

**COUNTY OF ALBEMARLE  
PLANNING STAFF REPORT SUMMARY**

<b>Project Name:</b> ZMA201900010 3223 Proffit Road	<b>Staff:</b> Andy Reitelbach, Senior Planner
<b>Planning Commission Public Hearing:</b> June 2, 2020	<b>Board of Supervisors Public Hearing:</b> To Be Determined
<b>Owner:</b> Albemarle Land Development, LLC	<b>Applicant:</b> Albemarle Land Development, LLC
<b>Acreage:</b> 7.29 acres	<b>Rezone from:</b> R-15 Residential to R-15 Residential (amendment to proffers and concept plan)
<b>TMP:</b> 032A0020000200 <b>Location:</b> 3223 Proffit Road	<b>By-right use:</b> Maximum of 109 dwelling units
<b>Magisterial District:</b> Rivanna	<b>Proffers:</b> Yes
<b>Proposal:</b> Request to amend the proffers and concept plan associated with ZMA201800006 on a 7.29-acre parcel of land to revise the internal street network layout; to permit residential units in Block B; and to reduce the overall maximum number of units permitted from 109 to 80. A maximum of 80 units is proposed for a gross and net density of 11 units/acre. No change in zoning district proposed.	<b>Requested # of Dwelling Units:</b> Maximum of 80 dwelling units
<b>DA (Development Area) – Hollymead-Places 29 Master Plan</b>	<b>Comp. Plan Designation:</b> Urban Density Residential in the Hollymead-Places29 Master Plan.
<b>Character of Property:</b> Vacant parcel with recently cleared area in the front and woods in the rear.	<b>Use of Surrounding Properties</b> Southern States Cooperative Retail store, Full Gospel Assembly Church and cemetery, Lighthouse Christian preschool, single-family homes to the northeast, and undeveloped land within the future North Pointe community to the north.
<b>Factors Favorable:</b> <ol style="list-style-type: none"> <li>1. The request is consistent with the use and density recommended by the Places29 Master Plan.</li> <li>2. The request is consistent with the applicable neighborhood model principles.</li> <li>3. The proposed development continues to include dedication or right-of-way and construction of upgrades to Proffit Road recommended by the Places29 Master Plan.</li> <li>4. The application includes a proffered concept plan that will create a street network grid with additional inter-parcel connections and pedestrian facilities beyond what is called for in the Places29 Master Plan, including with the adjacent North Pointe development.</li> <li>5. The tree buffer will be retained along the eastern edge of Block B until any potential future redevelopment of adjacent property and an inter-connection is determined to be needed.</li> </ol>	<b>Factors Unfavorable:</b> <ol style="list-style-type: none"> <li>1. The area of open space and area for the recommended greenway along the stream channel that is shown on the Places29 Parks and Green Systems Map are being reduced from what was originally provided for in ZMA2018-00006; however, portions of the depicted greenway area are being retained.</li> <li>2. Technical revisions to the application are needed.</li> </ol>

**RECOMMENDATION:** Zoning Map Amendment: Staff recommends approval of ZMA201900010 3223 Proffit Road, provided the recommended revisions are made to the concept plan and proffers prior to the Board of Supervisors meeting.

**STAFF PERSON:  
PLANNING COMMISSION:  
BOARD OF SUPERVISORS:**

**Andy Reitelbach  
June 2, 2020  
To Be Determined**

**ZMA 201900010 3223 Proffit Road**

**PETITION**

PROJECT: ZMA201900010 3223 Proffit Road

MAGISTERIAL DISTRICT: Rivanna

TAX MAP/PARCEL: 032A0020000200

LOCATION: 3223 Proffit Road, Charlottesville, VA 22911

PROPOSAL: Amend the proffers and concept plan of a previously approved rezoning.

PETITION: Request to amend the proffers and concept plan associated with ZMA201800006 on a 7.29-acre parcel of land to revise the internal street network layout; to permit residential units in Block B; and to reduce the overall maximum number of units permitted from 109 to 80. A maximum of 80 units is proposed for a gross and net density of 11 units/acre. The property is zoned R-15 Residential, which allows 15 units per acre. No change in zoning district proposed.

ZONING: R-15 Residential – 15 units per acre.

OVERLAY DISTRICT(S): Airport Impact Area; Steep Slopes - Managed

PROFFERS: Yes

COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre), with supporting uses such as religious institutions, schools, commercial, office, and service uses; in Hollymead – Places29 Master Plan area.

**CHARACTER OF THE AREA**

The subject property is located on the north side of Proffit Road (S.R. 649), approximately nine-hundred (900) linear feet east of the intersection of Seminole Trail (Route 29) and Proffit Road (see Attachment 1 – Location Map). The subject property is zoned R-15 Residential and is currently vacant. The front portion of the property has recently been cleared, and the rear portion of the property is wooded. At the center of the property is an area measuring approximately 8,000 sq. ft. that is classified as Managed Steep Slopes. An intermittent stream runs east to west through the center-rear portion of the parcel, and this stream is not subject to the County's Water Protection Ordinance (WPO) buffer requirements. There are no Preserved Steep Slopes or floodplain areas on the parcel.

West of the site is the Southern States Cooperative retail store and warehouse (zoned HC Highway Commercial). East of the property is a cemetery and church building used by the Full Gospel Assembly of Charlottesville (zoned RA Rural Area). The property to the north is currently undeveloped and is part of the future North Pointe Community Development, which is zoned Planned District - Mixed Commercial (PD-MC) and calls for a mixture of commercial, single family-attached, and single family-detached residential uses. The portion of North Pointe adjacent to the subject property is designated for single-family attached uses on North Pointe's approved application plan. The Lighthouse Christian Preschool (zoned R-1 Residential), the Maple Grove Christian Church (zoned R-1 Residential), and a single family-detached residential structure (zoned R-15 Residential) are located south of the subject property, across Proffit Road. (See Attachment 2 – Zoning Map.)

**PLANNING AND ZONING HISTORY**

- 1) March 20, 2019 – ZMA2018-00006 3223 Proffit Road: This application was the original rezoning request for this property, from the RA Rural Areas zoning district to the existing R15 Residential zoning district. This ZMA was approved with proffers and a concept plan, providing for a

maximum of 109 dwelling units, at a density of 14.95 dwelling units per acre, with the property divided into two blocks, Block A and Block B.

- 2) SDP2020-00028 – A final site plan is currently under review by County staff for the construction of 54 single family-attached townhouse units in the front portion of the parcel, known as Block A.

### **DETAILS OF THE PROPOSAL**

The applicant is proposing to amend the proffers and the concept plan, originally approved with ZMA2018-00006, for a 7.29-acre parcel on Proffit Road that is currently zoned R-15 Residential. The specific requests are to revise the internal street network layout of the site, to permit residential units in Block B, and to reduce the maximum number of residential units from 109 to 80, for a gross and net density of approximately 11 units per acre (see Attachment 3 – Project Narrative).

In the original rezoning for this property, ZMA2018-00006, the property was divided into two blocks (see Attachment 7 for ZMA2018-00006 Concept Exhibit for reference to the original concept plan). Block A (5.2 acres) is located at the front of the parcel and features a gridded street network that provided for future interparcel connections with the parcels to the west (Southern States retail store) and to the east (Full Gospel Assembly of Charlottesville). Block B (2.09 acres), which is at the rear of the parcel, was proposed to be for recreational facilities, utilities, open space, and stormwater management facilities. A more recent survey of the property, performed by Roger W. Ray and Associates after the approval of ZMA2018-00006 and included as a part of the site plan for the project, indicated that the cemetery associated with the Full Gospel Assembly of Charlottesville crosses onto the subject parcel. The originally proposed location of the interparcel connection with the church property would intrude on portions of the cemetery. The applicant has also expressed interest in providing an interparcel connection with the North Pointe development. The application plan approved with the North Pointe rezoning shows a proposed street stubbing out at its shared boundary in the northwest corner of the subject parcel, providing a potential usable interconnection point between North Pointe and the development proposed with this rezoning request.

The applicant proposes to amend the concept plan to remove the interconnection adjacent to the church parcel and provide two new interconnection opportunities in the northern part of the parcel, in Block B (see Attachment 4 – Concept Plan for the proposed new concept plan). One of the proposed interparcel connections would be adjacent to North Pointe, allowing for future movement between the two developments when they are both built out. The other interparcel connection would be located in the northeast corner of the subject parcel, providing for a possible connection to Springfield Road if that area is ever redeveloped in the future. In that location, right-of-way is proposed to be dedicated to the County for a future connection; however, the 50' buffer (25' minimally disturbed and 25' undisturbed) approved with ZMA2008-00006 would remain until such redevelopment occurs in order to provide a transition between the subject property and the existing single-family detached houses that front along Springfield Road. These houses are in the development area; however, they are currently zoned RA, Rural Areas. The interparcel connection to the west, with the Southern States property, would remain in the same location as previously approved.

In addition to extending the street network into Block B, the applicant proposes to shift some of the proposed residential units into Block B, permitting residential use in an area of the property where the existing concept plan currently does not allow it. As mentioned previously, Block B currently permits only recreational uses, utilities, stormwater management facilities, and open space. The applicant requests that a maximum of 30 residential units be permitted in Block B, fronting along the proposed new streets that would provide future interparcel connections to North Pointe and Springfield Road.

The applicant has also requested to reduce the maximum number of units permitted on the subject property from the existing by-right use of 109 dwelling units, at 15 units/acre, to 80 units, at 11 units/acre. These 80 dwelling units would be spread out across the entire 7.29 acres of the property,

in both Block A and Block B. The gross and net density of the property would both be at 11 units/acre.

The other aspects of the originally approved rezoning would remain the same. The proposed new streets in the development would be public. The applicant would dedicate right-of-way and construct improvements along the parcel's frontage with Proffit Road, consistent with the recommended cross-section for Proffit Road as shown on Figure 4.8 Future Transportation Network and Appendix 3 of the Places29 Master Plan. Block A, Area 1, would allow double-frontage lots for the residential units in that area to front on Proffit Road, with parking and rear-loading access from one of the development's internal public streets in accordance with proffer #6 (see Attachment 6 – Draft Proffer Statement). At the site plan and subdivision plat stage, the applicant would need to officially request a waiver of the prohibition of double-frontage lots and a waiver of the required screening of double-frontage lots. These waivers would be granted through administrative approval after review by County staff, as long as the requests are in conformance with the concept plan and proffers of the approved zoning map amendment.

### **COMMUNITY MEETING**

The community meeting for this project was held on August 15, 2019, at the Hollymead Fire Station in conjunction with the Places29-North Community Advisory Committee (CAC) meeting. Several members of the public were in attendance, and the issues discussed by attendees focused primarily on the density of the site, the widening of Proffit Road, and the entrance location. The applicant responded that the proposed density is lower than what was originally approved with ZMA2018-00006 and that the specific design of the Proffit Road widening and the entrance location would be determined at the site plan stage, with final approval from VDOT. It was also mentioned that any required emergency fire access entrance would be blocked off from general public use with either bollards or another method approved by Albemarle County Fire-Rescue, to prevent public vehicular access using the emergency fire route to reach Proffit Road.

### **COMPREHENSIVE PLAN**

The Places29 Master Plan calls for all 7.29 acres of the subject property to be developed in accordance with the Urban Density Residential land use classification (see map inset on next page):

Urban Density Residential (orange): This designation calls for primarily residential uses with densities between 6.01- 34 dwelling units/acre. All housing types are found in this category, including single family detached, townhouses, and apartments. Properties designated as Urban Density Residential should feature two or more housing types. The classification also allows for retail, commercial, office, and institutional secondary uses provided that they are compatible with the surrounding area.

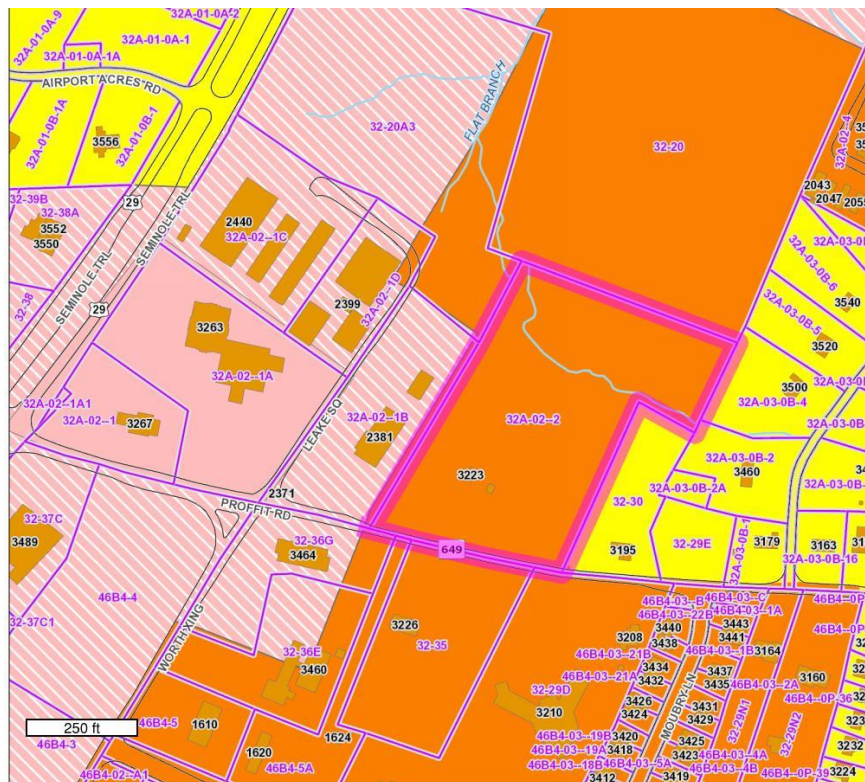
Residential uses at a density of 6.01-34 units per acre are the primary land use recommended in the Urban Density Residential land use designation in the Places29 Master Plan, so dwelling units are an appropriate and recommended use for the entirety of the subject parcel. The request for a maximum of 80 dwelling units would result in a density of approximately 11 units per acre, which falls within the range recommended by the master plan.

Open space is a recommended secondary use within the Urban Density Residential land use designation, and the Parks and Green Systems Map of the Places29 Master Plan has identified the stream channel that crosses the subject property from east to west as the location of a recommended greenway. A street is proposed to cross this stream channel with the proposed new road network layout in order to reach Block B and provide the future interparcel connections to North Pointe and Springfield Road. However, the applicant has centered the proposed recreational areas and open space along the western portion of the stream channel, preserving the lower portions of the channel and providing a mix of active and passive recreational opportunities along this feature. The applicant has indicated on the concept plan that the open space and recreational areas will comply with the requirements of sections

4.7 and 4.16 of the Zoning Ordinance. The stream channel bisects the parcel, providing access to the recreational and open spaces for all potential residents of the development, in both Blocks A and B of the proposed new concept plan. In addition, the 50' buffer in the northeast area of the subject parcel includes the upper course of the stream channel. The concept plan for the original zoning map amendment, ZMA2018-00006, provided a trailhead and an amenity in the vicinity of the stream channel in the northern portion of Block A for a potential trail to the North Pointe area. As the recreational and open space areas continue to be centered on the stream channel, and the master plan identifies this location as a recommended greenway, staff recommends that the applicant revise the concept plan for ZMA2019-00010 to include this trailhead near the proposed road crossing of the stream channel, providing ease of access to the recreational and open space areas for the residents.

The 200+ acre-North Pointe development to the north of the subject parcel is proposed for a mix of urban density residential and urban mixed-use in a Destination Center. Having direct access between the subject parcel and North Pointe through the proposed new interparcel connection would allow residents easier access to the recreational, commercial, and institutional amenities of North Pointe without requiring them to travel along busy roads like Route 29 or Proffit Road.

Due to state proffer legislation regarding what kinds of proffers localities could accept that was in effect at the time of approval of ZMA2018-00006 and submittal of ZMA2019-00010, proffers regarding affordable housing were not included or approved and are not a part of this project.



**The Neighborhood Model:** Staff has reviewed the proposal against the Neighborhood Model Principles and found that it is consistent with the principles. See Attachment 5 for staff's full analysis of the Neighborhood Model Principles.

***Relationship between the application and the intent and purposes of the requested zoning district:***

The purpose and intent of the R-15 Residential zoning district is to:

- Provide for compact, high-density residential development;

- Permit a variety of housing types; and
- Provides incentives for clustering of development and provision of locational, environmental and developmental amenities

The Places29 Future Land Use Plan calls for properties immediately to the west and north to be developed as a Neighborhood Service Center and Urban Mixed Use. A variety of retail stores, commercial service businesses, and outpatient medical offices currently occupy those parcels. The Master Plan calls for properties immediately to the east to be developed in accordance with the Neighborhood Density Residential land use classification (3-6 units/acre). Staff agrees with the applicant's assertion that the Master Plan intends for the subject property to serve as a transition zone between primarily non-residential uses along Route 29 and Proffit Road, and the existing low-density residential neighborhoods such as the Springfield subdivision farther east.

This rezoning would permit residential development that has flexibility in the types of dwelling units and lot configurations permitted by right. The proposal for a maximum of 80 units allows for residential development at a density up to 11 dwelling units per acre, which falls within the density range specified for the UDR land use designation. The applicant is maintaining the proffer specifying that a minimum of 44 units will be required, at a density of 6.01 dwelling units per acre, which is consistent with the Master Plan land use recommendations for the property.

***Anticipated impact on public facilities and services:***

Streets:

Proffit Road currently provides the sole means of road access to the subject property. The segment of Proffit Road that provides street frontage to TMP 32A-02-2 features two vehicular travel lanes, but there is no curb and gutter or sidewalks on either side.

The previously approved proffer for widening Proffit Road and constructing a sidewalk along the road is still included in this amendment request. The requested reduction from 109 units to a maximum of 80 units will decrease the potential traffic generated by this development. The proposed streets will continue to be public, and the proposed interparcel connections would allow for a greater distribution of traffic, including to North Pointe, should those adjacent parcels develop or redevelop, further reducing the number of vehicle trips on increasingly congested nearby roads, such as Route 29 or Proffit Road.

VDOT and the County's Transportation Planning team have reviewed this proposal and have no objections.

Schools:

Students living in this area would attend Baker-Butler Elementary School, Sutherland Middle School, and Albemarle High School. The school division is cognizant that Places29 continues to be a growing area. Albemarle County Public Schools have provided calculations that estimate how many students will be generated at each school level by housing type. The table below specifies the yield of students generated at each school level for each unit type should the subject property be built out to the maximum number of 80 dwelling units proposed by the applicant. For example, if all 80 dwelling units that are proposed were constructed as single-family attached units, then approximately 20.8 new students would be generated by this development. If the 80 units consisted of a mix of dwelling types, then the total student generation number would fall somewhere between 16.8 and 28 students, depending on the exact proportion of each unit type constructed.

<b>Dwelling Type</b>	<b>Elementary</b>	<b>Middle</b>	<b>High</b>	<b>Total</b>
80 Single family (detached) Units	12	6.4	9.6	28
80 Single family (attached) Units	10.4	4	6.4	20.8
80 Multifamily Units	9.6	2.4	4	16.8

The school system has provided annual estimates of student enrollment at all three schools over the next ten academic years. Student enrollment at Sutherland Middle School is currently below capacity, and student enrollment over the next ten years is not projected to exceed its building capacity.

Baker-Butler Elementary and Albemarle High School are currently over capacity. As the Places29 Master Plan is fully realized, growth must be closely monitored since Baker-Butler Elementary and Albemarle High School do not have the long-term capacity to support additional residential growth expected in this part of the County. However, the applicant has requested a reduction in the maximum number of residential units permitted from 109 to 80, so the number of total new students generated with this requested zoning map amendment would be less than what would currently be generated under the by-right maximum of 109 units, alleviating some of the additional enrollment pressures at these schools.

Fire & Rescue:

The proposed use is not expected to create any new demands on Fire & Rescue services. Based on the number of dwelling units that will be possible under the requested zoning map amendment, a second point of access would be required for emergency vehicle access if more than 30 detached or attached single family units or more than 100 multifamily units are constructed. The applicant addressed this issue during the original rezoning by identifying a second point of access along Proffit Road for emergency vehicles. The general location of the emergency access entrance is not proposed to change with this amendment request, and Fire-Rescue will approve the final location at the site plan and subdivision stage.

Utilities:

This project is in the ACSA water and sewer service jurisdictional area. ACSA and RWSA did not identify any capacity issues with this proposal.

***Anticipated impact on environmental, cultural and historic resources:***

There are no known cultural or historic resources on the site. The property contains a small area of Managed Steep Slopes, which will be treated in accordance with the design guidelines specified in the County Zoning Ordinance. Any increase in stormwater runoff will be reviewed by County Engineering Staff during the development phase of the project. Stormwater facilities will be designed in accordance with the Virginia Stormwater Management Program (VSMP) regulations administered by the Virginia Department of Environmental Quality (DEQ).

The stream channel that runs across the subject property has been determined to be intermittent and not subject to the County’s stream buffer requirements. In addition, the applicant has provided documentation from the U.S. Army Corps of Engineers that disturbance of this stream channel qualifies for a non-reporting Nationwide Permit (18) for Minor Discharges and does not require further involvement of the USACE.

The County Engineer has reviewed this rezoning proposal, including the USACE documentation, and has no objections to the requested amendments.

In addition, the 50’ buffer is being retained in the northeastern corner of the property to preserve



some of the large trees that are located in that area and to provide a natural area of screening between the existing single-family homes to the east and the applicant's proposed new development. This buffer is divided into a 25' undisturbed section and a 25' minimally disturbed section, with Proffer 4 (see Attachment 6) identifying the parameters of disturbance permitted in these areas. The undisturbed buffer allows for the removal of brush and/or dead vegetation. The minimally disturbed buffer allows for minimal grading and/or the removal of brush and/or dead vegetation.

***Anticipated impact on nearby and surrounding properties:***

The amendments to the proffers and concept plan requested with this rezoning application are not expected to have a significant impact on the nearby and surrounding properties. The requested reduction in the number of dwelling units from 109 to 80 will decrease the expected traffic generation from this development that could affect the nearby properties, as well as the overall density of the site. The request to construct streets and dwelling units in Block B could have an impact on the residential properties to the northeast of the subject parcel. However, the applicant is maintaining the 50' buffer with those properties that was approved with ZMA2018-00006. This buffer will act as a natural screening boundary between the parcels, providing a transition from the development of the subject parcel to the existing houses. Also, the North Pointe property directly to the north is currently vacant; however, it has been approved for single family-attached homes. The residential units proposed in Block B should not have a significant impact on that area of North Pointe.

***Public need and justification for the change:***

The County's growth management policy says that new residential development should occur in the designated Development Areas where infrastructure and services are provided, rather than in the Rural Area. This development is adjacent to a Center (North Pointe) and is located approximately 1/3 of a mile away from the rural area boundary. As previously stated, it will provide a residential transition zone between the single family-detached houses and more rural areas to the east and Hollymead and the other non-residential land uses located closer to Route 29 to the west. In the long-term, the proffered interparcel connections will create a new street network that provides important pedestrian and vehicular linkages to and from the development to North Pointe, Leake Square, and ultimately Route 29. In addition, approximately 500' linear feet of Proffit Road will be improved to the future cross-section recommended by the Places29 Master Plan, as originally approved with ZMA2018-00006. In the short-term, this construction will improve traffic flow for neighborhoods east of the development traveling toward Route 29.

**PROFFERS**

Proffers are contained in the Draft Proffer Statement (Attachment 6). These proffers are a revision to the proffers accepted with the approval of ZMA2018-00006. The proffers have been revised to refer to the proposed new concept plan, prepared by Shimp Engineering, dated June 17, 2019, last revised May 12, 2020.

Proffer 1 has been revised to state the parcel numbers for the adjacent parcels where the proposed interparcel connections will be provided to, including the North Pointe parcel. Proffers 2, 3, 5, and 6 remain the same. Proffers 4a and 4b also remain the same. However, Proffer 4c has been added to address the future possibility of an interparcel connection with the parcels to the east of the subject property if they were to redevelop.

**RECOMMENDED REVISIONS**

There are a few technical revisions recommended by staff to the proffers that will provide greater clarity for the application and consistency among the documents.

Proffers:

- 1) Proffers 5 and 6 should reference sheet 4 instead of sheet 3, as sheet 4 more clearly identifies the location of Block A, Area 1.
- 2) Proffer 4 should include TMP 03200-00-00-03000, as the undisturbed and minimally disturbed buffers are also shown to be adjacent to that parcel on the proposed concept plan.
- 3) Proffer 3 only includes the minimum number of 44 dwelling units proposed. However, the concept plan and the application narrative include both a minimum number of 44 dwelling units proposed and a maximum number of 80 dwelling units proposed. These documents should all match to provide clarity on the exact range of dwelling units requested with this rezoning application.

There are several revisions recommended by staff to the concept plan.

Concept Plan:

- 1) Crosswalks should be depicted at the intersection of Roads E and C in Block B on sheet 4.
- 2) The maximum density calculation should be revised to 11 units/acre from 10 units/acre.
- 3) A trailhead should be provided near the recreational areas, similar to what was provided on the concept plan for ZMA2018-00006.
- 4) It is recommended that the interparcel connection with North Pointe be shifted a few feet to the east to better align with the street stub as depicted on the North Pointe application plan. Include a note on the concept plan that states, "Inter-parcel connection to align with the street stub-out depicted on the approved North Pointe application plan, ZMA2000-00009," or something similar in consultation with County staff.
- 5) Identify on the concept plan the proposed square footage amounts for the natural and programmed recreational areas.
- 6) Identify whether the area in Block B between Road E and the natural recreational area is a proposed buildable area, and if so, what the proposed limits of construction are.

**SUMMARY**

Staff has identified the following factors which are favorable to this request:

- 1) The request is consistent with the use and density recommended by the Places29 Master Plan.
- 2) The request is consistent with the applicable neighborhood model principles.
- 3) The proposed development continues to include dedication or right-of-way and construction of upgrades to Proffit Road recommended by the Places29 Master Plan.
- 4) The application includes a proffered concept plan that will create a street network grid with inter-parcel connections and pedestrian facilities beyond what is called for in the Places29 Master Plan, including with the adjacent North Pointe development. The options for additional parcel inter-connections to the proposed areas will be beneficial as this area redevelops in the future.
- 5) The tree buffer will be retained along the eastern edge of Block B until any potential future redevelopment of adjacent property and an inter-connection is determined to be needed.

Staff has identified the following factors which are unfavorable to this request:

- 1) The area of open space and area for the recommended greenway along the stream channel that is shown on the Places29 Parks and Green Systems Map are being reduced from what was originally provided for in ZMA2018-00006; however, portions of the depicted greenway area are being retained.
- 2) Technical revisions to the application are needed.

On the whole, it is staff's opinion that the favorable factors outweigh the unfavorable factors associated with this request. Additional, and potentially more beneficial, interparcel connections are being provided with this rezoning request. Although some open space area in Block B is being lost, portions along the intermittent stream are being retained in the natural recreation area and in the

northeastern tree buffer, along with the proposed programmed recreational area in Block A. The intermittent stream is not subject to WPO stream buffer requirements.

## **RECOMMENDATION**

Staff recommends approval of ZMA201900010 3223 Proffit Road, provided the recommended revisions, as listed below, are made to the proffers and the concept plan, prior to the Board of Supervisors meeting.

### **Proffers:**

- 1) Proffers 5 and 6 should reference sheet 4 instead of sheet 3, as sheet 4 more clearly identifies the location of Block A, Area 1.
- 2) Proffer 4 should include TMP 03200-00-00-03000, as the undisturbed and minimally disturbed buffers are also shown to be adjacent to that parcel on the proposed concept plan.
- 3) Proffer 3 only includes the minimum number of 44 dwelling units proposed. However, the concept plan and the application narrative include both a minimum number of 44 dwelling units proposed and a maximum number of 80 dwelling units proposed. These documents should all match to provide clarity on the exact range of dwelling units requested with this rezoning application.

### **Concept Plan:**

- 1) Crosswalks should be depicted at the intersection of Roads E and C in Block B on sheet 4.
- 2) The maximum density calculation should be revised to 11 units/acre from 10 units/acre.
- 3) A trailhead should be provided near the recreational areas, similar to what was provided on the concept plan for ZMA2018-00006.
- 4) It is recommended that the interparcel connection with North Pointe be shifted a few feet to the east to better align with the street stub as depicted on the North Pointe application plan. Include a note on the concept plan that states, "Inter-parcel connection to align with the street stub-out depicted on the approved North Pointe application plan, ZMA2000-00009."
- 5) Identify on the concept plan the proposed square footage of the natural and programmed recreational areas.
- 6) Identify whether the area in Block B between Road E and the natural recreational area is a proposed buildable area, and if so, what the proposed limits of construction are.

**Motions for the rezoning request will be provided at the Planning Commission meeting.**

## **ATTACHMENTS**

**Attachment 1** – Location Map

**Attachment 2** – Zoning Map

**Attachment 3** – Project Narrative / "ZMA2019-00010 3223 Proffit Road," dated June 17, 2019; last revised May 12, 2020

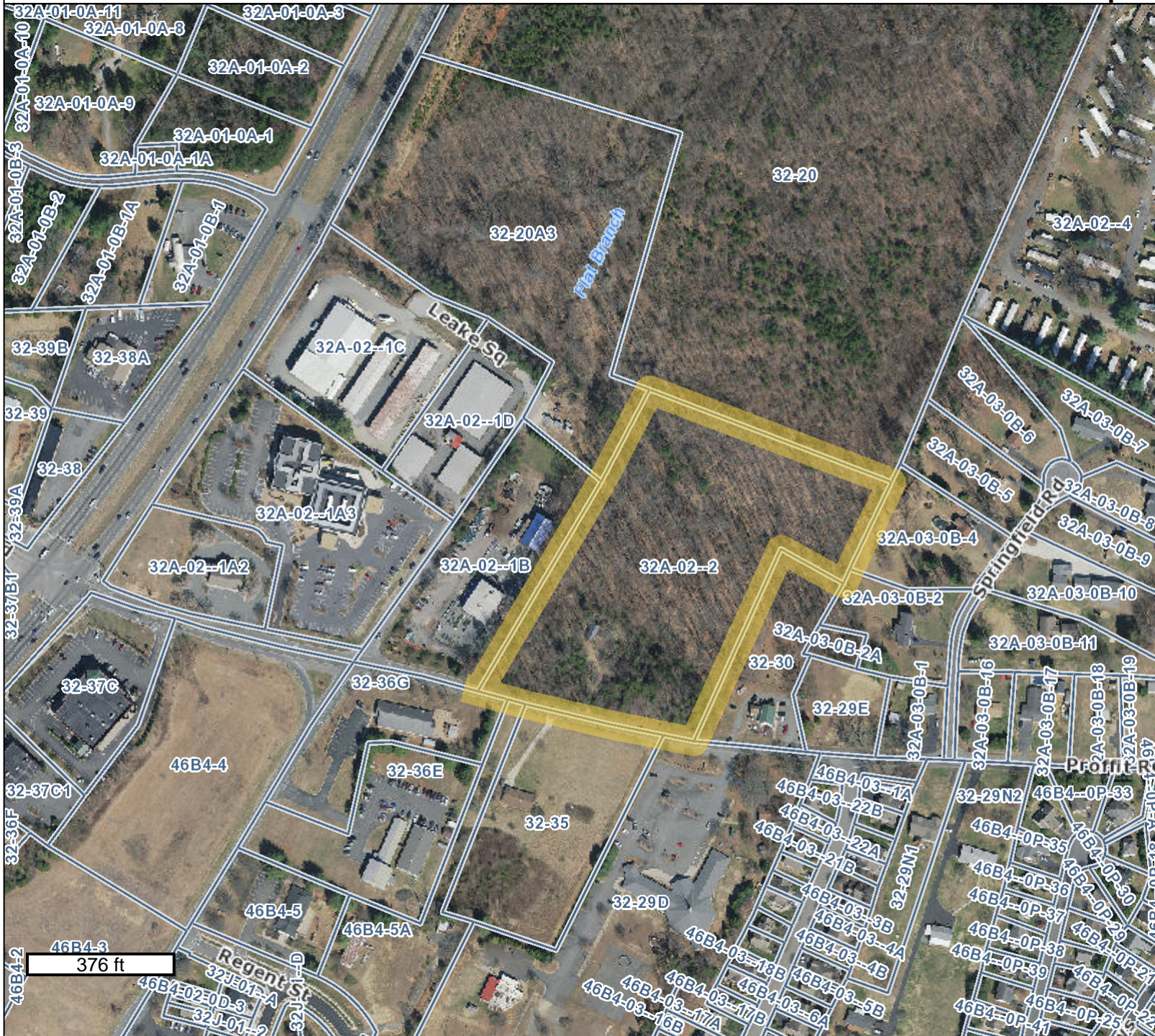
**Attachment 4** - Concept Plan / "Zoning Map Amendment Concept Plan ZMA2019-00010 3223 Proffit Road," dated June 17, 2019; last revised May 12, 2020

**Attachment 5** – Staff Analysis of Application's Consistency with Neighborhood Model Principles

**Attachment 6** – Draft Proffer Statement

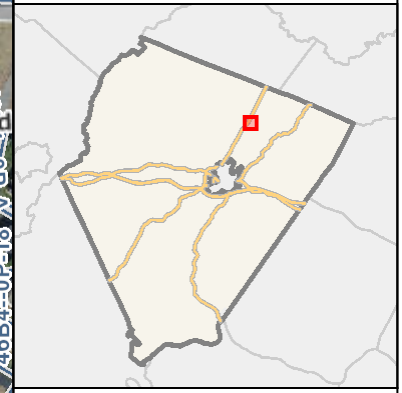
**Attachment 7** – ZMA2018-00006 Concept Exhibit

# Attachment 1 - ZMA2019-00010 3223 Proffit Road Location Map



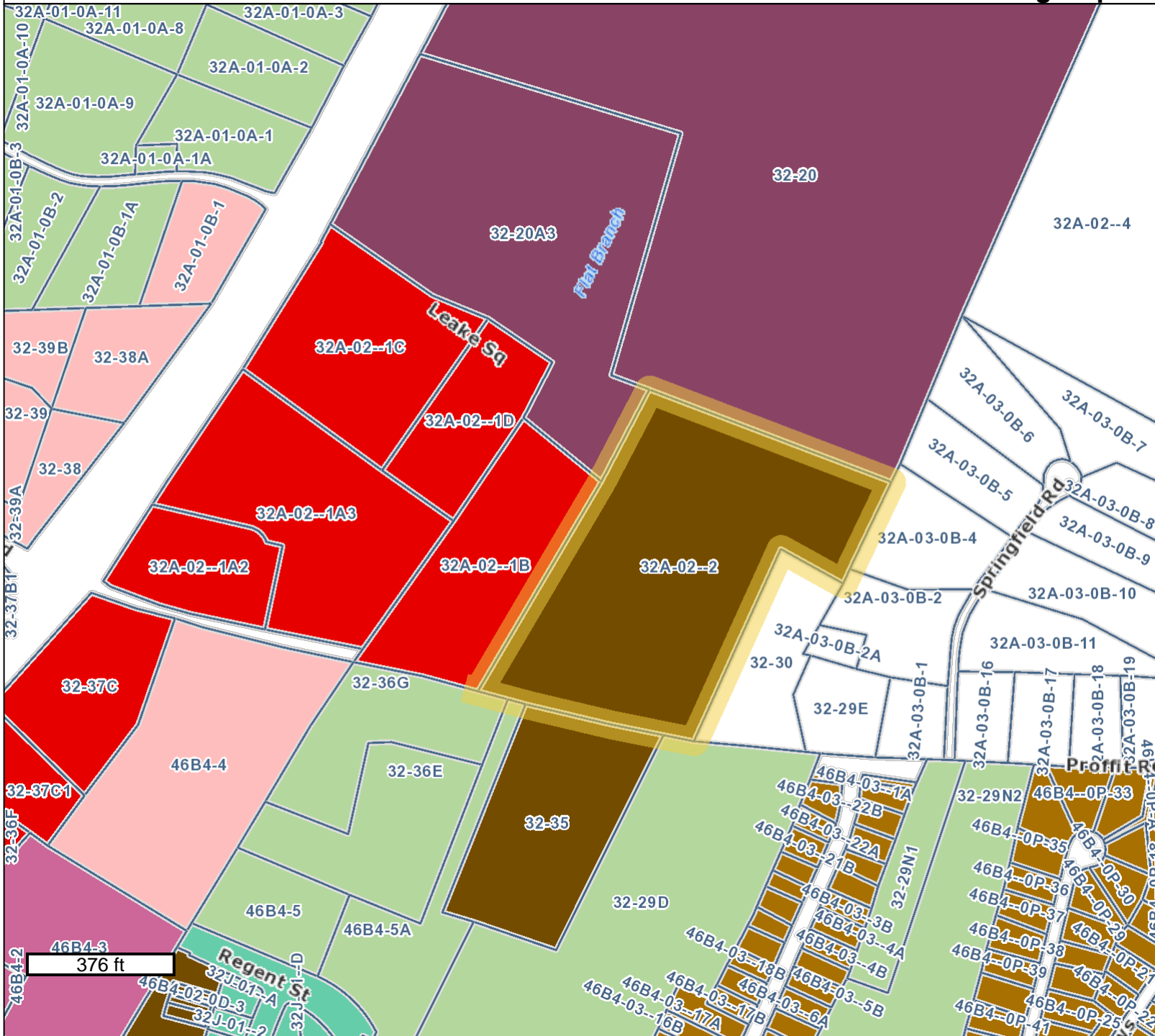
**Legend**  
 (Note: Some items on map may not appear in legend)

- Parcel Info
- Parcels



GIS-Web  
 Geographic Data Services  
[www.albemarle.org/gis](http://www.albemarle.org/gis)  
 (434) 296-5832

# Attachment 2 - ZMA2019-00010 3223 Proffit Road Zoning Map



## Legend

(Note: Some items on map may not appear in legend)

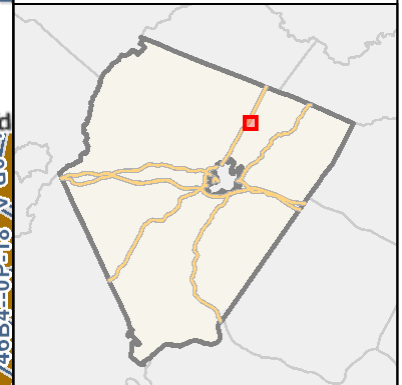
### Parcel Info

- Parcels

### Zoning Info

#### Zoning Classifications

- Rural Areas
- Village Residential
- R1 Residential
- R2 Residential
- R4 Residential
- R6 Residential
- R10 Residential
- R15 Residential
- Planned Unit Development
- Planned Residential Development
- Neighborhood Model District
- Monticello Historic District
- C1 Commercial
- Commercial Office
- Highway Commercial
- Planned Development Shopping Ctr.
- Planned Development Mixed Comm.
- Downtown Crozet District
- Light Industry
- Heavy Industry
- Planned Development Industrial Par
- Town of Scottsville



GIS-Web  
Geographic Data Services  
[www.albemarle.org/gis](http://www.albemarle.org/gis)  
(434) 296-5832

# SHIMP ENGINEERING, P.C.

Design Focused Engineering

**Project Narrative:** ZMA2019-00010 3223 Proffit Road

**Parcel Description:** Tax Map 32A Parcel Number 02-00-00200

**Initial Submittal Date:** June 17, 2019

**Revision Date:** March 11, 2020  
May 12, 2020

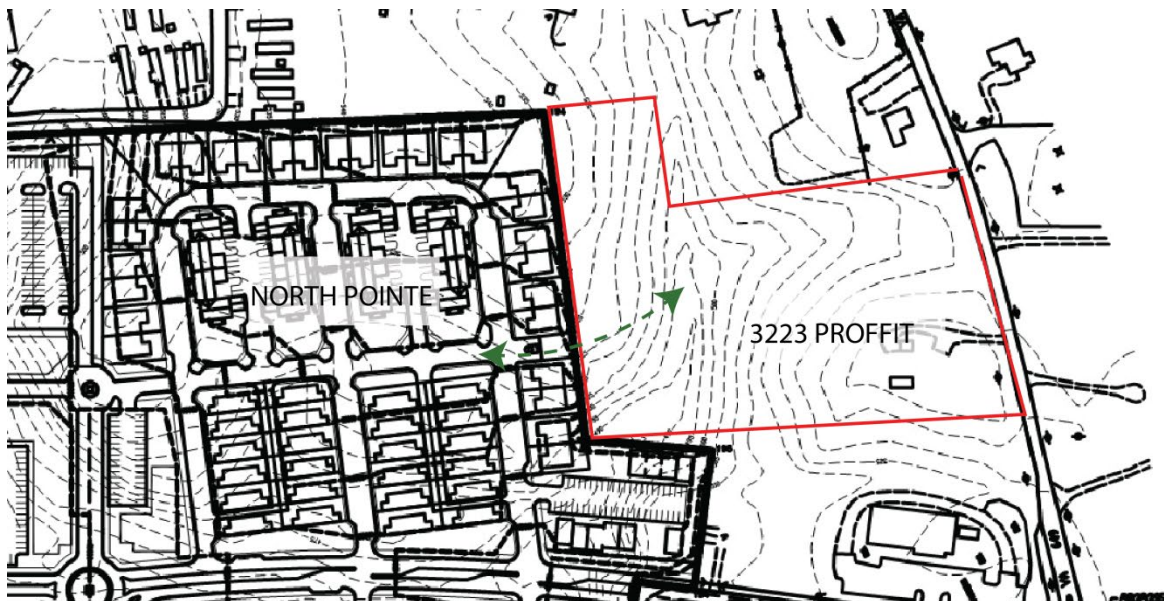
Property	Acreage	Existing Zoning	Comp Plan Designation	Proposed Zoning
TMP 32A-02-2	7.29	R-15	Urban Density Residential	R-15

**Additional Zoning Considerations:** Airport Impact Area (AIA), Steep Slopes Overlay District

**Location:** 3223 Proffit Road, Charlottesville VA 22911

## Project Proposal:

Albemarle Land Development LLC is the Owner (the “Owner”) of tax map parcel 32A-02-2, a 7.29 acre parcel fronting on Proffit Road located approximately 1,000’ east of Route 29 and 375’ east of the intersection of Proffit Road and Worth Crossing (the “property”). The owner requests a zoning map amendment to the previously approved ZMA application for TMP 32A-02-2. The main changes to the approved ZMA201800006 requested with this application, ZMA2019-00010, are to revise the internal road network and proposed lot/buildable areas and to revise the overall maximum density from 109 units to 80 units. The approved ZMA201800006 plan proposed no development in the northern, 2.1 acre Block B portion of the property, which was designated for open space, recreation, stormwater management facilities, and public utilities only. ZMA201800006 did not allow for a road network that may ultimately connect with North Pointe, a designated community center. This proposal (ZMA2019-10) puts forth a concept plan whereby an interparcel connection that was first proposed with ZMA200000009 “North Pointe” may be achieved at some point in the future.



The concept design of this application would allow future residents on this property and nearby redeveloping properties south of the North Pointe development to have increased opportunities for pedestrian and vehicular access to the designated community center.

The concept plan for previously approved ZMA201800006 shows an interparcel connection to the eastern portion of the parcel, in direct alignment with an existing cemetery on neighboring parcel, TMP 32-30. The existence of this cemetery would prohibit any future interparcel connection between the subject property and parcels to the east. This ZMA request proposes a road alignment that would allow for future interparcel connections to both the east and west, allowing for a future parallel road network to Proffit Road to begin to take shape. Although the plan proposes for right-of-way dedication to the property boundary with parcels to the east there are no roadway improvements proposed to connect this property with points east at this time. This application proposes a 50' buffer between this property and neighboring parcels that front on Springfield Road in recognition of the existing conditions of this area and the fact that this area is at a point of transition in the development areas where more dense development is being infilled amongst areas that have historically been built as single family. This buffer may be disturbed at a point in the future if/when redevelopment occurs on neighboring parcels.

As aforementioned, in addition to a revised road network, that ultimately will establish greater connectivity between this property and surrounding areas at some point in the future, this application proposes a reduction in the number of approved units on the property from 109, that were approved with ZMA2018-00006, to 80 units.

#### **Consistency with the Comprehensive Plan:**

The property is within the Places29 North region of Albemarle County and is designated as Urban Density Residential, which calls for residential uses at a density of 6-34 dwelling units per acre and complimentary non-residential retail, commercial, and office uses. This application proposes a maximum of 80 dwelling units for the entire property which equates to 11 dwelling units per acre, consistent with the density recommendation for Urban Density Residential as stated in the Comprehensive Plan

The Places29 Parks & Green Systems Northern Map indicates that a recommended greenway buffer exists at the northern "Block B" portion of the property, although this greenway buffer has not yet been adopted. The applicant proposes a site design with open space, an undisturbed buffer, and a minimally disturbed buffer that achieve the intent of the proposed greenway area as shown on the Places29 Parks & Green Systems Map. The intent of the County's Greenway Plan is to "provide extensive access to County Parks, Rural Areas, and other open spaces, as well as the two Forks of the Rivanna" (4-26). This proposal designates central areas of the property as recreational areas, providing central access to these amenities for future residents of the development.

The approved ZMA201800006 dedicated open space to the back portion of the parcel and cited that recreational area would comply with minimum requirements. This rezoning application proposes a programmed recreational area and a natural recreational area in areas central to the site. The natural recreational area encompasses any potentially ecologically sensitive areas in the rear of the parcel. Both recreational areas will comply with Section 4.16 of the Albemarle Zoning Ordinance and some facilities substitutions may be pursued at site plan. The natural recreational area will include low-impact, softscape facilities, while the programmed recreational area will follow more 'traditional' amenities and facilities, as outlined in Section 4.16. Though the entirety of Block B is no longer dedicated to open space, the designated recreational areas will provide robust central amenity space for residents to enjoy.

## **Consistency with Neighborhood Model:**

### Pedestrian Orientation:

The conceptual plan lays the framework for a well-connected, multi-modal, and active neighborhood. The proposed development will have sidewalk connections within the subject property, and will have connections into the larger pedestrian system that are slated to be located in the area in the future as neighboring parcels redevelop. The conceptual plan is designed to allow for double frontage lots in “Block A Area 1” if a double frontage request is approved during subdivision, this design will further contribute to pedestrian oriented design as the proposed units at the front of the site adjacent to Proffit Road would directly face the sidewalk and landscape improvements, proffered with this ZMA request.

### Mixture of Uses:

Although a mixture of uses is not proposed on this subject property, this property is in close proximity to nearby commercial uses and the proposed pedestrian and vehicular connections will allow for residents to more easily access nearby retailers and service providers.

### Neighborhood Center:

The alignment of the proposed street network will allow for a future connection to North Pointe, a designated Neighborhood Center. The Places29 Master Plan states, “The basic structure of a Neighborhood is simple: the Neighborhood is a combination of two Place Types, a Center and a walkable area around the Center.” The proposed sidewalk connections, that are integral to the framework of this site, contribute to the walkable area around the Center.

### Mixture of Housing Types and Affordability:

The R-15 zoning designation allows for a variety of housing types including single family detached, townhome, and multi-family units. A variety of unit types typically contributes to more varied price points within a development which would create the opportunity for varied levels of affordability.

### Interconnected Streets and Transportation Networks:

Street sections will be consistent with current County standards to provide accessible routes for residents and emergency services. The Conceptual Plan allows for the possible future inter-parcel connections to the properties to the east, west, and north of the subject property. These proposed connections will allow for a future parallel road network to Proffit Road to take shape which allows for road users, be they cyclists or drivers, options in their daily travels and alleviates concentrated traffic on singular routes.

### Multi-Modal Transportation Networks:

This proposed development is anticipated to develop along a similar timeline as the proposed development directly across the street. Once both of these developments take shape, the Proffit Road street section as outlined in the Places29 Master Plan, will be realized, establishing a multi-use path on the south side of Proffit Road and a sidewalk on the north side, with both sides proposed to have ample landscape strips.

### Parks, Recreational Amenities, and Open Space:

Green spaces within the development blocks will serve as amenities for the residents. As aforementioned, this rezoning application proposes a programmed recreational area and a natural recreational area in areas central to the site. The natural recreational area encompasses any potentially ecologically sensitive areas in the rear of the parcel. Both recreational areas will comply with Section 4.16 of the Albemarle Zoning Ordinance and some facilities substitutions may be pursued at site plan. The natural recreational area will include low-impact, softscape facilities, while the programmed recreational area will follow more



‘traditional’ amenities and facilities, as outlined in Section 4.16. Though the entirety of Block B is no longer dedicated to open space, the designated recreational areas will provide robust central amenity space for residents to enjoy.

#### Buildings and Spaces of Human Scale:

The maximum building height will be 45', the same maximum height as was approved with ZMA2018-06. This building height is consistent with the maximum set forth in the Zoning Ordinance and is found within many developments in Albemarle County. The development will also provide for the fronting of units and relegated parking along Proffit Road.

#### Relegated Parking:

If approved, a future request for double frontage would ensure that parking is relegated from Proffit Road. The concept plan includes a note that requires lots in Block A Area 1 be rear loaded.

#### Redevelopment

The property was formerly used as a single family dwelling and is currently vacant. This redevelopment project creates the opportunity to house more people in our community on a development areas property that formerly served one dwelling.

#### Respecting Terrain and Careful Grading and Regrading of Terrain

There are managed slopes on the property and any grading in managed slopes will comply with Sec. 18-30.7.5 of the Albemarle County Code.

### **Impacts on Public Facilities & Public Infrastructure:**

#### Transportation:

The intersection west of the property, Proffit Road, Leake Square and Worth Crossing, has been identified by VDOT as a problematic intersection. As part of the solution to this situation, this intersection will be developed as a roundabout. The roundabout is a proffered Phase 1 Improvement for the North Pointe community. However, the exact timeline of the design and construction for this improvement is unknown. At over 500' from the proposed roundabout improvement, the proposed entrance to the property will not conflict with the functional operation of the proposed roundabout.

According to 2018 VDOT AADT, there are 7,800 daily trips on the segment of Proffit Road between Route 785, Pritchett Lane and Route 29. The traffic impact evaluated with ZMA201800006 accounted for 109 multi-family apartments which would contribute to approximately 783 new daily trips, with 52 of those trips occurring in the AM peak hour and 64 of those trips occurring in the PM peak hour. This proposal anticipates a maximum of 564 daily trips with 46 of those trips occurring in the AM peak hour and 54 of those trips occurring in the PM peak hour (ITE LU Code 220). This proposal decreases the trips generated from this property by 219 trips, contributing to a nearly 30% decrease in trips from the property when compared to the trip generation that was previously evaluated and approved on the property.

The Comprehensive Plan and the accompanying Places29 Master Plan have taken into account the higher traffic volumes along the Proffit Road from Worth Crossing to eastern boundary of Development Area. The ultimate condition of Proffit Road in this section will be a two-lane road with a two-way left turn lane in the center. The Conceptual Plan shows the Right-of-Way Dedication area along Proffit Road so that these planned transportation improvements can be constructed along with a multi-use path or sidewalk.

The property is located within the ACSA jurisdictional area for both water and sewer and will be served by public water and sewer.

Schools:

The following data has been provided by Albemarle County Public Schools and has been extrapolated to estimate the approximate number of children who may live in this development and may be enrolled in Albemarle County Public Schools:

Type of Dwelling Unit	Elementary	Middle	High	Total
Single Family Attached	0.13	0.05	0.08	0.26
Multifamily	0.12	0.03	0.05	0.21

The following numbers were calculated as if the property were constructed to full build-out with one unit type. The “total” calculation shows the totals for the development if it were built out at 109 single family attached units or 109 multi-family units. Calculations for single family detached dwellings have been omitted as it would not be feasible to meet minimum lot regulations for single family dwellings and construct an exclusively single family development at the maximum density allowable.

ZMA201800006 proposed 109 units which may have yielded the following enrollment numbers:

Type of Dwelling Unit	Elementary	Middle	High	Total
Single Family Attached	14.17	5.45	8.72	28.34
Multifamily	13.08	3.27	5.45	22.89

ZMA201900010 proposes 80 units which may yield the following enrollment numbers:

Type of Dwelling Unit	Elementary	Middle	High	Total
Single Family Attached	10.4	4	6.4	20.8
Multifamily	9.6	2.4	4	16.8

This proposal would decrease the estimated number of children enrolled in ACPS when compared to the previously approved development on this property.

**Impacts on Environmental Features:**

The proposed development and road network has been designed to be conscious of any potentially environmentally sensitive features by siting the proposed natural recreational area in the location of any potentially sensitive area. There are managed slopes on the property, and if these slopes are disturbed, any disturbance will be in accordance with Sec. 18-30.7.5 of the Albemarle County Code.

Stormwater management on site will be controlled by Best Management Practices (BMP) that meet the Virginia Stormwater Management Program (VSMP) requirements.

**Proposed Proffers to Address Impacts:**

The concept plan provided in conjunction with this ZMA application is a proffered commitment.

May 12, 2020

County of Albemarle  
Department of Community Development  
401 McIntire Road  
Charlottesville, VA 22902

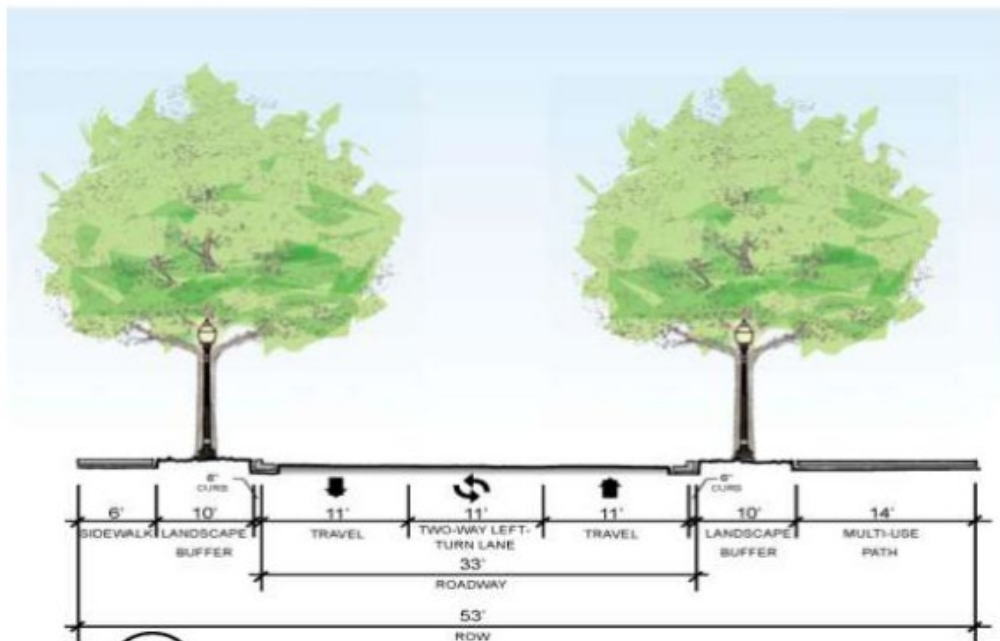
**RE: ZMA2019-10 3223 Proffit Road Narrative Supplement – Double Frontage and Double Frontage Screening Block A Area 1**

This supplement is provided to describe how, if approved, double frontage lots would be integrated into the proposed design at 3223 Proffit Road and how the granting of exceptions from the prohibition of double frontage lots and the screening requirements for double frontage lots would contribute to both the streetscape along Proffit Road and the relationship between residential structures internal to the development.

**Double Frontage Lots**

Pursuant to Section 14-203.1(B) of the Subdivision Ordinance of the Code of Albemarle, the agent or the commission may vary or except the requirements of Section 14-401. Section 14-401 prohibits the development of double frontage lots for single family and attached residential uses. The applicant for ZMA2019-10 proposes a conceptual plan that may develop with double frontage lots in the area designated as “Block A Area 1” on the plan. Double frontage lots in Block A Area 1 would face Proffit Road and would be rear loaded from internal “Road B” as shown on the concept plan.

Proffit Road is identified as a ‘Perpendicular Main Street’ by the County’s Places29 Master Plan. Perpendicular Main Streets provide the only vehicular connection from Route 29 to a parallel road. Granting of an exception of the prohibition of double frontage lots would enable a pedestrian oriented streetscape to take shape along Proffit Road because the front door of double frontage lots proposed in Block A Area 1 would face the pedestrian and multi-modal improvements proposed along Proffit Road. The Places29 Master Plan also designates that Proffit Road, from Worth Crossing to Pritchett Lane will be a two-lane avenue, with a center turn lane and no on-street parking. One side of Proffit Road should incorporate a multiuse path and the other side should include a sidewalk; both sides should have landscape strips.



**6. Proffit Road from Worth Crossing to Development Area boundary.**

Because the approved rezoning for 3226 Proffit Road directly across the street (ZMA2018-19) proposes construction of the multi-use path, the concept plan for 3223 Proffit Road has incorporated a 6' sidewalk on the street frontage. The residential units that may front on this streetscape are rear loaded to establish a more urban streetscape on Proffit Road. With the proximity of the property to Route 29, North Pointe, and Hollymead Town Center, an inviting urban streetscape is especially important in encouraging pedestrian and multi-modal transportation activity in this area. Homes with front doors on Proffit Road will help frame the public pedestrian space on the sidewalk and create a space where pedestrian movement is given precedence over privatized yards. Double frontage lots in Block A Area 1 would support activity within the Proffit Road streetscape and rear loaded lots in this area would reduce conflict points along Proffit Road by relegating vehicular lot access to the rear of the structures by locating driveways off an internal street.

### **Screening of Double Frontage Lots**

Pursuant to Section 14-203.1(B) of the Subdivision Ordinance of the Code of Albemarle, the agent or the commission may vary or except the requirements of Section 14-419. Section 14-419 requires that double frontage lots shall be screened as provided in Section 18-32.7.9.7. Section 18-32.7.9.7 requires that double frontage residential lots shall be screened between the rear of the residences and the public right-of-way when deemed necessary by the agent. The applicant for ZMA2019-10 proposes a conceptual plan that may develop with double frontage lots in Block A Area 1 and so concurrent with the review of a site plan showing double frontage lots, the applicant may apply for an exception from screening requirements for double frontage lots.

As aforementioned, approval of double frontage lots in the area depicted as “Block A Area 1” would contribute to pedestrian and multi-modal activity along Proffit Road by framing this active street section with front doors facing Proffit Road. Section 14-419 and Section 18-32-7.9.7 would require that a screening buffer be installed between the townhomes fronting on Proffit Road and public “Road B” as depicted on the concept plan and would greatly inhibit the areas on the double frontage that may be used for outside activities and enjoyment by the residents. A screening buffer at this location would create a disconnect between the double frontage residential units and the rest of the 3223 Proffit Road neighborhood. Granting these requests would allow for a cohesive development on Proffit Road that encourages external and internal connectivity for residents and the surrounding community.

# 3223 PROFFIT ROAD

TMP 32-A-02-2

project ID: 19.029

Submitted 17 June 2019

Revised 11 March 2020

**REVISED 12 MAY 2020**

## Context Map

Sheet 1 of 7



### INDEX OF SHEETS

- 1 - Cover Sheet & Context Map
- 2 - Parcel / ZMA Info.
- 3 - Block Plan
- 4 - Conceptual Site Layout
- 5 - Conceptual Street Section
- 6 - Conceptual Street Section
- 7 - Conceptual Street Section

# 3223 PROFFIT ROAD

## SITE & ZMA DETAILS

Sheet 2 of 7

### OWNER/DEVELOPER

Albemarle Land Development LLC  
1949 Northside Dr  
Charlottesville, VA 22911

### PROPERTY ADDRESS

3223 Proffit Rd  
Charlottesville, VA 22911

### MAGISTERIAL DISTRICT

Rivanna

### STEEP SLOPES & STREAM BUFFER

The project area contains areas of managed slopes. There are no stream buffers within the project area.

### SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary and topographic survey for property provided by: Roger W. Ray & Associates, Inc. April 15, 2019  
Boundary and topographic information for adjacent parcels compiled from the Albemarle County Office of Geographic Data Services GIS Data.

### FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0286D), this property does not lie within a Zone A 100-year flood plain.

### WATER SUPPLY WATERSHED

Non-Watershed Supply Watershed

### WATER AND SANITARY SERVICES

Provided by Albemarle County Service Authority (ACSA)

### PARKING

All parking shall comply with Sec. 4.12 of the Albemarle County Zoning Ordinance

### USE

EXISTING: Single-Family Residential  
COMPREHENSIVE PLAN: Urban Density Residential  
PROPOSED: R15 - Residential

### ZONING

EXISTING: R15 - Residential, Airport Impact Area (AIA) Overlay, Steep Slopes - Managed Overlay  
PROPOSED: R15

### SIGNS

All signs and pavement markings shall conform with the latest edition of the MUTCD Guidelines.

### ACREAGE/LAND USE

TOTAL: 7.29 AC  
PROPOSED: Single-family attached, single-family detached, multifamily residential

### PROPOSED UNITS

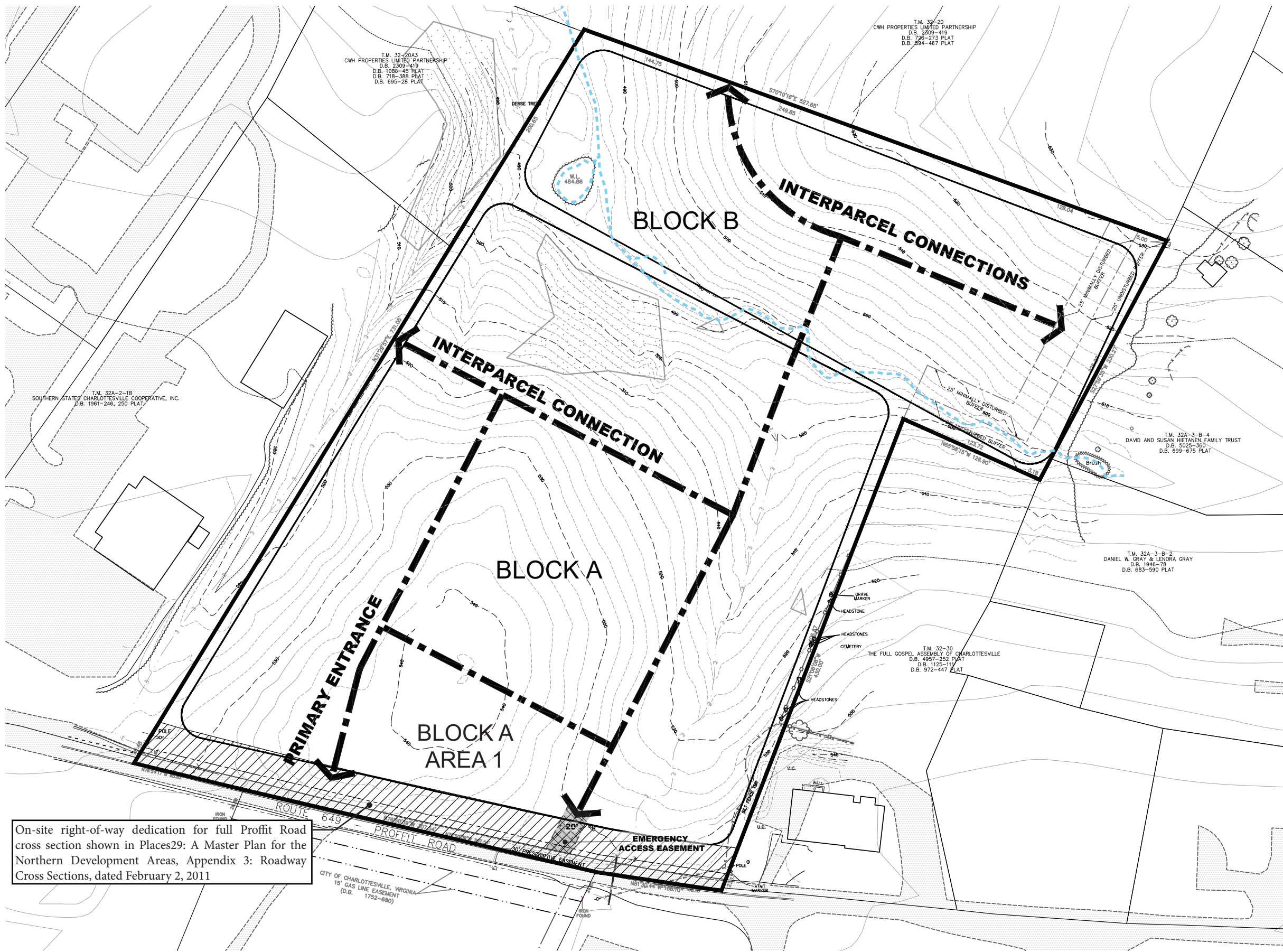
Maximum 80 units. Maximum gross and net density of 10 dwelling units per acre.

### OPEN SPACE + RECREATION REQUIREMENTS

Open space area shall be provided in accordance with Sec. 4.7 of the Albemarle County Zoning Ordinance. The proposed open space area shall be privately owned. Recreational areas and facilities shall be provided in accordance with Sec. 4.16 of the Albemarle County Zoning Ordinance.

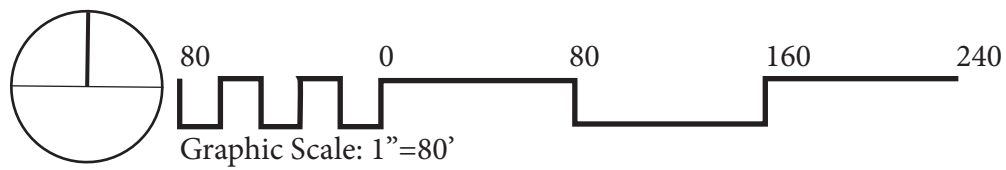
USE TABLE			
BLOCK	BLOCK A	BLOCK B	TOTAL
ALLOWED USES	All uses listed under section 18.2.1 of the Albemarle County Zoning Ordinance will be permitted by right within Block A. All uses listed under Section 18.2.2 of the Albemarle County Zoning Ordinance will be permitted through approval of a special use permit within Block A.	All uses listed under Section 18.2.1 of the Albemarle County Zoning Ordinance will be permitted by right within Block B. All uses listed under Section 18.2.2 of the Albemarle County Zoning Ordinance will be permitted through approval of a special use permit within Block B.	
MAXIMUM BUILDING HEIGHT	45'/4-Stories whichever is less	45'/4-Stories whichever is less	
SETBACKS	FRONT MINIMUM: 5' from Right-of-way	FRONT MINIMUM: 5' from Right-of-way	
	FRONT MAXIMUM: 25' from Right-of-way	FRONT MAXIMUM: 25' from Right-of-way	
	SIDE: 5' feet, unless the building shares a common wall; provided that (a) in the R-10 and R-15 districts if the abutting lot is zoned residential other than R-10 and R-15, Rural Areas, or the Monticello Historic district, any dwelling unit that exceeds 35 feet in height shall be set back five feet plus one foot for each foot the dwelling unit exceeds 35 feet in height; and (b) any minimum side setback otherwise required by this section may be reduced in accordance with section 4.11.3	SIDE: 5' feet, unless the building shares a common wall; provided that (a) in the R-10 and R-15 districts if the abutting lot is zoned residential other than R-10 and R-15, Rural Areas, or the Monticello Historic district, any dwelling unit that exceeds 35 feet in height shall be set back five feet plus one foot for each foot the dwelling unit exceeds 35 feet in height; and (b) any minimum side setback otherwise required by this section may be reduced in accordance with section 4.11.3	
	REAR: 20'	REAR: 20'	
FRONT STEPBACKS	For each story that begins above 40 feet in height or for each story above the third story, whichever is less, the minimum stepback shall be 15 feet	For each story that begins above 40 feet in height or for each story above the third story, whichever is less, the minimum stepback shall be 15 feet	
DRIVEWAY STANDARDS AND GARAGE SETBACKS	Single-family attached and single-family detached units in Block A, Area 1 on Sheet 4 shall be subject to the following: driveways shall be rear-loaded and only enter onto internal "Road B." Block A Area 1 may permit double frontage lots without screening or with a modification to screening of double frontage lots required by 32.7.9.7, as permitted by the agent. Waivers and/or exceptions from the prohibition of double frontage lots and screening of double frontage lots may be pursued during site plan or subdivision plat.	Single-family attached and single-family detached units located outside of Block A, Area 1, on Sheet 4 shall be subject to the following: front-loading garages shall be setback a minimum of 3 feet from the building facade of which the garage is located or porch/deck on the facade of which the garage is located.	
	GARAGE MAXIMUM: None	GARAGE MAXIMUM: None	
PROPOSED AREA OF BLOCK	5.2 AC	2.09 AC	7.29 AC
MINIMUM NUMBER OF DWELLING UNITS	44	0	44
MINIMUM DENSITY BASED UPON AREA	8 DUA	0 DUA	6 DUA
MAXIMUM NUMBER OF DWELLING UNITS	80	30	80*
MAXIMUM DENSITY BASED UPON AREA	15 DUA	14 DUA	10 DUA
*Total number of dwelling units in the development not to exceed 80			

**3223 PROFFIT ROAD**  
**BLOCK PLAN**  
 Sheet 3 of 7



On-site right-of-way dedication for full Proffit Road cross section shown in Places29: A Master Plan for the Northern Development Areas, Appendix 3: Roadway Cross Sections, dated February 2, 2011

Key	
Vehicular circulation	
Managed slopes	
Emergency Access Easement	
Right-of-way dedication	
Existing Channel	



TMP 32-A-02-2

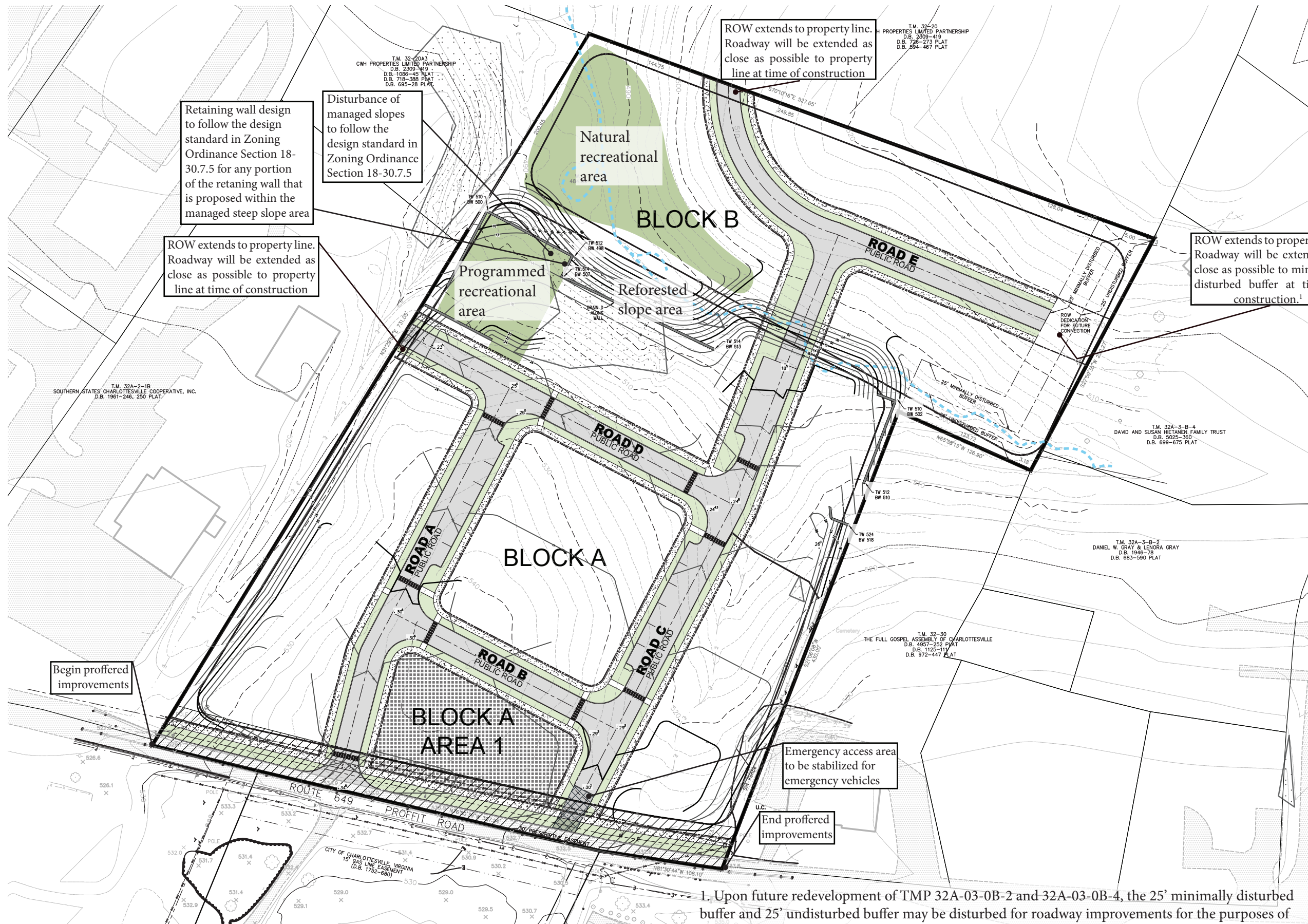
Submitted 17 June 2019  
 Revised 11 March 2020  
**REVISED 12 MAY 2020**

project: 19.029

# 3223 PROFFIT ROAD

## CONCEPTUAL SITE LAYOUT

Sheet 4 of 7

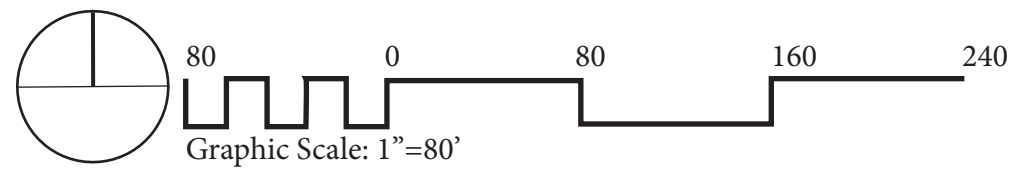


Key	
Managed slopes	
Emergency Access	
Right-of-way dedication	
Sidewalk	
Planting strip	
Open space	
Existing Channel	
Block A Area 1	

TMP 32-A-02-2

Submitted 17 June 2019  
 Revised 11 March 2020  
**REVISED 12 MAY 2020**

project: 19.029



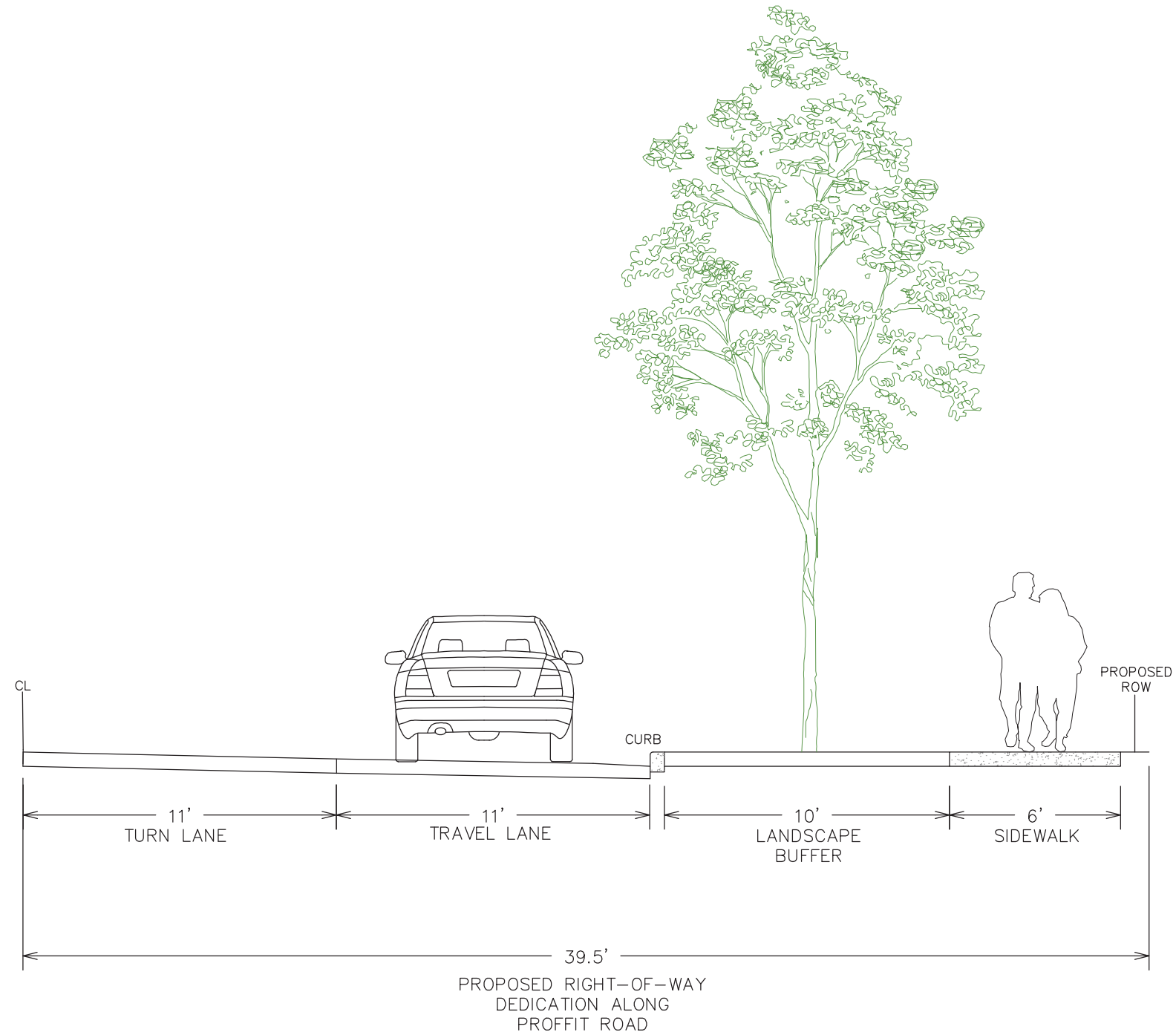
1. Upon future redevelopment of TMP 32A-03-0B-2 and 32A-03-0B-4, the 25' minimally disturbed buffer and 25' undisturbed buffer may be disturbed for roadway improvements for the purposes of interparcel connectivity.
2. "Block A Area 1" may permit double frontage lots without screening or with a modification to screening of double frontage lots required by 32.7.9.7, as permitted by the agent. Waivers and/or exceptions from the prohibition of double frontage and screening of double frontage lots may be pursued during site plan or subdivision plat.



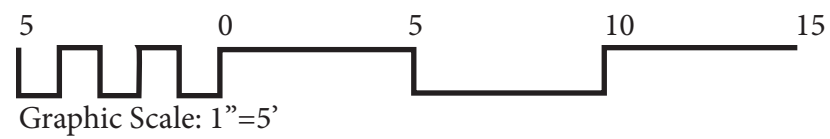
# 3223 PROFFIT ROAD

## TYPICAL STREET SECTION

Sheet 5 of 7



Turn lane to be provided if warranted by final use



TMP 32-A-02-2

Submitted 17 June 2019

Revised 11 March 2020

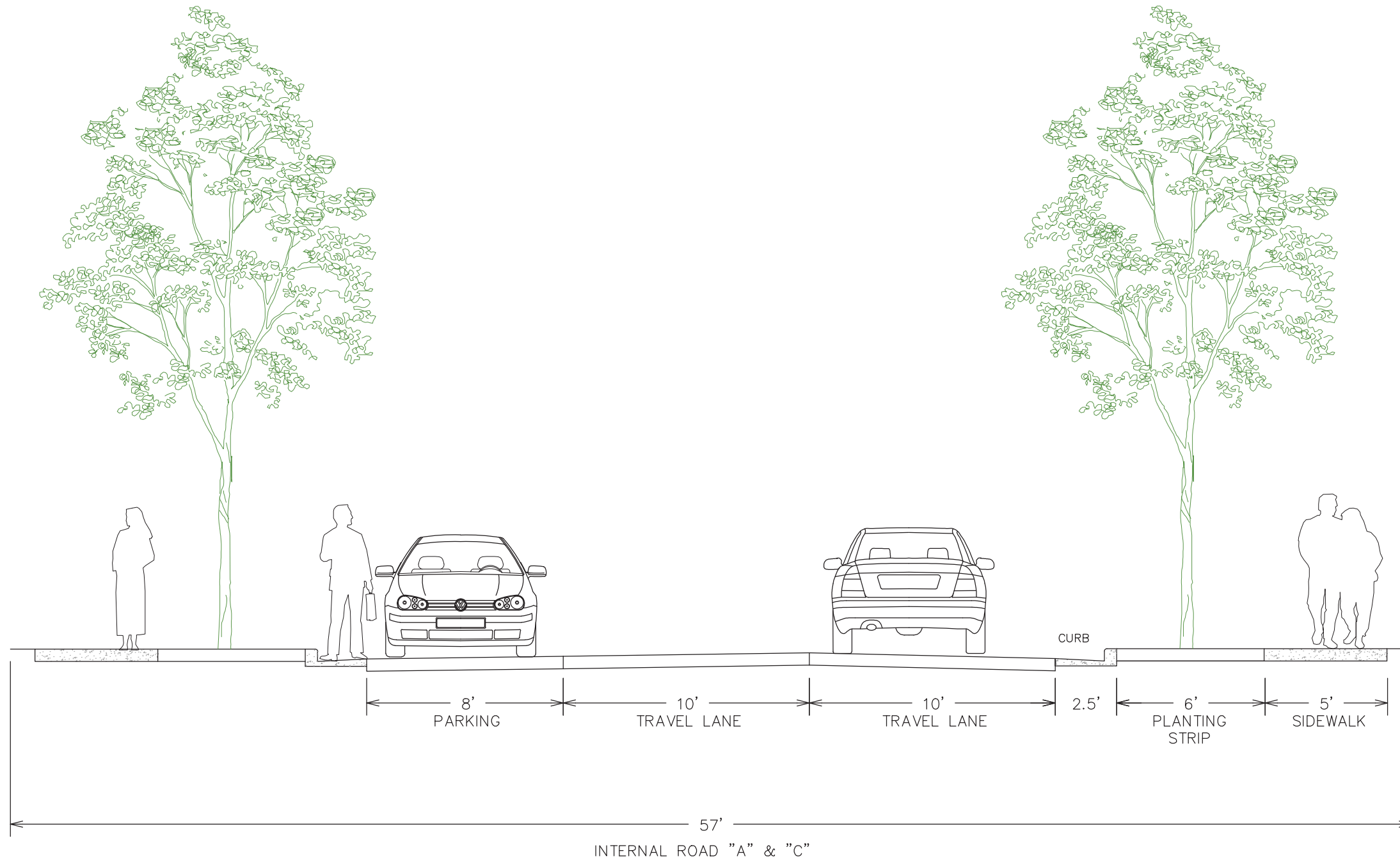
**REVISED 12 MAY 2020**

project: 19.029

# 3223 PROFFIT ROAD

## TYPICAL STREET SECTION

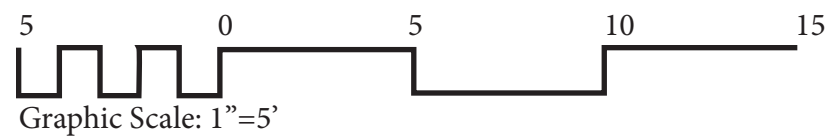
Sheet 6 of 7



TMP 32-A-02-2

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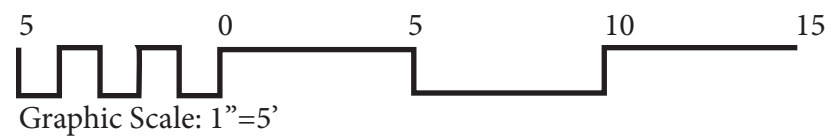
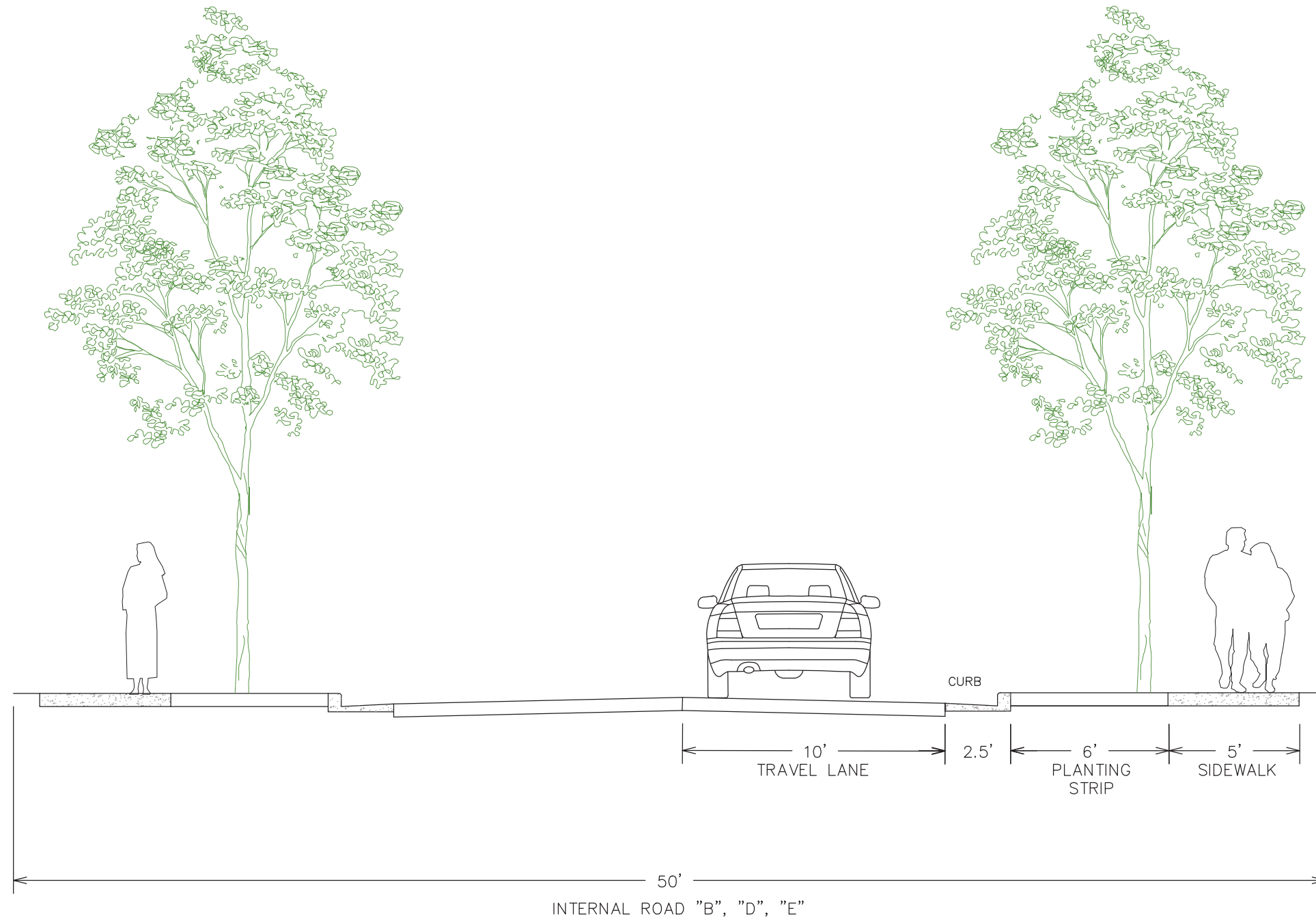
project: 19.029



# 3223 PROFFIT ROAD

## TYPICAL STREET SECTION

Sheet 7 of 7



TMP 32-A-02-2

Submitted 17 June 2019  
Revised 11 March 2020  
**REVISED 12 MAY 2020**

project: 19.029

## Attachment 5 – ZMA2019-00010 3223 Proffit Road

### Staff Analysis of Application’s Consistency with Neighborhood Model Principles

<b>Pedestrian Orientation</b>	The applicant is providing sidewalks and planting strips along the new roadways proposed within Block B. As originally approved with ZMA2018-00006, the applicant plans to continue to provide a new sidewalk along the property’s frontage with Proffit Road, and the dwelling units along Block A, Area 1, are proposed to front on Proffit Road, with rear-loading garages. <u>This principle has been addressed.</u>
<b>Mixture of Uses</b>	The Places29 Master Plan calls for this area to be developed primarily residentially. The Urban Density Residential designation intends for a variety of unit types to be provided. The application does not restrict any uses permitted by-right in the R-15 district and will still allow for special uses within the development subject to approval of a special use permit. <u>This principle has been addressed.</u>
<b>Neighborhood Centers</b>	A cluster of active and passive recreational and open space is proposed for the west-central area of the property along the lower portion of the stream channel, which could act as a neighborhood gathering place for the residents of the development. <u>This principle has been addressed.</u>
<b>Mixture of Housing Types and Affordability</b>	The R15 Residential zoning district permits different types of housing, including multi-family, single-family attached, and single-family detached units. All of these different unit types are permissible within the proposed development, allowing for a possible mixture of units. The existing nearby residential areas are largely single-family detached, so the possibility of single-family attached or multi-family units could provide for a greater mixture in the general neighborhood. In addition, the North Pointe neighborhood is a designated Center in the Places29 Master Plan and has already been approved for a variety of housing types, including detached single family, attached single family, and multifamily. The rezoning proposal will allow for a mixture of housing types that complement the North Pointe development and the other nearby neighborhoods. <u>This principle has been addressed.</u>
<b>Interconnected Streets and Transportation Networks</b>	The applicant proposes to maintain the grid pattern of public streets within the development that was approved with ZMA2018-00006 and is proffering a network that contains no cul-de-sacs. Three future street interconnections are also being proffered to facilitate the creation of connections with adjacent parcels when those parcels develop or redevelop. Two of those connections are proposed for Block B. One of those two interconnections in Block B is with the North Pointe property, a major development to the north of the subject property that is a designated as a Destination Center in the master plan. <u>This principle has been addressed.</u>

<p><b>Multi-modal Transportation Opportunities</b></p>	<p>Sidewalks are provided along the internal streets of the development, as well as along the property’s Proffit Road frontage. The Long Term Transit Network map (Figure 4.9 of the Places29 Master Plan) does not designate any future transit service being provided down Proffit Road to the subject parcel. However, the plan does call for future local collector transit service to be provided along Worth Crossing and Leake Square, which are located approximately two-hundred, fifty feet (250’) to the west of the subject parcel. The plan also calls for a future bus rapid transit (BRT) route along Route 29 to the west of the subject parcel. Therefore, nearby access to public transit will be possible in the future. <u>This principle has been addressed.</u></p>
<p><b>Parks, Recreational Amenities, and Open Space</b></p>	<p>A cluster of active and passive recreational and open space is proposed for the property along the lower portion of the stream channel. These areas can serve as outdoor activity opportunities for the neighborhood residents. Staff recommends including the trailhead that was approved with ZMA2018-00006 as a part of the new concept plan to provide an additional amenity. <u>This principle has been addressed.</u></p>
<p><b>Buildings and Space of Human Scale</b></p>	<p>The concept plan shows sidewalk installation along Proffit Road, and the internal street and vehicular travel way network proposes sidewalks in front of residential blocks. The street grid network will result in residential buildings facing public streets. This will create a sense of enclosure along the streets and make the development a welcoming environment for pedestrians. In addition, the applicant is maintaining the proffer for fronting the buildings in Block A, Area 1, on Proffit Road, with rear-loading garages. Fronting these buildings on Proffit Road will provide better human-scale along the new sidewalk proposed for construction along Proffit Road frontage. <u>This principle has been addressed.</u></p>
<p><b>Relegated Parking</b></p>	<p>The Draft Proffer Statement maintains the proffer that states that no single-family attached dwellings will enter directly onto Proffit Road and lots will front directly onto internal public streets. This will ensure that driveways and parking spaces for attached single family units will be relegated from Proffit Road.</p> <p>The Draft Proffer Statement also maintains the proffer that states that parking for multi-family units will be relegated to the side or rear of buildings directly adjacent to Proffit Road, which meets the intent of the relegated parking principle. <u>This principle has been addressed.</u></p>

<b>Redevelopment</b>	<p>The property is currently vacant, and the rezoning request is for a maximum of 80 residential units. <u>This principle has been addressed.</u></p>
<b>Respecting Terrain and Careful Grading and Re-grading of Terrain</b>	<p>Disturbance of the areas of managed steep slopes will have to occur in compliance with the design standards, as specified in Section 18-30.7.5 of the Zoning Ordinance. Portions of the stream channel will be preserved in the proposed open space areas and in the 50' buffer in the northeast part of the property. This stream channel is intermittent, however, and not subject to County WPO buffer engineering standards. The County Engineer has reviewed this proposal and has no objections to the rezoning requests. <u>This principle has been addressed.</u></p>
<b>Clear Boundaries with the Rural Area</b>	<p>The proposed development is centrally located in the development area and does not share any boundaries with the rural areas. <u>This principle is not applicable.</u></p>

## PROFFER STATEMENT

ZMA No. **201900010 – 3223 Proffit Road**

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

Owner(s) of Record: **ALBEMARLE LAND DEVELOPMENT LLC**

Date of Proffer Signature: \_\_\_\_\_

7.29 acres to be rezoned from R-15 to **R-15**

**ALBEMARLE LAND DEVELOPMENT LLC**, 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. **201900010**, 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. This proffer statement amends the proffers applicable to the Property that were accepted in conjunction with ZMA2018-00006.

**The Property shall be developed in general accord with the Zoning Map Amendment Concept Plan prepared by Shimp Engineering, dated June 17, 2019 revised May 12, 2020 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 03200-00-00-02000 and 032A0-02-00-001B0;**
- 2. Right-of-way reservation and associated improvements along Proffit Road;**
- 3. A minimum of 44 total dwelling units shall be developed on the property.**
- 4. A 25’ Undisturbed Buffer and an additional 25’ Minimally Disturbed Buffer in Block B adjacent to TMP 32A-03-0B-2 and TMP 32A-03-0B-4 as shown on the Conceptual Site Layout:**
  - a. Undisturbed Buffer allows for the removal of brush and/or dead vegetation.**
  - b. Minimally Disturbed Buffer allows for minimal grading and/or the removal of brush and/or dead vegetation.**
  - c. Upon future redevelopment of TMP 32A-03-0B-2 and 32A-03-0B-4, the 25’ minimally disturbed buffer and 25’ undisturbed buffer may be disturbed for roadway improvements for the purposes of interparcel connectivity**
- 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.**
- 6. Parking Standards – 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 Proffit Road. No individual lot driveways shall enter directly onto Proffit Road; driveways shall be rear-loaded and only enter onto “Road B”. Front building facades shall face Proffit Road.**
  - 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.**



# 3223 PROFFIT ROAD

## ZMA201800006

Sheet 1 of 1

### ZONING MAP AMENDMENT 3223 PROFFIT ROAD

**SHEET INDEX:**  
 SHEET 1 — COVER SHEET  
 SHEET 2 — BLOCK PLAN  
 SHEET 3 — CONCEPTUAL SITE LAYOUT & IMPROVEMENTS PLAN  
 SHEET 4 — POTENTIAL ROADWAY IMPROVEMENTS

**LEGEND**  
 STEEP SLOPES (MANAGED)  
 BLOCK A, AREA 1  
 CROSSWALK  
 TRAIL HEAD

**NOTES:**  
 STREAM WAS DETERMINED TO BE INTERFERENT USING THE PARFAY METHOD PROVIDED BY HERRMAN WATER & ENVIRONMENTAL, LLC ON JUNE 14, 2019.  
 THE SITE LAYOUT IS CONCEPTUAL IN NATURE AND MAY CHANGE WITH THE SITE PLAN PROCESS.  
 PROPOSED 27' UNDISTURBED BUFFER — REMOVAL OF BRUSH AND/OR DEAD VEGETATION  
 PROPOSED 27' MINIMALLY DISTURBED BUFFER — MINIMAL DISTURBANCE ALONG WITH THE REMOVAL OF BRUSH AND/OR DEAD VEGETATION

**ROUTE DATA**  
 OWNER: DEVELOPER  
 PROJECT ADDRESS: 3223 PROFFIT ROAD  
 TAX MAP PARCELS: 0204-00-0000  
 PROJECT AREA: 7.25 ACRES  
 CURRENT ZONING: R-15  
 PROPOSED ZONING: R-15  
 PROPOSED USE: RESIDENTIAL  
 AREA SUBMITTED: BLOCK A  
 COMPREHENSIVE PLAN CROSS-SECTIONAL IDENTITY: URBAN DENSITY (SUIT TO 20) (U2)

**INDUSTRIAL DISTRICT** R-15  
 CONFORMANCE STANDARDS: ALL NEW FACILITY WITHIN THE AREA OF THE INTERESTMENT STREAM TO MEET CURRENT URP STANDARDS.  
**HYDROLOGY:** COMPLETED FROM THE ALABAMA COUNTY OFFICE OF GEOGRAPHIC DATA SERVICES GIS DATA  
**CURTAIN SLOPES:** THE SUBJECT PROPERTY CONTAINS AREAS OF MANAGED SLOPES  
**FLOODPLAIN:** THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL FLOOD FLOODPLAIN AS SET BY COMMUNITY PANEL NUMBER 000000002 OF 2017 STATE DATE: FEBRUARY 9, 2018  
 WATER AND SANITARY SERVICES UTILITIES WILL SERVE THE SUBJECT PROPERTY VIA THE AVAILABLE ACMA CONNECTIONS ON THE SUBJECT PROPERTY.  
 THE SITE IS NOT LOCATED WITHIN THE DESIGNATED LOCAL INDUSTRIAL DISTRICT.  
 THIS SITE IS NOT LOCATED WITHIN THE WISDOMS OF A PUBLIC WISDOMS SUPERVISOR.

**USE TABLE**

	BLOCK A	BLOCK B	Total
ALLOWED USES	ALL USES LISTED UNDER SECTION 8-2.1 OF THE ALABAMA COUNTY ZONING ORDINANCES WILL BE PERMITTED BY RIGHT WITHIN BLOCK A. ALL USES LISTED UNDER SECTION 8.2 OF THE ALABAMA COUNTY ZONING ORDINANCES WILL BE PERMITTED THROUGH APPROVAL OF A SPECIAL USE PERMIT WITHIN BLOCK A.	RESIDENTIAL, COMMERCIAL, MANUFACTURING, PUBLIC UTILITIES, AGRICULTURE, OPEN SPACE	N/A
MAXIMUM BUILDING HEIGHT	20 FT (3 STORES)	30 FT (3 STORES)	20 FT (3 STORES)
SETBACKS	FRONT: MINIMUM: 5' FROM RIGHT-OF-WAY REAR: MINIMUM: 2' FROM RIGHT-OF-WAY SIDE: 10' OF BUILDING SETBACKS UNLESS THE BUILDING SHARES A COMMON WALL. REAR: 20'	FRONT: MINIMUM: 5' FROM RIGHT-OF-WAY REAR: MINIMUM: 2' FROM RIGHT-OF-WAY SIDE: 10' OF BUILDING SETBACKS UNLESS THE BUILDING SHARES A COMMON WALL. REAR: 20'	
FRONT SETBACKS	UNLESS OTHERWISE SPECIFIED, THE MINIMUM SETBACK SHALL BE 5 FEET. SINGLE-FAMILY ATTACHED AND SINGLE-FAMILY DETACHED HOMES LOCATED WITHIN BLOCK A, AREA 1 (SHEET 3) SHALL BE REAR-LOADED AND ONLY ENTER ON AN INTERNAL "TODAY". SINGLE-FAMILY ATTACHED AND SINGLE-FAMILY DETACHED HOMES LOCATED WITHIN BLOCK A, AREA 2 (THIS SHEET) SHALL BE SUBJECT TO THE FOLLOWING FRONT-LOADING GARAGES SHALL BE SETBACK A MINIMUM OF 10 FEET FROM THE FRONT BUILDING FACADE OR FRONT YARD. SARASO: MINIMUM: NONE	UNLESS OTHERWISE SPECIFIED, THE MINIMUM SETBACK SHALL BE 5 FEET. SINGLE-FAMILY ATTACHED AND SINGLE-FAMILY DETACHED HOMES LOCATED WITHIN BLOCK A, AREA 1 (SHEET 3) SHALL BE REAR-LOADED AND ONLY ENTER ON AN INTERNAL "TODAY". SINGLE-FAMILY ATTACHED AND SINGLE-FAMILY DETACHED HOMES LOCATED WITHIN BLOCK A, AREA 2 (THIS SHEET) SHALL BE SUBJECT TO THE FOLLOWING FRONT-LOADING GARAGES SHALL BE SETBACK A MINIMUM OF 10 FEET FROM THE FRONT BUILDING FACADE OR FRONT YARD. SARASO: MINIMUM: NONE	
REQUIRED AREA OF BULK	5.5 AC	2.7 AC	7.2 AC
MINIMUM NUMBER OF DWELLING UNITS	44	0	44
MAXIMUM DENSITY BASED UPON AREA	8.0 UNITS/AC	0	8.0 UNITS/AC
MINIMUM NUMBER OF DWELLING UNITS	100	0	100
MAXIMUM DENSITY BASED UPON AREA	21.0 UNITS/AC	0.0 UNITS/AC	21.0 UNITS/AC
PROPOSED NON-RESIDENTIAL AREA OPEN SPACE	2.3 AC	2.3 AC	2.3 AC

**TYPICAL SECTION PUBLIC ROADWAY**

**COVER SHEET  
ZONING MAP AMENDMENT  
3223 PROFFIT ROAD**

**ROUDBUSH, GALE & ASSOCIATES, INC.**  
 170118  
 SHEET 1 of 4

**LEGEND**  
 STEEP SLOPES (MANAGED)  
 RIGHT-OF-WAY RESERVATION  
 VEHICULAR CONNECTION

**PROPOSED ZONING R-15**  
 TOTAL SITE AREA: 7.2 ACRES  
 BLOCK A: 2.3 ACRES (71%) (INCLUDES 0.4 ACRES PROFFIT ROAD FOR RESERVATION)  
 BLOCK B: 5.1 ACRES (70%)  
 HYDROLOGIC STREAM DETERMINED BY PARFAY METHOD PROVIDED BY HERRMAN WATER & ENVIRONMENTAL, LLC ON JUNE 14, 2019.

**SCALE 1"=40'**  
**SCALE IN FEET**

**ROUDBUSH, GALE & ASSOCIATES, INC.**  
 170118  
 SHEET 2 of 4

**LEGEND**  
 STEEP SLOPES (MANAGED)  
 BLOCK A, AREA 1  
 CROSSWALK  
 TRAIL HEAD

**NOTES:**  
 STREAM WAS DETERMINED TO BE INTERFERENT USING THE PARFAY METHOD PROVIDED BY HERRMAN WATER & ENVIRONMENTAL, LLC ON JUNE 14, 2019.  
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**CONCEPTUAL SITE LAYOUT & GRADING PLAN  
ZONING MAP AMENDMENT  
3223 PROFFIT ROAD**

**ROUDBUSH, GALE & ASSOCIATES, INC.**  
 170118  
 SHEET 3 of 4

**LEGEND**  
 STEEP SLOPES (MANAGED)  
 BLOCK A, AREA 1  
 CROSSWALK  
 TRAIL HEAD

**NOTES:**  
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**POTENTIAL ROADWAY IMPROVEMENTS  
ZONING MAP AMENDMENT  
3223 PROFFIT ROAD**

**ROUDBUSH, GALE & ASSOCIATES, INC.**  
 170118  
 SHEET 4 of 4

Submitted 17 June 2019  
REVISI02 MARCH 2020

project: 19.029