

COUNTY OF ALBEMARLE

EXECUTIVE SUMMARY

AGENDA TITLE: ZMA201300017, Spring Hill Village	AGENDA DATE: October 8, 2014
SUBJECT/PROPOSAL/REQUEST: Request to rezone 12.99 acres from R-1 Residential district to NMD Neighborhood Model District district for a mixed use development with a maximum of one hundred (100) residential units and 10,000 – 60,000 square feet of non-residential uses.	ACTION: X INFORMATION:
STAFF CONTACT(S): Davis, Kamptner, Cilimberg, Benish, Grant	CONSENT AGENDA: ACTION: INFORMATION:
PRESENTER(S): Claudette Grant	ATTACHMENTS: Yes
LEGAL REVIEW: Yes	REVIEWED BY:

BACKGROUND:

On August 19, 2014, the Planning Commission held a public hearing for the Spring Hill Village rezoning request. The Commission, by a vote of 7:0, recommended approval of ZMA2013-00017, provided that technical revisions were made to the proffers, the code of development, and the application plan, as recommended by staff and described in the staff report (Attachment E), prior to the Board of Supervisor meeting, and amended as follows:

1. That language be added to Proffer #4 regarding improvements to Scottsville Road and Avon Street Extended that specifically include the additional provision of a potential retaining wall (which is subject to ARB review with attention provided to material and design) to avoid erosion and/or cutting further into the property of Mr. Schickedantz at 1858 Scottsville Road, and
2. Urge VDOT to consider a 45 mile per hour speed limit from Mill Creek to the Avon Street Extended/Route 20 intersection.

STRATEGIC PLAN:

The following strategic plan goals are applicable for this rezoning request:

Development Areas:

Attract quality employment, commercial, and high density residential uses into development areas by providing services and infrastructure that encourage redevelopment and private investment while protecting the quality of neighborhoods,

DISCUSSION:

In response to the Planning Commission recommendation, the applicant has provided the following:

Application Plan

The application plan has been revised and all outstanding technical issues with the application plan have been addressed. (See Attachment A)

Code of Development (COD)

The COD has been revised and all outstanding technical issues with the COD have been addressed. (See Attachment B)

Proffers

The proffers have been revised to address all outstanding technical issues identified by staff. Proffer #4 describes the improvements the Owner needs to make to Route 20 and Avon Street to install the proposed entrances. The applicant has now added language to the proffer to provide that, if a retaining wall is needed to address erosion and other impacts to adjacent property along Route 20, the retaining wall will be subject to Architectural Review Board (ARB) review. This change addresses the recommendation of the Planning Commission. (See Attachment C)

With regard to considering a 45 mile per hour speed limit, suggested by the Planning Commission, between Mill Creek and the Avon Street Extended/Route 20 intersection, unless otherwise directed by the Board of Supervisors, staff will discuss this further with VDOT and advise the Board of the results of the discussion at a later date.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached ordinance (Attachment D) to approve ZMA 2013-00017, Spring Hill Village, including Sheets 1-3 of the Application Plan, dated October 21, 2013, Sheets 1 and 3 last revised August 29, 2014 and Sheet 2 last revised July 7, 2014; the Code of Development, dated October 16, 2013, last revised August 28, 2014; and the Proffers, dated September 29, 2014.

ATTACHMENTS:

A – [Revised Application Plan, dated October 21, 2013, revised August 29, 2014](#)

B – [Code of Development, dated October 16, 2013, revised August 28, 2014](#)

C – [Proffers, dated September 24, 2014](#)

D – [Ordinance](#)

E – [Planning Commission Staff Report](#)

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