

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

<p>AGENDA TITLE: ZMA201700005 – Hollymead Town Center, Area C, Blocks II and VII</p> <p>SUBJECT/PROPOSAL/REQUEST: Request to amend the proffer statement, the code of development, and the application plan to change the ranges of non-residential square footage allowed, to permit residential units, and to revise the development standards, in Blocks II and VII of Hollymead Town Center, Area C. No change to the zoning district is proposed.</p> <p>SCHOOL DISTRICTS: Albemarle High, Sutherland Middle, Baker-Butler Elementary schools</p>	<p>AGENDA DATE: January 15, 2020</p> <p>STAFF CONTACT(S): Filardo, Benish, Nedostup, Reitelbach</p> <p>PRESENTER(S): Andrew Reitelbach, Senior Planner</p>
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BACKGROUND:

At its meeting on June 18, 2019, the Planning Commission (PC) conducted a public hearing and voted 5:0 to recommend approval of this zoning map amendment request, with the revisions as recommended by staff in the staff report, including that the applicant address a specific area for green space, 15% affordable housing, and the impact on schools. The Commission's staff report, action memo, and meeting minutes are attached (Attachments A, B, and C).

DISCUSSION:

At the Planning Commission meeting, staff recommended approval of the proposed Zoning Map Amendment application with recommended revisions to the proffer statement, code of development, and application plan, and recommended that the applicant hold another community meeting, since the original community meeting had been held over a year and a half prior. The proposal is consistent with the future land use and development recommendations specified in the Places29 Master Plan and the Albemarle County Comprehensive Plan.

One community member spoke at the public hearing, concerned about the effect this rezoning may have on economic development goals, as well as recognizing that there is also a greater demand for housing, especially affordable housing, in the community.

Several concerns were raised by the PC about this application, including the dearth of green space in the nearby residential subdivisions in the Hollymead Town Center area, the lack of affordable housing proposed in this rezoning, and the impacts on the school system that the increase in residential units proposed may have.

After the public hearing closed and discussion of the item ended, the PC voted 5:0 to recommend approval of ZMA201700005 Hollymead Town Center Area C Blocks II and VII, with the revisions as recommended by staff in the staff report, including that the applicant better address green space, 15% affordable housing, and the impact that the development would have on the school system. In addition, the PC recommended that the applicant hold another community meeting, as recommended by staff in the staff report, in order to update the Places29-North CAC and other community members on the changes to the application since the first community meeting.

At the recommendations of staff and the PC, the applicant held another community meeting at the Places29-North CAC meeting on August 15, 2019. About two dozen community members attended this meeting, in addition to the CAC members. Questions raised by community members included what types of housing would be allowed, whether there would be a hotel allowed on the subject property, and whether there would be any height restrictions, as the viewsheds toward the Southwest Mountains are important to residents. The applicant answered that the housing would be either multi-family or single-family attached units; that a hotel would be permitted in Block II along with other commercial uses and residential units; and that the height limits currently in the Area C code of development are not proposed to be changed with this rezoning request.

Following the recommendations of staff and the Planning Commission, the applicant has submitted revised application materials addressing the suggested revisions from the PC meeting. These materials include a project narrative describing in more detail the anticipated impacts that the proposed rezoning request would have on the school system and a revised proffer statement with the format changes recommended by staff. In addition, a revised code of development was submitted that includes language providing for 15% affordable housing in Blocks II and VII; additions to the uses table (Table A) that provides for green space and amenities, including pocket parks and tot lots, in Blocks II and VII if residential units are built; and revisions to the architectural standards table (Table B) to bring the build-to line requirements into consistency with the other blocks where a mixture of uses is already permitted. The applicant also submitted a revised application plan to depict the changes proposed in the code of development, including showing conceptual building footprints that could contain non-residential, multi-family, or single-family attached uses, or a mix of these uses, with internal parking areas, for Blocks II and VII. These revised application materials are Attachments D, E, F, and G. Staff finds that these revised materials and the additional community meeting held in August address the recommended changes.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance (Attachment H) to approve ZMA201700005 Hollymead Town Center Area C Blocks II and VII.

ATTACHMENTS:

- A – Planning Commission Staff Report
 - A.1 – Location Map
 - A.2 – Zoning Map
 - A.3 – Project Narrative / “ZMA2017-00005 | Hollymead Town Center Area C | Application Narrative,” revised June 4, 2019.
 - A.4 – Revised Application Booklet for Code of Development, ZMA201700005: A Revision to ZMA201300004, Originally Revised from: ZMA01-20-2001 (Area C) “at Hollymead Town Center.”
 - A.5 – Draft Proffer Statement (dated July 25, 2003, revised March 18, 2019).
 - A.6 – Application Plan, Hollymead Town Center Regional Service Area C, Rivanna District, Albemarle County, Virginia, dated 12.14.01.
- B – Planning Commission Action Memo
- C – Meeting Minutes from 06/18/2019 PC Public Hearing
- D – Revised Project Narrative / “ZMA2017-00005 | Hollymead Town Center Area C Blocks II and VII | Application Narrative,” originally submitted June 19, 2017, last revised December 18, 2019.
- E – Revised Application Booklet for Code of Development, ZMA201700005: A Revision to ZMA201300004, Originally Revised from: ZMA01-20-2001 (Area C) “at Hollymead Town Center,” initially submitted June 19, 2017, last revised December 18, 2019.
- F – Revised “Application Plan, Hollymead Town Center Regional Service Area C, Rivanna District, Albemarle County, Virginia,” sheet A2, dated 12.14.01, initially submitted June 19, 2017, last revised December 18, 2019.
- G – Signed Proffers dated January 3, 2020
- H – Ordinance to Approve ZMA201700005