

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

AGENDA TITLE: ZMA201500007 and SP201500025 Brookhill	AGENDA DATE: November 9, 2016
SUBJECT/PROPOSAL/REQUEST: Request to rezone parcels to Neighborhood Model District for a maximum of 1550 residential units and 130,000 square feet of non-residential and special use permit request for grading activities within the floodplain for improvements to Polo Grounds Road.	STAFF CONTACT(S): Foley, Walker, Kamptner, Graham, Gast-Bray, Echols, Yaniglos
School District: Elementary: Hollymead; Middle: Sutherland High: Albemarle	PRESENTER (S): Megan Yaniglos

BACKGROUND:

At its meeting on August 16, 2016, the Planning Commission voted 4:1:2 (Spain voted nay; Lafferty, Dotson absent) to recommend approval of ZMA201500007 and SP201500025 conditioned on the applicant making the revisions noted in Attachment G of the staff report prior to the Board of Supervisors' meeting. The Commission also recommended that the application plan be revised to show a pedestrian/bicycle connection only and not a full road connection to Coral Berry Court in Forest Lakes South. The Planning Commission's action letter, staff report, and minutes from the August 16, 2016 meeting are Attachments A – C.

DISCUSSION:

The applicant has made all revisions to the proffers and the application plan that were recommended by the Planning Commission. In addition, staff recently received updated cash proffer amounts using the FY16-17 CIP. The analysis of how impacts from the development are being mitigated was previously reviewed using the FY 15-16 information. The applicant provided an updated spreadsheet using the FY16-17 CIP, and the credits far exceed the anticipated updated cash proffer amounts. Therefore, staff's analysis remains the same. The applicant's cash proffers reflect the updated amounts.

In order to approve the rezoning and special use permit requests, the Board will need to first approve a resolution authorizing the County Executive to sign any necessary plats and other related documents to allow the applicant to construct a public road (the Ashwood Boulevard Connection) and other improvements on County-owned property adjacent to the development. Attachment E provides staff analysis and a recommendation for approval.

RECOMMENDATION:

Staff and the Planning Commission recommend that the Board adopt:

1. the Resolution authorizing the Ashwood Boulevard connection (Attachment I)
2. the Ordinance approving the rezoning (Attachment J); and
3. the Resolution approving the special use permit (Attachment K), subject to the conditions attached thereto.

ATTACHMENTS:

A – Planning Commission action letter
B – Planning Commission staff report
C – Planning Commission minutes
D – Application Plan
E – Proffers dated October 13, 2016
F – Code of Development
G – Staff analysis of proffers
H – Staff analysis of special exception request
I – Resolution authorizing the Ashwood Boulevard Connection
J – Ordinance approving ZMA
K – Resolution approving SP