

Archer North Mandatory Pre-Application Narrative

Original Submission: September 18, 2023

Updated: 4/15/24, 11/1/2024

12/16/2024

Description of Proposed Project

The proposed zoning map amendment would rezone tax map parcels 04600-00-00-10800 and portions of 04600-00-00-10900 (the "Property"), located in the Places29 Development Area, from Planned Residential Development ("PRD") to PRD, to allow for the development of a residential community with a variety of unit types known as Archer North (the "Project"). The Project is proposed by Archer North, LLC (the "Owner") and Riverbend Development (the "Developer", and collectively, the "Applicant"). Archer North will provide a variety of updated housing choices and amenities for residents of Albemarle County (the "County").

The Property was previously zoned PRD through ZMA 202000007 RST Residences. The concept plan layout for the Archer North application includes a portion of the previously zoned land, and more specifically 19.51 acres of land, for a total of 302 proposed units with 20% of the total units as affordable. The total proposed units (302 units) include the units located on the portion of the RST zoning on the eastern side of the Property and adjacent to Forest Lakes that will remain as zoned in ZMA 202000007. These 78 units within this portion of the site will be included with the overall 20% affordable requirement for the development. The property will include a variety of attached unit types, complimenting the overall unit mix of the area, which includes townhouses, single family dwellings and apartment buildings.

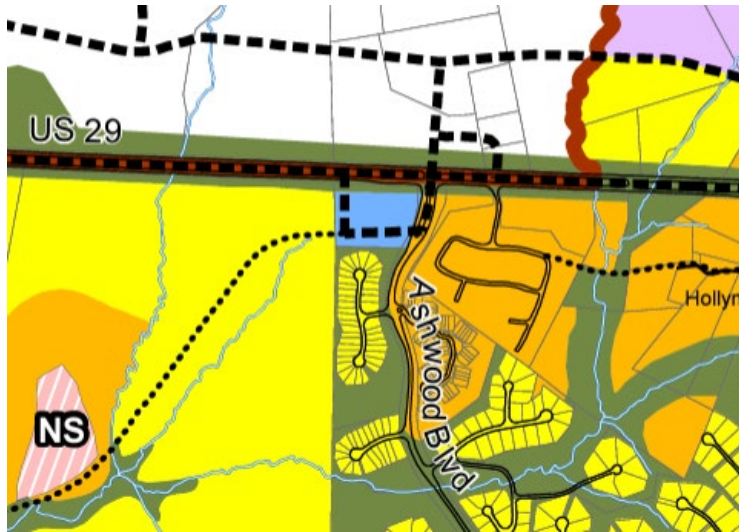
Comprehensive Plan land use designation of the properties to be developed: Hollymead Places 29 Urban Density Residential

Urban Density Residential: This designation is used in areas around Centers where multifamily housing with a gross density range between 6.01 and 34 units per acre is desired. It is also applied to existing residential areas with densities within this range (see Land Use Table LU2). This designation is essentially the same as the Urban Density Residential designation in the 1996 Land Use Plan. Archer North is consistent with this requirement at a proposed density of approximately 14 units per acre.

Primary uses: multifamily and single-family residential, including two or more housing types. Secondary uses: retail, commercial, and office uses that support the neighborhood, live/work units, open space, and institutional uses. Retail, commercial, office, and institutional uses are encouraged to locate in Centers so they are accessible to residents throughout the surrounding area, and so they benefit from co-location with other neighborhood-serving businesses. However, they may be located by exception in areas around Centers designated Urban Density Residential provided they are compatible with surrounding uses. Archer North is consistent with multiple housing types proposed.

Residential: includes a variety of homes with a variety of lot configurations. Buildings should not be taller than four (4) stories, unless by exception. Exceptions may be granted where the taller residential building is compatible with the surrounding uses. Buildings are a maximum of 4 stories.

Project Location: Frontage along Ashwood Boulevard and Route 29N. Surrounding properties are residential.



An analysis of the proposal's consistency with the Comprehensive Plan:

The Project's density supports Objective 4 of Chapter 8 (Development Areas) of the Comprehensive Plan, recommending the "[u]se [of] Development Areas land efficiently to prevent premature expansion of the Development Areas." The Project clusters units together on the site, and includes one-, two-, and three-bedroom apartments, and attached townhouses. The Project's residential layout thus makes efficient use of Development Areas land.

Chapter 8 of the Comprehensive Plan states that housing in the Development Areas should be provided at a variety of price points, including affordable housing. In addition, Objective 4 of Chapter 9 (Housing) of the Comprehensive Plan is to "[p]rovide for a variety of housing types for all income levels and help provide for increased density in the Development Areas." The Project

includes affordable housing, which will likely include both for-sale and for-rent units. At least 15 percent of all units in the Project will be affordable housing units, meeting the recommendation in the Comprehensive Plan (Strategy 6b, Chapter 9).



The Project is far more harmonious and less impactful to the surrounding neighbors than previously approved rezoning for the Property. The character of development is similar to the adjacent areas of Forest Lakes

and the units types will complement the offerings in the surrounding area with new unit types at a variety of price points.

Places 29 Design Guidelines:

The Property is located on the U.S. Route 29 Entrance Corridor. The Applicant will submit supplemental materials to the Architectural Review Board for evaluation of the Project's potential impacts on the Entrance Corridor and conformity with the Places29 Master Plan Entrance Corridor Design Guidelines as necessary.

Stormwater within Archer North will be collected and routed to the existing stormwater pond located across Ashwood Boulevard from the property and adjacent to Route 29 on Tax Map and Parcel 046B5-00-00-001C0.

Consistency with the Neighborhood Model Principles:

The proposed project is consistent with the applicable Neighborhood Model Principles as follows:

Pedestrian Orientation. A multi-use path already exists along the entire frontage of the Property adjacent to the Entrance Corridor. The existing multi-use path along the frontage of the Property provides a pedestrian connection to the existing pedestrian network surrounding the Property. In addition, the Project proposes a separate 10' multi-use path along Ashwood Boulevard to provide a pedestrian connection to the existing pedestrian network that currently terminates at the Forest Lake South Townhomes (Ashland Drive/Ashwood Blvd intersection) and extending along Ashwood Blvd to Route 29. Connecting to this pedestrian network will provide residents with pedestrian access to the schools and amenities at the Hollymead Town Center, approximately one mile from the Project. Sidewalk connections between buildings and amenities within the Project would also support a pedestrian orientation.

Mixture of Uses. The Project does not introduce a mixture of uses in that the Property will be used entirely for residential uses, but the Property is in close proximity to other mixed-use properties such as the Brookhill community directly to the South, as well as the Forest Lakes Shopping Center and the Hollymead Town Center. As shown by the future land use map in the Places29 Master Plan, the Property is designated for urban density residential use to support an overall mixture of uses in and around the Hollymead Town Center.

Neighborhood Center. The Property is in close, walkable distance to the Brookhill Town Center and Hollymead Town Center, and residents would be afforded many benefits by this proximity. In particular, the educational, recreational, dining, and shopping amenities that will be located within Brookhill will be a short walk from this project.

Mixture of Housing Types and Affordability. The Property has been used as a mobile home park for many years. Therefore, the Project introduces a mixture of housing types (attached unit types) where

such variety does not exist today. In addition, the Project contains an affordable housing component, as discussed elsewhere in this narrative. The proposed housing types include townhouse units, 2 over 2 condominium units, and 2 over 1 townhouse units with a basement unit. Affordable housing will be provided within the proposed development as noted.

Interconnected Streets and Transportation Networks. The project proposes a network of streets in the areas shown on the Application Plan, which will support a system of interconnected streets and "non-street connections" to allow vehicles to access nearby locations without having to access Route 29, as expressly recommended in the Comprehensive Plan. The Project as proposed would increase the existing interconnected street network and system of non-street connections.

Multi-Model Transportation Opportunities. The application continues existing multi-model transportation opportunities in that residents can continue to access the Property by vehicle, on foot, or by bicycle. While the Property is not yet accessible via public transit, the #12 CAT bus provides service to the Walmart Supercenter on Hilton Heights Road, which is just over a mile and a half away, and which is connected to the Property by the existing multi-use path along U.S. Route 29. The extension of the multi-use path along the project's frontage on Ashwood Boulevard will also enhance multi-model transportation opportunities and connections to Brookhill, including the educational and recreational facilities that are proposed for that project.

Parks, Recreational Amenities and Open Space. The Project proposes common recreational areas and other amenities for residents. In addition, by adding landscaping and other plantings the Project would enhance the appearance of the Property when compared to existing conditions.

Buildings and Spaces of Human Scale. The Project proposes buildings with articulated designs meant to break up "massing" and support the principle of buildings of human scale, with all buildings being 3 and 4 stories tall.

Relegated Parking. The Project proposes relegated parking areas.

Redevelopment. This application involves a redevelopment of the Property of a type that is expressly recommend by the Places29 Master Plan.

Respecting Terrain and Careful Grading and Re-grading. Some grading will need to occur on the Property during construction. The Application Plan accounts for managed or preserved slopes on the Property. The Applicant will obtain all required permits and approvals that may be needed to conduct grading on the Property. The Application Plan shows that the preserved slopes located within the Project will not be disturbed, and that improvements have been carefully sited to preserve those areas.

Clear Boundaries with the Rural Area. Not applicable. The Property is not adjacent to the Rural Area.

Impacts on Public Facilities & Public Infrastructure:

The Project has no negative impact on public facilities and public infrastructure. The Project would improve the public road network, in the form of a new vehicular connection to Ashwood Boulevard (approved in RST ZMA). A proposed driveway from Ashwood would help direct traffic entering or leaving the Property through the signalized intersection of Ashwood and U.S. Route 29. The Project also proposes a new right turn lane to access the Property from U.S. Route 29. This improvement will provide much safer access to the Property and traffic flow on U.S. Route 29 than provided by the two driveways that exist on the Property today. The proposed turn lane will be placed at a sufficient distance from the other access points to U.S. Route 29, as required by VDOT standards.

Traffic:

Archer North proposes less overall residential units than the RST ZMA, therefore no traffic impacts are created with the updated proposal.

Schools:

Students living at Archer North would be within the current school districts for Hollymead Elementary School, Lakeside Middle School, and Albemarle High School.

The Applicant recognizes the need to closely monitor the impact on school capacity as development under the Places29 Master Plan is completed. While the Project would have some impact on area school capacity, as the County Staff noted in a recent Staff Report for another development, the "dedication of land for two new elementary schools are proffered commitments of other large developments in the Places29 Development Area. This includes a 7-acre site within Brookhill and a 12.85-acre site within North Pointe. The Brookhill development also has a proffer requiring dedication of an approximately 60-acre site along Berkmar Drive that could be used for a comprehensive public high school." Staff Report for ZMA 2018-00018 and SP 2018-00023, Rivers Edge, Planning Commission Hearing (March 10, 2020).

The mix of housing types has yet to be determined for the Project but using the County school division's multiplier index and a hypothetical mix of types of housing, the Project would purportedly result in an estimate of 66 students.

Official Calculator

Type of Dwelling Unit	Elementary	Middle	High	Total
Townhome (80)	0.15 (12) *	0.06 (5) *	0.08 (7) *	0.29 (24) *
Multi-Family (222)	0.12 (27) *	0.03 (7)	0.05 (11)	0.21 (47) *
	39*	12	18	71*

*Number of school children

School Capacity

Based on the Capacity vs. Enrollment Projections for the next ten (10) years, Hollymead and Lakeside are projected to remain under capacity, while AHS will remain over capacity. In the 2022-2023 school year, Hollymead was under capacity by 87 students and Lakeside by 29 students. Further projections are as follows:

School	Capacity	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032/ 33
Hollymead	428	342	337	330	336	332	332	333	335	339	341
Lakeside	653	527	538	574	578	616	627	643	634	623	624
Albemarle	1,727	1,958	1,905	1,836	1,865	1,877	1,961	2,038	2,059	2,095	2,084

Even though Albemarle High School is projected to be over capacity, the County and the school board are working to resolve this issue. School sites are available through previous rezoning applications that would help to address capacity issues through construction of new schools and learning centers. This is not an issue that can be solved in a piecemeal fashion, and we understand that the School Board is looking at this from a broader perspective.

Impacts on Environmental Features:

The proposed Project has no negative impacts on environmental features. Residential use of the Property would continue. No portion of the Property contains protected stream buffers, and the Project is carefully designed to avoid encroachment or other impacts to the preserved slopes on the Property and nearby.

Open Space:

At least 25% of the Project site shall be Open Space, as noted on the Application Plan. This includes a combination of buffer areas, amenities, and the proposed dog park.

Historic Resources:

The Property is adjacent to a cemetery of unknown ownership. The Project will not encroach upon the cemetery and will erect a fence around the cemetery to ensure access to the cemetery. Although staff has expressed an interest in the Applicant managing the cemetery, because it lacks the legal right to do so, that is not possible. But it will ensure that the Project does not encroach upon it, and that it respects the rights of the descendants and other family members to access the cemetery.