

Attachment 7 – ZMA201900016 Bamboo Grove

Staff Analysis of Application's Consistency with Neighborhood Model Principles

Pedestrian Orientation	<p>The application proposes a new walking trail/path inside of the property and through the open space that will be dedicated to Albemarle County. This path will connect to the residential units at the new private street. 5' sidewalks are proposed along the entire property frontage of Orchard Drive and along the southern side of the internal private street.</p> <p><u>This principle is met provided that additional commitments are made for providing sidewalk installation along Orchard Drive as shown on the Concept Plan.</u></p>
Mixture of Uses	<p>Not applicable to the request. The subject properties are not called for mixed-use or within a Center in the Crozet Master Plan.</p> <p><u>This principle is not applicable to the request.</u></p>
Neighborhood Centers	<p>Strategy 2f in Chapter 8 of the Comprehensive Plan identifies neighborhood centers as having four components: 1) a centralized park or outdoor amenity which is surrounded by 2) a ring of commercial or mixed uses with 3) surrounded by medium to high density residential uses and a final 4) outer ring of low density residential.</p> <p>Bamboo Grove provides a centralized park/outdoor amenity and medium density residential uses. The Crozet Master Plan does not call for commercial uses on this property or nearby.</p> <p><u>This principle is met.</u></p>
Mixture of Housing Types and Affordability	<p>As stated in the application narrative, dwelling units provided within Bamboo Grove will be smaller than a traditional detached single-family home. The applicant refers to the houses as "cottage court" and "bungalow court style homes.</p> <p>The applicant is proffering to provide 2 affordable units which exceeds the 15% affordable units as called for by the County's Housing Policy and Strategy #6b of Chapter 9 in the Comprehensive Plan.</p> <p><u>This principle is met.</u></p>
Interconnected Streets and Transportation Networks	<p>No new streets are recommended inside the subject parcels according to Crozet Master Plan's Transportation Plan.</p> <p>The application proposes new sidewalks and walking trails that will be publicly accessible. This will provide a connected pedestrian network through and around the development as recommended by Strategy #2j. Staff from the</p>

	<p>Albemarle County Department of Parks and Recreation support the trail location and land dedication and envision that further pedestrian connections to the east and west will occur in the future.</p> <p><u>This principle is met provided that additional commitments are made for providing sidewalk installation along Orchard Drive as shown on the Concept Plan.</u></p>
Multi-modal Transportation Opportunities	<p>New sidewalks along the development's property frontage on the west side of Orchard Drive will extend south and connect to existing sidewalks. There is currently no sidewalk along this frontage, and the connection will enhance pedestrian network connectivity. No transit service is expected along Orchard Drive, so additional improvements or proffers related to transit are not applicable to this request.</p> <p><u>This principle is met.</u></p>
Parks, Recreational Amenities, and Open Space	<p>The proposal demonstrates consistency with the recommendations for public parks, recreational amenities, and open space as called for by the Crozet Master Plan. The location and size of the 0.22 acre open space/trail dedication area that will be dedicated to the County is consistent with the Crozet Master Plan's Parks & Green Systems Plan.</p> <p>Existing landscaping along the north perimeter of the development will be maintained and not disturbed by construction of the lots or new private street. are provided along the perimeter of the development which will ensure that views of the new buildings are at least partially obscured from view by residents using the greenway.</p> <p>The Concept Plan shows that a total of 0.57 acres of open space overall (including the trail dedication) will be provided. This exceeds the minimum 25% of open space required by Section 18-2.2.3 of the Zoning Ordinance for bonus level cluster developments. However, a commitment should be made committing to providing a minimum of 25% open space outside of the proposed trail dedication.</p> <p><u>This principle is met provided that the Concept Plan is revised so that all open space locations and sizes are clearly identified to ensure that a minimum of 25% open space is provided.</u></p>
Buildings and Space of Human Scale	<p>As stated in the project narrative, the buildings will be two (2) stories tall. Outdoor space between buildings will be provided on the new lots. The Concept Plan Site Section exhibit on Sheet 3 of the Concept Plan show the architectural style of the building exteriors. Porches and patios will be included as features of each units. The scale and massing of the new units will appear similar to existing residential homes surrounding the site.</p>

	<u>This principle is met.</u>
Relegated Parking	<p>Parking spaces are provided along the south side of the private street and will be obscured from view along Orchard Drive and properties to the north by existing vegetation in the open space areas. New units will screen the parking area from properties located to the south and east. Garages and driveways are provided on Lots 1 and 2, and these are offset from the front of the dwelling units.</p> <p><u>This principle is met.</u></p>
Redevelopment	<p>The site is currently undeveloped.</p> <p><u>This principle is not applicable to the request.</u></p>
Respecting Terrain and Careful Grading and Re-grading of Terrain	<p>No areas within the development are designated as Managed or Preserved Steep Slopes Overlay Zoning Districts.</p> <p>As shown on the Concept Plan, existing trees will be maintained and will be minimally affected by land disturbance activities associated with construction of site improvements.</p> <p>Finally, the proposal strikes a balance between the creation of urban parks and conserving sensitive environmental features in a natural state. Some minor encroachments will occur within the landward-most 50' feet of the WPO stream buffer for installation of the rain garden and grading for the private street. As shown on the Concept Plan, the rain garden will be located within the landward-most 50' of the WPO stream buffer. However, the rain garden is relatively small, measuring approximately 1,300 sq. ft. and will be utilized as a stormwater management measure. The County Engineer has no objections to the proposed street and rain garden design in relation to the WPO stream buffer.</p> <p>However, a commitment should be made to locate all private residential lots outside of the 100' WPO stream buffer.</p> <p><u>This principle is met provided that the applicant makes a commitment to locate all private residential lots outside of the 100' WPO stream buffer.</u></p>
Clear Boundaries with the Rural Area	<p>The subject property is located within the Crozet Development Area. No improvements or changes in use near any boundaries with the Rural Area are proposed.</p> <p><u>This principle is not applicable to the request.</u></p>