



Village of Rivanna

Fact Sheet

What is a Development Area in the Albemarle County Comprehensive Plan?

Development Areas are places where growth is directed, while conserving the balance of the County as rural area. The Development Areas have a distinct sense of place and community identity. They are areas with recognizable boundaries and internal connections to the places within. Boundaries for a Development Area distinguish a self-contained geographic place and prevent development sprawl.

What is the Benefit of a Village Development Area?

Villages provide for a specialized opportunity to accommodate growth. A village is on a smaller scale—an independent community with a different character than the urban neighborhoods that surround Charlottesville.

What are the Boundaries of the Village of Rivanna Area?

The Village of Rivanna is located east of the City of Charlottesville and south of Route 250 East. The Rivanna River forms the southwestern boundary, Route 250 forms the northern boundary, an unnamed stream east of Camp Branch forms the western boundary, and the eastern ridgeline of the drainage area for Carroll Creek/Route 808 forms the eastern boundary. Boundaries are based on resource protection priorities, primarily water supply watershed areas, and the opportunity for the geographic area to be adequately supported by public services and facilities.

Fast Facts*

- ◆ **Land Area: 2.7 sq.mi.**
- ◆ **Population: 1,855**
- ◆ **Single-Family Homes: 734**
- ◆ **Attached Housing: 2**
- ◆ **Golf Courses: 1**
- ◆ **Fire Stations: 1**
- ◆ **Elementary Schools (nearby): 1**
- ◆ **Historic Inns (nearby): 1**

What are the Village's Environmental Characteristics?

The area is largely wooded with open spaces along Route 250 East and adjacent to the Rivanna River. There is extensive floodplain along the Rivanna River, Carroll Creek and other streams. Along the Rivanna River exists the ruins of a canal connecting Charlottesville to the Kanawha Canal, which runs along the James River.

Is Water and Sewer Service Adequate for the Future?

Water service was extended to Village of Rivanna as part of the Glenmore development. The waterline along Route 250 was sized to adequately serve the entire Village area. The wastewater treatment plant on Carroll Creek has a capacity of 385,000 gallons per day and is sized appropriately to serve the Village.

* Land area estimate is based on February 2006 data; population and housing estimates are based on May 2007 data. All data estimates prepared by the Albemarle County Department of Community Development, Office of Geographic Data Services. Attached housing includes town homes/duplexes/single-family attached. Stone-Robinson Elementary and the Clifton Inn are both west of the Village on Rt. 729.