

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

AGENDA TITLE: ZMA202300012 Holly Hills	AGENDA DATE: June 5, 2024
SUBJECT/PROPOSAL/REQUEST: Rezone approximately 30.8 acres from R1 (one unit/acre) to Planned Residential Development to allow 410 multifamily and single family attached units. A special exception is requested to waive stepback requirements SE202300044.	STAFF CONTACT(S): Filardo, Herrick, Barnes, McDermott, Maliszewski, Ragsdale
SCHOOL DISTRICT: Hollymead – Elementary, Lakeside– Middle, and Albemarle – High	PRESENTER(S): Rebecca Ragsdale, Planning Manager

BACKGROUND:

At its meeting on April 9, 2024, the Planning Commission (PC) voted 5:0 to recommend approval of ZMA202300012 for the reasons stated in the staff report. There was no public comment during the public hearing. Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

DISCUSSION:

In addition to the rezoning request, the applicant has requested a special exception (SE202300044) to County Code § 18-4.19, which requires a 15-foot stepback for each story of buildings that begin above 40-feet in height or for each story above the third story. The PC was not required to act on the proposed special exception.

The Applicant has requested that the stepback requirements be waived to allow a zero stepback for buildings that are up to four stories in height. (Attachment A5) This waiver would be applicable to multifamily buildings that would be no more than four stories or 48 feet in height. Buildings would be at least 100 feet from the entrance corridor along Route 29 North. Internal to the site, building envelopes are arranged with significant separations of 50 feet to 100 or more feet for multifamily buildings.

County Code § 18-8.2(b)(3) requires certain findings for the granting of a waiver or modification in a planned development. It does not appear that this requested waiver would have a negative impact on the human scale and experience and pedestrian orientation, given the proposed location of buildings and building height limit of 48 feet. Therefore, staff supports the required findings and recommends approval of the special exception request.

RECOMMENDATIONS:

Staff recommends that the Board adopt both the attached Ordinance to approve the zoning map amendment (Attachment D) and the attached Resolution to approve the special exception request (Attachment E).

PROPOSED MOTIONS (Action on both is required):

To approve the proposed Zoning Map Amendment ZMA202300012:

I move to adopt the ordinance attached to the staff report as Attachment D.

To approve the proposed Special Exception SE202300044:

I move to adopt the resolution attached to the staff report as Attachment E.

ATTACHMENTS:

- A. Planning Commission Staff Report April 9, 2023
 - 1. Location Map
 - 2. Zoning Map
 - 3. Project Narrative, dated December 18, 2023

4. Application Plan, dated September 18, 2023; last revised December 18, 2023
 5. SE202300044 Special Exception Narrative for Stepbacks
 6. Staff Analysis of Application's Consistency with Neighborhood Model Principles
 7. Affordable Housing Evaluation Form
 8. Illustrative Plan, dated September 18, 2023; last revised December 18, 2023
 9. Community Correspondence
- B. Planning Commission Action Letter
 - C. Planning Commission Minutes
 - D. Ordinance to approve ZMA202300012
 - E. Resolution to approve SE202300044