

Attachment – ZMA20200005 Old Dominion Village

Staff Analysis of Application’s Consistency with Neighborhood Model Principles

<p>Pedestrian Orientation</p>	<p>The application proposes sidewalks along all internal streets and Route 240, which is consistent with Strategy #2a of the Comprehensive Plan.</p> <p>The internal street network is laid out generally in a block fashion and will provide a frame of reference for walkers using internal sidewalks. This is consistent with Strategy #2b of the Comprehensive Plan.</p> <p><u>This principle is met.</u></p>
<p>Mixture of Uses</p>	<p>The application provides a mix of residential dwellings (single family attached and detached) and neighborhood scale commercial. Although the Veterinary Clinic is proposed to be the only commercial on the site in the near future the Code of Development does allow for additional non-residential uses in Block 1 Commercial that are consistent with the Crozet Master Plan’s recommendations. These uses include private schools, early childhood education centers (daycare centers and preschools) and small-scale office or retail.</p> <p><u>This principle is met.</u></p>
<p>Neighborhood Centers</p>	<p>Strategy 2f in Chapter 8 of the Comprehensive Plan identifies neighborhood centers as having four components: 1) a centralized park or outdoor amenity which is surrounded by 2) a ring of commercial or mixed uses with 3) surrounded by medium to high density residential uses and a final 4) outer ring of low density residential.</p> <p>Old Dominion Village provides centralized park/outdoor amenities and medium density residential uses. The application, although proposing to retain the existing veterinary clinic as the only non-residential use, does allow for other non-residential uses in the future through the Code of Development consistent with Crozet Master Plan recommendations.</p> <p><u>This principle is met.</u></p>
<p>Mixture of Housing Types and Affordability</p>	<p>The Application Plan allows single-family detached and attached dwellings such as townhouses.</p> <p>The applicant is providing 15 percent affordable housing, per the Housing Policy in the Comprehensive Plan.</p> <p><u>This principle is met.</u></p>
<p>Interconnected Streets and</p>	<p>Strategy #2j of the Comprehensive Plan states “The County’s subdivision regulations changed in 2005 to require that street connections are built to the</p>

<p>Transportation Networks</p>	<p>property line of adjoining properties. Interconnections continue to be important in new developments to avoid creating an isolated environment that requires motorists to travel long, roundabout routes. Although street connections can be resisted by existing neighborhoods, connections provide alternate traffic routes for old and new neighborhoods and can also improve emergency response time.”</p> <p>Old Dominion Village proposes public streets with connections to both Parkview Drive and Three Notched Road with a stub out for future development to connect to from the east. All Streets include sidewalks including along the project’s frontage of Three Notched Road where a bike lane will also be provided.</p> <p><u>This principle is met.</u></p>
<p>Multi-modal Transportation Opportunities</p>	<p>Pedestrian facilities are provided inside the project and along Route 240.</p> <p>This includes the provision of a Class B greenway trail system open to the public and providing access to the Green Space along the northern portions of the property.</p> <p><u>This principle is met.</u></p>
<p>Parks, Recreational Amenities, and Open Space</p>	<p>The proposal demonstrates consistency with Crozet Master Plan recommendations for areas of the properties that are designated as Greenspace.</p> <p>The designation of the WPO Buffer area along Parrot Branch and along it's unnamed tributary as "Greenspace" on the Application Plan is consistent with the Parks & Green Systems Plan, in terms of conserving and protecting one of the identified "Environmental Features" on that plan. This is also consistent with Strategy #21 of the Comprehensive Plan.</p> <p>The application Plan dedicates 7.8 acres of land that make up the entire WPO Buffer to the County for a Greenway. Further, the applicant has agreed to construct a public trail system that provides access to this greenway.</p> <p><u>This principle is met.</u></p>
<p>Buildings and Space of Human Scale</p>	<p>The Code of Development is consistent with recommended building heights and setbacks. The building heights are proposed for a maximum of 35’ and front setbacks range from a minimum of 15’ to a maximum of 20’</p> <p><u>This principle is met.</u></p>
<p>Relegated Parking</p>	<p>This principle states that parking should be provided to the side or rear of buildings. The principle also states that “Relegated parking is best illustrated in downtown areas where on-street parking is provided parallel to the street and</p>

	<p>off-street parking is in separate lots, parking structures, or accessed from alleys.”</p> <p>The Application Plan shows all parking spaces located in lots relegated in the rear of proposed Blocks and in private driveways and garages. The only parking not relegated is that lot associated with the commercial use which is internal to the site but at the corner of two internal streets.</p> <p><u>This principle is not fully met.</u></p>
<p>Redevelopment</p>	<p>The requested rezoning will permit redevelopment of the property that is consistent with the County’s growth management policy.</p> <p><u>This principle is met.</u></p>
<p>Respecting Terrain and Careful Grading and Re-grading of Terrain</p>	<p>The property contains areas within both the Managed and Preserved Steep Slopes Overlay Zoning District. Pursuant to Section 18-30.7.4 of the Zoning Ordinance, Managed Steep Slopes can be disturbed if the design standards of Section 18-30.7.5 are adhered to. This includes future buildings and parking areas.</p> <p>The Application plan appears to show no grading within the Preserved or Critical Slopes identified on the site. However, the proposed grading plan does not show the steep slopes overlay and so staff is unable to determine if grading will occur within those areas of steep slopes.</p> <p><u>This principle is not fully met.</u></p>
<p>Clear Boundaries with the Rural Area</p>	<p>The subject property is located within the Crozet Development Area. It is adjacent to the Rural Area boundary, and a portion of TMP 56-74A is within the Rural Area of the Comp Plan. It appears that the Rural Area portion will remain in its natural state, which features WPO stream buffer and critical slopes. This will provide a physical and visual boundary between the project and the Rural Area, consistent with Strategy #2r of the Comprehensive Plan.</p> <p><u>This principle is met.</u></p>