

FINAL ACTIONS
Planning Commission Meeting of January 29, 2019

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m. by the Chair Keller. • PC members present were Mr. Dotson, Chair Keller, Vice-Chair Bivins, Ms. More, Ms. Riley, Ms. Firehock and Mr. Carrazana (UVA Rep). Ms. Spain was absent. • Staff members present were Cameron Langille, David Benish, Mark Graham, Amelia McCulley, Andrew Gast-Bray, Sharon Taylor and Andy Herrick. 	
<p>2. Other Matters Not on the Agenda from the Public None</p>	<p><u>Clerk:</u> No action required</p>
<p>3. Consent Agenda <u>Approval of Minutes:</u> December 4, 2018 and December 11, 2018. APPROVED, by a vote of 6:0 (Spain absent).</p>	<p><u>Clerk:</u> Finalize minutes as noted in actions.</p>
<p>4. Public Hearings <u>ZMA-2018-00006 3223 Proffitt Road</u> MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL: 032A0020000200 LOCATION: 3223 Proffit Road PROPOSAL: Rezone property to allow for a higher density residential development. PETITION: Rezone 7.29 acres from the RA Rural Areas district, which allows for residential uses at a density of 0.5 units per acre, to the R-15 Residential zoning district which allows residential (15 units/acre). A maximum of 109 dwelling units is proposed at a gross and net density of 14.9 units/acre. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots). OVERLAY DISTRICT: AIA- Airport Impact Area; Managed Steep Slopes PROFFERS: Yes COMPREHENSIVE PLAN: Urban</p>	<p><u>Clerk:</u> This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined.</p> <p><u>Staff:</u> Action Letter – Recommendation as noted in the actions.</p>

<p>Density Residential - residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses in the Hollymead-Places 29 Master Plan. (Tim Padalino)</p> <p>RECOMMEND APPROVAL, by a vote of 6:0) (Spain absent), of <u>ZMA-2018-00006 3223 Proffitt Road</u> with proffer revisions as recommended by staff as stated in the staff report shown in Attachment 1.</p>	
<p>5. WORK PROGRAM <u>CDD Work Program</u> Overview of work program for Community Development over period of 2019-2022, with an emphasis on 2019-2020. (Mark Graham)</p> <p>RECEIVED an overview of the CDD Work Program, discussed and provided Commission’s perspective on initiatives for staff to share with the Board when this is considered on February 6, 2019 as summarized in Attachment 2.</p>	<p><u>Staff</u>: Summary Action Letter – Recommendation as noted in the actions to share with Board when this is considered on February 6, 2019.</p>
<p>6. Committee Reports The following committee reports were given: <u>Commissioner Riley reported:</u></p> <ul style="list-style-type: none"> - CTAC met and reviewed Regional Bicycle and Pedestrian Plan and LRTP and encouraged reviewing TJPDC website for drafts. <p><u>Commissioner Bivins reported:</u></p> <ul style="list-style-type: none"> - Rio 29/Hydraulic Road CAC met and discussed Charlotte Humphries Park to make land accessible not destroy forest area. - PACC Tech met and discussed City and UVA projects and highway funding. <p><u>Commissioner Dotson reported:</u></p> <ul style="list-style-type: none"> - Rio/29 CAC met. - Long Range School Advisory Planning Committee met, and he has been working on LRT plan projections 2015-2045 traffic analysis zones and overlaying population forecasts on school 	

<p>boundaries. Feedback will be reported after February meeting.</p> <p><u>Karen Firehock reported:</u></p> <ul style="list-style-type: none"> - 5th Street and Avon Street CAC met and discussed improvements to the Avon Street Corridor. <p><u>Commissioner More reported:</u></p> <ul style="list-style-type: none"> - The Historic Preservation Committee met and discussed funding received for McIntire Local History of it – 5 historic highway markers and cultural/historical engagement. 	
<p>7. Review of Board of Supervisors Meeting – January 9, 2019 and January 16, 2019. Mr. Gast-Bray reviewed the actions taken on the above date.</p>	
<p>8. Old Business/Items for Follow-up - <u>Andrew Gast-Bray reported items to be scheduled:</u></p> <ul style="list-style-type: none"> - Discussion about housing and attaching workforce housing. - Connectivity discussion in context of how we get more transportation off-site from where the kinds of developments that we look at and sidewalks. Differences between land use and zoning will be first discussion. 	
<p>9. New Business</p> <ul style="list-style-type: none"> - Request to purchase guides for PC on low impact development. - <u>Andrew Gast-Bray announced</u> Sharon Taylor has announced upcoming retirement on March 1. - Commissioners absent at the February 5 meeting are Dotson, Bivins and Firehock. 	
<p>11. Adjourn to February 5, 2019 Albemarle County Planning Commission meeting, 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia.</p> <ul style="list-style-type: none"> • The meeting adjourned at 8:05 p.m. 	

ATTACHMENT 1 - ZMA-2018-00006 3223 Proffitt Road – Planning Commission Recommendation

ATTACHMENT 2 – CDD Work Program – Planning Commission Recommendations

ATTACHMENT 1 -

ZMA-2018-00006 3223 Proffitt Road – Planning Commission Recommendation

Original Proffers X Amendment

DRAFT PROFFER STATEMENT

ZMA No. **201800006** — **3223 Proffitt Road**

Tax Map and Parcel Number(s): **032A0-02-00-00200**

Owner(s) of Record: **JANET H. LEE, TRUSTEE, THE JANET H LEE REVOCABLE TRUST**

Date of Proffer Signature: [INSERT DATE THE PROFFERS ARE SIGNED]

7.3 acres to be rezoned from RA to **R-15**

JANET H. LEE, TRUSTEE, THE JANET H LEE REVOCABLE TRUST, is the owner (the “Owner”) of Tax Map and Parcel Number **032A0-02-00-00200** (the “Property”) which is the subject of rezoning application ZMA No. **201800006**, a project known as “**3223 PROFFIT ROAD**” (the “Project”).

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable.

The property shall be developed in general accord with the plans titled “Zoning Map Amendment – 3223 Proffitt Road” plans prepared by Roudabush, Gale & Associates, dated June 18, 2018 revised January 3, 2019 and _____ and shall reflect the following major elements as shown and noted on the plans:

1. The internal street network grid and interparcel connections between the subject parcel and TMPs **03200-00-00-03000** and **032A0-02-00-001B0**,
2. Right-of-way reservation and associated improvements along Proffitt Road;
3. A minimum of 44 total dwelling units shall be developed on the property.
4. Parking Standards - The following note has been added to the Cover Sheet in regards to relegated parking. The following standards shall apply to uses located within Block A, Area 1 as shown on Sheet 3 of the plans:
 - A. For single-family attached and single-family detached units — **Front building facades shall face Proffitt Road.** No individual lot will driveways shall enter directly onto Proffitt Road; lots will front driveways shall be rear-loaded and only enter onto the internal road network. Off-street parking shall be setback from Proffitt Road in accordance with Section 4.19 of the Albemarle County Zoning Ordinance. Off-street parking adjacent to Proffitt Road shall be screened by buildings, landscaping, permanent structures or other acceptable methods per Section 32.7.9 of the Albemarle County Zoning Ordinance. Front building facades shall face Proffitt Road.

B. For multi-family - off-street parking shall be relegated to the side or rear of buildings adjacent to Proffit Road and shall be accessed from the internal road network. If a drop-off/pick-up area is proposed between multifamily buildings and Proffit Road, a limited off-street parking area can be included to accommodate ADA accessible and guest spaces. This limited off-street parking shall be screened by landscaping, permanent structures or other acceptable methods per Section 32.7.9 of the Albemarle County Zoning Ordinance.

~~5. 15% of the total number of units shall be designated as affordable housing.~~

5. Garage Setbacks - Single-family attached and single-family detached units located outside of Block A, Area 1 as shown on Sheet 3 shall be subject to the following: front-loading garages shall be setback a minimum of 3 feet from the front building façade or front porch.

OWNER

By: DAVID C. LEE

Title: TRUSTEE

JANET H. LEE, TRUSTEE, THE JANET H LEE REVOCABLE TRUST

ATTACHMENT 2 – CDD Work Program – Planning Commission Recommendations

This matter is being presented for discussion. Staff requests that the Planning Commission consider the initiatives described and, following a short presentation, share its perspectives and asked staff to share the Planning Commission's perspective with the Board when this is considered on February 6, 2019.

The Planning Commission received an overview of the work program for Community Development over the period of 2019-2022, with an emphasis on 2019-2020 and provided the following comments and suggestions for staff to provide to the Board of Supervisors.

- One person expressed an interest in looking at the rural area recreational uses – that was something we had on there before and still have listed. A couple people offer slightly different comments about the rural area uses and planning of the rural area – that we need more focus on that. The most recent Board's strategic plan really does not have a focus on the rural areas – it is really focused towards the development areas. He said paraphrasing “balance on protection of the rural areas along with improvements of the development areas.”
- Look at making the master plans a higher priority in trying to keep them more up-to-date recognizing that both keeps the community engaged and makes the jobs of staff a little easier as we stay a little more current with the expectations of that community.
- Net versus gross – there was at least one member that was interested in looking at the net versus gross density for development – so trying to do that.
- Suggestion to provide a thumb nail description along with all these items and associated with that looking at some description of the level of anticipated effort that goes with each of these in that thumb nail trying to give some description of how much effort we think it is going to take in how many staff hours we think are going to be involved with that.
- There were several comments about the workforce housing in trying to tie that back with our Affordable Housing Policy and our Economic Development efforts. He said several people kind of recognize that we have to have a better focus on the workforce housing and looking for that synergy between the Economic Development and the Affordable Housing Policies related to that.
- On the fix to the Entrance Corridors – looking at those Entrance Corridors that we recognize we don't have under current authority and looking for a way to repair that. He said that is something that is not really on the list right now but looking to get that on there.

- Not to lose focus on the area plans, especially the small area plans, trying to remind ourselves that is important to keep those going that they set the framework for a lot of the other things that are happening there.
- It is also important is to coordinate with the PACC Tech under the three-party agreement to make sure we have a coordinated effort so that we are not fighting each other especially on the things such as affordable housing which are really more regional issues than just a simple County issue.
- The new ones were the area of special visual quality recognizing there are some areas which are incredibly important to the County – they are almost part of our identity as a County in trying to make sure that we are providing them with necessary protection as we move forward.
- Regarding the Historic Resources there is a need to consider a protection of those particular structures and areas.
- Placing affordable housing as a higher priority than it currently is should be emphasized.
- There needs to be a stronger emphasis on affordable housing since there is a moment and place right now that we might be able to leverage partnerships regionally and for the county to be engaged and part in.