

**COUNTY OF ALBEMARLE
PLANNING STAFF REPORT SUMMARY**

Project Name: ZMA202000013 Overlook Hotel: Pantops PDMC Amendment (TMP 78-73A7) & SP202100010 Auto Superstore SP Amendment (TMP 78-13)	Staff: Andy Reitelbach, Senior Planner II
Planning Commission Public Hearing: January 11, 2022	Board of Supervisors Public Hearing: TBD
Owners: WS Four LLC (TMP 78-73A7) and DJCM Investments LLC (TMP 78-13)	Applicants: WS Four LLC (TMP 78-73A7) and Suburban Capital Inc. (TMP 78-13)
Acreage: 2.687 acres (TMP 78-73A7) and 3.734 acres (TMP 78-13)	Zoning Map Amendment: PD-MC, request to amend application plan associated with ZMA199800020 and ZMA200200008. Special Use Permit: Request to amend existing special use permit SP200200013 under Section 30.6.3(a)2(b) of the Zoning Ordinance for outdoor storage, display, and/or sales.
TMPs: 078000000073A7 (ZMA202000013); 07800000001300 (SP202100010)	Location: ZMA202000013 – Property on the south side of Richmond Road (U.S. Route 250), approximately 280 feet northwest of its intersection with Hansen Road. <u>SP202100010</u> - 1389 Richmond Road, Charlottesville, Virginia 22911
Proposal: <u>ZMA202000013 (TMP 78-73A7)</u> - Request to amend the application plan associated with ZMA199800020 and ZMA200200008 to permit a hotel and to remove a tree conservation area. Associated request for a Special Exception (SE202100016) to modify the setback requirements. <u>SP202100010 (TMP 78-13)</u> - Request to amend existing special use permit SP200200013 to allow a landscape easement (located on TMP 78-73A7), required as a condition of the previous approval, to be vacated.	Zoning/By-right Use: <u>TMP 78-73A7</u> - PD-MC, Planned Development Mixed Commercial - large-scale commercial uses, residential by special use permit (15 units/acre); in accordance with ZMA200200008. <u>TMP 78-13</u> - HC, Highway Commercial – commercial and service, residential by special use permit (15 units/acre).
Magisterial District: Rivanna	Proffers: Yes Conditions: Yes EC: Yes
School Districts: Monticello High, Burley Middle, Stone-Robinson Elementary	Requested # of Dwelling Units: No dwelling units proposed.
DA (Development Area) – Neighborhood 3, in the Pantops Master Plan area.	Comp. Plan Designation: <u>TMPs 78-73A7 & 78-13</u> – Community Mixed Use – commercial/retail, offices, residential (6-34 du/acre, hotels and conference facilities, institutional uses. Secondary office/R&D/flex/light industrial, existing auto-commercial sales & service. Parks & Green Systems – stream buffers, floodplain, steep slopes, privately owned open space, natural areas.

<p>Character of Property: <u>TMP 78-73A7</u> – Undeveloped, with a grassy field in the center and northeast of the parcel and wooded in the southwest. <u>TMP 78-13</u> – Existing automobile dealership.</p>	<p>Use of Surrounding Properties: Automobile dealerships to the west; Carriage Hill residences to the southwest; bank and office buildings to the southeast; mixed commercial to the north across U.S. Route 250, including auto dealerships and restaurants; undeveloped parcel with grass and trees wedged between the northern portions of the two subject parcels.</p>
<p>Factors Favorable:</p> <ol style="list-style-type: none"> 1. The requests are consistent with the uses recommended by the Pantops Master Plan. 2. The requests are consistent or mostly consistent with the applicable neighborhood model principles. 3. No development is proposed for the rear of TMP 78-73A7, which would allow for the extension of Rolkin Road, as identified in the Pantops Master Plan, to occur in the future. 	<p>Factors Unfavorable:</p> <ol style="list-style-type: none"> 1. No unfavorable factors have been identified.
<p>RECOMMENDATION:</p> <p>Zoning Map Amendment: Staff recommends approval of ZMA202000013, Overlook Hotel: Pantops PDMC Amendment.</p> <p>Special Use Permit: Staff recommends approval of SP202100010, Auto Superstore SP Amendment, with conditions.</p>	

STAFF PERSON:
PLANNING COMMISSION:
BOARD OF SUPERVISORS:

Andy Reitelbach
January 11, 2022
TBD

**ZMA 202000013 Overlook Hotel: Pantops PDMC Amendment &
SP 202100010 Auto Superstore SP Amendment**

PETITIONS

PROJECT: ZMA202000013 Overlook Hotel: Pantops PDMC Amendment

MAGISTERIAL DISTRICT: Rivanna

TAX MAP/PARCEL(S): 078000000073A7

LOCATION: Property on the south side of Richmond Road (U.S. Route 250), approximately 280 feet northwest of its intersection with Hansen Road

PROPOSAL: Amend the application plan and proffers associated with ZMA199800020 and ZMA200200008 to allow the construction of a hotel.

PETITION: Request to amend the application plan and the proffers associated with ZMA199800020 and ZMA200200008 to permit a hotel and to remove a tree conservation area, on a parcel of approximately 2.687 acres. No dwelling units proposed. Associated request for a Special Exception (SE202100016) to modify the setback requirements for the proposed building, under §18-4.20(a)4.

ZONING: PD-MC, Planned Development Mixed Commercial - large-scale commercial uses, residential by special use permit (15 units/acre); in accordance with ZMA199800020 and ZMA200200008.

OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Managed

PROFFERS: Yes

COMPREHENSIVE PLAN: Community Mixed Use – commercial/retail, offices, residential (6-34 du/acre, hotels and conference facilities, institutional uses. Secondary office/R&D/flex/light industrial, existing auto-commercial sales & service. Parks & Green Systems – stream buffers, floodplain, steep slopes, privately owned open space, natural areas. In Neighborhood 3, in the Pantops Master Plan area.

POTENTIALLY IN THE MONTICELLO VIEWSHED: Yes

PROJECT: SP202100010 Auto Superstore SP Amendment

MAGISTERIAL DISTRICT: Rivanna

TAX MAP/PARCEL: 07800000001300

LOCATION: 1389 Richmond Road, Charlottesville, Virginia 22911

PROPOSAL: Request to amend existing special use permit SP200200013 to allow a landscape easement, required as a condition of the previous approval, to be vacated.

PETITION: Special Use Permit request for outdoor storage, display, and/or sales in accordance with Section 30.6.3(a)2(b) of the Zoning Ordinance on an approximately 3.734-acre parcel. No dwelling units proposed.

ZONING: HC, Highway Commercial – commercial and service, residential by special use permit (15 units/acre) and EC, Entrance Corridor – Overlay to protect properties of historic, architectural, or cultural significance from visual impacts of development along routes of tourist access; in accordance with ZMA199800020 and ZMA200200008.

OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Managed, and Steep Slopes – Preserved

COMPREHENSIVE PLAN: Community Mixed Use – commercial/retail, offices, residential (6-34 du/acre, hotels and conference facilities, institutional uses; secondary office/R&D/flex/light industrial, existing auto-commercial sales & service. Parks & Green Systems – stream buffers, floodplain, steep slopes, privately owned open space, natural areas. In Neighborhood 3, in the Pantops Master Plan area.

MONTICELLO VIEWSHED: Yes

CHARACTER OF THE AREA

This project consists of two inter-related applications that are located on separate but adjacent parcels. The zoning map amendment (ZMA) applies to TMP 78-73A7 and the special use permit (SP) applies to TMP 78-13. Both of these parcels are located south of U.S. Route 250 (Richmond Road), to the west of its intersection with Hansen Road (see Attachment 1 – Location Map). These two parcels border each other in the rear. There is another triangle shaped undeveloped parcel, which is not a part of either application, located between the two subject parcels along the Route 250 frontage.

TMP 78-73A7 is zoned PD-MC, Planned Development – Mixed Commercial, and TMP 78-13 is zoned HC, Highway Commercial (see Attachment 2 – Zoning Map). Both parcels are located within the Entrance Corridor Overlay District. The majority of TMP 78-73A7 consists of Managed Steep Slopes; however, there are no Preserved Steep Slopes on the property. TMP 78-13 has small areas of Managed Steep Slopes and a sliver of Preserved Steep Slopes along its southwestern property lines.

TMP 78-73A7 is undeveloped and has areas of grassy fields, with some trees, in the center and northeast portions of the parcel, closest to Route 250. In the rear, closest to the Carriage Hill residences, the property is wooded. TMP 78-13 is the site of an existing automobile dealership.

The surrounding area is largely commercial, with the Carriage Hill residences, which are zoned R-15 Residential, to the rear (southwest) of both parcels. To the west of TMP 78-13 are auto dealerships, zoned HC. To the east of TMP 78-73A7 are office buildings and a bank, zoned PD-MC. Across Route 250 from both parcels are a mix of commercial uses, including a restaurant and auto dealerships, all zoned HC.

SPECIFICS OF THE PROPOSAL

The ZMA proposes to amend the application plan of ZMA200200008 to allow the construction of a hotel on TMP 78-73A7. The subject parcel is part of the larger PDMC that encompasses the Rivanna Ridge Shopping Center and nearby outparcels, which permits a wide range of commercial uses. The amendment proposes a hotel as a permitted use, as the existing application plan identifies office uses for this area; removes a designated tree conservation area on the property; and provides for an entrance directly off Route 250.

The applicant also requests to amend the existing SP200200013, which pertains to the adjacent parcel TMP 78-13, to remove the requirements for off-site landscaping to screen the auto dealership and its outdoor storage and display on that parcel. Although the landscape screening is for the outdoor display use on TMP 78-13, the actual landscaping is situated within an easement located in the rear of TMP 78-73A7.

The applicant has also submitted a request for a Special Exception (SE202100016) to waive the requirement for the proposed hotel for a setback to be provided on buildings over three stories, or 40 feet, whichever is less, to allow for four full stories. However, revised architectural plans submitted on December 22, 2021, for additional review by the Architectural Review Board and ARB staff planners have changed the design of the site so that only three stories of the proposed hotel are above grade. Due to this proposed change in the design, the special exception request may no longer be needed, and it will be determined whether this is the case prior to this proposal going to the Board of Supervisors.

For more detailed information on the two requests, the applicant has provided a project narrative that combines both the ZMA and the SP requests (see Attachment 3), an application plan for the ZMA

(see Attachment 4), and a conceptual plan for the special use permit amendment (see Attachment 5). The Action Letters (dated February 25, 2003) for the approval of both ZMA200200008 and SP200200013 are also included as Attachments 6 and 7, to provide additional context on the Board's conditions of approval for the two original applications that are now proposed to be amended. The applicant has also provided a request and justification for potentially waiving the setback requirements (see Attachment 8).

COMMUNITY MEETING and COMMUNITY MEMBER INPUT

A virtual community meeting was held for this proposal on Monday, January 25, 2021, at a regularly scheduled meeting of the Pantops Community Advisory Committee (CAC). This meeting was conducted using Zoom. At the virtual meeting, questions were asked by both community and CAC members. Staff has also received correspondence with comments from community members. (See Attachment 10 for this correspondence.) A second meeting was held with the Pantops CAC on Monday, November 29, 2021, to update them on the project and the revisions that had been made to the proposal since the original community meeting in January.

The main concerns raised by community members at these meetings included the impact on traffic along Richmond Road and the potential for conflicts along this corridor; impacts on the viewshed in the area; the challenges of grading on the parcel; and pedestrian connections with nearby parcels, especially the stores and restaurants at the Rivanna Ridge Shopping Center to the east.

A recording of the community meeting may be found on the County Calendar for January 25, 2021, or by clicking [HERE](#). A recording of the follow-up meeting may be found on the County Calendar for November 29, 2021, or by clicking [HERE](#).

PLANNING AND ZONING HISTORY

As mentioned, both requests are amendments to previous approvals. The previous applications are listed below:

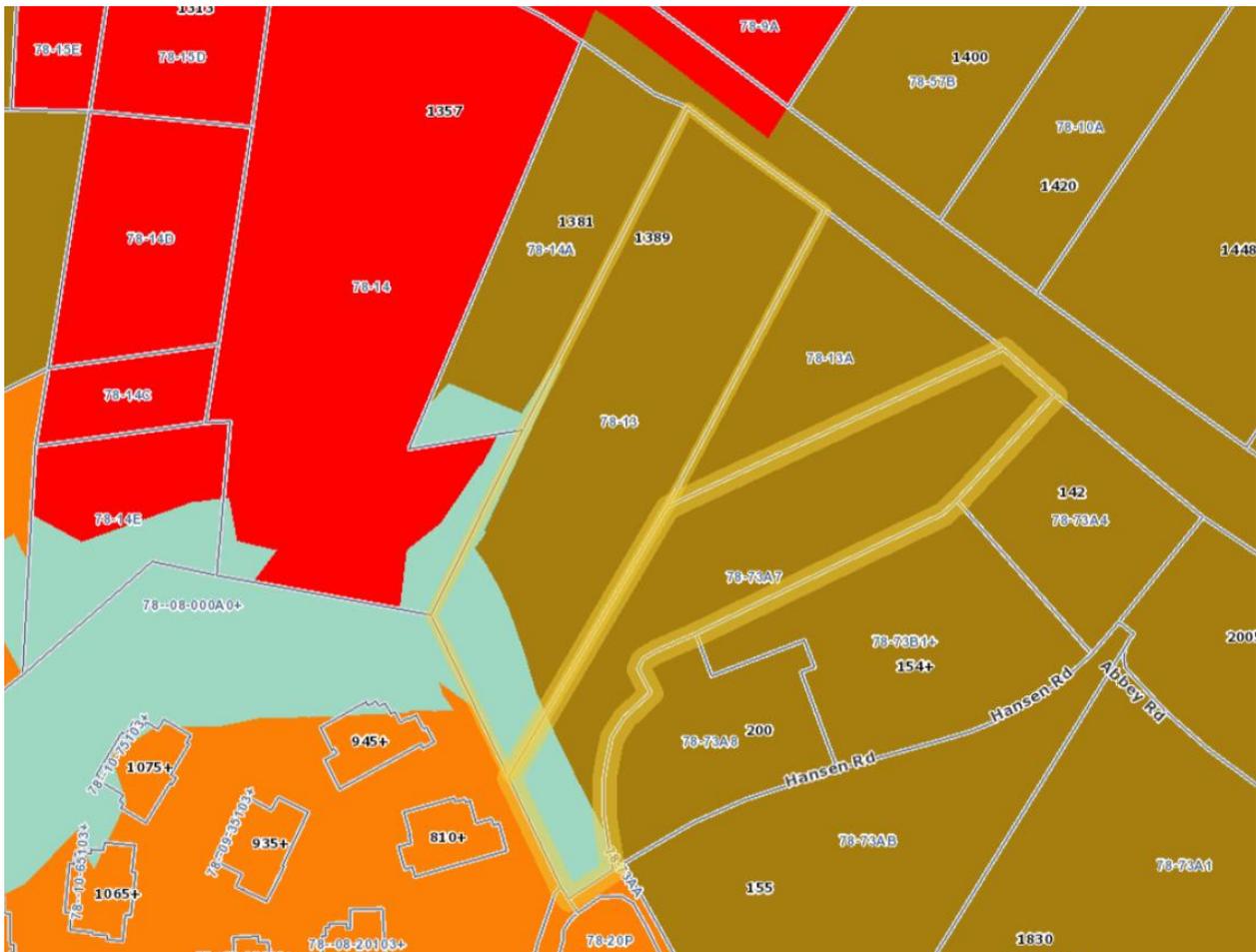
ZMA1998-00020 – Approved October 21, 1998. This application initially established the Rivanna Ridge PD-MC, which consists of approximately 50 acres and included TMP 78-73A7. That application plan designated the property for a hotel use.

ZMA2002-00008 – Approved February 12, 2003. This application amended the PD-MC to move around the allowed square footage of office space in the development, including permitting office uses on TMP 78-73A7 in place of a hotel, as originally approved in ZMA1998-00020.

SP2002-00013 – Approved February 12, 2003. This application was considered concurrently with ZMA2002-00008 and permitted outdoor display and sales of automobiles on the HC-zoned parcel (TMP 78-13) adjacent to the PD-MC; however, one of the conditions of approval was an off-site landscaping easement for screening purposes, with the easement located on the PD-MC-zoned TMP 78-73A7.

COMPREHENSIVE PLAN

Both subject parcels are located within Neighborhood 3 of the Pantops Master Plan. This Master Plan calls for both parcels to be developed in accordance with the Community Mixed Use land use classification. In addition, both parcels have area designated as Parks and Green Systems in the rear, adjacent to the Carriage Hill residences (see map inset below; two subject properties highlighted):



Community Mixed Use (brown): This designation recommends mixed use development with a mix of residential, commercial, retail, office, and other uses that serve the community, with a high intensity of uses. The Master Plan calls for primary uses of commercial/retail, hotels/conference facilities, schools and child care, offices, institutional uses, religious assembly, and residential at a density of 6 to 34 units per acre. Recommended secondary uses include office/R&D/flex/light industrial and existing auto-commercial sales and services. Buildings should be multi-story, generally between two and four stories, with stepbacks or façade breaks incorporated in areas identified for protection of viewsheds. This land use designation encompasses the majority of both subject parcels.

Parks and Green Systems (light green): This designation is recommended for areas providing ecosystem and cultural services, critical environmental resources, and areas held in common ownership. The primary uses are sensitive environmental features and privately owned open spaces and natural areas. Few buildings and little development are expected in these areas. This land use designation encompasses a small area at the rear of both parcels, which includes preserved steep slopes on TMP 78-13. No development is proposed within this area on either parcel.

The Neighborhood Model: Staff has reviewed the proposal against the Neighborhood Model Principles and has found that it is consistent or mostly consistent with the majority of the principles. The detailed Neighborhood Model analysis for these two requests can be found in Attachment 9.

ANALYSIS OF THE ZONING MAP AMENDMENT REQUEST – ZONING ORDINANCE REQUIREMENTS – TMP 78-73A7

Relationship between the application and the intent and purposes of the requested zoning district:

The purpose and intent of the Planned Development – Mixed Commercial (PD-MC) zoning district is to:

- Permit the development of large-scale commercial areas with a broad range of commercial uses under a unified planned approach.
- Be established on major highways in the urban area and communities in the comprehensive plan, with multiple access to existing public roads be discouraged and access be oriented toward an internal road system having carefully planned intersections with existing public roads.

The PD-MC is intended to be a flexible zoning district to allow a variety of development for commercial uses, especially large-scale commercial uses. A hotel fits within this intent for commercial uses. In addition, the Pantops Master Plan designates most of this property as Community Mixed Use, which includes hotels as a specified primary use recommended for such areas. The most recent architectural renderings submitted to the ARB by the applicant propose the building to be three stories above grade, with a fourth below grade. This height falls within the recommended range of two to four stories identified in the Master Plan.

Anticipated impact on public facilities and services:

Streets:

Traffic generated by this development will increase along the Route 250 corridor, a major highway through the County. However, the number of trips for a hotel do not exceed those expected from uses approved for this site with the current PDMC application plan. VDOT and the County's Transportation Planning team have reviewed this application. Although the development would increase trips and traffic in the area, the number of expected trips did not trigger the need for a TIA, and no objections were expressed about the proposal. Site-specific improvements, such as turn lanes and the entrance, will be assessed by VDOT at the site planning stage. Other improvements to the nearby road network are already being planned for, including the construction of a median in what is currently a center turn lane along Route 250, to prevent left turns except at designated intersections.

This property is located along a major highway (U.S. Route 250) as is recommended for parcels zoned PD-MC. However, it does not have internal connections with the other parcels that are a part of the PD-MC. This parcel is the last undeveloped property on the northwest side of the PD-MC, and there are no existing internal interconnections for it to connect to. The applicant has indicated that sidewalks will be provided along its Route 250 frontage, which would allow pedestrians to walk around to the Rivanna Ridge Shopping Center to the east.

The Pantops Master Plan identifies a future street connection at the rear of this parcel, across from the Rolkin Road intersection at the entrance to Carriage Hill, with the street extending along the back of this parcel to the northwest. This future street connection is located in the portion of the parcel designated as Parks and Green Systems. The applicant is not proposing any structures or development in that area, leaving it in the wooded state that it currently is, so this street connection could still be built in the future if the County chooses to move forward with that project

Schools:

This proposal is for a commercial use only (a hotel), so there is not expected to be any impact on school capacity.

Fire & Rescue:

ACFR has reviewed this rezoning application and has no objections at this time. Code requirements for items such as street and travel-way width, turning radius, and the necessity of secondary emergency fire access routes will be addressed at the site planning or subdivision stage, as well as other items such as adequate access and water availability. These elements will have to meet Fire-Rescue requirements before those plans can be approved by the County.

Utilities:

This project is in the Albemarle County Service Authority (ACSA) water and sewer service jurisdictional area. ACSA has no objections to this project at this time. A utilities construction plan will be required, subject to ACSA approval, prior to the approval of a site plan by the County at the development stage of these properties.

Anticipated impact on environmental, cultural and historic resources:

This property lies within the Entrance Corridor Overlay District. Review and approval by the Architectural Review Board will be required prior to approval of a final site plan. The applicant has already been working with the ARB on this proposal and recently submitted revised documents to the ARB for further review. These renderings have changed the design of the site and building so that only three stories appear to be above grade, which likely eliminates the need for the special exception (SE202100016) that was requested to waive the setback requirement. The status of this special exception will be determined prior to the public hearing with the Board of Supervisors.

TMP 78-73A7 is nearly completely covered with areas designated as Managed Steep Slopes. These slopes are permitted to be disturbed, and the applicant has indicated that these areas will be graded in accordance with the requirements of the ordinance. Retaining walls are proposed in several areas around the property. These retaining walls will be reviewed at the site planning stage by Engineering for conformance with the design requirements of the ordinance and by the ARB for their impacts on the Entrance Corridor and conformance with the ARB guidelines. The design and location of the retaining walls must be approved by both Engineering and the ARB prior to approval of the final site plan.

In addition, there are no flood plains or water protection ordinance (WPO) buffers on these parcels. Any increase in stormwater runoff above what is currently allowed on the property will be reviewed by County Engineering staff during the development phase of the project as well. Any stormwater facilities will be designed in accordance with the Virginia Stormwater Management Program (VSMP) regulations administered by the Virginia Department of Environmental Quality (DEQ).

As a part of the rezoning request, the applicant has also requested to amend the application plan by removing a "Tree Conservation Area" that is located on the subject parcel. This Tree Conservation Area was designated on the application plan approved with ZMA2002-00008 and consists of most of the central portion of the property. However, there are currently few trees actually located within this area. It is mostly a grassy field with patches of dirt. Most of the more heavily wooded portions of the parcel are located farther back in the rear of the property.

Anticipated impact on nearby and surrounding properties:

- Landscaping easements for adjacent properties.

There are two landscaping easements located on TMP 78-73A7 for the benefit of adjacent parcels. One easement is located at the rear of the parcel, adjacent to TMP 78-13 and is the subject of the associated request for an amendment to SP2021-00010. This easement will be discussed in more detail below, in the section “Analysis of the Special Use Permit.” However, the easement was established to screen the automobile sales and service use next door. Because this easement is in the rear of the subject property, and a three-story building is proposed to be constructed to the front, it is expected that the building would screen the automobile display use that the easement was established for. In addition, the landscaping required as a part of the site plan for the hotel, and the additional landscaping required by the ARB for a Certificate of Appropriateness, would further screen the automobile use from Route 250.

A second landscaping easement is located at the front of the parcel, near the hotel’s proposed entrance to Route 250. This easement was established to screen the drive-through of the bank next door, to the east. The applicant is not proposing to modify this easement and will be required at the site planning stage to ensure that the necessary landscaping, and any other conditions of the easement, continues to be provided.

- Viewshed

Viewsheds in the Pantops area were identified as an important feature in the 2019 Pantops Master Plan. At three stories above grade, the proposed hotel is expected to conform with the recommendations of the Master Plan, which suggests buildings of two to four stories. In addition, due to the topography of the site, the building will sit lower than the buildings to the east. The proposed hotel is also setback over 100 feet from the Route 250 frontage, so any views along the public right-of-way are not likely to be affected by this building.

Public need and justification for the change:

The County’s growth management policy says that new commercial development should occur in the designated Development Areas, where infrastructure and services are provided, rather than in the Rural Areas. This development is within Neighborhood 3 of the Pantops development area. This proposal will provide additional commercial development in a designated development area, in an area recommended for a mix of uses, including hotels, in the Pantops Master Plan.

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST – TMP 78-13

Special Use Permits are evaluated under reasonable standards, based on zoning principles, which include the proposal’s compliance with the Comprehensive Plan. Any impacts caused by the proposal may be addressed through conditions, and those conditions must be reasonably related and roughly proportional to the impacts.

This special use permit request is to amend existing SP2002-00013 to remove the requirement for off-site landscaping to screen the outdoor storage and display use of an automobile dealership. SP2002-00013 pertains to TMP 78-13, the location of the automobile dealership; however, off-site landscaping required by this SP is located in an easement on TMP 78-73A7, on which the property owner proposes to construct the hotel. Removing the landscaping without amending the SP would

cause the auto dealership to be in violation of its SP, which is why the ZMA and SP applications are being reviewed and considered simultaneously.

Section 33.39(B) of the Zoning Ordinance states that the Planning Commission, in making its recommendation, shall consider the same factors found in Section 33.40 (B):

1. No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.

The landscaping required by the existing special use permit for the automobile dealership is located in the rear of TMP 78-73A7, for screening of the outdoor storage and display areas in the rear of TMP 78-13. With the construction of the proposed hotel, including associated elements required by the site plan such as retaining walls, parking, and landscaping, this development, which would be situated in the front half of TMP 78-73A7, would provide screening of the automobiles located in the rear of the adjacent parcel. The hotel development is also proposed to cover only roughly two-thirds of the existing landscaping easement. The rest of the area encompassed by the easement is proposed to remain wooded.

All other conditions of the special use permit will remain the same, including conditions requiring landscaping for screening of other areas of the automobile dealership. It is not expected that the removal of the landscape easement, to allow development of the hotel, would have a substantial detrimental impact on adjacent parcels.

2. Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.

This request does not represent the introduction of a new use into the area – the outdoor storage and display of the auto dealership has been in this location for a couple decades and that use will not change. In addition, the uses and layout on TMP 78-13, the parcel subject to the SP, are not proposed to change. The change, removing a landscaping easement, will occur on the adjacent parcel. The woods that currently cover a portion of the landscape easement in the rear of TMP 78-73A7 are proposed to remain. The rest of the easement area and the front portion of the parcel will be developed with the hotel building and its associated elements, including parking, retaining walls, and landscaping, which are expected to provide screening of the automobile displays on the adjacent parcel from the view of Route 250.

As all the other conditions of the existing SP are proposed to remain, it is expected that the character of the nearby area will remain unchanged.

3. Harmony. Whether the proposed special use will be in harmony with the purpose and intent of this chapter,

Staff has reviewed the purposes of the Zoning Ordinance (Chapter 18, Section 1.4) and the intent of the Highway Commercial District (Chapter 18, Section 24.1) and Entrance Corridor Overlay District (Chapter 18, Section 30.6.1). The review criteria for a special use permit are designed to address the purpose and intent of the ordinance as stated in these sections.

The HC zoning district is intended for the development of commercial establishments oriented to major highways. The amended special use permit will continue to be in harmony with the purpose and intent of the HC zoning district.

The Entrance Corridor Overlay District is intended to preserve the county's scenic resources by maintaining the visual integrity of the county's roadways through the use of design guidelines. Conformance with the purpose and intent of the ECOD is expected to remain, even with the removal of the off-site landscape easement.

...with the uses permitted by right in the district,

It is not anticipated that the removal of the landscape easement will interfere with the development of uses permitted by right in the district.

...with the regulations provided in Section 5 as applicable,

There are no supplementary regulations that apply to this use.

...and with the public health, safety, and general welfare.

Based on information provided by the applicant, in coordination with the conditions recommended by staff, staff finds that the proposed use will not be a detriment to public health, safety, or general welfare.

4. Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.

The subject parcel of this special use permit request is designated as Community Mixed Use and Parks & Green Systems in the Pantops Master Plan. Existing auto-commercial sales and services, as is currently located on this parcel, is a recommended secondary use for this land use designation. The Parks & Green Systems designation is in the rear of the parcel, including areas of Preserved Steep Slopes. No development is proposed to occur in this area, and the landscape easement that is proposed to be removed with this SP request is not located within the Parks & Green Systems-designated area. The proposed amendment to the SP to remove the off-site landscape easement remains consistent with the Pantops Master Plan.

SUMMARY

Staff has identified the following factors which are favorable to these requests:

1. The requests are consistent with the uses recommended by the Pantops Master Plan.
2. The requests are consistent or mostly consistent with the applicable neighborhood model principles.
3. No development is proposed for the rear of TMP 78-73A7, which would allow for the extension of Rolkin Road, as identified in the Pantops Master Plan, to occur in the future.

Staff has identified the following factors which are unfavorable to these requests:

1. No unfavorable factors have been identified.

RECOMMENDED ACTIONS

ZMA202000013 – Based on the findings described in this staff report and factors identified as favorable, **staff recommends approval of zoning map amendment application ZMA202000013 Overlook Hotel: Pantops PDMC Amendment.**

SP202100010 – Based on the findings described in this staff report and factors identified as favorable, **staff recommends approval of special use permit application SP202100010 Auto Superstore SP Amendment, with the following conditions:**

- 1) Vehicles shall not be elevated.
- 2) Vehicles shall be displayed only in the areas indicated for display shown on the plan.
- 3) The use shall not commence until a Certificate of Appropriateness is issued by the ARB, including landscape and lighting plans.
- 4) Provide screening trees to the south and west of the proposed parking area to reduce the impact of the loss of trees and to soften the appearance of the expanse of proposed pavement.
- 5) Provide the planting bed with the seven (7) Eastern Red Cedars in the central portion of the parking area as shown on the Minor Site Plan Amendment (SDP 02-34) dated March 8, 2002, revised November 4, 2002.
- 6) Provide screening trees that will grow to a height that will sufficiently screen the proposed parking area. This will require a wider planting area, which will necessitate the removal of most, if not all, of the eleven (11) display parking spaces in the first row.

ATTACHMENTS

- 1 – [Location Map](#)
- 2 – [Zoning Map](#)
- 3 – [Project Narrative for ZMA2020-00013 and SP2021-00010, dated December 7, 2020; last revised April 5, 2021.](#)
- 4 – [Application Plan for ZMA2020-00013, dated December 7, 2020; last revised April 5, 2021.](#)
- 5 – [Concept Plan for SP2021-00010, dated April 5, 2021.](#)
- 6 – [Action Letter for ZMA2002-00008, dated February 25, 2003.](#)
- 7 – [Action Letter for SP2002-00013, dated February 25, 2003.](#)
- 8 – [Request for Special Exception to Stepback Regulations \(SE202100016\), dated April 5, 2021.](#)
- 9 – [Staff Analysis of Application's Consistency with Neighborhood Model Principles](#)
- 10 – [Correspondence from Community Members](#)