

**COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS**

SUMMARY OF PLANNING COMMISSION ACTION

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| <p>AGENDA TITLE: ZMA201600005 Foothills Daily Property</p> <p>SUBJECT/PROPOSAL/REQUEST: Request to rezone parcels from R1, R2 and LI to R-6 Residential to allow for up to 180 residential units containing a mix of single family detached units (a minimum of 50%) and single family attached units (a minimum of 10%)</p> <p>SCHOOL DISTRICT: Elementary: Brownsville; Middle: Henley; High: Western Albemarle</p> | <p>AGENDA DATE: February 1, 2017</p> <p>STAFF CONTACT(S): Andrew Gast-Bray, Elaine Echols, Rachel Falkenstein</p> <p>PRESENTER (S): Elaine Echols</p> |
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BACKGROUND:

At its meeting on September 13, 2016, the Planning Commission voted 5:1 (Firehock nay; Laferty absent) to recommend approval of ZMA201600005 conditioned on the applicant making the revisions noted in the staff report (Attachment C).

DISCUSSION:

The applicant has made all revisions to the concept plan and to the proffers that were recommended by the Planning Commission. In addition, staff recently developed updated cash proffer amounts using the FY16-17 CIP. Using this information, the applicant provided an analysis of impacts from the development showing how impacts are being mitigated. The applicant has demonstrated to staff's satisfaction that the credits far exceed the anticipated updated cash proffer amounts.

Attachments B, C and D are the Planning Commission's action letter, staff report, and minutes from the September 13, 2016 meeting. The County Attorney has prepared the attached Ordinance (Attachment A) reflecting the recommendation of the Planning Commission.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance (Attachment A) to approve ZMA201600005 Foothills Daily Property.

ATTACHMENTS:

- A - Ordinance to approve zoning map amendment
- B - Planning Commission action letter
- C - Planning Commission staff report
- D - Planning Commission minutes
- E – Proffers dated January 3, 2017