

PROFFER STATEMENT

ZMA No. **201900010 – 3223 Proffit Road**

Tax Map and Parcel Number(s): **032A0-02-00-00200**

Owner(s) of Record: **ALBEMARLE LAND DEVELOPMENT LLC**

Date of Proffer Signature: _____

7.29 acres to be rezoned from R-15 to **R-15**

ALBEMARLE LAND DEVELOPMENT LLC, is the owner (the “Owner”) of Tax Map and Parcel Number **032A0-02-00-00200** (the “Property”) which is the subject of rezoning application ZMA No. **201900010**, a project known as “**3223 PROFFIT ROAD**” (the “Project”).

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable. This proffer statement amends the proffers applicable to the Property that were accepted in conjunction with ZMA2018-00006.

The Property shall be developed in general accord with the Zoning Map Amendment Concept Plan prepared by Shimp Engineering, dated June 17, 2019 revised May 12, 2020 and shall reflect the following major elements as shown and noted on the plans:

- 1. The internal street network grid and interparcel connections between the subject parcel and TMPs 03200-00-00-02000 and 032A0-02-00-001B0;**
- 2. Right-of-way reservation and associated improvements along Proffit Road;**
- 3. A minimum of 44 total dwelling units shall be developed on the property.**
- 4. A 25’ Undisturbed Buffer and an additional 25’ Minimally Disturbed Buffer in Block B adjacent to TMP 32A-03-0B-2 and TMP 32A-03-0B-4 as shown on the Conceptual Site Layout:**
 - a. Undisturbed Buffer allows for the removal of brush and/or dead vegetation.**
 - b. Minimally Disturbed Buffer allows for minimal grading and/or the removal of brush and/or dead vegetation.**
 - c. Upon future redevelopment of TMP 32A-03-0B-2 and 32A-03-0B-4, the 25’ minimally disturbed buffer and 25’ undisturbed buffer may be disturbed for roadway improvements for the purposes of interparcel connectivity**
- 5. Garage Setbacks - Single-family attached and single-family detached units located outside of Block A, Area 1 as shown on Sheet 3 shall be subject to the following: front-loading garages shall be setback a minimum of 3 feet from the front building façade or front porch.**
- 6. Parking Standards – The following standards shall apply to uses located within Block A, Area 1 as shown on Sheet 3 of the plans:**
 - a. For single-family attached and single-family detached units — Front building facades shall face Proffit Road. No individual lot driveways shall enter directly onto Proffit Road; driveways shall be rear-loaded and only enter onto “Road B”. Front building facades shall face Proffit Road.**
 - For multi-family - off-street parking shall be relegated to the side or rear of**

buildings adjacent to Proffit Road and shall be accessed from the internal road network. If a drop-off/pick-up area is proposed between multifamily buildings and Proffit Road, a limited off-street parking area can be included to accommodate ADA accessible and guest spaces. This limited off-street parking shall be screened by landscaping, permanent structures or other acceptable methods per Section 32.7.9 of the Albemarle County Zoning Ordinance.