

**FOREST LAKES PDSC
ZMA2020-XXXX | AN AMENDMENT TO ZMA1988-16
PROJECT NARRATIVE**

Parcel	Acreage	Existing Zoning	Comprehensive Plan Designation
TMP 46B4-3	3.43	PDSC	Urban Mixed-Use Community Center

JA-ZAN, LLC is the owner (the “owner”) of tax map parcel 46B4-3 in Albemarle County, a 3.43 acre parcel located in the Forest Lakes commercial area approximately 1,000’ northeast of the intersection of Timberwood Boulevard and Worth Xing in Albemarle County (the “property”). JA-ZAN, LLC requests to rezone the property from Planned Development Shopping Center (PDSC) to Planned Development Shopping Center (PDSC) to increase the allowable square footage within the PDSC for this property which is currently undeveloped. ZMA88-16, which originally approved the PDSC planned district on this property, allowed for a community shopping center of 71,800 SF on Tracts II (TMP46B4-2) and III (subject property). According to Albemarle County GIS Data, Tract II is developed with 57,022 SF of shopping center use and therefore there is 14,778 SF remaining for development on Tract III. The owner requests to amend the approved PDSC application plan for this property to allow for a maximum of 110,000 SF of by-right PDSC use on the property and to revise the general building footprint location that was approved with ZMA1988-16.

Project Proposal

This property is located within the development areas of Albemarle County in close proximity to a major transportation corridor, Route 29, within an established commercial center, and in close proximity to many residents of the Places29 Master Planning Area, including residents of Forest Lakes, Hollymead Town Center, and Proffit Road. The property was rezoned from R-1 low density residential to PDSC with the 1989 Board of Supervisors approval of ZMA1988-16 which includes an application plan that shows typical suburban strip development on this property. This rezoning application seeks to increase the allowable square footage on this property and to amend the application plan to allow for a building form on the property that is different from suburban strip mall design. This commercial property has remained vacant since it was rezoned in 1989 whereas the other parcels approved in the ZMA1988-16 have developed over time. The outparcels approved with ZMA1988-16 had less stringent design restrictions than this property and Tract II utilized the majority of square footage available for Tract III with the development of the Forest Lakes Food Lion Shopping Center. The general building footprint design shown on the application plan approved with ZMA1988-16 allows for a certain building and parking layout that has become less prevalent and less desirable as Neighborhood Model principles have risen to be more prominent in site design, especially in the development areas of Albemarle County. This property is currently underutilized for its central location within an established commercial center in the development areas; an amendment to the approved application plan would allow for the property to develop with a design that is more consistent with neighborhood model principles while creating a greater opportunity for the property to develop in the future and begin to generate greater tax revenues for the County.

Consistency with the Comprehensive Plan

The property has an Urban Mixed-use land use designation in the adopted Places29 Master Plan and the property is within a designated Community Center. Community Centers identify community retail; general commercial service; auto commercial sales and service; office, R&D/Flex; institutional; and open space as primary and secondary uses within designated centers. The existing PDSC zoning designation allows for by-right uses in the C-1, CO, and HC commercial districts and so the uses that may take shape on the property are largely consistent with those identified in the Places29 Master Plan. Some uses allowed by-right in the Highway Commercial district are explicitly inconsistent with recommendations called for in the Master Plan as several use categories are identified as “not permitted” in Community

Centers in the Places29 Master Plan. The application plan lists several “not permitted” use categories to ensure that future uses that may develop on the property are not directly inconsistent with use recommendations in the Places29 Master Plan.

The application plan also establishes building forms that are consistent with recommendations in the Master Plan by establishing maximum building footprints and heights for various use categories.

This ZMA request is directly consistent with multiple strategies as outlined in the Albemarle County Comprehensive Plan specifically:

Ch3, Strategy 1a: Continue to encourage approval of new development proposals in the Development Areas as the designated location for new residential, commercial, industrial, and mixed-use development

This project is located within the development areas and seeks to amend a previously approved planned district commercial zoning.

Ch6, Strategy 1a: Promote new employment activities in the Development Areas and encourage developers of commercial and industrial project to incorporate the Neighborhood Model Principles

This commercial development is within the development areas and the owner is committed to establishing a building form consistent with recommendations outlined in the Places 29 Master Plan, as is evidenced by the form regulations in the application plan.

Ch6 Strategy 4b: Encourage development of business and industrial uses in the Development Areas on appropriately zoned land and consider proactively rezoning land to allow for light industrial uses that have been identified on master plans

This property has been zoned for commercial use for over 30 years. This amendment will make the development of future business on this property more desirable

Ch6 Strategy 4c: Explore opportunities to assist with redevelopment of underutilized commercial and industrial zoned properties

Although this project is not a redevelopment proposal, approval of this ZMA would assist with the future development of this underutilized commercial property. This property is located within an established commercial center and will develop once a plan is established on the property that allows for more flexible and modern site design than what is currently approved on the property.

The following is an analysis of the projects consistency with Neighborhood Model Principles:

Pedestrian Orientation:

The proposed site design encourages greater engagement between the site and Worth Xing when compared to the existing plan. Any future development will feature required internal sidewalks and pedestrian improvements along Worth Crossing.

Mixture of Uses:

Any commercial user on this property would contribute to the mixed-use commercial character that is already established within the Forest Lakes PDSC and neighboring commercial areas.

Neighborhood Center:

This property is within a designated community center and any commercial business that takes shape on the property will serve the community with a service, retail, sales, or office use.

Mixture of Housing Types and Affordability:

Residential uses are not a by-right use within the PDSC district and so this is not applicable.

Interconnected Streets and Transportation Networks:

The application plan shows at least one entrance from Worth Xing and future interparcel connections to the south and west.

Multi-Modal Transportation Networks:

The property will feature required internal sidewalks and pedestrian streetscape improvements along Worth Xing.

Parks, Recreational Amenities, and Open Space:

Buildings and Spaces of Human Scale:

Building heights, footprints, and setbacks are consistent with recommendations outlined in the Master Plan.

Relegated Parking:

“No surface parking” areas are designated on the application plan to ensure parking is not located directly adjacent to transportation corridors.

Redevelopment:

The property is currently undeveloped; however it has been zoned commercial for over 30 years. This revision will allow the property to develop as something other than suburban strip mall development.

Respecting Terrain and Careful Grading and Regrading of Terrain:

Managed slopes are present on the property and any grading in managed slopes will comply with Section 18-30.7.5 of the Albemarle County Code.

**IMPACTS ON PUBLIC FACILITIES
& PUBLIC INFRASTRUCTURE**

Water and sewer:

The property will connect to public water and sewer and will have demands typical of commercial development. Before moving forward to a public hearing with the Planning Commission, the applicant will seek information from public utilities to ensure that there is adequate water and sewer capacity available in this area.

Traffic:

The commercial areas of Forest Lakes are approved for up to 10,350 VHTP. At present, there are 3,230 trips available for future development within the commercial areas. Trip generation from this property, which appears to be the last undeveloped piece of property subject to the trip generation proffer approved with ZMA1988-16, will not exceed the remaining trip allocation.

TMP	USE	ITE CODE	ITE USE DESCRIPTION	SQUARE FOOTAGE	INDEPENDENT VARIABLE	GROSS TRIPS	TRIP REDUCTION		
							12% INTERNAL	24% PASS-BY	NET TRIPS
46B4-1B	McDonald's	934	Fast Food Restaurant w/ Drive-Through	2,709	Square footage	1,272	(153)	(305)	814
46B4-1A	Stifel Nicolaus	712	Small Office Building	4,164	Square footage	66	(8)	(16)	42
46-B41A1	Forest Lakes Dental	720	Medical-Dental Office Building	4,065	Square footage	66	(8)	(16)	42
46-B41A2	Booz Allen Hamilton	710	General Office Building	8,052	Square footage	92	(11)	(22)	59
46B4-1D	Atlantic Union Bank	912	Drive-In Bank	2,970	Square footage	290	(35)	(70)	186
46B4-1D2	Timberwood Grill	931	Quality Restaurant	6,222	Square footage	520	(62)	(125)	333
46B4-1D1	First Citizens Bank	912	Drive-In Bank	3,204	Square footage	320	(38)	(77)	205
46B4-1D3	Tiger Wash	947	Self-Service Car Wash	1,419	Square footage	216	(26)	(52)	138
46B4-A2	Open Space						0	0	0
46B4-A1	Open Space						0	0	0
46B4-8	Shops @ Forest Lakes	820	Shopping Center	13,564	Square footage	1,540	(185)	(370)	986
46B4-2	Forest Lakes PDSC	820	Shopping Center	57,022	Square footage	4,102	(492)	(984)	2,625
46B4-3	Undeveloped PDSC						0	0	0
46B4-9	Arby's	934	Fast Food Restaurant w/ Drive-Through	3,208	Square footage	1,507	(181)	(362)	964
46B4-10	FL Terrace Shopping Center	820	Shopping Center	8,640	Square footage	1,134	(136)	(272)	726
									7,120

IMPACT ON SCHOOLS

There are no proposed residential units within this development and therefore there are no impacts on public schools.

IMPACT ON ENVIRONMENTAL FEATURES

All design and engineering for improving the property will comply with applicable County and State regulations. The project will connect to regional stormwater facilities constructed just southeast of the property. Any additional stormwater management design required to manage runoff will be consistent with similar urban development projects and will utilize a combination of features, such as on-site surface facilities, on-site underground stormwater management facilities, and/or off-site nutrient credits.

PROPOSED PROFFERS TO ADDRESS IMPACTS

Being as this is a planned development district, the application plan is a proffered commitment.