

Daily Property Rezoning: Project Narrative

February 16, 2016

PROJECT PROPOSAL

The project proposal, including its public need or benefit; (be as descriptive as possible)

The proposed rezoning of land within Foothills Crossing represents the final section of a new neighborhood located within the County's growth area. Since 1960, the County has seen a steady pattern of growth, and in order to protect and preserve the Rural Areas, growth should be accommodated within the Development Area. The goal of rezoning this small portion of land is to bring parcels into the R-6 zoning district for consistency with other portions of the same parcel as well as other adjacent parcels within the development. A vast majority of the Foothills Crossing development will be constructed per the by-right zoning, and the section of the Eastern Avenue Connector Roadway, that will be installed as part of this development, creates a more logical transition from one type of zoning to another.

Description of the properties to be developed (tax map and parcel number, total acreage, existing buildings and uses/activities current on the property, existing zoning and Comprehensive Plan land use designation)

Properties to be Developed:

TMP	56A2-01-62	56-57*	56-57B*	56-A2-01-61*	56K-A1*
Owner	Route 240 Holdings LLC	Route 240 Holdings LLC	Edmund & Christopher Daily & Cynthia Daily DiCanio***	Route 240 LLC	Foothills Crossing INC
Acreage	2.13	20 total	26.88 total	13.05 total	41.75 total
Existing Use	Vacant	Vacant	Vacant	Vacant Buildings	Vacant and single family residences
Existing Zoning	R-2 Residential	R-6 and R-1**	R-6 and R-1**	Heavy Industry	R-1 Residential
Proposed Zoning	R-6— includes stormwater facility	R-6	R-6	R-6—open space for stormwater facility	R-6
Comprehensive Plan Designation	Neighborhood Density Residential	Urban Density Residential + Neighborhood Density Residential	Neighborhood Density Residential	Light Industrial + Green Space	Neighborhood Density Residential

* Rezoning includes portions of these properties. See attached exhibit for limits of rezoning.

** Rezoning of R-1 portion to R-6.

*** Route 240 Holdings LLC is contract purchaser.

A brief description of the surrounding properties including the uses on site (i.e. residential, commercial, vacant, etc. and character of the property (mostly wooded, in pasture, etc.)

The properties to be developed are surrounded by a mix of residential and industrial property. Properties to the west of the proposed rezoning are already zoned R-6 and are being developed by-right. Properties to the east are primarily R-1 Residential Zoning. As part of this rezoning, portions of the "Eastern Avenue" Connector Road will be constructed, creating a natural transition point from R-6 to R-1.

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed project's consistency with the comprehensive plan, including the land use plan and the master plan for the applicable development area;

The proposed rezoning is consistent with the Crozet Masterplan and accomplishes some important goals featured in the plan. The Comprehensive Plan designation for the properties to be developed is Neighborhood Density Residential, which envisions densities between 3-6 units per acre. The proposed R-6 Residential zoning district would allow for development consistent with this vision, and it also creates consistent zoning with the property that is being developed immediately to the west that is already zoned R-6 Residential.

Portions of two important transportation connections in the Crozet Masterplan will be constructed as part of the proposed rezoning. "Main Street" or Park Ridge Street provides a crucial east west linkage through the site that will connect out to Route 240 and eventually into the Barnes Lumber site. "Eastern Avenue" begins to create the north south connection between Route 240 and Route 250. As proposed, these roads create a stronger grid pattern that connects a variety of neighborhoods to one another and to important resources within the community. By creating these links, options to conveniently drive, bike or walk a variety of places are now available.

IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE

Foothills Crossing provides a considerable public benefit by enhancing the overall street network of Crozet and causing the construction of significant portions of two major roads called out in the Crozet Masterplan, Main Street and Eastern Avenue. The R-6 residential development pattern matches the properties that are directly adjacent and also part of this development, while Eastern Avenue creates a clear transition from R-6 to R-1 residential zoning.

IMPACTS ON ENVIRONMENTAL FEATURES

The Foothills Crossing rezoning conceptual plan is designed in such a way that stream buffers are protected and greenways are preserved. Stream crossings are avoided in favor of providing critical pieces of a greenway trail network that will connect Foothills Crossing with Crozet Park and other nearby neighborhoods.

PROPOSED PROFFERS TO ADDRESS IMPACTS

The draft proffer statement is included with this submittal.

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