Legislation Details

File #:	20-134 **Version:** 1	**Name:**	
Type:	Zoning Map Amendment	**Status:**	Public Hearing
File created:	12/18/2019	**In control:**	Board of Supervisors
On agenda:	1/15/2020	**Final action:**	

Title: ZMA201700005 Hollymead Town Center Area C, Blocks II and VII. PROJECT: ZMA201700005 Hollymead Town Center Area C, Blocks II and VII MAGISTERIAL DISTRICT: Rio TAX MAP/PARCELS: 032000000041J0, 032000000041P0 (Sign #87, 88, 89) LOCATION: Hollymead Town Center Area C, on the south side of Timberwood Blvd. between Connor Dr. and Berkmar Dr., and on the northeast corner of the intersection of Berkmar Dr. and Laurel Park Ln. PROPOSAL: Amend proffer statement to allow for the amendment of the Code of Development to change the ranges of non-residential square footage allowed in Blocks II and VII; to permit residential units in Blocks II and VII; and to change the development standards for Blocks II and VII. Amend the application plan to reflect changes in the Code of Development. PETITION: Request to amend proffers, Code of Development, and application plan associated with ZMA200100020 and ZMA201300004 Hollymead Town Center Area C. Amend the proffer statement to proffer a revised application plan and a revised Code of Development. Amend the Code of Development to change the minimum and maximum non-residential square footage allowed in Blocks II and VII, as well as increase the overall total "Not to exceed" square footage limit for non-residential uses in Area C to 353,000 square feet. Amend the Code of Development to permit a range of 0 to 130 residential units in Block II and a range of 0 to 100 residential units in Block VII, with an increase in the overall "Not to exceed" total of residential units in Area C to 370, for a density range between 2.15 units/acre and 10 units/acre in Area C. Area C contains 37.1 acres and is zoned Planned Development – Mixed Commercial which allows large-scale commercial uses; and residential by special use permit (15 units/acre). Amend the Code of Development to revise the narrative of Hollymead Town Center Area C, including sections on Table A, Block II, and Block VII. Amend Table A in the Code of Development to require amenities be provided in Block II and Block VII. Amend Table B in the Code of Development to change the architectural standards pertaining to build-to lines. Amend the Code of Development to change Appendix A to permit Blocks II and VII to be mixed use. Amend the application plan to reflect the proposed changes in the Code of Development, including adding a land use table on sheet A2 and depicting conceptual locations of parking areas and buildings with a mix of uses permitted, including residential and non-residential, on sheet A2, for Blocks II and VII. No change to the zoning district is proposed. ZONING: PD-MC Planned Development Mixed Commercial - large-scale commercial uses; residential by special use permit (15 units/acre); ZMA200100020 and ZMA201300004. OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Managed, Airport Impact Area PROFFER(S): Yes COMPREHENSIVE PLAN: Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space; and Commercial Mixed Use – commercial, retail, employment uses, with supporting residential (no maximum density), office, or institutional uses, within the Community of Hollymead of the Places29 Master Plan.

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZMA201700005 Transmittal Summary, 2. Att.A - ZMA201700005 Staff Report, 3. Att.A1 - Location Map, 4. Att.A2 - Zoning Map, 5. Att.A3 - Project Narrative, 6. Att.A4 - Code of Development, 7. Att.A5 - Draft Proffer Statement, 8. Att.A6 - Application Plan, 9. Att.B - PC Action Letter, 10. Att.C - Meeting Minutes from 06/18/2019, 11. Att.D - Revised Project Narrative, 12-18-2019, 12. Att.E - Revised Code of Development, 12-18-2019, 13. Att.F - Revised Application Plan, 12-18-2019, 14. Att.G Signed Proffers 1.3.20, 15. Att.H - Ordinance

Date	Ver.	Action By	Action	Result