



COUNTY OF LOUISA

MEMORANDUM

TO: Board of Supervisors

FROM: Community Development Department Staff

DATE: June 30, 2025

RE: LA Resort LLC, Density of Residential Condominium
TMP 30-21-1, 30-21-2, 30-21-3, 30-21-4, 30-21-A, 30-21-B

Purpose:

LA Resort LLC has requested to increase density for the Planned Unit Development (PUD) Residential Condominium from 96 units to 114 units.

Background:

On January 17, 2023, a Planned Unit Development (PUD) rezoning request REZ2022-05 was granted with a voluntary condition that LA Resort LLC residential condominium building be constructed to a maximum density between 72 and 96 residential dwelling units. The LA Resort PUD major site plan was approved on July 11, 2024, with 96 units.

To allow for a diverse selection of various sized units, and maximize economic feasibility of the project, LA Resort LLC is proposing an increase of allowed residential units to a maximum of 114 units. The Applicant's Exhibit 3 of Enclosure 1 shows an alternative conversion of the original ninety-six (96) units of twelve (12) five-bedroom units into a mix of eighteen (18) one- and four-bedroom units. The Applicant's Exhibit 5 of Enclosure 1 shows an alternative conversion of the original ninety-six (96) units of twelve (12) five-bedroom units into a mix of eighteen (18) two- and three-bedroom units. The proposed 114-unit conversion does not exceed the ten dwelling units per acre density calculation outlined in *Louisa County Code §86-316*.

Virginia Code §15.2-2302 states *any landowner subject to conditions proffered pursuant to §15.2-2297, §15.2-2298, §15.2-2303, or §15.2-2303.1 may apply to the governing body, for amendments to or variations of such proffered conditions provided only that written notice of such application be provided in the manner prescribed by subsection B of 15.2-2204*. Subsection B of §15.2-2204 requires a public hearing before the governing body prior to amendment of proffered conditions.

Staff Recommendation:

The owner acknowledged that no increase or decrease in residential condominium building shall be permitted without resubmission of the Master Plan. Per Section §86-644, *Minimum off-street parking*, two parking spaces per dwelling unit is required. If the proffer statement for REZ2022-05 is amended, an administrative review shall be conducted in accordance with Subsection C of Virginia Code §15.2-2302.

Enclosures (3):

- 1) Lane Use Application dated April 5, 2024
- 2) Proffer Statement dated July 7, 2025
- 3) Proffer Table dated July 7, 2025