Attachment 9 – ZMA202000013 Overlook Hotel: Pantops PDMC Amendment and SP202100010 Auto Superstore SP Amendment

Staff Analysis of Application's Consistency with Neighborhood Model Principles

Pedestrian Orientation	Pedestrian facilities are provided on the site, with sidewalks providing access to the hotel. Sidewalks will also be provided along the Route 250 frontage of the hotel parcel, which will allow guests to walk around to the restaurants and stores located in the Rivanna Ridge Shopping Center to the east. This principle has been met.
Mixture of Uses	The Pantops Master Plan designates both parcels as Community Mixed Use, which recommends a primary use of residential, with multiple dwelling types, and commercial or institutional uses as secondary. There are also areas designated for Parks & Green Systems in the rears of both parcels. Although the project is proposing just one use on the subject parcel – a hotel – it will add to the mixture of uses in the PD-MC, which is largely composed of a shopping center, out-parcel retail, and a few offices. In addition, this proposal will add a hotel to a stretch of Route 250 that is largely composed of automobile dealerships. This principle has been met.
Neighborhood Centers	The Rivanna Ridge Shopping Center is a designated urban center in the Pantops Master Plan. The proposed hotel is located on the edge of this designated center and will contribute to the mixture of uses in the center. Sidewalk is provided along Route 250 to allow hotel guests to reach the restaurants and store in that center. This principle has been met.
Mixture of Housing Types and Affordability	No housing is proposed for this project. These requests are for commercial uses only. This principle is not applicable to these requests.
Interconnected Streets and Transportation Networks	This development is largely not interconnected with the adjacent parcels, including the other properties in the PD-MC. However, the surrounding properties are all developed, and there are no existing street stub-outs for interconnections to this property. Sidewalks are provided for connections along Route 250. In addition, the Pantops Master Plan recommends a new street be constructed in the rear of this property, extending Rolkin Road from its intersection at Hansen Road, farther to the northwest. The applicant does not propose any development in this portion of the property, which would allow for the construction of this street connection if that project eventually occurs.

	This principle has mostly been met.
Multi-modal Transportation Opportunities	This development is largely automobile-centric. There are, however, pedestrian facilities provided throughout the site, with sidewalks connecting the proposed hotel to the Route 250 frontage, with sidewalks that lead to the nearby businesses, including Rivanna Ridge Shopping Center. This principle has mostly been met.
Parks, Recreational Amenities, and Open Space	The rear of both parcels is designated as Parks and Green Systems in the Pantops Master Plan. No development is proposed in these areas, allowing them to remain in their current wooded state. This principle has been met.
Buildings and Space of Human Scale	The maximum recommended height for buildings in the Community Mixed Use land use designation in the Pantops Master Plan is four stories, and the proposed development is in accordance with this recommendation. The applicant proposes that the building will be three stories above grade, and additional story below grade. The numerous proposed retaining walls on the property have the potential to create spaces that do not respect human scale. Appropriate design of these retaining walls, including terracing them if necessary, will be important to ensure that the property remains a place of human scale. The Steep Slopes Overlay district limits wall height to six feet. When the overall retained height exceeds six feet, then multiple stepped walls separated by a minimum of three feet are required. This principle has mostly been met; however, site design will be important.
Relegated Parking	The parking areas for the hotel are proposed to be located largely to the side or the rear of the building. This principle has been met.
Redevelopment	The property proposed for the hotel is currently undeveloped. However, it is surrounded by developed parcels on all sides, and this proposal will promote infill development in the Pantops area. This principle has been met.
Respecting Terrain and Careful Grading and Re-grading of Terrain	There are areas of managed steep slopes on both parcels, and there are preserved steep slopes on TMP 78-13. The grading and disturbance of the managed slopes on the property is permitted by the Steep Slopes Overlay district and will be reviewed by the County Engineer at the site planning stage for compliance with state and County code design requirements, including the

	retaining wall height limits of six feet. The preserved steep slopes are not proposed to be disturbed. This principle has been met.
Clear Boundaries with the Rural Area	The subject parcels are not adjacent to the Rural Areas. This principle is not applicable to these requests.