

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

<p>AGENDA TITLE: ZMA202200010 Riverside Village NMD: Block 1 Amendment</p> <p>SUBJECT/PROPOSAL/REQUEST: Amend the application plan and the code of development associated with ZMA201600019 to reduce the minimum required commercial area in Block 1 from 8,000 square feet to 4,800 square feet. Block 1 consists of one parcel of approximately 2.407 acres. No increase in the permitted number of residential units is requested.</p> <p>SCHOOL DISTRICTS: Monticello High, Burley Middle, Stone-Robinson Elementary</p>	<p>AGENDA DATE: May 17, 2023</p> <p>STAFF CONTACTS: Filardo, McDermott, Ragsdale, Reitelbach</p> <p>PRESENTER: Andy Reitelbach, Senior Planner II</p>
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BACKGROUND:

At its meeting on Tuesday, February 28, 2023, the Planning Commission (PC) conducted a public hearing and voted 5:1 to recommend denial of ZMA202200010. The PC's staff report, action letter, and meeting minutes are attached (Attachments A, B, and C).

DISCUSSION:

At the PC meeting, staff recommended approval of the proposal to reduce the minimum required non-residential space from 8,000 square feet to 1,600 square feet in Block 1. Staff noted that no specific minimum non-residential square footage is recommended in the Comprehensive Plan for the property and the maximum non-residential square footage of 36,000 would still be allowed in that block.

However, the PC determined that retaining more mixed-use and 8,000 square feet of non-residential space was an important element of the Riverside Village development and voted 5:1 to recommend denial of the request.

Since the PC public hearing, the applicant has revised the proposal to include a smaller reduction to the minimum required non-residential space. The proposal now includes a minimum of 4,800 square feet in Block 1 instead of the previously proposed minimum of 1,600 square feet. The revised project narrative and application plan/code of development are provided as Attachments D and E.

Additional written comments were provided after the PC staff report was published. These comments are included as Attachment F.

RECOMMENDATIONS:

Staff believes the applicant has adequately addressed PC concerns with revisions made since the PC's public hearing. Staff recommends the Board adopt an ordinance to approve the proposed rezoning (Attachment G). If the Board wishes to deny the rezoning, a resolution to disapprove is also provided (Attachment H).

ATTACHMENTS:

- A. Planning Commission Staff Report
 - A1. Location Map
 - A2. Zoning Map
 - A3. Project Narrative, dated October 17, 2022; last revised February 15, 2023
 - A4. Application Plan and Code of Development, dated October 17, 2022; last revised February

15, 2023

A5. Comments from Community Members

B. Planning Commission Action Letter

C. Planning Commission Minutes from February 28, 2023

D. Revised Project Narrative, dated October 17, 2022; last revised April 11, 2023

E. Revised Application Plan and Code of Development, dated October 17, 2022; last revised April 11, 2023

F. Additional Community Comments Received since February 28 PC Staff Report

G. Ordinance to Approve ZMA202200010

H. Resolution to Disapprove ZMA202200010