

## **ZMA201900001: Recommended changes between Planning Commission and Board:**

### **RECOMMENDATION**

Based on the factors identified as favorable with this rezoning, staff recommends approval of ZMA2019-1 with the changes outlined below:

1. Revise Note 2 to Table A on Page 2 in the Code of Development to indicate that uses not otherwise defined shall be defined first by the Zoning Ordinance.
  - a. Staff recommendation: "References to uses not otherwise defined or listed in this Code of Development shall be defined as listed first, in the Albemarle County Zoning Ordinance or second, in the adopted Comprehensive Plan [or Places29 Master Plan, if applicant prefers that language]. If no definition of the use is provided in any of the three noted documents (Code of Development, Zoning Ordinance, Comprehensive Plan) then such use must be officially determined by the zoning administrator to be permitted in a particular Block."
2. Provide off-site parking in Block 2 only. It does not appear to be needed in Block 1, based on the narrative and uses in the Code of Development.
3. Revise Note 3 to Table D on Page 4 in the Code of Development to indicate that the 35 percent reduction in parking has not yet been approved and will be addressed at the site planning stage.
  - a. Staff recommendation: "Multiple parking alternatives per 18-4.12 shall be reviewed during the site planning stage and determined by the Zoning Administrator. This includes up to a 35 percent reduction in required parking per 18-4.12.10."
4. Revise the Application Plan to label what is now shown as a specific number of parking spaces as 'Parking Areas' without showing the exact number of spaces. Given the range of possible number of units and non-residential uses, the number of spaces will be determined at the site planning stage.
5. Revise front setbacks in the Code of Development to ensure that buildings will be set closer to the street when not in conflict with the existing drainage easement.
  - a. Staff recommendation: "0' min and 10' max. Up to 45' maximum where needed to avoid conflict with the drainage easement."
6. Either revise the Code of Development to require non-residential uses with a minimum square footage, or apply for a special exception, to either meet or justify an exception to the Neighborhood Model District requirement for both residential and non-residential uses (18-20.8(b)).
  - a. Staff recommendation: Revise the Code of Development to have a minimum non-residential square footage of 500 square feet in Block 1, as was included in the first submittal of this application. Staff would need to review a special exception application in order to make a determination, however it is preferable to meet the requirements of the zoning district.
7. It is recommended that the applicant include a provision for at least 15% affordable housing for the proposed new dwelling units that would be allowed with the increase in the range of residential units from a maximum of 7 (conventional) to 11 (bonus) to a maximum of 46. There is a maximum total increase of 35 to 39 dwelling units proposed, of which 15% should be affordable in accordance with the County's Housing Policy.