



Albemarle County

Legislation Details

File #: 22-263 **Version:** 1 **Name:**

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

File created: 4/4/2022 **In control:** Board of Supervisors

On agenda: 5/4/2022 **Final action:**

Title: ZMA202100015 Glenbrook. PROJECT: ZMA202100015 Glenbrook MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 056A2-01-00-06200 LOCATION: Undeveloped portion of the Glenbrook development located south of Three Notch'D Road, west of the westernmost edge of Union Mission Ln, north of the future extension of Park Ridge Dr, and approximately 570 feet east of the eastern terminus of Hill Top St. PROPOSAL: Request to amend the application plan and proffers concerning residential unit types associated with ZMA201600005. PETITION: Proffers previously approved with ZMA201600005 included a voluntary, percentage-based mixture of residential building types, wherein a minimum of 50% of the proposed lots would be single family detached dwelling units and a minimum of 10% of the proposed lots would be single family attached or townhouse units. The applicant is requesting to remove the aforementioned requirement from this 1.89 acre portion of the 37.93 acre rezoning area. No change to the zoning district or maximum number of units are proposed. The subject property represents the final phase of the Glenbrook development. ZONING: R-6 Residential - 6 units/acre OVERLAY DISTRICT: EC – Entrance Corridor PROFFERS: Yes COMPREHENSIVE PLAN: Middle Density Residential – Residential densities in the range of 6-12 units per acre are recommended. Residential density of up to 18 units per acre could be considered to accommodate additional affordable housing (beyond any baseline affordability requirements); or to allow for construction of small-scale housing types: bungalow courts, small and medium multiplexes, accessory dwelling units, live/work units, small single family cottages, and tiny houses. Secondary uses include religious assembly uses, schools and child care, institutional, and commercial/retail.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Transmittal Summary, 2. Att.A - PC Staff Report, 3. Att.A1 - Location Map, 4. Att.A2 - Zoning Map, 5. Att.A3 - Project Narrative, 6. Att.A4 - Proposed Application Plan, 7. Att.A5 - Proposed Proffers, 8. Att.A6 - ZMA201600005 Application Plan, 9. Att.A7 - ZMA201600005 Proffers, 10. Att.B - PC Action Letter, 11. Att.C - Final PC Minutes, 12. Att.D - Signed Proffer Statement, 13. Att.E - Ordinance

Date	Ver.	Action By	Action	Result
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