

Attachment 5 – SP2020-00015 Animal Wellness Center

Staff Analysis of Application’s Consistency with Neighborhood Model Principles

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| Pedestrian Orientation | The applicant is proposing to extend the sidewalk along Crozet Avenue for the entire frontage of the subject parcel. The applicant is also proposing sidewalks interior to the site to provide access for both buildings. This principle has been met. |
| Mixture of Uses | This proposal is for only one use, a veterinary clinic and accessory uses, that requires a special use permit. However, this use would not prevent other uses from potentially being located on the parcel in the future. The veterinary use also contributes to a wide range of uses in the Downtown Crozet area, a key goal of the master plan. This principle has been met. |
| Neighborhood Centers | This property is not located within a designated neighborhood center; however, the Downtown area can be considered a center for the entire Crozet community, and this use contributes to the mix of commercial uses and employment centers recommended for the Downtown area. This principle has been met. |
| Mixture of Housing Types and Affordability | This principle does not apply to this proposal. No dwelling units are proposed with this application. |
| Interconnected Streets and Transportation Networks | This principle does not apply to this proposal, as the subject parcel only fronts on Crozet Avenue, and there are no other nearby streets to connect to. |
| Multi-modal Transportation Opportunities | The applicant is proposing to extend the sidewalk along Crozet Avenue for the entire frontage of the subject parcel. The applicant is also proposing sidewalks interior to the site to provide access for both buildings. In addition, the applicant has shown bicycle parking on the concept plan, in compliance with the DCD regulations. This principle has been met. |
| Parks, Recreational Amenities, and Open Space | The Greenspace-designated area in the rear portion of the parcel is not proposed for development, preserving the environmental features located there. In addition, since no development is proposed in that area, the future greenway as proposed in the master plan for the rear of the property could still potentially happen in the future. This principle has been met. |

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| Buildings and Space of Human Scale | <p>The applicant has indicated that the proposed new building at the front of the parcel will be two stories, as required by the DCD regulations, creating a more urban streetscape for downtown. This principle has been met.</p> |
| Relegated Parking | <p>The proposed parking will be relegated behind the new building along Crozet Avenue when that phase of the development is constructed. However, in the first phase of the proposed expansion, additional parking is planned to be placed in front of the existing building, between it and Crozet Avenue. Very little parking can be placed behind the existing building, however, due to easements and environmental features. This principle will be met once the site is fully built out as proposed in the concept plan.</p> |
| Redevelopment | <p>An existing building is proposed to be expanded. A new building is also proposed for the property, supporting infill development and a more urban streetscape along Crozet Avenue. This principle has been met.</p> |
| Respecting Terrain and Careful Grading and Re-grading of Terrain | <p>There are no steep slopes on this property, and all proposed new development remains outside of the floodplain and the stream buffer. This principle has been met.</p> |
| Clear Boundaries with the Rural Area | <p>This principle does not apply. This property is not adjacent to the Rural Areas.</p> |