



**COUNTY OF ALBEMARLE
PLANNING STAFF REPORT SUMMARY**

Proposal: SP202300012 Kenridge Landscaping Amendment	Staff: Rebecca Ragsdale, Planning Manager
Planning Commission Public Hearing: December 12, 2023	Board of Supervisors Hearing: To be scheduled
Owners: Kendridge Homeowners Association and homeowners of affected lots	Applicant: Kenridge Homeowners Association, represented by Scott Collins, Collins Engineering
Acreage: 16 acres	Special Use Permit: Section 23.2.2(9) R-15 residential-15 units/acre
TMP: 060K0-00-00-000A1; 060K0-00-00-000B1, B2, B3; 060K0-00-00-00100 through 060K0000006000 (Lots 1-60) Location: North side of Ivy Road, Coolridge Road, Kenridge Park Road, Marsh Lane	By-right use: CO Commercial Office - offices, supporting commercial and service uses; 66 residential units
Magisterial District: Samuel Miller	Conditions: Yes EC: Yes
Proposal: Amendment to SP201200013 to change the approved conditions related to required landscape buffers, primarily along the eastern, western, and northern property line behind residential units.	Requested # of Dwelling Units: 0
DA (Development Area): Neighborhood 7, Southern and Western Neighborhoods	Comp. Plan Designation: Commercial Mixed Use – retail, commercial services, office, hotel/motel/conference facilities, and wholesale uses and Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (.5 unit/acre in development lots).
Character of Property: Kenridge is developed with attached residential units, setback from Ivy Road behind the manor house on the property	Use of Surrounding Properties: Residential, Golf Course, Commercial
Positive Aspects: 1. The proposed amendment will result in an improved landscape and screening buffer.	Concerns: 1. None
Recommendation: Staff recommends approval of SP201200013 with revised Condition 6.	

STAFF PERSON:
PLANNING COMMISSION:
BOARD OF SUPERVISORS:

Rebecca Ragsdale
December 12, 2023
To be Scheduled

PROJECT: SP202300012 Kenridge Landscape Amendment

PETITION

PROJECT: SP202300012 Kenridge Landscape Amendment

MAGISTERIAL DISTRICT: Samuel Miller

TAX MAP/PARCELS: 060K0-00-00-000A1; 060K0-00-00-000B1, B2, B3; 060K0-00-00-00100 through 060K0000006000 (Lots 1-60)

LOCATION: North side of Ivy Road (Route 250 West across from Birdwood Golf Course)

Approximately 1/2 mile west of the intersection of Ivy Road and the 29/250 By-pass.

PROPOSED: Amendment to SP201200013 to change the approved conditions related to required landscape buffers, primarily along the eastern, western, and northern property line behind residential units. Approved uses remain unchanged and no increase in residential is proposed.

ZONING CATEGORY/GENERAL USAGE: CO Commercial Office - offices, supporting commercial and service uses; and residential use by special use permit (15 units/acre)

SECTION: 23.2.2(9) R-15 residential-15 units/acre

ENTRANCE CORRIDOR: Yes

COMPREHENSIVE PLAN LAND USE/DENSITY: Commercial Mixed Use – retail, commercial services, office, hotel/motel/conference facilities, and wholesale uses. and Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (.5 unit/acre in development lots) in Neighborhood 7.

CHARACTER OF THE AREA

Kenridge is developed with attached residential units, setback from Ivy Road behind the manor house on the property. There is extensive landscaping on the front of the property. The property borders the railroad tracks to the north. (Attachment 1-Location Map) Directly across Ivy Road to the south the is Birdwood Golf Course, to the east is the White Gables residential development, and to the west is a mix of commercial and lab uses at Boxwood Estates.

PLANNING AND ZONING HISTORY

In 1980 this property was zoned CO, Commercial Office. This site was the former national headquarters for Kappa Sigma Fraternity and a non - profit foundation. A special use permit to allow residential uses was approved and subsequently amended several times:

SP200400052- A special use permit was approved to allow the Kenridge residential development of up to 66 units. The 8,000 square foot manor house and 3, 000 square foot carriage house have the option of being used for residential and/or office use. This approval included several conditions related to design, including Condition regarding landscaping screening and planting standards.

SP200900006- A special use permit was approved to amend conditions to allow a modification to the location of the access road and parking for the commercial building and the elimination of one of the single family attached units.

SP201200013- A special use permit was approved to amend conditions related to exterior building materials. (Attachment 2)

SPECIFICS OF THE PROPOSAL

A narrative (Attachment 2) and concept plan (Attachment 3) have been provided with this request. The narrative includes a detailed description of why the amendment is proposed to allow flexibility in landscape buffer and screening along the perimeter property lines. Primarily, the proposed changes will allow landscaping with long term viability and flexibility in plantings. The location and width of the buffers, which are about 20'-30' feet along the western and eastern property lines will remain the same.

The request is to amend Condition 6 as it relates to perimeter buffer areas along the north, west, and eastern property lines as depicted on the proposed Concept Plan as B1, B2, B3, and B4.

Condition 6 currently reads:

Screening adjacent to the railroad right- of-way and along the west and east sides of the project shall be provided and maintained as depicted on the Conceptual Diagram of Perimeter Screen and Privacy Planting, dated May 12, 2005, by Charles J. Stick, attached as Attachment B. The continuous evergreen trees noted as Leyland Cypress Hedge along the north, east and west sides of the project shall be installed at ten (10) feet to twelve (12) feet in height after lot grading but prior to issuance of a building permit for any dwelling unit construction. The Leyland Cypress Hedge also shall be planted on eight (8) foot centers. Underground irrigation shall be provided for all the planting areas. Screening deemed acceptable to the Director of Community Development shall be provided adjacent to the railroad to mitigate the impact of this development on adjacent property and the impact of the railroad on this development.

The following amendment is proposed to Condition 6:

Condition #6: Screening adjacent to the railroad right-of-way and along the west and east sides of the project shall be provided and maintained as conceptually depicted on the Kenridge Amendment Application Plan, dated August 21 2023, prepared by Collins Engineering. Per the landscaping requirements specified within the Amended Application Plan, the continuous buffer of evergreen trees shall be installed in a staggered row along the western property boundary, and either a single row or staggered row along the eastern property boundary and northern property boundary. Spacing of the perimeter buffer may be adjusted along the Eastern & Western boundary lines to accommodate existing conditions and proper landscaping spacing from the existing perimeter landscaping on the adjacent properties. Additional changes and modifications to the perimeter buffer screening may be allowed as deemed acceptable to the Director of Planning.

Staff recommends revised language for Condition 6, consistent with standard language typical of special use permit conditions:

Screening adjacent to the railroad right-of-way and along the west and east sides of the project must be provided and maintained in general accord with the concept plan titled "Kenridge Amendment Application Plan", dated August 21, 2023, prepared by Collins Engineering. To be in general accord with the Conceptual Plan, development shall reflect the following major elements within the development essential to the design of the development.

- a. Location and width of required screening buffers
- b. Continuous buffer of evergreen trees installed in a staggered row along the western property boundary,
- c. Either a single row or staggered row of evergreen trees along the eastern and northern property boundary.

- d. Spacing of the perimeter buffer may be adjusted along the eastern and western boundary lines to accommodate existing conditions and proper landscape spacing from the existing perimeter landscaping on the adjacent properties.

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance, improve safety, or landscape design or health of trees, subject to approval by the Director of Planning.

COMMUNITY MEETING

Given the limited nature of the request, a community meeting was not held for this request.

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST:

Special Use Permits are evaluated under reasonable standards, based on zoning principles which include the proposal's compliance with the Comprehensive Plan.

Section 33.8(A) states that the Commission, in making its recommendation, shall consider the following factors:

- 1. No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.***

The purpose of the perimeter buffer is to screen adjacent properties and the railroad. The proposed changes will not be detrimental to that purpose.

- 2. Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.***

The character of the zoning district will not change with the proposed modification to Condition 6. Residential use has already been approved in the zoning district. Staff for the ARB have reviewed this proposal and the proposed modifications will not have a negative impact on the Entrance Corridor.

- 3. Harmony. Whether the proposed special use will be in harmony with the purpose and intent of this chapter,***

with the uses permitted by right in the district,

with the regulations provided in Section 5 as applicable,

and with the public health, safety, and general welfare.

The proposed amendment is limited to landscaping and does not affect uses permitted. There are no supplemental regulations for the use. The changes to landscaping are proposed to provide for safety of residents whose homes are near the required landscape and are intended to improve tree health.

- 4. Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.***

The proposed amendment is limited to landscaping and is not inconsistent with the comprehensive plan.

SUMMARY

Staff is supportive of this proposed amendment, with updated condition language that is easier to administer for staff and provides flexibility for the applicant.

Staff has identified the following positive aspects of this request:

1. The proposed amendment will result in an improved landscape and screening buffer.

Staff has not identified any concerns with this request.

RECOMMENDATION

Staff recommends approval of the special use permit amendment to Condition 6 with following recommended condition language:

Screening adjacent to the railroad right-of-way and along the west and east sides of the project must be provided and maintained in general accord with the concept plan titled "Kenridge Amendment Application Plan", dated August 21, 2023, prepared by Collins Engineering. To be in general accord with the Conceptual Plan, development shall reflect the following major elements within the development essential to the design of the development.

- a. Location and width of required screening buffers
 - b. Continuous buffer of evergreen trees installed in a staggered row along the western property boundary,
 - c. Either a single row or staggered row of evergreen trees along the eastern and northern property boundary.
 - d. Spacing of the perimeter buffer may be adjusted along the eastern and western boundary lines to accommodate existing conditions and proper landscape spacing from the existing perimeter landscaping on the adjacent properties.

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance, improve safety, or landscape design or health of trees, subject to approval by the Director of Planning.

PLANNING COMMISSION POTENTIAL MOTIONS

For a recommendation of **approval**:

*I move to recommend **approval** of SP202300012 Kenridge Landscaping Amendment for the reasons stated in the staff report.*

For a recommendation of denial:

*I move to recommend **denial** of SP202300012 Kenridge Landscaping Amendment. [State reasons for denial]*

ATTACHMENTS

1. Location Map
2. SP201200013 Conditions of Approval
3. Project Narrative
4. Concept Plan