

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

AGENDA TITLE: ZMA202000007 RST Residences	AGENDA DATE: September 15, 2021
SUBJECT/PROPOSAL/REQUEST: Rezone a total of approximately 19.51 acres from the R1 Zoning District, which allows residential uses at densities up to 1 unit/acre, to Planned Residential Development (PRD), which allows residential (maximum of 35 units/acre) with limited commercial uses. An associated request for a Special Exception (SE202000003) to waive the setback requirements for the proposed buildings, under §18-4.19.5.	STAFF CONTACTS: Filardo, Rapp, McDermott, Reitelbach
SCHOOL DISTRICTS: Albemarle High, Sutherland Middle, Hollymead Elementary	PRESENTER: Andy Reitelbach, Senior Planner

BACKGROUND:

This rezoning application was first submitted on June 3, 2020, and a virtual community meeting was held with the Places29-North Community Advisory Committee (CAC) on July 20, 2020. This application was first considered by the Planning Commission at a public hearing on March 2, 2021, and at the applicant's request, the Planning Commission voted to defer taking action to allow the applicant to make revisions to the proposal to address the feedback that was provided by the Planning Commission and members of the public. On May 13, 2021, the applicant returned to the Places29-North CAC to present revised plans to the CAC and community members. The applicant then returned to the Planning Commission on June 15, 2021 to present the revised proposal. At that meeting, the Planning Commission voted 6:1 to recommend approval of the zoning map amendment application. The Planning Commission also voted 7:0 to recommend approval of the special exception request.

DISCUSSION:

Between the first Planning Commission public hearing on March 2, 2021 and the second Planning Commission public hearing on June 15, 2021, the applicant made several changes to the proposal to address comments and questions raised by the Planning Commission and members of the public, regarding the following general topics:

1. Concerns about the harmonious transition of development from the RST property to the existing Ashland Townhomes and Forest Lakes neighborhoods to the east, including:
 - a. the number of units provided in the development;
 - b. the height of buildings in the development; and
 - c. the provision of buffer areas near Ashland Townhomes and along Ashwood Blvd.
2. The need for more clarity and information on the proposed provision of affordable housing in the development.
3. The need for more information on the open space and recreational facilities to be provided.
4. The lack of multi-modal transportation opportunities, including transit access.

A full summary of these changes can be found in "Attachment A – Planning Commission Staff Report from June 15, 2021."

No further changes have been made to the application since the Planning Commission public hearing on June 15, 2021.

On September 2, 2021, the County's Housing Policy Manager reviewed the affordable housing component of this proposal and determined that "this project positively impacts affordable housing needs in Albemarle County." The full evaluation form can be found as Attachment E.

RECOMMENDATIONS:

Staff recommends that the Board adopt: 1) the attached Ordinance (Attachment F) to approve ZMA202000007 RST Residences; and 2) the attached Resolution (Attachment G) to approve SE202000003, the special exception request, subject to the conditions attached thereto.

ATTACHMENTS:

- A. Planning Commission Staff Report from June 15, 2021
 - A.I – Planning Commission Staff Report and Attachments from March 2, 2021
 - A.II – Revised Project Narrative, last revised June 1, 2021
 - A.III – Revised Application Plan, last revised June 1, 2021
 - A.IV – Revised Staff Analysis of ZMA2020-00007 Consistency with Neighborhood Model Principles
 - A.V – Revised Special Exception Narrative, last revised June 1, 2021
 - A.VI – Revised Staff Analysis of Special Exception Request
 - A.VII – Illustrative Concept Plan, dated June 1, 2021
 - A.VIII – Substitution Request, last revised June 1, 2021
 - A.IX – Additional Community Correspondence Received
- B. Planning Commission Action Letter from June 15, 2021
- C. Planning Commission Minutes from June 15, 2021
- D. Additional Community Correspondence Received since June 15, 2021, PC Staff Report
- E. Affordable Housing Evaluation Form
- F. Ordinance to Approve ZMA202000007
- G. Resolution to Approve SE202000003

LINK TO PREVIOUS PLANNING COMMISSION INFORMATION:

Planning Commission Public Hearing Minutes from March 2, 2021:

<https://www.albemarle.org/home/showpublisheddocument/8153/637522026247130000>