

**ORDINANCE NO. 16-A(1)**  
**ZMA 2015-00001 OLD TRAIL VILLAGE**

**AN ORDINANCE TO AMEND THE ZONING MAP FOR TAX MAP AND PARCEL NUMBERS  
055E0-01-00-000A1 (portion), 055E0-01-00-000A2, 055E0-01-00-000A3, 055E0-01-00-000A4, 055E0-01-  
00-000A5, 055E0-01-27-01000, 055E0-01-27-01100, 055E0-01-27-01200, 055E0-01-27-01300,  
055E0-01-27-01400, 055E0-01-27-01500, 055E0-01-27-01600, 055E0-01-27-01700, 055E0-  
01-27-01800, 055E0-01-27-01900, 055E0-01-27-02000, 055E0-01-27-02100,  
055E0-01-27-02200, 055E0-01-27-02300, 055E0-01-27-02400,  
AND 055E0-01-27-02500**

**WHEREAS**, the application to amend the zoning map for Tax Map and Parcel Numbers 055E0-01-00-000A1 (excluding those portions that lie outside the zoning boundary for ZMA 2004-024), 055E0-01-00-000A2, 055E0-01-00-000A3, 055E0-01-00-000A4, 055E0-01-00-000A5, 055E0-01-27-01000, 055E0-01-27-01100, 055E0-01-27-01200, 055E0-01-27-01300, 055E0-01-27-01400, 055E0-01-27-01500, 055E0-01-27-01600, 055E0-01-27-01700, 055E0-01-27-01800, 055E0-01-27-01900, 055E0-01-27-02000, 055E0-01-27-02100, 055E0-01-27-02200, 055E0-01-27-02300, 055E0-01-27-02400, and 055E0-01-27-02500, collectively, “the Property”, is identified as ZMA 2015-00001, Old Trail Village (“ZMA 2015-00001”); and

**WHEREAS**, the Property is zoned Neighborhood Model District – NMD, subject to the Code of Development, the Application Plan, and Proffers, all of which were adopted on September 15, 2005 in conjunction with ZMA 2004-024; and

**WHEREAS**, the Property was subsequently amended by ZMA 2008-05 on November 12, 2008, which amended the Code of Development and the Proffers, and by ZMA 2014-04 on March 11, 2015, which again amended the Code of Development and the Proffers; and

**WHEREAS**, ZMA 2015-00001 proposes to amend the Code of Development, the Application Plan, and the Proffers applicable to the Property in order to:

- reduce the minimum number of residential units from 1,600 to 1,000 units;
- remove, revise and add a number of regulatory tables and text pertaining to street specifications, density and floor area ranges, maximum units by unit type, zoning regulations, spatial enclosure, building height, setbacks, architectural and landscape standards, and land uses allowed;
- add farm stands, Tier I, Tier II, and Tier III Personal Wireless Facilities, and Cluster cottage units as permitted uses; and
- revise the street system plan/map to show only the major streets, to delete two street interconnections, and to update the designations of those streets serving amenity oriented lots and those that are approved as private streets; and

**WHEREAS**, on December 15, 2015, after a duly noticed public hearing, the Planning Commission recommended approval of ZMA 2015-00001, provided that the Planning Commission’s recommended changes and any other minor technical revisions recommended by staff were made to the Code of Development, the Application Plan, and the Proffers before the ZMA was presented to the Board for its approval, and such revisions have since been made.

**BE IT ORDAINED** by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the staff report prepared for ZMA 2015-00001 and its attachments, including the Code of Development, the Application Plan, and the Proffers revised after the Planning Commission public hearing, the information presented at the public hearing, the material and relevant factors in Virginia Code § 15.2-2284, and for the purposes of public necessity, convenience, general welfare and good zoning practices, the Board hereby approves ZMA 2015-00001, with the Code of Development, entitled “Old Trail Village Amendment, ZMA-2015-00001, Amended Code of Development, March Mountain Properties, LLC” and dated January 14, 2016, the Application Plan, entitled “Old Trail Village Rezoning, ZMA 2015-00001, Amended Application Plan” and prepared by Roudabush, Gale & Associates, with pages 3, 7, 8 and 9 last revised on November 12, 2015, pages 2, 4, and 5 last revised on January 4, 2016, page 1 last revised on January 14, 2016, and page 6 removed, and the Proffers dated January 13,

2016, attached hereto and incorporated herein, and the zoning map for Tax Map and Parcel Numbers 055E0-01-00-000A1 (portion), 055E0-01-00-000A2, 055E0-01-00-000A3, 055E0-01-00-000A4, 055E0-01-00-000A5, 055E0-01-27-01000, 055E0-01-27-01100, 055E0-01-27-01200, 055E0-01-27-01300, 055E0-01-27-01400, 055E0-01-27-01500, 055E0-01-27-01600, 055E0-01-27-01700, 055E0-01-27-01800, 055E0-01-27-01900, 055E0-01-27-02000, 055E0-01-27-02100, 055E0-01-27-02200, 055E0-01-27-02300, 055E0-01-27-02400, and 055E0-01-27-02500, are amended accordingly.

I, Ella W. Jordan, do hereby certify that the foregoing writing is a true, correct copy of an Ordinance duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of \_\_\_\_\_ to \_\_\_\_\_, as recorded below, at a regular meeting held on \_\_\_\_\_.

\_\_\_\_\_  
Clerk, Board of County Supervisors

|               | <u>Aye</u> | <u>Nay</u> |
|---------------|------------|------------|
| Mr. Dill      | _____      | _____      |
| Ms. Mallek    | _____      | _____      |
| Ms. McKeel    | _____      | _____      |
| Ms. Palmer    | _____      | _____      |
| Mr. Randolph  | _____      | _____      |
| Mr. Sheffield | _____      | _____      |