

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

<p>AGENDA TITLE: ZMA201900008 Parkway Place</p> <p>SUBJECT/PROPOSAL/REQUEST: Request to rezone 27.31 acres from R-4 Residential (4 units/acre) to PRD Planned Residential Development - residential (3 – 34 units/acre) with limited commercial uses. Up to 328 units are proposed with a gross density of up to 12.01 units/acre and a net density of up to 16.17 units/acre. Application includes proffers for road and transit improvements and dedication of land to public use for parks.</p> <p>SCHOOL DISTRICT: Albemarle High School, Burley Middle School, Agnor-Hurt Elementary School</p>	<p>AGENDA DATE: June 3, 2020</p> <p>STAFF CONTACT(S): Filardo, McCulley, Rapp, Benish, Nedostup, Langille</p> <p>PRESENTER (S): Cameron Langille, Senior Planner</p>
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BACKGROUND:

At its meeting on March 10, 2020, the Planning Commission voted 5:2 (Dotson, Randolph voted nay) to recommend approval of ZMA201900008. The Commission’s original staff report, action memo, and minutes are attached (Attachments A, B, and C). Please be aware that the Planning Commission staff report has been revised to correct typographical errors (Attachment D).

DISCUSSION:

Five (5) Planning Commissioners voted to recommend approval of the requested rezoning because of the factors favorable listed in the staff report. The two (2) Commissioners who voted to oppose recommending approval cited concerns about the effects on transportation infrastructure and traffic congestion, in addition to the proposed density being too high.

The applicant revised the Application Plan to include two new notes (Attachment E). The first note restricts the building height to two-stories for one building located along the frontage of Rio Road E. in response to comments from members of the public and the Commission. The second revision is a note stating that road improvement construction will not begin prior to June 2023. No changes were made to the proffers.

Public input received from members of the public between March 3, 2020 and May 12, 2020 is contained in Attachment G.

RECOMMENDATIONS:

If the Board chooses to approve the Zoning Map Amendment request, staff recommends that the Board adopt the attached Ordinance (Attachment H).

ATTACHMENTS:

- A – Planning Commission Staff Report (*original version*)
 - A1: Location Map and Aerial Imagery
 - A2: Existing Conditions
 - A3: Parkway Place Application Plan (*dated June 17, 2019, last revised November 18, 2019*)
 - A4: Proffer Statement (*dated November 18, 2019*)
 - A5: Project Narrative
 - A6: Public Input Received On/Before March 3, 2020
 - A7: Allowable Density Analysis
 - A8: Staff Analysis of Application’s Consistency with Neighborhood Model Principles

- A9: Parkway Place Illustrative Exhibits
- A10: City of Charlottesville Department of Parks and Recreation Letter (*dated November 17, 2019*)
- A11: Traffic Impact Analysis
- A12: Albemarle County Public Schools School Enrollment Calculation Email Correspondence
- A13: Applicant's Request to Be Under 2019 Proffer Law
- B – Planning Commission Action Memo
- C – Planning Commission Minutes
- D – Planning Commission Staff Report (*revised version*)
- E – Revised Application Plan
- F – Signed Proffers
- G – Public Input Received After March 3, 2020
- H – Ordinance to Approve ZMA201900008