



ZMA2018-00019 Narrative Statement | Pr TMP 32-35

Revised Narrative Statement: March 18, 2019

Project Proposal

Brent Hall ("the applicant") is the contract purchaser of property located in Albemarle County, Virginia (the "County") at 3226 Proffit Road, designated on County Tax Maps as parcel 03200-00-00-0350 ("the property"). The property is approximately 3.198 acres in the aggregate. The applicant requests to rezone the property from R-1 residential to R-15 residential to allow for a maximum of (40) residences. The property is located approximately 1,000 linear feet east of the intersection of Proffit Road and U.S. Route 29, at an ideal location for residential development within the Hollymead Community, a designated Growth Area within Albemarle County.

	ACREAGE	EXISTING ZONING	COMPREHENSIVE PLAN DESIGNATION
TMP 32-35	3.198	R-1	Urban Density (6-34)

The property is located within an evolving mixed-use area, in close proximity to commercial uses along Route 29, and directly adjacent to institutional uses, with Maple Grove Christian Church to the east and Lighthouse Charlottesville Church to the west. There are existing residences adjacent to Maple Grove Christian Church and further east within Forest Lakes. There are two predominant housing types in the area, single family detached and single family attached. On Proffit Road, opposite from the property, there is a proposed residential development with a maximum of 109 units. The property is a few hundred feet south from the proposed North Pointe development.

The property currently has one dwelling on site which would be demolished to allow for a residential development that is more consistent with density recommendations for the site per the Comprehensive Plan.

Consistency with the Comprehensive Plan

The comprehensive plan identifies the developable area of the parcels as urban density residential, recommending a density of six (6) to thirty-four (34) dwelling units per acre. As there are no sensitive environmental features on the site, the gross and net density are the same, 12.5 dwelling units per acre. The proposed density on the site is consistent with the Comprehensive Plan density recommendation.

The project may contribute to Objectives 4 and 5 of the Housing Chapter of the adopted 2015 Albemarle Comprehensive Plan, "provide for a variety of housing types for all income levels and help provide for increased density in the Development areas," and "support provision of housing which meets the needs of various ages and levels of mobility." The R-15 zoning district allows for housing types, like townhomes and other single family attached dwellings, that will diversify the housing stock in the area and will allow for increased density in the development areas. Smaller units allowed within the R-15 district, support Objective 5 by offering a housing type that may be more

appealing to those looking for a home with less maintenance as opposed to a single family dwelling. Units other than single family dwellings may appeal to those looking to downsize, young professionals, and young families.

Neighborhood Model Principles

The general site design depicted in the application plan shows a layout that facilitates pedestrian and vehicular connectivity, a human-scale internal block network informed by street design, and sufficient recreational areas that are complimentary to the proposed residences. The request for double frontage will allow for units be accessed from the rear, allowing for relegated parking and the road design allows for future parcel connectivity which would allow for a future road network parallel to Proffit Road to develop at some time in the future.

The development may not achieve all neighborhood model principles, including a mixture of uses and a mixture of housing types, but the design of the development does embody many neighborhood model principles.

Impacts on Public Facilities & Public Infrastructure

The proposed development will connect to public water and sewer.

The intersection west of the property, Proffit Road, Leake Square, and Worth crossing, has been identified by VDOT as an intersection needing improvements. Construction of a roundabout at this problematic intersection is a proffered development condition of Phase 1 of the North Pointe Community. The roundabout will drastically improve conditions at this intersection. At this time it is unknown when construction will commence on this roundabout.

The project will feature landscape improvements along Proffit Road. This improvements will enhance the streetscape and contribute the design elements necessary to transform this area of Route 29 North into a more walkable community. The proposed development is anticipated to generate a maximum range of 280 and 400 trips per day.

Impacts on Environmental Features

All design and engineering for improving the property will comply with applicable County and State regulations. There are no protected environmental features on the property.

Proposed Proffers to Address Impacts

A draft proffer statement is included with this application. The application plan will be proffered as part of this application. This includes a maximum of (40) units, on-site dedication of right-of-way to accommodate a portion of the cross section of Proffit Road shown in Appendix 3 of the Placed 29 Master Plan; a landscape buffer and sidewalk.

Impacts on Police and Fire Services

An overarching growth management strategy outlined in the Comprehensive Plan is to concentrate development in the Development Areas. By concentrating development in a smaller physical area, people live closer together and therefore emergency services are able to serve a greater number of people in a given area, often more efficiently and effectively than they can in more sprawling and less dense areas.

According to American Community Survey (ACS) 2017 5 year estimates, there are approximately 2.62 people per household in Albemarle County¹. With a maximum of 40 units proposed on the site, there could potentially be 105 new residents within the Jefferson Police District and Hollymead Fire and Rescue District.

Impacts on Schools

The impact on the school system will be determined by the type of homes built on the property. For example, a multi-family or townhome development marketed towards childless households like seniors and young professionals will have minimal impact on the school system. According to ACS estimates there are 21,738 Albemarle County residents under the age of 18. With 40,000 households in the County, there are approximately .54 children per household in Albemarle County². There could potentially be 22 new pupils in the Albemarle County Public School (ACPS) System based on these estimates. The Weldon Cooper Center estimates only .3 children per household in single family attached units--if these types of units are built, the estimated number of new pupils in ACPS would be twelve (12).

¹ Table "S2501" Occupancy Characteristics. U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

² Table "DP05" ACS Demographic and Housing Estimates. U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates