



COUNTY OF ALBEMARLE
Department of Community Development
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MEMORANDUM

TO: Justin Shimp/Shimp Engineering
201 E. Main Street, Suite M
Charlottesville, VA 22902

FROM: Megan Yaniglos, Principal Planner

DATE: March 18, 2016

RE: **ZMA201500008 Adelaide**

Dear Mr. Shimp:

On February 23, 2016, the Albemarle County Planning Commission reviewed the above-noted item in a work session. Attached please find the section of the official action memo for this meeting describing the discussion and direction provided by the Commission on this item.

If you have any questions please do not hesitate to contact me at (434) 296-5832.

ZMA--2015-8 Adelaide Work Session - Planning Commission Recommendation

In a work session on ZMA-2015-8 Adelaide the Planning Commission held a conversation with staff, the applicant and members of the public and provided the following feedback on the questions posed by staff, as follows:

1. What land area should be used to calculate potential density?

- *Staff believes that the recently mapped environmental features should be used in lieu of those areas shown on the Master Plan in order to calculate density.*

PLANNING COMMISSION: Consensus was that the applicant should use a combination of the updated environmental features shown on the County GIS and the designated greenspace, including the Route 250 buffer, shown in the Master Plan for the calculation of density.

2. Does the location of the parcels near the boundary of the Crozet Development Area mandate that the low end of the density range be pursued?

- *Staff believes if the impacts of the development, compatibility of building type, and the Neighborhood Model principles are appropriately addressed, staff would support development at the higher end of the density range. Approval of development at the higher end of the density range could also help provide balance with nearby by-right development that is occurring well below the recommended density range in the Master Plan.*

PLANNING COMMISSION: General consensus (5:2) (More, Lafferty supported using the lower end of the density) was that the design, form, open space, impacts, and mix of units (including single family detached) are more important than the density, and that higher end of the range in this location could be supported if the design is well done. A consensus was not given for a certain number within the recommended range.

3. Should the proposed development consist of mainly single family residential units and if so, what percentage?

- *Staff believes that the proposal should contain a minimum of 50% single-family detached units to conform with the recommendations in the Master Plan.*

PLANNING COMMISSION: General consensus was that the single family detached units should be provided. The commission did not come to a consensus on the percentage of single family detached, but stressed that the mixture of types of units is important.

No formal action was taken.

(See minutes for additional details)