

**PLANNING COMMISSION
TENTATIVE
DECEMBER 17, 2019
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. Consent Agenda (on next sheet).
4. Public Hearings.
 - a. [ZMA201900011 2231 Seminole Lane](#)
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL(S): 045B1050A01100
LOCATION: 2231 Seminole Lane
PROPOSAL: Proposal to rezone one property to (HC) Highway Commercial
PETITION: Rezone a total of 0.702 acres from the CO Zoning District, which allows office and supporting commercial uses to Highway Commercial (HC) which allows commercial and service uses and residential uses by special use permit. ZONING: CO Commercial Office – offices, supporting commercial and service; residential by special use permit (15 units/ acre) OVERLAY DISTRICT(S): AIA – Airport Impact Area Overlay, EC – Entrance Corridor, Managed Steep Slopes Steep Slopes
PROFFERS: Yes COMPREHENSIVE PLAN: Commercial Mixed Use – commercial, retail, employment uses, with supporting residential (no maximum density), office, or institutional uses; Office/R&D/Flex/Light Industrial – commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging; residential is a secondary use (no maximum density) in Neighborhood 2 of the Places29 Comprehensive Plan Area.(Cameron Langille)
 - b. [ZMA201900007 Hyland Park](#)
MAGISTERIAL DISTRICT: Rivanna
TAX MAP/PARCEL(S): 078E00000000A2, 078E00000000A4, 078E0000100100, 078E0000100200, 078E0000100300, 078E0000100400, 078E0000100500, 078E0000100600, 078E0000100700, 078E0000100800, 078E0000100900, 078E0000101000, 078E0000101100, 078E0000101200, 078E0000101300, 078E0000101400, 078E0000101500, 078E0000101600, 078E0000101700, 078E0000101800, 078E0000101900 LOCATION: Developed and undeveloped parcels located within Fontana. Parcels are located in three areas; one parcel is along Fontana Dr at the intersection of Fontana Dr and Glenleigh Rd, one parcel is located on Via Florence Rd about 1500 feet from the intersection of Fontana Dr and Via Florence Rd, and the remaining nineteen parcels are located on Glenleigh Rd.
PROPOSAL: Request to amend proffers associated with the development of Fontana Phase 4C on property zoned R-4 residential. No new dwellings proposed.
PETITION: Amend the previously approved proffers for ZMA200400018 and ZMA201100001 associated with Phase 4C of the Fontana subdivision. Amend Proffer #5 to change the design of pedestrian paths from Class A Type 1 to primitive paths and to also revise the timing of installation. Amend Proffer #6 to require cash proffers only for units built in excess of the number of units that were allowed by right under the zoning in existence prior to the approval of ZMA200400018. Amend Proffer #7 to reset the annual adjustment of cash proffers to begin January 1, 2019, instead of January 1, 2008. Amend Proffer #9 to update the development's Architectural Standards to permit all earth-tone colors, including cream, instead of only medium shaded earth-tones. Omit Proffers #8 and #10 because they have been satisfied. The property contains 10.88 acres. No change to the zoning district or application plan is proposed. ZONING: R-4 Residential - 4 units/acre OVERLAY DISTRICT(S): Steep Slopes (Managed and Preserved)
PROFFERS: Yes
COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as religious institutions, schools and other small-scale non-residential uses AND Greenspace – undeveloped areas in Neighborhood 3 of the Pantops Comprehensive Plan Area.
POTENTIALLY IN MONTICELLO VIEWSHED: Yes (Mariah Gleason)

5. Presentation.
 - a. [Broadway Blueprint](#)
Present progress-to-date on the Broadway Blueprint Economic Development Revitalization Plan.
(Roger Johnson)
6. Committee Reports.
7. Old Business/New Business.
8. Items for follow-up.

Adjournment—8:00 p.m.

THERE WILL BE NO PLANNING COMMISSION MEETING ON TUESDAY, DECEMBER 24, 2019 OR TUESDAY, DECEMBER 31, 2019. NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, JANUARY 14, 2020.

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA