

ZMA201800018 and SP201800023: River's Edge
March 10, 2020 Planning Commission

Neighborhood Model Principles

Pedestrian Orientation	<p>This principle is partially met. The application shows some, but not all, of the trail connectivity shown in the Places29 Master Plan. Staff recommends that the applicant provide the Multi-Use Path (MUP) along Route 29, as shown in the Places29 Master Plan. The applicant should provide additional information on connectivity with the adjacent parcel to the south, and if a public access easement will be dedicated for a future public connection. Staff finds the rest of the proposed trail network meets the connectivity of trails planned by Parks and Recreation.</p> <p>Pedestrian connectivity is provided through the site with a primitive trail system, which is consistent with the character of the site. The location of this site provides limited opportunities to walking or biking to other locations, however there are connectivity options, potentially with North Pointe and its trail system.</p>
Mixture of Uses	<p>This principle is met. The Comprehensive Plan lists non-residential uses as secondary uses in this future land use designation, and given the environmental constraints of the site, staff does not feel this would be an appropriate location for non-residential uses (unless they were meant only to serve this development and were very small scale). There are other non-residential uses in proximity to this area, including the UVA Research Park, the Airport, and various commercial uses.</p>
Neighborhood Centers	<p>This principle is not applicable. The proposal is not located in a designated center.</p>
Mixture of Housing Types and Affordability	<p>This principle is met. Single-family detached, duplexes, triplexes, and fourplexes are all possible unit types. This development would add a new housing type to the County and to the Places29 area. A modular 'small home' development with attached units has not, to staff's knowledge, been done in the County. This housing type has the potential to be more affordable and serve demand. The 15 percent affordable housing policy 6b in the Comprehensive Plan is met.</p>
Relegated Parking	<p>This principle is partially met. Given the site constraints of this property, it may not be feasible to fully relegate</p>

	<p>parking. Parking is still fully screened from Route 29. While the Comprehensive Plan calls for reducing parking requirements when possible, given the location of this site, staff would likely not support a significant parking reduction request. The applicant could consider using pervious options for the parking lot, given the environmental features and constraints of this site.</p>
Interconnected Streets and Transportation Network	<p>This principle is met. Given the constraints of this site, a street network is not feasible, and could negatively affect environmental features. Street connections to other parcels are not shown in the Comprehensive Plan, although trail connections are shown.</p>
Multimodal Transportation Opportunities	<p>This principle is partially met. Currently, there is not bus service to this site or this area. There is some potential for pedestrian and bike connectivity, including with North Pointe's development directly to the south. Residents of this development would be able to walk throughout the site using the trail network and would be able to walk to future developments to the south with the proposed pedestrian bridge. Connections to other trail segments should be public. The internal trail network may be private. There is not sufficient information provided to ensure that there is a future public connection to the parcel to the south.</p>
Parks, Recreational Amenities, and Open Space	<p>This principle is met. The open space requirement is met, and staff is supportive of the requested recreation substitution requests, including natural playscapes. The character of the site provides opportunities for trail connectivity and a more nature-based network than traditional sites.</p>
Buildings and Spaces of Human Scale	<p>This principle is met. The proposed units will need to meet the requirements of the PRD district. The proposed stacked units would be approximately two stories. These smaller units better fit the character of this site.</p>
Redevelopment	<p>This principle is met. There are existing rental units on this site. Only one building is being preserved, which will serve as a clubhouse. The buildings on this site will not be adjacent to other residential uses, as they are surrounded by the river. The proposed residential units for this site have a similar scale to the existing homes, however the density would be higher.</p>
Respecting Terrain and Careful Grading and Regrading of Terrain	<p>This principle is partially met. Staff is supportive of the Special Use Permit request to disturb steep slopes. Disturbance of these slopes is the only possibility for constructing a private street or accessway to the site.</p>

	<p>Natural topography should be respected as best as possible. Some retaining walls shown are greater than six feet. Retaining walls should be six-feet maximum where possible.</p>
<p>Clear Boundaries between the Development Areas and the Rural Area</p>	<p>This principle is met. This site is part of the Development Areas and is partially adjacent to the Rural Area. Clear boundaries are preferred, and in this case the boundary is the river. When the boundary is a river, wooded buffers are expected, and areas near the river can be used for trails and greenways. This boundary is considered a Riparian/Floodplain boundary in the Places29 Master Plan.</p>