

ZMA202300007

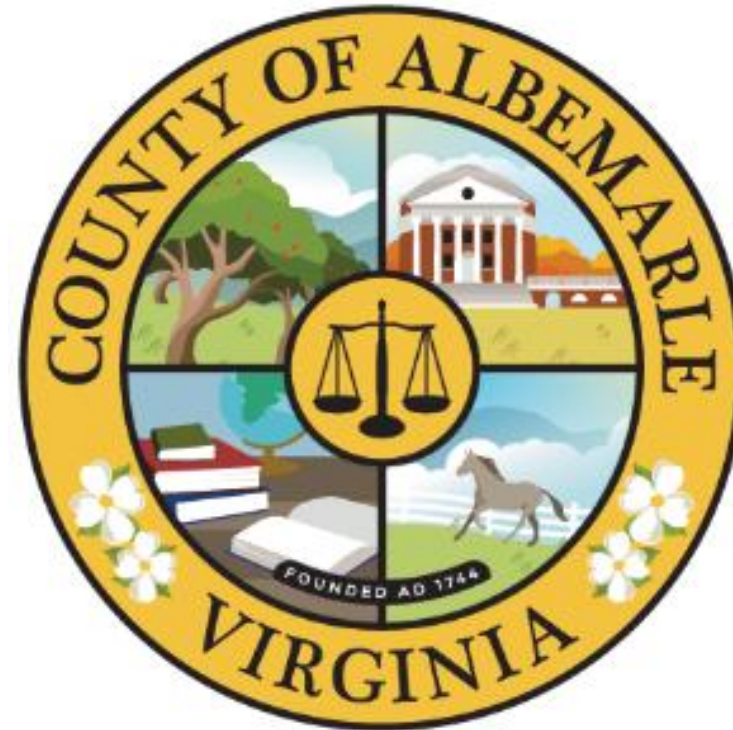
SP202300009

North Pointe

Board of Supervisors

Staff: Rebecca Ragsdale

April 1, 2026

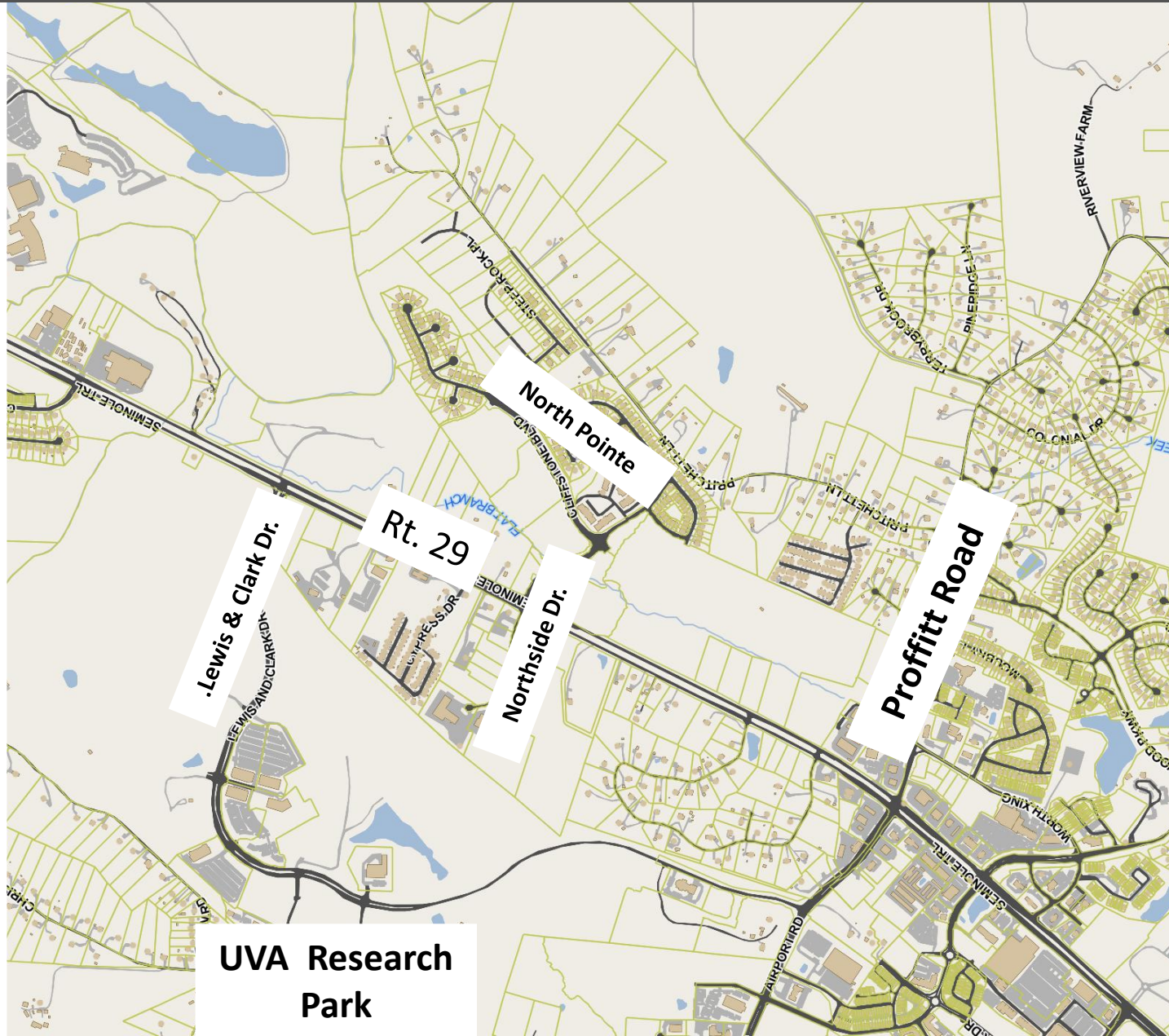


Specifics of the Proposal

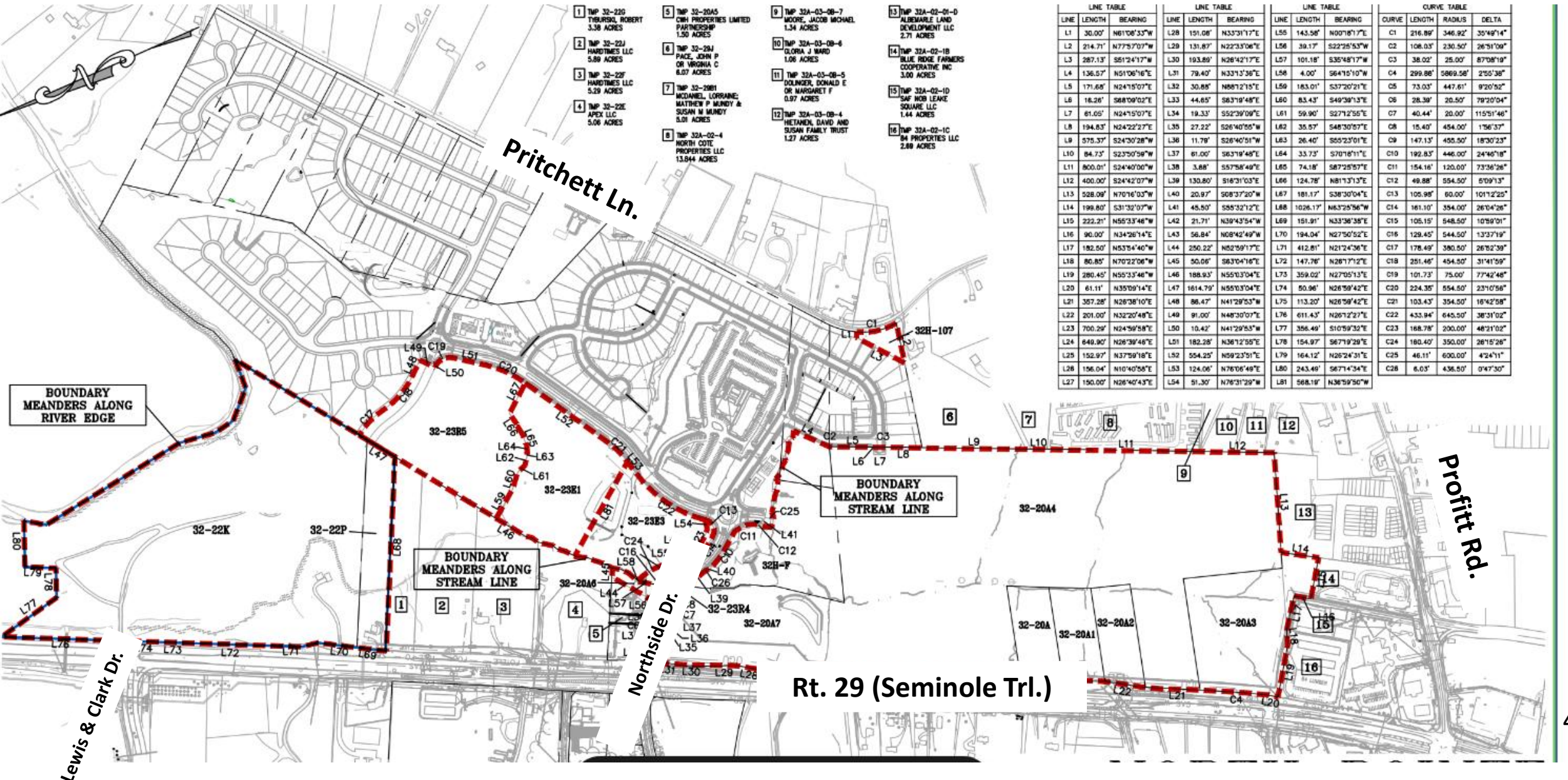
- North Pointe was rezoned in 2006 to Planned Development Mixed Commercial, including special use permits for R15 Residential and stream crossings
- This request is for approximately 152.532 acres of the 269 acres originally rezoned.
- Proposal is to amend the application plan, proffers (ZMA202300007) and residential special use permit conditions (SP202300009):

| | Existing | Proposed |
|--------------------|---------------------|--------------------------|
| Residential | 893 Units | +707 Units 1600 Total |
| Commercial | 924,500 Square Feet | 250,000 Square Feet |

North Pointe Location View

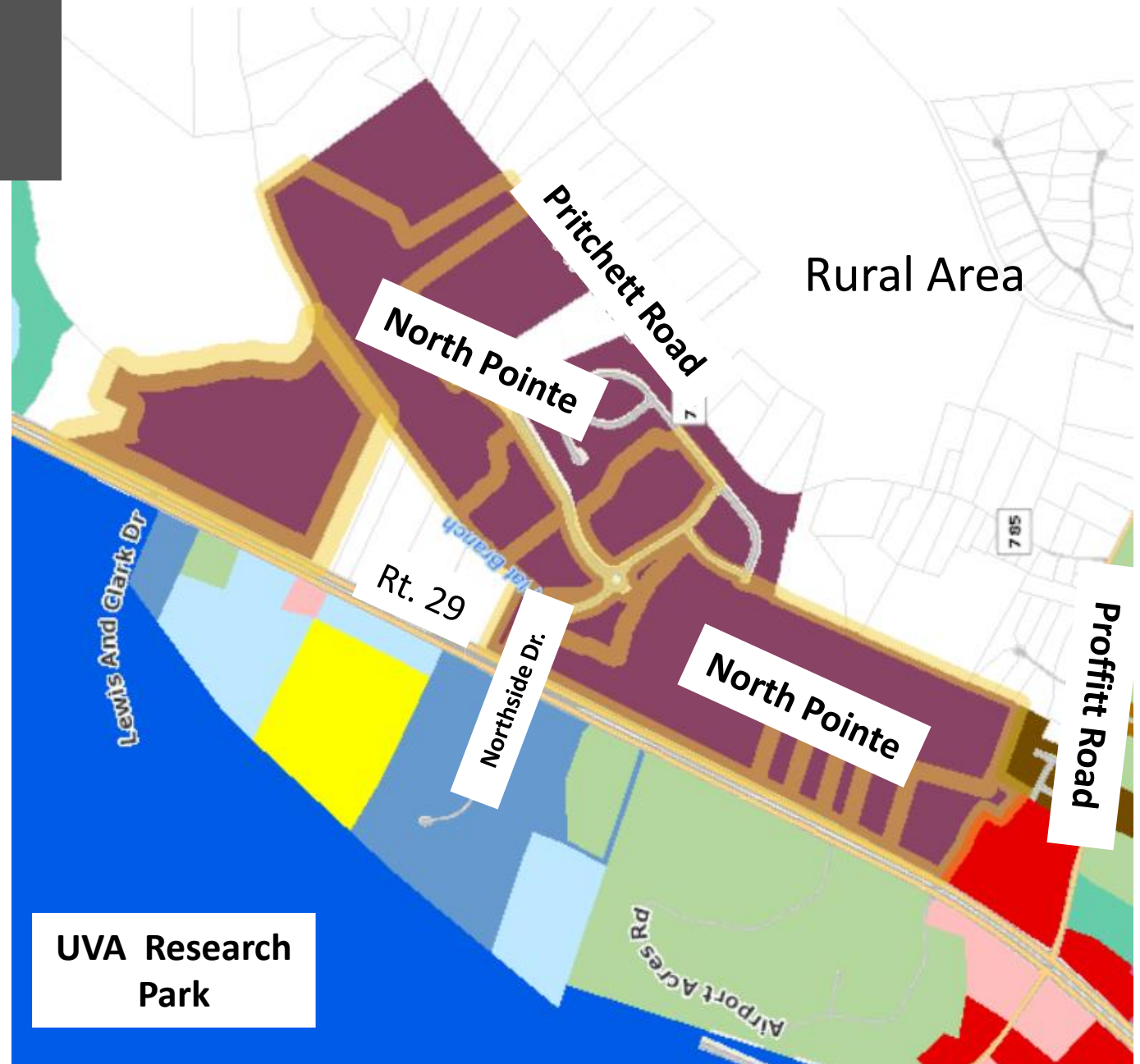


North Pointe Parcel Map



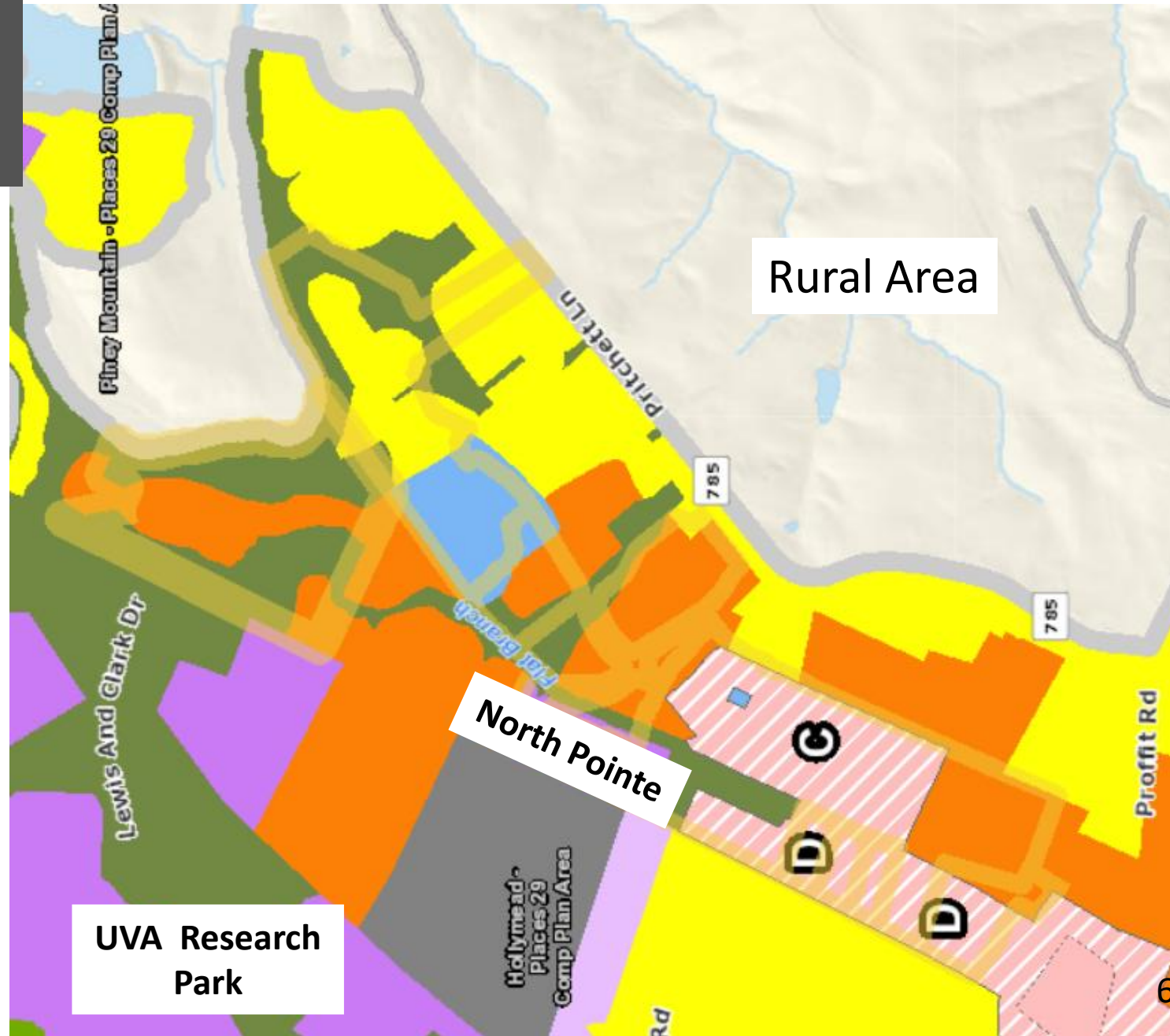
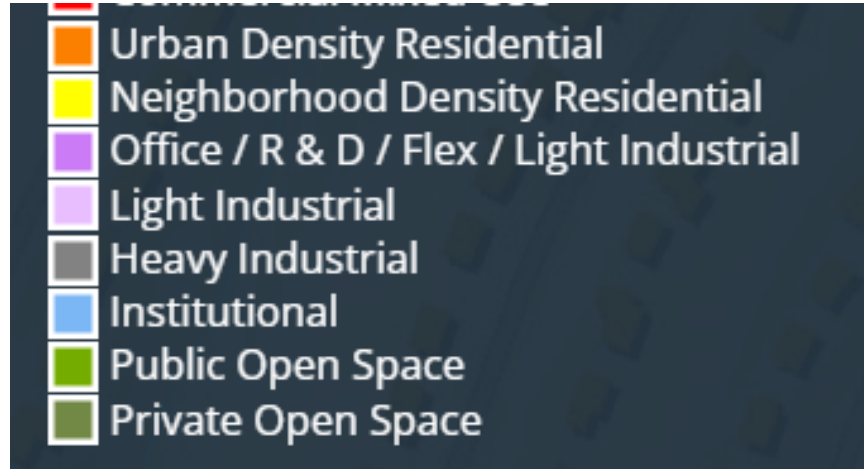
North Pointe Current Zoning

| | |
|-------------------------------------------------------------------------------------|-------------------------------------|
|  | R1 Residential |
|  | R2 Residential |
|  | R4 Residential |
|  | R6 Residential |
|  | R10 Residential |
|  | R15 Residential |
|  | Planned Unit Development |
|  | Planned Residential Development |
|  | Neighborhood Model District |
|  | Monticello Historic District |
|  | C1 Commercial |
|  | Commercial Office |
|  | Highway Commercial |
|  | Planned Development Shopping Ctr. |
|  | Planned Development Mixed Comm. |
|  | Downtown Crozet District |
|  | Light Industry |
|  | Heavy Industry |
|  | Planned Development Industrial Park |

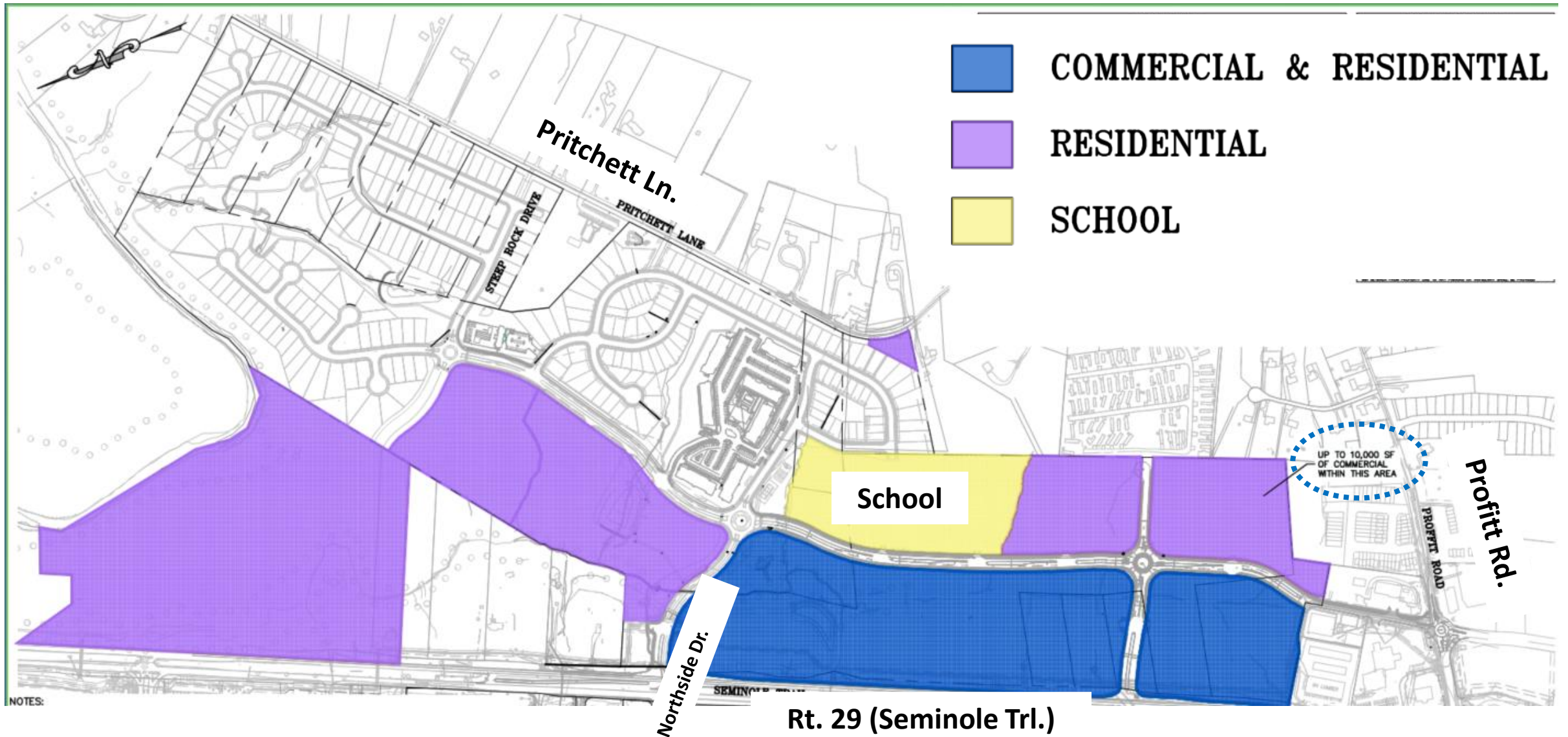


North Pointe Comprehensive Plan

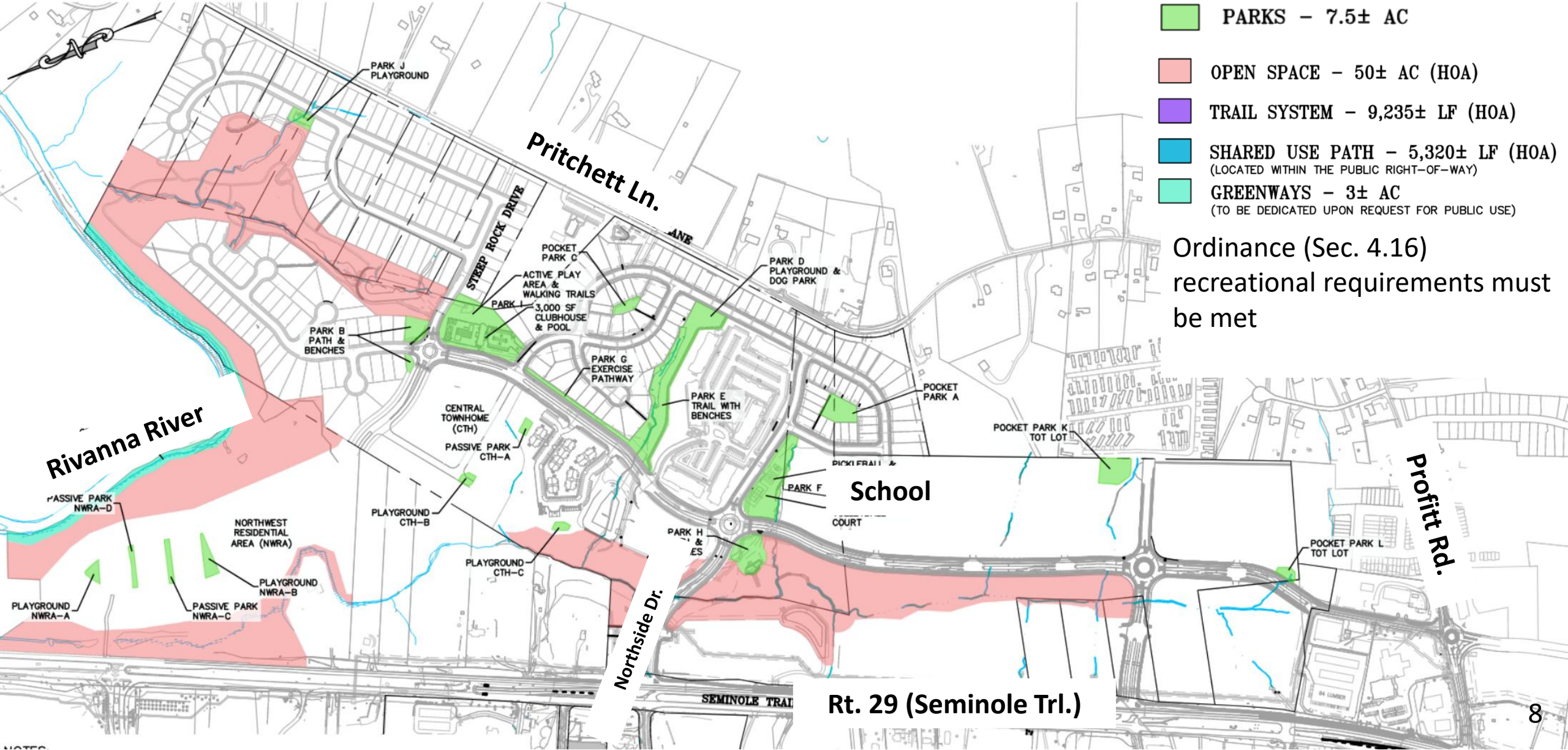
2015 Comprehensive Plan is
applicable



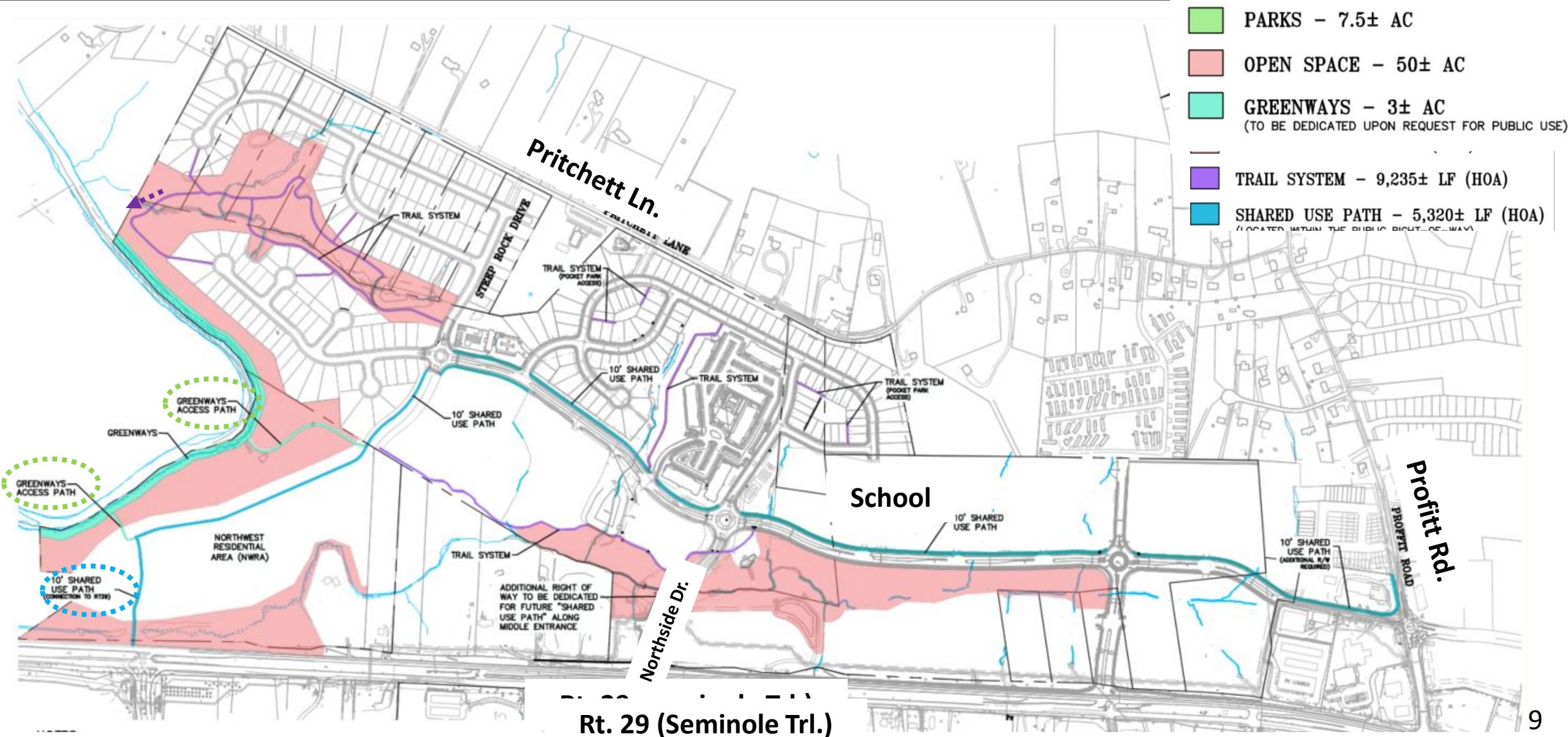
North Pointe Application Plan



North Pointe Park & Open Space



North Pointe Park & Open Space



North Pointe– Proffer Summary

- **School site**

- A school site of 13.5, to be dedicated graded with utilities and infrastructure.

- **Affordable Housing**

- Additional 107 affordable housing units, which is 15% of the total number of new units
- A cash proffer of \$300,000 has already been satisfied.

- **Transportation**

- Intersection and through lane improvements at Rt.29 and Airport Road Proffit Road
- Extension of Cliffstone Boulevard to Leake Square
- Intersection improvements at Proffit Road at Leake Square
- Intersection improvements at Rt 29 and the northern site entrance
- Intersection improvements at Rt 29 and the southern site entrance
- Rt 29 median break U-turn improvement



- **Transit-Bus** stops pull-offs, \$25,000 towards bus stop improvements, and five payments of \$25,000 towards transit. \$100,000 for a transportation study has already been satisfied.

School Site

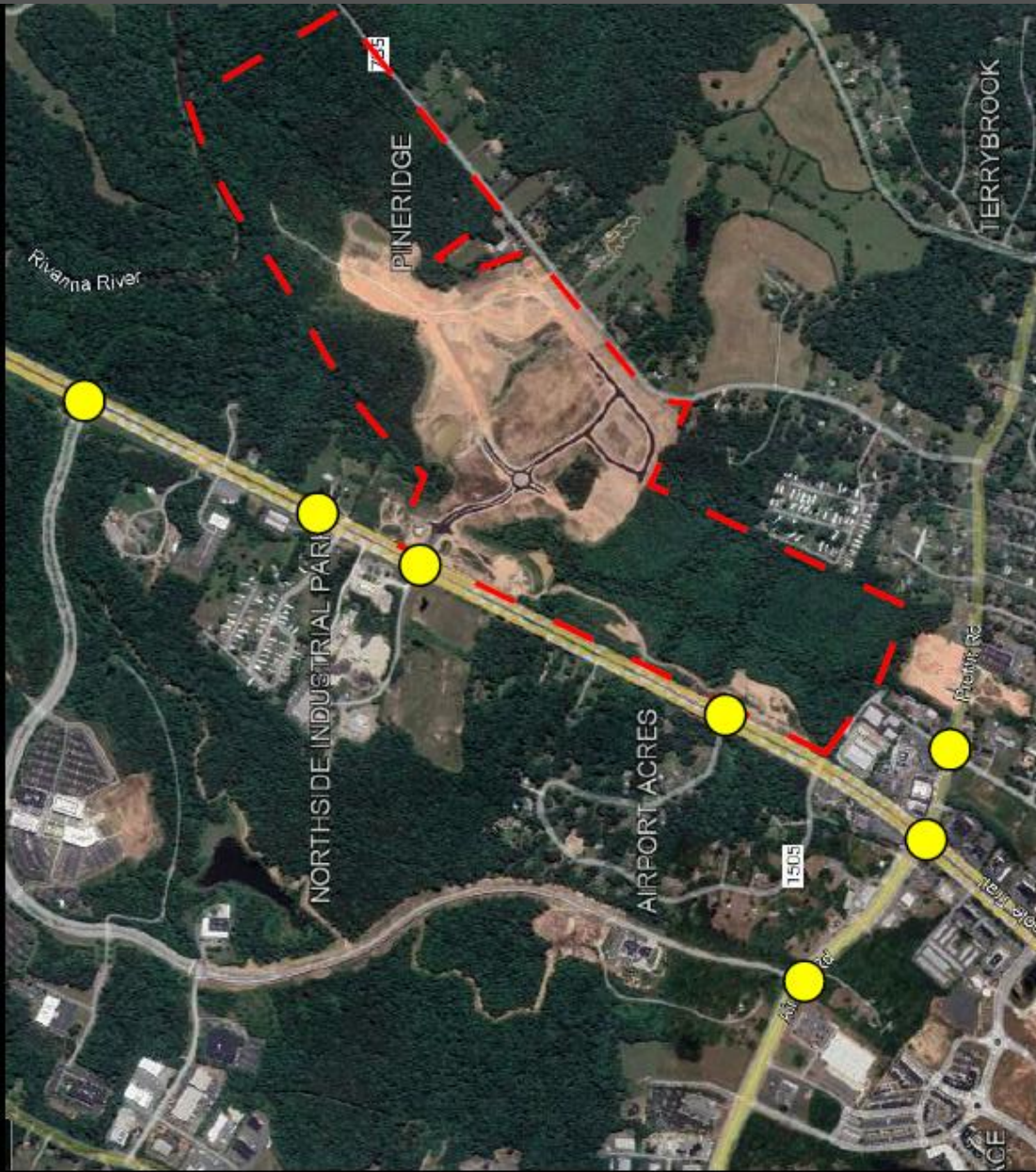


-
- **13.5- acre**
 - **Dedication must occur 270 days from County request**
 - **Site Details:**
 - Graded and compacted
 - Utilities to include water, sewer, electricity, and fiber optic connectivity from U.S. Route 29
 - Fine graded to accommodate athletic fields

North Pointe Affordable Housing

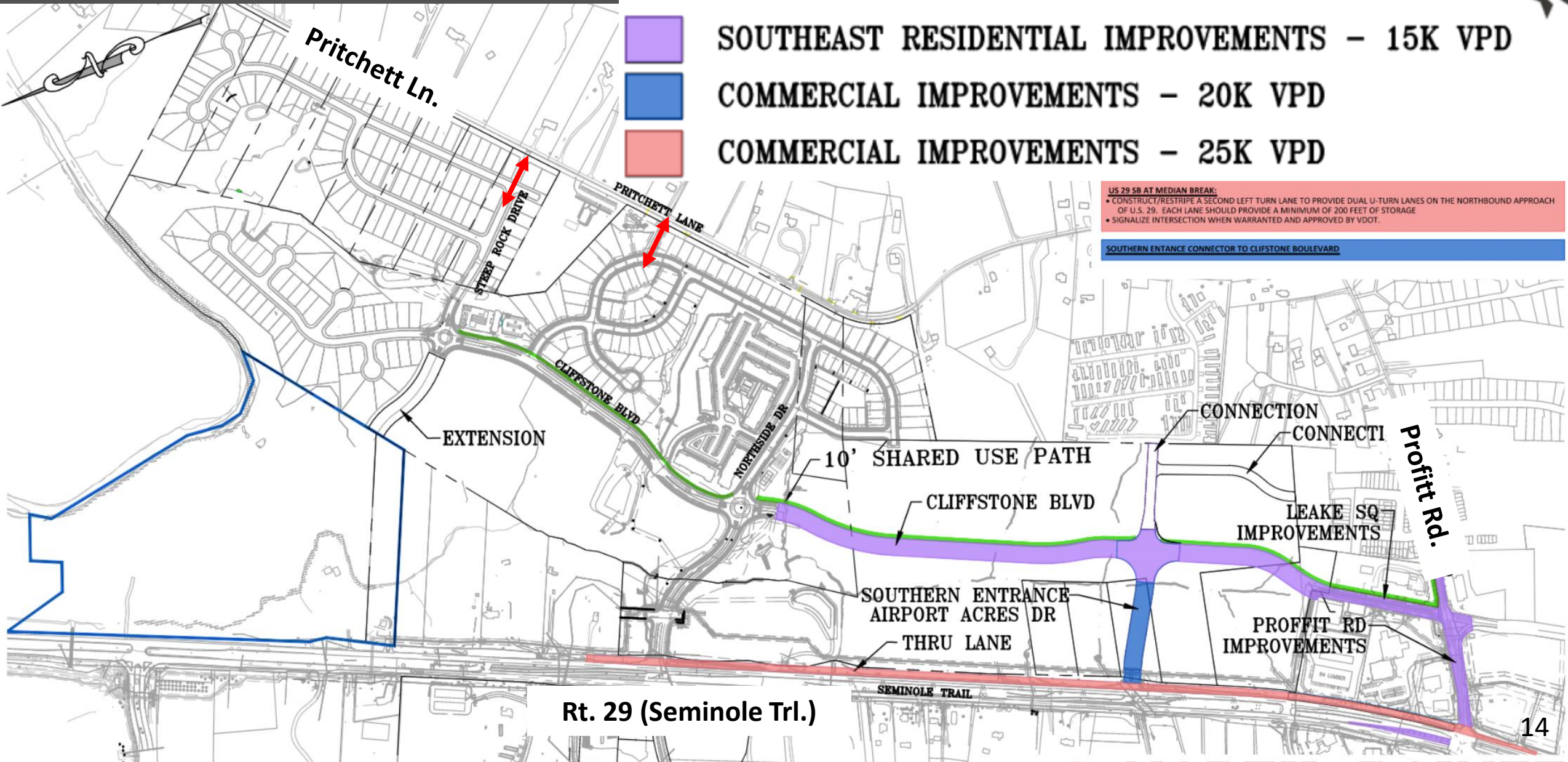
| | New Units | Proposed Affordable Units | Percentage of Max Units | AMI Limits For-Sale/For-Rent | For-Sale Period of Affordability | For-Rent Period of Affordability |
|-----------------------------------|------------------|----------------------------------|--------------------------------|-------------------------------------|-----------------------------------------|-----------------------------------------|
| Proposed Proffers | 707 | 107 | 15% | 80% AMI | 1st Sale | 10 Years |
| Applicable Pre-2024 Policy | 707 | 107 | 15% | 80% AMI | 1st Sale | 10 Years |

Transportation



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North Pointe Transportation



Summary Recommendation

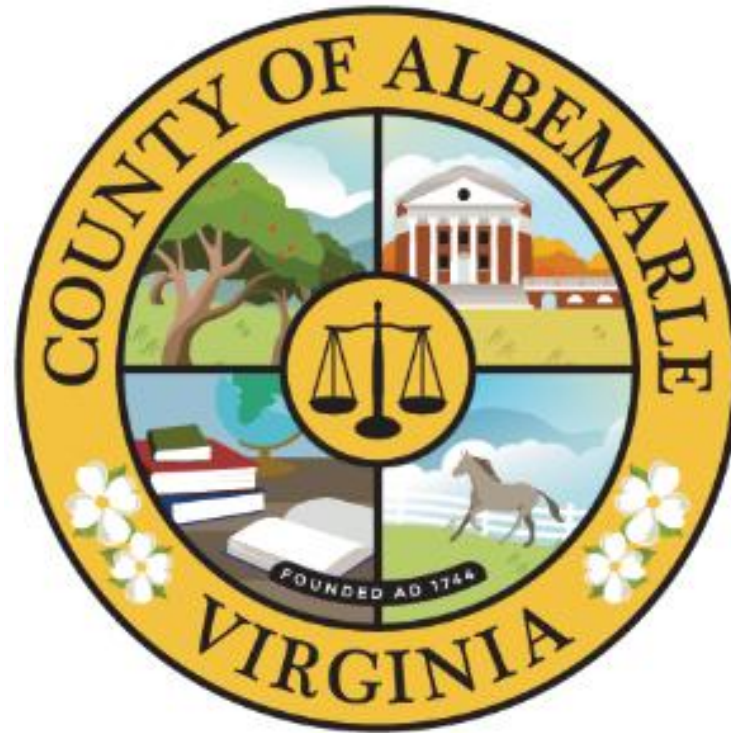
Positive Aspects

Concerns

1. The request is consistent with the land use and density recommendations of the Places 29 Master Plan.
2. The request provides 15% affordable housing consistent with the County's affordable housing policy in effect at the time of application submittal.

1. None.

A public hearing was held at the Planning Commission (PC) on March 10, 2025. The PC voted 4:0 to recommend approval of both the rezoning and the special use permit.



Questions?

Motions for ZMA202300007 North Pointe

A. Should a Board of Supervisor **choose to approve** this zoning map amendment:

I move to adopt the Ordinance (Attachment G) attached to the staff report to approve ZMA202300007 North Pointe.

B. Should a Board of Supervisor **choose to deny** this zoning map amendment:

I move to deny the zoning map amendment for ZMA202300007 North Pointe based on the following reasons. *State reasons for denial.*

Motions for SP202300009 North Pointe

A. Should a Board of Supervisor **choose to approve** special use permit:

I move to adopt the Resolution (Attachment H) attached to the staff report to approve SP202300009 North Pointe.

B. Should a Board of Supervisor **choose to deny** this special use permit:

I move to deny the zoning map amendment for SP202300009 North Pointe based on the following reasons. *State reasons for denial*