

NEIGHBORHOOD MODEL ANALYSIS

NMD Principle	Staff Comment
Pedestrian Orientation	There are no sidewalks or paths along Old Lynchburg Road. This principle is not met. However, the proposed rezoning is for an additional single family detached dwelling unit with access along an existing public road.
Mixture of Uses	The proposal is for residential use. A mix of uses is not recommended by the master plan. This principle does not apply.
Neighborhood Centers	There are no center designations on this property or within this area of the master plan. This principle does not apply.
Mixture of Housing Types and Affordability	The property is designated for density as low as 1-2 dwelling units per acre, which does not lend itself to a mix of housing types. Based on the limited scope of the request, no affordable housing is proposed. This principle has limited applicability with this proposal.
Interconnected Streets and Transportation Networks	The proposed layout of the two dwelling units shows a shared driveway with one singular connection to the existing public road. There are no street connections shown on the master plan for this parcel. This principle is met.
Multi-modal Transportation Opportunities	There are no sidewalks, bike facilities, or transit located along Old Lynchburg Road connecting to this site. This principle is not met. However, the proposal is for one additional single family dwelling and construction of a sidewalk would not be required by ordinance.
Parks, Recreational Amenities, and Open Space	Two-lot single family dwelling subdivisions are not required to provide open space or recreation. This principle does not apply to this proposal. However, the site is located across from Biscuit Run Park.
Buildings and Space of Human Scale	Single-family detached residential use is proposed, consistent with nearby residential uses. This principle is met.
Relegated Parking	The proposed parking areas are shown to be set back from the existing public road. This principle is mostly met.
Redevelopment	The existing house will remain and one new dwelling unit is proposed. This principle is met.

Respecting Terrain and Careful Grading and Re-grading of Terrain	The property does not contain any steep slopes or stream buffer. The addition of one additional single-family dwelling will have limited disturbance This principle is met.
Clear Boundaries with the Rural Area	The property is located within the development area and the proposed rezoning does not have an impact on the Rural Area boundary. This principle is met.