

FINAL ACTION MEMO
Planning Commission Meeting of June 2, 2020

<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 Bivins. • PC members present were Mr. Bivins, Chair; Ms. More, Vice-Chair; Ms. Firehock (6:08 pm); Mr. Keller, Mr. Clayborne; Mr. Randolph; Mr. Bailey (6:06 pm) and Mr. Carrazana (UVA Rep.). • Staff members present were Charles Rapp, David Benish, Jodie Filardi, Bart Svoboda, Cameron Langille, Andy Reitelbach, Megan Nedostup, Andy Herrick and Carolyn Shaffer 	
<p>2. Consent Agenda None</p>	<p><u>Clerk:</u> None</p>
<p>3. Public Hearing Items</p> <p>3a. <u>ZMA201900016 Bamboo Grove</u> MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL(S): 05500-00-00-068C0, 05500-00-00-068D0 LOCATION: West side of Orchard Drive, approximately 250 feet north of the intersection between Orchard Drive and Jarmans Gap Road (State Route 691). PROPOSAL: Proposal to rezone two properties to the R4 Residential Zoning District. PETITION: Rezone a total of 1.24 acres from the R2 Residential District, which allows for residential development up to 2 dwelling units/acre, to the R4 Residential District which allows residential uses up to 4 dwelling units/acre. A maximum of 6 residential units are proposed under the bonus level cluster development standards of the Zoning Ordinance at a gross density of 4.84 units/acre and a net density of 9 units/acre. Dedication of an open space area and trail to the County for public use is proposed. Private street authorization request per Sections 14-233 and 14-234 of the Subdivision Ordinance. Special exception requests to waive sidewalk, and curb and gutter requirements along a private street per Sections 14-203.1(B) and 14-410(I) of the Subdivision Ordinance. Special exception request to allow alternative locations of parking areas per Sections 18-4.12.5 and 18-4.12.8 of the Zoning Ordinance. ZONING: R2 Residential – 2 units/acre OVERLAY DISTRICT(S): None ENTRANCE CORRIDOR (EC): No</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>

PROFFERS: Yes
COMPREHENSIVE PLAN: Neighborhood Density Residential – 3-6 units /acre; supporting uses such as religious institutions, schools and other small-scale non-residential uses; Greenspace – public parks, open space, environmental features in the Crozet Master Plan.
(Cameron Langille)

Action: The Commission recommended approval of ZMA-2019-16 Bamboo Grove provided that changes #1a commitment to provide 6 individual units. Numbers 2, 3, #5, and #7 as recommended in the staff report are made.

Approved with a vote of 7:0

Action: The Commission approved the private street authorization request for ZMA-2019-16 Bamboo Grove for the reasons listed in the staff report.

Approved with a vote of 7:0

Action: The Commission approved the sidewalk street standard modification request for ZMA-2019-16 Bamboo Grove for the reasons listed in the staff report.

Approved with a vote of 7:0

3b. **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); supporting uses such as religious institutions, schools, commercial, office, and service uses,

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>in Hollymead – Places29 Master Plan area. Managed, Airport Impact Area PROFFERS: Yes COMPREHENSIVE PLAN: Commercial Mixed Use – commercial, retail, employment uses, with supporting residential (no maximum density), office, or institutional uses, within the Community of Hollymead of the Places29 Master Plan. (Andy Reitelbach)</p> <p>Action: The Commission recommended denial of ZMA-2019-10 3223 Proffitt Road, for the following reasons associated with concerns about the reduction of open space presented in the proposal. The tradeoff of more disturbance for less density was viewed negatively. The proposed road connection to the east was viewed as not contributing the public good in any significant way.</p> <p>Denied with a vote of 7:0</p>	
<p>4. Committee Reports: None</p>	
<p>5. Review of Board of Supervisors Meeting: Charles Rapp gave an overview of the May 20, 2020 meeting, Boyd Tavern continued for 2 weeks.</p>	
<p>6. Old Business/New Business: Community Meeting online for Village of Ivy, in Downtown Ivy from 6-7 pm. Commissioner Firehock asked if Mr. Rapp could add all county meetings with information on how to join Zoom meetings to the County Website or Calendar. Mr. Rapp will work on that.</p>	
<p>7. Items for follow-up None</p>	
<p>8. Adjourn to June 16, 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>	