

**TENTATIVE
MAY 14, 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. Items Requesting Deferral.
 - a. **ZMA201800005 Kimco Hotel Pantops**
MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 07800000006400, 07800000006500
LOCATION: Northwest side of State Farm Boulevard approximately ¼ mile from the intersection of State Farm Blvd. and US Rte. 250 (Richmond Rd.). PROPOSAL: Request for approval of an Application Plan for an existing planned development district to allow the development of a 100-room hotel. PETITION: The two parcels totaling 4.42 acres are currently zoned Planned District Mixed Commercial (PDMC), which allows for retail sales, service establishments, public establishments, and offices as permitted by right in the Commercial Districts, as well as residential by special use permit (15 units/acre). The proposed zoning would remain PDMC. Approval of an Application Plan is requested pursuant to Chapter 18 Section 33.4.c.8. The proposed use is a 100-room hotel pursuant to 25A.2.1-(1) and 24.2.1-(20). No residential units are proposed. OVERLAY DISTRICT(S): Steep Slopes – Managed and Preserved ENTRANCE CORRIDOR (EC): No PROFFERS: No COMPREHENSIVE PLAN: Urban Mixed Use, which allows retail, commercial services, office, and a mix of residential types (6.01 – 34 units/acre); and Parks, which allows public and semi-public parks, greenways, and active recreation areas. In the Neighborhood 3 (Pantops) Comp Plan Area within the Development Area. POTENTIALLY IN MONTICELLO VIEWSHED: Yes (Tim Padalino)
REQUESTING DEFERRAL TO MAY 28, 2019 DUE TO AN ADVERTISING ERROR.
 - b. **ZMA201800007 Belvedere Proffer Amendment - Carriage Houses**
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 06100-00-00-154E0, 06100-00-00-15800, 06100-00-00-16000, 06200-00-00-002A1, 06200-00-00-002B0, 06200-00-00-002C0, 062A3-00-00-00100, 062G0-00-00-005A0, 062G0-00-00-005A1, 062G0-00-00-007A, 062G0-00-07-15700, 062G0-00-07-16500, 062G0-00-07-17100, 062G0-00-07-17200, 062G0-00-07-17400, 062G0-00-07-17900, 062G0-00-07-18000, 062G0-00-00-009A0 LOCATION: Properties are located in the Belvedere development off of Rio Road. PROPOSAL: Amend existing proffers related to carriage house units. PETITION: Amend proffers for ZMA200400007-Belvedere, including proffer 2.2, to allow carriage house units on lots with single-family-attached units and to allow accessory units to count toward meeting the required minimum number of 103 carriage house units to be provided in the development. The properties subject to this amendment request contain approx. 180 acres and are zoned NMD-Neighborhood Model District which allows residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. This proposal does not propose to modify the gross density permitted under the current zoning. No changes to the application plan is proposed. OVERLAY DISTRICT(S): Steep Slopes – Managed 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 (David Benish)
REQUESTING DEFERRAL TO JUNE 4, 2019 DUE TO AN ADVERTISING ERROR.

4. Public Hearing Items.

a. [ZMA201600013 Willow Glen Proffer Amendment](#)

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCEL: 03200-00-00-049F0, 03200-00-00-049I0, 03200-00-00-049J0 LOCATION:

Approximately 2,000 feet south of the intersection of Airport Road and Dickerson Road. PROPOSAL: Reduce the currently approved cash proffer amount of \$17,500 per single-family detached dwelling to the cash proffer amount recommended by the Fiscal Impact Advisory Committee of \$4,918 per single-family detached dwelling. Reduce the currently approved cash proffer amount of \$11,900 per single-family attached dwelling to the cash proffer amount recommended by the Fiscal Impact Advisory Committee of \$3,845 per single-family attached dwelling. 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: Airport Impact Area, Steep Slopes (Managed) PROFFERS: Yes COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses in the Hollymead area of the Places29 Master Plan.

(Rachel Falkenstein)

b. [CPA201800007 Biodiversity Action Plan](#)

The Albemarle County Planning Commission will hold a public hearing on May 14, 2019 at 6:00 PM in the Auditorium of the County Office Building, 401 McIntire Road, Charlottesville, Virginia, to consider proposed amendments to the Natural Resources Chapter of the Albemarle County Comprehensive Plan. All proposed amendments are in the Objective 4 section of the Natural Resources Chapter. The amendments primarily serve to add new strategies under Objective 4 to help conserve and protect biological diversity, or biodiversity, in the County. Six new strategies are being added. Seven current strategies will remain in place, with some wording revisions to five of the seven. A copy of the full text of the current version of the Objective 4 section, Natural Resources Chapter of the Albemarle County Comprehensive Plan, is available online and on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. Two versions of the amended Objective 4 section of the Natural Resources Chapter are also available: a clean version and a redline version, which indicates where revisions have been made. Both versions of the amended document are available online and on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia

(David Hannah)

c. [CPA201800003 Pantops Master Plan](#)

The Albemarle County Planning Commission will hold a public hearing on May 14, 2019 at 6:00 PM in the Auditorium of the County Office Building, 401 McIntire Road, Charlottesville, Virginia, to consider proposed amendments to the Pantops Master Plan section of the Albemarle County Comprehensive Plan. The Master Plan update would revise recommendations related to land use decisions, transportation improvements, environmental conservation, and implementation projects for the Pantops development area. The Plan would revise the following information for the Pantops development area: the vision for development and redevelopment of the area and supporting recommendations; creation of new place types with form and use recommendations; a plan for the transportation network and its integration with the place types; a plan for open space, trails and natural resource protection and enhancement, and a plan for implementation and supporting community facilities and infrastructure. A copy of the full text of the Pantops Master Plan is available online and on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia.

(Cameron Langille)

5. Committee Reports.

6. Review of Board of Supervisors Meeting – May 1, 2019

7. Old Business/Items for follow-up.

8. New Business.

9. Adjournment—8:00 p.m.

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA