

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

AGENDA TITLE: ZMA201800005 Proposed Hotel (Pantops)	AGENDA DATE: June 19, 2019
SUBJECT/PROPOSAL/REQUEST: Request for approval of an Application Plan for an existing planned development district pursuant to County Code § 18-8.5.5.5.a to allow the development of a 109-room hotel pursuant to County Code §§ 25A.2.1.(1) and 24.2.1.(20). The two parcels totaling 4.42 acres are currently zoned Planned District Mixed Commercial (PDMC); zoning would remain PDMC.	STAFF CONTACT(S): Benish, Nedostup, Padalino
SCHOOL DISTRICTS: Stone-Robinson Elementary; Burley MS; Monticello HS	PRESENTER(S): Tim Padalino

BACKGROUND:

At its regular meeting on May 28, 2019 the Planning Commission (PC) conducted a public hearing and voted 6:0 to recommend approval of ZMA201800005 as presented and as proffered. Attachments A, B, and C are the staff report, action memo, and draft meeting minutes from the May 28 PC meeting.

DISCUSSION:

After the PC public hearing, the applicant submitted a finalized, signed, notarized proffer statement (Attachment D), which includes the following voluntary commitments:

1. a proffered application plan;
2. a reservation of approximately two (2) acres of land for future dedication to the County for public use.

Approval of this ZMA application would not amend the subject property's current zoning (PDMC Planned District – Mixed Commercial); but it would establish an approved Application Plan for this portion of the existing planned district, and thereby allow the proposed project to proceed to Site Plan review and Water Protection Ordinance Plan review.

RECOMMENDATIONS:

The Planning Commission and staff recommend that the Board adopt the attached Ordinance (Attachment E) to approve ZMA201800005 with proffers.

ATTACHMENTS:

Attach.A – Staff Report for 5/28/2019 PC Public Hearing

Attach.A1 – Location Maps

Attach.A2 – ZMA Application Plan (dated April 15, 2019)

Attach.A3 – Project Narrative (dated May 16, 2019)

Attach.A4 – Draft Proffer Statement (dated October 29, 2018)

Attach.A5 – Project Renderings (dated 4/14/2019)

Attach.A6 – Staff Analysis of Neighborhood Model Principles

Attach.A7 – TIA Statement (dated August 30, 2018)

Attach.B – Action Letter for 5/28/2019 PC Public Hearing

Attach.C – Draft Meeting Minutes from 5/28/2019 PC Public Hearing

Attach.D – Proffer Statement (signed and dated 6/4/2019)

Attach.E – Ordinance to Approve ZMA201800005