

PROFFER STATEMENT

ZMA No. 201800006 – 3223 Proffit Road

Tax Map and Parcel Number(s): 032A0-02-00-00200

Owner(s) of Record: JANET H. LEE, TRUSTEE, THE JANET H LEE REVOCABLE TRUST

Date of Proffer Signature: February 14, 2019

7.3 acres to be rezoned from RA to R-15

JANET H. LEE, TRUSTEE, THE JANET H LEE REVOCABLE TRUST, is the owner (the “Owner”) of Tax Map and Parcel Number 032A0-02-00-00200 (the “Property”) which is the subject of rezoning application ZMA No. 201800006, a project known as “3223 PROFFIT ROAD” (the “Project”).

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable.

The property shall be developed in general accord with the Zoning Map Amendment prepared by Roudabush, Gale & Associates, dated June 18, 2018 revised February 14, 2019 and shall reflect the following major elements as shown and noted on the plans:

1. The internal street network grid and interparcel connections between the subject parcel and TMPs 03200-00-00-03000 and 032A0-02-00-001B0;
2. Right-of-way reservation and associated improvements along Proffit Road;
3. A minimum of 44 total dwelling units shall be developed on the property.
4. A 25' Undisturbed Buffer and an additional 25' Minimally Disturbed Buffer in Block B adjacent to TMP 32A-03-0B-2 and TMP 32A-03-0B-4 as shown on the Conceptual Grading Plan:
 - a. Undisturbed Buffer allows for the removal of brush and/or dead vegetation.
 - b. Minimally Disturbed Buffer allows for minimal grading and/or the removal of brush and/or dead vegetation.
5. Garage Setbacks - Single-family attached and single-family detached units located outside of Block A, Area 1 as shown on Sheet 3 shall be subject to the following: front-loading garages shall be setback a minimum of 3 feet from the front building façade or front porch.
6. Parking Standards – The following standards shall apply to uses located within Block A, Area 1 as shown on Sheet 3 of the plans:
 - a. For single-family attached and single-family detached units — Front building facades shall face Proffit Road. No individual lot driveways shall enter directly onto Proffit Road; driveways shall be rear-loaded and only enter onto “Road B”. Front building facades shall face Proffit Road.
 - b. For multi-family - off-street parking shall be relegated to the side or rear of buildings adjacent to Proffit Road and shall be accessed from the internal road

network. If a drop-off/pick-up area is proposed between multifamily buildings and Proffit Road, a limited off-street parking area can be included to accommodate ADA accessible and guest spaces. This limited off-street parking shall be screened by landscaping, permanent structures or other acceptable methods per Section 32.7.9 of the Albemarle County Zoning Ordinance.

OWNER



By: **DAVID C. LEE**

Title: **TRUSTEE**

JANET H. LEE, TRUSTEE, THE JANET H LEE REVOCABLE TRUST