

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

<p>AGENDA TITLE: ZMA202100011 The Heritage on Rio</p> <p>SUBJECT/PROPOSAL/REQUEST: Rezone five parcels that total approximately 8.23 acres from R-6 (six units/acre) to Planned Residential Development (PRD), which allows residential (maximum of 35 units/acre), with limited commercial uses. A maximum of 250 multi-family residential units is proposed, at a gross and net density of approximately 31.29 units/acre. A special exception to waive stepback requirements is also proposed.</p> <p>SCHOOL DISTRICTS: Albemarle High, Burley Middle, Agnor-Hurt Elementary</p>	<p>AGENDA DATE: September 7, 2022</p> <p>STAFF CONTACTS: Filardo, Rapp, Ragsdale, Reitelbach</p> <p>PRESENTER: Andy Reitelbach, Senior Planner II</p>
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BACKGROUND:

At its meeting on Tuesday, July 12, 2022, the Planning Commission (PC) conducted a public hearing and voted 6:0 to recommend approval of ZMA202100011. The PC also voted 6:0 to recommend approval of the special exception request, SE202100041, to waive the stepback requirements for buildings in the development. 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 and Special Exception applications. The proposal is consistent with the future land use and density recommendations identified in the Places29 Master Plan. The PC voted 6:0 to recommend approval of both ZMA202100011 and SE202100041.

No members of the public commented at the public hearing.

No changes have been made to the application since the PC public hearing.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance (Attachment D) to approve ZMA202100011 The Heritage on Rio and the attached Resolution (Attachment E) to approve SE202100041, the special exception to waive the stepback requirements.

ATTACHMENTS:

- A. Planning Commission Staff Report
- A1. Location Map
- A2. Zoning Map
- A3. Project Narrative, dated September 20, 2021; last revised June 6, 2022
- A4. Application Plan, dated September 20, 2021; last revised June 6, 2022
- A5. Special Exception Request & Narrative, dated September 20, 2021; last revised June 6, 2022
- A6. Staff Report and Analysis for SE202100041
- A7. Staff Analysis of Application's Consistency with Neighborhood Model Principles
- A8. Affordable Housing Evaluation Form
- A9. Illustrative Plans and Renderings, dated June 6, 2022
- A10. Correspondence from Community Members

- B. Planning Commission Action Letter
- C. Planning Commission Minutes from July 12, 2022
- D. Ordinance to Approve ZMA202100011
- E. Resolution to Approve SE202100041