



Albemarle County

Legislation Details

File #: 20-168 **Version:** 1 **Name:**

Type: Zoning Map Amendment **Status:** Public Hearing

File created: 1/15/2020 **In control:** Board of Supervisors

On agenda: 2/19/2020 **Final action:**

Title: ZMA201900007 Hyland Park. PROJECT: ZMA201900007 Hyland Park MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCELS: 078E00000000A2, 078E00000000A4, 078E0000100100, 078E0000100200, 078E0000100300, 078E0000100400, 078E0000100500, 078E0000100600, 078E0000100700, 078E0000100800, 078E0000100900, 078E0000101000, 078E0000101100, 078E0000101200, 078E0000101300, 078E0000101400, 078E0000101500, 078E0000101600, 078E0000101700, 078E0000101800, 078E0000101900 LOCATION: Developed and undeveloped parcels located within Fontana. Parcels are located in three areas; one parcel is along Fontana Dr at the intersection of Fontana Dr and Glenleigh Rd, one parcel is located on Via Florence Rd about 1500 feet from the intersection of Fontana Dr and Via Florence Rd, and the remaining nineteen parcels are located on Glenleigh Rd. PROPOSAL: Request to amend proffers associated with the development of Fontana Phase 4C on property zoned R-4 residential. No new dwellings proposed. PETITION: Amend the previously approved proffers for ZMA200400018 and ZMA201100001 associated with Phase 4C of the Fontana subdivision. Amend Proffer #1, Proffer #2, and Proffer #3 to make clerical edits. Proffer #1 would be revised to specify the original drawing date of the approved rezoning plan document and Proffer #2 and Proffer #3 would be revised to refer to units as “dwelling units”, to provide consistent language throughout the proffer statement. Amend Proffer #5 to change the design of pedestrian paths from Class A Type 1 (asphalt) to Class B Type 1 (earth, mulch, or stone dust) and to revise the timing of installation. Amend Proffer #6 to require cash proffers only for units built in excess of the number of units that were allowed by right under the zoning in existence prior to the approval of ZMA200400018. Amend Proffer #7 to reset the annual adjustment of cash proffers to begin January 1, 2019, instead of January 1, 2008. Amend Proffer #9 to update the development’s Architectural Standards to permit all earth-tone colors, including cream, instead of only medium shaded earth-tones. Omit Proffers #8 and #10 because they have been satisfied. The property contains 10.88 acres. No change to the zoning district or application plan is proposed. ZONING: R-4 Residential - 4 units/acre OVERLAY DISTRICT(S): Steep Slopes (Managed and Preserved) PROFFERS: Yes COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 du/acre). Secondary religious assembly uses, schools and child care, institutional, commercial/retail AND Parks & Green Systems – stream buffers, floodplain, and steep slopes, privately owned open space, and natural areas in Neighborhood 3 of the Pantops Comprehensive Plan Area. POTENTIALLY IN MONTICELLO VIEWSHED: Yes.

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZMA2019-07 Hyland Park Transmittal Summary, 2. Att.A - PC Staff Report, 3. Att.A1 - Location Map, 4. Att.A2 - Zoning Map, 5. Att.A3 - ZMA200400018 Action Letter, 6. Att.A4 - ZMA201100001 Action Letter, 7. Att.A5 - Analysis of Consistency with the Neighborhood Model Principles, 8. Att.A6 - Draft Proffer Statement (dated December 5, 2019), 9. Att.A7 - Proffer Comparison (dated December 5, 2019), 10. Att.B - PC Action Letter, 11. Att.C - PC Meeting Minutes, 12. Att.D - Signed Proffer Statement (dated January 9, 2020), 13. Att.E - Ordinance

Date	Ver.	Action By	Action	Result
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