

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

AGENDA TITLE: ZMA20180008 and SP201800017 – Commonwealth Senior Living	AGENDA DATE: January 16, 2019
SUBJECT/PROPOSAL/REQUEST: Request to amend proffers associated with ZMA201500004 to allow an increase of the square footage of enclosed space, through the repurposing of structured parking, along with a special use permit for professional office use in an existing structure in a Planned Residential Development.	STAFF CONTACT(S): Graham, Gast-Bray, Nedostup, Reitelbach
SCHOOL DISTRICTS: Monticello High, Burley Middle, Stone-Robinson Elementary schools	PRESENTER(S): Andrew Reitelbach, Senior Planner

BACKGROUND:

At its meeting on December 4, 2018, the Planning Commission (PC) conducted a public hearing and voted to recommend approval of ZMA20180008 and SP201800017, with conditions. Attachments A, B, and C are the PC staff report, action letter, and minutes from the PC meeting.

DISCUSSION:

The Planning Commission voted 6:0 to recommend approval of ZMA20180008 and SP 201800017, with the conditions set forth in the staff report, with one change to condition #4 as proposed by staff. This modification to condition #4 in the Special Use Permit was recommended by staff at the PC meeting and was included in the recommendation by the PC. The revised conditions including this change are included in Attachment D (the addition to the condition is underlined). In addition, a Parking Determination from the Zoning Division has been approved. This Parking Determination is included as Attachment F.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance (Attachment G) to approve ZMA20180008, with the Signed Amended Proffer Statement (Attachment H), and the attached Resolution (Attachment I) to approve SP201800017, with the conditions attached thereto.

ATTACHMENTS:

- A – Planning Commission Staff Report
 - A1 – Vicinity Map
 - A2 – Applicant Justification for Zoning Map Amendment
 - A3 – Amended Proffer Statement
 - A4 – Revised Application Plan, dated October 26, 2018
 - A5 – Applicant Justification for Special Use Permit
 - A6 – Parking Information
- B – Planning Commission Action Letter
- C – Meeting Minutes from 12/4/2018 PC Public Hearing
- D – Modification to Condition #4 Recommended by PC
- E – Written Comments Received from Public
- F – Parking Determination from the Zoning Division
- G – Ordinance to Approve ZMA20180008
- H – Amended Proffer Statement, Signed
- I – Resolution to Approve SP201800017