

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

AGENDA TITLE: ZMA201800003 Southwood Phase 1	AGENDA DATE: August 21, 2019
SUBJECT/PROPOSAL/REQUEST: Rezone 33.96 acres from R2 Residential zoning district, which allows residential uses at a density of 2 units per acre, and Neighborhood Model District (NMD), which allows residential uses at a density of 3-34 units per acres, mixed with commercial, service, and industrial uses, to Neighborhood Model District (NMD). This request includes amending a portion of ZMA200500017 Biscuit Run included on TMP 90A1-1E which is zoned NMD to remove the proffers from the parcel. A maximum of 450 units are proposed for a gross density of approximately 13 units per acre and a net density of approximately 19 units per acre. A maximum of 50,000 non-residential square footage is also requested.	STAFF CONTACT(S): Walker, McCulley, Benish, Nedostup
SCHOOL DISTRICT: Monticello High School, Burley Middle School, Cale Elementary	PRESENTER (S): Megan Nedostup

BACKGROUND:

Subsequent to a work session on June 4, 2019, followed by a revision to the proposal, a Planning Commission public hearing was held on July 23, 2019. At its meeting the Planning Commission voted 6:1 (Riley voted nay) to recommend approval of ZMA201800003. The Commission's staff report, action letter, and minutes are attached (Attachments A, B, and C). A number of emails were sent from community members to the Planning Commission concerning this application prior to the public hearing and they are provided in Attachment F.

DISCUSSION:

Since the Planning Commission meeting, the applicant has updated the Code of Development to provide non-substantive clarifications and to correct typos. One of the changes is in response to Planning Commissioner Dotson's request made at the Planning Commission meeting. He requested a commitment be made that the buildings within Block 11 be located away from Old Lynchburg Road, as it was depicted on the concept plan. The applicant has since revised the Code of Development to require parking between the trail buffer and any proposed buildings within Block 11 to address this request.

The revised Code of Development is found in Attachment D.

In addition, at its meeting on July 30th, the Planning Commission adopted two resolutions concerning the Southwood application. They are provided in Attachment G.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance to approve ZMA201800003 (Attachment H) with the Signed Amended Proffer Statement (Attachment E).

ATTACHMENTS:

A – Planning Commission staff report- July 23, 2019

A1: Vicinity Map
A2: Code of Development and Application Plan dated July 8, 2019
A3: Applicant response dated June 25, 2019
A4: Southwood Milestones
A5: June 4, 2019 PC Worksession Summary
A6: Performance Agreement
A7: Neighborhood Model Principles Analysis
A8: Housing Mixture Plan dated July 1, 2019
A9: Traffic Impact Analysis dated January 7, 2019
A10: Proffers dated July 5, 2019
B – Planning Commission action letter
C – Planning Commission minutes
D – Revised Code of Development dated July 29, 2019
E – Signed Proffers dated July 30, 2019
F – Correspondence from community
G – Planning Commission Resolutions from July 30th meeting
H – Ordinance to approve ZMA201800003