

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

AGENDA TITLE: ZMA202200012 Arbor Oaks Townes	AGENDA DATE: January 17, 2024
SUBJECT/PROPOSAL/REQUEST: Rezone one parcel of approximately 0.96 acres from R-4 Residential, which allows residential uses at densities up to four units/acre, to R-15 Residential, which allows residential uses at densities up to 15 units/acre, with proffers. A maximum of 14 single-family attached dwelling units is proposed, at a density of 14.6 units/acre.	STAFF CONTACTS: Filardo, McDermott, Ragsdale, Reitelbach
SCHOOL DISTRICTS: Albemarle High, Journey Middle, Greer Elementary	PRESENTER: Andy Reitelbach, Senior Planner II

BACKGROUND:

At its meeting on Tuesday, October 10, 2023, the Planning Commission (PC) conducted a public hearing and voted 7:0 to recommend approval of ZMA202200012 Arbor Oaks Townes. The PC also voted 7:0 to approve a planting strip exception request. As a modification of street standards, review of the planting strip exception request is conducted only by the PC, and the BOS does not need to take a vote on this request. A separate central sewer request has also been submitted, but is not yet scheduled for Board review. The PC's staff report, action letter, and meeting minutes are attached (Attachments A, B, and C).

DISCUSSION:

At the PC public hearing, one community member spoke, expressing concern about the potential for additional traffic in the area from this development, as well as how the entrance into the site would be designed and incorporated into the adjacent intersection, which also serves the Albemarle County Public Schools' Lambs Lane campus. As noted in the PC report, VDOT and the County's Transportation Planning team reviewed the application and have expressed no objections. Although Hydraulic Road is a heavily-travelled route in the County, 14 proposed townhouse units would generate a negligible amount of new trips compared to the existing traffic loads. The entrance to the site from Hydraulic Road would be reviewed during the site planning stage and would need to meet all VDOT requirements, including an Access Management Exception from VDOT, if necessary.

Since the PC meeting, the applicant has provided a revised proffer statement (Attachment D) to identify more clearly which elements of the proposed concept plan are being proffered.

The site would be served by public water and sewer. However, the site would require a lift station, with that facility and the onsite sanitary sewer to be privately owned. A request for a central sewerage system has been submitted pursuant to County Code § 16-102. However, because additional information is still needed to review the sewerage system request, action on that request will be scheduled for a future Board meeting.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance (Attachment E) to approve ZMA202200012 Arbor Oaks Townes.

ATTACHMENTS:

- A. Planning Commission Staff Report
 - A1. Location Map
 - A2. Zoning Map
 - A3. Project Narrative, dated November 15, 2022; last revised May 5, 2023

- A4. Concept Plan, dated November 15, 2022; last revised May 5, 2023
- A5. Proffer Statement, dated November 15, 2022; last revised May 5, 2023
- A6. Request for Waiver from Section 14-422(A) Private Street – Planting Strips, dated May 5, 2023
- A7. Staff Analysis of Application's Consistency with Neighborhood Model Principles
- A8. Affordable Housing Evaluation Form
- A9. Resolution to Approve Planting Strip Exception/Variation
- B. Planning Commission Action Letter
- C. Planning Commission Minutes from October 10, 2023
- D. Revised Proffer Statement, dated November 15, 2022; last revised December 22, 2023
- E. Ordinance to Approve ZMA202200012