

MEMORANDUM

DATE: December 6, 2017

TO: The Planning Commission

FROM: Savannah Pietrowski, Senior Planner

SUBJECT: Case No. Z-0004-2017. Powhatan Terrace Proffer Amendment

On March 25, 2008, the Board of Supervisors rezoned approximately 16.5 acres of land located at 1676 and 1678 Jamestown Road from LB, Limited Business, and R-2, General Residential, to R-2, General Residential, with proffers, and with a Special Use Permit for a Cluster Overlay. Powhatan Terrace was approved for the construction of six 2-story buildings containing a total of 36 townhouse units at a gross density of 2.18 units per acre. The site is currently undeveloped.

Ms. Brandie Weiler of Housing Partnerships, Inc. has submitted a request to amend Condition No. 1 of the adopted Proffers, dated February 13, 2008, made by Investment Properties of Virginia, LLC and Associated Developers, Inc. (Attachment No. 3) to allow rental units within the development. Housing Partnerships, Inc. is requesting this amendment in order to develop Powhatan Terrace as an affordable rental community. There are no other proposed changes to the master plan or other proffered conditions.

The proposed amendment would change Condition No. 1 to read: *“The property shall be developed generally as shown on the Master Plan, with only minor changes thereto that the Development Review Committee determines do not change the basic concept or character of the development. There shall be no more than 36 residential townhouse dwelling units on the Property. All residential units on the Property shall be offered for sale **or rental** by the developer thereof.”*

Section 15.2-2302 of the Code of Virginia (1950), as amended, allows the Board of Supervisors to waive the requirements for a public hearing where such amendments do not affect conditions of use or density. This application does not affect conditions of use or density. As such, the County Attorney’s office consulted the Board of Supervisors, and the Board voiced no objection to the applicant’s request to consider amending these proffers as a consideration item.

Staff Recommendation:

Staff finds that the requested proffer amendment would be consistent with the recommendations of the Comprehensive Plan adopted in 2015, *“Toward 2035: Leading the Way,”* and the *2035 Strategic Plan* regarding affordable housing. Staff also finds that the requested Proffer amendment would not negatively impact surrounding development. Staff therefore recommends that the Planning Commission recommend approval of the proposed Proffer amendment to the Board of Supervisors.

SP/nb
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Attachments:

1. Location Map
2. Narrative accompanying proffer amendment application
3. Draft Proposed, Proffers dated November 28, 2017
4. Z-0007-2008/MP-0005-2007/SUP-0020-2007, Powhatan Terrace Staff Report
5. Adopted Proffers, dated February 13, 2008
6. Adopted Master Plan
7. Adopted Building Elevations