

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA201500008 Adelaide	AGENDA DATE: September 7, 2016
SUBJECT/PROPOSAL/REQUEST: Request to rezone parcels from R1-Residential to R6-Residential for a maximum of 80 residential units.	STAFF CONTACT(S): David Benish, Elaine Echols, Megan Yaniglos
School District: Elementary: Brownsville; Middle: Henley; High: Western Albemarle	PRESENTER (S): Megan Yaniglos

BACKGROUND:

Subsequent to a work session on the interpretation of the Crozet Master Plan followed by a revision to the proposal, a public hearing was held on May 10th, 2016. At its meeting the Planning Commission voted 5:2 (More and Lafferty voted nay) to recommend approval of ZMA201500008 with the condition that the revisions stated in Attachment H of the staff report be addressed prior the Board of Supervisors meeting.

DISCUSSION:

The applicant has addressed all the modifications requested by the Planning Commission located in Attachment H of the PC staff report to staff's satisfaction.

With regard to the impact of the development, the applicant is proffering to provide the following amounts for market rate dwelling units in excess of the twenty-three (23) residential units that could be built by-right: \$4,918.00 for each single family detached, and \$3,845.00 for each single family attached unit which are consistent with the FY16 numbers. The Planning Commission recommended approval of these amounts at that time.

Since that time, the Board of Supervisors repealed the cash proffer policy on June 8th, 2016. This application was submitted approximately six months prior to the repeal and has been reviewed under the old policy using the most recent FIAC generated amounts which was based upon the FY16 CIP.

The Board of Supervisors agreed to review the proposal and impacts under the prior cash proffer policy with an updated analysis based on the FY17 CIP. This decision by the Board occurred after the Planning Commission's public hearing for this request.

Development of revised cash proffer amounts based on the FY17 CIP is underway, but has not been completed as of the writing of this report. Revised cash proffer amounts should be available by the end of August. The applicant has provided information regarding the impacts of this development, and staff's analysis of this information is set forth in Attachment G.

Staff will be providing the FY17 numbers as soon as they are available to the applicant and will present them at the BOS meeting.

The Planning Commission's action letter, staff report and minutes from the May 10th, 2016 meeting are attached (Attachments D, E, and F), as well as the proffered plan and proffers dated August 8, 2016 (Attachments H and I).

If the Board wishes to approve ZMA201500008, the County Attorney has prepared the attached Ordinance (Attachment J).

ATTACHMENTS:

- A – Planning Commission action letter- February 23rd, 2016 work session
- B – Planning Commission staff report- February 23rd, 2016 work session
- C – Planning Commission minutes- February 23rd, 2016 work session
- D – Planning Commission action letter- May 10th, 2016 public hearing
- E – Planning Commission staff report- May 10th, 2016 public hearing
- F – Planning Commission minutes- May 10th, 2016 public hearing
- G – Staff analysis of cash proffer/in-kind contribution
- H – Proffered Plan dated August 8, 2016
- I – Proffers dated August 8, 2016
- J – Ordinance