

## ADELAIDE REZONING JUSTIFICATION

**TO:** Albemarle County Board of Supervisors

**FROM:** Kyle Redinger

**RE:** Proposed Adelaide Development Justification

**DATE:** January 12, 2017

After intensive review of various options, I believe the 80-unit plan should be approved for the following reasons:

**Consistency with the Comprehensive Plan:** Adelaide has been recommended by the Planning Commission and the Albemarle County Staff due to its consistency with the recommendations of the Comprehensive Plan.

**Management of Impacts:** Adelaide is proffering significantly higher cash amounts than those impacts that are directly associated with the development. Furthermore, VDOT, Albemarle County Schools, RWSA, and County Staff have all identified the impacts and stated that there are no significant impacts associated with the development of Adelaide.

**Affordable Housing:** Adelaide complies with the County's affordable housing policy, a policy that is no longer in effect to encourage affordable housing and will not be considered in future rezonings.

**Preservation of Rural Character:** Unlike the by-right plan, Adelaide will preserve critical slopes and stream buffers, buffers to neighbors and Route 250, substantial amounts of trees, etc.

**Parks & Trails:** Unlike the by-right plan, Adelaide will create public parks, trails and easement dedications which are desirable to the community and designated in the Comprehensive Plan, and in the Crozet Trail Maps.

**No Reasonable Objections:** Albemarle County staff and various experts have not provided any reasonable objections to the rezoning of Adelaide.

**Conflicts of Interest:** Various members of Albemarle-appointed committees, who have conflicts of interest, did not disclose conflicts.

**Economic Feasibility:** Adelaide has been assessed, by Albemarle County assessors, at a price that is far too high for a by-right development. A reasonable developer could not afford to develop the property at its by-right zoning given the assessment is far higher than comparable by-right sites.