



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

February 15, 2019

Don Franco, Roudabush Gale & Assoc
172 South Pantops Dr, Suite A
Charlottesville, Va 22911

RE: ZMA201800006 3223 Proffit Road

Dear Mr. Franco,

The Albemarle County Planning Commission, at its meeting on January 29, 2019, by a vote of 6:0 recommended approval of the above-noted petition with proffer revisions as recommended by staff (attached) to the Board of Supervisors.

Within 30 days of the date of this letter, please do one of the following:

- (1) **Resubmit in response to Planning Commission recommendations**
- (2) **Request indefinite deferral**
- (3) **Request that your Board of Supervisors public hearing date be set**
- (4) **Withdraw your application**

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

Cameron Langille
Senior Planner
Planning Division

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 plans titled "Zoning Map Amendment – 3223 Proffit Road" ~~plans~~ prepared by Roudabush, Gale & Associates, dated June 18, 2018 revised January 3, 2019 and _____ and shall reflect the following major elements as shown and noted on the plans:

1. The internal street network grid and interparcel connections between the subject parcel and TMPs **03200-00-00-03000 and 032A0-02-00-001B0.**
2. Right-of-way reservation and associated improvements along Proffit Road;
3. **A minimum of 44 total dwelling units shall be developed on the property.**
4. ~~Parking Standards - The following note has been added to the Cover Sheet in regards to relegated parking.~~ The following standards shall apply to uses located within Block A, Area 1 as shown on Sheet 3 of the plans:
 - A. For single-family attached and single-family detached units — **Front building facades shall face Proffit Road. No individual lot will driveways shall enter directly onto Proffit Road; lots will front driveways shall be rear-loaded and only enter onto the 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.** Front building facades shall face Proffit Road.
 - B. For multi-family - off-street parking shall be relegated to the side or rear of buildings adjacent to Proffit Road and shall be accessed from the internal road network. If a drop-off/pick-up area is proposed between multifamily buildings 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.
- ~~5. 15% of the total number of units shall be designated as affordable housing.~~
5. **Garage Setbacks - Single-family attached and single-family detached units located outside of Block A, Area 1 as shown on Sheet 3 shall be subject to the following: front-loading garages shall be setback a minimum of 3 feet from the front building façade or front porch.**

OWNER

By: DAVID C. LEE
Title: TRUSTEE
JANET H. LEE, TRUSTEE, THE JANET H LEE REVOCABLE TRUST