

**COUNTY OF ALBEMARLE  
PLANNING STAFF REPORT SUMMARY**

<b>Project Name:</b> ZMA201600005 Foothills Daily Property	<b>Staff:</b> Rachel Falkenstein
<b>Planning Commission Public Hearing:</b> September 13, 2016	<b>Board of Supervisors Public Hearing:</b> To Be Determined
<b>Owners:</b> <b>TMP 56K-A1:</b> Foothills Crossing Inc. <b>TMP 56-57 &amp; 56A2-01-62:</b> Route 240 Holdings LLC <b>TMP 56A2-01-61:</b> Route 240 LLC c/o Redlight Management or Main Street Holdings <b>TMP 56-57B:</b> Daily, Edmund J & Christopher Daily & Cynthia Daily Dicano	<b>Applicant:</b> Scott Collins
<b>Acreage:</b> 37.91	<b>Rezone from:</b> Rezone 32.54 acres from R1-Residential to R6-Residential; 2.13 acres from R2-Residential to R6-Residential; 3.24 acres from LI-Light Industrial to R6-Residential
<b>TMP:</b> 05600000005700, 056000000057B0, 056K00000000A1, 056A2010006200, 056A2010006100 <b>Location:</b> West of Park Ridge Drive and Foothill Crossing subdivision, north of Westhall subdivision, northeast of Crozet Park, south of Buckingham Branch Railroad.	<b>By-right use:</b> up to 35 dwelling units
<b>Magisterial District:</b> White Hall	<b>Proffers:</b> Yes
<b>Proposal:</b> Request to rezone parcels from R1, R2 and LI to R-6 Residential to allow for up to 180 residential units containing a mix of single family detached units (a minimum of 50%) and single family attached units (a minimum of 10%)	<b>Requested # of Dwelling Units:</b> Up to 180
<b>DA (Development Area):</b> Crozet	<b>Comp. Plan Designation:</b> Neighborhood Density Residential – residential (3 – 6 units/acre), supporting uses such as religious institutions, schools and other small-scale non-residential uses; Urban Density Residential – residential (6 -12 units /acre), supporting uses such as religious institutions, schools, commercial, office and service uses; Light Industrial – manufacturing, storage, distribution, with supporting office, retail, R&D, flex, commercial uses; Greenspace – public parks, open space, environmental features in the Crozet Master Plan
<b>Character of Property:</b> Partially wooded with a stream running along the southern portion of the property.	<b>Use of Surrounding Properties:</b> Existing portions of Foothill Crossing neighborhood are to the east (R-1, single family detached)

	Westlake Hills (R-1, single family detached) a mobile home park (R-6) and Crozet Park to the south; vacant land (R-6, proposed future phases of Foothill Crossing) to the east; single family detached (R-2), railroad, and LI property to the north.
<p><b>Factors Favorable:</b></p> <ol style="list-style-type: none"> <li>1. The request is consistent with the use and density recommended by the Crozet Master Plan.</li> <li>2. The proposed development includes the construction of portions of “Eastern Avenue” and “Main Street” identified in the Crozet Master Plan.</li> <li>3. The request is consistent with applicable neighborhood model principles.</li> <li>4. The proposed development includes dedication and construction of a portion of the Crozet greenway trail to include a pedestrian tunnel under Eastern Avenue.</li> </ol>	<p><b>Factors Unfavorable:</b></p> <ol style="list-style-type: none"> <li>1. No commitment to provide key features of the concept plan has been made.</li> <li>2. Technical and substantive revisions to the proffers are needed.</li> </ol>
<p><b>RECOMMENDATION:</b> Staff recommends approval of ZMA201600005 Foothills Daily Property, provided recommended revisions are made to the proffers and application plan, as described below, prior to the Board of Supervisors meeting.</p>	

**STAFF PERSON:  
PLANNING COMMISSION:  
BOARD OF SUPERVISORS:**

**Rachel Falkenstein  
September 13, 2016  
To Be Determined**

**ZMA 201600005 Foothills Daily Property**

**PETITION**

PROJECT: ZMA201600005 Foothills Daily Property

MAGISTERIAL DISTRICT: White Hall

TAX MAP/PARCEL: 05600000005700, 056000000057B0, 056K00000000A1, 056A2010006200, 056A2010006100

LOCATION: West of Park Ridge Drive and Foothill Crossing subdivision, north of Westhall subdivision and northeast of Crozet Park, south of Buckingham Branch Railroad.

PROPOSAL: Request to rezone portions of parcels 05600000005700, 056000000057B0, 056K00000000A1 from R1-Residential to R6-Residential; parcel 056A2010006200 from R2-Residential to R6-Residential; portion of parcel 056A2010006100 from LI-Light Industrial to R6-Residential.

PETITION: Rezone 32.54 acres from R1-Residential zoning district which allows residential uses at a density of 1 unit per acre, 2.13 acres from R2-Residential which allows residential uses at a density of 2 units per acre, and 3.24 acres from LI-Light Industrial which allows industrial, office, and limited commercial uses to R6-Residential zoning district which allows residential uses at a density of 6 units per acre. A maximum of 180 units is proposed.

OVERLAY DISTRICT: EC- Entrance Corridor; Managed Steep Slopes

PROFFERS: Yes

COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3 – 6 units/acre), supporting uses such as religious institutions, schools and other small-scale non-residential uses in the Crozet Masterplan; Urban Density Residential – residential (6 -12 units /acre), supporting uses such as religious institutions, schools, commercial, office and service uses; Light Industrial – manufacturing, storage, distribution, with supporting office, retail, R&D, flex, commercial uses; Greenspace – public parks, open space, environmental features.

**CHARACTER OF THE AREA**

The site is located in eastern Crozet, just south of the Buckingham Branch Railroad and the industrial properties of Starr Hill Brewery, Music Today and the currently vacant Wilson Jones Property (formerly ConAgra). East of the site are existing portions of the Foothill Crossing subdivision which were developed by-right with single family detached dwellings (zoned R-1). South of the site is the Westlake Hills subdivision (R-1, single family detached) and a mobile home park (zoned R-6), a few single family detached R-4 properties and Crozet Park. West of the site is vacant land zoned R-6 with proposals currently under review for future by-right phases of Foothill Crossing.

The property is vacant and partially wooded. There is a stream running along the southern property line, which cuts through a portion of TMP 56-57B. There is a second stream, which cuts through TMP 56A2-01-61 and runs along the northern boundary of the property to be rezoned (Attachment A).

**SPECIFICS OF THE PROPOSAL**

The applicant is proposing to rezone portions of 5 parcels from R-1, R-2 and LI (Attachment B) to R-6 residential to allow the property to be developed at a maximum of 180 single family dwelling units. The proposal is for a mix of single family detached units, which will compose a minimum of

50% of the development, and single family detached units, which will compose a minimum of 10% of the development.

The applicant is proposing to construct portions of roadways recommended by the Crozet Master Plan. The development will include a portion of Eastern Avenue, which is a north-south roadway through the property. The applicant proposes to construct a portion of the roadway that will connect Park Ridge Street to the portion of Eastern Avenue to the south that is currently under construction within the Westlake Hills subdivision.

The applicant also proposes to construct a portion of the road identified in the Crozet Master Plan as "Main Street." This will be an extension of Park Ridge Street through the development, which is expected to be extended through future by-right phases of Foothill Crossing and connect to Hill Top Street within Parkside Village.

The applicant is proffering a greenway trail along the southern property line to include a pedestrian tunnel under Eastern Avenue. The concept plan also shows a trail connection to Crozet Park to the south and trailway connectivity to neighborhood streets. The applicant is proffering a civic area, shown within the center of the development on the concept plan which will include a minimum of 20,000 square feet.

The final design and layout of the lots and streets will be determined at subdivision and site planning phase. The concept plan includes notes stating that the road network will be developed in a grid pattern and that cul-de-sacs shall not be utilized unless it is not feasible to connect streets. All neighborhood streets will have sidewalks and street trees (Attachment C).

#### **APPLICANT'S JUSTIFICATION FOR THE REQUEST**

The applicant has made this request so that this development will be consistent with the existing R-6 zoned property to the west. Doing so will allow the proposed Eastern Avenue to be the dividing line between the lower density portion of Foothill Crossing (R-1) and the higher density portion (R-6), which the applicant argues is a logical transition point from one zoning district to another (Attachment D).

#### **COMMUNITY MEETING**

The Community Meeting for this project was held on March 16, 2016 at 7:00pm at the Meadows in Crozet Virginia as part of the monthly Crozet Community Advisory Committee meeting (Attachment E). Several members of the public were in attendance and issues discussed included:

- the proposed density of the development;
- the infrastructure needed to support the development; and
- the treatment of the greenway trail crossing of Eastern Avenue,

all of which are discussed later in this report.

#### **PLANNING AND ZONING HISTORY**

- There are no Zoning Map Amendment applications or Special Use permits associated with this property.
- Several portions of Foothill Crossing have been developed and/or proposed by-right on portions of the property and there are several site plan, subdivision and road plan applications associated with the multiple phases of this development.

#### **COMPREHENSIVE PLAN**

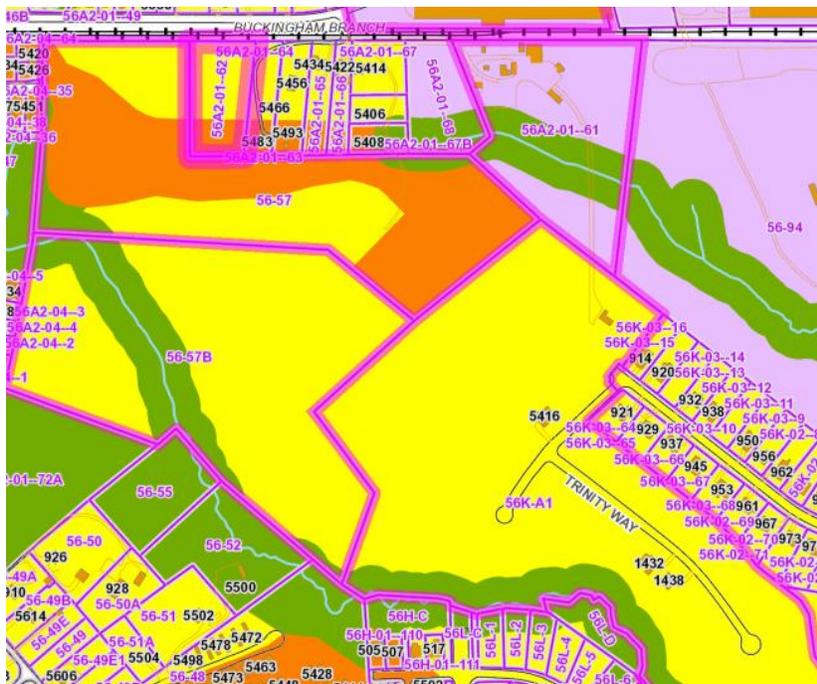
The Crozet Master Plan calls for this area to be a mixture of the following land use designations (see map inset below):

Neighborhood Density (yellow) – Portions of TMP 56-57, 56-57B, 56A2-01-62 and 56K-A1 are shown as Neighborhood Density Residential with a desired density of 3-6 residential units per acre. Housing in these areas is recommended for primarily single family detached with some single family attached/townhouses.

Urban Density Residential (orange) – Portions of TMP 56-57 and 56A2-01-62 are shown for Urban Density Residential which represents primarily residential uses with a density of 6-12 residential units per acre. All housing types are found in this category, including single family detached, townhouses, and apartments.

Light Industrial (purple) – TMP 56A2-01-61 is designated Light Industrial, which represents uses that involve manufacturing, predominantly from previously prepared materials, of products or parts. This area was not intended to be used residentially; however, due to the presence of the stream buffer which separates that parcel into two areas and the shallow depth of the southern part of the property zoned LI, staff does not see an issue with using this small portion of the site for residential use and a stormwater facility to serve the development since it is unlikely that this portion of the site will develop industrially.

Greenspace (green) – portions of TMP 56-57, 56-57B and 56A2-01-61 are designated for Greenspace, which refers to all existing and proposed public parks, public open space, environmental features and active park areas. The areas of greenway on this site correspond with stream buffers and are expected to be preserved.



Staff has calculated the approximate net density of the proposed development by subtracting out areas designated for Greenspace and Light Industrial and determined the “developable” area of the site to be approximately 32.2 acres out of 37.91 acres total. At a maximum buildout of 180 units, the overall density of the site would be approximately 5.6 units/acre. When taking into consideration this site is designated for both urban density and neighborhood density, the proposed density falls below the high end of the recommended density of this site. Staff calculated the recommended density range for this site to be between 133 and 227 units.

No commitment to the location and lot layout has been made; however, the maximum density throughout the development will not exceed maximums recommended by the Crozet Master Plan.

The applicant is also providing transportation improvements consistent with those recommended in the Crozet Master Plan. The applicant is constructing a portion of Eastern Avenue and Main Street through this development. More information about the proposed roadways is provided below.

The Parks and Green Systems Plan calls for a greenway along the stream on the southern portion of this property and a civic space on the property, both of which the applicant is providing.

The Parks and Green Systems Plan also shows a proposed elementary school on this site. Staff contacted schools staff to see if this property would be of interest to them for a future school site and they did not feel it would be an adequate school site for their needs.

**The Neighborhood Model:** Staff’s analysis below indicates how well this proposal meets the 12 principles of the Neighborhood Model.

<b>Pedestrian Orientation</b>	The applicant is providing sidewalks and street trees along all roadways within the development. A greenway trail will be provided along the southern property line that will connect to Crozet park and to neighborhood streets within the development as shown on the concept plan. <u>This principle has been addressed.</u>
<b>Mixture of Uses</b>	The Crozet Master Plan calls for this area to be developed primarily residentially. Although both residential designations allow for a mixture of residential and non-residential uses, no mixture is proposed. This is not problematic because the area is designated primarily for residential uses and it is within walking distance to two centers: Crozet Park and the Music Today area. <u>This principle is not applicable.</u>
<b>Neighborhood Centers</b>	A centrally located civic space in addition to the greenway/trail has been incorporated into the design of the development. The development will be connected to a nearby center, Crozet Park, with a trail connection. <u>This principle has been addressed.</u>
<b>Mixture of Housing Types and Affordability</b>	The applicant proposes a mix of single family detached units (a minimum of 50%) and single family attached units (a minimum of 10%). The applicant is proffering 15% affordable housing in the form of for-sale affordable housing units, for-rent housing units and/or cash in lieu of constructing affordable units. <u>This principle has been addressed.</u>
<b>Interconnected Streets and Transportation Networks</b>	The applicant proposes an irregular grid pattern of streets within the development and cul-de-sacs will only be used where the Director of Planning determines that features such as streams or steep terrain prohibit a grid network, according to a note on the concept plan. Staff has asked for a stronger commitment for this feature in the form of a “general accord” proffer (see proffer section below). The proposal also includes road connections to adjacent developments including the connections to Foothill Crossing I and Westlake Hills. <u>This principle can</u>

	<u>be addressed if the applicant includes “interconnected streets” as a major element of the proffered plan.</u>
<b>Multi-modal Transportation Opportunities</b>	Bike lanes and sidewalks are provided along Eastern Avenue and Park Ridge Drive, sidewalks will be provided on all neighborhood streets and a greenway trail connection is provided. <u>This principle has been addressed.</u>
<b>Parks, Recreational Amenities, and Open Space</b>	A centrally located civic area of at least 20,000 square feet is proposed. Final design of the civic area will be completed prior to the issuance of the 10 <sup>th</sup> Certificate of Occupancy on site. A greenway trail will be established along the stream, south of the development to include a tunnel under Eastern Avenue and a trail connection to Crozet Park. <u>This principle has been addressed.</u>
<b>Buildings and Space of Human Scale</b>	Proposed setbacks meet the newly adopted neighborhood model setbacks and will help locate buildings close to the street to provide easy access for pedestrians. The concept plan contains a note requiring that buildings to be oriented toward public streets; however, staff does not feel this language will prevent the <u>backs</u> of houses from facing public streets. Additional language should be provided to state that backs of houses shall not face public streets, even if double frontage lots with open space separating lots from the street are proposed; or if design necessitates the backs of houses face public streets, then building treatments should be provided reduce the appearance houses backing up to the street. <u>This principle can be addressed with the revision to note 9 on the concept plan.</u>
<b>Relegated Parking</b>	The applicant has addressed this principle by requiring that front loading garages be setback at least 3 feet behind the primary residence. <u>This principle has been addressed.</u>
<b>Redevelopment</b>	This proposal is for new development on a greenfield site within the Development Area. <u>This principle does not apply.</u>
<b>Respecting Terrain and Careful Grading and Re-grading of Terrain</b>	A proposed grading plan was not provided as part of the concept plan; however, there are no identified preserved slopes on the property. Any disturbance to the managed slopes on site will be required to meet the design standards within the ordinance. <u>This principle has been addressed.</u>
<b>Clear Boundaries with the Rural Area</b>	The proposed development is centrally located in the development area and does not share any boundaries with the rural areas. <u>This principle is not applicable.</u>

***Relationship between the application and the purpose and intent of the requested zoning district***

The purpose and intent of the R-6 Residential zoning district is to:

- Provide for compact, medium density residential development;
- Permit a variety of housing types; and

- Provide incentives for clustering of development and provision of locational, environmental and developmental amenities.

This development will be a cluster development providing a minimum of 25% open space. The proposed development incorporates a mixture of housing types with provisions for a greenway trail and civic space/park.

***Anticipated impact on public facilities and services***

Streets:

The development will include a portion of “Eastern Avenue,” which is a north-south roadway recommended by the Crozet Master Plan. The roadway is intended to provide a connection between Route 240 and Route 250, once completed in its entirety. The applicant proposes to construct a portion of this roadway that will connect Park Ridge Street to the portion of Eastern Avenue to the south that is currently under construction with the Westlake Hills subdivision.

The applicant also proposes to construct a portion of the road identified in the Crozet Master Plan as “Main Street.” This will be an extension of Park Ridge Street through the development, which will eventually be extended through future by-right phases of Foothill Crossing and connect to Hill Top Street within Parkside Village. It is expected that the final portion of this roadway, west of Hill Top Street, will be constructed with the redevelopment of the Barnes Lumber property providing a future east west connector road to Crozet Avenue.

One of the major concerns residents expressed during the community meeting was the additional traffic that would be generated by this development and the fact that this development would be constructed before the road infrastructure is fully completed. Residents were concerned that the final portions of Eastern Avenue connecting to Route 250 and the portion of Main Street connecting to downtown Crozet would not be completed before this development, therefore adding more traffic onto existing roadways. The southern portion of Eastern Avenue is expected to be completed by a combination of developers and the County. It is anticipated that the County will construct the bridge across Lickinghole Creek and that developers will construct the remaining portions of the road through future developments. The Lickinghole Creek bridge project is not part of the current CIP and there are currently no plans under review for portions of this roadway south of Westlake Hills.

Though the residents’ concern is valid, staff expects connectivity in this area to improve as a result of the development. The portion of Eastern Avenue through this property will provide new connections between residences south of the development and Route 240 via Park Ridge Street. Additionally, once the future by-right phase of Foothill Crossing II is completed there will be a new east-west connector for residents living east and west of the development. Exact locations of neighborhood streets will be determined during the subdivision or site planning phases.

Schools:

Students living in this area would attend Brownsville Elementary School, Henley Middle School, and Western Albemarle High School. Based on the number and type of units proposed the following yield of students is estimated for this development. (These estimates assume a 50/50 mix of single family detached and townhouse units, and a maximum build out of 180 units. Actual buildout is likely to vary from this.)

<b>Type of Dwelling Unit</b>	<b>Elementary</b>	<b>Middle</b>	<b>High</b>	<b>Total</b>
Single Family	13.7	9.2	10.9	33.9
Single Family Attached	10.4	5.9	5.0	21.3
<b>Total</b>	<b>24.1</b>	<b>15.1</b>	<b>15.9</b>	<b>55.2</b>

The school division is aware of the proposed development and is cognizant that Crozet continues to be a growing area. As the Crozet Master Plan is fully realized, growth must be closely monitored as these Western schools do not have the long-term capacity to support all of the additional growth expected in this part of the County.

Fire and Rescue:

Fire and Rescue service is provided through the Crozet Volunteer Fire Station and Western Albemarle Rescue Squad. Fire/Rescue has no objection with this development as proposed.

Utilities:

This project is in the water and sewer service jurisdictional area and both services are available. ACSA and RWSA did not identify any capacity issues with this proposal but the applicant will need to provide a capacity analysis with the site plan or final subdivision plat.

***Anticipated impact on environmental, cultural and historic resources***

Environmental resources on the site include a stream and stream buffer and small amounts of managed slopes. The applicant has proffered to dedicate the stream buffer south of the development as a greenway with a primitive trail. Treatment of the stream buffer on the northern portion of the site will be subject to WPO requirements and disturbance of managed slopes must be in accord with design standards within the ordinance. The applicant has stated that no stormwater management facilities will be located within the stream buffers.

***Anticipated impact on nearby and surrounding properties***

At the Community Meeting for this project members of the community expressed concerns with the impacts of this development on surrounding properties and the community (Attachment E). The Community's concerns are summarized below with staff comment in italics.

- Additional traffic generated by this development will overwhelm existing roadways and construction of this project prior to the completion of Eastern Avenue and Main Street is premature.  
*Though the entirety of these roadways will not likely be completed prior to the construction of this neighborhood, this development will include significant sections of these roadways that will increase connectivity of existing neighborhoods within the vicinity of the development and will set the framework for completion of the remaining projects. If this site were to develop by-right, there would be no guarantee that the applicant would construct the roadways as recommended by the Crozet Master Plan and the neighborhood would not be required to develop using a grid pattern of streets.*
- The proposed density seems unnecessarily high and nothing within the Master Plan says the current zoning is inappropriate for this area.  
*As mentioned above, the Master Plan calls for this area to be a mix of Neighborhood Density Residential (3-6 units per acre) and Urban Density Residential (6-12 units per acre). The existing R-1 zoning is much lower than what is recommended by the Master Plan.*
- Having an at-grade crossing for the greenway trail at Eastern Avenue will be unsafe and require very steep grades for the greenway trail.  
*The initial application plan did not provide for a tunnel for the Greenway Trail crossing of Eastern Avenue. Based on feedback from the public at their community meeting, and a letter circulated by members of the Crozet Trails Crew with over 100 signatures (Attachment G), the applicant has agreed to proffer a tunnel for the trail under Eastern Avenue rather than an at-grade crossing. Parks and Rec staff is supportive of the proposed tunnel.*

### ***Public need and justification for the change***

The County's growth management policy says that new residential development should occur in the in the designated Development Areas where infrastructure and services are provided rather than in the Rural Area. This development will include portions of roadways recommended by the Crozet Master Plan that will, in the short-term, improve connectivity for nearby neighborhoods and in the long term will provide important linkages to and from the development to downtown Crozet and Route 250.

### **PROFFERS**

Proffers are provided in Attachment F and summarized below. They are in need of both substantive and technical changes as described in the staff comment provided in *italics*.

- **Proffer 1. Park Ridge Drive:** The completion of Park Ridge Drive with bike lanes, parking, sidewalks and street trees to be completed prior to the 10<sup>th</sup> Certificate of Occupancy (CO).
- **Proffer 2. Eastern Avenue:** The completion of Eastern Avenue with bike lanes, parking, sidewalks and street trees to be completed prior to the 50<sup>th</sup> CO.
- **Proffer 3. Greenway Trail:** The construction of the greenway trail and bike/pedestrian tunnel as shown on the concept plan prior to the 10<sup>th</sup> CO.
- **Proffer 4. Civic Space:** A 20,000 square foot civic space in the location shown on the concept plan prior to the 10<sup>th</sup> CO.
- **Proffer 5. Cash Proffers:** The applicant is proffering to provide the following amounts for market rate dwelling units after the issuance of the 35th CO: \$4,918.00 for each single family detached, \$3,845.00 for each single family attached unit, and \$5,262.00 for each multi-family unit.

*These amounts are consistent with the FY16 Fiscal Impact Advisory Committee (FIAC) recommended numbers.*

*Based on the recent changes to the state code on cash proffers, the Board of Supervisors repealed the cash proffer policy on June 8th, 2016. This application was submitted approximately three months prior to the repeal and has been reviewed under the old policy using the most recent FIAC generated amounts, which was based upon the FY16 CIP. The Board of Supervisors agreed to review the proposal and impacts under the prior cash proffer policy with an updated analysis based on the FY17 CIP.*

*Revised cash proffer amounts based on the FY17 CIP is underway, but has not been completed as of the writing of this report. Also as of the writing of this report, the applicant has not yet provided justification or analysis of proposed cash proffer amounts as requested.*

*This proffer should be updated once the FY17 amounts are available and additional analysis of the impacts of this development and cash proffer amounts should be provided for staff comment prior to the Board of Supervisors meeting.*

- **Proffer 6. Affordable Housing:** The applicant is proposing 15% affordable housing in the form of for-sale affordable units, for-rent affordable units or cash in lieu of constructing affordable units.

*Proffer 6A references the incorrect index of "...incomes less than 80% of the area median income..." when it is ..."65% of VHDA's Maximum Sales Price for first-time homebuyer programs.", according to the County's Housing Director. This should be either be corrected or changed to refer to the index in effect at the time or another reference acceptable to the Housing Director.*

*Technical fixes are also needed throughout this proffer to correct numbering mistakes (paragraph 6 is repeatedly referred to as paragraph 4).*

- **Proffer 7. Cost Index:** This proffer is for the adjustment of proffer amounts that will follow the Marshall and Swift Cost Index for the cash contributions required by Proffers 5 and 6.

*The Marshall and Swift Cost Index includes many different categories for cost estimates and staff recommends that this proffer be amended to more specifically identify the cost index to be used. Staff recommends that this proffer be updated to identify the index for masonry walls in the Mid-Atlantic as a basis for adjustment.*

- **Concept Plan:** In the beginning of the proffer statement the applicant states that future development of the property shall be in general accord with the application plan dated July 18, 2016; however, there is no identification of major elements, which describe key features of the plan.

*Staff recommends that the applicant include a separate proffer that identifies the major elements from the application plan to include the number or range of proposed dwelling units, mixture of unit types, interconnectivity of neighborhood streets as stated in note 13, greenway trail connection to Crozet Park, a requirement that building backs not face public streets (or frontage treatment required when backs must face streets). The proffer should also identify who determines if the development is in general accord with the concept plan (staff recommends the Director of Planning and Zoning Administrator).*

## **SUMMARY**

Staff has identified the following factors, which are favorable to this request:

1. The request is consistent with the use and density recommended by the Crozet Master Plan.
2. The proposed development includes the construction of portions of "Eastern Avenue" and "Main Street" identified in the Crozet Master Plan.
3. The request is consistent with applicable neighborhood model principles.
4. The proposed development includes dedication and construction of a portion of the Crozet greenway trail to include a pedestrian tunnel under Eastern Avenue.

Staff has identified the following factors which are unfavorable to this request:

1. No commitment to provide key features of the concept plan has been made.
2. Technical and substantive revisions to the proffers are needed.

## **RECOMMENDATION**

Staff recommends approval of ZMA201600005 Foothills Daily Property, provided recommended revisions are made to the proffers, as described above, prior to the Board of Supervisors meeting.

**PLANNING COMMISSION MOTION:**

A. If the ZMA is recommended for approval: Move to recommend approval of ZMA201600005 with proffer revisions as recommended by staff.

B. If the ZMA is recommended for denial: Move to recommend denial of ZMA201600005 with the reasons for denial.

**ATTACHMENTS**

A – [Location Map](#)

B – [Existing Zoning](#)

C – [Concept Plan](#)

D – [Narrative](#)

E – [CAC Meeting Minutes 3-16-16](#)

F – [Proffers](#)

G – [Letter from the community \(greenway trail tunnel\)](#)