

Attachment 9 – ZMA201900003 Albemarle Business Campus

Staff Analysis of Application's Consistency with Neighborhood Model Principles

Pedestrian Orientation	<p>The applicant is providing sidewalks, crosswalks, and planting strips along the streets around the perimeter of the property, on Old Lynchburg, Mountainwood, and Country Green roads and 5th Street, and along interior streets. The applicant has provided cross-sections to show what is proposed along the streets. A multi-use path will be provided along the frontage of 5th Street as shown in the application plan and code of development (COD). Additional pedestrian paths are provided in the interiors of the blocks, especially blocks 2-5, allowing for interconnections among the various blocks. <u>This principle has been addressed.</u></p>
Mixture of Uses	<p>The Southern and Western Urban Neighborhoods Master Plan calls for this area to be developed as both Community Mixed Use and Urban Density Residential. The Urban Density Residential designation intends for a variety of unit types to be provided. The application proposes a maximum of 128 dwelling units, allowing for a mix of single-family attached and multi-family housing. However, a special exception has been requested to permit only one housing type within this NMD. Such a request is permitted if at least two housing types already exist within a quarter mile of the proposed NMD. There are at least four types of housing within a quarter mile of the subject property. Within the community mixed-use areas, the application proposes a variety of non-residential uses, including office, retail/restaurant, service, hotel, and self-storage, as well as allowing for dwelling units. This creates an overall mixture of uses within the proposed district. <u>This principle has been addressed.</u></p>
Neighborhood Centers	<p>The application plan shows two park areas, called Central Park and ABC Park, near the center of Blocks 2-5, which act as a central gathering and pedestrian intersection space for the district, providing connections among the various blocks and connecting the multi-use path along 5th Street to the rear portion of the property. <u>This principle has been addressed.</u></p>
Mixture of Housing Types and Affordability	<p>The COD permits a mixture of single-family attached and multi-family housing, allowing for different housing types. However, a special exception has been requested to permit only one housing type within this NMD, although the NMD usually requires at least two housing types. Such a request to waive that requirement is permitted if at least two housing types already exist within a quarter mile of the proposed NMD. There are at least four types of housing within a quarter mile of the subject property. Also, the COD includes a section on affordable housing for both for-rent and for-sale units, with 15% designated as affordable. <u>This principle has been addressed.</u></p>

Interconnected Streets and Transportation Networks	The applicant proposes a new street through Blocks 2-5 to connect Wahoo Way and Old Lynchburg Road, creating a simple grid pattern. <u>This principle has been addressed.</u>
Multi-modal Transportation Opportunities	A multi-use path is provided along 5 th Street in the application plan, and sidewalks are provided along the interior streets within the development and along the existing perimeter streets, creating better opportunities for biking and walking. Additional walking paths are proposed for the interior of the property to connect the different uses. The applicant has also proffered to construct a bus shelter at the location of an existing CAT stop, where there is currently only a sign, allowing for better transit service for this area. <u>This principle has been addressed.</u>
Parks, Recreational Amenities, and Open Space	Green space and amenities, such as parks and paths, have been included in the code of development and application plan, with at least 20% designated across the property. Block 1 will be at least 20% green space and amenities, and Blocks 2-5 will similarly be at least 20% green space and amenities, ensuring there is sufficient open space and amenities on either side of Old Lynchburg Road. A multi-use path is proposed to be constructed along 5 th Street. There are two central park areas, called Central Park and ABC Park, proposed for the middle of blocks 2-5. <u>This principle has been addressed.</u>
Buildings and Space of Human Scale	The buildings have not been designed at this time. However, the building heights and footprints meet the recommendations of the master plan. In addition, information about architectural treatments was included in the COD. Sidewalks and landscaping strips have been included along the streets to provide space for pedestrians. This property is also subject to review by the Architectural Review Board at the site plan stage and will be reviewed against Entrance Corridor guidelines for a Certificate of Appropriateness. <u>This principle has been addressed.</u>
Relegated Parking	The application plan shows areas designated as “restricted parking areas” that prohibit open-air surface parking lots adjacent to the existing roads, pushing parking lots back away from the roads to allow for other uses in that space, which includes buildings or landscaping. The application plan depicts parking lots to be largely behind or to the side of the proposed buildings. However, depending on final site design, parking could still be placed in front of some buildings. <u>This principle has been mostly addressed.</u>
Redevelopment	There are no existing structures on these parcels, so there is no redevelopment that can occur. However, all of the surrounding parcels are currently developed, so the development of these parcels would be considered as infill development. <u>This principle has been addressed.</u>

Respecting Terrain and Careful Grading and Re-grading of Terrain	<p>There are managed steep slopes on this property. However, there are no preserved slopes or water protection ordinance buffers. Any grading that occurs on this property must be approved by the County Engineer at the site plan/subdivision plat stage. <u>This principle has been addressed.</u></p>
Clear Boundaries with the Rural Area	<p>The proposed development is centrally located along the 5th Street corridor in the Southern and Western Urban Neighborhoods development area and does not share any boundaries with the rural areas. <u>This principle is not applicable.</u></p>