

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

<p>AGENDA TITLE: ZTA202300003 Residential Density Bonus Factors</p> <p>SUBJECT/PROPOSAL/REQUEST: The proposed amendment would clarify that if no density range or maximum density is shown in the comprehensive plan, no bonus density factor may be applied.</p> <p>SCHOOL DISTRICTS: None</p>	<p>AGENDA DATE: November 15, 2023</p> <p>STAFF CONTACT(S): Richardson, Rosenberg, Herrick, Filardo, Fritz</p> <p>PRESENTER (S): Bill Fritz</p>
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BACKGROUND:

On September 27, 2022, the Zoning Administrator issued a letter of determination that residential bonus factors could not be used in areas designated as Office/Research & Development (R&D)/Flex/Light Industrial in the Comprehensive Plan. On January 3, 2023, the Board of Zoning Appeals reversed the Zoning Administrator's determination. The decision of the BZA allows the use of residential bonus factors in areas not recommended primarily for residential uses.

DISCUSSION:

The proposed amendment would bring the zoning ordinance into alignment with the Comprehensive Plan. The Planning Commission held a public hearing on September 12, 2023, and by a vote of 5:0 (Clayborne, Missel absent) recommended approval of the proposed amendment. The Planning Commission stated that provision of affordable housing could be considered a factor in a rezoning application that would allow the density to be increased. It was also noted that the proposed zoning text amendment would permit by-right density increases for the provision of affordable housing if the allowance for a density increase was included in the revised Comprehensive Plan currently under review.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached proposed ordinance (Attachment D) to approve the zoning text amendment.

ATTACHMENTS:

Attachment A – Staff report for the September 12, 2023, Planning Commission Hearing
Attachment B – Action Letter for the September 12, 2023, Planning Commission Hearing
Attachment C – Minutes for the September 12, 2023, Planning Commission Hearing
Attachment D – Proposed ordinance for adoption