

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZTA-2014-00003 Neighborhood Model Setbacks and Yards	AGENDA DATE: June 3, 2015
SUBJECT/PROPOSAL/REQUEST: Public Hearing to amend the Zoning Ordinance to modify setbacks and yard regulations in development area zoning districts	STAFF CONTACT(S): Higgins, Cilimberg, Burbage, Kamptner
	PRESENTER (S): Ron Higgins

BACKGROUND:

Since the incorporation of Neighborhood Model principles of denser, mixed uses, pedestrian oriented development into the Comprehensive Plan in 2001, the county has worked to establish this form in the development areas. This anticipates the use of reduced yard requirements to better enable this urban form in the Plan's Development Areas. These latest zoning text amendment proposals are for all conventional zoning districts in the Development Areas. The proposed amendments represent a significant amount of input from staff, the Community Advisory Councils, the Planning Commission, the development community and the Board.

PLANNING COMMISSION ACTION:

After conducting public hearings on the proposed text amendments, the Planning Commission voted to recommend to the Board of Supervisors, approval of ZTA201400003 with some modifications. The modifications were made and presented to the Board at a work session on May 6, 2015 (see May 6, 2015 BOS Work Session staff report, Attachment A).

DISCUSSION:

At your work session on May 6, 2015 you accepted the changes and discussed the draft ordinance provisions. The Board agreed to schedule this public hearing with further changes to the proposed ordinance that:

- Removes the 3' setback for front facing garages beyond the front wall of the dwelling.
- Further clarifies the grandfathering of maximum setbacks in commercial districts for structures existing on June 3, 2015 or on a valid plan approved prior to June 3, 2015.

RECOMMENDATIONS:

Staff recommends acceptance of the changes noted from the Planning Commission and Board and adoption of ZTA201400003 (Attachment B).

ATTACHMENTS:

- Attachment A – Board of Supervisors Work Session staff report for May 6, 2015.
- Attachment B – Proposed Ordinance with revisions from Planning Commission and Board of Supervisors.
- Attachment C – Revised Comparison Diagrams illustrating the proposed changes without a 3' front facing garage setback beyond the front wall of dwellings.