

**COUNTY OF ALBEMARLE  
STAFF REPORT  
PLANNING COMMISSION PUBLIC HEARING**

<b>AGENDA TITLE:</b> ZTA-201500014 Neighborhood Model Setbacks and Yards-Corrections	<b>AGENDA DATE:</b> January 26, 2016
<b>SUBJECT/PROPOSAL/REQUEST:</b> Public Hearing to amend the Zoning Ordinance to make minor corrections to the setbacks and yard regulations in development area zoning districts adopted June 3, 2015.	<b>STAFF CONTACT(S):</b> Higgins, Kamptner
	<b>PRESENTER (S):</b> Ron Higgins

**BACKGROUND:**

Since the incorporation of Neighborhood Model principles of denser, mixed uses and pedestrian oriented development into the Comprehensive Plan in 2001, the county has worked to establish this form in the development areas. In anticipation of the use of reduced yard requirements to better enable this urban form in the County's Development Areas, the Planning Commission recommended and the Board of Supervisors adopted, zoning text amendments for all conventional zoning districts in the Development Areas. The amendments were the result of a significant amount of input from staff, the Community Advisory Councils, the Planning Commission, the development community and the Board.

When recommending the amendments to the Board last spring, the Planning Commission asked staff to report back in the next year on any issues staff has with implementation and on any adjustments that might be needed. The attached changes are the result of staff use of the ordinance and represent some minor clarifications and corrections that were found to be necessary and helpful.

**DISCUSSION:**

The following changes are addressed in the attached ZTA201500014:

- 1) Clarifies the definition of "infill" to **not** apply to development that is shown on a **valid** subdivision plat or site plan (preliminary or final);
- 2) **Adds PRD and PUD** districts to the table in Section 4.19, as they are referenced in the individual district sections (Sections 19 and 20 for the PRD and PUD districts, respectively);
- 3) Clarifies that "corner lots" have no maximum setback if they are on an arterial highway, and;
- 4) Reinstates the 10 foot minimum parking setback for commercial and industrial districts clearly in the tables of Section 4.20, as intended in the original changes.

**RECOMMENDATIONS:**

Staff recommends approval of ZTA201500014 (Attachment A).

**ATTACHMENTS:**

Attachment A – [Proposed Zoning Ordinance corrections - ZTA201500014](#)

Attachment B – [Resolution of Intent approved by the Planning Commission on September 1, 2015.](#)