

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

AGENDA TITLE: ZMA201800006 3223 Proffit Road	AGENDA DATE: March 20, 2019
SUBJECT/PROPOSAL/REQUEST: Request to rezone a 7.29 acre parcel from the RA Rural Area Zoning District to the R-15 Residential Zoning District.	STAFF CONTACT(S): Cameron Langille
SCHOOL DISTRICT: Albemarle High School, Sutherland Middle School, Baker-Butler Elementary School	PRESENTER (S): Cameron Langille

BACKGROUND:

At its meeting on January 29, 2019, the Planning Commission voted unanimously to recommend approval of ZMA201800006 with the proffer statement and concept plan revisions outlined in the staff report. The Commission's staff report, action letter, and unofficial minutes are attached (Attachments A, B, and C).

DISCUSSION:

At the Planning Commission meeting, staff recommended approval of the proposed Zoning Map Amendment application. The proposal is consistent with the future land use and transportation recommendations specified in the Places29 Master Plan.

A citizen commented during the public hearing that providing a buffer and preservation area on the eastern side of the proposed Block B open space would strengthen the application. The citizen contended that preservation of large existing trees in this area would provide visual and environmental benefits. The Planning Commission agreed.

The Planning Commission voted to recommend approval of the requested rezoning, provided that the proffer statement and concept plan be revised in accordance with the PC staff report suggestions and public comments. The applicant has provided a revised concept plan which incorporates a 25' wide undisturbed buffer, and an additional 25' minimally undisturbed buffer in order to address these recommendations (Attachment D). The applicant has also provided a revised proffer statement which is consistent with the staff recommended revisions outlined in the PC staff report (Attachment E).

Since the Planning Commission public hearing, the locations of the primary entrance into the development and the restricted emergency access driveway have been switched in order to meet Virginia Department of Transportation (VDOT) standards for sight distances along Proffit Road. VDOT staff has verified that the revised entrance locations meet the minimum requirements for sight distances. No other aspects of the development layout or details have been changed, and therefore the application does not need an additional review by the Planning Commission.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance to approve ZMA201800006 3223 Proffit Road (Attachment F).

ATTACHMENTS:

- A – ZMA201800006 Planning Commission Staff Report
- B – ZMA201800006 Planning Commission Letter
- C – ZMA201800006 Planning Commission Minutes
- D – Concept Plans, revised February 14, 2019
- E – Revised Proffer Statement
- F – Ordinance to approve ZMA201800006