



Albemarle County

Legislation Text

File #: 18-108, **Version:** 1

AGENDA DATE: 2/14/2018

TITLE:

Old Trail Creekside V, Phases I & II Subdivision Acceptance of Dedication of Open Space

SUBJECT/PROPOSAL/REQUEST: Resolution approving the acceptance of 2.085 acres of open space dedicated to the County under County Code § 18-13.4.2

ITEM TYPE: Regular Action Item

STAFF CONTACT(S): Richardson, Walker, Kamptner, Blair, Graham, Benish, Langille

PRESENTER (S): Cameron Langille

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: Old Trail Creekside V, Phases I and II are proposed by right subdivisions on the south side of Jarmans Gap Road in western Crozet, approximately one-third of a mile west of the intersection between Old Trail Drive and Jarmans Gap Road. Old Trail Creekside V, Phase I is located on Tax Map Parcel Number 05500-00-00-078A0 and measures 3.190 acres. Old Trail Creekside V, Phase II is located on Tax Map Parcel Number 05500-00-00-078C0 and measures 4.107 acres. Both properties are zoned R-1 Residential.

County Code § 18-13.4.2 allows an applicant to receive a density bonus by dedicating land to public use that is not otherwise required by law, subject to acceptance of the dedication by the Board of Supervisors prior to final approval of the plat. The bonus density allowed is provided in County Code § 18-13.4.2:

“The acreage of the land dedicated and accepted shall be multiplied by twice the gross density-standard level, and the resulting number of dwellings may be added to the site, provided that the density increase shall not exceed fifteen (15) percent.”

The applicant has requested that the Board accept a dedication of open space in order to obtain the density bonus allowed by County Code § 18-13.4.2. The proposed deed of dedication for the open space in Old Trail Creekside V, Phase II is included as Attachment B. The proposed deed of dedication for the open space in Old Trail Creekside V, Phase I is included as Attachment C. The land proposed for dedication contains some wooded areas but is comprised mostly of open fields.

STRATEGIC PLAN: Thriving Development Area: Attract quality employment, commercial, and high density residential uses into development areas by providing services and infrastructure that encourage redevelopment and private investment while protecting the quality of neighborhoods.

Natural Resources Stewardship: Thoughtfully protect and manage Albemarle County's ecosystems and natural resources in both the rural and development areas to safeguard the quality of life of current and future generations.

DISCUSSION: County Code § 18-2.4 states that bonus factors are “intended to encourage development which reflects the goals and objectives of the comprehensive plan. To this end, bonus factors are based on development standards as recommended by the comprehensive plan.”

Bonus densities are also consistent with the Development Areas section of the County’s Comprehensive Plan. The expectations for the Development Areas include “[p]romoting density to help create new compact urban neighborhoods” and “[c]ompatible infill development.” *Comprehensive Plan, page 8.3.*

In Old Trail Creekside V, Phase II, the applicant proposes to dedicate 1.144 acres to the County as shown on Sheet 2 of the proposed subdivision plat and identified as “Lot X” (See Attachment D). Under the formula in County Code § 18-13.4.2 for calculating the bonus density, this dedication, if accepted, would allow the number of lots within the Old Trail Creekside V, Phase II subdivision to increase from 3 to 5.

In Old Trail Creekside V, Phase I, the applicant proposes to dedicate 0.941 acres to the County as shown on Sheet 2 of the proposed subdivision plat and identified as “Lot X” (See Attachment E). Under the formula in County Code § 18-13.4.2 for calculating the bonus density, this dedication, if accepted, would allow the number of lots within the Old Trail Creekside V, Phase I subdivision to increase from 3 to 4.

In analyzing whether staff could recommend acceptance of the open space to the Board, staff consulted the Crozet Master Plan portion of the Comprehensive Plan. The Crozet Master Plan Chapter on Parks & Green Systems states that new parks and greenways are essential to the quality of life expected for Crozet. The Parks & Green Systems Plan does not show a trail/greenway in the location of Old Trail Creekside V, Phases I and II. However, there are several existing open space parcels that were dedicated to the County when earlier phases of Old Trail Creekside were approved. A trail was installed within those open space parcels because it was recommended by the Parks & Green Systems Plan. The location of the two new open space parcels are adjacent to the existing open space owned by the County. The applicant is also proposing to install a new trail within the existing open space in Old Trail Creekside Phase III (Attachment F and Attachment G). These trails will then connect to new trails in the open space parcels proposed to be dedicated in Old Trail Creekside V, Phase I, and Old Trail Creekside V, Phase II. This will create a cohesive trail network through all phases of the subdivision. Therefore, staff believes that the proposed open space with a trail will enhance the recreational value of this area and provide additional public access points to an existing greenway called for by the Crozet Master Plan. The applicant has worked with the Parks and Recreation Department on the location and limits of the open space dedication. Parks and Recreation staff has stated that this open space dedication and trail construction will provide a valuable addition to the existing greenway. Parks and Recreation staff recommends that the County accept this open space dedication.

BUDGET IMPACT: The applicant will construct the trails within the proposed open space to be dedicated. The open space area and trails will be maintained by the Department of Parks and Recreation with existing staff and/or volunteers.

RECOMMENDATION:

Staff recommends that the Board adopt the attached Resolution (Attachment A) approving the acceptance of the dedication of open space and authorizing the County Executive to execute the Deed of Dedication and Easement accepting the conveyance of the open space easements to the County (Attachment B and Attachment C) once the County Attorney has approved the Deed as to form and substance.

ATTACHMENTS:

- A - Resolution
- B - Old Trail Creekside V, Phase II Deed of Dedication
- C - Old Trail Creekside V, Phase I Deed of Dedication
- D - Old Trail Creekside V, Phase II Open Space Dedication Plat

E - Old Trail Creekside V, Phase I Open Space Dedication Plat

F - Old Trail Creekside Phase III Trail Exhibit

G - Old Trail Creekside Phase III Trail Exhibit