

# SHIMP ENGINEERING, P.C.

Design Focused Engineering

**Project Narrative:** ZMA2019-00010 3223 Proffit Road

**Parcel Description:** Tax Map 32A Parcel Number 02-00-00200

**Initial Submittal Date:** June 17, 2019

**Revision Date:** March 11, 2020  
May 12, 2020  
July 23, 2020

Property	Acreage	Existing Zoning	Comp Plan Designation	Proposed Zoning
TMP 32A-02-2	7.29	R-15	Urban Density Residential	R-15

**Additional Zoning Considerations:** Airport Impact Area (AIA), Steep Slopes Overlay District

**Location:** 3223 Proffit Road, Charlottesville VA 22911

## Project Proposal:

Albemarle Land Development LLC is the Owner (the “Owner”) of tax map parcel 32A-02-2, a 7.29 acre parcel fronting on Proffit Road located approximately 1,000’ east of Route 29 and 375’ east of the intersection of Proffit Road and Worth Crossing (the “property”). The owner requests a zoning map amendment to the previously approved ZMA application for TMP 32A-02-2. The main changes to the approved ZMA201800006 requested with this application, ZMA2019-00010, are to revise the internal road network and proposed lot/buildable areas and to revise the overall maximum density from 109 units to 80 units. The approved ZMA201800006 plan proposed no development in the northern, 2.1 acre Block B portion of the property, which was designated for open space, recreation, stormwater management facilities, and public utilities only. ZMA201800006 did not allow for a road network that may ultimately connect with North Pointe, a designated community center. This proposal (ZMA2019-10) puts forth a concept plan whereby an interparcel connection that was first proposed with ZMA200000009 “North Pointe” may be achieved at some point in the future.



The concept plan for previously approved ZMA201800006, shows an interparcel connection to the eastern portion of the parcel, in direct alignment with an existing cemetery on neighboring parcel, TMP 32-30. The existence of this cemetery would prohibit any future interparcel connection between the subject property and parcels to the east. This ZMA request proposes a road alignment that would allow for future interparcel connections to the west and to the north. There are no proposed connections to the east with this ZMA. This application proposes a 25' minimally disturbed buffer and a 25' undisturbed buffer along the northern portion of the eastern property boundary between this property and neighboring parcels to the east that front on Springfield Road in recognition of the existing conditions of this area and the fact that this area is at a point of transition in the development areas where more dense development is being infilled amongst areas that have historically been built as single family. Immediately west of the minimally disturbed buffer on the property is proposed open space which will serve as an additional informal buffer area between the low density residences along Springfield Road and this proposed more dense development.

As aforementioned, in addition to a revised road network, that ultimately will establish greater connectivity between this property and surrounding areas at some point in the future, this application proposes a reduction in the number of approved units on the property from 109, that were approved with ZMA2018-00006, to 80 units.

This application also proposes recreational areas and open space that can be more integrated into the design of the development as a whole rather than relegated to the rear 2.1 acres of the property where previously, no units were proposed. This application proposes a valuable road connection to the north with the proposed North Pointe development and along this proposed connection, the applicant proposes residential units that front on this roadway. The conceptual design anticipates both programmed and natural recreational areas, in addition to ample open space, in Both Blocks A and B. We believe by having units in Block B, the recreational areas and open space proposed for Block B become more attractive for and usable by future residents. Parents in this future neighborhood may feel more comfortable allowing their children to freely play in programmed and natural recreational areas in Block B where there are neighbors nearby.

It is important to note that ZMA2018-00006 did not designate the 2.1 Acres in Block B as "preservation or conservation areas" but rather designated it for "recreation, stormwater management facilities, public utilities, and/or open space" meaning the existing concept plan governing development on the property does allow for disturbance in all areas of Block B excluding the undisturbed buffer area. This application also proposes disturbance in Block B however, it proposes disturbance to accommodate a valuable connection to North Pointe, a designated neighborhood center; housing units that front along the proposed northern connection, and recreational facilities that are more integrated into the proposed neighborhood street framework rather than relegated to the rear of the neighborhood.

The proposed connection to North Pointe will help to establish a parallel road network to Route 29, creating alternate routes for local traffic and alleviating transportation pressure on Route 29. The connection will allow for convenient access to the proposed future commercial and institutional uses in the North Pointe development without adding additional trips to Route 29 where cars would likely idle for a period of time when making the right turn from Proffit Road to Route 29. This proposed connection will also create the opportunity for kids to walk or bike to school on a local street with much lower vehicular speeds and much more adequate pedestrian infrastructure than Route 29.

#### **Consistency with the Comprehensive Plan:**

The property is within the Places29 North area of Albemarle County and is designated as Urban Density Residential, which calls for residential uses at a density of 6-34 dwelling units per acre and complimentary non-residential retail, commercial, and office uses. This application proposes a maximum of 80 dwelling units for the entire property which equates to 11 dwelling units per acre, consistent with the density recommendation for Urban Density Residential as stated in the Comprehensive Plan

The Places29 Parks & Green Systems Northern Map indicates that a recommended greenway buffer exists at the northern “Block B” portion of the property, although this greenway buffer has not yet been adopted. The applicant proposes a site design with open space, an undisturbed buffer, and a minimally disturbed buffer that achieve the intent of the proposed greenway area as shown on the Places29 Parks & Green Systems Map. The intent of the County’s Greenway Plan is to “provide extensive access to County Parks, Rural Areas, and other open spaces, as well as the two Forks of the Rivanna” (4-26). This proposal designates central areas of the property as recreational areas, providing central access to these amenities for future residents of the development.

The approved ZMA201800006 dedicated open space at the back portion of the parcel and cited that recreational areas would comply with minimum requirements. This rezoning application proposes a programmed recreational area and a natural recreational area in areas more central to the site. The natural recreational area encompasses any potentially ecologically sensitive areas in the rear of the parcel. Both recreational areas will comply with Section 4.16 of the Albemarle Zoning Ordinance and some facilities substitutions may be pursued at site plan. The natural recreational area will include low-impact, softscape facilities, while the programmed recreational area will follow more ‘traditional’ amenities and facilities, as outlined in Section 4.16. Though the entirety of Block B is no longer dedicated to open space, the designated recreational areas will provide robust central amenity space for residents to enjoy. ZMA2018-06 proposed 2.1 acres in Block B, which was designated as a block for recreation, stormwater management facilities, public utilities, and/or open space. Although this application, ZMA2019-10, doesn’t designate the entirety of a block towards these uses and rather allows for open space and recreational space to be sited throughout the development, the zoning ordinance requires minimum land areas to be dedicated to recreational facilities and open space and as this is a conventional development, any proposed residential development on this site will comply with those applicable regulations. For example, if the site were to develop as a cluster development, a minimum of 25% of the site would be required to be dedicated to open space. The site is currently 7.29 acres with an approximate .46 acre right-of-way dedication proposed, resulting in a net acreage of 6.83 acres. The 25% open space requirement would require at least 1.7 acres of the development to be dedicated to open space. The .4 acre difference between the open space area proposed with ZMA2018-06 and this project if it were to be constructed as a cluster development is largely dedicated to the area that will be dedicated to right-of-way in Block B to realize the proposed public roadway connection to North Pointe.

### **Consistency with Neighborhood Model:**

#### Pedestrian Orientation:

The conceptual plan lays the framework for a well-connected, multi-modal, and active neighborhood. The proposed development will have sidewalk connections within the subject property, and will have connections into the larger pedestrian systems that are slated to be located in the area in the future as neighboring parcels redevelop. The conceptual plan is designed to allow for double frontage lots in “Block A Area 1” if a double frontage request is approved during subdivision, this design will further contribute to pedestrian oriented design as the proposed units at the front of the site adjacent to Proffit Road would directly face the sidewalk and landscape improvements, proffered with this ZMA request.

#### Mixture of Uses:

Although a mixture of uses is not proposed on this subject property, this property is in close proximity to nearby commercial uses and the proposed pedestrian and vehicular connections will allow for residents to more easily access nearby retailers and service providers. The proposed interparcel connection to North Pointe will also contribute to increased access to a mixture of uses that are proposed to take shape in the North Pointe development.

#### Neighborhood Center:

The alignment of the proposed street network will allow for a future connection to North Pointe, a designated Neighborhood Center. The Places29 Master Plan states, “The basic structure of a Neighborhood is simple: the Neighborhood is a combination of two Place Types, a Center and a walkable area around the Center.” The proposed sidewalk connections, that are integral to the framework of this site, contribute to the walkable area around the Center.

#### Mixture of Housing Types and Affordability:

The R-15 zoning designation allows for a variety of housing types including single family detached, townhome, and multi-family units. A variety of unit types typically contributes to more varied price points within a development which would create the opportunity for varied levels of affordability. This proposed rezoning would not preclude a mixture of housing types from taking shape on the property.

#### Interconnected Streets and Transportation Networks:

Street sections will be consistent with current County standards to provide accessible routes for residents and emergency services. The Conceptual Plan allows for possible future inter-parcel connections to the properties to the west and north of the subject property. These proposed connections will allow for a future parallel road network to Route 29 to take shape which allows for road users, be they cyclists or drivers, options in their daily travels and alleviates concentrated traffic on singular routes.

#### Multi-Modal Transportation Networks:

This proposed development is anticipated to develop along a similar timeline as the proposed development directly across the street. Once both of these developments take shape, the Proffit Road street section as outlined in the Places29 Master Plan, will be realized, establishing a multi-use path on the south side of Proffit Road and a sidewalk on the north side, with both sides proposed to have ample landscape strips.

#### Parks, Recreational Amenities, and Open Space:

Green spaces within the development blocks will serve as amenities for the residents. As aforementioned, this rezoning application proposes a programmed recreational area and a natural recreational area in areas central to the site. The natural recreational area encompasses any potentially ecologically sensitive areas in the rear of the parcel. Both recreational areas will comply with Section 4.16 of the Albemarle Zoning Ordinance and some facilities substitutions may be pursued at site plan. The natural recreational area will include low-impact, softscape facilities, while the programmed recreational area will follow more ‘traditional’ amenities and facilities, as outlined in Section 4.16.

#### Buildings and Spaces of Human Scale:

The maximum building height will be 45', the same maximum height as was approved with ZMA2018-06. This building height is consistent with the maximum set forth in the Zoning Ordinance and is found within many developments in Albemarle County. The development will also provide for the fronting of units and relegated parking along Proffit Road.

#### Relegated Parking:

If approved, a future request for double frontage lots would ensure that parking is relegated from Proffit Road. The concept plan includes a note that requires lots in Block A Area 1 be rear loaded.

Redevelopment

The property was formerly used as a single family dwelling and is currently vacant. This redevelopment project creates the opportunity to house more people in our community on a development areas property that formerly served one dwelling.

Respecting Terrain and Careful Grading and Regrading of Terrain

There are managed slopes on the property and any grading in managed slopes will comply with Sec. 18-30.7.5 of the Albemarle County Code.

**Impacts on Public Facilities & Public Infrastructure:**

Transportation:

The intersection west of the property, Proffit Road, Leake Square and Worth Crossing, has been identified by VDOT as a problematic intersection. As part of the solution to this situation, this intersection will be developed as a roundabout. The roundabout is a proffered Phase 1 Improvement for the North Pointe community. However, the exact timeline of the design and construction for this improvement is unknown. At over 500’ from the proposed roundabout improvement, the proposed entrance to the property will not conflict with the functional operation of the proposed roundabout.

According to 2018 VDOT AADT, there are 7,800 daily trips on the segment of Proffit Road between Route 785, Pritchett Lane and Route 29. The traffic impact evaluated with ZMA201800006 accounted for 109 multi-family apartments which would contribute to approximately 783 new daily trips, with 52 of those trips occurring in the AM peak hour and 64 of those trips occurring in the PM peak hour. This proposal anticipates a maximum of 564 daily trips with 46 of those trips occurring in the AM peak hour and 54 of those trips occurring in the PM peak hour (ITE LU Code 220). This proposal decreases the trips generated from this property by 219 trips, contributing to a nearly 30% decrease in trips from the property when compared to the trip generation that was previously evaluated and approved on the property.

The Comprehensive Plan and the accompanying Places29 Master Plan have taken into account the higher traffic volumes along the Proffit Road from Worth Crossing to eastern boundary of Development Area. The ultimate condition of Proffit Road in this section will be a two-lane road with a two-way left turn lane in the center. The Conceptual Plan shows the Right-of-Way Dedication area along Proffit Road so that these planned transportation improvements can be constructed along with a multi-use path or sidewalk.

The property is located within the ACSA jurisdictional area for both water and sewer and will be served by public water and sewer.

Schools:

The following data has been provided by Albemarle County Public Schools and has been extrapolated to estimate the approximate number of children who may live in this development and may be enrolled in Albemarle County Public Schools:

<b>Type of Dwelling Unit</b>	<b>Elementary</b>	<b>Middle</b>	<b>High</b>	<b>Total</b>
Single Family Attached	0.13	0.05	0.08	0.26
Multifamily	0.12	0.03	0.05	0.21

The following numbers were calculated as if the property were constructed to full build-out with one unit type. The “total” calculation shows the totals for the development if it were built out at 109 single family attached units **or** 109 multi-family units. Calculations for single family detached dwellings have been

omitted as it would not be feasible to meet minimum lot regulations for single family dwellings and construct an exclusively single family development at the maximum density allowable.

ZMA201800006 proposed 109 units which may have yielded the following enrollment numbers:

Type of Dwelling Unit	Elementary	Middle	High	Total
Single Family Attached	14.17	5.45	8.72	28.34
Multifamily	13.08	3.27	5.45	22.89

ZMA201900010 proposes 80 units which may yield the following enrollment numbers:

Type of Dwelling Unit	Elementary	Middle	High	Total
Single Family Attached	10.4	4	6.4	20.8
Multifamily	9.6	2.4	4	16.8

This proposal would decrease the estimated number of children enrolled in ACPS when compared to the previously approved development on this property.

**Impacts on Environmental Features:**

The proposed development and road network has been designed to be conscious of any potentially environmentally sensitive features by siting the proposed natural recreational area in the location of any potentially sensitive area. There are managed slopes on the property, and if these slopes are disturbed, any disturbance will be in accordance with Sec. 18-30.7.5 of the Albemarle County Code.

Stormwater management on site will be controlled by Best Management Practices (BMP) that meet the Virginia Stormwater Management Program (VSMP) requirements.

**Proposed Proffers to Address Impacts:**

The concept plan provided in conjunction with this ZMA application is a proffered commitment.