

**COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS**

SUMMARY OF PLANNING COMMISSION ACTION

<p>AGENDA TITLE: ZMA202000009 – Forest Lakes PDSC Amendment</p> <p>SUBJECT/PROPOSAL/REQUEST: Amend proffers and application plan approved with ZMA198800016 for existing Planned Development Shopping Center (PDSC) – shopping centers, retail sales and service uses. Request to increase the maximum square footage on Tract III to 110,000 square feet. Currently, 71,800 square feet of uses are permitted on Tracts II and III. The total permitted square footage would be 181,800 square feet on Tracts II and III. Request to revise location of building footprints as shown on the application plan.</p> <p>SCHOOL DISTRICTS: Baker Butler E.S., Sutherland M.S., Albemarle H.S.</p>	<p>AGENDA DATE: December 2, 2020</p> <p>STAFF CONTACTS: Filardo, Rapp, Nedostup, Kanellopoulos</p> <p>PRESENTER: Tori Kanellopoulos, Senior Planner</p>
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BACKGROUND:

At its meeting on October 6, 2020, the Planning Commission voted 5:2 to recommend approval of ZMA202000009.

The Planning Commission's staff report, action letter, and minutes are attached (Attachments A, B, and C).

DISCUSSION:

The Planning Commission did not request any changes to the application, but did note for the record that the Commission had a discussion regarding traffic and safety concerns. The Commission discussed the 'pipe stem' access that the property (TMP 46B4-3) has from Route 29, and the concern that drivers may try to turn onto Route 29 from the pipe stem, which is not permitted.

Since the Planning Commission public hearing, the applicant has made minor changes to the application plan:

- Added a requirement that traffic signage internal to the site must be installed to indicate access from Route 29 is one-way
- Increased the amount of civic open space from 2,000 square feet to 4,000 square feet

RECOMMENDATION:

Based on the factors identified as favorable, staff recommends approval of ZMA202000009. (Ordinance to Approve found as Attachment E)

ATTACHMENTS:

- A – Planning Commission Staff Report – October 6, 2020
 - A1: Vicinity Maps
 - A2: Map showing Tracts and Outparcels
 - A3: ZMA198800016 Action Letter
 - A4: Applicant Narrative dated August 17, 2020
 - A5: Application Plan dated September 23, 2020
 - A6: Staff Analysis Neighborhood Model Principles
 - A7: Parcels within trip count proffer
- B – Planning Commission Action Letter
- C – Planning Commission Minutes
- D – Revised Application Plan dated October 23, 2020
- E – Ordinance to Approve ZMA202000009