

North Pointe Development

ZMA-2000-009

Status of Development: The Albemarle County Board of Supervisors approved the rezoning request for this development on August 2, 2006 by a 4 to 2 vote.

Development Location: East of Rt. 29 – North of Profit Road – Bounded by the north fork of the Rivanna River to the north and Pritchett Road to the East.

Size and Scope: Approx. 269 acres with over 664,000 square feet of commercial space, 177,000 square feet of public/semi-public and public space, 893 residential units (3.31 dwelling units/acre), and a 250 room hotel. (overall significantly larger than the current Hollymead Town Center development.)

Roads: Three entrances from Route 29 with traffic lights. First Rt. 29 entrance just north of 84 Lumber with main entrance at Lewis and Clark (entrance to UVA Research Park). Addition of traffic circle at Profit Road and Worth Crossing for alternate entrance to North Pointe from Profit Road. (at Southern States).

Erosion Control: Construction of large lake and holding ponds to control erosion flow to the north fork of the Rivanna River. (No impact is expected to the lakes at Forest Lakes.) Areas close to the north fork of the Rivanna River will be maintained as nature reserves.

Proffers: (developer's commitments to offset potential costs or impacts to county, and provide enhancements to the community.)

- Addition of a third lane to Route 29 north of Profit Road to Lewis and Clark.
- Donated space for a North Library building & construction of parking area.
- Affordable housing commitment & \$350,000 in cash to affordable housing.
- Addition of a third lane (if not already constructed) to Rt. 29 South from Lewis and Clark Rd. to Profit Road.
- Construction of a sewage treatment facility to replace the Camelot facility.
- Construction of two (2) additional traffic lanes on Profit Road from traffic circle to Route 29.
- Donated space for potential new elementary school
- Donation to on going study for Route 29 corridor

Persons wishing additional information should contact the Albemarle County Community Development Department. Persons wishing to comment on the development should watch the local legal postings in the Daily Progress, Classified Section for notice of time and date for the next Board of Supervisors' meeting on this proposed rezoning issue. The County Supervisor's meetings are generally held at the Albemarle County Building on McIntire Road in Charlottesville. The county supervisor for the Forest Lakes and Hollymead area is Ken Boyd.

Links: http://albemarle.org/upload/images/webapps/zoning/show.asp?_sign=97
<http://www.albemarle.org/departments.asp?department=bos&relpage=2294>