

COUNTY OF ALBEMARLE

EXECUTIVE SUMMARY

AGENDA TITLE: ZMA201500002 Franklin Street Steep Slopes	AGENDA DATE: July 14, 2015
SUBJECT/PROPOSAL/REQUEST: Amend steep slopes overlay district to change the designation of preserved slopes to managed slopes as identified on the Application Plan.	ACTION: INFORMATION:
STAFF CONTACT(S): Mr. Benish, Mr. Fritz and Mr. Newberry	CONSENT AGENDA: ACTION: X INFORMATION:
LEGAL REVIEW: No	ATTACHMENTS: Yes
	REVIEWED BY:

BACKGROUND:

On February 17, 2015, the applicant submitted a rezoning request to change the designation of certain steep slopes on the subject parcel from preserved slopes to managed slopes (see Attachment B of the Staff Report). Staff presented analysis of the request at the May 19th Planning Commission meeting. At the request of the Planning Commission, the applicant agreed to a deferral to allow the County Planning Commission to discuss the proposal with the City Planning Commission at a joint worksession on June 23rd.

STRATEGIC PLAN:

Goal 3: Development Areas: Attract quality employment, commercial, and high density residential uses into development areas by providing services and infrastructure that encourage redevelopment and private investment while protecting the quality of neighborhoods.

DISCUSSION:

The joint Planning Commission worksession provided a unique opportunity for City Planning Commissioners to discuss an application currently under review by the County Planning Commission. Several City Commissioners and area residents expressed thanks for the opportunity to provide input at the joint meeting (see Attachment B). No new information was requested as a result of the discussion; however, staff did respond to questions raised at the May 19th public hearing relating to visibility of the site from Monticello and the percentage of areas determined to be less than 25% slope based on field-run topography. This information is found on pages four and five of the PowerPoint slides from the meeting (Attachment C).

BUDGET: No impact is anticipated.

RECOMMENDATION:

Staff recommends approval of ZMA201500002 to amend the Steep Slope Overlay District zoning map of area "A" from preserved slopes to managed slopes as identified in Attachment B and shown in Figure 2 of the staff report.

ATTACHMENTS:

- A. [Staff report from May 19, 2015 Planning Commission meeting](#)
- B. [Draft minutes of Joint City-County PC worksession on June 23rd](#)
- C. [PowerPoint slides presented at Joint City-County PC worksession on June 23rd](#)