

1906 AVON STREET EXTENDED | ZONING MAP AMENDMENT**ZMA2022-00004****PROJECT NARRATIVE****SUBMITTED: 11 MAY 2022****REVISED: 03 OCTOBER 2022****REVISED: 15 MAY 2023****REVISED: 09 AUGUST 2023****REVISED: 07 NOVEMBER 2023**

Parcel	Acreage	Existing Zoning	Comprehensive Plan Designation
TMP 90-33	2.096 AC	R-1	Neighborhood Density Residential
TMP 90-33B	0.658 AC	R-1	Neighborhood Density Residential
TMP 90-33C	0.889 AC	R-1	Neighborhood Density Residential
Total	3.643 AC		

Project Proposal

Jeannette D. Smith is the owner (the “owner”) of tax parcels 09000-00-00-03300, 09000-00-00-033B0, and 09000-00-00-033C0 in Albemarle County, Virginia, (collectively, the “property”). The property is located on Avon Street Extended, adjacent to Faith Temple Church, Avon Park, and Spring Hill Village. Jeannette D. Smith requests a zoning map amendment for the 3.643-acre property from R-1 Residential to R-10 Residential to allow for a maximum 21 residential units which are proposed as a mixture of single family detached, single family attached, and multi-family structures.

Consistency with the Comprehensive Plan

The 2015 Comprehensive Plan designates the property as Neighborhood Density Residential, which recommends a density of 3-6 DUA. Within this designation, primary uses are recommended to be of lower density units of single-family detached, single-family attached, and townhomes of 1-3 stories. The zoning map amendment request for 1906 Avon Street Ext. proposes a rezoning to R-10, with a maximum residential density of 6 DUA, which is in line with Neighborhood Residential recommendations for density. Although the proposed maximum density on the site is 6 DUA, a rezoning to R-10 Residential is proposed so that the proposed maximum building height, specifically in Block 1 may be limited to a maximum of 40’, whereas R-6 Residential limits maximum building height to 35’.

The site design seeks to propose single family detached structures along the Avon Street frontage, with multifamily units along the rear and single-family attached units to front on the extended portion of Hathaway Street. The development does not wholly fall within Neighborhood Density Residential recommended housing types with the proposed multifamily units, however, these multifamily units are

imagined to take shape as condominium units. When the owner acquired the property nearly 20 years ago, they always envisioned a creative housing development for the site and in recent years, they've seen an opportunity to create condominium housing that would appeal to residents, such as empty nesters or young professionals, that desired to own property without the same maintenance and costs of a detached home or townhome. Condominium housing facilitates home ownership for a wider range of households and allows these households to build equity over time.

The following is an analysis of the project's consistency with Neighborhood Model Principles:

Pedestrian Orientation:

Pedestrian connections will be provided throughout the site to allow access to each of the units and to the Hathaway Street public right-of-way. With the 2020 Avon Street Extended corridor study, sidewalks are proposed to be constructed along this side of Avon Street Ext. and a rezoning of the property would ensure pedestrian connections to this active corridor. Sidewalks are proposed along the interior public road and would extend to the Avon Park property line, providing an interparcel sidewalk connection along public roads.

Mixture of Uses:

The proposed rezoning is R-10 Residential, so this principle is not applicable.

Neighborhood Center:

While the development is not within a designated center, a neighborhood center, Mill Creek, is located approximately 1-mile north of the development, or within a 20-minute walking shed. With the proposed transportation improvements along the corridor, Mill Creek will become more easily accessible by all modes of transportation.

Mixture of Housing Types and Affordability:

With 6 DUA proposed on the property, there is a mixture of single family detached, single family attached, and neighborhood-scale multifamily proposed. Affordable housing is proposed as a proffer of the zoning map amendment, for 15% of the total number of units, at 80% AMI.

Interconnected Streets and Transportation Networks:

The primary road of the development is proposed to connect to Hathaway Street, a 54' public right-of-way within Avon Park, the adjacent development. Hathaway Street currently ends at the property boundary and extending this public ROW into the new R-10 development would achieve public road interconnectivity.

Multi-Modal Transportation Networks:

One public road is proposed with this development. This public road will extend Hathaway Street from the adjacent Avon Park property. The public street will feature sidewalks that connect to the sidewalks within Avon Park to facilitate pedestrian connections along this primary roadway. Bicyclists would easily be able to share the road with vehicles, as the volume of vehicular traffic and the design speed are anticipated to be relatively low. Pedestrians and cyclists would be able to access Avon Street Extended, through the public streets within Avon Park. Per the Avon Street Extended Corridor Study (2020), a sidewalk was proposed and is now constructed along the western portion of Avon St. Ext. and a multiuse

path is proposed for east side of the Avon Street Extended street section. Public street connectivity through Avon Park allows for multi-modal interconnectivity for residents, which will be bolstered by the continued improvements to the Avon Street corridor.

Parks, Recreational Amenities, and Open Space:

As a concept plan that exemplifies Neighborhood Density principles, there is an abundance of greenspace for residents to enjoy. Additionally, the property is in close proximity to the future Biscuit Run Park, which is proposed to have its primary entrance on Route 20. As the County seeks to install bike-ped infrastructure along Avon Street Extended, residents would have direct access to a 1,190-acre public park in the future.

Buildings and Spaces of Human Scale:

Per Section 18.8 of the Albemarle County Zoning Ordinance, structures in an R-10 district may be a maximum of 65'. As a community featuring a mixture of building types, structures in Block 1 are proposed to be a maximum of 40' and structures in Block 2 are proposed to be a maximum of 35'. Due to the variety of building type and proposed grade of the site, pedestrians along Avon Street Extended and Hathaway Street, would feel comfortable within the building enclosures on either side.

Relegated Parking:

Parking is to be relegated from Avon Street Extended. While parking would be provided within the individual single family detached and single family attached lots, parking for the multifamily units is to be provided within parking bays.

Redevelopment:

Tax parcel 90-33 and 90-33C each have a single family residential home on the property; tax parcel 90-33B is currently utilized for a small storage shed. The single family residence on tax parcel 90-33C is proposed to remain. Rezoning of these three parcels would allow for redevelopment that would contribute to Albemarle County housing needs, while preserving one existing residence.

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.

PUBLIC NEED OR BENEFIT

According to the County's housing policy plan, Housing Albemarle (2021), Albemarle County is projected to grow nearly 25% by the year 2040 and an additional 2,719 units are needed to accommodate the projected increase. These new housing units should take shape as a variety of built forms and have convenient access to jobs, services and amenities, and public transportation. 1906 Avon Street Extended provides a prime opportunity for redevelopment that supports the objectives of the County's housing policy. The proposed zoning map amendment requests a maximum of 21 units to be developed on the property along the Avon Street Extended Corridor. The R-10 development would construct single family detached, single family attached and small-scale multifamily, featuring a range of affordability. The property is located near Southern Albemarle employment centers, such as Mill Creek Industrial Park, Mill

Creek Shopping Center, Avon Street Industrial Park, five schools (Mountain View Elementary, Peabody School, Tandem Friends School, Monticello High School, and Piedmont Virginia Community College), and Fifth Street Station. Moreover, the property is just south of the City of Charlottesville, where additional areas of employment are located. With the Avon Street Corridor Study (2020), the County proposes to create a complete sidewalk and multiuse path network on either side of Avon Street and has begun to implement sidewalk improvements along the property's frontage. Realizing the proposed 1906 Avon Street zoning map amendment would create a development that is compatible with the existing fabric of the corridor and future goals of the County. The location of the property, the proposed multimodal connectivity of Avon Street Extended, and the proposed concept plan of the zoning map amendment presents a key opportunity for a residential development that would enhance the overall character of the mixed-use corridor, as well as contribute to needed housing supply.

IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE

Water and sewer:

The property is to be served by public water and sanitary infrastructure. Proposed sanitary is to connect across Avon Street Extended through an existing public sanitary easement within the Spring Hill Village development and the proposed waterline is to connect to existing water infrastructure on Hathaway Street.

Traffic:

The following trip generation has been provided per ITE Trip Generation, 11th Edition.

	ITE Code	Independent Variable	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
Single Family Detached	210	6 dwelling units	1	5	6	4	3	7	76
Single Family Attached	215	3 dwelling units	0	1	1	1	1	2	22
Low Rise Multifamily	220	12 dwelling units	1	4	5	4	2	6	81

IMPACTS ON SCHOOLS

	Single Family		Townhome		Apartment	
	Multiplier	Students	Multiplier	Students	Multiplier	Students
Mountain View Elementary	0.14	0.8	0.08*	0.24	0.05	0.6
Walton Middle	0.05	0.3	0.06*	0.18	0.01	0.12
Monticello High	0.09	0.5	0.01	0.03	0.03	0.36

According to the 2021 Albemarle County Public Schools Subdivision Yield Analysis Report, 6 single family detached, 3 townhome units and 12 multifamily units could add 3 students to Mountain View Elementary, 3 students to Walton Middle, and 3 students to Monticello High. In total, there could be nine new students added to the Albemarle County Public Schools district.

IMPACTS ON PUBLIC SAFETY SERVICES

According to the American Community Survey (ACS) 5-year estimates for 2020, there are 42,381 occupied housing units in Albemarle County and according to the 2020 Decennial Census, Albemarle County has a population of 112,395. By dividing the County population by the number of occupied housing units, it can be derived that there's 2.65 persons per occupied household in Albemarle County. Using this estimate, there could potentially be 56 residents residing in the proposed 21 units however, it should be noted that this calculation does not account for unit size or type. These residents would rely on emergency services provided by Monticello Rescue Squad, Monticello Fire Station, and Blue Ridge District Sector 5 Beat 3 Police.

IMPACTS ON ENVIRONMENTAL FEATURES

Managed steep slopes are present on the property and any grading activity within areas designated as managed slopes shall comply with Sec. 30.7.5 of the Albemarle County Zoning Ordinance. Stormwater is to be captured on-site and is proposed to discharge into the designated open space adjacent to the property. Design and discharge of stormwater management will comply with the relevant DEQ and VSMP regulations.

PROPOSED PROFFERS TO ADDRESS IMPACTS

The owner has voluntarily agreed to proffer conditions as part of the requested zoning map amendment. Such proffers include general adherence to the proposed concept plan, residential density, the building height, and the setbacks as shown in the concept plan, as well as an affordable housing commitment. The rear setbacks per Sec. 4.19 for R-10 districts are proposed to be reduced in one portion of the site, where units would back up to a permanent open space parcel of the Mill Creek Planned Unit Development.

A restriction on the location of the construction entrance for the development of the property has also been proffered to limit adverse impacts from construction vehicles on the existing portion of Hathaway Street and the Avon Park neighborhood. The construction entrance is prohibited from connecting to Hathaway Street.