



1928 Scottville Road Project Narrative (ZMA2023-00015)

PROJECT PROPOSAL

Existing Conditions:

The subject property is 1.32 acres located between Scottville Road and Avon Street Extended. The property's southeastern corner is approximately 710' from the intersection of Scottville Road and Avon Street Extended. The property's northwestern corner is approximately 735' from the intersection of Avon Street Extended and Arden Drive.

The subject property is currently zoned R-1 and is within the Entrance Corridor and the Scenic Byways Overlay District.

The subject property slopes from Avon Street Extended down to Scottville Road. The subject property has a single-family residence with a detached garage and is covered by a lawn with a few existing trees.

Adjacent Parcels:

To the East, across Scottville Road, the adjacent parcel is owned by the Rectors & Visitors of UVA. The parcel is zoned RA (Rural Area) and is outside the Development Area in the Comprehensive Plan.

To the West, across Avon Street Extended, is the subdivision Avon Park II. The subdivision is zoned PRD (Planned Residential Development). Avon Park II is a mix of 28 townhomes and two single-family detached homes. It is designated as Neighborhood Density Residential in the Future Land Use of the Comprehensive Plan.

To the North, TMP 90-25 contains a single-family residence and is zoned R-1. It is designated as Urban Density Residential in the Future Land Use of the Comprehensive Plan.

To the South, TMP 90-23 contains a single-family residence with several outbuilding and is zoned R-1. It is designated as Neighborhood Density Residential in the Future Land Use of the Comprehensive Plan.

Proposed Project

The proposed application is to rezone the property from R1 to R10 with a proffered maximum limit of 8 dwelling units. The proposed rezoning is to allow the development of 8 single-family townhouse units which will result in a density of 6.1 dwelling units per acre. The lots will be fee-simple with individual owners. The open space and other project related amenities will be controlled by a home owners association.

The proposed project will have one entrance into the property from Scottville Road (Street A). The 8 townhouse units will front onto Street B, which provides inter-parcel connectivity for the future development on TMP 90-23 and TMP 90-25. The proposed project will also contain open space, a recreation area, and an area for stormwater management.

The proposed project will provide the 10' Shared Use Path and roadway improvements along Avon Street Extended as it is shown in the Avon Street Extended (RE)Vision Corridor Plan dated March, 2020. The proposed project will also provide a pedestrian path and road improvements along

Scottsville Road as outlined in the section titled “Plan for Future Transportation Network” in the Southern and Western Urban Neighborhood Master Plan.

An emergency access route will be provided from Street B to Avon Street Extended. A primitive trail will roughly parallel this emergency access route to connect the project to the 10’ Shared Use Path along Avon Street Extended.

COMPREHENSIVE PLAN DESIGNATION

The subject property is currently zoned R-1 and it is located within the Southern Urban Neighborhood Development Area. The parcel is designated as Neighborhood Density Residential in the Future Land Use Plan of the Comprehensive Plan. The Neighborhood Density designation is intended primarily for residential uses with a density of 3 to 6 dwelling units per acre.

The proposed application is to rezone the property from R1 to R10 with a proffered maximum limit of 8 dwelling units, which will result in a density of 6.1 dwelling units per acre. The proposed density is in line with the Comprehensive Plan.

Consistency with the 12 Neighborhood Model Principles:

- 1) Pedestrian orientation
Both Streets A and B will have a five-foot-wide sidewalk on both sides of the street. The community will be connected to the larger Southern Neighborhood pedestrian system and Biscuit Run State Park through the sidewalks and proposed trail connecting to the proposed Pedestrian Path along Scottsville Road and the proposed 10’ Shared Use Path that runs along Avon Road Extended.
- 2) Neighborhood friendly streets and paths
All streets will have six-foot-wide planting strip for separation of vehicles and pedestrians and will be lined with street trees for shade.
- 3) Interconnected streets and transportation networks
The proposed project has two streets; one that connects to Scottsville Road (Street A) and a proposed cross-street (Street B) for future inter-parcel connectivity to the adjacent properties to the north and south. An emergency access route will be provided from Street B up to Avon Street Extended. The potential for cut-through traffic led to the decision to avoid fully connecting Scottsville Road to Avon Street Extended through the project site. The problem of cut-through traffic on the surrounding neighborhoods has recently become a problem in the Southern Neighborhood with the closure of bus routes serving Mountain View Elementary.
- 4) Parks and open space as amenities
The proposed project has open space along Scottsville Road and Avon Street Extended. The proposed open space makes up approximately 40% of the subject property. The open space/ recreation area is located along the southern side of the subject property. These open spaces will be connected to the larger Southern Neighborhood via proposed sidewalk/trail connection to the proposed Pedestrian Path along Scottsville Road and the proposed 10’ Shared Use Path that runs along Avon Road Extended.
- 5) Neighborhood centers
Per the Southern and Western Urban Neighborhood Master Plan, the neighborhood centers are in Biscuit Run State Park and the Mill Creek Drive area. The proposed Pedestrian Path and 10’ Shared Use Path along Scottsville Road and Avon Street Extended will connect this project and the surrounding properties to the neighborhood centers shown on the Master Plan.

- 6) Buildings and spaces of human scale
The buildings proposed are all residential single-family townhomes. They will be three stories tall with roof top decks, which is appropriately proportioned for the scale of the community.
- 7) Relegated parking
Parking is provided via garage spaces and driveway spaces for each townhouse. Two guest spaces are provided by means of on-street parking on Street A.
- 8) Mixture of uses and use types
The small size of the development property does not allow for a mixture of uses or use types. Per the Southern and Western Urban Neighborhood Master Plan, the subject parcel and the directly surrounding area are for residential uses.
- 9) Mixture of housing types and affordability
The small size of the development property does not allow for a mixture of housing types.
- 10) Redevelopment
The proposed project is the redevelopment of land that currently contains a single-family house and detached garage, but beyond that this principal is not applicable.
- 11) Site planning that respects terrain;
The layout of the roadways/lots respects the existing terrain. The lots fronting on the western side of Street B will walk out on the first-floor level at the rear of the unit to take advantage of the natural slope of the site. The lots fronting on the eastern side of Street B will be walkout basement units to take advantage of the natural slope of the site.
- 12) Clear boundaries with the rural areas
The proposed rezoning follows the guidelines of the Southern and Western Urban Neighborhoods Master Plan. Scottsville Road is the eastern boundary of the subject parcel, which provides a clear boundary with the rural area directly to the east.

IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE

Transportation:

The project will have one entrance onto Scottsville Road (Route 20). The current Annual Average Daily Trips (AADT) for Scottsville Road = 6,200¹.

The estimated traffic for our site is 46 Vehicles per Day (VPD)². Based upon the available data from 2021 VDOT Traffic Data, the traffic generated from the site will be 0.74% of AADT on Scottsville Road.

Therefore, the proposed rezoning will be below the threshold for a traffic impact statement per Virginia Code §15.2-2222.1 and 24 VAC 30-155-40.

Schools:

The proposed rezoning would allow up to 8 residential units or households on the subject property. Based upon current trends, it can be expected that there is the potential for up to 1 school age child within the townhouse subdivision³.

The subject property is located within the school districts of Mountain View Elementary, Walton Middle School and the Monticello High School. These schools are part of the Southern Feeder Pattern⁴.

The Mountain View Elementary has a capacity of 624 students⁵ with the actual enrollment in 2021-2022 being 677 students. Enrollment is expected to increase in the next 10 years by +12.3% to 768 students⁶.

Albemarle County is planning to add two elementary school to further address capacity issues in elementary schools in both the Northern and Southern Feeder Pattern. The FY 22 Appropriated and Adopted FY 23 – 27 Capital Improvements Plan Expenditures states that the funding for “School Capacity #2 - Elementary School #1” and “School Capacity #3 - Elementary School #2” (one for the Northern Feeder one for the Southern Feeder Patterns) will begin in FY 2024⁷. The FY 23-27 Capital Improvements Plan Expenditures did not distinguish which school, Elementary School #1 or #2, were to serve the Northern or Southern Feeder Pattern.

Albemarle County Schools – Building Services has sent out a Request for Proposal #2023-RFP-7051703 for the Design Services: New Southern Feeder Pattern Elementary School⁸. The Notice of Intent to Award was publicized on July 18, 2023⁸. The assumed building size is 72,500 square feet, with an anticipated capacity of 500 students⁸. As of the date of this initial application (November 6, 2023), the location of the new elementary school has not been made public. The timeline for construction is listed as November 2024 thru June 2026⁹.

The Walton Middle School has a capacity of 499 students⁶ with the actual enrollment in 2021-2022 being 316 students. Enrollment is expected to increase in the next 10 years by +8.9% to 354 students⁶. Albemarle County Public Schools (ACPS) does not anticipate enrollment to exceed capacity within the next 10 years period.

The Monticello High School has a capacity of 1,230 students⁶ with the actual enrollment in 2021-2022 being 1,138 students. Enrollment is expected to increase in the next 10 years by +17.8% to 1,400 students⁶. ACPS does anticipate enrollment to exceed capacity by 2025/2026. Currently no plans to address the capacity issues are available to the public.

Police and Fire Services:

The subject property is located within the Monticello Rescue Squad District; the Monticello Fire Department District and the Blue Ridge Police District Sector 5-Beat 3.

Public Utilities:

The subject property is located within the ACSA Water and Sewer Jurisdictional Area. Public water is available approximately 730’ to the northwest of the subject property at the intersection of Avon Street Extended and Arden Drive. Public sewer is available approximately 1,350’ to the northeast of the subject property at the northern boundary of the Spring Hill Village subdivision along Scottsville Road.

IMPACTS ON ENVIRONMENTAL FEATURE

Stormwater management will be controlled by Best Management Practices (BMP) that meet the Virginia Stormwater Management Program (VSMP) requirements.

PROPOSED PROFFERS TO ADDRESS IMPACTS

- Limit to density of subject property at 6.1 dwelling units per acre
- Pedestrian path and road improvements along Scottsville Road
- 10’ Shared Use Path and roadway improvements along Avon Street Extended

As of 2021, Albemarle County Public Schools has started to enforce the walk zones for two schools that will serve the potential student(s) from the proposed project (Mountain View Elementary and Monticello High School). For elementary age children, the walk zone is approximately 1 mile from the students' residence or closest bus stop with the possibility of the walk zone being extended by an additional 0.1 miles¹⁰. For middle/high school age students, the walk zone is approximately 1.5 mile from the students' residence or closest bus stop with the possibility of the walk zone being extended an additional 0.2 miles¹². The northwest corner of the subject property is located approximately 0.9 miles from Mountain View Elementary. The northeast corner of the subject property is approximately 1.5 miles from the Monticello High School. The proffered pedestrian paths and roadway improvements would provide a portion in the larger a pedestrian system planned for the Southern Neighborhood.

¹ Commonwealth of Virginia. Department of Transportation, Traffic Engineering Division. Annual Average Daily Traffic Volume Estimates by Section of Route, Albemarle Maintenance Area, 2021. VA Route 20 02-742 Avon St to SR 53 Thomas Jefferson Pkwy

² ITE Trip Generation Rates - 9th Edition. ITE Code 220 Apartment, per Dwelling Unit.

³ Cooperative Strategies for Albemarle County Public Schools. Albemarle County Public Schools Subdivision Yield Analysis. August 23, 2021.

⁴ Albemarle County Public Schools Feeder Patterns. Retrieved from <https://www.k12albemarle.org/our-schools/feeder-patterns>

⁵ Albemarle County Public Schools. Capacity vs. Enrollment Projections, FY 2020/21 to FY 2031/2032.

⁶ Albemarle County Public Schools. K-12 Enrollment Projections, FY 2022/2023 to FY 2031/2032

⁷ Albemarle County Fiscal Year 2023 Adopted Budget. July 2022.

⁸ RFP Number: 2023-RFP-7051703 Design Services: New Southern Feeder Pattern Elementary School. Retrieved from <https://www.albemarle.org/Home/Components/RFP/RFP/843/>

⁹ Engineering Construction Project Lead, Charlottesville, VA 22902 (Charlottesville City County).

RFP D/B-New Southern Feeder Pattern Elementary School. Retrieved from <https://www.constructionjournal.com/projects/details/fc49ccd0169847ebaa4a78b641fd5454.html>

¹⁰ Walk Zones. Albemarle County Public Schools. Retrieved from <https://www.k12albemarle.org/our-departments/transportation/walk-zones>