

DRAFT PROFFER STATEMENT

ZMA No. 201800006 – 3223 Proffit Road

Tax Map and Parcel Number(s): 032A0-02-00-00200

Owner(s) of Record: JANET H. LEE, TRUSTEE, THE JANET H LEE REVOCABLE TRUST

Date of Proffer Signature: [INSERT DATE THE PROFFERS ARE SIGNED]

7.3 acres to be rezoned from RA to R-15

JANET H. LEE, TRUSTEE, THE JANET H LEE REVOCABLE TRUST, is the owner (the “Owner”) of Tax Map and Parcel Number **032A0-02-00-00200** (the “Property”) which is the subject of rezoning application ZMA No. **201800006**, a project known as “**3223 PROFFIT ROAD**” (the “Project”).

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable.

The property shall be developed in general accord with the Zoning Map Amendment plans prepared by Roudabush, Gale & Associates, dated June 18, 2018 revised January 3, 2019 and shall reflect the following major elements as shown on the plans:

- a. The internal street network grid and interparcel connections between the subject parcel and TMPs 32-30 and 32A-02-1B;**
- b. Right-of-way reservation and associated improvements along Proffit Road;**
- c. The property shall be developed at the minimum residential density recommended by the Comprehensive Plan for a minimum of 44 total dwelling units.**
- d. Relegated Parking - The following note has been added to the Cover Sheet in regards to relegated parking – “For single-family attached units – No individual lot will enter directly onto Proffit Road; lots will front onto internal road network. Off-street parking shall be setback from Proffit Road in accordance with Section 4.19 of the Albemarle County Zoning Ordinance. Off-street parking adjacent to Proffit Road shall be screened by buildings, landscaping, permanent structures or other acceptable methods per Section 32.7.9 of the Albemarle County Zoning Ordinance. For multi-family, off-street parking shall be relegated to the side or rear of buildings adjacent to Proffit Road. If a drop-off/pick-up area is proposed between the building and Proffit Road, a limited off-street parking area can be included to accommodate ADA accessible and guest spaces. This limited off-street parking shall be screened by landscaping, permanent structures or other acceptable methods per Section 32.7.9 of the Albemarle County Zoning Ordinance.**
- e. 15% of the total number of units shall be designated as affordable housing.**

OWNER

By: DAVID C. LEE

Title: TRUSTEE

JANET H. LEE, TRUSTEE, THE JANET H LEE REVOCABLE TRUST