

**PROJECT PROPOSAL**

*Basic Overview*

<b>Tax Map Parcel</b>	<b>Owner</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Comprehensive Plan Land Use Designation</b>
06100-00-00-154B0	Windmill Ventures LLC	1.947	NMD	Urban Density Residential

On behalf of 999 Rio, LLC, the contract purchaser of property designated on the County of Albemarle, Virginia (the “County”) tax maps as parcel 06100-00-00-154B0 and having an address of 999 Rio Road East (the “Property”), we propose to modify the existing Neighborhood Model District (NMD) to allow additional residential units, eliminate the commercial portion of the project, and revise the layout (the “Project”).

On March 4, 2020, the Property was rezoned from R-4 to NMD (the “2020 Rezoning”). The 2020 Rezoning envisioned a mixed-use development, consisting of up to 6,000 square feet of commercial space, a 14-unit multifamily building, and an 11-unit cottage courtyard in the back acre of the Property.

The commercial market drastically changed during the latter half of the month of March 2020 with the beginning of the COVID-19 pandemic. Due to the deceleration of the commercial market and rising construction costs, the Applicant requests to revise the 2020 Rezoning to eliminate the commercial portion of the Project and add up to 10 additional residential units. The total proposed gross and net density will be 20 dwelling units per acre. The Project will still provide ample greenspace, meet the County’s affordable housing requirements, and will be designed to meet the demands of middle-income residents.

*Public Need or Benefit:*

The intent of the small “cottage” units within the 2020 Rezoning was to provide less expensive, single-family detached homes. The Charlottesville-Albemarle market had, and still has, a very limited number of newly constructed single-family detached homes that are affordable to the “middle market” buyer. To maintain the original vision and intent of the 2020 Rezoning, the Applicant proposes *two*-family attached units that will still serve the middle-income of the market.

A two-family attached unit consists of two “stacked” units, where the first floor is one unit, and the second floor is a second unit. Each unit is a single story. These units will line the frontage of Belvedere Boulevard (28 units). 28 units was the maximum residential density allowed in the 2020 Rezoning. The Applicant proposes 10 additional 3-bedroom townhome units fronting the internal roadway, to replace the 6,000 square foot commercial building. These units would provide larger, for-rent housing, designed for small families (approximately three stories). This

unit type is smaller when compared with other similar for-rent townhomes, which typically consist of 20 to 22-feet in width (compared to 16 to 18-feet), internal garages, and four-bedrooms (compared to three). The smaller size and more basic amenities package keep these units discounted when compared with other units available for this family type. While these units are currently intended as rental units, they will be designed to be easily converted to for-sale condominium units. If sold as for-sale units, they would likely meet the lower- to middle-market homebuyer, which would satisfy the original intent of the 2020 Rezoning of meeting the needs of middle-income homebuyers.

Beyond meeting the public need for more middle-income housing, the Project will also benefit the public by connecting the missing portion of the existing multi-use path that currently ends at opposite corners of the Property.

*Intent of Neighborhood Model District:*

According to Section 20A.1 of the County Code, the purpose of the Neighborhood Model District is “to encourage a development form and character that is different from conventional suburban development by providing the following characteristics:

- Pedestrian orientation;
- Neighborhood friendly streets and paths;
- Interconnected streets and transportation networks;
- Parks and open space as amenities;
- Neighborhood centers;
- Buildings and spaces of human scale;
- Relegated parking;
- Mixture of uses and use types;
- Mixture of housing types and affordability;
- Redevelopment;
- Site planning that respects terrain; and
- Clear boundaries with the rural areas.”

In addition, “the NMD is intended to provide for compact, mixed-use developments with an urban scale, massing, density, and an infrastructure configuration that integrates diversified uses within close proximity to each other...” Importantly, according to Section 20A.2(b), “an application is not necessarily required to possess every characteristic of the Neighborhood Model ...in order to be approved as an NMD.” The County Code continues, “the size of the proposed district, its relationship to a larger neighborhood, or other similar factors may prevent the application from possessing every characteristic.” While not all of the components of NMD are met in the proposed plan, the Project satisfies a majority of the goals and components of NMD, and therefore it is appropriate to maintain the NMD zoning designation. In addition, as noted by the County Code, the small size of the Property and its proximity to nearby residences

may prevent the proposed development from containing certain NMD characteristics (for instance, a mixture of uses). However, NMD is still warranted in order to achieve the desired layout, density, and unique housing types.

Also, the immediate proximity contains a mixture of uses: the Property is within 0.2 of a mile from the Center at Belvedere. The Center at Belvedere offers a variety of events aimed at “creating opportunities for healthy aging through social engagement, physical well-being, civic involvement, creativity, and lifelong learning.” The Center at Belvedere also has a Greenberry’s Coffee shop inside that offers a variety of food and beverages. Located further along Belvedere Boulevard but still within a mile is the Fairview Swim & Tennis Club, Fraites Dental, and the Soccer Organization of the Charlottesville Area (SOCA) Field House. Rio Road East also contains several nearby commercial uses, such as, the Circle K Convenience store, and several gas stations. The existing commercial zoning districts of C-1 and Commercial Office allows for further redevelopment of more intense commercial uses in the future. The amount of existing surrounding commercial uses, as well as the number and size of surrounding properties with commercial zoning districts satisfies the intent of the mixed-use component of NMD without the need for commercial uses on this specific parcel.

As stated earlier, the Project also provides ample greenspace, and orients homes along Belvedere Boulevard, where the missing connection in the multi-use path will be complete, and therefore such space would be much more inviting for pedestrians and bicycles to travel from the Property to the Center, SOCA, or the trails and parks down John Warner Parkway. Parking is relegated behind such homes along Belvedere Boulevard, and fully screened from view from Rio Road East. The County’s affordable housing policy is met, and the homes are designed for middle-income residents. Such characteristics meet the desired components of Neighborhood Model districts. Each component of NMD is discussed in more detail in the next Section of this Narrative titled, “Consistency with the Comprehensive Plan and Neighborhood Model.”

### **CONSISTENCY WITH COMPREHENSIVE PLAN AND NEIGHBORHOOD MODEL**

The Property is designated on the County Comprehensive Plan as Urban Density Residential, which calls for a high density (6.01 to 34 dwelling units per acre), complementing the proposed multifamily and request for additional residential density. The project proposes 20 dwelling units per acre, which is well within the density range recommended by the Comprehensive Plan.

In addition, the Urban Density Residential land use designation calls for a maximum building height of 4 stories or 45 feet, with two or more housing types preferred in each development. We are proposing a maximum of 3 stories, or 35 feet, and two housing types, as detailed above.

The applicable Parks and Green Systems Map shows a multi-use path extending along the front of Rio Road East and Belvedere Boulevard, linking the Property to the Rivanna Trail. Our

application plan shows such extension, consistent with the Parks and Green Systems Map of the Comprehensive Plan.

The proposal also achieves other goals of the Comprehensive Plan, such as, Objective 4 of the Housing Section of the Comprehensive Plan, which states, “Provide for a variety of housing types of all income levels and help provide for increased density in the Development Areas.” As stated earlier, the project meets the County affordable housing requirements, and the market rate units are targeted towards meeting the needs of middle-income residents.

*Characteristics of Neighborhood Model Districts:*

- Pedestrian orientation;

As noted above, the proposal consists of extending the existing multi-use path, linking the Property to the extensive Rivanna Trail network. This will allow residents of the development easy access to this extensive trail network as well as the parks and green spaces located along such trails.

- Neighborhood friendly streets and paths;

The extension of the multi-use path, noted above, will also contribute to the eventual connection of the Rivanna Trail to the Belvedere subdivision, allowing such residents to enjoy walkable access as well. The buildings along Belvedere Boulevard will also consist of two-story, two-family attached units. The small height of these buildings, as well as patios facing the multi-use path, will be inviting for users of the multi-use path.

There is very little internal street network due to the small size of the Property.

- Interconnected streets and transportation networks;

There is a small 20-foot strip of property located between the Property and the subdivision on Fowler Ridge Court. Therefore, the Project cannot connect to such residences. While there is no vehicular connection to adjacent parcels, the pedestrian connection via the multi-use path does allow for future residents to enjoy the benefits of walkable access to the commercial uses mentioned earlier, as well as the parks and greenspace along the Rivanna Trail. The previous application had two entrances off of Belvedere Boulevard. The current application has eliminated one such entrance.

- Parks and open space as amenities;

The proposal consists of a shared common open space. Such common space will include landscaping to shelter quiet spaces to read or gather, as well as natural playscapes. There will be an area that will be usable for a small dog park. While the Project's residential density has increased, removing the one-story commercial portion of the 2020 Rezoning allows for the Project to consist of more amenities and greenspace than the prior proposal.

- Neighborhood centers;

Not applicable. The Property is not located at a "Center."

- Buildings and spaces of human scale;

The buildings will be two- to three-stories. Per Table B of the Code of Development, buildings on the Property are restricted to a maximum of three-stories and 35 feet, consistent with a human scale development.

- Relegated parking;

The parking is relegated to behind the buildings fronting Belvedere Boulevard and will be fully screened from Rio Road East. The streetscape along Belvedere Boulevard will consist entirely of building frontage and/or greenspace.

- Mixture of uses and use types;

The proposed redevelopment consists of a mixture of housing types: townhomes and two-family attached homes. However, the Project does not include a mixture of uses. Due to the variety of existing commercial uses located within a mile of the Property, as well as the number of nearby properties much larger in size that are already zoned for commercial, it is not necessary to require commercial within this specific parcel.

- Mixture of housing types and affordability;

The proposed redevelopment consists of townhomes and two-family units. These units are intended to be less expensive than the average home on the market in the area – see the "Project Proposal – Public Need or Benefit" Section of the Narrative above. The Project also meets the requirements of

affordability in the Comprehensive Plan, please see Section IV – Supplementary Regulations of the Code of Development.

- Redevelopment;

The Property currently consists of an abandoned single-family dwelling and shed. We propose to redevelop the Property into a more urban residential development with various housing types and ample greenspace.

- Site planning that respects terrain; and

The Property is mostly flat and therefore redevelopment will involve very little land disturbance.

- Clear boundaries with the rural areas

Not Applicable. The Property is not nearby the boundary between the rural and development areas.

As stated earlier, the Project provides ample greenspace, orients homes along Belvedere Boulevard, completes a missing connection of the existing multi-use path, relegates parking, meets the County’s affordable housing policy, and the proposed market-rate homes are designed for middle-income residents. Such characteristics meet the desired components of Neighborhood Model districts.

### **IMPACTS ON ENVIRONMENTAL FEATURES**

None. There are no streams or critical slopes located on the Property.

Currently, the Property consists of a vacant single-family home and shed. The front of the Property is cleared, with minimal landscaping, while the back of the Property consists of a wooded area. The Property also slopes slightly in the back portion; however, such slopes are minimal and therefore redevelopment of the Property would consist of very little land disturbance.

### **IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE**

#### *Transportation Impacts*

The Rio Corridor Plan was approved by the Board of Supervisors on August 3, 2022. The Rio Corridor Plan recommends a continuous green-T intersection for the Belvedere Boulevard and Rio Road East intersection. The Rio Corridor Plan also recommends signalization of the intersection as warranted pursuant to VDOT standards. The continuous green-T intersection can

offset some of the delays in left-hand turns by allowing left-hand turn movements to occur in a two-step process where vehicles exiting Belvedere Boulevard only need to navigate one direction of crossing travel at a time, instead of two. The Applicant will work with the County, VDOT and other impacted landowners to ensure the improvements recommended by VDOT come to fruition, thereby enabling the improved safety and functionality of this important intersection.

The estimated vehicular trips from the proposed development are as follows:

Use Description	ITE	Qty	AM			PM		
			in	out	Total	in	out	Total
Multifamily	220	38 units	4	15	19	16	9	25

The 2020 Rezoning estimated vehicular trips were as follows:

Use Description	ITE	Qty	AM			PM		
			in	out	Total	in	out	Total
Single Family Detached, TH, Multifamily	220	28 units	6	16	22	18	10	28
General Office	710	6000 SF	12	2	14	2	7	9
		<b>Total</b>	18	18	36	20	17	37

As shown above, the estimated traffic impacts will **decrease** when compared with the 2020 Rezoning. This decrease in traffic is important for an intersection in need of improvement, and further justifies not requiring a mixture of uses on this specific parcel, despite it being a desired component of NMD.

#### *Parking and Loading Needs Study*

The below is based on the minimum parking requirements outlined in Section 4.12.6 of the County Code:

- 1.50 parking spaces per one-bedroom multifamily unit
- 2.00 parking spaces per two-bedroom+ multifamily unit
- 2.00 parking spaces per single family detached unit
- 2.00 parking spaces per townhome (or single family attached unit) with 2 or more bedrooms

Assuming the maximum allowable density, the minimum required parking for 38 residential units will be 62 required parking spaces.

- The total above assumes all one-bedrooms for the two-family attached units (1.5 required parking spaces x 28 units = 42 required parking spaces)
- The total above also assumes the remaining 10 townhomes will be 3 bedrooms (2 required parking spaces x 10 units = 20 required parking spaces).

As shown on the Application Plan, the Property has sufficient parking spaces for the intended design.

#### *Stormwater Management Facilities*

Stormwater will be addressed by an above ground stormwater pond as shown on the enclosed conceptual grading plan.

#### *Public Safety Facilities*

The Project is fairly small and will have a minimal impact on County public safety facilities. There is an easement in place between the Property and Fowler Ridge Court that will allow for fire truck access as needed. The internal roadways will be designed pursuant to approval by the County fire safety officials and applicable regulations.

#### *Public School Facilities*

The Project will result in a limited number of additional school children. In addition, the Brookhill redevelopment has proffered a new school building site, which will accommodate any additional pressure on the school district in this particular area. Since the Property has been designated as high density in the Comprehensive Plan for some time, the School district has been able to account for the redevelopment of the Property, and possible additional school children during such time. In addition, the Project only proposes redevelopment to a density of up to 38 total units, versus the maximum of 66 total units recommended by the Comprehensive Plan.

#### *Public Parks*

The addition of the completed connection of the existing multi-use path will enable future residents access to the newly proposed park trail head at the Rio Pointe development, as well as the parks and greenspace along the Rivanna Trail and John Warner Parkway.

The newly designed layout also allows more greenspace on the Property.

### **CONCLUSION**

The Project is consistent with the County's Comprehensive Plan and meets the desired components of Neighborhood Model districts. It provides ample greenspace, and orients homes along Belvedere Boulevard, where the missing connection in the multi-use path will be complete, and therefore such space would be much more inviting for pedestrians and bicycles to travel from the Property to the Center, SOCA, or the trails and parks down John Warner Parkway. Parking is relegated behind such homes along Belvedere Boulevard, and fully screened from view from Rio Road East. The County's affordable housing policy is met, and the homes are designed for middle-income residents.



The Project will complement the County's continued development, and satisfy the need for more housing in the area, especially for middle-income families. We request the County approve the proposed modification to the 2020 Rezoning.

**SUPPLEMENT TO PROJECT NARRATIVE**

Authorization for Private Street