

## **Attachment 5 – ZMA2019-00010 3223 Proffit Road**

### Staff Analysis of Application's Consistency with Neighborhood Model Principles

<b>Pedestrian Orientation</b>	The applicant is providing sidewalks and planting strips along the new roadways proposed within Block B. As originally approved with ZMA2018-00006, the applicant plans to continue to provide a new sidewalk along the property's frontage with Proffit Road, and the dwelling units along Block A, Area 1, are proposed to front on Proffit Road, with rear-loading garages. <u>This principle has been addressed.</u>
<b>Mixture of Uses</b>	The Places29 Master Plan calls for this area to be developed primarily residentially. The Urban Density Residential designation intends for a variety of unit types to be provided. The application does not restrict any uses permitted by-right in the R-15 district and will still allow for special uses within the development subject to approval of a special use permit. <u>This principle has been addressed.</u>
<b>Neighborhood Centers</b>	A cluster of active and passive recreational and open space is proposed for the west-central area of the property along the lower portion of the stream channel, which could act as a neighborhood gathering place for the residents of the development. <u>This principle has been addressed.</u>
<b>Mixture of Housing Types and Affordability</b>	The R15 Residential zoning district permits different types of housing, including multi-family, single-family attached, and single-family detached units. All of these different unit types are permissible within the proposed development, allowing for a possible mixture of units. The existing nearby residential areas are largely single-family detached, so the possibility of single-family attached or multi-family units could provide for a greater mixture in the general neighborhood. In addition, the North Pointe neighborhood is a designated Center in the Places29 Master Plan and has already been approved for a variety of housing types, including detached single family, attached single family, and multifamily. The rezoning proposal will allow for a mixture of housing types that complement the North Pointe development and the other nearby neighborhoods. <u>This principle has been addressed.</u>
<b>Interconnected Streets and Transportation Networks</b>	The applicant proposes to maintain the grid pattern of public streets within the development that was approved with ZMA2018-00006 and is proffering a network that contains no cul-de-sacs. Three future street interconnections are also being proffered to facilitate the creation of connections with adjacent parcels when those parcels develop or redevelop. Two of those connections are proposed for Block B. One of those two interconnections in Block B is with the North Pointe property, a major development to the north of the subject property that is a designated as a Destination Center in the master plan. <u>This principle has been addressed.</u>

<p><b>Multi-modal Transportation Opportunities</b></p>	<p>Sidewalks are provided along the internal streets of the development, as well as along the property’s Proffit Road frontage. The Long Term Transit Network map (Figure 4.9 of the Places29 Master Plan) does not designate any future transit service being provided down Proffit Road to the subject parcel. However, the plan does call for future local collector transit service to be provided along Worth Crossing and Leake Square, which are located approximately two-hundred, fifty feet (250’) to the west of the subject parcel. The plan also calls for a future bus rapid transit (BRT) route along Route 29 to the west of the subject parcel. Therefore, nearby access to public transit will be possible in the future. <u>This principle has been addressed.</u></p>
<p><b>Parks, Recreational Amenities, and Open Space</b></p>	<p>A cluster of active and passive recreational and open space is proposed for the property along the lower portion of the stream channel. These areas can serve as outdoor activity opportunities for the neighborhood residents. Staff recommends including the trailhead that was approved with ZMA2018-00006 as a part of the new concept plan to provide an additional amenity. <u>This principle has been addressed.</u></p>
<p><b>Buildings and Space of Human Scale</b></p>	<p>The concept plan shows sidewalk installation along Proffit Road, and the internal street and vehicular travel way network proposes sidewalks in front of residential blocks. The street grid network will result in residential buildings facing public streets. This will create a sense of enclosure along the streets and make the development a welcoming environment for pedestrians. In addition, the applicant is maintaining the proffer for fronting the buildings in Block A, Area 1, on Proffit Road, with rear-loading garages. Fronting these buildings on Proffit Road will provide better human-scale along the new sidewalk proposed for construction along Proffit Road frontage. <u>This principle has been addressed.</u></p>
<p><b>Relegated Parking</b></p>	<p>The Draft Proffer Statement maintains the proffer that states that no single-family attached dwellings will enter directly onto Proffit Road and lots will front directly onto internal public streets. This will ensure that driveways and parking spaces for attached single family units will be relegated from Proffit Road.</p> <p>The Draft Proffer Statement also maintains the proffer that states that parking for multi-family units will be relegated to the side or rear of buildings directly adjacent to Proffit Road, which meets the intent of the relegated parking principle. <u>This principle has been addressed.</u></p>

<b>Redevelopment</b>	<p>The property is currently vacant, and the rezoning request is for a maximum of 80 residential units. <u>This principle has been addressed.</u></p>
<b>Respecting Terrain and Careful Grading and Re-grading of Terrain</b>	<p>Disturbance of the areas of managed steep slopes will have to occur in compliance with the design standards, as specified in Section 18-30.7.5 of the Zoning Ordinance. Portions of the stream channel will be preserved in the proposed open space areas and in the 50' buffer in the northeast part of the property. This stream channel is intermittent, however, and not subject to County WPO buffer engineering standards. The County Engineer has reviewed this proposal and has no objections to the rezoning requests. <u>This principle has been addressed.</u></p>
<b>Clear Boundaries with the Rural Area</b>	<p>The proposed development is centrally located in the development area and does not share any boundaries with the rural areas. <u>This principle is not applicable.</u></p>