

Parcels:

056A2-01-00-06200      Glenbrook LLC              1.89 acres

**A narrative of the project proposal, including its public need or benefit;**

Glenbrook LLC, the owner and applicant, proposes a zoning amendment to the Foothills Daily rezoning, ZMA 2016-05, approved on February 8, 2017, by the Albemarle County Board of Supervisors. The applicant's proposal requires one minor update to the Application Plan for the Glenbrook development, currently under construction, as well as updating the proffer statement to reference to updated version of the Application Plan. Specifically, the applicant proposes changing one note on the application plan regarding building types. Instead of a minimum of 50% single family detached dwellings in the overall Glenbrook development, the applicant proposes a minimum of 40% single family detached dwelling units. This change will allow for the construction of affordable dwelling units in the final phase of the project. These units will be an attached housing type available to families making up to 80% of the area median income.

There is a great need for affordable housing units in Albemarle County. By building affordable units within the Glenbrook Development, versus paying into the housing fund, more options are available to residents sooner. The proposed affordable units in Glenbrook are particularly attractive because they are within walking distance to multiple amenities including downtown Crozet, Crozet Park, the greenway trail system and neighborhood gathering spaces. The community will greatly benefit from a diversity of housing types, especially the introduction of affordable units into a market that rarely has anything available.

**A narrative of the proposed project's consistency with the comprehensive plan, including the land use plan and the master plan for the applicable development area;**

The Foothills Daily rezoning was determined to be consistent with the Albemarle County Comprehensive Plan when it was approved in 2017. The comprehensive plan designations for this property—Neighborhood Density Residential and Urban Density Residential- remain consistent. The R-6 zoning of the property is harmonious with the long-range vision outlined in the Comprehensive Plan. The Glenbrook development also remains totally consistent with the approved application plan and density levels of the development, with the only adjustment proposed is the change to the minimum percentage of single family detached dwelling units from 50% to 40%. The proposed amendment is harmonious with the Comprehensive Plan.

**A narrative that addresses the impacts of the proposed development on public transportation facilities, public safety facilities, public school facilities, and public parks.**

The change in percentages of single-family homes within the Glenbrook development has no impact on any public facilities, as the overall density maximum within the development and rezoning is consistent with the 2017 approvals of ZMA 2016-05.

**Other special studies or documentation, if applicable, and any other information identified as necessary by the county on the pre-application comment form.**

- **Documentation to clearly state that the proposed rezoning amendment only seeks to change the approved building type minimums noted in the approved Application Plan for ZMA201600005 and referenced on page 1, item (b) of the approved Proffer Statement for ZMA201600005.**

Included in the narrative above. The only change proposed in this zoning amendment is the one update to the Building Types note of the Application Plan. The proffer statement is also updated to reference the new Application Plan with the noted change.

- **Updated Application Plan to reflect the amended building type composition/mix**  
Included.
- **Updated Proffer Statement to reference the amended Application Plan as appropriate**  
Included.