

Changes to Breezy Hill Since Previous Planning Commission Meeting on July 7, 2020

1. Reduced total overall density to 130 units, which is 1.6 du/ac gross and 1.9 du/ac net.
(Last time the PC reviewed this we were proposing 2 du/ac gross or 2.5 du/ac net.)
2. Block 5, which is the 10 acres closest to the existing lots on Running Deer Drive, has been reconfigured as a transitional block, with only 7 lots along the shared boundary line in that block. The existing development along Running Deer has 6 existing lots along the same boundary. Breezy Hill is now compatible along the boundary, providing large lots with density less than 1du/ac net density.
(Last time there was no step down in density adjacent to Running Deer properties)
3. Sidewalks, curb & gutter, and street trees are now being offered. The mid-block trails are now proposed as 10' wide multi-use trails, as requested.
(Last time we were requesting a sidewalk waiver and a rural road section)
4. Traffic engineer quantified that our proposed improvements to 250 will save the typical Village of Rivanna commuter 2 ½ minutes on their commute every day. In other terms, that's:
 - a. 10 hours of travel time per year saved for every single commuter.
 - b. 46 total vehicle hours saved each day, or over 11,000 vehicle hours saved per year.*(Last time we did not have this much supporting data)*
5. The design and alignment of Road B has been reconfigured to meet VDOT standards and discourage traffic from entering and exiting Breezy Hill on Running Deer. Except for the 5 lots fronting on Roads E&F, residents of Breezy Hill would have to backtrack to use the Running Deer entrance, which provides the emergency access desired by VDOT and the County while making daily use physically inconvenient. Additionally, construction traffic will be prohibited from using Running Deer Dr.
6. A deed restriction in favor of the HOA has been offered on Block 6, assuring that only 1 dwelling is ever built on those 22 acres closest to Glenmore.
7. Additional details were offered to assure that the drainage and landscape along 250 are compatible with the character of 250 and don't impact slopes. Additional notes were also proffered to assure that lots will not encroach into any stream buffer or other sensitive environmental area. And notes were added confirming that grading is not allowed in any stream buffer and that beefed up E&S measures will be used adjacent to stream buffers.