

**ALBEMARLE COUNTY PLANNING**  
**STAFF REPORT SUMMARY**

<b>Project Name:</b> ZMA202300003 Maple Grove Church – Residential Zoning Map Amendment	<b>Staff:</b> Syd Shoaf, Senior Planner
<b>Planning Commission Hearing:</b> July 11, 2023	<b>Board of Supervisors Public Hearing:</b> To be scheduled
<b>Owner:</b> Maple Grove Christian Church	<b>Applicant:</b> Jeffrey Ange, Maple Grove Christian Church
<b>Acreage:</b> 0.32 acres	<b>Rezone from:</b> R-1 Residential to R-4 Residential
<b>TMP:</b> 03200-00-00-29D0	<b>Location:</b> 3208 Proffit Road, Charlottesville, VA 22911
<b>School Districts:</b> Baker-Butler Elementary, Lakeside Middle, and Albemarle High	<b>By-right use:</b> R-1 Residential. Residential uses at a density of 1 unit/acre
<b>Magisterial District:</b> Rivanna	<b>Proffers:</b> None
<b>Proposal:</b> Rezone from R-1 Residential to R-4 Residential to allow subdivision of the parcel to create a new lot.	<b>Requested # of Dwelling Units:</b> No additional units, one existing single-family residence
<b>DA (Development Area):</b> Community of Hollymead in the Places29 Master Plan	<b>Comp. Plan Designation:</b> Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses.
<b>Character of Property:</b> The site is home to an existing 18,000 square foot church building currently used by the Maple Grove Christian Church. The parcel includes existing parking areas, two playgrounds, a basketball court, a youth center building in the rear, and a parsonage building in the front. A special use permit for a daycare was approved in February 2023.	<b>Use of Surrounding Properties:</b> A majority of the surrounding properties are single family residential uses; to the west is the Lighthouse Christian Church and Preschool, Bright Beginnings Preschool, and a variety of commercial uses along US 29N. To the east is mostly residential with some Rural Areas uses to the northeast.
<b>Factors Favorable:</b> <ol style="list-style-type: none"> <li>1. The request will have no additional impacts on neighboring properties, public facilities, and services.</li> <li>2. The request is consistent with the County's Growth Management Policy and is consistent with the recommendations in the Places29 Master Plan.</li> </ol>	<b>Factors Unfavorable:</b> <ol style="list-style-type: none"> <li>1. None</li> </ol>
<b>RECOMMENDATION:</b> Staff recommends approval of ZMA202300003 Maple Grove Church – Residential.	

**STAFF PERSON:**  
**PLANNING COMMISSION:**  
**BOARD OF SUPERVISORS:**

Syd Shoaf, Senior Planner  
July 11, 2023  
To be scheduled

**PETITION:**

PROJECT: ZMA202300003 Maple Grove Zoning Map Amendment

MAGISTERIAL DISTRICT: Rivanna

TAX MAP/PARCEL(S): 032000000029D0

LOCATION: 3208 Proffitt Road

PROPOSAL: Request to rezone 0.32 acres from R-1 to R-4.

PETITION: An application to rezone 0.32 acres of TMP 32-29D from R-1 Residential to R-4 Residential. Submitted with this request is a preliminary plat showing the proposed subdivision of this 0.32 acre lot surrounding the existing parsonage building identified as 3208 Proffitt Road

OVERLAY DISTRICT(S): AIA Airport Impact Area, Managed Steep Slopes Overlay District

ENTRANCE CORRIDOR (EC): No

POTENTIALLY IN MONTICELLO VIEWSHED: No

PROFFERS: No

COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses in the Community of Hollymead in the Places29 Master Plan.

**CHARACTER OF THE AREA**

The subject property is located about 1,500 feet east of US 29 (Seminole Trail) at 3208 Proffitt Road. The site contains an existing one-story single-family dwelling, an existing 18,000 square foot church building (3212 Proffitt Road) currently used by the Maple Grove Christian Church. This site also includes existing parking areas, two playgrounds, a basketball court, and a youth center building in the rear (Attachment 1 – Existing Conditions Map). A majority of the surrounding properties are residential with single family residential uses. The properties to the west include the Lighthouse Christian Church and Preschool, Bright Beginnings Preschool, and a variety of commercial uses along US 29N. To the east is mostly residential with some Rural Areas uses to the northeast.

**SPECIFICS OF THE PROPOSAL**

The applicant is requesting to rezone 0.32 acres of the property from R-1 Residential to R-4 Residential to allow a creation of a new 0.32-acre lot (13,932 square feet) which would contain the existing single-family dwelling. The church building, parking areas, playgrounds, basketball court, and youth center all remain outside of the proposed rezoning area and on their own parcel. The minimum lot size for conventional development in the R-1 zoning district is 45,000 square feet so rezoning to a higher density zoning district is necessary to allow creation of the proposed residential lot. The minimum lot size for conventional development in the R-4 zoning district is 10,890. Given the proposed lot size of 13,932, only one dwelling would be permitted on the proposed lot.

**APPLICANT'S JUSTIFICATION FOR THE REQUEST**

The applicant has provided a justification for the request which can be found in the application materials (Attachment 3). The applicant has provided a preliminary plat that depicts a proposed subdivision if the zoning map amendment is approved (Attachment 4).

**COMMUNITY ENGAGEMENT**

Because of the limited scope and scale of this rezoning, a community meeting was not held and waived by the Planning Director. However, on Friday, June 23, 2023, the applicant sent out neighbor notices to abutting property owners to inform them of the proposed rezoning, the scheduled Planning Commission public hearing date, and to encourage them to reach out to Staff with any comments or concerns. Additionally, published notice and mailed notice to abutting property owners has taken

place. At this time Staff has not received any questions or comments from members of the public regarding this rezoning.

### **PLANNING AND ZONING HISTORY**

The Church has been in operation on this parcel since 1984 when they received a special use permit for the use. SP198400040 was approved on July 23, 1984. The church amended their original special use permit to expand their facilities in 2002. SP200200009 was approved June 27, 2002.

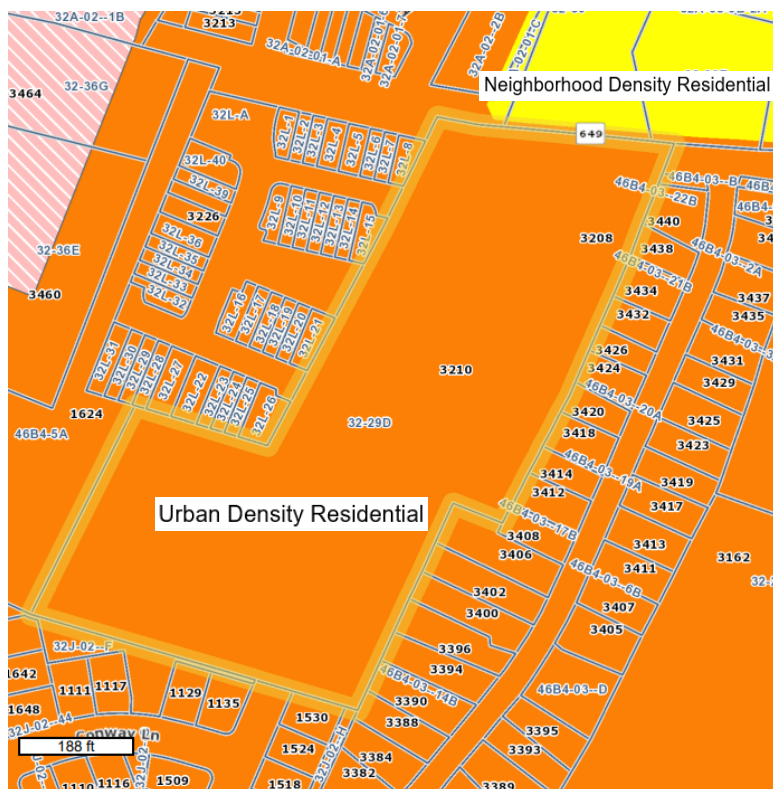
The site has been developed in accord with approved site development plans since the 1990s, the most recent being SDP200200096 Maple Grove Christian Church Final.

A special use permit was approved to operate a Day Care Center from its existing facilities in 2023. SP202200017 was approved on February 15, 2023.

### **COMPREHENSIVE PLAN**

#### **Analysis of the Places29 Master Plan**

The subject property is located within the Community of Hollymead in the Places29 Master Plan within the Albemarle County Comprehensive Plan.



The property is designated as Urban Density Residential by the Places29 Master Plan. This land use designation is used in areas around centers where multifamily housing with a gross density range between 6.01 and 34 units per acre is desired. It is also applied to existing residential areas with densities within this range. Primary uses within this land use designation include multifamily and single family residential, including two or more housing types. Secondary uses may include retail, commercial, and office uses that support the neighborhood live/work units.

While the purpose and intent of the Urban Density Residential land use category describes a desired density of 6.01 – 34 units per acre, the proposed rezoning to R-4 Residential will still increase the density for the subject parcel towards what is desired in the Master Plan. Additionally, the parcels adjacent to the subject parcel and across Proffitt Road are zoned for higher density than R-1 Residential. Staff believes that the proposed increase in density on the parcel from one dwelling unit per acre to four dwelling units per acre is appropriate given the existing density of the surrounding areas and the recommendations of the Places29 Master Plan.

### **Neighborhood Model**

The Neighborhood Model was adopted by Albemarle County in 2001 as a component of the Comprehensive plan to guide proposed development projects within the Development Areas of the county. The model consists of twelve recommended characteristics. Since no physical improvements to the site are proposed, a detailed Neighborhood Model Analysis has not been completed by staff.

### **Affordable Housing**

Given the rezoning does not propose additional units beyond the one existing unit, no affordable housing units are proposed.

## **ZONING ORDINANCE REQUIREMENTS**

### ***Relationship between the application and the intent and purposes of the requested zoning district:***

The rezoning application meets the intent of the R-4 residential zoning district by providing a compact, medium-density, single-family development. Additionally, R-4 districts are permitted within community and urban area locations designated in the Comprehensive Plan.

The proposed rezoning area contains a by-right single-family detached dwelling unit. The proposed layout and density of four dwelling units per acre meets the area and bulk regulations outlined in Section 15.3.

### ***Anticipated impact on public facilities and services:***

All rezonings are reviewed for the following impacts:

#### **Streets:**

Given that no additional units are proposed, a Traffic Impact Analysis (TIA) is not required. There is currently a single entrance into the property that is shared by the church and existing dwelling and no new entrances are proposed. The conceptual plan shows an access easement that would be recorded during the subdivision process to continue to allow use of the shared entrance for the future residential lot. All applicable staff, including the Virginia Department of Transportation (VDOT), will be required to review the subdivision when it is submitted. At this time, neither VDOT nor Albemarle County Transportation Planning Staff have any objections to the proposed rezoning.

#### **Schools:**

Students living in this area would attend Baker-Butler Elementary, Lakeside Middle, and Albemarle High Mountain School. The existing single-family dwelling would be anticipated generate 0.21 elementary, 0.13 middle, and 0.12 high school students.

#### **Fire Rescue:**

Emergency/fire vehicle access to the site will be evaluated during the subdivision process to ensure compliance with applicable standards. Fire Rescue has no concerns with the proposal.

**Utilities:**

This property is in the Albemarle County Service Authority (ACSA) jurisdictional area for water and sewer. ACSA has no concerns with the proposal.

***Anticipated impact on environmental, cultural and historic resources:***

There are no known cultural or historic resources on the subject property.

No water features or stream buffers are located on the property.

***Anticipated impact on nearby and surrounding properties:***

The proposal to rezone 0.32 acres from R-1 Residential to R-4 Residential will have minimal impact on surrounding properties.

***Public need and justification for the change:***

The County's growth management policy states that new residential development should occur in the designated Development Areas where infrastructure and services are provided, with an emphasis on density and high-quality design in new and infill development. This proposal is in the designated development area and is proposing to increase density for the subject parcel.

**PROFFERS**

There are no proposed proffers.

**SUMMARY**

Staff has identified the following factors which are favorable to this request:

1. The request will have minimal impacts on neighboring properties, public facilities, and services.
2. The request is consistent with the County's Growth Management Policy and the recommendations in the Places29 Master Plan.

Staff has identified the following factors which are unfavorable to this request:

1. There are no factors unfavorable.

**RECOMMENDATION:**

Staff finds that the favorable factors outweigh the unfavorable factors associated with the request and recommends approval of ZMA202300003 Maple Grove Church – Residential.

**Motions for the rezoning request will be provided at the Planning Commission meeting.**

**ATTACHMENTS:**

- Attachment 1 – Location Map
- Attachment 2 – Zoning Map
- Attachment 3 – Applicant Narrative
- Attachment 4 – Conceptual Plan