

Village of Rivanna

As Amended May 15, 2002, CPA-01-03

Location

The Village of Rivanna is located east of the City of Charlottesville and south of Route 250 East. The southwestern boundary is formed by the Rivanna River. The western boundary is formed by an unnamed stream just east of Camp Branch. The northern boundary is formed by Route 250. The eastern boundary is formed by the eastern ridgeline of the drainage area for Carroll Creek and Route 808.

Existing Land Use

Residential- Rivanna Village contains an estimated 506 dwelling units and approximately 1355 people. Ninety-nine percent (502) of the homes are single family units. There are three single family attached units and one mobile home within the Village (August 2000). Almost all of the residential development is located in the Glenmore development.

Commercial/Office- Two businesses are located in the Village. While no other commercial uses exist in the Village, there are currently three country stores located along Route 250 between Route 22 and the County line. In addition, the Village is located approximately four miles from a major shopping center and other commercial areas on Pantops Mountain (Urban Neighborhood 3).

Other Land Uses- A golf course is located in the Glenmore Development. Stone Robinson Elementary School is located just west of the Village off Route 729. Clifton, which now serves as an inn, is listed on the Virginia Register of Historic Properties and is also, located on Route 729 near the Village.

Environmental Characteristics

The area is largely wooded with open spaces along Route 250 East and adjacent to the Rivanna River. As the Village develops, it should continue to be orientated toward the river, rather than Route 250. There is extensive floodplain along the Rivanna River, Carroll Creek and other streams. Along the Rivanna River exist the ruins of the canal connecting Charlottesville to the Kanawha Canal, which runs along the James River.

Water and Sewer

Water and sewer service is adequate to the area. Water service was extended to Rivanna Village from the Urban area as part of the Glenmore development. The waterline along

Route 250 was sized adequately to serve the entire Village. Glenmore was developed with a wastewater treatment plant on Carroll Creek that has a capacity of 385,000 gallons per day and is sized appropriately to serve the Village.

Public Facilities

A fire station is located in the Village. An elementary school is located west of the Village. Public Facility service is adequate to the area.

Recommendations

Environmental and Historic Protection

- Preserve as open space the extensive floodplain and critical slopes along the Rivanna River, Carroll Creek and other streams. Provide a greenway along the Rivanna River. Protect the unique scenic and historic characteristics of the river with the development of the Village.
- Areas north of Interstate 64 have historic/scenic significance to the County and region (including possible designation as a Rural Historic District and have large acreage in an Agricultural/Forestral District). To preserve and protect these resources, do not expand the Village boundaries north of U. S. Route 250 East, west of Route 22, nor south of the Rivanna River.

Transportation

- Provide interconnections between existing development and areas to be developed in the Village of Rivanna.
- Provide several points of access from Route 250 East into the Village that help to create an internal road network for the Village so that properties that front Route 250 may have access to Route 250 through the internal road network.
- ***Evaluate the need for transit service to the Village. Also consider the opportunity and need to provide a park and ride lot to serve village residents and commuters on the Rt. 250/I-64 corridor.***
- Provide for pedestrian and bicycle access throughout the Village.
- Upgrade Route 250 East to improve traffic safety and circulation in the area. Many of the necessary improvements are described in the Route 250 East Corridor Study. Improvements should:
 - Provide the minimum level of improvement necessary to support anticipated development along Route 250 East from the eastern city limits to the County line.
 - Be designed to minimize the visual impact adjacent to historic properties and sites including Monticello and the Southwest Mountain Historic District.
 - Provide a traffic signal at the intersection of Route 250 East and Glenmore Way when warrants are met.
 - Be provided by both the public sector and private sector to ensure that existing

traffic needs are met as well as future traffic needs generated by proposed developments are met.

- Be streetscaped in strategic locations to improve the character of the corridor, especially at or near the I-64 interchange and along the commercial strip of development between I-64 and the railroad crossing.
- Have landscaped medians where median strips are necessary.
- Minimize lighting at intersections and be installed to meet the County lighting ordinance for down-shielded lights.
- Provide bicycle facilities and, where appropriate, walkways in conjunction with these upgrades.
- Provide mass transit, where feasible, to the Village of Rivanna.

Land Use

The Village of Rivanna should meet the functional description of Villages as described on pages 12 – 14 of the Albemarle County Comprehensive Plan. To meet this intent, residential and mixed-use areas with commercial activity are expected.

Areas shown as Neighborhood Density

- Should continue to be developed at a density of 3 – 6 dwellings per acre.

Areas shown as Community Service

- Are intended to be developed as a compact, higher density residential area with a mixture of retail businesses, services, public facilities, and civic spaces.
- May have residential density of up to 6 dwellings per gross acre in addition to the non-residential uses. This density can be increased if the non-residential square footage decreases.
- Should contain:
 - A grid street system of interconnected roadways which are neo-traditional as characterized by narrow widths, on-street parking, curb, gutter, sidewalks, and street trees.
 - Street connections to both Glenmore Way and Route 250 East.
 - A "main street" with retail and office buildings.
 - A variety of housing types
 - Housing that provides opportunities for all age groups, including senior housing and housing for all socioeconomic levels to live in the Village of Rivanna.
 - Non-residential uses, mostly in small commercial, office, retail and restaurant/inn uses. Total commercial, office, retail, and service square footage should not exceed 240,000 square feet for the Village. Automobile repair and self-storage areas are not considered to be appropriate uses to this Community Service area.
 - Commercial uses interior to the Village rather than "highway oriented" uses along Route 250.

- Mass, scale, and architectural detailing of buildings that provide for a “human scale” development that supports pedestrians.
 - A well-integrated pedestrian system, including sidewalks and paths.
 - A fire station located either on Route 250 or interior to the Village.
 - Other civic buildings including schools, churches, community centers and public offices located within the Village.
 - A variety of park and recreational amenities including open space appropriate to the residential needs of the Village.
- In addition to density of 6 dwellings per acre and 240,000 square feet, of nonresidential space, the area may have nursing homes and assisted living facilities.
 - Are to be designed and developed in general accord with the design for the Rivanna Village at Glenmore prepared by the Cox Company on March 6, 2001 2/26/02 and pages 4 – 7 and 17 – 19 of the Application for Comprehensive Plan and Land Use Map Amendment dated March 6, 2001 with the following exceptions. No commercial uses are to take place on the property adjacent to the most eastern entrance from Route 250 East. The large vacant area shown with trees at the corner of Route 250 East and Glenmore Way should may be available for development with internal access but no direct access from Route 250 East or Glenmore Way. No retail use of this area is allowed.
 - Should be developed in a manner that is sensitive to its location within Monticello’s viewshed in accordance with the Monticello Viewshed Guidelines for Developers.
 - Should be developed in a way that minimizes adverse impacts on residential properties adjoining the Community Service area by preserving mature vegetation, having residences abut adjoining residential properties, use of buffering, screening and berming and use of wide buffer strips.
 - Should have parking that is
 - Not in excess of that necessary to support individual uses in the Community Service area is discouraged.
 - Shared with other uses whenever possible.
 - Located in ways to minimize visual impacts and heat generated by large areas of pavement
 - Buffered and screened from neighboring residential properties in areas shown as Neighborhood Density using a combination of techniques such as including landscaping, screening, fencing, or berming.

MAP H: VILLAGE OF RIVANNA

