

FINAL ACTION MEMO
Planning Commission Meeting of May 14, 2019

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. Call to Order. • Meeting called to order at 6:00 p.m. by Chair Keller. • PC members present were, Chair Keller, Ms. Riley, Ms. More, Ms. Spain, and Ms. Firehock. Vice-Chair Bivins, Mr. Dotson, and Mr. Carrazana (UVA Rep.) were absent. • Staff members present were Rebecca Ragsdale, Rachel Falkenstein, David Hannah, Rachel Falkenstein, Cameron Langille, Michaela Accardi, Andy Knuppel, Andy Herrick, David Benish, Carolyn Shaffer and Sharon Taylor.	
2. Other Matters Not on the Agenda from the Public None	<u>Clerk:</u> No action required
3. Consent Agenda <u>Approval of Minutes:</u> April 9, 2019 Removed from the Consent Agenda, to be added to May 21, 2019, by a vote of 5:0 (Bivins and Dotson absent).	<u>Clerk:</u> Add to May 21, 2019 Consent agenda
4a. Items Requesting Deferral. <u>ZMA201800005 Kimco Hotel Pantops</u> MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 07800000006400, 07800000006500 LOCATION: Northwest side of State Farm Boulevard approximately ¼ mile from the intersection of State Farm Blvd. and US Rte. 250 (Richmond Rd.). PROPOSAL: Request for approval of an Application Plan for an existing planned development district to allow the development of a 100-room hotel. PETITION: The two parcels totaling 4.42 acres are currently zoned Planned District Mixed Commercial (PDMC), which allows for retail sales, service establishments, public establishments, and offices as permitted by right in the Commercial Districts, as well as residential by special use permit (15 units/acre). The proposed zoning would remain PDMC. Approval of an Application Plan is requested pursuant to Chapter 18 Section 33.4.c.8. The proposed use is a 100-room hotel pursuant to 25A.2.1-(1) and 24.2.1-(20). No residential units are proposed. OVERLAY DISTRICT(S): Steep Slopes – Managed and Preserved ENTRANCE CORRIDOR (EC): No PROFFERS: No COMPREHENSIVE PLAN: Urban Mixed Use, which allows retail,	<u>Clerk:</u> Add to May 28, 2018 Action Memo/Agenda <u>Staff:</u>

commercial services, office, and a mix of residential types (6.01 – 34 units/acre); and Parks, which allows public and semi-public parks, greenways, and active recreation areas. In the Neighborhood 3 (Pantops) Comp Plan Area within the Development Area. POTENTIALLY IN MONTICELLO VIEWSHED: Yes (Tim Padalino) REQUESTING DEFERRAL TO MAY 28, 2019 DUE TO AN ADVERTISING ERROR. Action: Deferred by a vote of 5:0 (Dotson and Bivins absent) to May 28 2019	
4b. <u>ZMA201800007 Belvedere Proffer Amendment - Carriage Houses</u> MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 06100-00-00-154E0, 06100-00-00-15800, 06100-00-00-16000, 06200-00-00-002A1, 06200-00-00-002B0, 06200-00-00-002C0, 062A3-00-00-00100, 062G0-00-00-005A0, 062G0-00-00-005A1, 062G0-00-00-007A, 062G0-00-07-15700, 062G0-00-07-16500, 062G0-00-07-17100, 062G0-00-07-17200, 062G0-00-07-17400, 062G0-00-07-17900, 062G0-00-07-18000, 062G0-00-00-009A0 LOCATION: Properties are located in the Belvedere development off of Rio Road. PROPOSAL: Amend existing proffers related to carriage house units. PETITION: Amend proffers for ZMA200400007-Belvedere, including proffer 2.2, to allow carriage house units on lots with single-family-attached units and to allow accessory units to count toward meeting the required minimum number of 103 carriage house units to be provided in the development. The properties subject to this amendment request contain approx. 180 acres and are zoned NMD-Neighborhood Model District which allows residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. This proposal does not propose to modify the gross density permitted under the current zoning. No changes to the application plan is proposed. OVERLAY DISTRICT(S): Steep Slopes – Managed PROFFERS: Yes COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3 – 6 units/acre); supporting uses such as religious institutions, schools and other small-scale non-residential uses (David Benish) REQUESTING DEFERRAL TO JUNE 4, 2019 DUE TO AN ADVERTISING ERROR. Action: Deferred by a vote of 5:0 (Dotson and Bivins absent) to June 4 2019	<u>Clerk:</u> Add to the June 4, 2019 Action Memo/Agenda <u>Staff:</u>

5a.	Public Hearing Items. <u>ZMA201600013 Willow Glen Proffer Amendment</u> MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 03200-00-00-049F0, 03200-00-00-049I0, 03200-00-00-049J0 LOCATION: Approximately 2,000 feet south of the intersection of Airport Road and Dickerson Road. PROPOSAL: Reduce the currently approved cash proffer amount of \$17,500 per single-family detached dwelling to the cash proffer amount recommended by the Fiscal Impact Advisory Committee of \$4,918 per single-family detached dwelling. Reduce the currently approved cash proffer amount of \$11,900 per single-family attached dwelling to the cash proffer amount recommended by the Fiscal Impact Advisory Committee of \$3,845 per single-family attached dwelling. PETITION: Request to amend proffers on property zoned PRD which allows a variety of development for residential purposes and ancillary uses. No new dwellings proposed. OVERLAYS: Airport Impact Area, Steep Slopes (Managed) PROFFERS: Yes COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses in the Hollymead area of the Places29 Master Plan. (Rachel Falkenstein) Action: The Planning Commission recommended denial of the proposed amendments to: Section 2 (A)(i), 2(A)(ii), and 2(B) of the Proffer Statement in ZMA201600013 (Willow Glen Amendment #1) and the affected Tax Map and Parcel Numbers; and recommended approval of all other proposed amendments to the Proffer Statement in ZMA201600013 (Willow Glen Amendment #1) as to Parcels 32-49F, 32-49I, and 32-49J. The above motion passed by a vote of 5:0 (Dotson and Bivins absent)	<u>Clerk:</u> Forward to Board of Supervisors with Planning Commission's recommendations <u>Staff:</u> Public Hearing schedule for June 19, 2019 Board of Supervisors Meeting.
5b.	<u>CPA201800007 Biodiversity Action Plan</u> The Planning Commission held a public hearing to consider proposed amendments to the Natural Resources Chapter of the Albemarle County Comprehensive Plan. All proposed amendments are in the Objective 4 section of the Natural Resources Chapter. The amendments primarily serve to add new strategies under Objective 4 to help conserve and protect biological diversity, or biodiversity, in the County. Six new	<u>Clerk:</u> Forward to Board of Supervisors with Planning Commission's recommendations. <u>Staff:</u> Public Hearing scheduled for Board of Supervisors in July.

strategies are being added. Seven current strategies will remain in place, with some wording revisions to five of the seven. (David Hannah) Action: The Planning Commission adopted the resolution recommending approval of CPA201800007 to the Albemarle County Comprehensive Plan, which is Attachment B, by vote of 5:0 (Dotson and Bivins absent)	
5c. CPA201800003 Pantops Master Plan The Planning Commission held a public hearing to consider proposed amendments to the Pantops Master Plan section of the Albemarle County Comprehensive Plan. The Master Plan update would revise recommendations related to land use decisions, transportation improvements, environmental conservation, and implementation projects for the Pantops development area. The Plan would revise the following information for the Pantops development area: the vision for development and redevelopment of the area and supporting recommendations; creation of new place types with form and use recommendations; a plan for the transportation network and its integration with the place types; a plan for open space, trails and natural resource protection and enhancement, and a plan for implementation and supporting community facilities and infrastructure. (Cameron Langille) Motion: The Planning Commission adopted the attached resolution (Attachment 2) to recommend approval of the updated Pantops Master Plan, by a vote of 5:0 (Dotson and Bivins absent)	<u>Clerk:</u> Forward to Board of Supervisors with Planning Commission's Recommendations. <u>Staff:</u> Public Hearing scheduled for June 19, 2019 Board of Supervisors meeting.
6. Committee Reports Ms. Firehock: N/A Ms. Spain: N/A Ms. More: Crozet CAC Jaunts for Crozet Connect. Updating the CAC with feedback from the community. Working the content review for the Crozet Master Plan. Ms. Riley: Thursday 7:30 5th & Avon CAC open house Cale Elementary School Mr. Dotson: N/A Mr. Bivins: N/A Mr. Carrazana: N/A	<u>Staff:</u>

	Mr. Keller: N/A	
7.	<u>Review of Board of Supervisors Meeting</u> -- None	None
8.	Old Business/Items for Follow-up NONE	None
9..	New Business Mr. Keller clarified that budget items should have a specific place in reports, such as the Pantops Master Plan. That way, everyone knows exactly where to find them. To be more standardized in this area would make it easier for anyone reading these reports. Mr. Herrick stated that standardization is a good thing, across the board, and that moving forward, staff will work on this.	
11.	Adjourn to May 21, 2019 Albemarle County Planning Commission meeting, 6:00 p.m., Lane Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. The meeting adjourned at 7:52 p.m.	