

FINAL ACTION MEMO
Planning Commission Meeting of December 17, 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 Chair Keller. • PC members present were Chair Keller, Vice-Chair Bivins, Ms. More, Ms. Spain, Ms. Riley, Mr. Dotson, and Mr. Carrazana (UVA Rep.). • PC members absent were Ms. Firehock • Staff members present were David Benish, Cameron Langille, Mariah Gleason, Bart Svoboda, Jodie Filardo, Francis MacCall, Andy Herrick and Carolyn Shaffer 	
<p>2. Other Matters Not on the Agenda from the Public</p>	<p><u>Clerk:</u> No action required</p>
<p>3. Consent Agenda</p>	<p><u>Clerk:</u> None</p>
<p>4. Public Hearing Items</p> <p>4a. ZMA201900011 2231 Seminole Lane MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 045B1050A01100 LOCATION: 2231 Seminole Lane PROPOSAL: Rezone property to a different commercial district to be consistent with surrounding zoning. 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: AIA- Airport Impact Area EC- Entrance Corridor; Managed 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)</p>	<p><u>Clerk:</u> Forward Planning Commission recommendations to Board of Supervisors ahead of Board's public hearing.</p> <p><u>Staff:</u> Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.</p>

Action: The Commission recommended approval of ZMA201900011 - 2231 Seminole Lane with proffer revisions, by including proffer #3 as recommended by staff. Approved with a vote of 6:0, Ms. Firehock was absent.

4b.

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 ZMA2004-18 and ZMA2011-1 associated with Phase 4C of the Fontana Subdivision. Proposed clerical edits to Proffer #1, Proffer #2, and Proffer #3 to provide specificity and conformity. Amend Proffer #5 to change the design of pedestrian paths from Class A Type 1 to Class B Type 1 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 earthtones. Omit Proffers #8 and #10 because they have been satisfied.

ZONING: R-4 Residential - 4 units/acre

OVERLAY DISTRICT(S): Steep Slopes (Managed and Preserved)

PROFFERS: Yes

COMPREHENSIVE PLAN: Neighborhood

Clerk: Forward Planning Commission recommendations to Board of Supervisors ahead of Board's public hearing.

Staff: Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.

<p>Density Residential – residential (3-6 du/acre). Secondary religious assembly uses, schools and child care, institutional, commercial/retail AND Parks and Green System – stream buffers, floodplain, and steep slopes, privately owned open space, natural areas of the Pantops Master Plan Area. POTENTIALLY IN MONTICELLO VIEWSHED: Yes (Mariah Gleason)</p> <p>Action: The Commission recommended Denial of the proposed amendment to Proffer #7, and approval of the remainder of ZMA201900007 – Hyland Park, both as recommended by staff, for the reasons stated in the staff report. Approved with a vote of 6:0, Ms. Firehock was absent.</p>	
<p>5. Presentation</p> <p>5a. Broadway Blueprint Economic Development Revitalization Plan The purpose of this presentation is to inform the Planning Commission of the progress to date on Broadway Blueprint Economic Development Revitalization Plan and to receive any feedback and comments on the work to date. No action is required from the Planning Commission. The County's Economic Development staff will be presenting the work to date and next steps for the project. (David Benish/Roger Johnson/J.T. Newberry)</p>	<p><u>Staff:</u> Planning Commission comments on Plan received by staff.</p>
<p>6. Committee Reports: None.</p>	
<p>7. Review of Board of Supervisors Meeting</p>	
<p>8. New Business</p>	None
<p>9. Items for follow-up.</p>	None
<p>10. Adjourn to January 14, 2020 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. The meeting adjourned at 8:30 p.m.</p>	