

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

<p>AGENDA TITLE: ZMA202300006 Woodbrook Apartments</p> <p>SUBJECT/PROPOSAL/REQUEST: Rezone approximately 7.202 acres from R-6 Residential (six units/acre) to Planned Residential Development (PRD) to allow up to 244 multi-family residential units. Special exception requests to waive setback requirements and to modify setback requirements.</p> <p>SCHOOL DISTRICTS: Albemarle High, Burley Middle, Agnor-Hurt Elementary</p>	<p>AGENDA DATE: April 17, 2024</p> <p>STAFF CONTACTS: Filardo, Herrick, Barnes, McDermott, Ragsdale, Reitelbach</p> <p>PRESENTER: Andy Reitelbach, Senior Planner II</p>
--	---

BACKGROUND:

This rezoning application was considered by the Planning Commission (PC) at a public hearing on Tuesday, February 27, 2024. No community members spoke at the public hearing. At the meeting, the PC voted 6:0 to recommend approval of ZMA202300006 Woodbrook Apartments. The PC's staff report, action letter, and meeting minutes are attached (Attachments A, B, and C).

DISCUSSION:

Following the PC hearing, the applicant submitted a revised proffer statement (Attachment D), which now includes a clause to address annual inflation of the cash contribution offered for pedestrian improvements at the intersection of Woodbrook Drive and Berkmar Drive.

The applicant has requested two special exceptions, which did not require PC action but do require Board action:

- 1) To waive the setback requirements for buildings in the development.
- 2) To modify the rear setback requirements for buildings in the development.

Although no PC action was required or taken on these proposed special exceptions, the PC did discuss the request to waive the setback requirements, over concern that adequate information was not available to assess the relationship and impacts of the proposed buildings to the adjacent streetscape. Staff believes that given the proposed arrangement of buildings on the application plan, and their setbacks and building separation, no setbacks are needed for four story buildings.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance (Attachment E) to approve ZMA202300006 Woodbrook Apartments.

Staff recommends that the Board also adopt the attached Resolutions (Attachments F and G) to approve proposed special exceptions SE202300026 and SE202300033.

ATTACHMENTS:

- A. Planning Commission Staff Report
 - A1. Location Map
 - A2. Zoning Map
 - A3. Project Narrative, dated June 20, 2023; last revised December 8, 2023
 - A4. Application Plan, dated June 20, 2023; last revised December 4, 2023

- A5. Draft Proffer Statement, dated December 4, 2023
- A6. SE2023-00026 Special Exception Narrative for Stepbacks, dated June 20, 2023; last revised December 4, 2023
- A7. Staff Report and Analysis for SE202300026
- A8. SE2023-00033 Special Exception Narrative for Rear Setbacks, dated September 18, 2023; last revised December 4, 2023
- A9. Staff Report and Analysis for SE202300033
- A10. Staff Analysis of Application's Consistency with Neighborhood Model Principles
- A11. Affordable Housing Evaluation Form
- A12. Illustrative Plan, dated June 20, 2023; last revised December 4, 2023
- B. Planning Commission Action Letter
- C. Planning Commission Minutes from February 27, 2024
- D. Revised Proffer Statement, dated March 20, 2024
- E. Ordinance to Approve ZMA202300006
- F. Resolution to Approve SE202300026
- G. Resolution to Approve SE202300033