

Granger Development Rezoning Project Narrative

August 21, 2023 (Revised December 18, 2023 and April 25, 2024)

Location: Stribling Avenue & Sunset Avenue

Parcel ID: 07600-00-00-02400

Approximate acreage: 68.96 acres

Current Zoning: R-1 Residential

The Granger Development rezoning consists of 1 parcel that is located at the convergence of Moore's Creek and Morey Creek. Currently zoned R-1 Residential, this proposal rezones the land to PRD Planned Residential District for a maximum of 203 dwelling units (net density). Additional housing density is achieved in this key growth area, affordable housing is provided and environmentally sensitive features of the site are preserved and highlighted.

The properties are designated as Neighborhood Density Residential in the Comprehensive Plan, envisioning 6 units per acre. This designation matches much of the surrounding areas, with some areas of higher density nearby. This property is bounded by Route 250 by-pass, a railroad track, an overhead power line, and (2) streams. The Granger Development provides a mix of housing types and public amenity spaces. A proposed greenway and trailway connections are proposed through the stream buffer portion of the property to connect to the vast infrastructure of existing and proposed trailways in the area.

The Granger Development favorably combines the appropriate level of density, and connects this housing to existing trail systems and neighborhoods. Residents will have convenient access to all of the amenities and resources in the area, including options to walk or bike to Charlottesville and UVA.

To address the housing crisis in the Albemarle Charlottesville region, new and innovative housing types are needed. High quality housing that is less land consumptive and convenient to a mix of uses should be provided to protect our rural and environmental resources while creating an opportunity for lifestyles that are less dependent on the automobile and more focused on the human experience and enjoyment of place.

Project Proposal:

Proposed Zoning: PRD

Density: Up to 203 units or up to 6 DUA

The design incorporates over 50% Greenspace and recreational amenities.

In designing the conceptual layout of Granger Development, our team followed the **Neighborhood Model Principles**.

The Granger Development is a community focused on **Pedestrian Orientation**. An ample network of sidewalks and connections are provided throughout and around the property. Green spaces are located throughout the property to allow for outdoor experiences and the enjoyment of all residents. The Granger Development is also directly accessible to existing trail networks. This project enhances the pedestrian network by granting an easement and new public greenway area to complete the Charlottesville trail system.

While the Granger Development is a residential property, it is easily accessible to a **Mixture of Uses** via walking and biking. The proposed housing is a perfect complement to the great variety of surrounding uses. By having houses within walking distance of retail and restaurants, we create a symbiotic and supportive relationship of uses.

The Granger Development is an integral part of a mixture of residential housing types and is nearby to other commercial elements that create a complete **Neighborhood Center**.

A **Mixture of Housing Types and Affordability** are proposed within this development. We anticipate a variety of unit sizes, including affordable housing on site. Affordable housing is addressed on the application plan.

The site is designed with the principle of **Interconnected Streets and Transportation Networks**. The design includes platting and construction of roadways with street trees and pedestrian sidewalks.

The proposed railway connections will allow for **Multi-modal Transportation Opportunities** to downtown Charlottesville and UVA.

A series of **Parks, Recreational Amenities, and Open Space** are featured in the center of this site and easily accessible for all residents.

By providing unit types such as townhomes and villas, the property design achieves the goal of **Buildings and Space of Human Scale**. The design of this unit type has a nice level of detail and rhythm of units, combined with centralized open spaces.

Relegated Parking- All parking within the project will be relegated as required by the Albemarle County code.

Redevelopment- The site is currently vacant, so this principle does not apply, but the property is part of an overall development pattern that is harmonious with surrounding neighborhoods.

Respecting Terrain and Careful Grading and Re-grading of Terrain

The Granger property as designed, supports **Clear Boundaries with the Rural Area** as it is a responsible use of land within the development areas, with a density of up to 6 units per acre, as specified within the Comprehensive Plan.

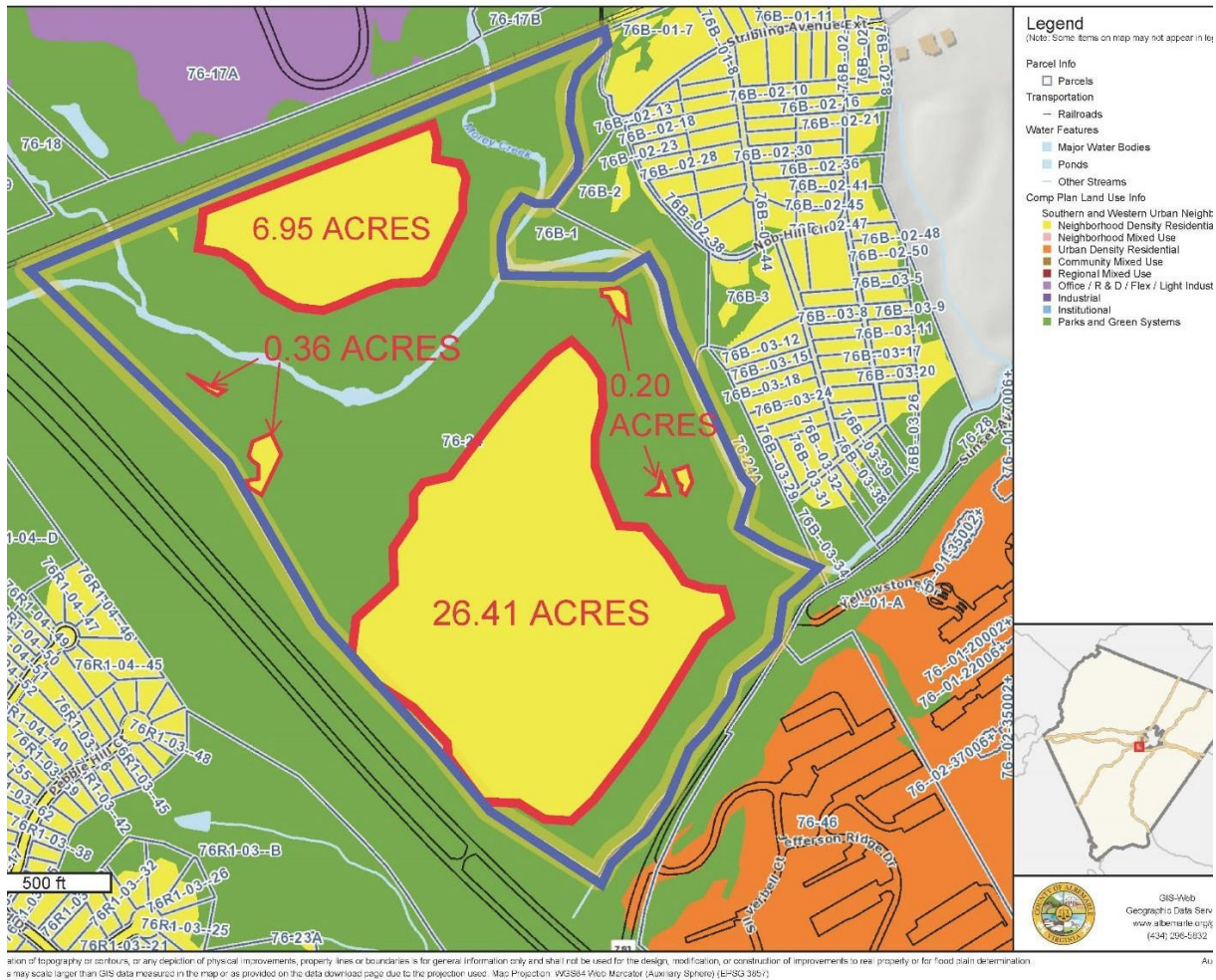
Public Need and Benefit:

Albemarle County continues to grow, and in recent years the housing crisis has become one of the top issues in the region. Additional housing is needed to keep up with the growing demand of the area, and by providing a variety of housing types and affordable housing, we can help families of a broader income range find housing. By providing new housing opportunities, we can help meet the ever-present demand while also beginning to tackle the issue of affordability.

Project Context Map

Site and Surrounding Uses:

The 68.96-acre site is currently vacant and surrounded by low and medium density residential uses. The site is hilly with areas of critical slopes and drops down to the flood plain surrounding Moore's Creek and Morey Creek.



As shown on the Albemarle County GIS map above, the site is surrounded by other residential neighborhoods and is adjacent to existing trails and natural resources.

Consistency with the Comprehensive Plan:

Comp Plan Area (Southern and Western Urban): Neighborhood Density Residential

The proposed rezoning is in compliance with the Comprehensive Plan designation of Neighborhood Density Residential, allowing up to 6 units per acre. For the purposes of this rezoning, density was calculated just in the areas shown in yellow in the map above.

Impact on Facilities, Infrastructure, Transportation, Parks and Schools:

The Granger Development will include up to 203 attached and detached units in a variety of unit types. The trip generation for the project is shown below, based on a mixture of SFD and SFA units.

Trips per day: 1,646 trips
Peak AM: 116 VPH
Peak PM: 152 VPH

The Granger Development includes bike and pedestrian connections to Stribling Avenue through the property for easy access to downtown Charlottesville and UVA. This bicycle and pedestrian access is an important public infrastructure project that will create connections between neighborhoods and commercial/employment areas in Charlottesville.

Existing public sanitary sewer is available onsite. Public water is available along the northern property line and southern property line.

Dedication of a greenway through the floodplain and stream buffers for the extension of the trailway system is an improvement to this public infrastructure, guaranteeing public access to the trail system and easier access for trail maintenance. The new neighborhood will also have additional proposed trailway connections including paved multimodal trails and with a bridge crossing over Moore’s Creek.

Families within the proposed Granger Development will utilize the schools available in Albemarle County or private options. No additional school facilities are planned with this development. Per the Albemarle County Public Schools Subdivision Yield Analysis, the Granger Development will yield:

	Average Students per unit	Projected # of Students
Mountain View Elementary	203 x 0.12	24 elementary school students
Burley Middle School	203 x 0.05	10 middle school students
Monticello High School	203 x 0.08	16 high school students
Total projected New Students		50 students

A majority of the land to be developed is included within the school districts, as outlined in the table above. However, the rezoning also includes the potential for a maximum of two dwelling units within the district for the Murray Elementary School, Henley Middle School, and Western Albemarle High School. The Project layout has been carefully designed to meet the standards for emergency vehicle access, and other fire and rescue standards. The Albemarle County Rescue and Fire Station, located a short distance from the Project, provides fire protection and primary emergency medical response services to this area. Given the proximity of the existing County Rescue and Fire Station, adequate Fire/Rescue response should be available for this development.

Impacts to Environmental Features:

The Granger Development has no impacts to the existing stream buffer or floodplain. In fact, most of the sensitive areas of the site will be included in a greenway dedication to Albemarle County. There are minor impacts to the preserved steep slopes on site with impacts to the preserved slope areas for access to the site. This area is not adjacent to or connected to the floodplain. Grading that works with

the existing topography of the site to reduce impacts and protect sensitive areas.

The site grading does not create steep slopes above the existing preserved slopes.

The Granger Development Application Plan is included with this submittal.