

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

AGENDA TITLE: ZMA201800019 – 3226 Proffit Road	AGENDA DATE: July 3, 2019
SUBJECT/PROPOSAL/REQUEST: Request to rezone a 3.198-acre parcel of land from R1 Residential zoning district, which allows residential uses at a density of 1 unit per acre, to R15 Residential zoning district, which allows 15 units per acre. A maximum of 40 units is proposed for a density of 12.5 units/acre.	STAFF CONTACT(S): Graham, Benish, Nedostup, Reitelbach
SCHOOL DISTRICTS: Albemarle High, Sutherland Middle, Baker-Butler Elementary schools	PRESENTER(S): Andrew Reitelbach, Senior Planner

BACKGROUND:

At its meeting on May 21, 2019, the Planning Commission (PC) conducted a public hearing and voted to recommend approval of ZMA201800019. The Commission's staff report, action memo, and 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 community member commented during the public hearing about stormwater concerns and flow onto neighboring properties. It was responded that stormwater management is addressed during the site plan stage and that stormwater is required to be captured and managed on the subject property.

The Planning Commission voted 6:0 to recommend approval of ZMA201800019.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance (Attachment F) to approve ZMA201800019 3226 Proffit Road.

ATTACHMENTS:

A – Planning Commission Staff Report

A.1 – Location Map

A.2 – Zoning Map

A.3 – Project Narrative

A.4 – Concept Plan, Revised 05-02-2019

A.5 – Staff Analysis of Application's Consistency with the Neighborhood Model Principles

A.6 – Draft Proffer Statement

A.7 – Request for Sidewalk and Planting Strip Exceptions

A.8 – Sidewalk and Planting Strip Exceptions Exhibit

B – Planning Commission Action Memo

C – Meeting Minutes from 05/21/2019 PC Public Hearing

D – Concept Plan, Revised 06-24-2019

E – Amended Proffer Statement dated June 26, 2019

F – Ordinance to Approve ZMA201800019