

# COUNTY OF ALBEMARLE

## TRANSMITTAL TO THE BOARD OF SUPERVISORS

### SUMMARY OF PLANNING COMMISSION ACTION

|                                                                                                                                                  |                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <b>AGENDA TITLE:</b><br>ZMA202400002 and SP202400014 Rivanna Futures                                                                             | <b>AGENDA DATE:</b><br>June 12, 2024                                            |
| <b>SUBJECT/PROPOSAL/REQUEST:</b><br>Rezone to Light Industry (LI) and a special use permit to allow offices in buildings constructed after 2014. | <b>STAFF CONTACT(S):</b><br>Richardson, Wall, Rosenberg, Barnes, Herrick, Fritz |
| <b>SCHOOL DISTRICTS:</b><br>Baker-Butler (Elementary); Lakeside (Middle School); Albemarle (High School)                                         | <b>PRESENTER (S):</b><br>Bill Fritz                                             |

#### BACKGROUND:

At its meeting on May 14, 2024, the Planning Commission (PC) voted 7:0 to recommend approval of ZMA202400002 and SP202400014 Rivanna Futures.

#### DISCUSSION:

The PC discussed the review process for these applications. The PC noted that the application did not include a plan of development, significant proffers, or special use permit conditions typically seen with other applications. However, the PC also noted that this project would provide a public benefit, that it had already had a substantial amount of public review, that there would be more public review, and that that amount of public review differentiated it from other projects. The PC recommended that the County take into consideration ways to set the standard, by focusing on excellence in areas of land planning, equity, resilience, sustainability, and features that are listed in the vision and mission of the County in its specific direction, and include resource management, transportation, and other related considerations.

#### RECOMMENDATIONS:

Staff recommends that the Board approve ZMA202400002 to rezone the property and SP202400014 Rivanna Futures to permit offices in buildings constructed after 2014.

#### PROPOSED MOTIONS:

For ZMA202400002:

I move to adopt the ordinance attached to the staff report as Attachment E.

For SP202400014:

I move to adopt the resolution attached to the staff report as Attachment F.

#### ATTACHMENTS:

Attachment A – Staff report for the May 14, 2024, Planning Commission Hearing

A1. Applicant's Narrative

A2. Proffers

A3. Parks & Green Systems Map

Attachment B – Action Letter for the May 14, 2024, Planning Commission Hearing

Attachment C – Minutes for the May 14, 2024, Planning Commission Hearing

Attachment D – Signed Proffers

Attachment E -- Proposed ordinance for ZMA202400002

Attachment F – Proposed resolution for SP202400014