

Zoning Map Amendment Narrative

Breezy Hill

April 15, 2019

Project Proposal:

There is an existing and rapidly growing demand for neighborhood residential low density lots and homes in Albemarle County. With the end of the recession and the upturn in the national economy, we have observed high demand for new home sites large enough to support larger single-family detached homes with back yards. While town homes remain in supply, larger single family lots are all but non-existent in the growth area and we are now seeing an acceleration of building permits for this type of lot in the rural areas. Incomplete subdivisions in the rural areas are beginning to be built out and unless new lots are made available in the growth areas the rural areas will begin to see new by-right rural subdivision development.

To satisfy this demand in an orderly and sustainable way and to take pressure off of the rural areas, new single-family detached lots in the growth area are necessary and desirable.

Breezy Hill will provide neighborhood residential low density lots in a part of the growth area that is specifically designated for development of neighborhood residential low density lots.

Consistency with the Comprehensive Plan:

Chapter 1 of the Village of Rivanna Master Plan states *"Albemarle County has a long-standing goal of directing development into designated Development Areas. To further County growth management goals, the current Development Area concept remains a critical planning component. The Land Use Plan of the Comprehensive Plan, including the Neighborhood Model, presents mechanisms that provide the best opportunity for the County to achieve the goals of having compact livable development in designated Development Areas and keeping the Rural Areas rural."*

Breezy Hill was specifically designed for consistency with the Comprehensive Plan and the Village of Rivanna Master Plan. With the Master Plan as a guide and County Staff input at pre-application meetings, the Breezy Hill development plan meets nearly every goal of the Comprehensive Plan relevant to this site. This proposal is for rezoning to R-4 (with proffers) and, where appropriate for a residential neighborhood, the proffered plan carefully follows the twelve principals of The Neighborhood Model, including:

1. **Pedestrian orientation:** Breezy Hill will provide sidewalks on both sides of every street and trails through the pocket parks and wooded conservation areas. It is anticipated that there will be more than three times as many linear feet of sidewalk and trail than road, providing extensive opportunities for pedestrians, either out for a stroll on the tree-lined sidewalks or on a more adventuresome walk/hike through the parks and conservation areas.

2. **Neighborhood friendly streets and paths:** All streets will be lined with street trees for shade, a six foot wide planting strip for separation of vehicles and pedestrians, and five foot wide sidewalks. Roadways are designed with gentle curves and frequent intersections to encourage neighborhood-appropriate driving speeds.
3. **Interconnected streets and transportation networks:** The streets in Breezy hill provide internal interconnections at the end of what would otherwise be long cul-de-sac streets. Where street interconnections are not possible due to topographic constraints, pedestrian interconnections are provided via trails and linear park systems. External street interconnections are provided at Route 250, Running Deer Drive, and a future interconnection is provided on the west side of the site where called for in the Transportation Plan and Map.
4. **Parks and open space:** Breezy Hill will retain more than 40% of the property in community open space, most of which will be pocket parks and wooded conservation area. If pedestrian and transportation networks are included in open space calculations, almost 60% of the property will be set aside as communal property available for the use of all residents. Within the open space will be walking trails, sitting/gathering areas, fishing ponds, tot-lots, and other active recreations areas consistent with the Parks & Green Systems Plan and Map.
5. **Neighborhood centers:** In the center of Breezy Hill is a linear pedestrian area connecting four parallel roads and connecting the pocket park directly to the large open space. This linear central park will link the front of the community to the back of the community for easy off-road pedestrian access. Looking at the layout of the linear park it is easy to imagine that a resident visiting their neighbor 2 or 3 streets over would always choose to walk through this space. Due to the central nature of the linear park it will serve as a community center in close proximity to all homes, consistent with the Parks & Green Systems Plan and Map.
6. **Building and spaces of human scale:** The buildings proposed are all residential single family homes. The spaces are proximate to the homes and proportioned appropriately for the scale of the community.
7. **Relegated parking:** Because there are no concentrated parking areas (parking lots) this principal is largely not-applicable. Worth noting, however, is that where permitted by VDOT, on-street parking will be encouraged so as to add to the neighborhood feel and reduce traffic speeds.
8. **Mixture of uses:** The Village of Rivanna Master Plan calls for this area to be developed into residential uses, making this principal not-applicable to this proposal.
9. **Mixture of housing types and affordability:** A homeowners association architectural control board will regulate housing types, mandating a wide mixture of types within one or two architectural styles. Affordability will be guaranteed via a proffer.
10. **Redevelopment:** This proposal includes redevelopment of land that currently contains four deteriorating houses and 9 outbuildings in various states of disrepair, but beyond that this principal is not applicable.
11. **Site planning that respects terrain:** Breezy Hill was designed to avoid and protect sensitive environmental areas, including avoidance of steep slopes, creeks, and flood plains to the

greatest extent possible. The transportation networks generally follow the ridges on site, avoiding all sensitive topographic features consistent with the Parks & Green Systems Plan and Map.

12. **Clear boundaries with Rural Areas:** This proposal follows the guidelines of the Village of Rivanna Master Plan, providing a clear boundary with the rural areas. Route 250 is the northern boundary of this project, creating a clear boundary between Breezy Hill and the adjacent Rural Areas to the North. This proposal maintains the rural character of Route 250 by preserving a buffer greater than 50' along the southern frontage of Route 250. Running Deer Drive is the eastern boundary of the Village of Rivanna Master Plan area. This proposal creates a "soft boundary" between the development area and the rural area, maintaining the existing low density character of both sides of Running Deer.

Impacts on Public Facilities & Public Infrastructure:

The development of Breezy Hill will add vehicles from up to 200 households to the area's road networks, which is below the threshold for a traffic impact statement per Virginia Code §15.2-2222.1 and 24 VAC 30-155-40. The Village of Rivanna Master Plan recommends that multiple improvements to Route 250 be made prior to additional development. Breezy Hill would satisfy the intent of that language by proffering almost \$4 million in cash payments to the County that can be used on the desired improvements.

The desire for an intersection analysis of several nearby intersections was indicated by Staff and VDOT. The developer intends to conduct such analyses in coordination with Staff, VDOT, and the owners of an adjacent proposed development prior to submittal of a subdivision plat. Should improvements be deemed necessary, the Owner will provide such improvements in accordance with Proffer #3.

The Developer has had extensive meetings with the Albemarle County Service Authority. Adequate water and sewer capacity currently exists for the proposed density.

Impacts on Environmental Features:

Breezy Hill was designed to avoid and protect sensitive environmental areas, including avoidance of steep slopes, creeks, and flood plains to the greatest extent possible. The transportation networks generally follow the ridges on site, avoiding all sensitive topographic features consistent with the Parks & Green Systems Plan and Map.

Proposed Proffers to Address Impacts:

This rezoning application includes a proffer limiting the total density, a cash proffer intended to address the off-site impacts of this project on public facilities, and an affordable housing proffer to provide (or enable the provision of) affordable housing in our community.

