

**COUNTY OF ALBEMARLE
PLANNING STAFF REPORT SUMMARY**

Project Name: ZMA201700005 Hollymead Town Center, Area C, Blocks II and VII	Staff: Andy Reitelbach, Senior Planner
Planning Commission Public Hearing: June 18, 2019	Board of Supervisors Public Hearing: To Be Determined
Owner: Post Office Land Trust; Charles Wm. Hurt and Shirley L Fisher, Trustees	Applicant: Post Office Land Trust; Charles Wm. Hurt and Shirley L Fisher, Trustees
Acreage: Area C overall – 37.13 acres; Block II – 3.93 acres; Block VII – 2.02 acres	Rezone from: No change of zoning designation is sought. This application seeks to amend ZMA2013-004 Code of Development, ZMA2001-020 Proffers and the Application Plan.
TMP: 032000000041J0; 032000000041P0 Location: South side of Timberwood Blvd. between Connor Dr. and Berkmar Dr.; Northeast corner of the intersection of Berkmar Dr. and Laurel Park Ln.	By-right use: Area C – Mixed-use commercial and residential development in accordance with the Code of Development; Block II – 35,000-58,000 sq. ft. of non-residential and no residential; Block VII – 12,000-25,000 sq. ft. of non-residential and no residential
Magisterial District: Rio	Proffers: Yes
Proposal: Request to amend proffers and code of development for ZMA2001-020 and ZMA2013-004 to permit residential units and to change ranges of allowed square footage of non-residential development in Blocks II and VII of Area C, and to change architectural standards; amend application plan to reflect these changes.	Requested # of Dwelling Units: Area C – overall range of 80-370 units; Block II – 0-130 units; Block VII – 0-100 units
DA (Development Area): Hollymead-Places29 Master Plan	Comp. Plan Designation: Urban Mixed Use (in Centers) and Commercial Mixed Use, in the Hollymead-Places29 Master Plan.
Character of Property: Area C – a mixed-use development that is partially constructed, with townhouses, assisted living, fast-food, hotel, and vacant parcels. Block II – vacant. Block VII – vacant.	Use of Surrounding Properties: Block II – vacant property on the east and west; hotel to the north across Timberwood; Target shopping center to the south. Block VII – wooded property to the north; hotel to the south; town-houses to the west; parking lot and vacant property to the east.
Affordable Housing: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	AMI (Area Median Income): No affordable housing provided
Factors Favorable: 1. The request is consistent with the use and density recommended by the Places29 Master Plan. 2. The request is consistent with the majority of the applicable neighborhood model principles. 3. The amendments to the COD would maintain the overall plan and vision for Area C.	Factors Unfavorable: 1. This proposal does not meet the housing policy in the Comprehensive Plan (Strategy 6b). 2. Recreation areas / green space is not provided on the application plan or included in the code of development for blocks that could potentially be residential. 3. Additional students will be enrolled at area schools that are already over-capacity.
RECOMMENDATION: Staff recommends approval of ZMA201700005 Hollymead Town Center Area C Blocks II and VII as proposed, provided that the proffer statement is revised with a technical change and additional elements are added to the code of development and application plan to conform with the current Places29 Master Plan, the Zoning Ordinance, and other County goals and policies.	

STAFF PERSON:
PLANNING COMMISSION:
BOARD OF SUPERVISORS:

Andy Reitelbach
June 18, 2019
To Be Determined

ZMA 201700005 Hollymead Town Center, Area C, Blocks II and VII

PETITION

PROJECT: ZMA201700005 Hollymead Town Center Area C, Blocks II and VII

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCELS: 032000000041J0, 032000000041P0 (Sign #87, 88, 89)

LOCATION: Hollymead Town Center Area C, on the south side of Timberwood Blvd. between Connor Dr. and Berkmar Dr., and on the northeast corner of the intersection of Berkmar Dr. and Laurel Park Ln.

PROPOSAL: Amend proffer statement to allow for the amendment of the Code of Development to change the ranges of non-residential square footage allowed in Blocks II and VII; to permit residential units in Blocks II and VII; and to change the development standards for Block VII. Amend the application plan to reflect changes in the Code of Development.

PETITION: Request to amend proffers and Code of Development associated with ZMA200100020 and ZMA201300004 Hollymead Town Center Area C. Amend the Code of Development to change the minimum and maximum non-residential square footage allowed in Blocks II and VII, as well as increase the overall total "Not to exceed" square footage limit for non-residential uses in Area C to 353,000 square feet. Amend the Code of Development to permit a range of 0 to 130 residential units in Block II and a range of 0 to 100 residential units in Block VII, with an increase in the overall "Not to exceed" total of residential units in Area C to 370, for a density range between 2.15 units/acre and 10 units/acre in Area C. Area C contains 37.1 acres and is zoned Planned Development – Mixed Commercial which allows large-scale commercial uses; and residential by special use permit (15 units/acre). Amend the Code of Development to change the architectural standards table pertaining to build-to lines. Amend the application plan to reflect the proposed change in non-residential square footage amounts and the permitted location of residential units. No change to the zoning district is proposed.

ZONING: PD-MC Planned Development Mixed Commercial - large-scale commercial uses; residential by special use permit (15 units/acre); ZMA200100020 and ZMA201300004.

OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Managed, Airport Impact Area

PROFFER(S): Yes

COMPREHENSIVE PLAN: Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space; and Commercial Mixed Use – commercial, retail, employment uses, with supporting residential (no maximum density), office, or institutional uses, within the Community of Hollymead of the Places29 Master Plan.

CHARACTER OF THE AREA

This rezoning application is for two disconnected parcels under common ownership that compose a portion of the larger development known as Area C of Hollymead Town Center. One parcel is known as Block II and is located on the south side of Timberwood Boulevard between Connor Drive and Berkmar Drive. The other parcel is known as Block VII and is located at the northeast corner of Berkmar Drive and Laurel Park Lane (Attachment A – Location Map). Both subject properties are zoned PD-MC (Planned Development – Mixed Commercial) and are currently vacant (Attachment B – Zoning Map). Block II is 3.93 acres, and Block VII is 2.02 acres. Both parcels are located within the Entrance Corridor and Airport Impact Area overlay districts, and Managed Steep Slopes are found on both properties.

Both subject properties are located within Area C of Hollymead Town Center, which consists of a mix of residential and commercial uses, including a Bojangles fast-food restaurant, a recently-constructed hotel, an assisted-living community, and single-family attached dwelling units. To the south of Block II is the Target shopping center. A recently-built hotel is to the north across Timberwood Boulevard. There are vacant parcels to the west across Berkmar Drive and to the east across Connor Drive. All parcels surrounding Block II are zoned PD-MC, except for one vacant parcel to the southwest which is zoned NMD, Neighborhood Model District. Block VII is approximately 350 feet north of Block II along Berkmar Drive. The hotel is on the parcel to the south of Block VII, between Blocks II and VII. Single-family attached houses are to the west of Block VII across Berkmar Drive. The property to the east consists of vacant land, a parking lot, and partially-built foundations for a commercial-retail building that was never completed. Vacant, wooded property is to the north and is zoned RA, Rural Areas. However, this property is located within the development areas boundary and is designated for future land use as Office/R&D/Flex/Light Industrial in the Places29 Master Plan.

PLANNING AND ZONING HISTORY

There have been several prior actions taken for the property that composes Hollymead Town Center Area C.

- 1) August 6, 2003 – ZMA2001-00020 Hollymead Town Center, Area C: This application was the original rezoning request for Area C to the current zoning district of PD-MC, which was approved by the Board of Supervisors. Included with this rezoning was the approval of a waiver to reduce the required setbacks for properties adjacent to RA-zoned parcels, as it was determined that any adjacent RA-zoned properties are within the development area and would likely develop in the future. This waiver affects Block VII in this application because of its adjacency to an RA-zoned parcel.
- 2) August 6, 2003 – SP2003-00030: This special use permit was approved simultaneously with the rezoning request. This SP allows for residential uses in Area C by permitting residential in the Planned Development – Mixed Commercial zoning district.
- 3) March 9, 2009 – Variation to ZMA2001-00020: This approved variation permitted the exchange of 12,000 square feet of non-residential space between Blocks I and II. The maximum square footage of non-residential space increased from 55,000 to 67,000 sq. ft. in Block I and decreased from 70,000 to 58,000 sq. ft. in Block II. The applicant now proposes to increase the maximum square footage allowed to 95,000 sq. ft. in Block II for a hotel use only. All other non-residential uses would continue to be limited to 58,000 sq. ft.
- 4) October 1, 2014 – ZMA2013-00004: This rezoning request approved by the Board of Supervisors amended the COD to permit residential units in Block VI with a range between 40 and 50 units and to eliminate the requirement to build 32,000 sq. ft. of non-residential space in Block IV.

SPECIFICS OF THE PROPOSAL

The applicant is requesting to amend the proffers associated with ZMA2001-00020 to allow for the amendment of the code of development, which was established by ZMA2001-00020 and previously amended by ZMA2013-00004. There are several changes to the Code of Development (COD) for Hollymead Town Center Area C that the applicant is proposing. In Table A, the Uses Table, found on page 23 of the COD, the applicant proposes to change the ranges of allowable square footage of non-residential uses and the permitted uses, to allow for residential units. (See Attachment C for Application Narrative, Attachment D for Revised Code of Development, and Attachment E for Draft Proffer Statement.)

In Block II, the applicant proposes to amend the non-residential square footage range from the current allowed range of 35,000-58,000 square feet to a range of 0-58,000 square feet, with a

provision to allow the maximum to go up to 95,000 square feet for a hotel use only. Thus, any non-residential use except for a hotel would be limited to the 58,000 square foot maximum. The applicant is also proposing to allow attached single-family or multi-family dwelling units in this block, with a range of 0-130 units, whereas currently, residential is not a permitted use.

In Block VII, the applicant proposes to amend the non-residential square footage range from the current allowed range of 12,000-25,000 square feet to a range of 0-25,000 square feet. The applicant is also proposing to allow attached single-family or multi-family dwelling units in this block, with a range of 0-100 units, whereas currently, residential is not a permitted use.

These proposed changes to the individual blocks contribute to the need to amend the overall “not to exceed” amounts of non-residential and residential uses for Area C. Thus, the applicant proposes to amend the maximum non-residential total for all of Area C from an amount not to exceed 275,000 square feet to an amount not to exceed 353,000 square feet, and the overall dwelling unit range for Area C from 80-120 dwelling units to the proposed new range of 80-370 units. The proposed new density of residential units in Area C, which is 37.13 acres, would be a range from 2.15 dwelling units/acre to 10 units/acre.

The applicant is also proposing to change the development standards in Table B, the Architectural Standards Table, found on page 24 of the COD, to allow for build-to lines in residential areas to be consistent with those residential areas found in other blocks of Area C.

Other changes proposed to the COD help to ensure other sections are consistent with the changes to the Uses and Architectural Standards tables. The narrative on page 5 is proposed to be amended to reflect the revised ranges of non-residential square footage and range of allowed dwelling units. The label for Block VII in Appendix A on pages 26-28 is changed from “Retail” to “Mixed Use” to reflect the proposed addition of residential uses to this block.

In addition, the applicant proposes to amend the Application Plan (Attachment F) for Area C of Hollymead Town Center to reflect the changes in uses and square footage amounts proposed in Table A, the Uses Table. The changes include revising the square footage shown on the proposed buildings, as well as depicting where additional buildings may be located.

APPLICANT’S JUSTIFICATION FOR THE REQUEST

The applicant does not want to change the uses approved with the original Area C rezoning, but instead change where such uses are permitted and the allowable ranges for those uses. The applicant states that the market shows this area can support greater density than was originally proposed and approved in 2003 and that by amending the permitted ranges and locations of development and the various uses, it would allow for the capacity of Area C to be fully realized and to be developed with a more walkable character than originally proposed.

COMMUNITY MEETING

The Community Meeting for this project was held on February 8, 2018, at the Places29-North Community Advisory Committee (CAC) meeting. Several concerns were raised by attendees about the project, including the number of hotels proposed for this area, the height of buildings with the potential to block views, the availability of park land in the area, traffic, and unfinished construction projects. The project representative replied that the height of the buildings allowed by the COD will not change with this application. It was also explained that there is still a plan to extend Berkmar Drive to Airport Road, which will allow for greater street interconnection. There is unfinished construction on Block IX, which is adjacent to but not included with this application. This block is also owned by the applicant, who stated that it was hoped construction would re-start within the coming years.

Because it has been nearly one and a half years since the community meeting for this project was held, and because the application has changed significantly over the course of several re-submittals of the application due to revisions since it was first submitted, staff recommends that the applicant host another community meeting or return to the Places29-North Community Advisory Committee to provide an update on what the current application includes prior to the public hearing before the Board of Supervisors. With the most recent re-submittal, the applicant requested review by the Planning Commission.

COMPREHENSIVE PLAN

The Places29 Master Plan calls for Area C of Hollymead Town Center to be developed in accordance with the Urban Mixed Use (in Centers) and Commercial Mixed-Use land use classifications (see map inset on following page; subject properties highlighted):

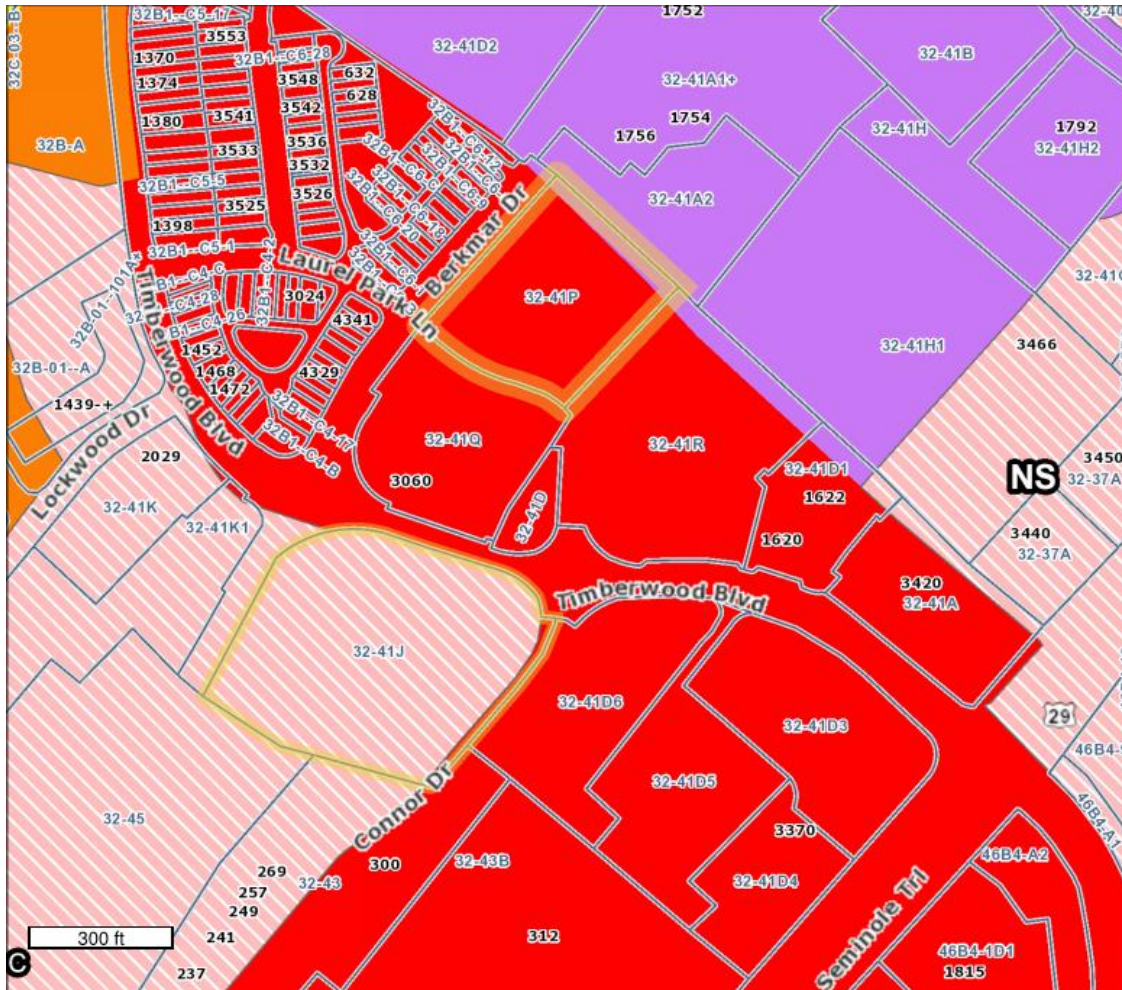
Urban Mixed Use (in Centers) (pink and white stripes): this designation calls for primary uses of community and regional retail, commercial service, office, and other employment generators, with a mix of residential types, and at least two types of dwelling units are recommended. Secondary uses are office, research and development, and flex space, along with open space and institutional uses. In the Community Center designation, which Block II is identified as, the recommended residential types are single-family attached and multi-family, at 6.01-34 units/acre. There should be a balanced mix of the various uses.

Block II is designated as Urban Mixed Use (in Centers). This area of Urban Mixed Use overlaps with Area C and other areas in the larger Hollymead development. The amendments to the COD propose allowing residential, where it is currently not permitted, while maintaining capacity for non-residential uses, such as commercial or retail. Block II could be developed with a mix of uses, or just one use; however, it is located within Area C and the larger Hollymead community, where a mix of uses already exists, and Block II could contribute to this diversity. The COD amendment for residential allows for both single-family attached or multi-family dwellings, fulfilling the desire for at least two types as described in the master plan. The area of Urban Mixed Use that Block II is a part of currently has only one multi-family building (which is not in Area C), and the rest of the Urban Mixed Use area is vacant or commercial. Allowing residential uses on Block II could provide the opportunity for additional residential units in this Urban Mixed Use area.

Commercial Mixed-Use (red): this designation calls for primary uses of community and regional retail, commercial service, auto commercial service, and office uses, with secondary uses of office, research and development, flex space, residential, open space, and institutional uses. This designation is for areas that have already been either developed or approved to be developed as commercial shopping areas for areas around Centers. It is intended for the eventual conversion of these areas to a more mixed-use development type that would support the adjacent mixed-use centers, with the ability to integrate non-retail uses, such as multi-family housing, with the nearby centers. New commercial mixed-use areas should not be designated.

Block VII is designated as Commercial Mixed-Use, which overlaps with Area C and other portions of the larger Hollymead Town Center area. The Target shopping center and properties on either side of Route 29 near the intersection with Timberwood Boulevard are designated as Commercial Mixed-Use. The proposed amendments to the COD will allow residential where it is currently not permitted, while maintaining capacity for non-residential uses, such as commercial or retail. Although residential is a secondary use in this land use category, with no minimum or maximum density, the intention, as indicated above, is for commercial mixed-use to eventually be phased out in favor of greater overall mixed-use developments near the centers. Block VII would retain capacity for non-residential uses, in line with the land use designation. However, even if it were developed as a fully residential block, these

residences would support the many existing commercial establishments in the surrounding area. The proposed amendment allows for multi-family or single-family attached, which would provide for a variety of dwelling unit types, as currently only single-family attached are found within both this area of Commercial Mixed-Use and the Area C development specifically.



Housing: The County's 2015 Comprehensive Plan has a chapter on housing (Chapter 9), which provides strategies to achieve its goal of "housing [that] will be safe, decent, and sanitary; available to all income and age levels; located primarily in the Development Areas; and available equally to all current and future County residents." Objective 6 is for the provision of affordable housing options for low-to-moderate income residents of Albemarle County and persons who work within the County who wish to reside there. The Comprehensive Plan includes several strategies to achieve this objective. Strategy 6b is to "continue to ensure that at a minimum, 15% of all units developed under rezoning and special use permits are affordable, as defined by the County's Office of Housing, or a comparable contribution is made to achieve the affordable housing goals of the County." This proposal includes an increase of 250 housing units more than what is currently permitted within Area C of Hollymead Town Center. However, no affordable housing or comparable contributions are included in this proposal. Strategy 6b of Chapter 9 of the Comprehensive Plan is not addressed in this application.

The Neighborhood Model: Staff has not done a full review of the neighborhood model principles as this rezoning application proposes to amend the code of development for a mixed-use area that was reviewed against the NMD principles during its initial rezoning hearing in 2003 and again in 2013. The proposed changes to permit residential in two blocks and revise the square footage of non-residential space continue to meet neighborhood model principles. In addition, the introduction to the COD on page 2 states that this area “will meet the twelve principles of the Neighborhood Model both by design and by its relationship to the larger neighborhood,” indicating the intent for these principles to be followed during the development of Area C.

However, principle #7 of the neighborhood model principles (Appendix 8 of the 2015 Comprehensive Plan) – parks, recreational amenities, and open space – is not addressed with the proposed amendments to the COD. The amount of recreational area provided in Blocks II and VII is a deficient portion of the rezoning request. Within the COD, a “pocket park” is a designated amenity to be provided in Block VII. However, there are no dimensions or other details on what this pocket park would include or what it would look like. It is also not included in the existing version of the Application Plan, with no proposed location within the block. In addition, there are no parks or recreational areas proposed to be provided in Block II. This lack of recreational space in the initial COD may have been because of these blocks’ original designation for non-residential uses only. However, now that residential uses are proposed to be permitted in these areas, it is important to provide parks and recreational amenities for the residents who may live there in the future.

Relationship between the application and the intent and purposes of the requested zoning district:

The purpose and intent of the PD-MC, Planned Development-Mixed Commercial, zoning district is to:

- Provide for large-scale commercial areas with a broad range of commercial uses under a unified planned approach;
- Be established on major highways in the urban areas and communities; and
- Be oriented toward an internal road system with carefully planned intersections to existing public roads.

The original rezoning approved in 2003 for the Area C property proffered a Code of Development to provide this unified planned approach to the development that allowed a mix of commercial uses and residential dwelling units on 37.13 acres along Route 29, one of the County’s major highways, with internal orientation toward streets such as Timberwood Boulevard and Berkmar Drive. The proposed amendments to the COD do not significantly change this approach, except to allow residential where only commercial is now permitted. Although additional residential may not meet the strict intent of the PD-MC zoning district, where residential is allowed only by SP, the additional residential does meet the intent of the Code of Development that guides the development of Area C.

Anticipated impact on public facilities and services:

Streets:

Area C of Hollymead Town Center is centered on Timberwood Boulevard from its intersection with Route 29 northwest to near its intersection with Lockwood Drive, including intersections with Connor Drive, Laurel Park Lane, and Berkmar Drive. This layout provides for a gridded system that serves Area C and allows connections with other nearby areas, including the Target shopping center, nearby existing residential areas, commercial spaces along and across Route 29, as well as the Charlottesville-Albemarle Airport by way of Timberwood’s extension to Airport Road. In addition, Berkmar provides a second direct route south to the Rio29 area parallel to Route 29. The public street network is already well-established in this area, and there are future County plans to extend

Berkmar Drive farther north to intersect with Airport Road, providing additional interconnectivity near Area C.

Traffic concerns have been raised by community members regarding this rezoning application. However, the proposal has been reviewed by VDOT and the County's Transportation Planner, with a due diligence traffic analysis provided to compare the number of trips generated by the proposed amendments to the COD with earlier analyses for Area C. Although the changes in uses may produce some additional traffic, the existing capacity of the roads and intersections, including roundabouts, around Area C is sufficient to handle any potential increase in trips. In addition, the planned extension of Berkmar Drive to Airport Road was not included in this analysis, and this extension, when it occurs, would provide additional capacity to the area's street network. The County is actively pursuing funding to construct this road.

The COD's requirements for street and sidewalk construction are not being amended with this application, and they would continue to be required when development of Blocks II and VII eventually occurs.

Schools:

Students living in this area would attend Baker-Butler Elementary School, Sutherland Middle School, and Albemarle High School. The school division is cognizant that Places29 continues to be a growing area. Albemarle County Public Schools have provided calculations that estimate how many students will be generated at each school level by housing type. The three tables below specify the yield of students generated at each school level should the subject parcels be built out to the maximum increase of 250 dwelling units that is proposed over what is currently allowed in Area C. Currently, there is a maximum cap of 120 dwelling units allowed in Area C, and the proposed COD amendments would increase this maximum cap by 250 to 370 dwelling units. The first table shows the number of students generated based on the current maximum number of dwelling units permitted in Area C, which is 120 units. The second table shows the number of students generated based on the proposed maximum number of dwelling units permitted in Area C, should this rezoning request be approved, which is 370 units. The third table shows the number of students generated by 250 dwelling units, which is the total number of additional dwelling units requested in this rezoning application.

Table 1: Number of Students Generated by 120 Dwelling Units, the Current Maximum Permitted

Dwelling Type	Elementary	Middle	High	Total
Single family (detached)	N/A	N/A	N/A	N/A
Single family (attached)	15.6	6	9.6	31.2
Multifamily	31.2	3.6	6	40.8

Table 2: Number of Students Generated by 370 Dwelling Units, the Proposed Maximum Permitted

Dwelling Type	Elementary	Middle	High	Total
Single family (detached)	N/A	N/A	N/A	N/A
Single family (attached)	48.1	18.5	29.6	96.2
Multifamily	96.2	11.1	18.5	125.8

Table 3: Number of Students Generated by 250 Dwelling Units, the Proposed Increase in the Number of Dwelling Units Permitted

Dwelling Type	Elementary	Middle	High	Total
Single family (detached)	N/A	N/A	N/A	N/A
Single family (attached)	32.5	12.5	20	65
Multifamily	65	7.5	12.5	85

The school system has provided annual estimates of student enrollment at all three schools over the next ten academic years. Student enrollment at Sutherland Middle School is currently below capacity, and student enrollment over the next ten years is not projected to exceed its building capacity even if the rezoning is approved and the property is built out to the maximum of 250 additional dwelling units, for a total of 370 units.

Baker-Butler Elementary and Albemarle High schools are currently over capacity. As the Places29 Master Plan is fully realized, growth must be closely monitored since Baker-Butler Elementary and Albemarle High schools do not have the long-term capacity to support additional residential growth expected in this part of the County. That being said, dedication of land for two new elementary schools are proffered commitments of other large developments in the Places29 Development Area. This includes a 7-acre site within Brookhill and a 12.85-acre site within North Pointe. The Brookhill development also has a proffer requiring dedication of an approximately 60-acre site along Berkmar Drive that could be used for a comprehensive public high school.

Fire & Rescue:

ACFR has reviewed this rezoning application and has no objections at this time. There is a fire station nearby on Airport Road that would provide service to this area. Issues such as adequate access and water availability will be reviewed by Albemarle County Fire-Rescue at the subdivision or site plan stage and will have to meet Fire-Rescue requirements before those plans can be approved by the County. Based on the number of dwelling units proposed in the COD, two points of access will be required. A determination that there are two available access points will occur at the site plan or subdivision stage and must be to the satisfaction of ACFR before those plans can be approved by the County.

Utilities:

This project is in the Albemarle County Service Authority (ACSA) water and sewer service jurisdictional area. ACSA and RWSA did not identify any capacity issues with this proposal at this time, and water and sewer are currently available to the property. A utilities construction plan and capacity certification will be required, subject to ACSA approval, prior to the approval of subdivision plats and/or site plans by the County at the development stage of these properties.

Anticipated impact on environmental, cultural and historic resources:

There are no known cultural or historic resources on these parcels. There are managed steep slopes on both of the subject parcels, and any disturbance of those slopes will be reviewed by the County Engineering staff during the development phase of the project. Any increase in stormwater runoff above what is currently allowed for Area C will be reviewed by County Engineering Staff during the development phase of the project as well. Any stormwater facilities will be designed in accordance with the Virginia Stormwater Management Program (VSMP) regulations administered by the Virginia Department of Environmental Quality (DEQ).

Anticipated impact on nearby and surrounding properties:

At the Community Meeting for this project, members of the community expressed concerns about potential traffic issues and the blocking of views from nearby properties. These issues are summarized below, with staff comments in italics.

- Traffic generated by this development will cause problems along the street network around Hollymead Town Center, especially along Route 29.

VDOT and the County's Transportation Planner have reviewed this application, along with a due diligence traffic analysis, and there are no objections to the proposal, as the existing capacity of the nearby street network appears sufficient to handle traffic generated by this development.

- The construction of buildings on Blocks II and VII may block the views from nearby properties.

The number of stories in Area C of Hollymead Town Center is regulated by the Architectural Standards Table (Table B) on page 24 of the COD. The number of stories for buildings is not being amended with this application and will remain at the current limit specified by the COD.

Public need and justification for the change:

The County's growth management policy states that new residential development should occur in the designated Development Areas where infrastructure and services are provided, rather than in the Rural Area. This development is both within and adjacent to a Center (Block II is in a Center; Block VII is adjacent to a center). This proposal will continue to contribute to a mixed-use development around a Center area, allowing for a mix of commercial and residential uses, and providing for a denser, walkable environment in the Hollymead Town Center area.

RECOMMENDED CHANGES**Proffers:**

Proffers are contained in the Draft Proffer Statement (Attachment E). As only Proffer #1 is being amended from the original proffer statement approved by the Board of Supervisors in 2003, only the change in that proffer is summarized below.

- 1) Proffer #1 (Code of Development): The Draft Proffer Statement is a revision to the original proffer statement from 2003, with a change to Proffer #1 to include the name of the revised code of development as the document that guides development standards in Area C of Hollymead Town Center. The proffer statement also removes the proffering of the Application Plan, which is an integral part of the zoning for planned districts and does not need to be proffered separately.

Proffer #1 needs to be revised to remove the reference to the Application Plan in the phrase "other than the Application Plan as defined above," since the definition of the Application Plan is proposed to be removed with this proffer amendment.

Code of Development:

There are three recommended revisions to the Code of Development (Attachment D) that would clarify the language of the COD and/or support the County's goals as found in the Comprehensive Plan.

- 1) It is recommended that the applicant include a provision for at least 15% affordable housing for the proposed new dwelling units that would be permitted with the increase in the range of residential units from a maximum of 120 to a maximum of 370. There is a total increase of 250 dwelling units proposed, of which 15% should be affordable in accordance with the County's Housing Policy (Chapter 9 of the 2015 Comprehensive plan).
- 2) In Table A, the Uses Table, "Amenities" should be expanded in Blocks II and VII to include parks, recreational space, and tot lots that are in accordance with 4.16 of the Zoning Ordinance. These elements are required in residential developments that do not include single-family detached units, such as is proposed for these properties, and it is important that such amenities are included within the COD, as it is the guiding document for development in Area C. This addition would bring the COD into alignment with other properties in the County developed with a similar housing type. These amenities also should be included on the application plan.
- 3) The proposed revision to the build-to lines in Table B, the Architectural Standards Table, should clarify the adjusted standards proposed in the footnote, or remove the footnote entirely.

Application Plan:

There are two recommended revisions to the Application Plan (Attachment F) to bring it into alignment with the Code of Development.

- 1) A date of revision needs to be added to the Application Plan, as it is proposed to be amended.
- 2) The addition of amenities, as recommended in item #2 under changes to the Code of Development, needs to be reflected on the Application Plan as well. Areas in Blocks II and VII should be depicted on the Application Plan for the recreational and open space amenities that are recommended.

SUMMARY

Staff has identified the following factors which are favorable to this request:

1. The request is consistent with the use and density recommended by the Places29 Master Plan.
2. The request is consistent with the majority of the applicable neighborhood model principles.
3. The amendments to the COD would maintain the overall plan and vision for Area C.

Staff has identified the following factors which are unfavorable to this request:

1. This proposal does not meet the housing policy in the Comprehensive Plan (Strategy 6b).
2. Recreation areas / green space is not provided on the application plan or included in the code of development for blocks that could potentially be residential.
3. Additional students will be enrolled at area schools that are already over-capacity.

RECOMMENDATION

On the whole, it is staff's opinion that the favorable factors outweigh the unfavorable factors associated with this request. Staff recommends approval of ZMA201700005 Hollymead Town Center Area C Blocks II and VII, provided that recommended revisions are made to the Proffer Statement, Code of Development, and Application Plan, as described above in the "Recommended Changes" section, prior to the Board of Supervisors meeting.

PLANNING COMMISSION MOTION:

A. Should the Planning Commission recommend the ZMA for approval: Move to recommend approval of ZMA201700005 with revisions as recommended by staff.

B. Should the Planning Commission recommend the ZMA for denial: Move to recommend denial of ZMA201700005, with the reasons for denial (state reasons).

ATTACHMENTS:

A – Location Map

B – Zoning Map

C – Project Narrative / “ZMA2017-00005 | Hollymead Town Center Area C | Application Narrative,” revised June 4, 2019.

D – Revised Application Booklet for Code of Development, ZMA201700005: A Revision to ZMA201300004, Originally Revised from: ZMA01-20-2001 (Area C) “at Hollymead Town Center.”

E – Draft Proffer Statement (dated July 25, 2003, revised March 18, 2019).

F – Application Plan, Hollymead Town Center Regional Service Area C, Rivanna District, Albemarle County, Virginia, dated 12.14.01.