

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

<p>AGENDA TITLE: ZMA201900016 Bamboo Grove</p> <p>SUBJECT/PROPOSAL/REQUEST: Request to rezone 1.24 acres from R-2 Residential (2 units/acre) to R-4 Residential (4 units/acre). A maximum of six (6) dwelling units are proposed as a bonus level cluster development with a gross density of 4.84 units/acre and a net density of 9 units/acre. Application includes proffers for affordable housing and dedication of land to public use for parks. Private street authorization request, per Section 14-233 and 14-234 of the Subdivision Ordinance. Special exception requests to waive sidewalk requirements along one side of an internal private street per Sections 14-203.1(B) and 14-410(I) of the Subdivision Ordinance.</p> <p>SCHOOL DISTRICT: Western Albemarle High School, Henley Middle School, Crozet Elementary School</p>	<p>AGENDA DATE: August 19, 2020</p> <p>STAFF CONTACT(S): Filardo, McCulley, Rapp, Benish, Nedostup, Langille</p> <p>PRESENTER (S): Cameron Langille, Senior Planner II</p>
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BACKGROUND:

At its meeting on June 2, 2020, the Planning Commission **voted 7:0** to recommend approval of ZMA2019000016. The Commission's original staff report, action memo, and minutes are attached (Attachments A, B, and C).

DISCUSSION:

The Planning Commission **voted 7:0** to recommend approval of the requested rezoning because of the factors favorable listed in the staff report, provided that changes noted as #1A, 2, 3, 5, and 7 recommended by staff were made prior to the Board's public hearing. Because staff informed the PC during the public hearing that recommendations #4 and #6 were no longer applicable to the request, the PC voted to not recommend those changes. Please note that the Commission recommended to alter staff-recommended change #1 to allow a maximum of six (6) dwelling units, instead of the maximum four (4) recommended by staff. The PC Action Memo and minutes refer to the PC's revised condition as #1A.

Since the writing of the staff report, based on recent DEQ guidance, the County Engineer can no longer require providing 100% on site treatment, as indicated in condition #2. Stormwater treatment will be evaluated during the site plan or subdivision plat stage.

The applicant revised the Concept Plan and Proffer Statement to address staff- and Commission-recommended changes to #1A, #3, #5, and #7. (Attachments D & E). All changes recommended by staff the Commission have now been addressed.

The Commission approved the private street authorization request for ZMA-2019-16 Bamboo Grove, for the reasons listed in the staff report, by a vote of 7:0. No further action is needed by the Board on the private street authorization request.

The Commission approved the sidewalk street standard modification request for ZMA-2019-16 Bamboo Grove, for the reasons listed in the staff report, by a vote of 7:0. No further action is needed by the Board on the sidewalk modification request.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance to approve ZMA201900016 Bamboo Grove (Attachment F).

ATTACHMENTS:

- A – Planning Commission Staff Report
 - A1: Location Map and Aerial Imagery
 - A2: WPO Stream Buffer Exhibit
 - A3: Bamboo Grove Concept Plan (*dated February 14, 2020*)
 - A4: Private Street Authorization and Modification Request
 - A5: Project Narrative/Justification for Request
 - A6: Staff Density Analysis
 - A7: Staff Analysis of Consistency with Neighborhood Model Principles
 - A8: Proffer Statement
 - A9: Staff Analysis of Private Street Authorization and Modification Request
- B – Planning Commission Action Memo
- C – Planning Commission Minutes
- D – Revised Concept Plan (*dated July 4, 2020*)
- E – Signed Proffer Statement (*dated July 28, 2020*)
- F – Ordinance to Approve ZMA201900016