

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

AGENDA TITLE: ZMA202100015 Glenbrook	AGENDA DATE: May 4, 2022
SUBJECT/PROPOSAL/REQUEST: Request to amend the application plan and proffers previously approved with ZMA201600005 for this 1.89-acre portion of the 37.93-acre rezoning area. The applicant is requesting removal of a voluntary proffer for a percentage-based mixture of certain residential building types from the 1.89-acre subject property.	STAFF CONTACT(S): Filardo, Rapp, Perkins, Ragsdale, Gleason
SCHOOL DISTRICTS: Western Albemarle High School, Henley Middle School, Crozet Elementary School	PRESENTER(S): Mariah Gleason, Senior Planner II

BACKGROUND:

At its meeting on March 15, 2022, the Planning Commission (PC) conducted a public hearing and voted 7:0 to recommend approval of ZMA202100015. The PC's staff report, action letter, and meeting minutes are provided below (Attachments A, B, and C, respectively).

DISCUSSION:

During the PC meeting, discussion focused on clarifying the applicant's request, previously-approved affordable housing proffers for the property, the location of proposed affordable housing units and future unit type, as well as other development-related questions. The PC expressed concern that the applicant's request did not specify what would be provided in place of the previous building type commitment and that proposed affordable units would be co-located within a small portion of the development instead of being spread throughout. The PC did not include any recommended changes to the application plan or proffers in its motion to recommend approval.

No members of the public spoke during the public comment portion of the public hearing for this item.

Since the PC meeting, the applicant submitted a revised and signed proffer statement (Attachment D). Those revisions to the proposed proffers have been approved as to form by the County Attorney's Office. The proffer statement amends the application plan previously approved. No other revisions were made following the PC meeting and the prior accepted affordable housing proffers approved with ZMA201600005 will remain in place.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance (Attachment E) to approve ZMA202100015 Glenbrook.

ATTACHMENTS:

- A. Planning Commission Staff Report
 - A1. Location Map
 - A2. Zoning Map
 - A3. Project Narrative, dated October 28, 2021
 - A4. Proposed Application Plan, dated February 16, 2016; last revised February 18, 2022
 - A5. Proposed Proffers, dated February 18, 2022
 - A6. ZMA201600005 Application Plan, dated February 16, 2016; last revised January 3, 2017
 - A7. ZMA201600005 Proffers, dated February 6, 2017
- B. Planning Commission Action Letter
- C. Planning Commission Meeting Minutes
- D. Signed Proffer Statement, dated March 28, 2022
- E. Ordinance to Approve ZMA202100015