

**COUNTY OF ALBEMARLE
PLANNING STAFF REPORT SUMMARY**

Project Name: ZMA201900010 3223 Proffit Road	Staff: Andy Reitelbach, Senior Planner
Planning Commission Public Hearing: June 2, 2020	Board of Supervisors Public Hearing: To Be Determined
Owner: Albemarle Land Development, LLC	Applicant: Albemarle Land Development, LLC
Acreage: 7.29 acres	Rezone from: R-15 Residential to R-15 Residential (amendment to proffers and concept plan)
TMP: 032A0020000200 Location: 3223 Proffit Road	By-right use: Maximum of 109 dwelling units
Magisterial District: Rivanna	Proffers: Yes
Proposal: 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. No change in zoning district proposed.	Requested # of Dwelling Units: Maximum of 80 dwelling units
DA (Development Area) – Hollymead-Places 29 Master Plan	Comp. Plan Designation: Urban Density Residential in the Hollymead-Places29 Master Plan.
Character of Property: Vacant parcel with recently cleared area in the front and woods in the rear.	Use of Surrounding Properties Southern States Cooperative Retail store, Full Gospel Assembly Church and cemetery, Lighthouse Christian preschool, single-family homes to the northeast, and undeveloped land within the future North Pointe community to the north.
Factors Favorable: 1. The request is consistent with the use and density recommended by the Places29 Master Plan. 2. The request is consistent with the applicable neighborhood model principles. 3. The proposed development continues to include dedication or right-of-way and construction of upgrades to Proffit Road recommended by the Places29 Master Plan. 4. The application includes a proffered concept plan that will create a street network grid with additional inter-parcel connections and pedestrian facilities beyond what is called for in the Places29 Master Plan, including with the adjacent North Pointe development. 5. The tree buffer will be retained along the eastern edge of Block B until any potential future redevelopment of adjacent property and an inter-connection is determined to be needed.	Factors Unfavorable: 1. The area of open space and area for the recommended greenway along the stream channel that is shown on the Places29 Parks and Green Systems Map are being reduced from what was originally provided for in ZMA2018-00006; however, portions of the depicted greenway area are being retained. 2. Technical revisions to the application are needed.

RECOMMENDATION: Zoning Map Amendment: Staff recommends approval of ZMA201900010 3223 Proffit Road, provided the recommended revisions are made to the concept plan and proffers prior to the Board of Supervisors meeting.

**STAFF PERSON:
PLANNING COMMISSION:
BOARD OF SUPERVISORS:**

**Andy Reitelbach
June 2, 2020
To Be Determined**

ZMA 201900010 3223 Proffit Road

PETITION

PROJECT: ZMA201900010 3223 Proffit Road

MAGISTERIAL DISTRICT: Rivanna

TAX MAP/PARCEL: 032A0020000200

LOCATION: 3223 Proffit Road, Charlottesville, VA 22911

PROPOSAL: Amend the proffers and concept plan of a previously approved rezoning.

PETITION: 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.

ZONING: R-15 Residential – 15 units per acre.

OVERLAY DISTRICT(S): Airport Impact Area; Steep Slopes - Managed

PROFFERS: Yes

COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre), with supporting uses such as religious institutions, schools, commercial, office, and service uses; in Hollymead – Places29 Master Plan area.

CHARACTER OF THE AREA

The subject property is located on the north side of Proffit Road (S.R. 649), approximately nine-hundred (900) linear feet east of the intersection of Seminole Trail (Route 29) and Proffit Road (see Attachment 1 – Location Map). The subject property is zoned R-15 Residential and is currently vacant. The front portion of the property has recently been cleared, and the rear portion of the property is wooded. At the center of the property is an area measuring approximately 8,000 sq. ft. that is classified as Managed Steep Slopes. An intermittent stream runs east to west through the center-rear portion of the parcel, and this stream is not subject to the County's Water Protection Ordinance (WPO) buffer requirements. There are no Preserved Steep Slopes or floodplain areas on the parcel.

West of the site is the Southern States Cooperative retail store and warehouse (zoned HC Highway Commercial). East of the property is a cemetery and church building used by the Full Gospel Assembly of Charlottesville (zoned RA Rural Area). The property to the north is currently undeveloped and is part of the future North Pointe Community Development, which is zoned Planned District - Mixed Commercial (PD-MC) and calls for a mixture of commercial, single family-attached, and single family-detached residential uses. The portion of North Pointe adjacent to the subject property is designated for single-family attached uses on North Pointe's approved application plan. The Lighthouse Christian Preschool (zoned R-1 Residential), the Maple Grove Christian Church (zoned R-1 Residential), and a single family-detached residential structure (zoned R-15 Residential) are located south of the subject property, across Proffit Road. (See Attachment 2 – Zoning Map.)

PLANNING AND ZONING HISTORY

- 1) March 20, 2019 – ZMA2018-00006 3223 Proffit Road: This application was the original rezoning request for this property, from the RA Rural Areas zoning district to the existing R15 Residential zoning district. This ZMA was approved with proffers and a concept plan, providing for a

maximum of 109 dwelling units, at a density of 14.95 dwelling units per acre, with the property divided into two blocks, Block A and Block B.

- 2) SDP2020-00028 – A final site plan is currently under review by County staff for the construction of 54 single family-attached townhouse units in the front portion of the parcel, known as Block A.

DETAILS OF THE PROPOSAL

The applicant is proposing to amend the proffers and the concept plan, originally approved with ZMA2018-00006, for a 7.29-acre parcel on Proffit Road that is currently zoned R-15 Residential. The specific requests are to revise the internal street network layout of the site, to permit residential units in Block B, and to reduce the maximum number of residential units from 109 to 80, for a gross and net density of approximately 11 units per acre (see Attachment 3 – Project Narrative).

In the original rezoning for this property, ZMA2018-00006, the property was divided into two blocks (see Attachment 7 for ZMA2018-00006 Concept Exhibit for reference to the original concept plan). Block A (5.2 acres) is located at the front of the parcel and features a gridded street network that provided for future interparcel connections with the parcels to the west (Southern States retail store) and to the east (Full Gospel Assembly of Charlottesville). Block B (2.09 acres), which is at the rear of the parcel, was proposed to be for recreational facilities, utilities, open space, and stormwater management facilities. A more recent survey of the property, performed by Roger W. Ray and Associates after the approval of ZMA2018-00006 and included as a part of the site plan for the project, indicated that the cemetery associated with the Full Gospel Assembly of Charlottesville crosses onto the subject parcel. The originally proposed location of the interparcel connection with the church property would intrude on portions of the cemetery. The applicant has also expressed interest in providing an interparcel connection with the North Pointe development. The application plan approved with the North Pointe rezoning shows a proposed street stubbing out at its shared boundary in the northwest corner of the subject parcel, providing a potential usable interconnection point between North Pointe and the development proposed with this rezoning request.

The applicant proposes to amend the concept plan to remove the interconnection adjacent to the church parcel and provide two new interconnection opportunities in the northern part of the parcel, in Block B (see Attachment 4 – Concept Plan for the proposed new concept plan). One of the proposed interparcel connections would be adjacent to North Pointe, allowing for future movement between the two developments when they are both built out. The other interparcel connection would be located in the northeast corner of the subject parcel, providing for a possible connection to Springfield Road if that area is ever redeveloped in the future. In that location, right-of-way is proposed to be dedicated to the County for a future connection; however, the 50' buffer (25' minimally disturbed and 25' undisturbed) approved with ZMA2008-00006 would remain until such redevelopment occurs in order to provide a transition between the subject property and the existing single-family detached houses that front along Springfield Road. These houses are in the development area; however, they are currently zoned RA, Rural Areas. The interparcel connection to the west, with the Southern States property, would remain in the same location as previously approved.

In addition to extending the street network into Block B, the applicant proposes to shift some of the proposed residential units into Block B, permitting residential use in an area of the property where the existing concept plan currently does not allow it. As mentioned previously, Block B currently permits only recreational uses, utilities, stormwater management facilities, and open space. The applicant requests that a maximum of 30 residential units be permitted in Block B, fronting along the proposed new streets that would provide future interparcel connections to North Pointe and Springfield Road.

The applicant has also requested to reduce the maximum number of units permitted on the subject property from the existing by-right use of 109 dwelling units, at 15 units/acre, to 80 units, at 11 units/acre. These 80 dwelling units would be spread out across the entire 7.29 acres of the property,

in both Block A and Block B. The gross and net density of the property would both be at 11 units/acre.

The other aspects of the originally approved rezoning would remain the same. The proposed new streets in the development would be public. The applicant would dedicate right-of-way and construct improvements along the parcel's frontage with Proffit Road, consistent with the recommended cross-section for Proffit Road as shown on Figure 4.8 Future Transportation Network and Appendix 3 of the Places29 Master Plan. Block A, Area 1, would allow double-frontage lots for the residential units in that area to front on Proffit Road, with parking and rear-loading access from one of the development's internal public streets in accordance with proffer #6 (see Attachment 6 – Draft Proffer Statement). At the site plan and subdivision plat stage, the applicant would need to officially request a waiver of the prohibition of double-frontage lots and a waiver of the required screening of double-frontage lots. These waivers would be granted through administrative approval after review by County staff, as long as the requests are in conformance with the concept plan and proffers of the approved zoning map amendment.

COMMUNITY MEETING

The community meeting for this project was held on August 15, 2019, at the Hollymead Fire Station in conjunction with the Places29-North Community Advisory Committee (CAC) meeting. Several members of the public were in attendance, and the issues discussed by attendees focused primarily on the density of the site, the widening of Proffit Road, and the entrance location. The applicant responded that the proposed density is lower than what was originally approved with ZMA2018-00006 and that the specific design of the Proffit Road widening and the entrance location would be determined at the site plan stage, with final approval from VDOT. It was also mentioned that any required emergency fire access entrance would be blocked off from general public use with either bollards or another method approved by Albemarle County Fire-Rescue, to prevent public vehicular access using the emergency fire route to reach Proffit Road.

COMPREHENSIVE PLAN

The Places29 Master Plan calls for all 7.29 acres of the subject property to be developed in accordance with the Urban Density Residential land use classification (see map inset on next page):

Urban Density Residential (orange): This designation calls for primarily residential uses with densities between 6.01- 34 dwelling units/acre. All housing types are found in this category, including single family detached, townhouses, and apartments. Properties designated as Urban Density Residential should feature two or more housing types. The classification also allows for retail, commercial, office, and institutional secondary uses provided that they are compatible with the surrounding area.

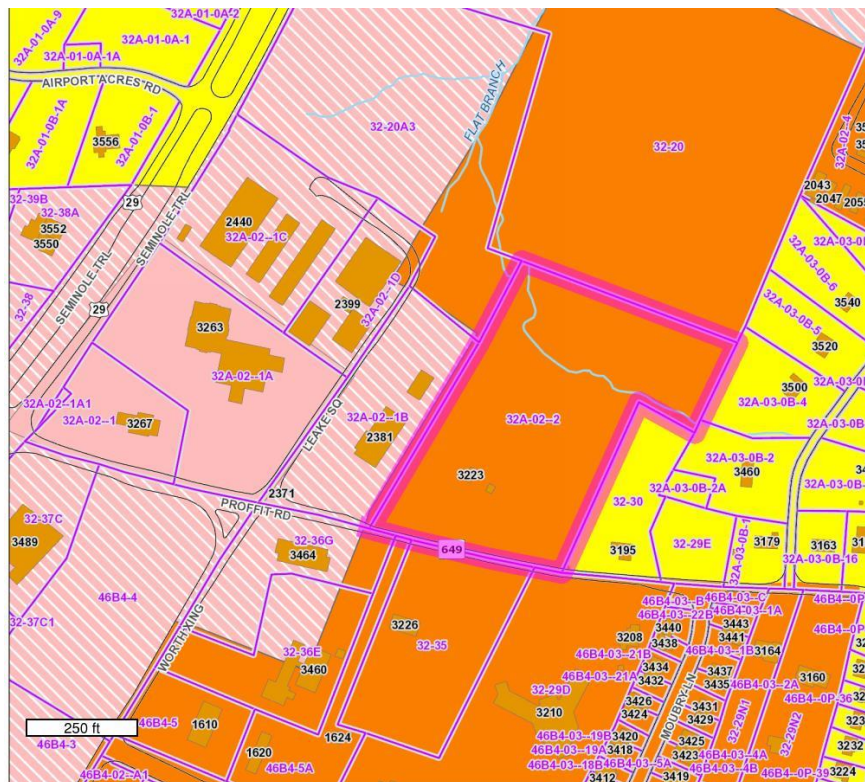
Residential uses at a density of 6.01-34 units per acre are the primary land use recommended in the Urban Density Residential land use designation in the Places29 Master Plan, so dwelling units are an appropriate and recommended use for the entirety of the subject parcel. The request for a maximum of 80 dwelling units would result in a density of approximately 11 units per acre, which falls within the range recommended by the master plan.

Open space is a recommended secondary use within the Urban Density Residential land use designation, and the Parks and Green Systems Map of the Places29 Master Plan has identified the stream channel that crosses the subject property from east to west as the location of a recommended greenway. A street is proposed to cross this stream channel with the proposed new road network layout in order to reach Block B and provide the future interparcel connections to North Pointe and Springfield Road. However, the applicant has centered the proposed recreational areas and open space along the western portion of the stream channel, preserving the lower portions of the channel and providing a mix of active and passive recreational opportunities along this feature. The applicant has indicated on the concept plan that the open space and recreational areas will comply with the requirements of sections

4.7 and 4.16 of the Zoning Ordinance. The stream channel bisects the parcel, providing access to the recreational and open spaces for all potential residents of the development, in both Blocks A and B of the proposed new concept plan. In addition, the 50' buffer in the northeast area of the subject parcel includes the upper course of the stream channel. The concept plan for the original zoning map amendment, ZMA2018-00006, provided a trailhead and an amenity in the vicinity of the stream channel in the northern portion of Block A for a potential trail to the North Pointe area. As the recreational and open space areas continue to be centered on the stream channel, and the master plan identifies this location as a recommended greenway, staff recommends that the applicant revise the concept plan for ZMA2019-00010 to include this trailhead near the proposed road crossing of the stream channel, providing ease of access to the recreational and open space areas for the residents.

The 200+ acre-North Pointe development to the north of the subject parcel is proposed for a mix of urban density residential and urban mixed-use in a Destination Center. Having direct access between the subject parcel and North Pointe through the proposed new interparcel connection would allow residents easier access to the recreational, commercial, and institutional amenities of North Pointe without requiring them to travel along busy roads like Route 29 or Proffit Road.

Due to state proffer legislation regarding what kinds of proffers localities could accept that was in effect at the time of approval of ZMA2018-00006 and submittal of ZMA2019-00010, proffers regarding affordable housing were not included or approved and are not a part of this project.



The Neighborhood Model: Staff has reviewed the proposal against the Neighborhood Model Principles and found that it is consistent with the principles. See Attachment 5 for staff's full analysis of the Neighborhood Model Principles.

Relationship between the application and the intent and purposes of the requested zoning district:

The purpose and intent of the R-15 Residential zoning district is to:

- Provide for compact, high-density residential development;

- Permit a variety of housing types; and
- Provides incentives for clustering of development and provision of locational, environmental and developmental amenities

The Places29 Future Land Use Plan calls for properties immediately to the west and north to be developed as a Neighborhood Service Center and Urban Mixed Use. A variety of retail stores, commercial service businesses, and outpatient medical offices currently occupy those parcels. The Master Plan calls for properties immediately to the east to be developed in accordance with the Neighborhood Density Residential land use classification (3-6 units/acre). Staff agrees with the applicant's assertion that the Master Plan intends for the subject property to serve as a transition zone between primarily non-residential uses along Route 29 and Proffit Road, and the existing low-density residential neighborhoods such as the Springfield subdivision farther east.

This rezoning would permit residential development that has flexibility in the types of dwelling units and lot configurations permitted by right. The proposal for a maximum of 80 units allows for residential development at a density up to 11 dwelling units per acre, which falls within the density range specified for the UDR land use designation. The applicant is maintaining the proffer specifying that a minimum of 44 units will be required, at a density of 6.01 dwelling units per acre, which is consistent with the Master Plan land use recommendations for the property.

Anticipated impact on public facilities and services:

Streets:

Proffit Road currently provides the sole means of road access to the subject property. The segment of Proffit Road that provides street frontage to TMP 32A-02-2 features two vehicular travel lanes, but there is no curb and gutter or sidewalks on either side.

The previously approved proffer for widening Proffit Road and constructing a sidewalk along the road is still included in this amendment request. The requested reduction from 109 units to a maximum of 80 units will decrease the potential traffic generated by this development. The proposed streets will continue to be public, and the proposed interparcel connections would allow for a greater distribution of traffic, including to North Pointe, should those adjacent parcels develop or redevelop, further reducing the number of vehicle trips on increasingly congested nearby roads, such as Route 29 or Proffit Road.

VDOT and the County's Transportation Planning team have reviewed this proposal and have no objections.

Schools:

Students living in this area would attend Baker-Butler Elementary School, Sutherland Middle School, and Albemarle High School. The school division is cognizant that Places29 continues to be a growing area. Albemarle County Public Schools have provided calculations that estimate how many students will be generated at each school level by housing type. The table below specifies the yield of students generated at each school level for each unit type should the subject property be built out to the maximum number of 80 dwelling units proposed by the applicant. For example, if all 80 dwelling units that are proposed were constructed as single-family attached units, then approximately 20.8 new students would be generated by this development. If the 80 units consisted of a mix of dwelling types, then the total student generation number would fall somewhere between 16.8 and 28 students, depending on the exact proportion of each unit type constructed.

Dwelling Type	Elementary	Middle	High	Total
80 Single family (detached) Units	12	6.4	9.6	28
80 Single family (attached) Units	10.4	4	6.4	20.8
80 Multifamily Units	9.6	2.4	4	16.8

The school system has provided annual estimates of student enrollment at all three schools over the next ten academic years. Student enrollment at Sutherland Middle School is currently below capacity, and student enrollment over the next ten years is not projected to exceed its building capacity.

Baker-Butler Elementary and Albemarle High School are currently over capacity. As the Places29 Master Plan is fully realized, growth must be closely monitored since Baker-Butler Elementary and Albemarle High School do not have the long-term capacity to support additional residential growth expected in this part of the County. However, the applicant has requested a reduction in the maximum number of residential units permitted from 109 to 80, so the number of total new students generated with this requested zoning map amendment would be less than what would currently be generated under the by-right maximum of 109 units, alleviating some of the additional enrollment pressures at these schools.

Fire & Rescue:

The proposed use is not expected to create any new demands on Fire & Rescue services. Based on the number of dwelling units that will be possible under the requested zoning map amendment, a second point of access would be required for emergency vehicle access if more than 30 detached or attached single family units or more than 100 multifamily units are constructed. The applicant addressed this issue during the original rezoning by identifying a second point of access along Proffit Road for emergency vehicles. The general location of the emergency access entrance is not proposed to change with this amendment request, and Fire-Rescue will approve the final location at the site plan and subdivision stage.

Utilities:

This project is in the ACSA water and sewer service jurisdictional area. ACSA and RWSA did not identify any capacity issues with this proposal.

Anticipated impact on environmental, cultural and historic resources:

There are no known cultural or historic resources on the site. The property contains a small area of Managed Steep Slopes, which will be treated in accordance with the design guidelines specified in the County Zoning Ordinance. Any increase in stormwater runoff will be reviewed by County Engineering Staff during the development phase of the project. Stormwater facilities will be designed in accordance with the Virginia Stormwater Management Program (VSMP) regulations administered by the Virginia Department of Environmental Quality (DEQ).

The stream channel that runs across the subject property has been determined to be intermittent and not subject to the County's stream buffer requirements. In addition, the applicant has provided documentation from the U.S. Army Corps of Engineers that disturbance of this stream channel qualifies for a non-reporting Nationwide Permit (18) for Minor Discharges and does not require further involvement of the USACE.

The County Engineer has reviewed this rezoning proposal, including the USACE documentation, and has no objections to the requested amendments.

In addition, the 50' buffer is being retained in the northeastern corner of the property to preserve

some of the large trees that are located in that area and to provide a natural area of screening between the existing single-family homes to the east and the applicant's proposed new development. This buffer is divided into a 25' undisturbed section and a 25' minimally disturbed section, with Proffer 4 (see Attachment 6) identifying the parameters of disturbance permitted in these areas. The undisturbed buffer allows for the removal of brush and/or dead vegetation. The minimally disturbed buffer allows for minimal grading and/or the removal of brush and/or dead vegetation.

Anticipated impact on nearby and surrounding properties:

The amendments to the proffers and concept plan requested with this rezoning application are not expected to have a significant impact on the nearby and surrounding properties. The requested reduction in the number of dwelling units from 109 to 80 will decrease the expected traffic generation from this development that could affect the nearby properties, as well as the overall density of the site. The request to construct streets and dwelling units in Block B could have an impact on the residential properties to the northeast of the subject parcel. However, the applicant is maintaining the 50' buffer with those properties that was approved with ZMA2018-00006. This buffer will act as a natural screening boundary between the parcels, providing a transition from the development of the subject parcel to the existing houses. Also, the North Pointe property directly to the north is currently vacant; however, it has been approved for single family-attached homes. The residential units proposed in Block B should not have a significant impact on that area of North Pointe.

Public need and justification for the change:

The County's growth management policy says that new residential development should occur in the designated Development Areas where infrastructure and services are provided, rather than in the Rural Area. This development is adjacent to a Center (North Pointe) and is located approximately 1/3 of a mile away from the rural area boundary. As previously stated, it will provide a residential transition zone between the single family-detached houses and more rural areas to the east and Hollymead and the other non-residential land uses located closer to Route 29 to the west. In the long-term, the proffered interparcel connections will create a new street network that provides important pedestrian and vehicular linkages to and from the development to North Pointe, Leake Square, and ultimately Route 29. In addition, approximately 500' linear feet of Proffit Road will be improved to the future cross-section recommended by the Places29 Master Plan, as originally approved with ZMA2018-00006. In the short-term, this construction will improve traffic flow for neighborhoods east of the development traveling toward Route 29.

PROFFERS

Proffers are contained in the Draft Proffer Statement (Attachment 6). These proffers are a revision to the proffers accepted with the approval of ZMA2018-00006. The proffers have been revised to refer to the proposed new concept plan, prepared by Shimp Engineering, dated June 17, 2019, last revised May 12, 2020.

Proffer 1 has been revised to state the parcel numbers for the adjacent parcels where the proposed interparcel connections will be provided to, including the North Pointe parcel. Proffers 2, 3, 5, and 6 remain the same. Proffers 4a and 4b also remain the same. However, Proffer 4c has been added to address the future possibility of an interparcel connection with the parcels to the east of the subject property if they were to redevelop.

RECOMMENDED REVISIONS

There are a few technical revisions recommended by staff to the proffers that will provide greater clarity for the application and consistency among the documents.

Proffers:

- 1) Proffers 5 and 6 should reference sheet 4 instead of sheet 3, as sheet 4 more clearly identifies the location of Block A, Area 1.
- 2) Proffer 4 should include TMP 03200-00-00-03000, as the undisturbed and minimally disturbed buffers are also shown to be adjacent to that parcel on the proposed concept plan.
- 3) Proffer 3 only includes the minimum number of 44 dwelling units proposed. However, the concept plan and the application narrative include both a minimum number of 44 dwelling units proposed and a maximum number of 80 dwelling units proposed. These documents should all match to provide clarity on the exact range of dwelling units requested with this rezoning application.

There are several revisions recommended by staff to the concept plan.

Concept Plan:

- 1) Crosswalks should be depicted at the intersection of Roads E and C in Block B on sheet 4.
- 2) The maximum density calculation should be revised to 11 units/acre from 10 units/acre.
- 3) A trailhead should be provided near the recreational areas, similar to what was provided on the concept plan for ZMA2018-00006.
- 4) It is recommended that the interparcel connection with North Pointe be shifted a few feet to the east to better align with the street stub as depicted on the North Pointe application plan. Include a note on the concept plan that states, "Inter-parcel connection to align with the street stub-out depicted on the approved North Pointe application plan, ZMA2000-00009," or something similar in consultation with County staff.
- 5) Identify on the concept plan the proposed square footage amounts for the natural and programmed recreational areas.
- 6) Identify whether the area in Block B between Road E and the natural recreational area is a proposed buildable area, and if so, what the proposed limits of construction are.

SUMMARY

Staff has identified the following factors which are favorable to this request:

- 1) The request is consistent with the use and density recommended by the Places29 Master Plan.
- 2) The request is consistent with the applicable neighborhood model principles.
- 3) The proposed development continues to include dedication or right-of-way and construction of upgrades to Proffit Road recommended by the Places29 Master Plan.
- 4) The application includes a proffered concept plan that will create a street network grid with inter-parcel connections and pedestrian facilities beyond what is called for in the Places29 Master Plan, including with the adjacent North Pointe development. The options for additional parcel inter-connections to the proposed areas will be beneficial as this area redevelops in the future.
- 5) The tree buffer will be retained along the eastern edge of Block B until any potential future redevelopment of adjacent property and an inter-connection is determined to be needed.

Staff has identified the following factors which are unfavorable to this request:

- 1) The area of open space and area for the recommended greenway along the stream channel that is shown on the Places29 Parks and Green Systems Map are being reduced from what was originally provided for in ZMA2018-00006; however, portions of the depicted greenway area are being retained.
- 2) Technical revisions to the application are needed.

On the whole, it is staff's opinion that the favorable factors outweigh the unfavorable factors associated with this request. Additional, and potentially more beneficial, interparcel connections are being provided with this rezoning request. Although some open space area in Block B is being lost, portions along the intermittent stream are being retained in the natural recreation area and in the

northeastern tree buffer, along with the proposed programmed recreational area in Block A. The intermittent stream is not subject to WPO stream buffer requirements.

RECOMMENDATION

Staff recommends approval of ZMA201900010 3223 Proffit Road, provided the recommended revisions, as listed below, are made to the proffers and the concept plan, prior to the Board of Supervisors meeting.

Proffers:

- 1) Proffers 5 and 6 should reference sheet 4 instead of sheet 3, as sheet 4 more clearly identifies the location of Block A, Area 1.
- 2) Proffer 4 should include TMP 03200-00-00-03000, as the undisturbed and minimally disturbed buffers are also shown to be adjacent to that parcel on the proposed concept plan.
- 3) Proffer 3 only includes the minimum number of 44 dwelling units proposed. However, the concept plan and the application narrative include both a minimum number of 44 dwelling units proposed and a maximum number of 80 dwelling units proposed. These documents should all match to provide clarity on the exact range of dwelling units requested with this rezoning application.

Concept Plan:

- 1) Crosswalks should be depicted at the intersection of Roads E and C in Block B on sheet 4.
- 2) The maximum density calculation should be revised to 11 units/acre from 10 units/acre.
- 3) A trailhead should be provided near the recreational areas, similar to what was provided on the concept plan for ZMA2018-00006.
- 4) It is recommended that the interparcel connection with North Pointe be shifted a few feet to the east to better align with the street stub as depicted on the North Pointe application plan. Include a note on the concept plan that states, "Inter-parcel connection to align with the street stub-out depicted on the approved North Pointe application plan, ZMA2000-00009."
- 5) Identify on the concept plan the proposed square footage of the natural and programmed recreational areas.
- 6) Identify whether the area in Block B between Road E and the natural recreational area is a proposed buildable area, and if so, what the proposed limits of construction are.

Motions for the rezoning request will be provided at the Planning Commission meeting.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Zoning Map

Attachment 3 – Project Narrative / "ZMA2019-00010 3223 Proffit Road," dated June 17, 2019; last revised May 12, 2020

Attachment 4 - Concept Plan / "Zoning Map Amendment Concept Plan ZMA2019-00010 3223 Proffit Road," dated June 17, 2019; last revised May 12, 2020

Attachment 5 – Staff Analysis of Application's Consistency with Neighborhood Model Principles

Attachment 6 – Draft Proffer Statement

Attachment 7 – ZMA2018-00006 Concept Exhibit