

Attachment E – ZMA201800019 3226 Proffit Road

Staff Analysis of Application's Consistency with Neighborhood Model Principles

Pedestrian Orientation	The applicant is providing sidewalks, crosswalks, and street trees along most streets within the development. A request for a variation or exception to sidewalk and planting strip requirements has been submitted for those dwelling units that either front on the multi-use path, in addition to another street, or for those proposed dwelling units that front on a proposed recreation space, which help promote the neighborhood model principles in other ways. A multi-use path will be provided along the frontage of Proffit Road as part of proffered right-of-way improvements. <u>This principle has been addressed.</u>
Mixture of Uses	The Places29 Master Plan calls for this area to be developed primarily residentially. The Urban Density Residential designation intends for a variety of unit types to be provided. The application does not restrict any uses permitted by-right in the R-15 district, except for proffering a maximum of 40 dwelling units, and will still allow for special uses within the development subject to approval of a special use permit and consistency with the proffered concept plan. <u>This principle has been addressed.</u>
Neighborhood Centers	A recreation area with a minimum of 4,000 square feet is provided within the development that will offer residents an outdoor recreation and amenity area. Some of the proposed dwelling units front on this recreation space, and sidewalks are proposed to connect this recreation space with the other portions of this development. <u>This principle has been addressed.</u>
Mixture of Housing Types and Affordability	<p>The applicant has not specified a certain type of housing for this project, only limiting the maximum number to 40 units. This lack of specificity leaves open the option for different types of housing to be constructed on this property, including single-family attached, single-family detached, and multi-family, as all of these housing types are allowed within the R-15 Residential zoning district.</p> <p>The requested R-15 district that allows more dense housing could allow for a mixture of housing types in the general area, as most surrounding housing is either single-family detached or duplex-style construction. <u>This principle has been addressed.</u></p>
Interconnected Streets and Transportation Networks	The applicant proposes a simple grid pattern of private streets that is shaped more like a "T" within the development; however, the applicant is proffering a network that contains no cul-de-sacs, which could potentially be extended in the future if the adjacent properties are redeveloped. <u>This principle has been addressed.</u>

Multi-modal Transportation Opportunities	<p>A multi-use path is provided along Proffit Road, and sidewalks are provided along most streets within the development. A request for a variation or exception to the sidewalk requirement has been submitted for those sidewalks along streets that act as the functional rear of dwelling units that have frontage along either the Proffit Road multi-use path or the proposed recreational area. Thus, the front of such dwelling units have either a multi-use path or sidewalks and/or recreational space providing more multi-modal opportunities.</p> <p>The Long Term Transit Network map (Figure 4.9 of the Places29 Master Plan) does not designate any future transit service being provided down Proffit Road to the subject parcel. However, the plan does call for future local collector transit service to be provided along Worth Crossing and Leake Square, which are located approximately two-hundred and fifty feet (250') to the west of the subject parcel. The plan also calls for a future bus rapid transit (BRT) route along Route 29, which is approximately 1,000 feet to the west of the subject parcel. Therefore, nearby access to public transit will be possible in the future, although it is not currently available. <u>This principle has been addressed.</u></p>
Parks, Recreational Amenities, and Open Space	<p>A recreational space of a minimum of 4,000 square feet is proposed in the east-central portion of the property, as shown on the proffered concept plan. A smaller open space area is proposed in the northwestern portion of the property. In addition, a multi-use path is proffered as a right-of-way improvement along Proffit Road. At the site plan/subdivision plat stage, the development of this property will also have to meet all recreational requirements of the Zoning Ordinance. <u>This principle has been addressed.</u></p>
Buildings and Space of Human Scale	<p>The Concept Plan shows the installation of a multi-use path along Proffit Road, and the internal street and vehicular travel-way network have sidewalks along the proposed fronts of dwelling units, with an exception request submitted for those sidewalks that would be required along the streets at the functional rears of the proposed dwelling units. The street network will result in residential buildings facing the streets or the proposed recreational area. The only double-frontage dwelling units are proposed to front on Proffit Road, with the access coming from a private street in the rear that acts more like an alley because the dwelling units on the other side of this private street are proposed to front on the aforementioned recreational area. This layout will create a sense of enclosure along the streets and make the development a more welcoming environment for pedestrians. <u>This principle has been addressed.</u></p>
Relegated Parking	<p>The proffered concept plan shows the proposed fronts and rears of the dwelling units. All dwelling units are proposed to have rear access except for those units along the south side of Road C at the southernmost portion of the property. The other units are shown to have rear access from alleys or private streets where the units front on the proposed recreational area. A double-frontage lot request has been submitted to allow those units that are proposed to front on Proffit Road to have vehicular access and parking from a private</p>

	street that will be internal to the development. This private street will also provide vehicular access for lots that front on the recreational space. <u>This principle has been mostly addressed.</u>
Redevelopment	The property currently contains one single-family residential structure. The rezoning request will allow for redevelopment of the parcel at a higher density than the current use, in accordance with the Urban Density Residential land use classification recommended by the Places29 Master Plan. <u>This principle has been addressed.</u>
Respecting Terrain and Careful Grading and Re-grading of Terrain	There are no environmental features, such as steep slopes or water protection ordinance buffers, on this property. Any grading that occurs on this property must be approved by the County Engineer at the site plan/subdivision plat stage. <u>This principle has been addressed.</u>
Clear Boundaries with the Rural Area	The proposed development is centrally located in the Places29-Hollymead development area and does not share any boundaries with the rural areas. <u>This principle is not applicable.</u>