

BAMBOO GROVE ZONING MAP AMMENDMENT

TAX MAP 55, PARCEL 68C & 68D

WHITE HALL DISTRICT ALBEMARLE COUNTY, VIRGINIA



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PROJECT NARRATIVE

Bamboo grove is a 1 1/4 acre parcel within a 10 minute walk of Crozet's downtown area. The proposed project is a small cluster of six small houses gathered around a central green space on the edge of the existing neighborhood of Orchard Acres. Parking will be provided on the northern edge of the buildable area of the site. Common landscaped areas, patio, bicycle parking and mail area will be located between the vehicles and the houses to encourage community building.

This type of housing is often referred to as a "Cottage Court", "Bungalow Court", or "Pocket Neighborhood" and provides a housing choice that is desirable, affordable and very rare in the current housing stock.

REZONING REQUEST

The reasons for requesting a rezoning to R-4 are twofold. The first reason is that the current zoning R-2 has lot size and frontage minimums that make developing any pedestrian friendly neighborhood that respects the natural features of this area nearly impossible. The second reason is to create the economic conditions needed in order to build unsubsidized affordable housing. An increase in the number of dwellings coupled with the ability to construct units of a small size create conditions favorable to creating housing at a price point well below the average sale price of new homes in the area without relying on subsidies from public or private entities.

AFFORDABLE HOUSING

All of the houses will have a compact design which will help them fit in well with the surrounding neighborhood as well as making them more affordable than almost every new house being constructed in the immediate area. Two will be built and sold as affordable housing in accordance to the County's affordable housing policy, the rest of the houses will be built and sold on the open real estate market.

The estimated sales price of each Unit-type is as follows:

Units A and B (3 units) -- \$420,000 to \$380,000

Unit C (2 units) -- \$243,750 to \$220,000 (to comply with the applicable affordability requirements per the County's Housing Policy).

Unit D (1 unit) -- \$340,000 to \$280,000

Per Zillow, as of 11/15/2019, there are zero single family detached homes built in the last 5 years for sale in the downtown Crozet area. There are new single family detached homes being constructed at Foothill Crossing, Old Trail, and Sparrow Hill where the sale price starts at \$410,000+.

In addition, the Thomas Jefferson Planning District Commission (TJPDC) released a regional housing assessment (the "Housing Assessment") earlier this year.

The Housing Assessment revealed several pertinent statistics and conclusions:

- There is definitively a housing affordability crisis in the area.
 - 8,990 Urban Renters (City of Charlottesville and Development Areas of Albemarle County) pay more than 30% of their incomes for housing costs
 - 2,560 Urban Homeowners pay more than 50% of their incomes for housing costs
- High housing costs in the Urban Areas are causing households to rent or purchase in surrounding localities and commute to work.
 - 1,400 workers commute to Charlottesville or Albemarle from Augusta County alone
 - Assuming a cost of approximately 0.58 cents per mile paid 20 days out of the month, commutes can cost between \$348 to \$766 per month depending on the distance (commuting from Lake Monticello versus Lovingston)
 - Commutes have an environmental impact from the exhaust of increased cars. Commutes also result in less involvement in communities and time away from families.
- There is a need for new, smaller, more affordable housing in the Urban Areas.
 - The proposed homes are intended to sell for between \$240,000 and \$420,000 – according to the Housing Assessment, an Affordable Unit Purchase Price for households who make 100% of the area **median** income are: \$298,000 for one person, \$344,000 for two people, and \$384,000 for three people. Therefore, the proposed homes will meet the needs of those intended: the “middle market” buyer.
 - The Housing Assessment states, “Zoning ordinances that specify the number of units per acre, rather than a Floor Area Ratio that relates the amount of space to the amount of land, **incentivize units that are larger and typically more expensive.**” It also states, “Zoning by the number of units per acre is a **disincentive to building smaller, more affordable units.**” By rezoning the Property, the Applicant is able to overcome this disincentive.
 - Households are relatively small – 63.1% of all households in the region had only one or two persons in 2010 and the average household size in 2018 was 2.45 persons.

As stated earlier, the proposed homes in this Project will directly address the need for more “missing middle” housing (homes affordable to those making between 60% and 120% of the Area Median Income).

GREENWAY DEDICATION

The area next to the stream running through the property will be dedicated to the County to use as a part of the proposed future greenway trail system that is shown in the Crozet Master Plan.



* Yellow line is proposed walking trail from Crozet Master Plan

ENVIRONMENTAL IMPACTS: *LIGHT IMPRINT*

Stormwater infrastructure will be mostly in the form of rain gardens, native surface landscaping and other green infrastructure techniques. The site lies adjacent to the stream, so care will be taken to filter and slow down the water travelling through the site as much as possible with tools that work with the existing environmental features. The existing topography will be respected and used to enhance the character of the neighborhood.

INFRASTRUCTURE IMPACTS: *INFILL*

The existing sewer main serving the existing neighborhoods runs through the property in the stream buffer and there is a sewer stub and water main along Orchard Drive that will be utilized for this project. The water draw and sewer flows are minimal due to the project only being 6 houses. Orchard Drive will be utilized for the vehicle access. The pedestrian network internal to the site will be connected to the pedestrian network on Jarman's gap road.

The following is a conservative analysis of average daily traffic (ADT) added to Orchard Drive:

6 Single Family Houses * 10 trips per day = 60 ADT

1 Accessory Unit * 7 trips per day = 7 ADT

Total average daily traffic = 67 ADT

Due to the small size of the Project, as estimated above, the impact from the Project is expected to be negligible.

PROFFERS: *AFFORDABLE HOUSING AND PUBLIC TRAILS*

Two units of affordable housing and the public dedication of land to the public greenway trail system are public benefits offered in exchange for the rezoning.

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EXISTING ZONING SUMMARY: R-2

Parcel IDs: 05500-00-00-068C0, 05500-00-00-068D0

Total (Gross) Site Area: 1.24 Acres

Residential (Net) Site Area: 0.65 Acres

By-right Gross Density: 2 DU/Acre * 1.24 Acre = 2 Dwelling Units (DU)

By-right Gross Bonus Density: 3 DU/Acre * 1.24 Acre = 3 Dwelling Units (DU)

Adjacent neighboring properties are detached single family 1 & 2 story houses

Comprehensive Plan Net Density: 3 to 6 DU/Acre * 0.65 Acre = 2 DU to 4 DU

PROPOSED ZONING SUMMARY: R-4

(Albemarle County Code Section 15.3)

Proposed Zoning: R-4 Cluster & Bonus

Minimum Lot Size: None, Minimum Frontage: None

Maximum Number of Dwelling Units (DU): 7 DU

Proposed Number of Dwelling Units (DU): 6 DU

Proposed Unit Gross Density: 6 DU / 1.24 Acres = 5 DU/Acre

Proposed Unit Net Density: 6 DU / 0.65 Acres = 9 DU/Acre

Base R-4 Zoning:

Possible Number of Units: 1.24 Acres * 4 DU/Acre = 4.96 DU

Affordability Density Bonus:

(Albemarle County Code Section 15.4.3)

Provide 2 DU (33%) Affordable Housing (30% maximum density bonus)

Only 1 unit of affordable housing is required to meet the Bonus provisions of R-4, however 2 units of affordable housing are proposed. The comprehensive plan recommends 4 dwelling units on this site, but 6 dwellings are proposed; all dwelling units above the comprehensive plan's recommended density are proposed as affordable housing.

Bonus Units: 1.24 Acres * 4 DU/Acre * 0.30 = 1.48 DU

Development Standards Density Bonus:

(Albemarle County Code Section 15.4.2)

Dedication of 0.28 Acres for public Greenway: 0.28 Acres * 4 DU/Acre * 2 = 2.24 DU

2.24 DU > 0.74 DU (15% maximum density bonus)

Bonus Units: 1.24 Acres * 4 DU/Acre * 0.15 = 0.74 DU

Total Density Bonus:

Total Bonus from proposed design: 45%

Total Possible Number of Units: 1.24 * 4 * 1.45 = 7 DU

Total Maximum Density: 4 * 1.45 = 5.8 DU/Acre

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Total Bonus requested: 21%

Total Requested Number of Units: $1.24 * 4 * 1.21 = 6 \text{ DU}$

Total Requested Density: $6 \text{ DU} / 1.24 \text{ Acres} = 5 \text{ DU/Acre}$

Open Space:

Open Space = 0.35 Acres $0.35/1.24 = 28\% *$

Open Space (Including greenway dedication) = 0.63 Acres $0.63/1.24 = 51\% *$

Open space is well over the 25% required for Cluster development

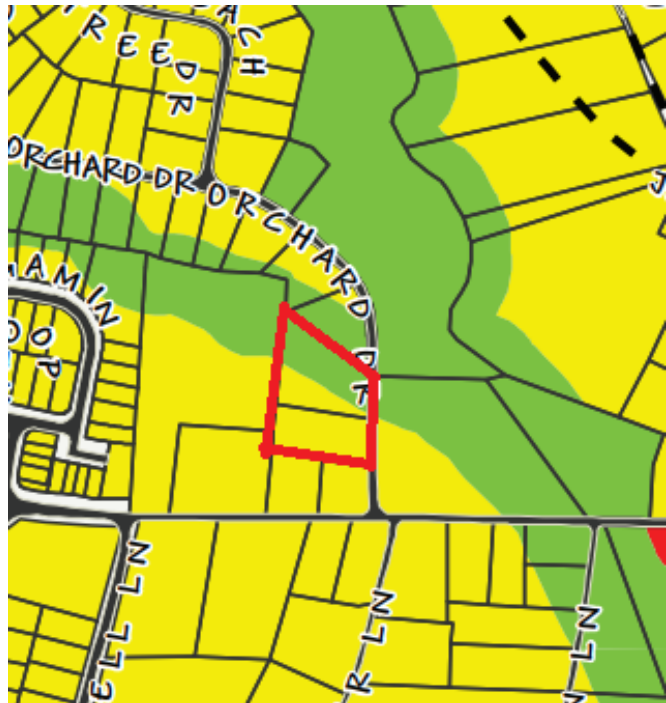
* Notwithstanding the conceptual depiction of the site plan herein, the required minimum 25% open space shall apply.

COMPREHENSIVE PLAN

The Comprehensive Plan land use is 0.67 acres Neighborhood Density Residential at 3 to 6 dwelling units per acre and 0.57 acres of greenspace.

This proposal is consistent with Albemarle County's Comprehensive plan except for the net density metric. Due to dire need for affordable housing in the area and lack of this type of housing choice, two units above the comprehensive plan density are being requested, these two units will be sold or rented according to the regulations in Albemarle County Code Section 15.4.3.

All current adjacent uses are residential or greenspace and the proposed project is also residential and greenspace



* Yellow is neighborhood density residential, Green is greenspace

Adjacent Zoning (Gross Density):

R-2 to North, South and West (2 to 3 units per acre), R-6 to East (6 to 9 units per acre), Dental Office to South-west

- Proposed project is R-4 (5 units per acre)

Neighborhood Model Principles:

1. Pedestrian orientation

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7. Relegated parking

- Proposed project has a remote parking lot for all but two residences, relegating it from the housing. it is adjacent to Orchard Drive, but will be buffered by plantings.

8. Mixture of uses and use types

- The site is a mixture of greenspace and residential. Uses other than these are not realistic for this small of a site and the adjacent density. The neighborhood center is within a 10 minute walk.

9. Mixture of housing types and affordability

- All housing units will be smaller than average homes being built in the area.
- A mixture of single family attached and detached structures is proposed. There will be a mixture of home size; units will range from 900 to 2000 sq ft.
- 2 units will be “affordable” as defined by the County’s HousingPolicy.

10. Redevelopment

- Proposed project is infill.

11. Site planning that respects terrain

- Proposed project intends to follow the existing terrain and save as many healthy trees as possible. No large retaining walls are planned for the site. Stormwater management will be improved on the site using green infrastructure and light imprint tools. <http://lightimprint.org/>

12. Clear boundaries with the rural areas.

- This site is not a boundary between rural and urban.