to be disturbed, by a prior county action.*
   The slopes are not shown to be disturbed, or allowed to be disturbed, by a prior county action.

Characteristics of Preserved Slopes:

1. *The slopes are a contiguous area of 10,000 square feet or more or a close grouping of slopes, any or all of which may be less than 10,000 square feet but whose aggregate area is 10,000 square feet or more.*
   There are preserved slopes in the vicinity of this ZMA, however, based on Figure 2, there are definable managed slopes adjacent to preserved slopes. This Figure shows our interpretation of the classification based on previous land disturbing activities associated with agriculture (the full-size figure can be found in Appendix A).



Figure 2 – Managed Slopes

2. *The slopes are part of a system of slopes associated with or abutting a water feature including, but not limited to, a river, stream, reservoir or pond.*
   Similar to our response for number 1 above, the presence of a water feature suggests that some of the slopes in the vicinity are preserved and others are manufactured.

3. *The slopes are part of a hillside system.*
   The slopes are not part of a hillside system.

4. *The slopes are identified as a resource designated for preservation in the comprehensive plan.*
   These slopes are not identified as a resource designated for preservation in the comprehensive plan.

5. *The slopes are identified as a resource in the comprehensive plan.*
   These slopes are not identified as a resource in the Comprehensive Plan.

6. *The slopes are of significant value to the entrance corridor overlay district.*
   These slopes are not of significant value to the entrance corridor overlay district.

7. *The slopes have been preserved by a prior county action, including, but not limited to, the placement of an easement on the slopes or the acceptance of a proffer or the imposition of a condition, restricting land disturbing activity on the slopes.*
   The slopes have not been preserved by a prior county action.

List of Attachments:

Appendix A: Figures 1 and 2
Appendix B: AC44 Future Land Use Map
Appendix C: Places29 Future Land Use Map

SITE OVERVIEW
RIVANNA FUTURES
ALBEMARLE COUNTY, VIRGINIA

06.08.2026

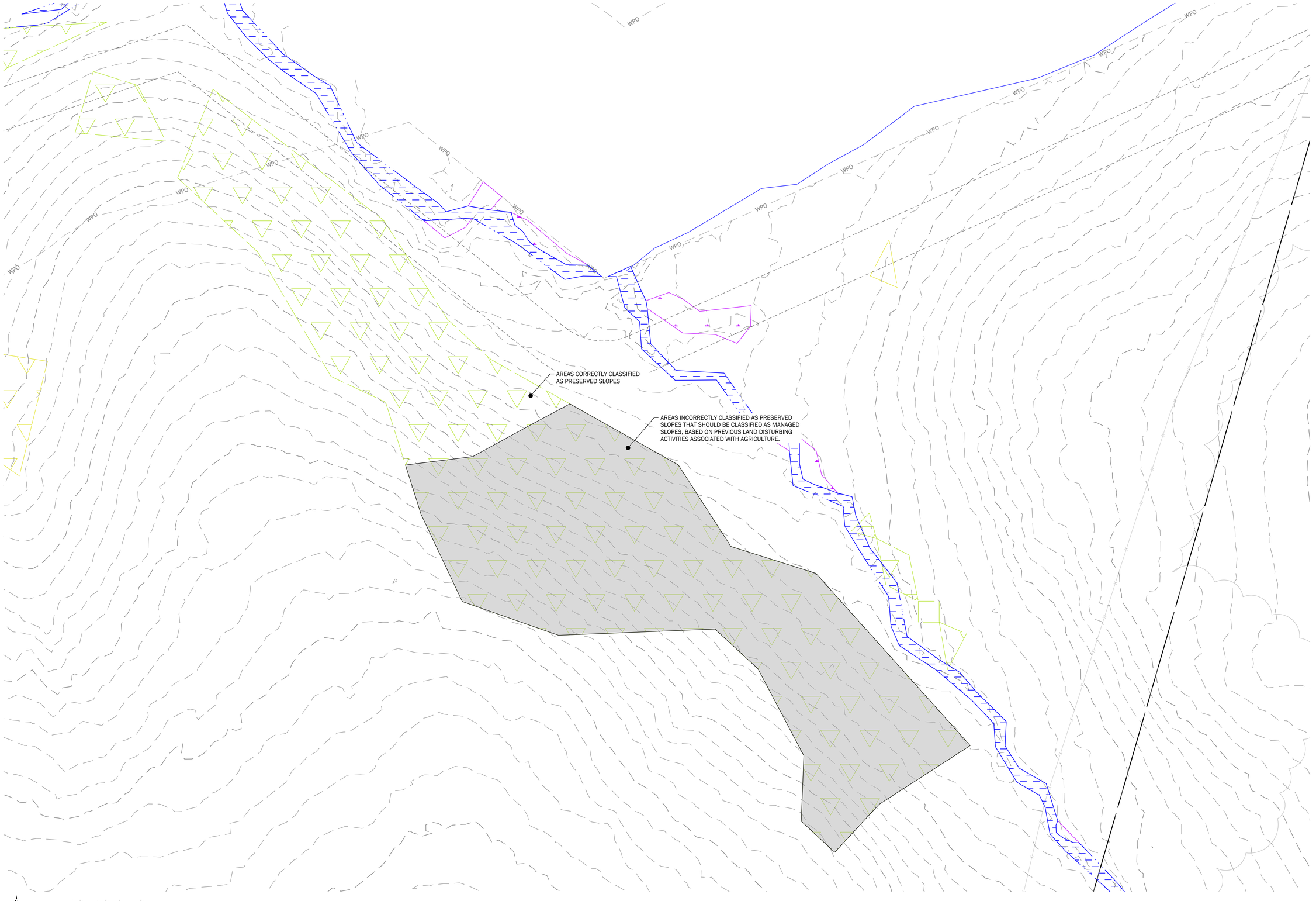
1

ZMA FOCUS AREA

MATCHLINE

1 SITE OVERVIEW
1" = 150': 0 150 300

2 SOUTHERN PARCEL BOUNDARY
1" = 150': 0 150 300



1 MANAGED SLOPES
1" = 20': 0 20 40

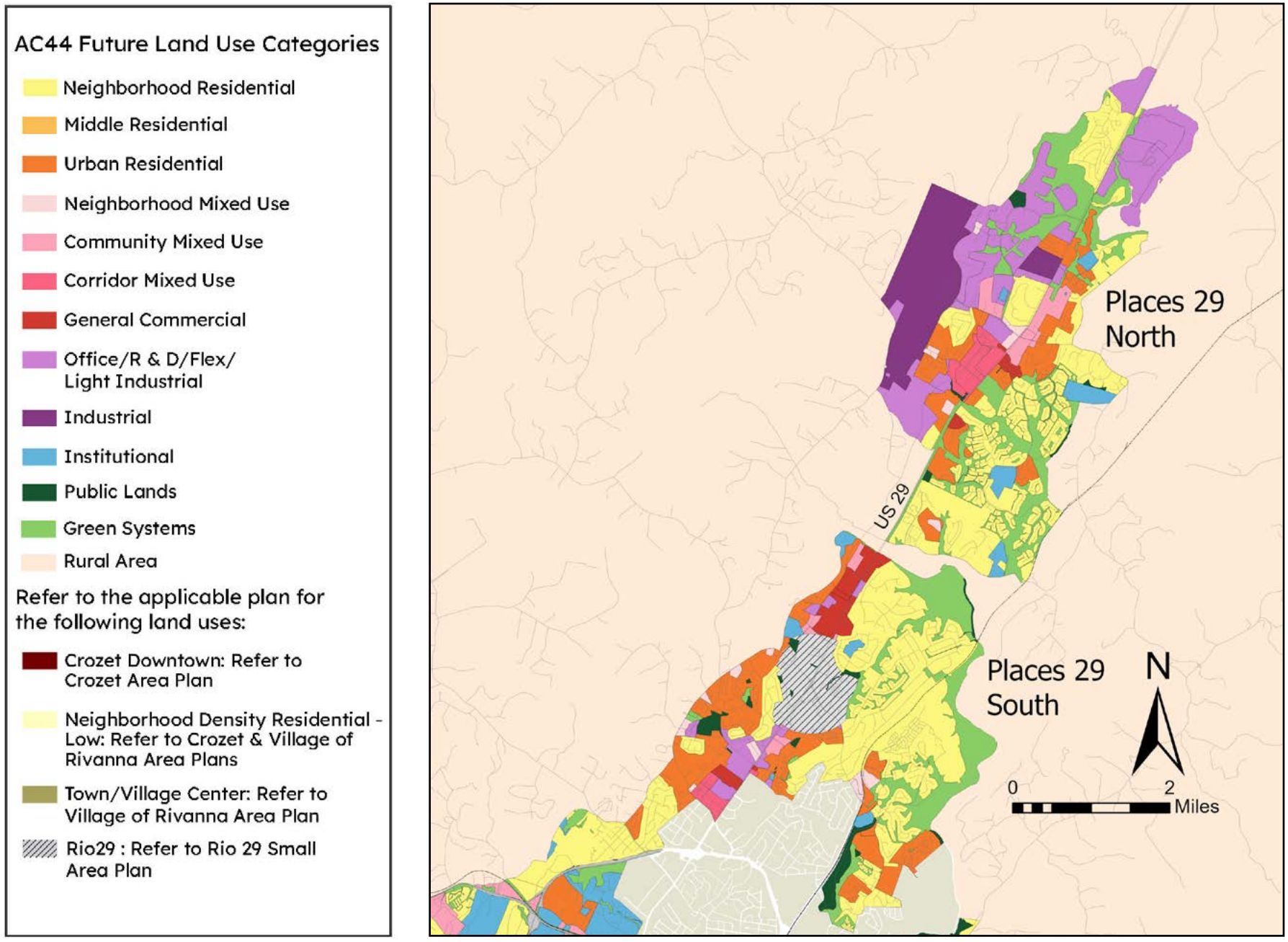
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LINE AND GRADE

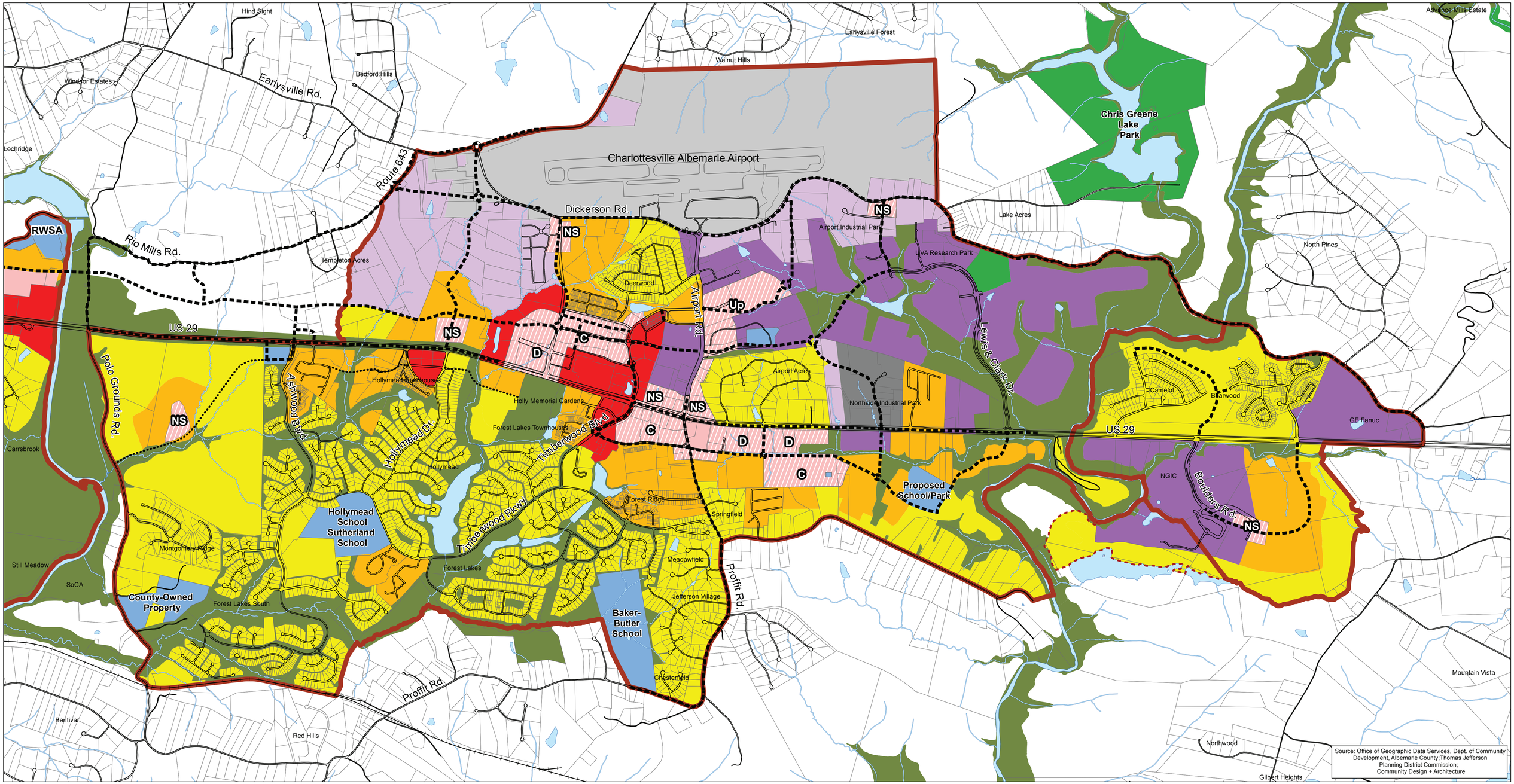
MANAGED SLOPES
RIVANNA FUTURES
ALBEMARLE COUNTY, VIRGINIA

06.08.2026

2

FUTURE LAND USE - PLACES 29





Source: Office of Geographic Data Services, Dept. of Community Development, Albemarle County;Thomas Jefferson Planning District Commission; Community Design + Architecture

TRANSPORTATION STUDY
Thomas Jefferson Planning District Commission
Virginia Department of Transportation

Consulting Team:
Meyer Mohaddes Associates, Inc.
Community Design + Architecture, Inc.
Urban Advantage

MASTER PLAN
Albemarle County

Consulting Team:
Community Design + Architecture, Inc.
Meyer Mohaddes Associates, Inc.
ZHA, Inc.
Kathleen M. Galvin, Architect
Timmons Group
Urban Advantage

Legend

- Proposed Roadway Network (1)
- Possible Additions to Roadway Network (beyond 2025)
- Potential Connections (Pedestrian, Bicycle, or Vehicular)
- NS Neighborhood Service Center
- C Community Center
- D Destination Center
- Up Uptown
- Parcels Y2008

NOTE: Users of the Places29 Future Land Use Map must also consult the Places29 Parks & Green Systems Map to see if additional open space should be preserved and/or trails preserved

(1) FOR BREAKDOWN OF PROPOSED ROADS INTO DIFFERENT CATEGORIES SEE TRANSPORTATION NETWORK DIAGRAM

- Development Area Boundary
- Proposed Development Area Boundary
- Airport District
- Office / R & D / Flex / Light Industrial
- Urban Mixed Use (in Centers)
- Light Industrial
- Urban Mixed Use (in areas around Centers)
- Heavy Industrial
- Commercial Mixed Use
- Institutional
- Urban Density
- Public Open Space
- Neighborhood Density
- Privately owned Open Space ; Environmental Features

PLACES 29 — **Creating and Connecting Communities in Northern Albemarle**

FUTURE LAND USE
NORTH

Date: 1/21/2011

0 500 1,000 2,000 3,000 Feet

0 0.125 0.25 0.375 0.5 0.625 0.75 Miles