

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

<p>AGENDA TITLE: ZMA202100014 Albemarle Business Campus</p> <p>SUBJECT/PROPOSAL/REQUEST: Amend the Code of Development and the Application Plan for Albemarle Business Campus to change the permitted uses; the square footage requirements; the lot and building regulations; and the green space and amenity layout; in Blocks 2-5.</p> <p>SCHOOL DISTRICTS: Monticello High, Burley Middle, Mountain View Elementary</p>	<p>AGENDA DATE: June 15, 2022</p> <p>STAFF CONTACTS: Filardo, Rapp, Perkins, Ragsdale, Reitelbach</p> <p>PRESENTER: Andy Reitelbach, Senior Planner II</p>
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BACKGROUND:

At its meeting on Tuesday, April 12, 2022, the Planning Commission (PC) conducted a public hearing and voted 5:0 to recommend approval of ZMA202100014. 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.

No members of the public commented at the public hearing.

Since the PC meeting, the applicant has provided revised versions of the project narrative, code of development, and application plan (Attachments D, E, and F) to fix some minor discrepancies that had been identified in the project materials and to provide more clarification about the proposal. These revisions include the following:

Project Narrative

- Removed a reference to permitting parking structures in Block 3, which had remained from an earlier submittal of the application and is no longer part of the request.

Code of Development

- Provided more detail (on sheet 11) on the planting requirements for the 20-ft. planting strip along the northern property boundary of Block 2.

Application Plan

- Changed the word "measurements" to "dimensions" in the note at the bottom of sheets 17-19 in order to provide more clarity and for more consistency throughout the application plan.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance (Attachment G) to approve ZMA202100014 Albemarle Business Campus.

ATTACHMENTS:

- A. Planning Commission Staff Report
 - A1. Location Map
 - A2. Zoning Map
 - A3. Project Narrative, dated November 15, 2021; last revised February 7, 2022
 - A4. Code of Development, dated November 15, 2021; last revised February 7, 2022
 - A5. Application Plan, dated November 15, 2021; last revised February 7, 2022
 - A6. Approved Proffer Statement, dated September 14, 2020
 - A7. EDA Development Agreement, dated April 15, 2020
 - A8. Staff Analysis of Application's Consistency with Neighborhood Model Principles
- B. Planning Commission Action Letter
- C. Planning Commission Minutes from April 12, 2022
- D. Revised Project Narrative, dated November 15, 2021; last revised May 17, 2022
- E. Revised Code of Development, dated November 15, 2021; last revised May 17, 2022
- F. Revised Application Plan, dated November 15, 2021; last revised May 17, 2022
- G. Ordinance to Approve ZMA202100014