

FINAL ACTION MEMO
Planning Commission Meeting of March 1, 2022

| <u>AGENDA ITEM/ACTION</u> | <u>FOLLOW-UP ACTION</u> |
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| <p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m. by Chair Firehock. • PC members present were Ms. Firehock, Chair; Mr. Clayborne, Vice-Chair; Mr. Bivins; Ms. More; Mr. Missel; and Mr. Carrazana • PC Member absent was: Mr. Bailey • Staff members present were: Charles Rapp, Rebecca Ragsdale, Ben Holt, Bill Fritz, Andy Herrick and Carolyn Shaffer | |
| <p>2. Other Matters Not Listed on the Agenda from the Public</p> | <p><u>Clerk:</u> None</p> |
| <p>3. Consent Agenda</p> | <p><u>Clerk:</u> None</p> |
| <p>4. Public Hearing</p> <p>4a. SP202100018 Greenbrier Veterinarian Expansion MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 061W0-01-0A-00500 LOCATION: The proposed project is located on the north side of Greenbrier Drive (Route 866) approximately 600 feet west of Seminole Trail (Route 29). PROPOSAL: Expansion of existing veterinarian services. The existing veterinarian service was most recently approved with SP201100031. PETITION: Veterinary office and hospital allowed by special use permit under sections 22.2.2.5 and 24.2.2.4 of the Zoning Ordinance on a 3-acre parcel. No new dwelling units proposed. ZONING: HC Highway Commercial – commercial and service; residential by special use permit (15 units/ acre) and C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre) OVERLAY DISTRICT(S): AIA – Airport Impact Area Overlay, Managed Steep Slopes COMPREHENSIVE PLAN: Neighborhood 1 – Places 29 - Office/R&D/Flex/Light Industrial – employment generating uses including professional offices, research and development, flex spaces, and light industrial. Secondary commercial retail, residential (6-34 du/acre), institutional. (Bill Fritz)</p> | <p><u>Clerk:</u> None</p> |

Action: On motion of Commissioner Missel, seconded by Commissioner Bivins, the Planning Commission recommended approval of SP202100018 Greenbrier Veterinarian Expansion with the conditions outlined in the staff report.

Approved by a vote of 6:0 (Commissioner Bailey absent)

4b. **ZMA202100006 Maplewood**

MAGISTERIAL DISTRICT: Rivanna
TAX MAP/PARCEL: 046B4000000400
LOCATION: Vacant parcel at the intersection of Proffit Rd and Worth Crossing, behind Walgreens and Advanced Auto Parts
PROPOSAL: Rezone property from C-1 Commercial to Planned Residential Development.

PETITION: Rezone approximately 3.41 acres from C-1 Commercial which allows retail sales and service and residential by special use permit (15 units/ acre) to Planned Residential Development (PRD), which allows residential uses (maximum of 35 units/acre) with limited commercial uses. A maximum of 102 residential dwelling units are proposed for a gross density of 30 units/acre.

ZONING: C-1 Commercial which allows retail sales and service; residential by special use permit (15 units/ acre)

OVERLAY DISTRICTS: AIA - Airport Impact Area, EC - Entrance Corridor, Managed Steep Slopes

PROFFERS: Yes

COMPREHENSIVE PLAN: Community Center – commercial, retail, employment uses with supporting residential (6.01 – 34 units/acre); Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space in the Hollymead Community of the Places29 Master Plan. (Ben Holt)

Action: On motion of Commissioner Clayborne, seconded by Commissioner Carrazana, the Planning Commission recommended denial of ZMA202100006 Maplewood for the reasons that were discussed for attention to improving connectivity throughout the project and bring more clarity to building massing and height.

Failed by a vote of 2:4 (Commissioner Bailey absent; Commissioner Firehock, Commissioner Bivins, Commissioner More, Commissioner Missel)

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| <p>Action: On motion of Commissioner Bivins, seconded by Commissioner Carrazana, the Planning Commission recommended approval of ZMA202100006 Maplewood for the reasons that were discussed and in the staff report, provided that several areas of concern were addressed:</p> <ul style="list-style-type: none"> -Pedestrian connectivity to nearby uses -Specify maximum building height and massing -Specify proposed unit type <p>Approved by a vote of 5:1 (Commissioner Bailey absent, Commissioner Clayborne against)</p> <p>4c. ZMA202100012 Skyline Ridge Apartments – Zoning Map Amendment MAGISTERIAL DISTRICT: Jack Jouett TAX MAP/PARCEL: 06000-00-00-040C8 LOCATION: Colonnade Dr, approximately 1200 linear feet south of the intersection of Colonnade Drive and Ivy Road (Route 250) PROPOSAL: Zoning map amendment (ZMA) to amend the preserved steep slopes within the previously approved development area for the Skyline Ridge project. ZONING: R15 Residential – 15 units/acre PROFFERS: No ENTRANCE CORRIDOR: No OVERLAY DISTRICT: Airport Impact Area, Steep Slope Overlay COMPREHENSIVE PLAN: (1) Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office and service uses. (2) 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 Neighborhood 6 – Western Neighborhoods Master Plan. (Ben Holt)</p> <p>Action: On motion of Commissioner Bivins, seconded by Commissioner Clayborne, the Planning Commission recommended approval of ZMA202100012 Skyline Ridge Apartments – Zoning Map Amendment below the 724 foot contour for the reasons stated in the staff report.</p> <p>Approved by a vote of 6:0 (Commissioner Bailey absent)</p> | |
| <p>5. Committee Reports:</p> | |

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| 6. | <p>Review of Board of Supervisors Meeting: February 16, 2022</p> <p>Mr. Rapp gave an overview of the 02/16/22 Board of Supervisors meeting and actions.</p> | |
| 7. | <p>Old Business / New Business</p> <p>Commissioner Carrazana brought up there being several projects brought before the PC that were not complete. Mr. Rapp said that he is working on that now. They are working on what is considered a complete submission, so that everyone is on the same page.</p> | |
| 8. | <p>Items for follow-up:</p> <p>None</p> | |
| | <p>Adjourn to March 15, 2022 at 6:00 p.m., Virtual Meeting. The meeting adjourned at 8:55 p.m.</p> | |