

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

AGENDA TITLE: ZMA202300014 Archer North Development	AGENDA DATE: January 22, 2025
SUBJECT/PROPOSAL/REQUEST: Request to amend the Application Plan approved with ZMA202000007 RST Residences to reduce the maximum number of units permitted, allow a variety of residential uses in Phase II, and to alter affordable housing units to be provided across Phase I and Phase II.	STAFF CONTACT(S): Filardo, Herrick, Svoboda, Barnes, Ragsdale, McDermott
SCHOOL DISTRICT: Hollymead ES, Lakeside MS, and Albemarle HS	PRESENTER (S): Kevin McDermott, Deputy Director of Planning

BACKGROUND:

At its meeting on November 12, 2024, the Planning Commission (PC) voted 6:0 (Commissioner Bivins absent) to recommend approval of ZMA202300014 for the reasons listed in the staff report. There were no speakers during public comment. The PC members recommended that the applicant consider improving the affordability component of the proposal prior to the public hearing with the Board of Supervisors (Board).

The PC's original staff report, action memo, and minutes are attached (Attachments A, B, and C).

DISCUSSION:

Though the PC agreed with the staff's recommendation of approval for this application, Commissioners expressed disappointment that only 15% of the units were classified as affordable. The previous rezoning (ZMA202000007) was approved under the prior Housing Policy, which required only 15% of the units to be affordable. However, the prior rezoning committed to 75% of the total number of multifamily units as affordable for-rent units, which would have provided 191 affordable units (out of 254 multifamily units) and 332 units proposed overall. The PC noted that redevelopment of the property resulted in the removal of 60-70 manufactured homes that were previously on the property. The application before the PC committed to 15% of the total number of units being classified as affordable, resulting in up to 45 affordable units out of 302 units overall.

Since the PC public hearing, the applicant has worked with Dr. Stacy Pethia, Assistant Director of Social Services-Housing Department, to improve the affordable housing proposal for this application. The updated proposal provides 20% of the total units at the affordability rate of 80% AMI. (Attachment D - Revised Application Narrative and Attachment E - Revised Sheets 2 and 2A from the Application Plan). If the maximum number of units (302) are constructed as proposed, 60 of those units would be required to be affordable for-rent or for-sale units. Additional information on the affordable housing component of this application can be found in the Affordable Housing section on Sheet 2A of Attachment E. Staff believes that this change results in a better application and supports it.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance to approve ZMA202300014 Archer North Development with the revised Application Plan dated 12-6-24. (Attachment F).

ATTACHMENTS:

A – ZMA202300014 Planning Commission Staff Report
A1: Location Map
A2: Aerial Imagery
A3: Zoning Map
A4: Application Narrative

A5: Application Plan
A6: Affordable Housing Evaluation
B – November 12, 2024 Planning Commission Action Memo
C – November 12, 2024 Planning Commission Minutes
D – ZMA202300014 Archer North Revised Application Narrative Dated 12-16-2024
E – ZMA202300014 Archer North Revised Sheets 2 & 2A from Application Plan dated 12-6-24
F – Ordinance to Approve ZMA202300014