

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

<p><b>AGENDA TITLE:</b> ZMA201900010 – 3223 Proffit Road</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> Request to amend the proffers and concept plan associated with ZMA201800006 on a 7.29-acre parcel of land to revise the internal street network layout; to permit residential units in Block B; and to reduce the overall maximum number of units permitted from 109 to 80. A maximum of 80 units is proposed for a gross and net density of 11 units/acre. The property is zoned R-15 Residential, which allows 15 units per acre. No change in zoning district proposed.</p> <p><b>SCHOOL DISTRICTS:</b> Albemarle High, Sutherland Middle, Baker-Butler Elementary schools</p>	<p><b>AGENDA DATE:</b> September 2, 2020</p> <p><b>STAFF CONTACT(S):</b> Filardo, Rapp, Nedostup, Reitelbach</p> <p><b>PRESENTER(S):</b> Andy Reitelbach, Senior Planner</p>
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**BACKGROUND:**

At its meeting on June 2, 2020, the Planning Commission (PC) conducted a public hearing and voted 7:0 to recommend denial of this zoning map amendment request. The reasons stated by the PC for their recommendation of denial included the reduction of open space presented in this proposal compared to what was approved with the original rezoning ZMA2018-00006; the tradeoff of more disturbance proposed on the site for less density; and the proposed road connection to the northeast to Springfield Road was viewed as not contributing to the public good in a significant way. The Commission's staff report, action letter, 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 some recommended revisions to the concept plan. The proposal is consistent with the future land use and development recommendations specified in the Places29 Master Plan and the Albemarle County Comprehensive Plan. Since the Planning Commission public hearing on June 2, 2020, where the PC recommended denial, the applicant has revised the Concept Plan (see Attachment E) to address the PC's concerns and to address staff's recommendations. The applicant has also revised the Project Narrative (see Attachment D) to explain this revised proposal. The following is a summary of changes made:

- The proposed interparcel connection in the northeast portion of the property, toward Springfield Road, has been removed from the street layout shown on the concept plan.
- The area proposed for the interparcel connection to Springfield Road is now being depicted as open space.
- A note has been added to sheet 2 of the concept plan that at least 25% of the site will be designated as open space.
- Crosswalks have been depicted on the concept plan, with final design and location subject to VDOT approval.
- The maximum density calculation for the whole site has been revised to 11 dwelling units per acre to correct a rounding issue.
- A trailhead is depicted on the concept plan near the programmed recreational area.

Although the note on sheet 2 indicates that at least 25% of the site is proposed to be open space, it is unclear where all of this open space would be located on the site, as it is not depicted on the concept plan and is not identified as a major element of the plan in the proffer statement. As a conventional zoning district of R-15, a cluster development is permitted with 25% of the site designated as open space, as the applicant states in the revised project narrative (Attachment D); however, neither the concept plan nor the proffers indicate that this site will be developed as a cluster development. The property is 7.29 acres, which would require approximately 1.8 acres, or 79,000 square feet, of open space, if developed as a cluster. The concept plan only labels 15,000 square feet of open space – the 5,000 square feet of programmed recreational space and the 10,000 square feet of natural recreational area. It is unclear where the other approximately 64,000 square feet of open space would be located. The large area of open space in the northeast corner of the property

in the revised concept plan (Attachment E) does not identify its proposed square footage or identify a clear boundary between buildable area and the proposed open space allowing for a better understanding of the extent of that open space. Other small areas of designated open space could also be dispersed throughout the rest of the property in order to reach the required amount; however, no other areas are identified on the plan as potential open space locations.

**RECOMMENDATIONS:**

If the Board chooses to approve the Zoning Map Amendment request, staff recommends that the Board adopt the attached Ordinance (Attachment G).

**ATTACHMENTS:**

A – Planning Commission Staff Report

A.1 – Location Map

A.2 – Zoning Map

A.3 – Project Narrative / “ZMA2019-00010 3223 Proffit Road,” dated June 17, 2019; last revised May 12, 2020

A.4 – Concept Plan / “Zoning Map Amendment Concept Plan ZMA2019-00010 3223 Proffit Road,” dated June 17, 2019; last revised May 12, 2020

A.5 – Staff Analysis of Application’s Consistency with Neighborhood Model Principles

A.6 – Draft Proffer Statement

A.7 – ZMA2018-00006 Concept Exhibit

B – Planning Commission Action Letter

C – Meeting Minutes from 06/02/2020 PC Public Hearing

D – Revised Project Narrative / “ZMA2019-00010 3223 Proffit Road,” initially submitted June 17, 2019; last revised July 23, 2020

E – Revised Concept Plan / “Zoning Map Amendment Concept Plan ZMA2019-00010 3223 Proffit Road,” initially submitted June 17, 2019; last revised August 10, 2020

F – Proffer Statement

G – Ordinance to Approve ZMA201900010