

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

<p><b>AGENDA TITLE:</b> ZMA202100006 Maplewood</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b>  <u>ZMA202100006 Maplewood</u> – Application to Rezone property from C-1 Commercial to Planned Residential Development to allow up to 102 residential dwelling units.  <u>SE2022-19</u> – Application to waive the setback requirement for each story above 40’ in height or above the third story, whichever is less</p> <p><b>SCHOOL DISTRICT:</b> Baker-Butler Elementary, Lakeside Middle, and Albemarle High</p>	<p><b>AGENDA DATE:</b> June 1, 2022</p> <p><b>STAFF CONTACT(S):</b> Walker, Rapp, Perkins, Ragsdale, Holt</p> <p><b>PRESENTER (S):</b> Ben Holt</p>
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**BACKGROUND:**

At its meeting on March 1, 2022, the Planning Commission (PC) voted (5:1) to recommend approval of ZMA202100006 Maplewood. The PC also requested that the applicant provide additional information on building massing, height, and materials, as well as parcel connectivity. The applicant has also applied for a Special Exception (SE2022-19) to waive the ordinance requirement for a building setback. The PC Staff Report, Action Memo, and Minutes are attached as Attachments A, B, and C, respectively.

**DISCUSSION:**

The applicant has provided additional information, as requested by the Planning Commission, regarding the proposed building form/massing and height, building materials, and parcel connectivity. The applicant’s revised Narrative (Attachment D) includes a massing diagram to provide examples of the final building form. The diagrams present three different options of the potential building roofline, shown from an elevation profile.

The applicant has also applied for a special exception (SE2022-19) to waive the ordinance requirement for a building setback. Specifically, County Code § 18-4.19 requires a minimum setback of 15’ to the front of the building for each story above 40’ in height or above the third story, whichever is less. The applicant’s special exception application (Attachment G) and staff analysis (Attachment H) provide the details.

Information regarding building materials has been provided on page 2 of the revised Application Plan (Attachment E), under Building Architecture notes. The applicant has indicated that exterior materials will include brick and Hardiplank, or similar quality materials. Parcel connectivity has been indicated on page 1 of the revised Application Plan by marked pedestrian connection points around the perimeter of the property.

Staff finds that the information provided by the applicant presents adequate detail to provide clarity regarding the concerns expressed by the Planning Commission.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Ordinance (Attachment I) to approve ZMA202100006 and that the Board adopt the attached Resolution (Attachment J) to approve the Special Exception to waive the setback requirement.

**ATTACHMENTS:**

Attachment A – PC Staff Report  
Attachment A1 – Narrative - Original  
Attachment A2 – Application Plan - Original  
Attachment A3 – Illustrative Plan – Original  
Attachment A4 – Neighborhood Model Analysis  
Attachment B – PC Action Letter  
Attachment C – PC Minutes  
Attachment D – Narrative – Revised  
Attachment E – Application Plan – Revised  
Attachment F– Illustrative Plan – Revised  
Attachment G – Special Exception SE2022-19 application  
Attachment H – Special Exception SE2022-19 analysis  
Attachment I – Ordinance to Approve ZMA2021-06  
Attachment J – Resolution to Approve SE2022-19