

COUNTY OF ALBEMARLE TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA201900014 Commercial Development	AGENDA DATE: April 1, 2020
SUBJECT/PROPOSAL/REQUEST: Request for approval of an Application Plan for an undeveloped property within an existing Planned Development Shopping District (PDSC), to allow new commercial development to occur in two phases.	STAFF CONTACT(S): Filardo, McCulley, Benish, Nedostup, Accardi
SCHOOL DISTRICT: Woodbrook – Elementary, Jouett – Middle, and Albemarle – High	PRESENTER (S): Michaela Accardi, Senior Planner

BACKGROUND:

On February 18, 2020, the Planning Commission recommended approval of ZMA201900014 Commercial Development with the noted revisions outlined in the staff report, by a vote of 6:0 (Commissioner Clayborne absent).

The Planning Commission staff report, action letter and minutes are attached.

DISCUSSION:

At the February 18 Planning Commission public hearing, staff recommended approval of ZMA201900014 with two revisions outlined in the staff report. This ZMA application is a request for approval of an Application Plan for the existing Planned Development Shopping District (PDSC). The proposed Application Plan is consistent with the existing PDSC zoning district, multiple Neighborhood Model Principles, and the Rio29 Small Area Plan's Connectivity and Conservation chapter recommendations.

The Planning Commission discussed the proposed Application Plan's grading plan and retaining wall. The Planning Commission also inquired about the Application Plan's consistency with the Rio29 Small Area Plan's Future Connectivity Plan (Attachment C).

The applicant revised the Application Plan to address staff's recommended revisions (Attachment D). Staff believes that the revised Application Plan fully addresses staff's recommendations.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance (Attachment E) to approve ZMA201900014.

ATTACHMENTS:

- A – February 18, 2020 Staff Report for ZMA 201900014 Commercial Development
 - A1 – Location Map
 - A2 – ZMA Application Plan (dated November 18, 2019)
 - A3 – Project Proposal Excerpt (date November 18, 2019)
 - A4 – Rio29 Small Area Plan Excerpt
- B – February 18, 2020 Planning Commission Action Letter
- C – February 18, 2020 Planning Commission Minutes
- D – ZMA201900014 Revised Application Plan – March 4, 2020
- E – Ordinance to approve ZMA201900014 Commercial Development