



TMP: 07800-00-00-073AB
Hansen Road Office
Zoning Amendment Request
Project Narrative
February 20, 2018

Project Proposal:

This proposal is to amend item (B) of ZMA-2002-00008, a modification of ZMA-1998-00020, to allow for 55,000 sq ft of gross square footage in the area designated as "Office Space #5 – 45,000 SQ FT" in the application plan for ZMA 98-20. This additional square footage of commercial space is for the construction of an office southwest of the Rivanna Ridge retail center. The proposed office building will have an approximate 12,500 sq ft footprint and will not exceed 25,000 sq ft in total square footage. Rivanna Ridge is characteristically suburban strip development and has the potential to transition to a connected mixed-use center with appropriate development. The structures on this site, a church and an office, will diversify existing uses in the immediate area and attract residents and visitors to Rivanna Ridge for various reasons, contributing to the vibrancy of the area.

**Property Description/
Existing Conditions:**

Tax Map 78 Parcel 73AB
6.14 acres
Vacant
29% coverage in "managed" slopes
PDMC Zoning District – 20,000 sf office space per ZMA-2002-008
Monticello viewshed

Proposed Use:

PDMC Application Plan Amendment
– Additional commercial square footage
Structured and Surface Parking

Surrounding Uses:

Rivanna Ridge Shopping Center
Grocery store, restaurants, banks, convenience stores, gas stations
South Pantops Offices
33,340 sf offices, bank w/ drive-through, and automobile storage
Carriage Hill Apartments
R-15 Residential apartments on 25 acres

Consistency with Comprehensive Plan:

This proposal for additional square footage to allow for an office building will contribute to "high quality development through application of the Neighborhood Model principles" and will contribute to a "vibrant, active employment center," directly meeting expectations outlined in the Comprehensive Plan for development areas. This proposal is aligned with Neighborhood Model Design principles, establishing pedestrian connections throughout the development and creating connections to existing pedestrian pathways. The proposed structures are not out of scale compared to the existing development. Structured parking underneath the office building allows for ample parking without compromising aesthetics at the ground level.

The Pantops Master Plan adopted several guiding principles from its predecessor, *The Neighborhood Three Study*. One of these guiding principles is to "orient development towards an internal road system as opposed to the frontage of Route 250." This proposed development will be accessed from Hansen Road and Rolkin Road will be minimally visible, if visible at all from entrance corridor, Route 250. The roof elevation will be similar to the existing one story structure, the Rivanna Ridge strip, east of the proposed development.

Impacts on Public Facilities and Public Infrastructure:

As the development will be part of an urban center, the traffic impacts will be less than a conventional development. This is the final parcel in the South Pantops Master Plan to be developed. As tabulated in the re-zoning plan, the actual completed development has significantly less traffic impact than the development approved in the Master Plan, and the proposed development will be well within the parameters laid out in the Master Plan.

Water and sewer connection fees and service fees should compensate for other public infrastructure impacts.

Impacts on Environmental Features:

This development will impact some steep slopes that have been classified as managed. Existing vegetation will be preserved wherever possible, and no water resources are within the area of impact.

Proposed Proffers:

The proffers included as part of ZMA 2002-008 have expired. There are no proposed proffers for this current application.