

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

<p><b>AGENDA TITLE:</b> ZMA202000013 Overlook Hotel: Pantops PDMC Zoning Map Amendment (ZMA) &amp; SP202100010 Auto Superstore Special Use Permit (SP) Amendment</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> <u>ZMA202000013 (TMP 78-73A7)</u> - Request to amend the application plan associated with ZMA199800020 and ZMA200200008 to permit a hotel and to remove a tree conservation area. <u>SP202100010 (TMP 78-13)</u> - Request to amend existing special use permit SP200200013 to allow a landscape easement (located on TMP 78-73A7), required as a condition of the previous approval, to be vacated.</p> <p><b>SCHOOL DISTRICTS:</b> Monticello High, Burley Middle, Stone-Robinson Elementary</p>	<p><b>AGENDA DATE:</b> March 16, 2022</p> <p><b>STAFF CONTACTS:</b> Filardo, Rapp, Ragsdale, Reitelbach</p> <p><b>PRESENTER:</b> Andy Reitelbach, Senior Planner II</p>
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**BACKGROUND:**

At its meeting on Tuesday, January 11, 2022, the Planning Commission (PC) conducted a public hearing and voted 6:0 to recommend approval of ZMA2020-00013, for the reasons stated in the staff report, along with two additional recommendations. The PC also voted 6:0 to recommend approval of SP2021-00010, with conditions, for the reasons stated in the staff report. The PC's staff report, ZMA action letter, SP action letter, and meeting minutes are attached (Attachments A, B, C and D).

**DISCUSSION:**

The PC's action to recommend approval of the ZMA included two additional recommendations: 1) Applicant explores pedestrian connections between the subject property and the adjacent property; and 2) Additional landscaping be added at the front of the property on Route 250.

Since the PC meeting, the applicant has provided a revised project narrative (Attachment E) and a revised application plan for the ZMA (Attachment F) to address these recommendations. A letter from the applicant with responses to these recommendations and how they have been addressed is included as Attachment G. Additional landscaping has been provided. The provision for an additional pedestrian connection, which involves the willingness of the adjacent property owner, could not be achieved with the rezoning application. However, future opportunities for an additional pedestrian connection at the rear of the parcel remain and pedestrian facilities will be provided along the property frontage.

In addition, the PC recommended approval by a vote of 6:0 of a special exception request (SE202100016) to waive the requirement for a setback of the building above the third story. The applicant has withdrawn the request for this Special Exception since the PC meeting, following a proposed redesign of the building and a determination by the Zoning Division that a setback is no longer required with this redesign.

Additional comments, which were received from a community member after the publication of the Planning Commission staff report, are included as Attachment H.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Ordinance (Attachment I) to approve ZMA202000013 Overlook Hotel: Pantops PDMC Amendment and adopt the attached resolution (Attachment J) to approve SP2021-00010 Auto Superstore SP Amendment.

**ATTACHMENTS:**

- A. Planning Commission Staff Report
  - A1. Location Map
  - A2. Zoning Map
  - A3. Project Narrative for ZMA2020-00013 and SP2021-00010, dated December 7, 2020; last revised April 5, 2021
  - A4. Application Plan for ZMA2020-00013, dated December 7, 2020; last revised April 5, 2021
  - A5. Concept Plan for SP2021-00010, dated April 5, 2021
  - A6. Action Letter for ZMA2002-00008, dated February 25, 2003
  - A7. Action Letter for SP2002-00013, dated February 25, 2003
  - A8. Request for Special Exception to Stepback Regulations (SE202100016), dated April 5, 2021
  - A9. Staff Analysis of Application's Consistency with Neighborhood Model Principles
  - A10. Correspondence from Community Members
- B. Planning Commission Action Letter for ZMA202000013
- C. Planning Commission Action Letter for SP202100010
- D. Planning Commission Minutes from January 11, 2022
- E. Revised Project Narrative for ZMA2020-00013 and SP2021-00010, dated December 7, 2020; last revised February 21, 2022
- F. Revised Application Plan for ZMA2020-00013, dated December 7, 2020; last revised February 21, 2022
- G. Applicant Response to Planning Commission Recommendations for ZMA2020-00013, dated February 21, 2022
- H. Additional Community Comment Received since January 11<sup>th</sup> PC Staff Report
- I. Ordinance to Approve ZMA202000013
- J. Resolution to Approve SP202100010