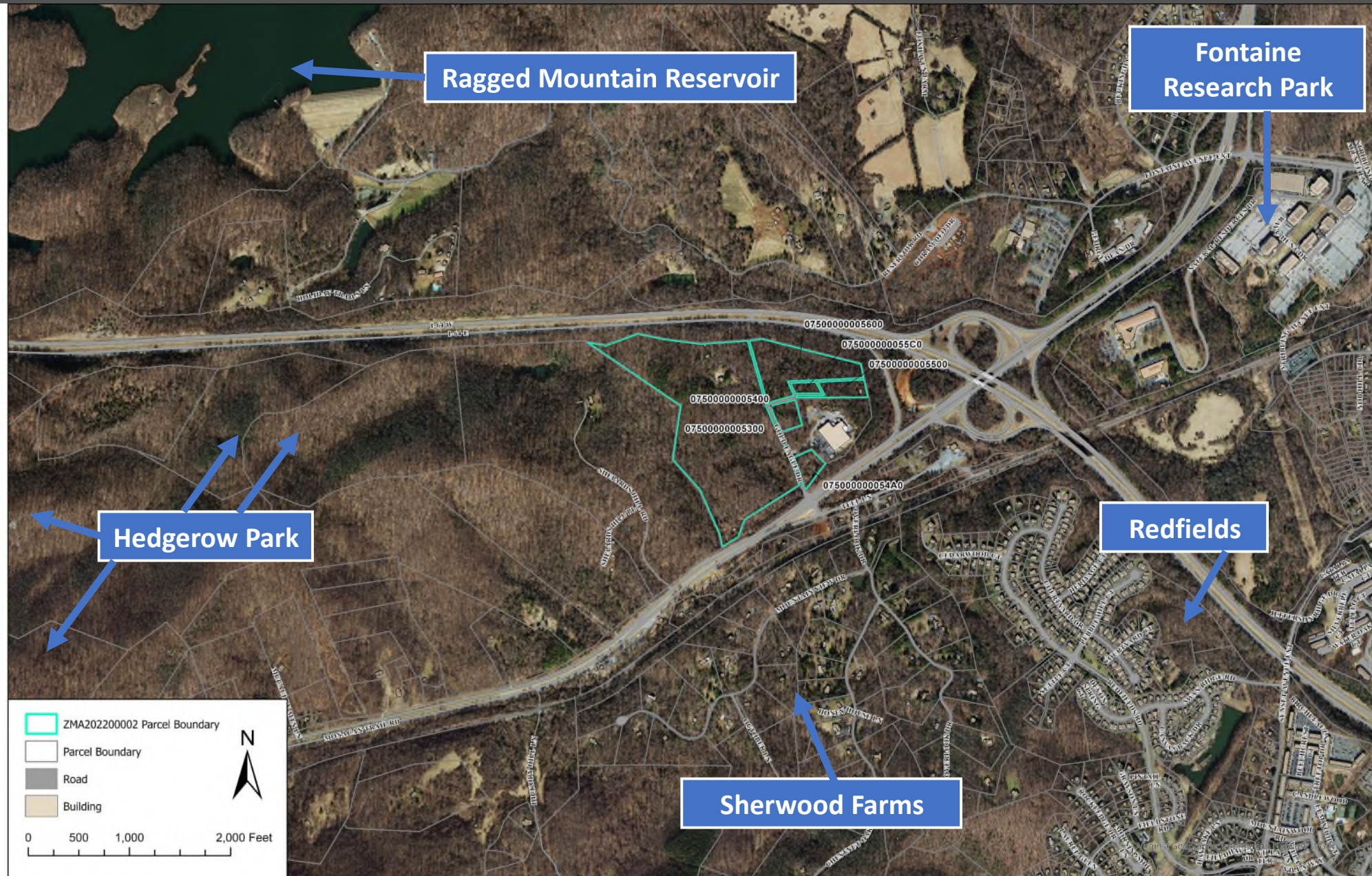


Albemarle County
Board of Supervisors
Public Hearing
March 18, 2026

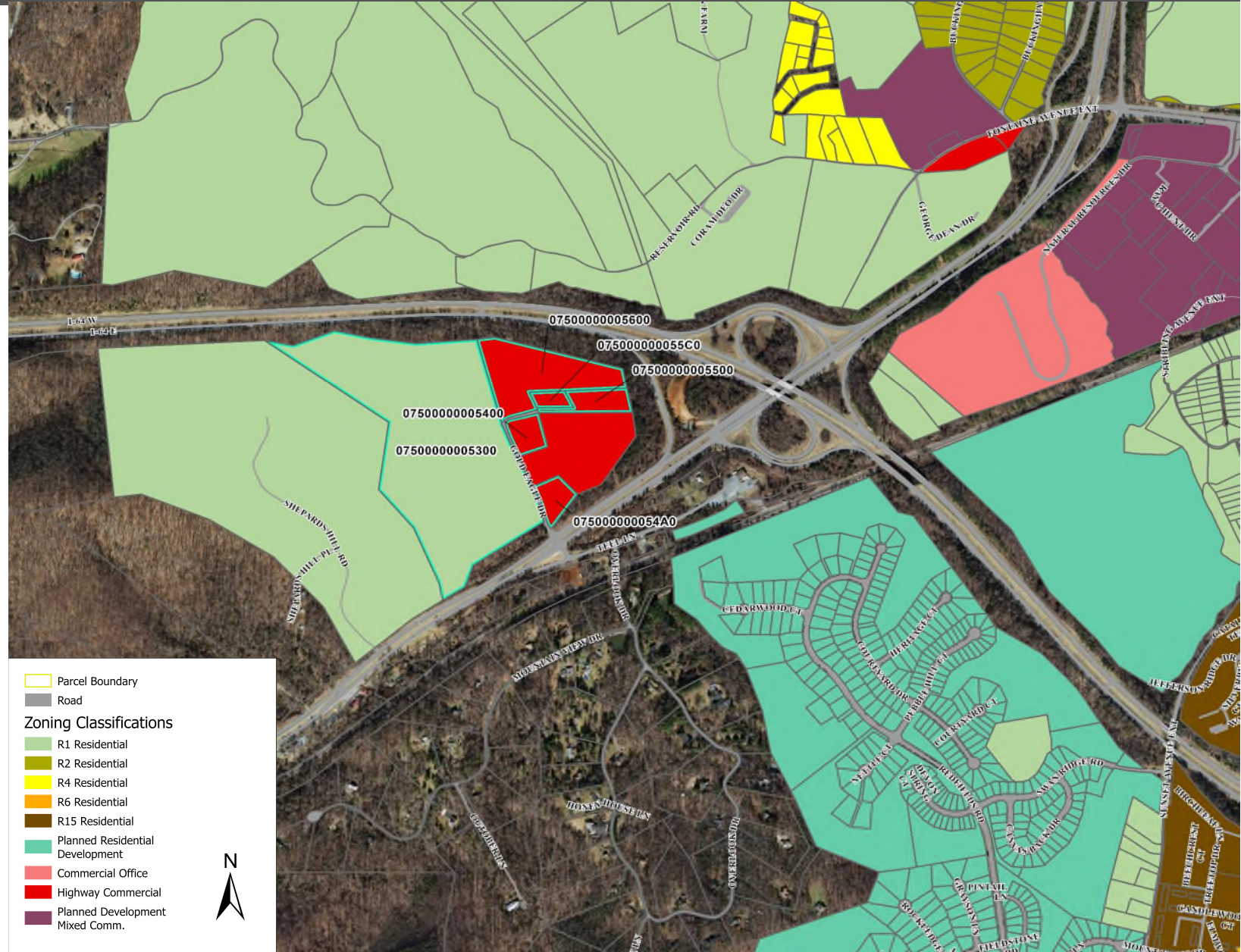


- **Rezone six parcels from R1 Residential and HC Highway Commercial to the NMD Neighborhood Model District**
 - 62.4 total acres to be rezoned
 - Subject to the ZMA Application Plan and Code of Development for a mixed-use development
- **Designate approximately 3.6 acres of the Preserved Steep Slopes Overlay District to be disturbed**
 - Associated primarily with new road and utility infrastructure installation
 - Shown on the Application Plan

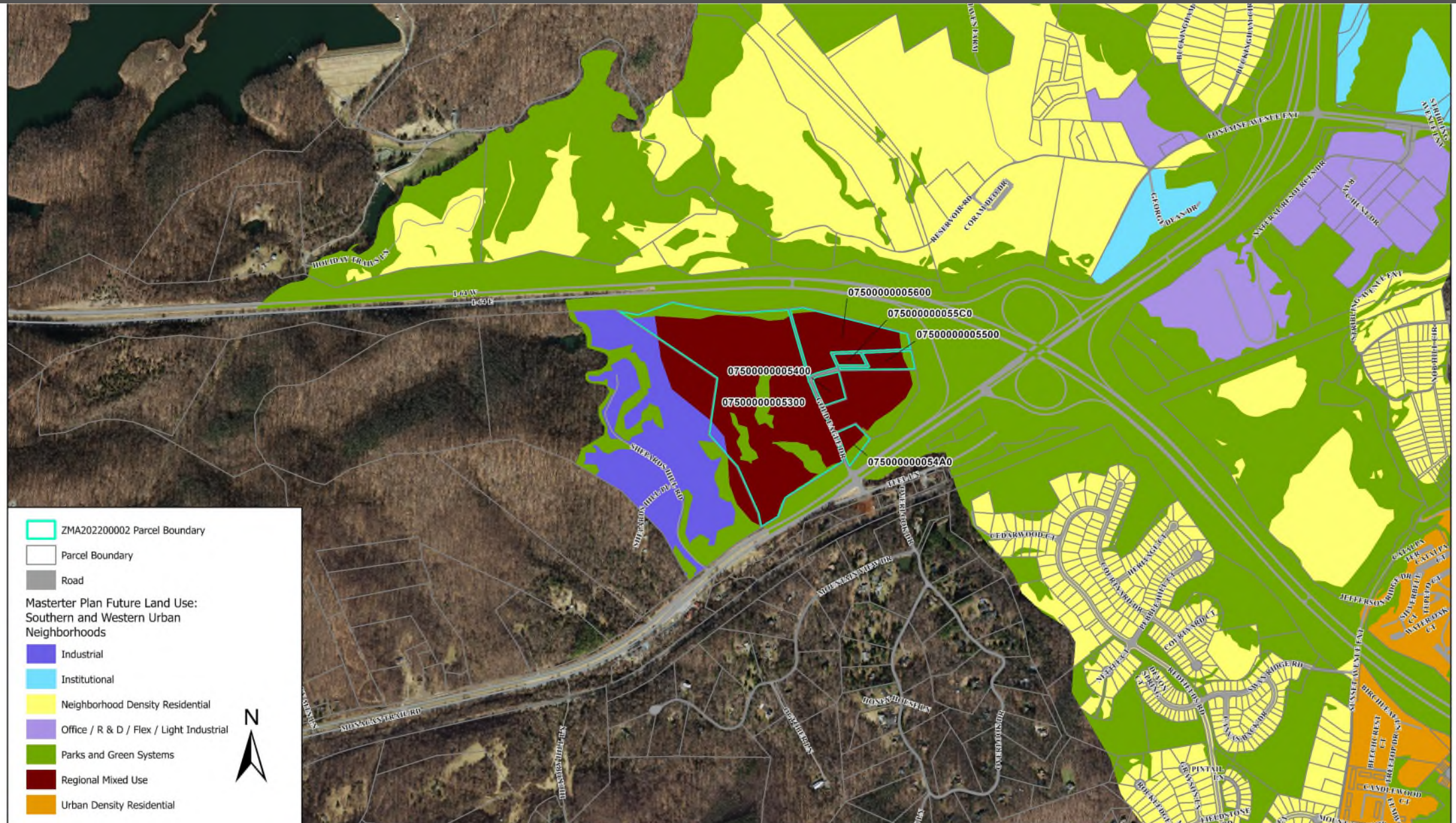


TMPs 75-53, 75-54, 75-54A, 75-55, 75-55C, and 75-56

- Current zoning:
 - R1 Residential (light green)
 - HC Highway Commercial (red)
- Overlay zoning districts:
 - Entrance Corridor
 - Managed & Preserved Steep Slopes
 - Airport Impact Area
 - Flood Hazard



Slide 5



Sieg Application Plan

Slide 6

Housing:

275 - 600 units (maximum)

Density:

9.6 du/acre (maximum gross)

Affordable Housing:

10% units at 80% AMI

10% units at 60% AMI

120 total units (max.)

Retail/Commercial:

100,000 sq.ft. (minimum)

440,000 sq.ft. (maximum)

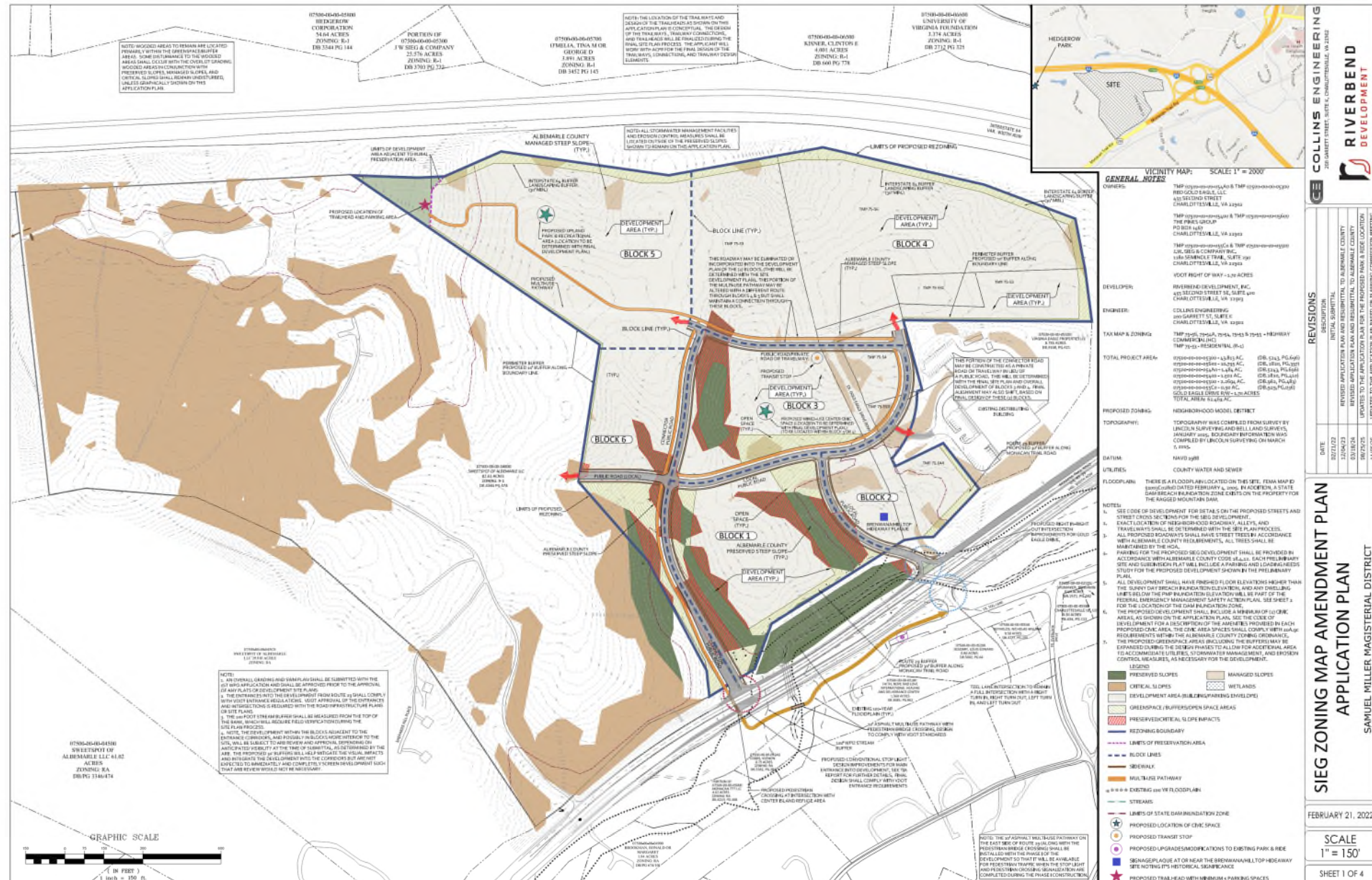
Utilities:

ACSA public water & sewer

Building Heights:

4 stories/60'

Up to 5/70' w/ exception



Sieg Property – Transportation

Slide 7

Access:

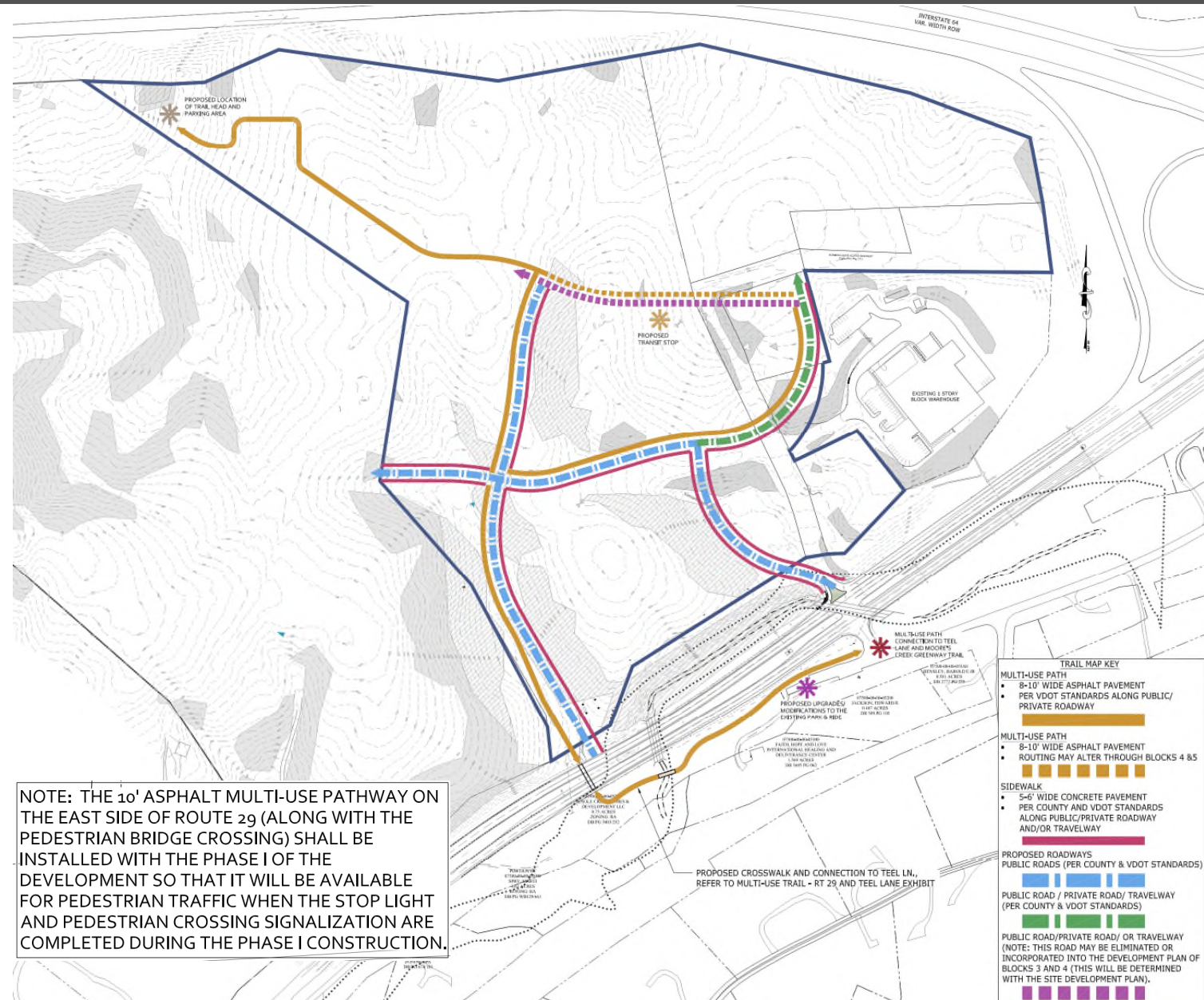
- Two entrances, one signalized full-access, one right-in right-out only
- Public road connection western property

Multi-Modal:

- 10' wide asphalt path within project and off-site along Route 29
- Transit stop

Park & Ride:

- Upgrades to Teel Lane park & ride lot



Open Space:

- 12.55 acres minimum
- 20.1 % of total site acreage
- 1.3 acres of “civic space” amenity areas

Buffers:

- Provided around project perimeter
- 30' wide adjacent to I-64 and U.S. Route 29
- 10' wide on east/west sides

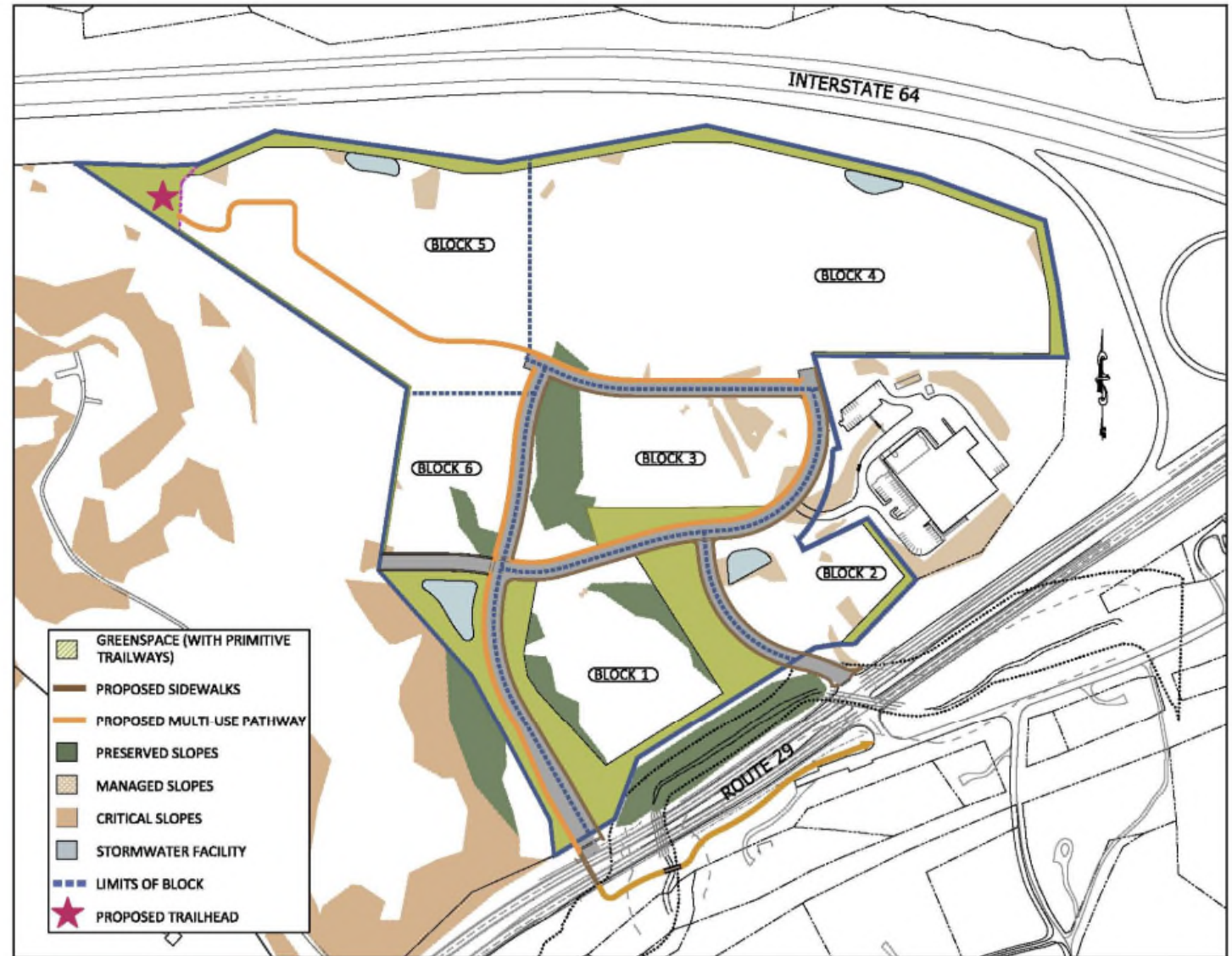
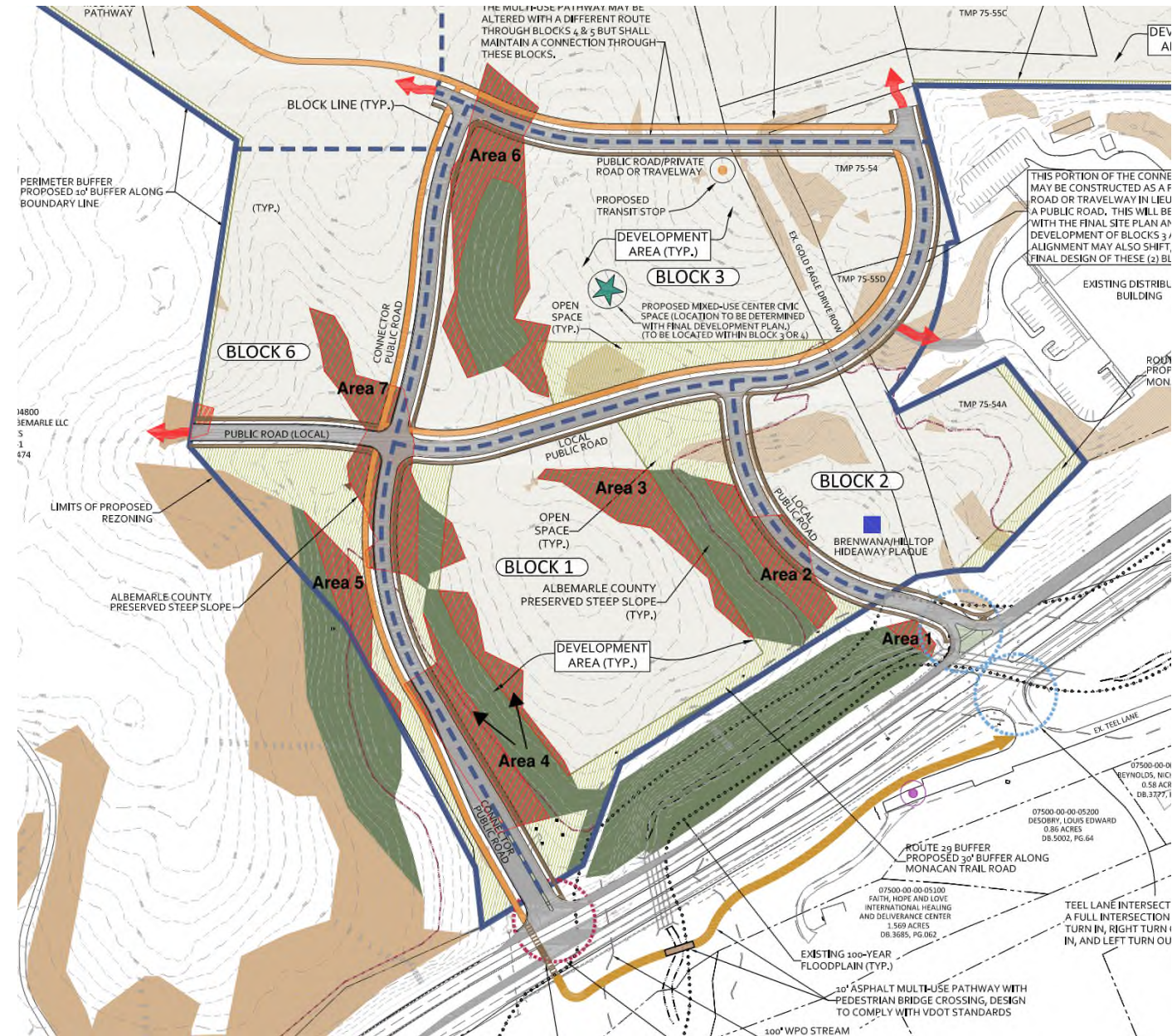


Figure 6: GREEN SPACE AND TRAILWAYS

- About 3.6 acres of Preserved Steep Slopes Overlay District proposed for disturbance
- Disturbances are proposed primarily for road installation and utility infrastructure
- Staff recommends approval based on the analysis in the staff report



Positive Aspects

1. The request is mostly consistent with the land use and density recommendations of the Southern & Western Neighborhoods Master Plan.
2. The request provides new transportation improvements consistent with the transportation recommendations of the Southern & Western Neighborhoods Master Plan, including transit stops, upgrades to an existing park & ride lot and a 10' wide multi-use path within the public right-of-way of U.S. Route 29.
3. The request provides 20% affordable housing consistent with the County's affordable housing policy.

Concerns

1. Student enrollment at Red Hill Elementary and Monticello High School are overcapacity and the development would add a projected 54 elementary and 48 high school students that would contribute to the current overcapacity enrollment.

Planning Commission voted 5:2 to recommend approval.

Questions?

Motions for the Rezoning Request: ZMA202200002 Sieg Property

Slide 12

A. Should a Board of Supervisor choose to approve this zoning map amendment:

I move to adopt the Ordinance (Attachment D) attached to the staff report to approve ZMA202200002 Sieg Property Rezoning.

B. Should a Board of Supervisor choose to deny this zoning map amendment:

I move to deny the zoning map amendment for ZMA202200002 Sieg Property Rezoning based on the following reasons. *State reasons for denial.*