

# THE MEADOWS

## NEIGHBORHOOD FACT SHEET



**1,668**  
RESIDENTS  
City: 45,133

**2,827**  
PEOPLE/SQUARE MILE  
City: 4,403

**27%**  
UNDER 18  
City: 16%

**\$407,000**  
MEDIAN HOME VALUE  
City: \$516,000 (includes condo units)

**83%**  
RENTER OCCUPIED  
City: 61%

**0.59**  
SQUARE MILES  
City: 10.3 sq mi

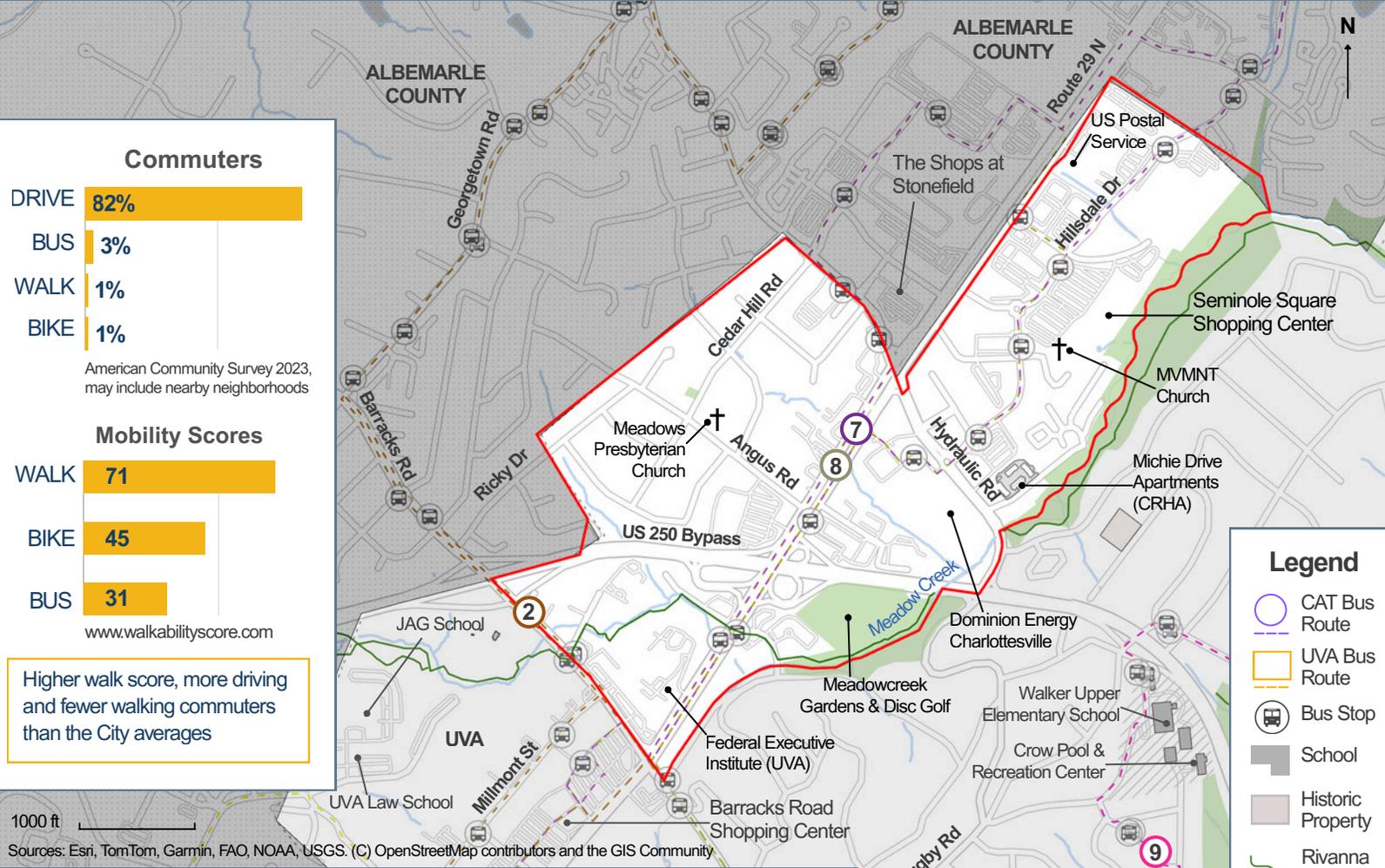
The 5<sup>th</sup> least dense and 7<sup>th</sup> least populous neighborhood in the City out of 19

**17%**  
OVER 65  
City: 12%

**\$1,580**  
AVERAGE RENT  
City: \$2,100

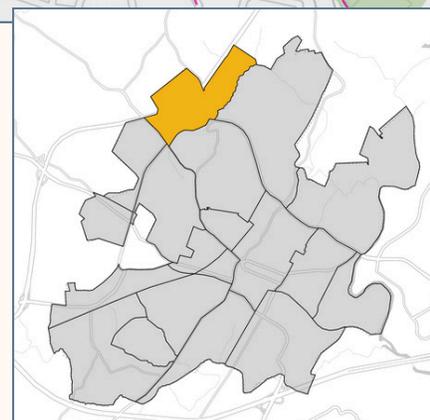
5<sup>th</sup> highest share of renters, lowest average rent, and high share under 18 years old

19 City Planning Neighborhoods in total; vernacular neighborhood boundaries may vary. Sources: 2020 US Census Data, Charlottesville City Assessor's Office, and publicly available rental listings accessed 07/25.



The Meadows is one of Charlottesville's most unique areas, having the largest percentage of its land in commercial uses, and second smallest share in residential, among all neighborhoods. The area is divided into discrete sections by Route 29 North, the US 250 Bypass, Meadow Creek and the Rivanna Trail, and Hydraulic Road. The eastern portion contains restaurants, businesses, hotels, and shopping centers along Hillsdale Drive, as well as public and private market apartment homes along Michie Drive. The other side of Route 29 similarly features hotels, restaurants, and shopping. More apartment homes line Hydraulic Road, while the western edge bordering Albemarle County has a more suburban neighborhood of homes built in the 1950s and 1960s.

To learn more about Charlottesville History, go to: [www.charlottesville.gov/264](http://www.charlottesville.gov/264)



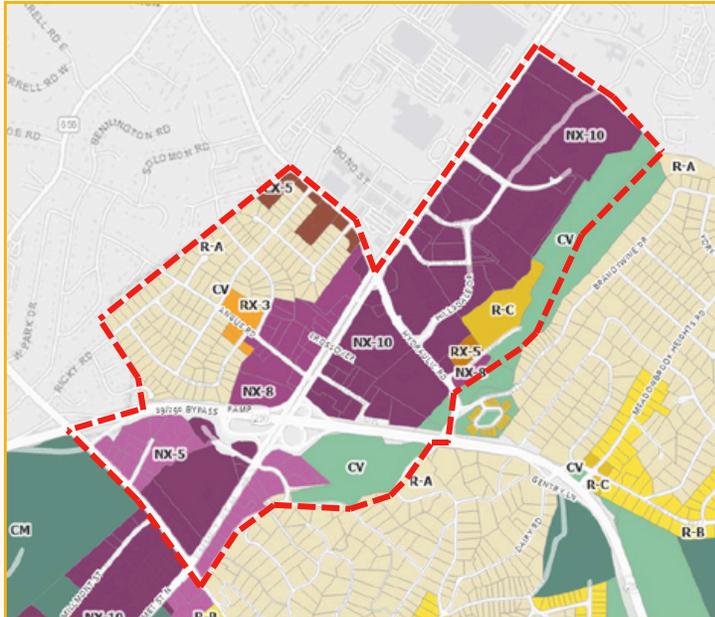
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## ZONING

What kinds of buildings can be built, and where?



ZONING ORDINANCE (adopted 2024)

Most of The Meadows area is zoned **NX-5, NX-8, or NX-10**. These Node Mixed Use zones allow a mix of office, commercial, and residential uses with base level height limits of 5, 8, or 10 stories.

Mixed use **CX-5** areas along Hydraulic Road have a similar base level limit of 5 stories.

The residential areas to the south of Hydraulic Road and west of Route 29 are zoned **R-A**, which allows for a base level maximum of 3 units, 4 if the existing house is not torn down, and 6 if affordable housing requirements are met.

The Hearthwood Apartments on Michie Drive are zoned **R-C**, residential-only, while small pockets of **RX-3** and **RX-5** allow limited commercial uses.

To learn more, go to: [www.charlottesville.gov/268/Zoning](http://www.charlottesville.gov/268/Zoning)

## NEW & PROPOSED DEVELOPMENTS

To learn more, go to: [www.charlottesville.gov/1902](http://www.charlottesville.gov/1902)

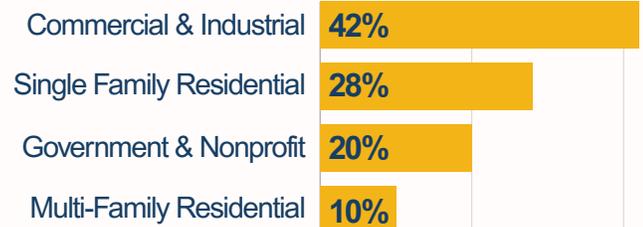
- India Rd at Hillsdale Dr - New 121-room hotel
- Seminole Square Redevelopment - 2 additional commercial buildings (18,000 sq ft), 2 new residential buildings (300 apartment units), and improvements to existing buildings and parking lots
- 1185 Seminole Trail - 267-unit apartment building

## NEW & FUTURE TRAFFIC PROJECTS

To learn more, go to: [www.charlottesville.gov/1912](http://www.charlottesville.gov/1912)

- Cedar Hill Rd at Berkshire Rd - Chicane/bump out
- 250 Bypass at Hydraulic Rd - Crosswalk signal
- Route 29 north of Hydraulic Rd - Pedestrian bridge (connects City and Albemarle County)

## CURRENT LAND USE



## NEIGHBORHOOD GROUPS

To learn more, go to: [www.charlottesville.gov/711](http://www.charlottesville.gov/711)

- Northerly Neighborhood Association

To contact the City of Charlottesville's Neighborhood Administrators, email [CvilleNeighborhoods@charlottesville.gov](mailto:CvilleNeighborhoods@charlottesville.gov)