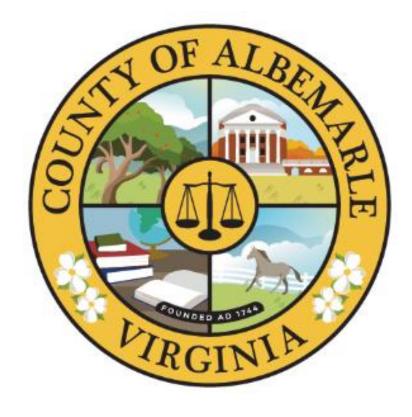
# ZMA202400008 Brookhill Amendment

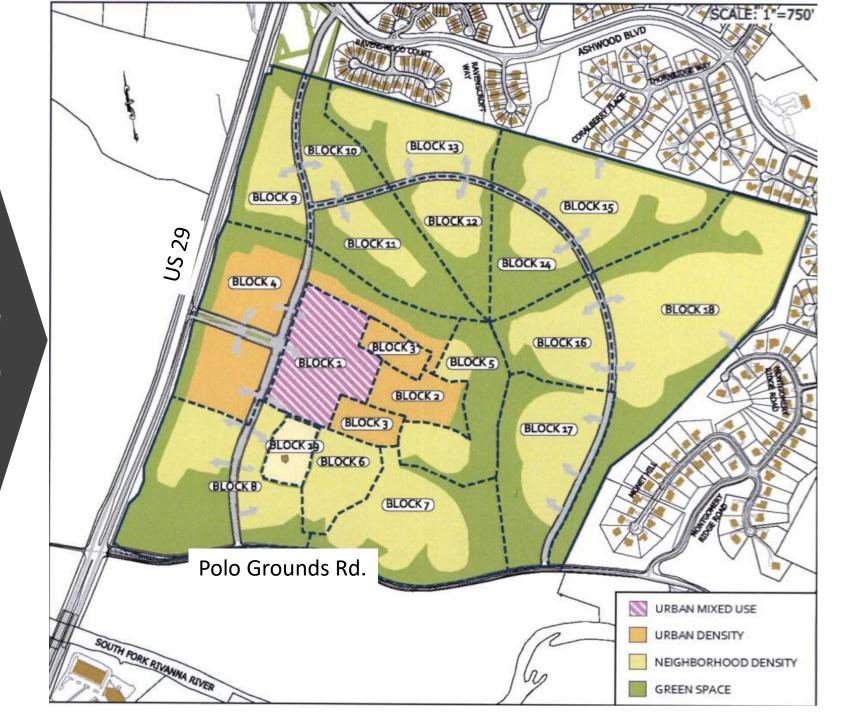
Planning Commission
Public Hearing
September 3, 2025

Staff:

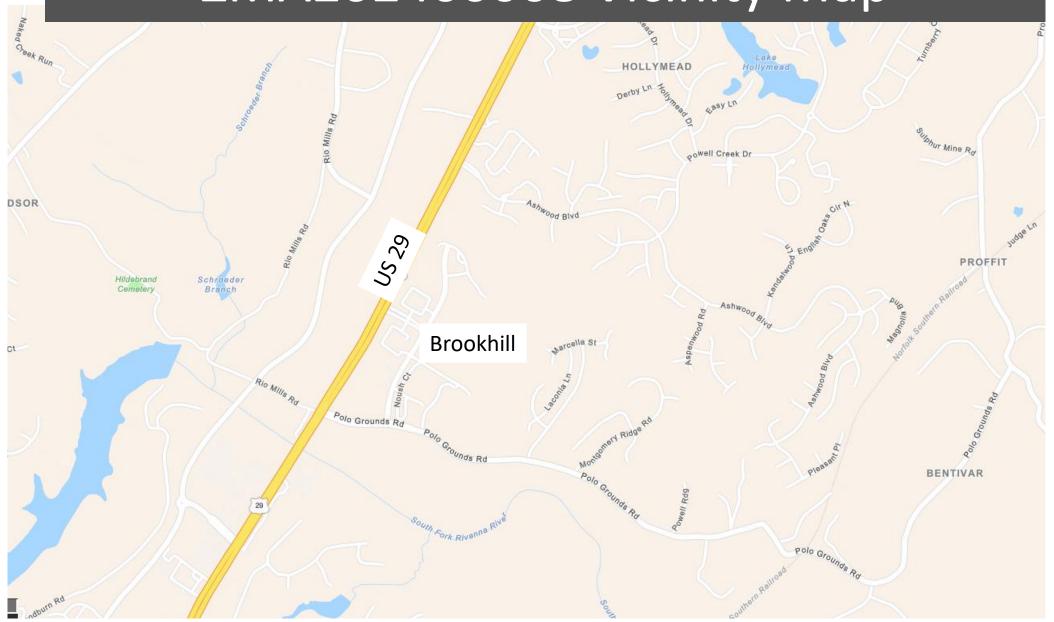
Rebecca Ragsdale, Planning Manager

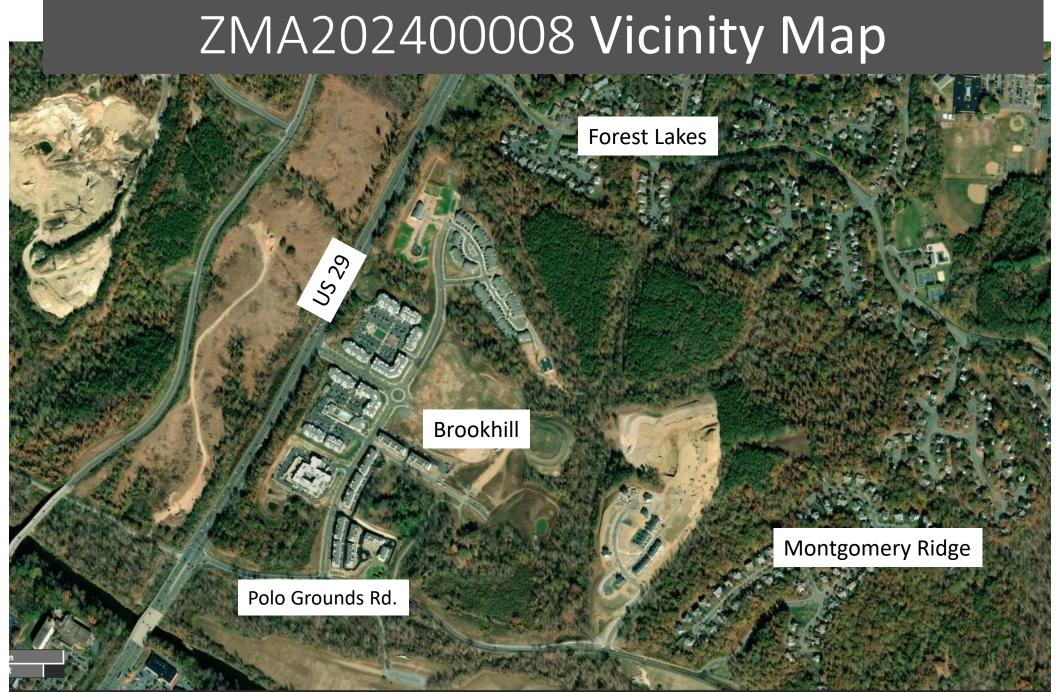


- Amend Code of
   Development to increase
   number of residential
   units from 1,550 to 1,850
   (300 units)
- Amend Proffers



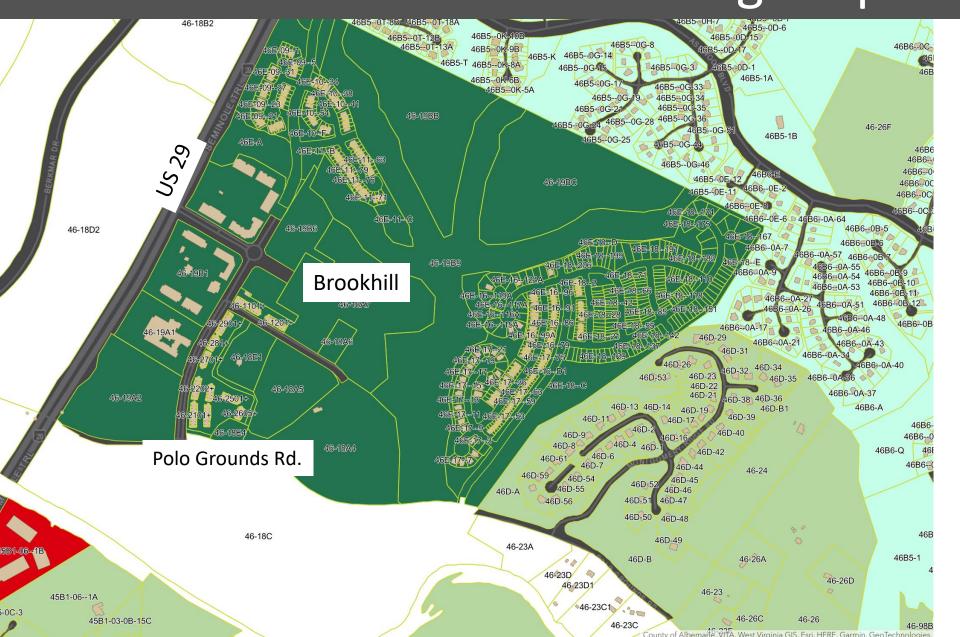
## ZMA202400008 Vicinity Map





## ZMA202400008 Zoning Map

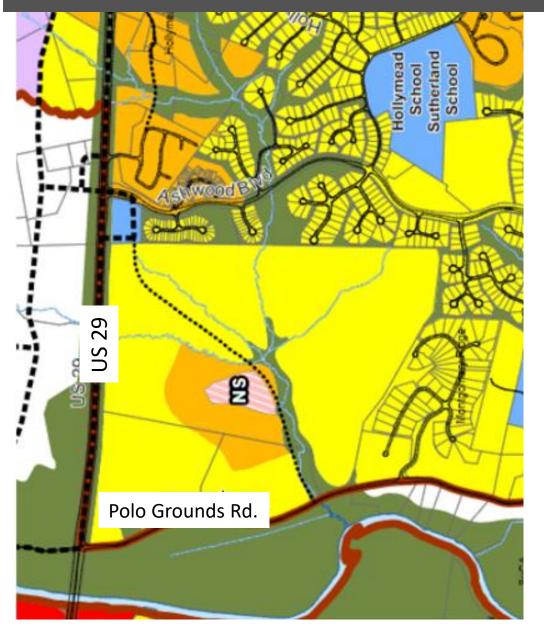
46B5--0J-18



#### 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



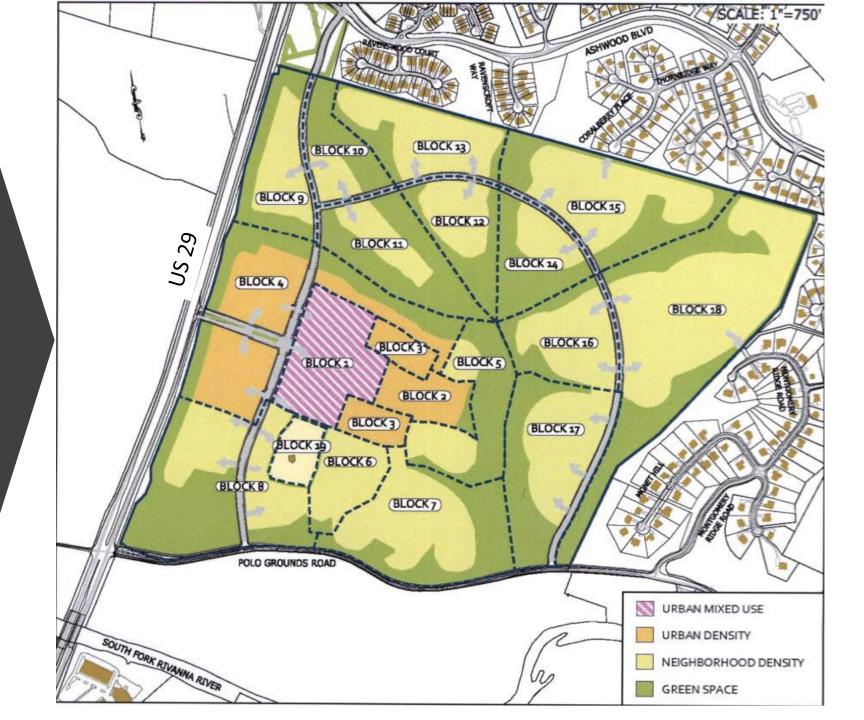
- Neighborhood Density- residential (3 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses;
- Urban Density- residential (6.01 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses;

**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

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

No change to allowed non-residential



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

Table 3. Delisity Regulations

Block Number	Block Area <sup>1</sup> (acres)	Maximum/Maximum Use Regulations per Rezoning Plan <sup>1, 2</sup>				
		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	130,000²
2	6.3	6 – 34 units	37	214	0	30,000²
3	5.8	6 – 28 units	34	160	0	30,0002
4	24.0	6 – 30 units	144	740	0	15,0004
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	413	200³	0	0
9	9.6	2 – 6 units	<b>1</b> 9³	57³	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	205,000²
Total Min. & Max. Allowed Density			800	1850	50,000	130,000 <sup>2</sup>

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.

### 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.

 <u>Proposed Revision</u>—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 500<sup>th</sup> unit to the 650<sup>th</sup> 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 affordableunits
- 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:**

 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.

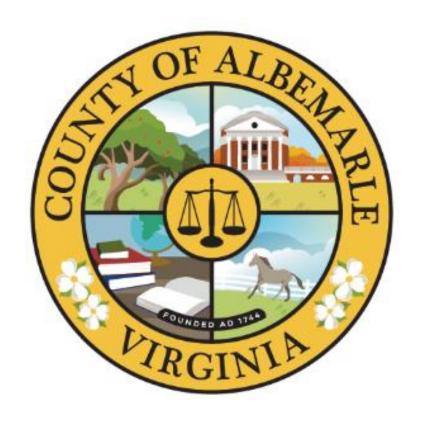
## ZMA202400008 Planning Commission Recommendation

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.

## **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.

