

Attachment 8 – ZMA201900004 Breezy Hill

Staff Analysis of Application's Consistency with Neighborhood Model Principles

Pedestrian Orientation	<ul style="list-style-type: none"> • Sidewalks are only being provided on roads that require them under VDOT standards, which includes ¼ acre lots and over 400 vehicle trips per day. • The applicant is requesting a modification to the street standards to request rural section roads to provide a transition from development area to rural area. However, staff does not support this request, and believes that sidewalks, or other solid paths, and planting strips should be provided for the development to meet the requirements of the ordinance and this principle. • In addition, VDOT has stated that sidewalks may be required on one side of the road during road plan/subdivision approval. • The block lengths are between 400-600 feet, and pedestrian pass throughs are being provided. • Planting strips are only being provided on the streets that contain sidewalk. • Street trees are not required for single family detached units, this element of pedestrian orientation has not been addressed. • A multi-use trail is being provided along the frontage of Route 250 as recommended in the Village of Rivanna Master Plan. • This principle has not been met.
Mixture of Uses	<ul style="list-style-type: none"> • The Village of Rivanna Master Plan does not recommend non-residential uses in this location. • This principle is not applicable.
Neighborhood Centers	<ul style="list-style-type: none"> • A center is not shown or recommended in this area in the Village of Rivanna Master Plan. • This principle is not applicable.
Mixture of Housing Types and Affordability	<ul style="list-style-type: none"> • 15% affordable housing is offered in cash towards other affordable units within the County or will be provided on site. • Both attached and detached units are being provided within the development. • This principle is met.
Interconnected Streets and Transportation Networks	<ul style="list-style-type: none"> • The development only has one vehicular connection from Route 250. An emergency and pedestrian access is provided that will connect to Running Deer Drive. A full connection to Running Deer is not supported by the residents of Running Deer, or the guidance provided by the Planning Commission at the work session. However, a full connection would be recommended in the NM principles and the recommendations of Strategy 2j of the Development Areas chapter of the Comprehensive Plan ("continue to require that streets are interconnected in the Development Areas; ensure that exceptions occur rarely and not routinely.") • VDOT has stated that a second connection is required per their Secondary Street Access Requirements, and a waiver will be needed to not provide a second connection. • Cul-de-sacs are discouraged under the Neighborhood Model, and the proposal includes all cul-de-sac streets. • It is recommended that paths connecting cul-de-sacs should be a solid surface and at least 10 feet wide, the proposal includes primitive trails for the connections. • A future connection to the west is being shown as recommended in the Village of Rivanna Master Plan. • This principle has not been met.
Multi-modal Transportation Opportunities	<ul style="list-style-type: none"> • A multi-use trail is being provided along the frontage of Route 250 as recommended in the Village of Rivanna Master Plan.

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	<ul style="list-style-type: none">• Public transportation is not provided in this area of the County.• This principle has been met.
Parks, Recreational Amenities, and Open Space	<ul style="list-style-type: none">• Open space is being provided along the stream buffers where a primitive trail will be located.• A pocket park is shown on the concept plan, however details on size and amenities are not provided.• Active recreational areas are not being provided within the development, however nearby Rivanna Village will contain a County Park with active recreation.• On the whole this principle is met, however the active recreation for the development has not been met.
Buildings and Space of Human Scale	<ul style="list-style-type: none">• Structures height will be in accordance with the R4 zoning designation at a maximum of 35 feet.• This principle has been met.
Relegated Parking	<ul style="list-style-type: none">• Front loaded lots are expected within the development. The application plan does not provide language or a commitment to relocate parking.• This principle has not been met.
Redevelopment	<ul style="list-style-type: none">• This proposal is on property that is currently not developed, therefore, this principle does not apply.
Respecting Terrain and Careful Grading and Re-grading of Terrain	<ul style="list-style-type: none">• Preserved slopes and stream buffer are shown outside of the block areas. However, a commitment has not been made that states that lots will be located outside of preserved slopes and stream buffers.• This principle has not been met.
Clear Boundaries with the Rural Area	<ul style="list-style-type: none">• Rural area is located adjacent to this development. The applicant is proposing to provide a transition by proposing that the blocks adjacent to the Rural Area contain only single family detached units.• This principle is met.