

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

AGENDA TITLE: ZMA202100005 1805 Avon Street PRD	AGENDA DATE: February 2, 2022
SUBJECT/PROPOSAL/REQUEST: Rezone two parcels that total approximately 3.627 acres from the R1 Zoning District, which allows residential uses at densities up to 1 unit/acre, to Planned Residential Development (PRD), which allows residential (maximum of 35 units/acre) with limited commercial uses. A maximum of 85 dwelling units is proposed, with a mixture of two-family, duplex, triplex, and multi-family structures, at a gross and net density of approximately 24 units/acre.	STAFF CONTACTS: Filardo, Rapp, Ragsdale, Reitelbach
SCHOOL DISTRICTS: Monticello High, Walton Middle, Mountain View Elementary	PRESENTER: Andy Reitelbach, Senior Planner II

BACKGROUND:

At its meeting on Tuesday, December 14, 2021, the Planning Commission (PC) conducted a public hearing and voted 6:0 to recommend approval of ZMA2021-00005. The PC's staff report, action letter, and meeting minutes are attached (Attachments A, B, and C).

DISCUSSION:

At the PC meeting, staff recommended approval of the proposed Zoning Map Amendment application. The proposal is consistent with the future land use and density recommendations identified in the Southern and Western Urban Neighborhoods Master Plan.

Two community members commented during the public hearing, with concerns about the traffic generated by this development and about school capacity, especially at Mountain View Elementary. The applicant responded that the expected traffic generation from this development was not high enough to trigger a Traffic Impact Analysis (TIA) and that any required improvements to Avon Street, including the design of the entrance, would be reviewed by VDOT at the site planning stage. The applicant acknowledged that Mountain View Elementary is currently over capacity and that the School Board is currently evaluating alternatives to alleviate the student population there, such as the construction of a new school. Additional written comments from community members that were received after the PC staff report was published have been included as Attachment D.

The PC voted 6:0 to recommend approval of ZMA202100005, and no changes have been made to the application since the PC public hearing.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance (Attachment E) to approve ZMA202100005 1805 Avon Street PRD.

ATTACHMENTS:

- A. Planning Commission Staff Report
 - A1. Location Map
 - A2. Zoning Map
 - A3. Project Narrative, dated April 19, 2021; last revised December 6, 2021
 - A4. Application Plan, dated April 19, 2021; last revised November 15, 2021

- A5. Staff Analysis of Application's Consistency with Neighborhood Model Principles
- A6. Correspondence from Community Members
- B. Planning Commission Action Letter
- C. Planning Commission Minutes from December 14, 2021
- D. Additional Community Comments Received since December 14 PC Staff Report
- E. Ordinance to Approve ZMA202100005