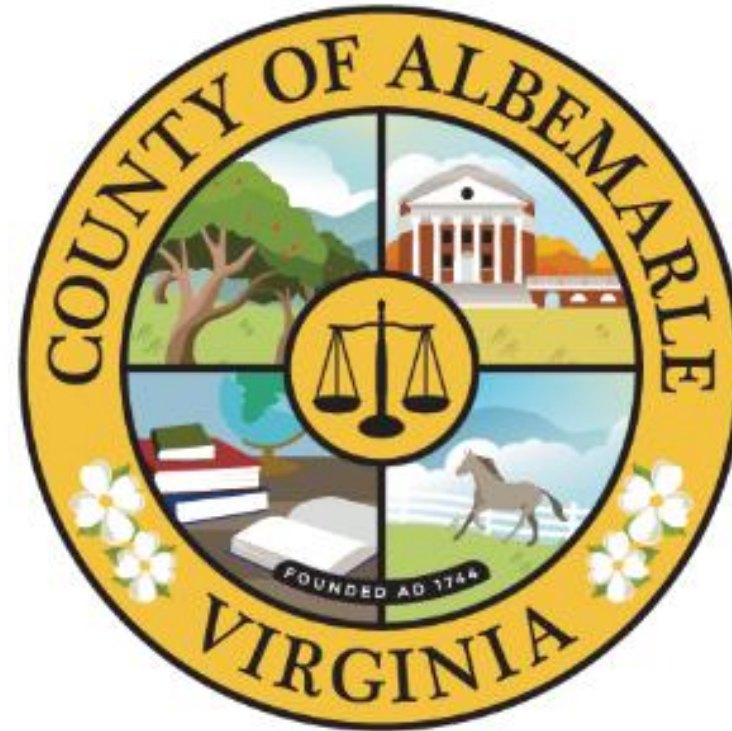


ZMA202400008 Brookhill Amendment

Planning Commission
Public Hearing
September 3, 2025

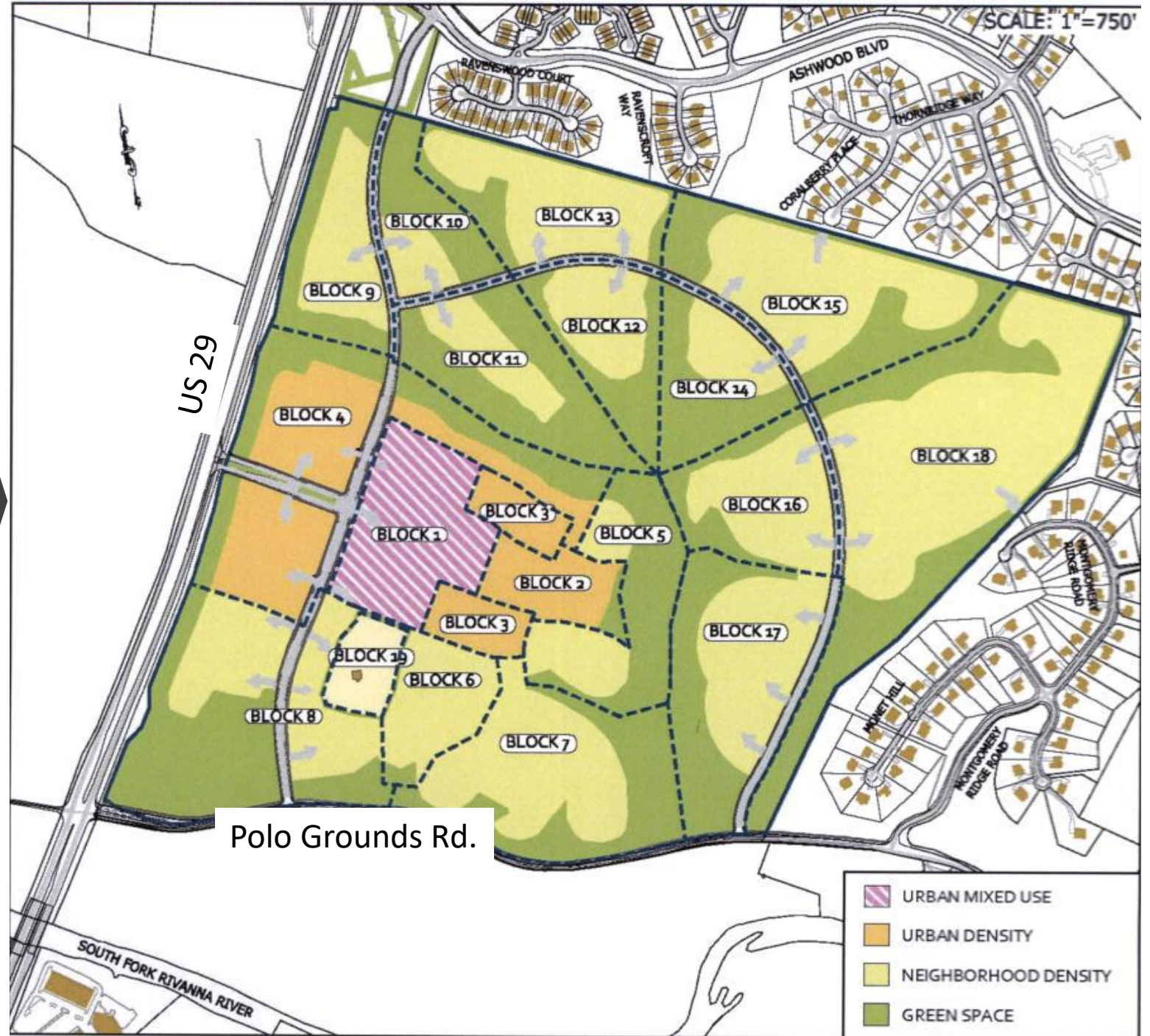
Staff:

Rebecca Ragsdale, Planning Manager

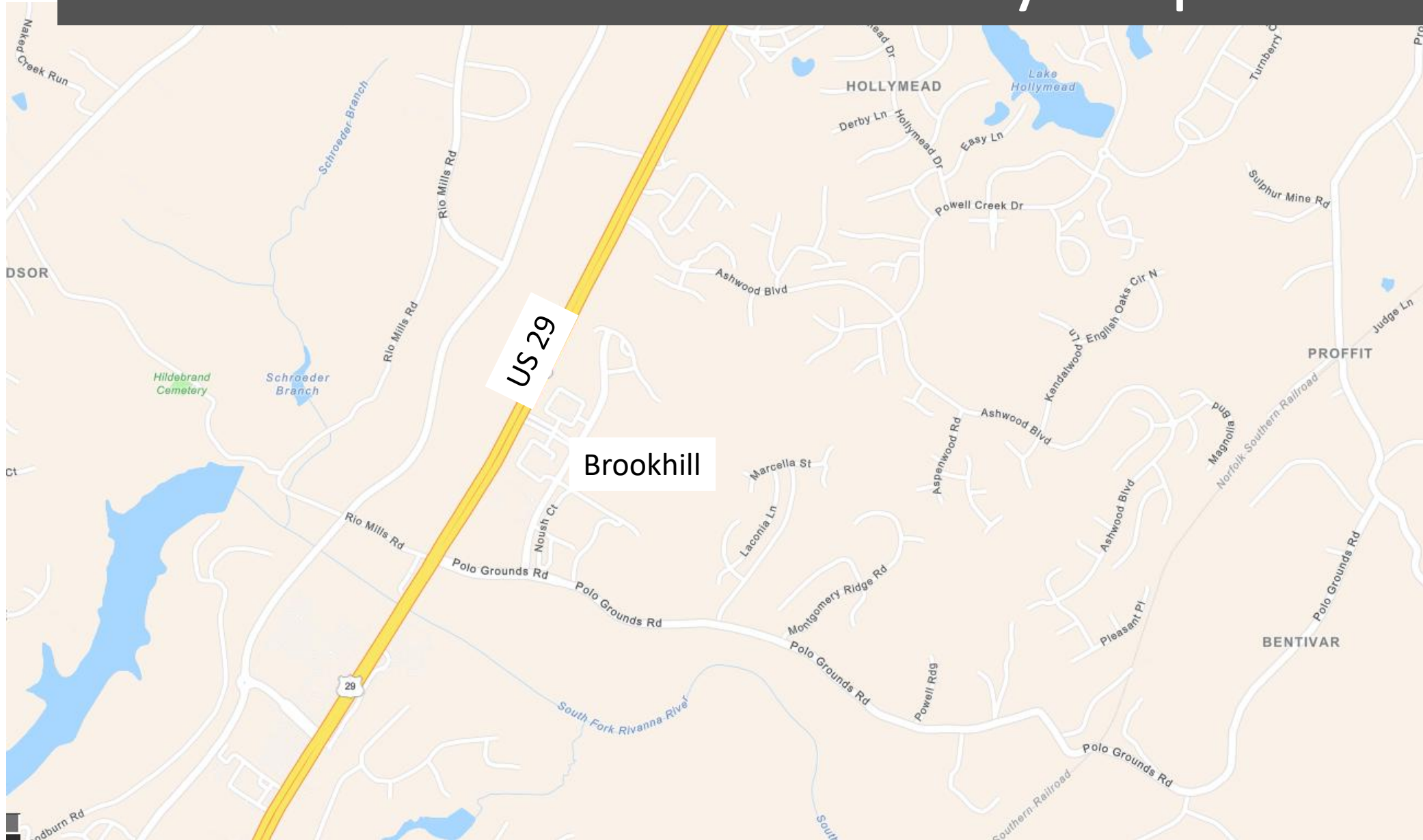


ZMA202400008

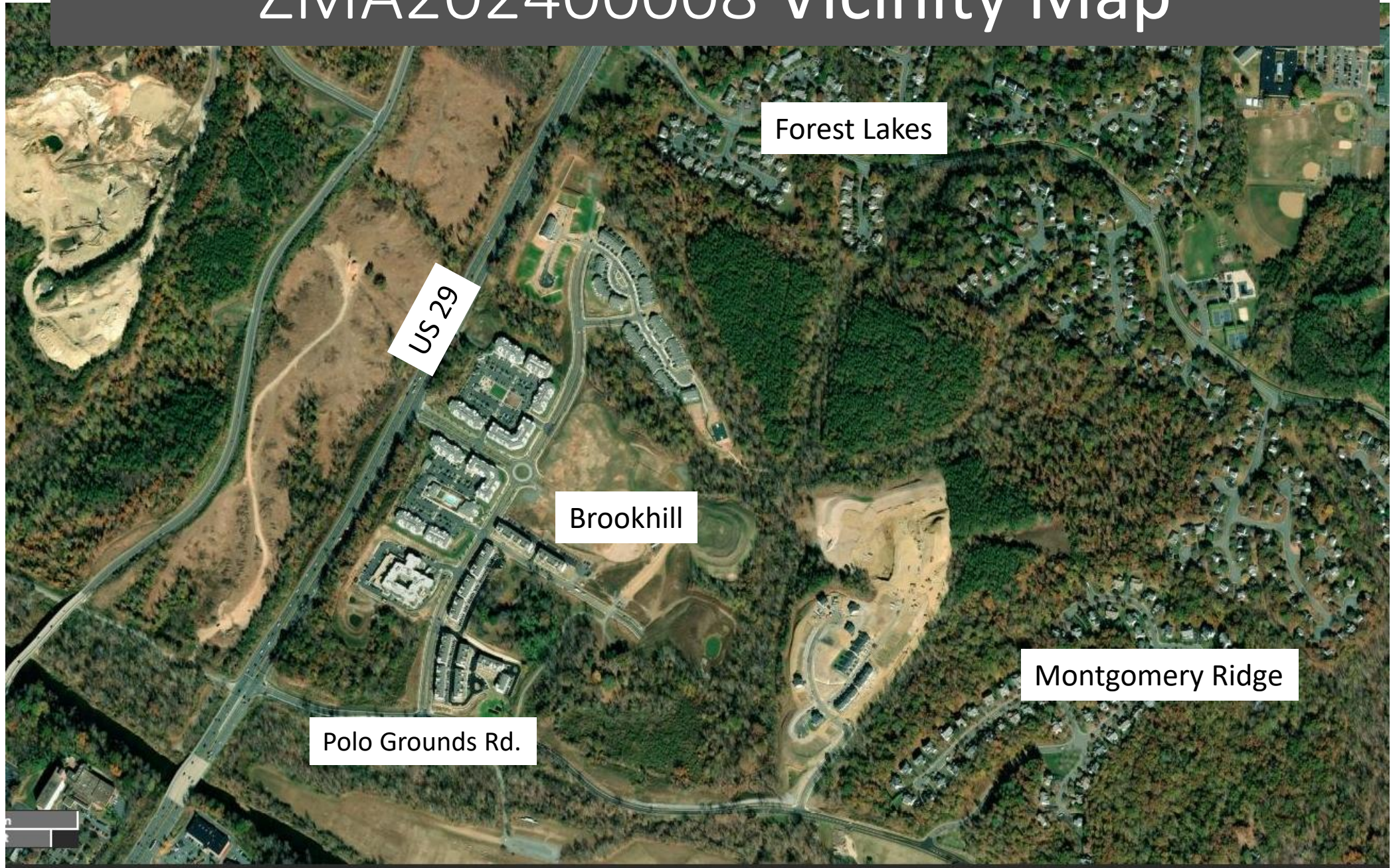
- Amend Code of Development to increase number of residential units from 1,550 to 1,850 (300 units)
- Amend Proffers



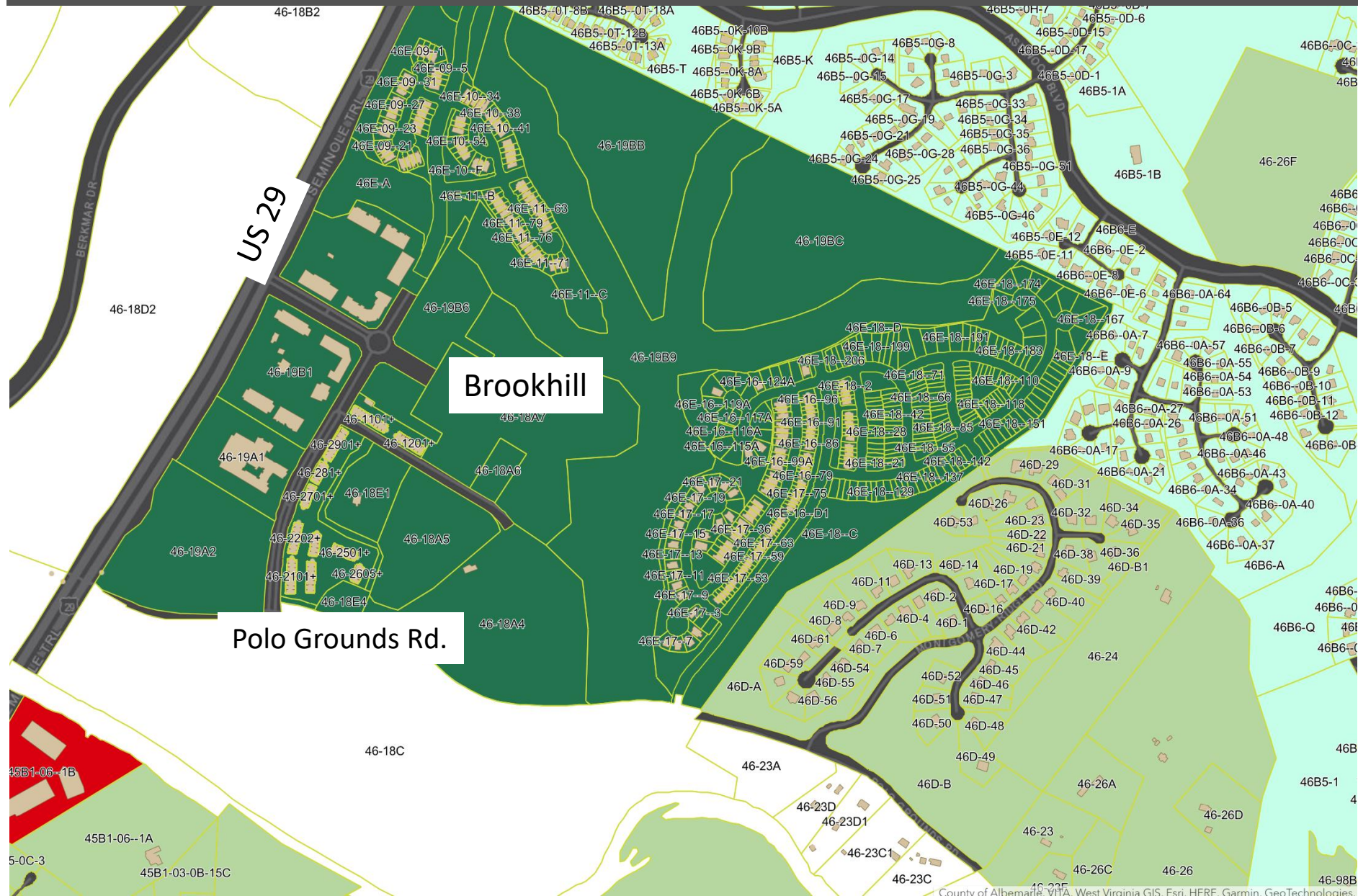
ZMA202400008 Vicinity Map



ZMA202400008 Vicinity Map

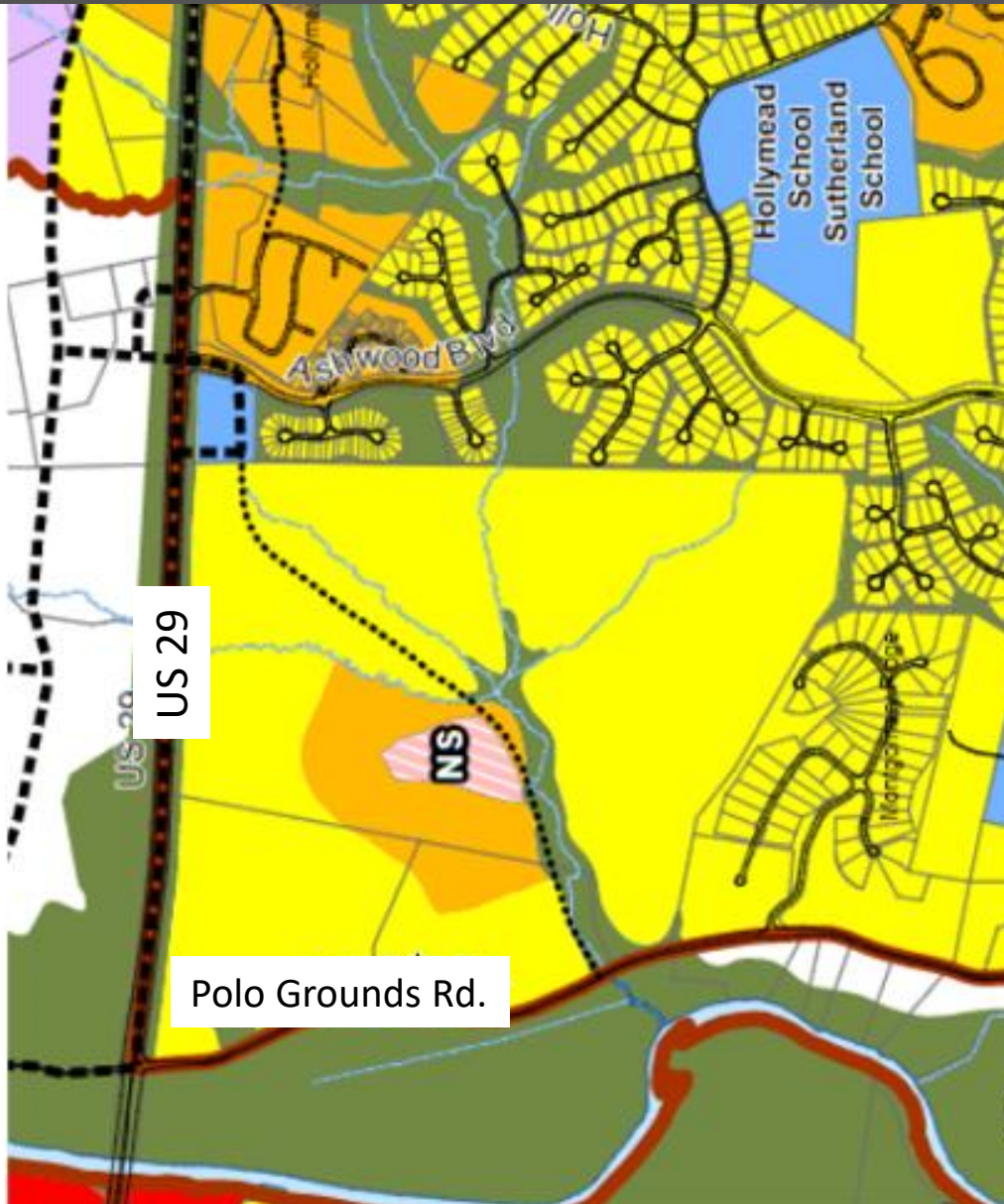


ZMA202400008 Zoning Map



- ZONING**
- Rural Areas
 - Village Residential
 - R1 Residential
 - R2 Residential
 - R4 Residential
 - R6 Residential
 - R10 Residential
 - R15 Residential
 - Planned Unit Development
 - Planned Residential Development
 - Neighborhood Model District
 - Monticello Historic District
 - C1 Commercial
 - Commercial Office
 - Highway Commercial

ZMA202400008 Places 29 Land Use Map



 Neighborhood Density- residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses;

 Urban Density- residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses;

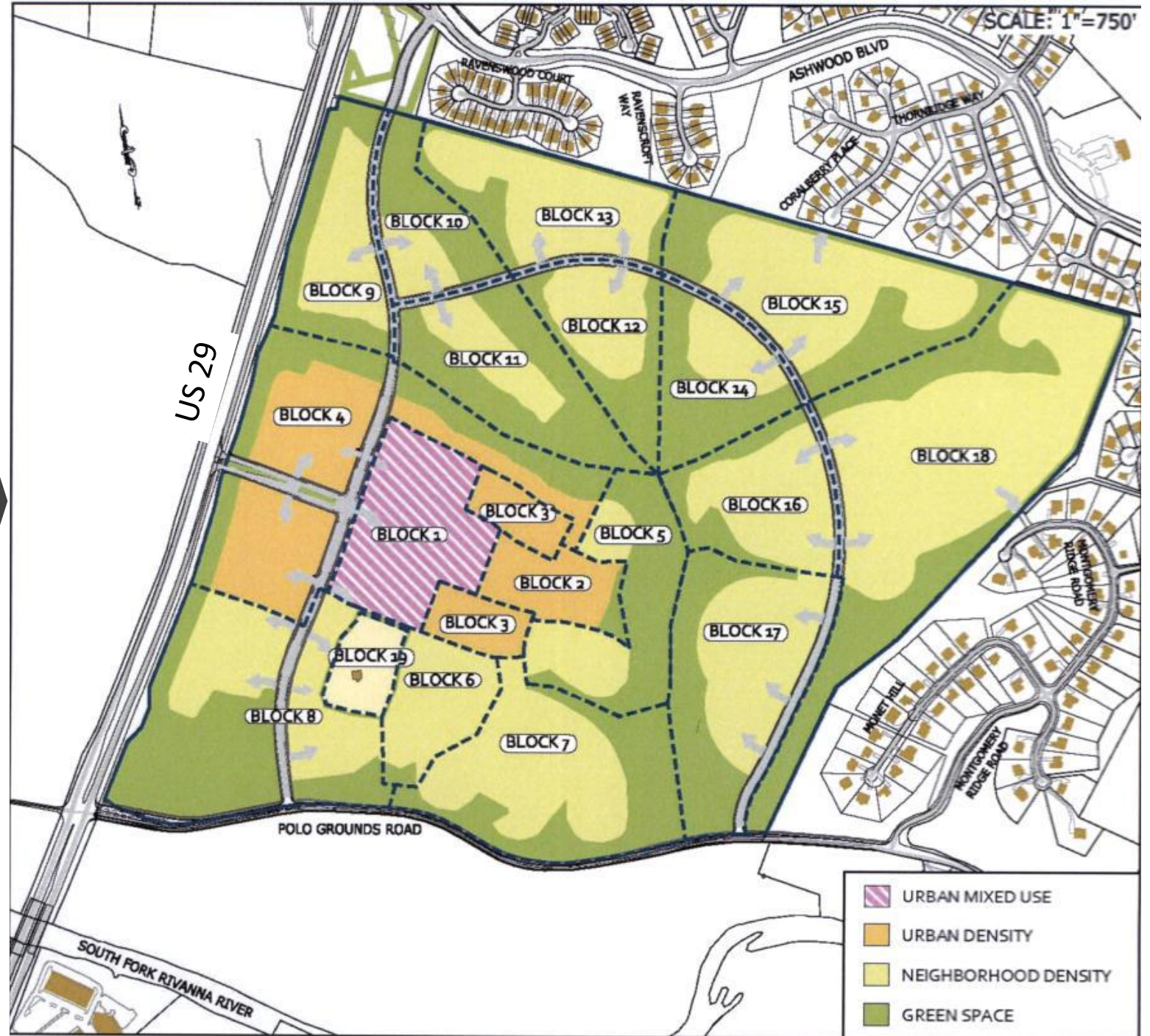
NS-Neighborhood Service Center- Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space

 Open Space/Environmental Features- Privately Owned Open Space/Environmental Features – privately owned recreational amenities and open space/ floodplains, steep slopes, wetlands, and other environmental features

ZMA202400008

- Increase number of residential units from 1,550 to 1,850 (300 units)
- Amend Proffers

No change to allowed non-residential



ZMA202400008

- Amend code of development to increase number of residential units from 1,550 to 1,850 (300 units)
- Amend Proffers

Table 3. Density Regulations

Block Number	Block Area ¹ (acres)	Maximum/Maximum Use Regulations per Rezoning Plan ^{1, 2}				
		Residential Uses			Non-Residential Uses	
		Density Range (units)	Dwelling Unit Minimum	Dwelling Unit Maximum	Minimum Non-Residential (SF)	Maximum Non-Residential (SF)
1	12.0	3 – 34 units	36	408	50,000	130,000 ²
2	6.3	6 – 34 units	37	214	0	30,000 ²
3	5.8	6 – 28 units	34	160	0	30,000 ²
4	24.0	6 – 30 units	144	740	0	15,000 ⁴
5	6.6	2 – 6 units	13	39	0	0
6	7.2	0 - 1 unit	0	1	0	0
7	17.7	2 – 6 units	35	106	0	0
8	20.7	2 – 10 units	41 ³	200 ³	0	0
9	9.6	2 – 6 units	19 ³	57 ³	0	0
10	4.5	2 – 6 units	9	27	0	0
11	5.7	2 – 6 units	11	53	0	0
12	6.7	2 – 5 units	8	27	0	0
13	11.7	2 – 6 units	11	69	0	0
14	5.4	2 – 6 units	10	32	0	0
15	16.9	2 – 6 units	33	101	0	0
16	9.7	2 – 6 units	19	58	0	0
17	15.8	2 – 6 units	31	94	0	0
18	34.4	2 – 6 units	68	206	0	0
19	3.2	0-1 unit	0	1	0	0
Total Comprehensive Plan Recommended Densities:			552	2,593	50,000	205,000 ²
Total Min. & Max. Allowed Density			800	1850	50,000	130,000 ²

Variation #3: May 6, 2019 – Increased the Maximum allowable density in Block 8.

Variation #5: February 16, 2022–Increased the Max. allowable density in Block 12&13, reduced Block 3 Max.
(ZMA 2024-00008) – Increase in Total Max. Allowed Density from 1550 unit to 1850 units.

ZMA202400008 Proffers

Trails, Parks, and Civic Spaces- Establishes requirements for the trail network and parks and civic spaces.

Historic Resources- Provides for addressing any adverse impacts to the Brookhill house, which is eligible for National Register of Historic Places, the as part of the Section 106 Review, cemetery delineation, and no land disturbance of the greenway area Woodlands Camp.

Cash proffers- Per unit contribution, provision of a cost index adjustment and credit to cash proffers for in-kind contributions.

Schools-50-acre parcel for a high school or other institutional use and elementary school site of 7 acres.

- Proposed Revision –Proffers with this rezoning clarify that in the interim, the elementary school site is available as community open space and amenities.

Transportation- Polo Grounds Road and Rt. 29 Intersection Improvements, an Ashwood Boulevard connection, a Rio Mills connection, transit stop, and cash proffer towards operating expenses for public transit along with signalization of the Polo Grounds Road Railroad Overpass.

- Proposed Revision-The trigger for the Ashwood Boulevard connection is proposed to change from the 500th unit to the 650th unit.

ZMA202400008
Affordable Proffers

*Application
submitted October
2024*

Existing Affordable Housing Proffers:

- 15% of the total number of units to be affordable
- 1,550 units proposed, 233 affordable units
- For-rent and For-sale provided to households at 80% area median income
- Affordability period for rental units is 10 years.
- Affordability is for first sale only for for-sale.

Proposed Revision:

- 20% of the new units to be affordable
- 300 additional units proposed, 60 additional affordable units
- All other previous proffer terms listed above remain.

To be consistent with Housing Albemarle:

- For-rent units are provided to households at 60% AMI
- Affordability period for rental units is 30 years
- Affordability period of for-sale units is 40 years

ZMA202400008 Staff Findings

Positive Aspects:

1. The request is consistent with the recommendations of the Places 29 Master Plan.
2. The request could result in additional affordable units (60) within the development, which is 20% of the additional units and is consistent with this aspect of Housing Albemarle.

Concerns:

1. The proposed rezoning is not consistent with all recommendations of Housing Albemarle, specifically with regard to AMI for for-rent units and minimum affordability periods.

ZMA202400008

Planning Commission Recommendation

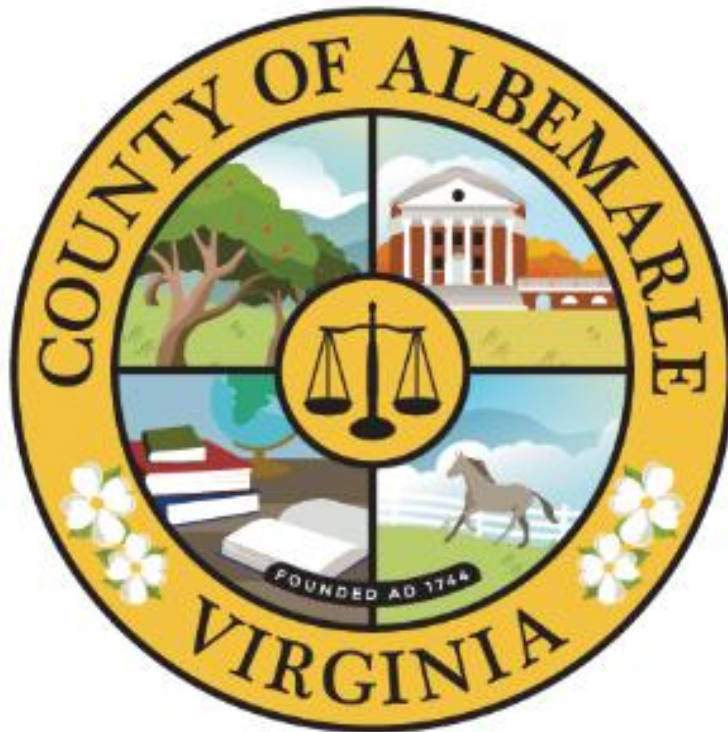
Planning Commission Public Hearing Date: July 8, 2025

Recommendation:

Approval by vote of 6:0, (Carrazana absent) for the reasons stated in the staff report.

ZMA202400008

Questions?



Motion for ZMA202400008

PROPOSED MOTION:

To Approve:

I move to adopt the ordinance attached to the staff report (Attachment E) to approve ZMA202400008 Brookhill, with amended proffers.



T.M. 46-18B
HORNE LAND CORPORATION

ROUTE 29
IMPROVEMENT
PATHWAY

ROUTE 29
IMPROVEMENT
SWM FACILITY #2

PROPOSED 50' BUFFER
AROUND VDOT STORMWATER
MANAGEMENT POND

PROPOSED RIGHT-IN-RIGHT OUT
SECTION IMPROVEMENTS
SEE BROOKHILL TIA REPORT
FOR FURTHER DETAILS

T.M. 46-18D
CRAFTON CORPORATION

PROPOSED 100' BUFFER ALONG RT. 29
70' NATURAL LANDSCAPE BUFFER
& 30' LANDSCAPE BUFFER

NOTE: A PROPOSED MULTI-USE PATH
PROPOSED BY VDOT ALONG THE
ROUTE 29 FRONTAGE OF THIS
PROPERTY. PATHWAY TO BE
LOCATED WITHIN THE VDOT R/W.

NOTE: AREA WITHIN THE 100' BUFFER
AND OUTSIDE THE EXISTING TREE
LIMITS SHALL BE REPLANTED IN
ACCORDANCE WITH THE PLACES 29
FORESTED BUFFER REQUIREMENTS

EXISTING 100-YEAR
FEMA FLOODPLAIN (TYP.)

NOTE: ALL STORMWATER MANAGEMENT FACILITIES
AND EROSION CONTROL MEASURES SHALL BE
LOCATED OUTSIDE OF THE PRESERVED SLOPES.

WITH HOA APPROVAL, A 10' MULTI-USE PATH
SHALL BE EXTENDED TO THE ENTRANCE OF
MONTGOMERY RIDGE. THE HOA WILL NEED
TO APPROVE THE TRAIL AND EXECUTE ALL
EASEMENT DOCUMENTS ALLOWING THE
CONSTRUCTION OF THE MULTI-USE PATH
ON HOA PROPERTY.

10' MULTI-USE PATH TO BE CONSTRUCTED ALONG
THE NORTH SIDE OF POLO GROUNDS ROAD