

**ZMA202100005 1805 Avon Street PRD**

**Note: This is a project update; the required community meeting for this project was held on May 20, 2021, with the 5<sup>th</sup> and Avon CAC.**

PROJECT NAME	ZMA202100005 1805 Avon St. PRD
TAX MAP/PARCEL NUMBERS	09000-00-00-035D0; 09000-00-00-035H0
LOCATION (Address or Description)	1799 and 1805 Avon Street Ext., Charlottesville, VA 22902
SCHOOL DISTRICT	Monticello High School, Walton Middle School, Mountain View Elementary School
MAGISTERIAL DISTRICT	Scottsville
ZONING	R-1 Residential – 1 unit/acre
FUTURE LAND USE	Urban Density Residential – residential (6.01 – 34 units/acre); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses; in Neighborhood 4 in the Southern and Western Urban Neighborhoods Master Plan area.
PROPOSAL DESCRIPTION	This application is a request to rezone two parcels of land, which total approximately 3.627 acres, from the R1 Zoning District, which allows residential uses at densities up to 1 unit/acre, to Planned Residential Development (PRD), which allows residential (maximum of 35 units/acre) with limited commercial uses. A maximum of 85 units is proposed, with a mixture of two-family, duplex, triplex, and multi-family structures, at a gross and net density of approximately 24 units/acre.
APPLICATION PLAN AND PROJECT NARRATIVE	<a href="#">View the Plan</a> <a href="#">View the Project Narrative</a> <a href="#">View all submittal documents</a>
LINK TO APPLICABLE REGULATIONS	<a href="#">Read the PRD zoning district requirements</a>