

COUNTY OF ALBEMARLE
PLANNING STAFF REPORT SUMMARY

Project Name: ZMA201600020 Barnes Lumber Proffer Amendment	Staff: William D. Fritz, AICP
Planning Commission Public Hearing: December 21, 2016	Board of Supervisors Public Hearing: December 21, 2016
Owner(s): Crozet New Town Associates LLC	Applicant: Crozet New Town Associates LLC
Acreage: 18.7	Rezone from: HI, Heavy Industry to HI, Heavy Industry
Tax Map Parcels: 056A2010007100, 056A20100071B0 Location: 5707 Three Notch'd Road, 5755 The Square, and property adjacent and south of CSX Railroad (approximately 1,000 east from the intersection of Crozet Ave. and the railroad track).	By-right use: Limited by proffers to fire rescue squad stations, manufacture of building components, sawmills, planning mills, wood preserving operations, woodyards, warehouse facilities, electric, gas, oil and communication facilities, public uses and buildings.
Magisterial District: White Hall	Proffers: Yes
Proposal: Proposed to add to the list of permitted uses: laboratories/research and development/experimental testing, independent offices within existing structures, industrial offices and temporary construction uses	Requested # of Dwelling Units: No dwelling units are proposed.
DA (Development Area): Crozet Community	Comp. Plan Designation: Mixed Office/Research & Development/Flex and Commercial which allows a mix of employment, retail, service uses with light industrial and residential uses (up to 36 du/acre) as secondary uses and Downtown which allows commercial, employment, office, institutional, office, research and development, and residential uses (up to 36 du/ac) in the Crozet Community.
Character of Property: Former lumber yard with a few existing buildings. A portion of the site is vacant with a stream on the southeast border.	Use of Surrounding Properties: A railroad line is located to the north. Downtown Crozet ("The Square") is located to the west. Residential development is located to the south and east.
Factors Favorable: 1. The rezoning would permit additional use of industrial land for targeted industries.	Factors Unfavorable: 1. No unfavorable factors have been identified.
RECOMMENDATION: Staff recommends approval of this rezoning with proffers.	

STAFF PERSON:
PLANNING COMMISSION:
BOARD OF SUPERVISORS

William D. Fritz, AICP
December 21, 2016
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ZMA201600020 Barnes Lumber Proffer Amendment

PETITION

PROJECT: ZMA 201600020 Barnes Lumber Proffer Amendment

MAGISTERIAL DISTRICT: White Hall Magisterial District

TAX MAP/PARCELS: 056A2010007100, 056A20100071B0,

LOCATION: 5707 Three Notch'd Road, 5755 The Square, and property adjacent and south of CSX Railroad (approximately 1,000 east from the intersection of Crozet Ave. and the railroad track).

PROPOSAL: Amend previously approved proffers (ZMA199500022) on approximately 18.7 acres to add laboratories/research and development/experimental testing, independent offices within existing structures, industrial offices and temporary construction uses to the list of permitted uses. The property is zoned HI, Heavy Industry– industrial and commercial uses (no residential use)

OVERLAYS: Entrance Corridor (EC), Steep Slopes

PROFFERS: Yes

COMPREHENSIVE PLAN LAND USE/DENSITY: Mixed Office/Research & Development/Flex and Commercial which allows a mix of employment, retail, service uses with light industrial and residential uses (up to 36 du/acre) as secondary uses and Downtown which allows commercial, employment, office, institutional, office, research and development, and residential uses (up to 36 du/ac) in the Crozet Community.

CHARACTER OF THE AREA

The property is located just east of downtown Crozet. The site is the location of 5707 Three Notch'd Rod, 5755 The Square. The property is located adjacent and south of Route 240 and the railroad tracks. This property is the former Barnes Lumber yard. Some of the building remain and some have been removed. The slab foundations for the removed buildings remain. The property has a partially abandoned, industrialized character. Downtown Crozet ("The Square") is located to the west. Residential development is located to the south and east.

SPECIFICS OF THE PROPOSAL

This proposal is to amend the proffers to allow offices and laboratories/research and development/experimental testing. Other uses, temporary construction uses, are proposed to be added to clarify that construction of offices and buildings may occur.

APPLICANT'S JUSTIFICATION FOR THE REQUEST

Amending the proffers will.....

PLANNING AND ZONING HISTORY

The property has been used as a lumber yard since the early 1900s.

ZMA 199500022 was approved on April 3, 1996 and it is these proffers that are proposed to the amended. This rezoning changed the zoning from C1, Commercial to HI, Heavy Industry.

Several boundary line amendment subdivision plats have been approved resulting in the current parcel configuration.

A rezoning request, ZMA201000018 Crozet Square and SP201400001 Barnes Lumber Redevelopment have been under review. That proposal is to amend this property, and other properties, to DCD, Downtown Crozet District and allow residential uses without commercial on the first floor. The rezoning currently under review does not impact ZMA201000018 Crozet Square and SP201400001 Barnes Lumber Redevelopment and those requests will be presented at public hearings at a future date.

COMPREHENSIVE PLAN

Land Use Plan – The land use designation son this property are Mixed Office/Research & Development/Flex and Commercial and Downtown.

Mixed Office/Research & Development (R&D)/Flex and Commercial – This designation, which is a subcategory of Downtown, represents a mixture of employment, retail, and service uses. Retail and service uses that would occur in Downtown are expected in this category of use as well as office, research and development (R&D), and flex uses. Examples of office/R&D uses include research and development of computer software, information systems, communication systems, geographic information systems, and multi-media and video technology. Development, construction, and testing of prototypes may be associated with this use. Such a business does not involve the mass manufacture, fabrication, processing, or sale of products.

Flex describes businesses that may include several uses such as a manufacturing facility with warehouse space for components and completed products, a showroom for sale of the products, and office space where administrative duties for the business take place.

Light industrial uses are secondary. They are expected to have limited impacts on surrounding uses (e.g., noise, vibrations, odors), although a use may have a greater traffic impact due to the number of employees. Residential uses are also secondary uses, up to 36 units per acre in the form of upper story apartments. Open space and institutional uses constitute additional secondary uses.

Downtown – This designation is applied to the most intensely developed area in Crozet. It is a mixed use area, which promotes commercial, employment, and office uses and allows up to 36 residential units per acre in the form of multifamily/mixed use buildings. Institutional uses, such as libraries and County offices, as well as limited amounts of office, research, and development (R&D) uses are present in this area.

Open Space Plan/Green Infrastructure Map: The only portion of this site shown as greenspace is the area adjacent to the stream in the southeast corner of the property. This area is protected by a stream buffer and this rezoning has no impact on the buffer of the protection it offers. This rezoning is consistent with the greenspace designation in the Comprehsnisve plan.

The Neighborhood Model: principle is met, not met, or not applicable and explain why.

Pedestrian Orientation	This is an amendment of previous proffers. No pedestrian improvements are proposed. It is expected that additional rezoning activity (ZMA201000018 Crozet Square) will be processed on this site. That rezoning is a comprehensive redevelopment of the property. Addressing pedestrian orientation is best done in a comprehensive manner and will be addressed in future rezoning actions.
Neighborhood Friendly Streets and Paths	As with pedestrian orientation this is best addressed in future rezoning actions.
Interconnected Streets and Transportation Networks	A proffer is proposed to reserve Right-of-way for future grid system incorporating The Square, Library Avenue and Hill Top Street.
Parks and Open Space	None proposed.
Neighborhood Centers	None proposed. The comprehensive redevelopment of the property is the appropriate time to establish centers.
Buildings and Spaces of Human Scale	Building height and location will be regulated by the provisions of the Zoning Ordinance. No additional proffers are proposed.
Relegated Parking	The site has parking areas scattered throughout the property. Any use of the site with the proposed HI zoning could make use of existing parking areas. Any new parking would have to satisfy the requirements of the Zoning Ordinance including possible review by the Architectural Review Board.
Mixture of Uses	The rezoning contemplates industrial uses for the site, not a mix of uses.
Mixture of Housing Types and Affordability	No housing is proposed.
Redevelopment	This application is to allow for redevelopment and use of existing features on the property. Any significant redevelopment of the site will require a comprehensive rezoning and associated site plans and Entrance Corridor review.
Site Planning that Respects Terrain	Unlike most rezonings where undeveloped property is involved this site has been substantially modified over approximately 100 years. Any development that occurs on site will take advantage of the existing terrain.
Clear Boundaries with the Rural Areas	This property is within the Development Area and does not impact any Rural Areas.

STAFF COMMENT

Relationship between the application and the purpose and intent of the requested zoning district: The following section is an excerpt from the Zoning Ordinance.

The intent of the heavy industry (HI) district is to permit industrial and supporting uses having the potential, if unregulated, to cause public nuisances and therefore requiring enhanced performance standards and review for their impacts on surrounding lands and the environment.

Structures within the heavy industry (HI) district are encouraged to be constructed to the standards required for industrial structures, regardless of their intended use.

This rezoning adds uses previously excluded from the property. By expanding the list of permitted uses this property is able to be used for more HI uses. Staff believes that the proposal meets the intent of the HI district.

Public need and justification for the change:

This rezoning adds laboratories/research and development/experimental testing, independent offices within existing structures, industrial offices to the list of permitted uses. The uses added may support targeted industries which is a goal of the Comprehensive Plan and the County's Economic Development goals.

Impact on Environmental, Cultural, and Historic Resources –

This site has previously been developed. Utilizing existing sites for redevelopment alleviates the need to develop new properties and therefore has a reduced impact on the environment. The property is adjacent to a National Register of Historic Places and the Crozet Historic District. The use of this site as industrial has been a longstanding pattern of development. Further use of the property should have limited impact on these resources.

Anticipated impact on public facilities and services:

Streets: Due to the accelerated review schedule for this project no VDOT comments are available. However, verbal conversations with VDOT indicate that the proposed amendments are limited in nature and should not have an impact on streets.

Schools – No residential is proposed.

Fire and Rescue – The site will be covered by the Crozet Fire/Rescue Station. Issues of hydrant availability can be addressed during the ministerial review of development applications.

Utilities – This project is in the water and sewer service jurisdictional area. However, the following concerns are provided by the Albemarle County Service Authority (ACSA):

- There are concerns regarding the provision of sewer capacity. An FEB study will begin in Fiscal Year 2015. The applicant has been told that a Rivanna Water & Sewer Authority (RWSA) capacity certification will be required during the final site plan stage. In addition, The ACSA and RWSA are unable to provide waste water

capacity certification for a 10 year build out of the project. Capacity cannot be reserved and is on a first come first serve basis at the time of application for service and a pre-pay connection fee does not reserve capacity within the water or wastewater system.

Anticipated impact on nearby and surrounding properties:

The addition of permitted uses to this property will have no impacts greater than could occur under the existing zoning. Staff opinion is that the proposed new uses are of lesser impact than those currently permitted on site.

PROFFERS

Attachment B contains the proposed proffers. They maintain the limitations of the previous rezoning on the site, add the following new uses:

- Laboratories/Research and Development/Experimental Testing,
- Temporary construction headquarters (reference 5.1.18),
- Temporary construction storage yards (reference 5.1.18),
- Industrial offices,
- Independent offices; within structure existing or vested on or before April 3, 2014.

The proffers also provide for interconnectivity of the street system.

SUMMARY

Staff has identified the following factors, which are favorable to this rezoning request:

- The rezoning would permit additional use of industrial land for targeted industries.

Staff has found the following factors unfavorable to this rezoning:

- No unfavorable factors have been identified.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of ZMA201600020 Barnes Lumber Proffer Amendment and that the Board of Supervisors adopt the attached Ordinance approving ZMA201600020 Barnes Lumber Proffer Amendment (Attachment D).

ATTACHMENT A: Tax Map

ATTACHMENT B: Proposed Proffers

ATTACHMENT C: Proffers from ZMA 199500022

ATTACHMENT D: Ordinance approving ZMA 201600020