

FINAL ACTION MEMO
Planning Commission Meeting of May 28, 2019

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. Call to Order. • Meeting called to order at 6:00 p.m. by Chair Keller. • PC members present were Mr. Dotson, Chair Keller, Vice-Chair Bivins, Ms. Riley, Ms. More. Ms. Spain, Ms. Firehock and Mr. Carrazana (UVA Rep.). • Staff members present were Andy Herrick, David Benish, Bill Fritz and Carolyn Shaffer	
2. Other Matters Not on the Agenda from the Public None	<u>Clerk:</u> No action required
3a. Public Hearing Items. <u>ZMA201800005 Proposed Hotel</u> MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 07800000006400, 07800000006500 LOCATION: Northwest side of State Farm Boulevard approximately ¼ mile from the intersection of State Farm Blvd. and US Rte. 250 (Richmond Rd.). PROPOSAL: Request for approval of an Application Plan for an existing planned development district to allow the development of a 109-room hotel. PETITION: The two parcels totaling 4.42 acres are currently zoned Planned District Mixed Commercial (PDMC), which allows for retail sales, service establishments, public establishments, and offices as permitted by right in the Commercial Districts, as well as residential by special use permit (15 units/acre). The proposed zoning would remain PDMC. Approval of an Application Plan is requested pursuant to Sections 8.5.5.5.a and 33.15. A.2. The proposed use is a 109-room hotel pursuant to Sections 25A.2.1-(1) and 24.2.1- (20). No residential units are proposed. OVERLAY DISTRICT(S): Steep Slopes – Managed and Preserved ENTRANCE CORRIDOR (EC): No PROFFERS: Yes COMPREHENSIVE PLAN: Urban Mixed Use, which allows retail, commercial services, office, and a mix of residential types (6.01 – 34 units/acre); and Parks, which allows public and semi-public parks, greenways, and active recreation areas. In the Neighborhood 3 (Pantops) Comp Plan Area within the Development Area. POTENTIALLY IN MONTICELLO	<u>Clerk:</u> <u>Staff:</u> To follow up, applicant agrees to do an earth tone roof

VIEWSHED: Yes (David Benish) Action: The Commission recommended approval of ZMA201800005, as submitted in the staff report, by a vote of 7:0.	
3b. <u>ZMA201900002 Hollymead Town Center, Area A-1 Proffer Amendment</u> MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 032000000042A0, 03200000004400, 03200000004500 (portion), 04600000000500 LOCATION: Hollymead Town Center Area A-1, the southwest quadrant of Seminole Trail (US 29) and Towncenter Drive in the Hollymead Development Area. PROPOSAL: Amend approved proffers to modify the contribution towards transit service. PETITION: Request to amend the approved proffers on property zoned Planned Development-Mixed Commercial (PD-MC) which allows large scale commercial uses and residential by special use permit (15 DU/Ac.) OVERLAY DISTRICT(S): Entrance Corridor (EC); Steep Slopes; Airport Impact Area (AIA) PROFFERS: Yes COMPREHENSIVE PLAN: Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space uses; Commercial Mixed Use – commercial, retail, employment uses, with supporting residential (no maximum density), office, or institutional uses. (David Benish) Action: The Commission recommended denial of ZMA201900002 Hollymead Town Center Area A1 Proffer Amendment #4, for the reasons pointed out in the staff report, and for the reasons that Mr. Dotson stated earlier, regarding services already started. The Commission voted 7:0 to recommend denial.	Clerk: Forward Planning Commission recommendation of denial to the Board of Supervisors. <u>Staff: Schedule the Board of Supervisors Public Hearing.</u>
3c. <u>ZTA201900004 New Residential Proffers</u> The Planning Commission held a public hearing to receive comments on the following proposed ordinance changes to the Albemarle County Code: • Amend Section 18-33.21 to allow the County to require rezoning applications include studies to determine impact on public facilities. • Amend Section 18-33.22 to allow the County to accept proffers addressing impacts from new residential developments or uses as permitted by the Code of Virginia. (Bill Fritz)	Clerk: Forward Planning Commission recommendation of denial to the Board of Supervisors. <u>Staff: Schedule the Board of Supervisors Public Hearing.</u>

	Action: The Commission recommended adoption of ZTA201900004 Proffers, as submitted in the staff report, by a vote of 7:0
4. Committee Reports Commissioner Dotson: Places 29 Rio 29 CAC, developers want feedback from communities of what their concerns are and what they want. Mr. Bivins comment on what is “hoped” for or added benefit permitted. Commissioner More: N/A Commissioner Bivins: N/A Commissioner Spain: N/A Commissioner Keller: He attended CTAC Meeting on May 15 long range transportation plan. Rethinking what the role of CTAC is moving forward. Commissioner Firehock: Boyd Tavern moving forward. They will be making a presentation before this board in the near future. Commissioner Riley: N/A	
5. Old Business/Items for Follow-up NONE	Long range Transportation Plan will come back to the PC
6. New Business	Following-up the Commission’s prior discussion of the Pantops Hotel, Mr. Dotson raised the following issues: 1. CIP & Planning Commission, identifying cost upfront and working backwards. The Commission needs to be realistic about the current priority of the park at the back of the property. 2. Hotel would have no impact on schools, what about employees? Could we add some wording to that? 3. Many employees in the hospitality service area, need affordable housing.
7. Adjourn to June 4, 2019 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. The meeting adjourned at 7:40 p.m.	