

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA202000012 Montclair (formerly known as White Gate Village)	AGENDA DATE: February 21, 2024
SUBJECT/PROPOSAL/REQUEST: Request to rezone two properties totaling 14.9 acres from the Rural Areas (RA) and Light Industry (LI) zoning districts to the Neighborhood Model District (NMD), to allow a mixed-use development with up to 122 residential units and 16,500 sq. ft. of non-residential uses.	STAFF CONTACT(S): Filardo, McDermott, Ragsdale, Langille
SCHOOL DISTRICT: Western Albemarle High School, Henley Middle School, Crozet Elementary School	PRESENTER (S): Cameron Langille, Principal Planner

BACKGROUND:

At its meeting on September 26, 2023, the Planning Commission (PC) voted 5:2 (Carrazana and Murray opposed) to recommend approval of ZMA202000012. By 7:0 votes, the PC also approved a private street authorization, a sidewalks waiver on one side of specific streets, and a planting strips waiver in certain locations on private streets. The PC's staff report, action memo, and minutes are attached (Attachments A, B, and C).

DISCUSSION:

Commissioners who opposed approval of the ZMA cited a lack of existing road infrastructure near the development, specifically the unfinished state of the Eastern Avenue Connection, and safety issues along Park Ridge Drive.

An amendment to the Albemarle County Service Authority (ACSA) Jurisdictional Area was submitted concurrently with the ZMA. Though no action was required by the PC, a separate public hearing and action by the Board will be needed on that request. It has been included as a separate agenda item as well.

Both the ZMA and ACSA Jurisdictional Area request were originally scheduled for public hearings on January 10, 2024. At the request of the applicant, the public hearings were deferred to the February 21, 2024 Board of Supervisors meeting.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance to approve ZMA202000012 Montclair (Attachment D).

ATTACHMENTS:

A – ZMA202000012 Planning Commission Staff Report

- A1: Location Map
- A2: Stream Determination Appeal - Administrative Hearing Findings Letter
- A3: Application Narrative
- A4: Application Plan
- A5: Code of Development (COD)
- A6: Private Street Authorization Request
- A7: Sidewalk Waiver Request
- A8: Planting Strip Waiver Request
- A9: ACSA Jurisdictional Area Amendment Request
- A10: Consistency with Neighborhood Model Principles Analysis

A11: Affordable Housing Analysis
B – Planning Commission Action Memo
C – Planning Commission Minutes
D – Ordinance to Approve ZMA202000012