

COUNTY OF ALBEMARLE

EXECUTIVE SUMMARY

<p><u>AGENDA TITLE:</u> ZTA-2008-02 Amendment to PD & NMD Regulations</p> <p><u>SUBJECT/PROPOSAL/REQUEST:</u> Request to amend the zoning ordinance to bring titles and other references in conformity with current Community Development job titles and current zoning references, to clarify how amendments to PDs can be made, to address vesting of old projects to change timing for a parking study, and to reduce the architectural information required for NMDs.</p> <p><u>STAFF CONTACT(S):</u> Echols</p>	<p><u>AGENDA DATE:</u> April 14, 2009</p> <p><u>ACTION:</u> <u>INFORMATION:</u></p> <p><u>CONSENT AGENDA:</u> <u>ACTION:</u> X <u>INFORMATION:</u></p> <p><u>ATTACHMENTS:</u></p>
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BACKGROUND:

On March 24, 2009, the Planning Commission reviewed and provided comments on this proposed draft ordinance amendment. They asked for several changes to the amendment language, as well as a list of approved Planned Developments (PDs) between 1980 and March 19, 2003. The Commission asked staff to provide both the modified ordinance language and the list of PDs as a consent agenda item at an upcoming Commission meeting.

DISCUSSION:

The modified ordinance is Attachment A with changes reflecting the March 24 discussion shown in yellow. The approved or amended PDs that took place between 1980 and March 19, 2003 are as follows:

Briarwood	Forest Lakes South	Western Ridge	Shoppers World
Pantops Shopping Center	Lake Reynovia	Springridge	Dennis Enterprises
Peacock Hill	Glenmore	Ashcroft	Colonnades
Rio Hills Shopping Center	Buck Mountain	Waylands Grant	Monticello High School property
Westminster Canterbury	Redfields	Jefferson Ridge	Luxor
Forest Lakes Commercial	North Fork Research Park	Gray Rock North	Rio East

It should be noted that all of these PDs are completed or at some phase of on-going development.

RECOMMENDATIONS:

Staff recommends approval of the attached zoning text amendment.

ATTACHMENTS:

ATTACHMENT A: Proposed Zoning Text Amendment dated April 6, 2009