

COUNTY OF ALBEMARLE TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA2016-07 Hollymead Town Center Area A2 Proffer Amendments SUBJECT/PROPOSAL/REQUEST: To amend proffers associated with affordable housing, cash proffers, recreation proffers and commercial/residential phasing	AGENDA DATE: October 5, 2016 STAFF CONTACT(S): Rebecca Ragsdale, Elaine Echols PRESENTER (S): Rebecca Ragsdale
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BACKGROUND:

At its meeting on August 23, 2016, the Planning Commission reviewed proposed proffer amendments for Hollymead Town Center Area A2 (HTCA2) and took separate actions on the applicant's six proposed changes. The only changes recommended by the Commission are provided in the action letter (Attachment A). Attachments B, and C contain the Planning Commission's staff report and minutes from the August 23rd meeting.

DISCUSSION:

Since the August 23rd meeting, the applicant has addressed all of the Planning Commission recommendations (see Attachment D) with the exception of the following two proffer changes:

Proffer 4 - The Commission did not recommend any cash proffer reduction for residential units. However, instead of retaining the original cash proffer for dwellings, the applicant changed his proposed amended proffer amount from \$3,845 for all units, (the FIAC 2016 calculation for townhouse units) to \$5,262 for all units (the FIAC 2016 calculation for multifamily units) Staff did not recommend the reduction to \$3,845 and cannot recommend the applicant's proposed reduction to \$5262.

Proffer 11 -The Commission did not recommend any changes to the applicant's original phasing proffer for commercial construction; however, the applicant has retained his proposed proffer amendment for phasing.

A comparison of the approved (2007) language and the applicant's proposed (2016) language is shown below:

2007 Approved Proffer	2016 Proposed Proffer
Approval of building permits for 100 dwelling units before approval of any commercial/office sq. ft.	Approval of building permits for 30 dwelling units before approval of 75,000 sq. ft. of any commercial/office sq. ft.
	Approval of building permits for 100 dwelling units before approval of up to 200,000 commercial/office sq. ft.
Approval of building permits for 600 dwelling units before approval for more than 200,000 commercial/office sq. ft.	Approval of building permits for 200 dwelling units before approval of more than 200,000 commercial/office sq. ft.

HTCA2 was rezoned in 2007 consistent with Comprehensive Plan amendment (CPA) 98-03 goals, which included the expectation for a mix of uses and a significant higher density residential component in Area A2. After approval of the rezoning for HTCA2 and other areas of Hollymead Town Center, CPA 98-03 goals for the area were expected to be met through commitments made with the rezonings. As a result, specific language from CPA98-03 was not carried over into the PL29 Master Plan. However, there

continues to be an expectation for a significant amount of residential development in HTC as a whole.

Staff was not concerned with the applicant's proposed change because residential construction has already taken place in HTC. To date, there have been 194 units built and two site plans have been submitted and are under review for 319 units in Area A2. Overall in HTC, 350,000 commercial sq. ft. has been built. In addition, the Code of Development for Area A2 specifies the minimum and maximum number of residential units and non-residential square footage that can be built within each block. (Attachment E) The Code ensures that a minimum of 602 units must be built and a maximum of 1,222 units may be built. The applicant's proposed changes to the phasing proffer will not affect the amount of residential units that will be built. It only affects the timing.

RECOMMENDATIONS:

Due to the proposed cash proffer reduction, staff cannot recommend approval of the proffer changes. If the Board wishes to approve this ZMA, staff recommends that the Board adopt the attached ordinance (Attachment F) to approve ZMA201600007.

ATTACHMENT

- A. Planning Commission action letter
- B. Planning Commission staff report
- C. Planning Commission minutes
- D. Proffers dated September 9, 2016
- E. Hollymead Town Center Area A-2 Block Areas and Density Table D
- F. Ordinance