

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

<p>AGENDA TITLE: ZMA201900010 – 3223 Proffit Road</p> <p>SUBJECT/PROPOSAL/REQUEST: 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>SCHOOL DISTRICTS: Albemarle High, Sutherland Middle, Baker-Butler Elementary schools</p>	<p>AGENDA DATE: September 16, 2020</p> <p>STAFF CONTACT(S): Filardo, Rapp, Nedostup, Reitelbach</p> <p>PRESENTER(S): Andy Reitelbach, Senior Planner</p>
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BACKGROUND:

At a public hearing held on September 2, 2020, the Board of Supervisors considered this Zoning Map Amendment request to amend the proffers and concept plan associated with ZMA201800006. After discussion of the item, the Board voted 6-0 to defer action on this item until September 16, 2020. For reference, the Planning Commission's staff report, action letter, and meeting minutes (Attachments A, B, and C), as well as the project narrative (Attachment D), are attached.

DISCUSSION:

At the September 2nd public hearing, the Board expressed concerns about the open space areas proposed for the project and the preservation of trees and other existing natural areas on the property. The Board voted to defer this item until the September 16th Board meeting so that the applicant could address these concerns. Since the public hearing, the applicant has provided a revised concept plan (Attachment E) and a revised proffer statement (Attachment F) showing an expansion in the areas designated as "minimally disturbed buffers." A minimally disturbed buffer of approximately 8,000 square feet has been identified in the western portion of Block B, where the natural recreation area is proposed. In addition, the 25'-wide minimally disturbed buffer that was originally proposed for the northeastern part of the subject property has been expanded to an area of approximately 19,000 square feet. The 25' undisturbed buffer along the northeastern property line remains the same. Proffer #4 in the proffer statement has also been revised to reference these areas of minimally disturbed buffer. In addition, proffer #4 defines the undisturbed and minimally disturbed buffers by what activities are permitted in each of those areas.

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 ZMA201900010 3223 Proffit Road,” initially submitted June 17, 2019; last revised September 8, 2020
- F – Proffer Statement, dated September 8, 2020
- G – Ordinance to Approve ZMA201900010