

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA202300007/SP202300009 North Pointe Amendment (Residential Increase/Commercial Decrease) SUBJECT/PROPOSAL/REQUEST: Rezone approximately 152.5 acres of Planned Development Mixed Commercial (PDMC) to amend proffers and application plan to allow a residential increase and commercial decrease; amend special use permit (SP202300009) for R15 uses SCHOOL DISTRICT: Baker-Butler Elementary School, Lakeside Middle School, Albemarle High School	AGENDA DATE: April 1, 2026 STAFF CONTACT(S): Wall, Svoboda, Barnes, McDermott, Ragsdale PRESENTER (S): Rebecca Ragsdale, Planning Manager
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BACKGROUND:

A public hearing was held at the Planning Commission (PC) on March 10, 2025. The PC voted 4:0 to recommend approval of both the rezoning and the special use permit. (Firehock and Moore absent) (Attachments A-PC Staff report, B-PC Action Letter, and C-PC Minutes).

Several members of the public spoke at the public hearing, including those with concerns related to traffic, elimination of the northernmost entrance and access across from Lewis & Clark Drive. Public input received is provided as Attachment D.

DISCUSSION:

Since the PC public hearing, the applicant has updated the proffers and application plan (Attachments E and F) to reflect the following:

- Increase the affordability term for rental affordable units from 5 years to 10 years, consistent with the pre-2024 housing policy in the proffers.
- Provide two public trail connections to the North Fork Rivanna River greenway trail.
- Provide a 10' shared use path in Northwest Residential area from Cliffstone Boulevard to Seminole Trail (Route 29).
- Allow for neighborhood-scale commercial opportunities in the southeastern portion of the residential area up to 10,000 square feet.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance to approve ZMA202300007 North Pointe Amendment (Attachment G).

Staff recommends the Board adopt the attached Resolution to approve SP202300009 (Attachment H).

ATTACHMENTS:

- A. ZMA202300007/SP202300009 Planning Commission Staff Report
 - A1: Application Narrative
 - A2: Existing Conditions Exhibit
 - A3: Application Plan dated 1-29-26
 - A4: Proposed Proffers dated 1-29-26
 - A5: Traffic Impact Analysis (TIA)

- B. March 10, 2026 Planning Commission Action Memo
- C. Draft Planning Commission Minutes
- D. Public Input
- E. Application Plan dated 3-20-26
- F. Final Signed Proffers dated 3-11-26
- G. Ordinance to Approve ZMA202300007
- H. Resolution to Approve SP202300009