

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

AGENDA TITLE: ZMA2018-00002 Hansen Road Office	AGENDA DATE: September 4, 2019
SUBJECT/PROPOSAL/REQUEST: Request to modify the ZMA2002-00008 South Pantops Office application plan to add 35,000 square feet of building area at a location on the approved application plan that was approved to allow 20,000 square feet for office use.	STAFF CONTACT(S): Benish, MacCall
SCHOOL DISTRICTS: Stone-Robinson Elementary; Burley MS; Monticello HS	PRESENTER(S): Francis MacCall

BACKGROUND:

At its regular meeting on June 25, 2019 the Planning Commission (PC) conducted a public hearing and voted 6:0 to recommend approval of ZMA2018-00002 as presented and as proffered. Attachments A, B, and C are the staff report, action memo, and meeting minutes from the June 25 PC meeting.

DISCUSSION:

After the PC public hearing, the applicant provided the following revisions: a revised narrative consistent with the updated Pantops Master Plan (Attachment D), an application plan that now shows an area for “existing deciduous trees to remain” (Attachment E), and a finalized, signed, notarized proffer statement (Attachment F), which includes the following voluntary commitments:

1. a proffered PEDESTRIAN PATH along Rolkin Road.

Approval of this ZMA application would not amend the subject property’s current zoning (PDMC Planned District – Mixed Commercial), but would modify the previously approved Application Plan for this portion of the existing planned district, and thereby allow the proposed project to amend an existing site plan to accommodate the additional square footage.

RECOMMENDATIONS:

The Planning Commission and staff recommend that the Board adopt the attached Ordinance (Attachment G) to the proposed modification for ZMA2018-00002 with one proffer.

ATTACHMENTS:

Att.A – PC Staff Report for 6/25/2019 PC Public Hearing

Att.A1 – Location Maps

Att.A2 – Project Narrative (dated February 20, 2018)

Att.A3 – ZMA Application Plan (dated February 20, 2018)

Att.A4 – ZMA199800020 & ZMA200200008 Application Plans

Att.A5 – ZMA199800020 & ZMA200200008 Approvals

Att.A6 – SDP201800003 Approved Final Site Plan

Att.A7 – Staff Analysis of Neighborhood Model Principles

Att.A8 – Draft Proffer Statement (dated June 5, 2019)

Att.B – Action Letter for 6/25/2019 PC Public Hearing

Att.C – Meeting Minutes from 6/25/2019 PC Public Hearing

Att.D – Revised Project Narrative (dated July 12, 2019)

Att.E – Revised Application Plan (dated February 20, 2018 and July 12, 2019)

Att.F – Revised and Signed Proffer Statement (dated August 23, 2019)

Att.G – Ordinance to Approve ZMA2018-00002