

3223 Proffit Road ZMA Narrative

PROJECT PROPOSAL

Existing Conditions:

The subject property is located on the northern side of State Route 649, Proffit Road, approximately 0.2 miles east of the intersection of Route 649 and Route 29. The 7.3 acre parcel is currently zoned RA (Rural Area) with Steep Slopes Managed and Airport Impact Overlays. The subject property is currently wooded with an intermittent stream bisecting the site into a southern and northern half.

Adjacent Parcels:

To the East, the Full Gospel Assembly of Charlottesville and the Springfield subdivision. Both properties are zoned RA.

To the West, Southern States retail store and warehouse. The property is zoned Highway Commercial

To the North, the future community North Pointe. The rezoning application plan, ZMA2000-9, shows a mix of single-family attached homes (townhomes, duplexes and apartments) in the area directly north of the subject property.

To the South, the Lighthouse Worship Center, the Maple Grove Christian Church, a shop/storage building and a single-family residence. All of these properties are zoned R1.

COMPREHENSIVE PLAN DESIGNATION

The Places 29 North region is a diverse growing area within Albemarle County. The region serves as an economic and residential hub. The rezoning of the subject property will continue the County's goal of fostering growth within the designated growth areas.

Consistency with Comprehensive Plan

The subject property is currently zoned RA (Rural Area) but is designated as Urban Density within the Places 29 Master Development Area in the Comprehensive Planning.

The Urban Density areas are intended primarily for residential uses with a density of 6 to 34 dwelling units per acre, but secondary uses for this area include retail, commercial and office. The areas were intended to serve the Mixed Use Centers that are spaced along Route 29. The appropriate zoning districts to populate the Urban Density parcels like the subject property include residential districts R-6 through R15; PRD, Planned Residential District, primarily residential uses; PUD, Planned Unit Development, a mix of residential, commercial and retail uses; and NMD, Neighborhood Model Development, a mix of residential, commercial and retail uses.

Proposed Development:

This application is proposing to rezone the property to R-15. This zoning would allow a gross maximum density of 15 dwelling units per acre, which would be equal to a maximum

of 109 dwelling units on the subject property. Affordable units are planned as part of this project; 15% of the units within this project will be affordable.

On the Conceptual Plan, the subject property is divided into two (2) blocks. The southern portion of the property, Block A, is intended for development. The northern portion of the property, Block B, will be preserved as a combination of residue and open space. Trails and/or recreational spaces will be provided within the open space(s) on the parcel.

The development area contains a vehicular connection with accompanying pedestrian sidewalks. The Conceptual Plan also shows that there is a potential to begin to establish a parallel transportation network using intra-parcel connections to the parcels to the east and west of the subject property.

The Conceptual Plan also illustrates a Right-of-Way reservation along Proffit Road for transportation and pedestrian connectivity improvements. These improvements will follow the street cross-section designated in the Master Plan for Places 29 North.

Looking at the Places 29 North Future Land Use Map, the subject property is located between the higher intensity use of Urban Mixed Uses area (in Centers and around Centers) and lower intensity use of the Neighborhood Density area. Urban Mixed Uses area anticipates a variety of uses from retail, services, offices and high density residential. The Neighborhood Density area anticipates a residential use with a density of 3 to 6 dwelling units per acre. The subject property aligns with the transitional idea between the two disparate use zones with an anticipated density of 9 to 15 dwelling units per acre.

IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE

The intersection west of the subject property, Proffit Road, Leake Square and Worth Crossing, has been identified by VDOT as a problematic intersection. As part of the solution to this situation, this intersection will be developed as a roundabout. The roundabout is a proffered Phase 1 Improvement for the North Pointe community. However, the exact timeline of the design and construction for this improvement is unknown.

The main entrance for the subject property is located ±620' from the intersection of Proffit Road, Leake Square and Worth Crossing. A second, emergency only entrance is ±410 from the Proffit Road and Leak Square intersection. It is anticipated that the roundabout will not affect the subject property.

Due to the existing traffic conditions on Proffit Road and at the number of accidents at the Leake Square and Worth Crossing intersection, a Traffic Impact Analysis has been completed using feedback from the County and VDOT. The existing traffic volumes were generated from field-collected data and a factoring rate that was coordinated with VDOT. The traffic volume for the build condition is based upon the maximum density of the residential use that would generate the highest traffic volumes, in this case, 109 multi-family apartments. For the multi-family apartments, the traffic generated would be

approximately 783 new daily trips, 52 new AM peak hour trips and 64 new PM peak hour trips.

The study determined that for this stretch of roadway and Proffit Road, Leake Square/Worth Crossing intersection, the impact of the proposed development is minimal. The 2023 level of service would be the same if the project is built or not built. This determination is based upon two factors: traffic delays and additional length of traffic queues. The traffic delay in the 2023 build conditions is equal to or less than one second longer. In the 2023 build conditions, it was found that for the queue of the Route 29/Proffit Road intersection, one (1) additional car in the AM peak hour and six (6) additional cars in the PM peak hour. For the queue of the Proffit Road/Worth Crossing and Leake Square, two (2) additional cars in the AM peak hour and four (4) additional cars in the PM peak hour. The queue for Proffit Road/Pritchett Lane would be the same in the 2023 build or not build scenarios.

A direct comparison for traffic volume rates between the existing zoning and proposed rezoning could not be established with the by-right uses in the RA zoning district. The by-right uses have minimal traffic generation rates or only short periods of high traffic rates. The special permit uses within the RA district can give us a potential comparison. Two potential uses with a similar traffic generation rate are a daycare center and a country store with one gas pump (two fueling stations – one on each side). Both uses could have approximately 1,000 vehicles per day.

The potential increased traffic volumes expected for this section of Proffit Road within the development area have been taken into account in the Comprehensive Plan and the accompanying Places 29 Master Plan. The proposed road cross section for Proffit Road from Leake Square/Worth Crossing to Pritchett Lane is a shared left hand turn lane and one travel lane in each direction. The Conceptual Plan shows the proposed Right-of-Way Dedication area along Proffit Road so that these planned transportation improvements can be constructed along with a multi-use path or sidewalk.

In addition to personal vehicle access to and from the property, the Long-Term Transit Network for Places 29 Master Plan has a future local collector transit service to be located at the intersection of Proffit Road, Worth Crossing and Leake Square. This intersection is approximately 250' to the west of the subject property. There are also plans for a future bus rapid transit route along Route 29.

Subject property will be served by public water and sewer. The subject property is also located within the ACSA Jurisdictional Area for both water and sewer.

IMPACTS ON ENVIRONMENTAL FEATURE

The subject property is bisected by an intermittent stream. The type of stream was verified using the Fairfax Method for Perennial Stream Mapping. Three locations along the stream were selected based upon differing characteristics and the desire to sample typical areas along the stream length. By the Fairfax Method Data sheets, it was determined that none of

the selected areas met or exceeded 25 points on the scale, which would have indicated that the stream was perennial.

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

PROPOSED PROFFERS TO ADDRESS IMPACTS

The Conceptual Site Layout and Grading Plan will be proffered as part of this application. This includes the on-site right-of-way dedicated with this rezoning will accommodate the one half of the cross section of Proffit Road shown in Appendix 3 of the Places 29 Master Plan; a left turn lane, travel lane, landscape strip and sidewalk.

CONSISTENCY WITH NEIGHBORHOOD MODEL

The Conceptual Plan for the subject property imagines for the traditional neighborhood design that is familiar with Albemarle County residents and visitors. The proposed development will have sidewalk connections within the subject property, and will have connections into the larger pedestrian system that be located in the region in the future. Street sections will be consistent with current County standards to provide accessible routes for residents and emergency services, while providing sidewalks along their lengths. The Conceptual plan allows for the possible future inter-parcel connections to the properties to the east and west of the subject property. Green spaces within the development blocks will serve as amenities for the residents. The maximum building height will be 45', approximately 3 floors along with the roof. This building height is consistent with the maximum set forth in the Zoning Ordinance and is found within many developments in Albemarle County. Parking will be provided per the requirements of 4.12 of the Albemarle County Zoning Ordinance. The requested zoning district provides for a mixture of housing types and a minimum of 15% of those housing units will be affordable. The layout of proposed blocks and streets follow the natural terrain and maintains a large portion of the property as open space.

Several of the characteristics sought after in the Neighborhood Model will not be able to be fully achieved on the subject property.

The neighborhood centers typically have services or institutional uses. In an Urban Density Land Use Area, the primary use is set to be residential use. The planned residential use of the subject property will be best served by being interconnected with the neighborhood centers of Hollymeade and North Pointe via vehicular and pedestrian connections.

The characteristic of mixed uses and mixed types will not be a part of the subject property. The smaller size of the subject property does not make it feasible to have multiple uses.

The subject property is located wholly in the Places Development Area. The rezoning of the subject property is meant to be a transitional area between the higher intensity use of Urban Mixed Uses area and lower intensity use of the Neighborhood Density area.

IMPACTS ON SCHOOLS, POLICE AND FIRE SERVICES

One of the strategies to continue to meet the goal of growth management includes providing higher levels of government services in the Development Area. It is more efficient to provide government services in smaller more population dense areas.

By using the US Census data for Albemarle County, we can estimate the number of individuals that may be added to the Hollymead community. The average household size is 2.44 persons¹. The proposed rezoning would allow between 44 to 109 residential units or households on the subject property. We can then estimate that there is the potential for an additional 107 to 266 individuals within the Jefferson Police District and Hollymead Fire and Rescue District.

The impact on the school system will ultimately be based upon the type of residential development and the target audience it is marketed to. A multi-family development marketed towards young professionals or seniors will have a markedly different number of school age children compared to other residential developments. However, we can still estimate the number of households that will have school age children. Based upon the 2016 Community Survey information, approximately 28.4% of Albemarle County households have children under 18 years of age². We can then estimate that the subject property may have 13 to 31 households with children under 18 years of age if it follows the County's current average.

¹ QuickFacts Albemarle County, Virginia. US Census Bureau
<https://www.census.gov/quickfacts/albemarlecountyvirginia>

² OCCUPANCY CHARACTERISTICS 2012-2016 American Community Survey 5-Year Estimates US Census Bureau
https://factfinder.census.gov/bkmk/table/1.0/en/ACS/16_5YR/S2501/0500000US51003