

**TENTATIVE
JUNE 21, 2016
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

1. Call to order and establish quorum.
2. Other Matters Not Listed on the Agenda from the Public.
3. Item requesting indefinite deferral.
 - a. **ZMA201600002 Hollymead Town Center (A1)**
PROPOSAL: Request to amend a Proffer on property zoned PD-MC which allows large-scale commercial uses; and residential by special use permit (15 units/ acre).
PURPOSE OF NOTICE AND HEARING: Amend ZMA 2012-00005 Proffer #4 Public Transit Operating Expenses. The Applicant is proposing an alternate proffer contribution amount over seven (7) years, or a one time lump sum towards transit operating expenses.
ENTRANCE CORRIDOR: Yes
PROFFERS: Yes
EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space.
LOCATION: Hollymead Town Center Area A-1, the southwest quadrant of Seminole Trail (US 29) and Towncenter Drive in the Hollymead Development Area
TAX MAP/PARCEL: 032000000042A0, 03200000004400 (portion), 03200000004500 (portion), 04600000000500
MAGISTERIAL DISTRICT: Rio
DEFERRED FROM THE MAY 10, 2016 PLANNING COMMISSION MEETING
APPLICANT REQUESTS INDEFINITE DEFERRAL
(Elaine Echols)
4. Deferred Item.
 - a. **ZMA201200007 5th Street Commercial**
PROPOSAL: Request to amend proffers and application plan of ZMA199900013 for 4.35 acres on property zoned HC – Highway Commercial, which allows commercial and service; residential by special use permit (15 units/ acre) and property zoned LI Light Industrial, which allows – industrial, office, and limited commercial uses (no residential use). No zoning district change and no dwellings proposed. Special Use Permit Request for Drive through Windows on 1.1 acres under Section 24.2.2(12) of zoning ordinance.
ENTRANCE CORRIDOR: Yes
AIRPORT IMPACT AREA: Yes
FLOOD HAZARD OVERLAY: Yes
PROFFERS: Yes
COMPREHENSIVE PLAN: Regional Mixed Use (regional serving retail, service and office uses, non-industrial employment centers and residential up 6.01 – 34 units per acre) and Parks and Green Systems (parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams) in Southern Urban Neighborhood (N5).
LOCATION: The east side of 5th Street Extended just north of its intersection with Interstate 64.
TAX MAP/PARCELS: 0.875 acre portion of 07600-00-00-055A0, 3.041 acre portion of 076M1-00-00-00100, and all of 07600-00-00-055C0
MAGISTERIAL DISTRICT: Scottsville
DEFERRED FROM THE MARCH 15, 2016 PLANNING COMMISSION MEETING
(Elaine Echols)

5. Public Hearing Items.
- a. [SP201600003 West Glen](#)
MAGISTERIAL DISTRICT: White Hall
TAX MAP/PARCEL: 055C00300000A0; 055C00300000A1; 056A1010002500, 056A10100026A0, 05600-000011500
LOCATION: Southwest of Cling Lane and northeast of Peach Tree Drive and Orchard Drive
PROPOSAL: Construction of stream crossing of Powell's Creek with box culvert and roadway in floodplain
PETITION: Fill in the Flood Hazard Overlay under section 30.3.11
ZONING: R-6 Residential – 6 units/acre
OVERLAY DISTRICT: FH – Flood Hazard Overlay
COMPREHENSIVE PLAN: Neighborhood Density Residential – 3-6 units /acre, supporting uses such as religious institutions, schools and other small-scale non-residential uses; Greenspace – public parks, open space, environmental features
(Rachel Falkenstein)
- b. [ZMA201600006 Glenmore K2C](#)
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL: 093A5000000100, 093A5K20B00800, 09400000001600
LOCATION: Approximately 1,500 feet southwest of the intersection of Carrol Creek Road and Waterside Way.
PROPOSAL: Reduce the currently approved cash proffer amount of \$16,590 per lot to the cash proffer amount recommended by the Fiscal Impact Advisory Committee of \$4,918 per lot.
PETITION: Request to amend proffers on property zoned PRD which allows a variety of development for residential purposes and ancillary uses. No new dwellings proposed.
OVERLAYS: Entrance Corridor, Steep Slopes (Managed and Preserved), Flood Hazard
PROFFERS: Yes
COMPREHENSIVE PLAN: Neighborhood Density (Low) – residential (2 units or less/acre); supporting uses such as places of worship, schools, public and institutional uses in the Village of Rivanna Master Plan.
(JT Newberry)
6. Old Business.
7. New Business.
8. Adjournment—8:00 p.m.
THERE ARE NO PLANNING COMMISSION MEETING ON TUESDAY, JUNE 28, 2016 AND TUESDAY, JULY 5, 2016. THE NEXT PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JULY 12, 2016.

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA