

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

AGENDA TITLE: PROJECT: SP202300012 Kenridge Landscape Amendment	AGENDA DATE: April 3, 2024
SUBJECT/PROPOSAL/REQUEST: Amendment to SP201200013 to change the approved condition related to required landscape buffers, primarily along the eastern, western, and northern property line behind residential units.	STAFF CONTACT(S): Filardo, Barnes, McDermott, Ragsdale
SCHOOL DISTRICT: Murray Elementary, Henley Middle, Western Albemarle High	PRESENTER(S): Rebecca Ragsdale, Planning Manager

BACKGROUND:

At its meeting on December 12, 2023, the Planning Commission (PC) voted 5:0 to recommend approval of SP202300012 Kenridge Landscape Amendment, for the reasons stated in the staff report and with the staff-recommended update to Condition 6.

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

DISCUSSION:

At the PC meeting, staff recommended the following update to Condition 6:

6. Screening adjacent to the railroad right-of-way and along the west and east sides of the project must be provided and maintained in general accord with the concept plan titled "Kenridge Amendment Application Plan", dated August 21, 2023, prepared by Collins Engineering. To be in general accord with the Conceptual Plan, development shall reflect the following major elements within the development essential to the design of the development.
 - a. Location and width of required screening buffers
 - b. Continuous buffer of evergreen trees installed in a staggered row along the western property boundary,
 - c. Either a single row or staggered row of evergreen trees along the eastern and northern property boundary.
 - d. Spacing of the perimeter buffer may be adjusted along the eastern and western boundary lines to accommodate existing conditions and proper landscape spacing from the existing perimeter landscaping on the adjacent properties.

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance, improve safety, or landscape design or health of trees, subject to approval by the Director of Planning.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve SP202300012 Kenridge Landscape Amendment, with amended Condition 6 recommended by staff and the Planning Commission.

PROPOSED MOTION:

I move to adopt the resolution attached to the staff report as Attachment D.

ATTACHMENTS:

A – December 12, 2023 Planning Commission Staff Report

A1: Location Map

A2: SP201200013 Approved Conditions

A3: Application Narrative

A4: Concept Plan

B – December 12, 2023 Planning Commission Action Letter

C – December 12, 2023 Planning Commission Minutes

D – Resolution to Approve SP202300012 Kenridge Landscape Amendment