

**COUNTY OF ALBEMARLE
STAFF REPORT SUMMARY**

REHEARING OF ZMA 201600001 DUE TO ADVERTISING ERROR

Project Name: ZMA201600001 Hollymead Town Center A2 Proffer Amendment	Staff: Sarah Baldwin, Senior Planner Elaine Echols, Acting Chief of Planning
Planning Commission Public Hearing: June 7, 2016	Board of Supervisors Public Hearing: June 8, 2016
Owner: Route 29 LLC	Applicant: Wendell Wood/Nena Harrell
Acreage: Approximately 43 acres	Rezone from: No change in zoning district or uses proposed. Applicant wishes to change his affordable housing proffer
TMP: 03200000004500, 03200000005000	By-right use: NMD which allows commercial, office, and residential uses according to the Code of Development
Magisterial District: Rio	Proffers: Yes
Proposal: Request to amend proffers related to affordable housing, size of the pocket park in Block B1, and phasing	Requested # of Dwelling Units: no change; maximum of 1222 units allowed under existing zoning
DA (Development Area): Places 29 Hollymead	Comp. Plan Designation: Urban Mixed Use in Centers which allows retail, residential, commercial, employment, office, institutional, and open space; Commercial Mixed Use, which allows commercial, retail, employment uses, with supporting residential, office, or institutional uses; and Office/R&D/Flex/Light Industrial which allows commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging.
Character of Property: Currently the property is graded but undeveloped as part of the Hollymead Town Center.	Use of Surrounding Properties: Residential uses: townhouses and a mobile home park; commercial; and undeveloped land.

BACKGROUND

At their meeting on April 26, 2016, the Planning Commission voted 5:2 (Dotson and Keller voted nay) to recommend denial of ZMA201600001 for the reason that the proffer was voluntary offered and was reasonable at the time, and meets a serious need in the county for affordable housing which still exists.

The applicant's request on April 26, 2016 was to reduce the amount of proffered affordable housing from 20% to 15% in Hollymead Town Center Area A2. Staff recommended approval of the request because, at the time the zoning was originally approved, the affordable housing policy recommended that a minimum of 15% of new housing approved with the rezoning be affordable. The staff report indicated that minor changes to proffers would be needed between the Commission and Board meeting if the proffer changes were to be accepted.

DISCUSSION:

Between April 26, 2016 and now, the applicant made the minor changes requested by staff. Signed proffers are included as Attachment A. Attachments B, C, and D are attached to this staff report for background on the prior action of the Commission. All pertinent information on the project is provided in the prior staff report and action of the Commission.

RECOMMENDATIONS:

Staff recommends that ZMA201600001 be approved with the attached proffers. The Planning Commission has reviewed this project and recommended denial of the project on April 26, 2016.

ATTACHMENTS:

A – Signed proffers dated May 27, 2016