

## Attachment 6 – ZMA201900004 Breezy Hill

### Staff Analysis of Application’s Consistency with Neighborhood Model Principles

<b>Pedestrian Orientation</b>	<ul style="list-style-type: none"> <li>• Sidewalks and street trees are being provided along all streets.</li> <li>• A multi-use trail is being provided along the frontage of Route 250 as recommended in the Village of Rivanna Master Plan.</li> <li>• Primitive trails are provided in the open space areas.</li> <li>• <b>This principle is met.</b></li> </ul>
<b>Mixture of Uses</b>	<ul style="list-style-type: none"> <li>• The Village of Rivanna Master Plan does not recommend non-residential uses in this location.</li> <li>• <b>This principle is not applicable.</b></li> </ul>
<b>Neighborhood Centers</b>	<ul style="list-style-type: none"> <li>• A center is not shown or recommended in this area in the Village of Rivanna Master Plan.</li> <li>• <b>This principle is not applicable.</b></li> </ul>
<b>Mixture of Housing Types and Affordability</b>	<ul style="list-style-type: none"> <li>• The R1 zoning proposed does not allow a mixture of housing types, therefore, only one housing type is proposed: single family detached.</li> <li>• Affordable housing is not being provided.</li> <li>• <b>This principle has not been met.</b></li> </ul>
<b>Interconnected Streets and Transportation Networks</b>	<ul style="list-style-type: none"> <li>• The development only has one vehicular connection from Route 250 and another to Running Deer Drive. A full connection to Running Deer is not supported by the residents of Running Deer, however, a full connection is recommended in the NM principles and the recommendations of Strategy 2j of the Development Areas chapter of the Comprehensive Plan (“continue to require that streets are interconnected in the Development Areas; ensure that exceptions occur rarely and not routinely.”). The Running Deer Drive connection is also a requirement of VDOT.</li> <li>• Cul-de-sacs are discouraged under the Neighborhood Model, and the proposal includes all cul-de-sac streets.</li> <li>• A future connection to the west is being shown as recommended in the Village of Rivanna Master Plan, however a width is not provided. A width should be stated for this future connection.</li> <li>• <b>This principle has not been met.</b></li> </ul>
<b>Multi-modal Transportation Opportunities</b>	<ul style="list-style-type: none"> <li>• A multi-use trail is being provided along the frontage of Route 250 as recommended in the Village of Rivanna Master Plan.</li> <li>• Public transportation is not provided in this area of the County.</li> <li>• <b>This principle has been met.</b></li> </ul>
<b>Parks, Recreational Amenities, and Open Space</b>	<ul style="list-style-type: none"> <li>• Open space is being provided along the stream buffers where a primitive trail will be located.</li> <li>• A pocket park is shown on the concept plan, however details on size are not provided. The plan states that a picnic shelter with tables and grills will be provided in the pocket park, however a residential development as proposed would typically include a number of families with children, and a playground or other active space (example: play field that is graded and smooth) would be appropriate to provide in the pocket park beyond grills and picnic tables.</li> <li>• Active recreational areas are not being provided within the development, and while nearby Rivanna Village will contain a County Park with active recreation it is recommended that an active area be provided in the pocket park for children in the neighborhood.</li> <li>• <b>This principle has not been met.</b></li> </ul>

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<b>Buildings and Space of Human Scale</b>	<ul style="list-style-type: none"><li>• Structures height will be in accordance with the R1 zoning designation at a maximum of 35 feet.</li><li>• <b>This principle has been met.</b></li></ul>
<b>Relegated Parking</b>	<ul style="list-style-type: none"><li>• Front loaded lots are expected within the development. The application plan does not provide language or a commitment to relegate parking.</li><li>• <b>This principle has not been met.</b></li></ul>
<b>Redevelopment</b>	<ul style="list-style-type: none"><li>• <b>This proposal is on property that is currently not developed, therefore, this principle does not apply.</b></li></ul>
<b>Respecting Terrain and Careful Grading and Re-grading of Terrain</b>	<ul style="list-style-type: none"><li>• Preserved slopes and stream buffer are shown outside of the block areas, and a note on the plan states that lots will be located outside of preserved slopes and stream buffers.</li><li>• The proposed road to access lots in the back of the development will impact preserved slopes, an alternative has not been provided, however a public street is an allowable disturbance under the ordinance.</li><li>• <b>This principle has been met.</b></li></ul>
<b>Clear Boundaries with the Rural Area</b>	<ul style="list-style-type: none"><li>• Rural area is located adjacent to this development. The proposed lots are large in size adjacent to the rural areas.</li><li>• <b>This principle has been met.</b></li></ul>