

Original Proffers X
Amendment

DRAFT PROFFER STATEMENT

ZMA Number: 2018-00019

Tax Map and Parcel Number: 03200-00-00-03500

Owner: Mermac LLC

Date of Proffer Signature:

Draft Proffer Date: May 2, 2019

Rezone 3.198 acres from R-1 to R-15

MERMAC LLC, is the owner (the “Owner”) of Tax Map and Parcel Number **03200-00-00-03500** (the “Property”) which is the subject of rezoning application ZMA No. 2018-00019, a project known as “**3226 Proffit Road**” (the “Project”).

Pursuant to Section 33 of the Albemarle County Zoning Ordinance (Chapter 18 of the Albemarle County Code), the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if ZMA 2018-00019 is approved. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable. Each signatory below signing on behalf of the Owner covenants and warrants that they are an authorized signatory of the Owner for this Proffer Statement.

1. **CONCEPT PLAN:** The property shall be developed in general accord with the plans titled “Zoning Map Concept Plan 3226 Proffit Road” (the “concept plan”) prepared by Shimp Engineering P.C., dated December 17, 2018 and last revised May 2, 2019 and shall reflect the following major elements as shown and noted on the plans:
 - **Right of Way Dedication:** Concurrent with recordation of the first subdivision plat of the parcel, the property owner shall dedicate a portion of the property along Proffit Road, as shown on the concept plan, to public right of way.
 - **Right of Way Improvements:** Within 120 days of issuance of certificate of occupancy of the 20th dwelling unit on the property, the owner shall provide improvements within the right of way dedication in accordance with the “Right of Way Dedication Section” shown on the concept plan.
 - **Parking Standards:**
 - i. **Single Family Detached and Single Family Attached:** The front façade of single family detached and single family attached units shall face

Proffit Road. No individual lot driveway shall enter directly onto Proffit Road; driveways shall only enter onto the internal road network.

- ii. **Multi-Family:** Off street parking serving multi-family structures shall be relegated to the side or rear of buildings adjacent to Proffit Road and shall be accessed from the internal road network.

- **Residential Units:** A maximum of forty (40) dwelling units shall be built on the property.

2. INTERCONNECTED STREETS AND TRANSPORTATION NETWORKS:

Upon demand of the County, the property owner shall draft and record an access easement for the purposes of interparcel connectivity. At the time of easement recordation, the property owner and the County shall agree to the terms of the easement to include location, width, and maintenance.

OWNER:

Mermac LLC

(to be signed upon final submission of proffer statement)

By: Mermac LLC

Title: Board Member

Tax Map and Parcel Number: 03200-00-00-03500

The undersigned Owner hereby proffers that the use and development of the Property shall be in conformance with the proffers and conditions herein above. This document shall supersede all other agreements, proffers or conditions that may be found to be in conflict. The Owner agrees that all proffers shall be binding to the property, which means the proffers shall be transferred to all future property successors of the land.

WITNESS the following signature:

Mermac LLC

By: _____

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____ 2019
by Mermac LLC.

My Commission expires: _____

Notary Public