

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA201500004, Commonwealth Senior Living, Rivanna District	AGENDA DATE: December 2, 2015
SUBJECT/PROPOSAL/REQUEST: Request to amend proffers associated with ZMA99-01 and ZMA01-11. Proposed uses to include assisted living and independent units with an increase of units from 100 up to 140 units.	STAFF CONTACT(S): Foley, Walker, Davis, Kamptner, Benish, PRESENTER (S): David Benish

BACKGROUND:

On October 20, 2015, the Planning Commission held a public hearing on the application and recommended approval of this request to increase the number of units permitted within the existing building from 100 to 140 units, with the condition that technical revisions to the proffers are completed.

DISCUSSION:

The staff report for the October 20, 2015 Planning Commission public hearing (Attachment D) provides a complete analysis of the application and substantial and technical changes to the proffers. The Commission recommended that the proffers be revised to retain those existing proffers related to providing access through the applicant's parcel to an abutting parcel, maintaining a 15-foot wide landscaped buffer and screening along the common boundary with Glenorchy subdivision, and ensuring that an existing fieldstone wall remains. All of the changes to the proffers recommended by staff and the Commission have been made on the attached signed Proffers (Attachment B) dated November 5. Updated Proffers will be provided prior to the Board meeting that will correct only the date of the Proffers to November 23. The technical revisions focused on updating proffer language to be consistent with current conditions and eliminating proffers that have been completed or that are no longer necessary because the subject matter is addressed in the County Code.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance (Attachment A).

ATTACHMENTS:

- A – Ordinance
- B – Proffers dated November 5, 2015
- C – Planning Commission action letter
- D – Planning Commission staff report
- E – Planning Commission minutes