NARRATIVE

FOR

ZMA 2020-00005

OLD DOMINION VILLAGE

TMP 05600-00-00-067B0

1263 PARKVIEW DRIVE

&

TMP 05600-00-00-074A0

5258 THREE NOTCH'D ROAD

CURRENT ZONING

RURAL AREAS – RA

PROPOSED ZONING

NEIGHBORHOOD MODEL - NMD

DATE: MAY 18, 2020

REV: NOVEMBER 9, 2020

REV: MARCH 29, 2021

REV: AUGUST 9, 2021

REV: NOVEMBER 19, 2021

PROJECT PROPOSAL

TMP 05600-00-00-067B0 has been the site of a veterinary hospital serving Western Albemarle County in continuous operation since 1982 as the Crozet Veterinary Care Center. After practicing for 40 years, the parcel owner, Dr Martin Schulman leases the hospital building to the Old Dominion Animal Hospital-Crozet, a sister hospital to Old Dominion Animal Hospital on Preston Avenue in Charlottesville also in operation since 1982.

TMP 05600-00-00-074A0 is the adjacent parcel to the east of TMP 05600-00-00-067B0. The 14.26-acre parcel has an existing single-family dwelling unit.

Dr. Schulman has decided that combining the two parcels and developing them into a mixed-use neighborhood while keeping the veterinary care center as a commercial component would be beneficial to the Crozet Community.

The purpose of this ZMA application is to combine the two parcels into one 23.68-Acre parcel and rezone it to NMD - Neighborhood Model. The development will include townhomes, single family homes, and the existing Crozet Veterinary Care Center.

The ZMA satisfies the intent of Chapter 18.

This ZMA will also satisfy the following characteristics listed in Section 20A.1:

- Pedestrian Orientation:
- Neighborhood friendly streets:
- Street connection to adjacent parcel:
- Parks and open space as amenities:
- Buildings and spaces of human scale;
- Mixture of uses and types;
- Mixture of housing types;
- Redevelopment of Crozet Veterinary Care Center:
- Site Planning that respects terrain;
- Clear boundaries with the rural areas;
- Relegated parking: The Care Center and parking will be screened from Three Notch'd Road by the townhomes. Parking for the townhomes will be driveways with garages that are accessed from the internal public roads. In addition, there will be two guest parking areas that will be screened from Three Notch'd Road by the townhomes.
- This ZMA will not satisfy the following characteristics listed in Section 20A.1:
- Neighborhood Centers.

PROJECT'S CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Crozet Master Plan Land Use shows a 4.52-acre portion of these parcels is designated as Urban Density Residential (UDR), a 10.23-acre portion of these parcels is designated as Neighborhood Density Residential (NDR), a 5.63-acre portion of these parcels is designated as Greenspace. The remaining 3.30-acres of Parcel 74A is designated as Rural Agricultural.

The 4.52 acres of UDR does not include any Greenspace, Flood Hazard Overlay that lies outside of Greenspace, or Preserved Steep Slopes that lie outside of Greenspace. Net Area = 4.52 Acres

UDR Net Density Range: (6 – 12 Units/Acre) * 4.52 Acres = 27 Units (min) to 54 Units (max)

The 10.23 Acres of NDR does not include any Greenspace, or Flood Hazard Overlay that lies outside of Greenspace. It does include 0.88 Acres of Preserved Steep Slopes that lie outside of Greenspace. Net Area = 10.23 Acres – 0.88 Acres = 9.35 Acres

NDR Net Density Range: (3 – 6 Units/Acre) * 9.35 Acres = 28 Units (min) to 56 Units (max)

Combined Net Unit Range: 55 Units (min) to 110 Units (max)

The proposed 110 units is within the Combined Net Unit Range.

PROJECT'S CONSISTENCY WITH THE NEIGHBORHOOD MODEL

Old Dominion Village will be designed to incorporate features of the Neighborhood Model.

- 5' sidewalks and 6' landscape strips along all internal public roads,
- Green Space in the stream buffer will be dedicated to the County as Fee Simple Ownership,
- A dog park amenity will be provided.
- There will be 2 Tot Lot amenities with swings, slides, and climbing features,
- A Class B, Type 2 "high-maintenance pedestrian path" will be constructed in the Green Space Area.
- Private Recreation amenities,
- A 20' Tree buffer will be provided along Three Notch'd Road,
- Green Space areas,
- Townhomes and single-family housing types,
- A veterinary care center for a commercial use.

PROJECT'S IMPACTS ON PUBLIC FACILITIES AND PUBLIC INFRASTRUCTURE

TMP 05600-00-00-067B0 & TMP 05600-00-00-074A0 are not included in the ACSA jurisdictional area. An application to add them to the ACSA jurisdictional area was submitted at the same time as this ZMA application.

TMP 05600-00-00-067A0 that is adjacent to the northern property line of this parcel, and all of the parcels along the south side of Three Notch'd Road are currently included in the ACSA jurisdictional area. There is an existing 16" RWSA water main along Three Notch'd Road and an Existing 8" ACSA water main along Parkview Drive. There is an existing private sanitary sewer pump station on TMP 05600-00-00-67A0 and a private force main to an existing ACSA manhole located on TMP 05600-00-00-06700.

The existing septic tanks located on TMP 05600-00-00-067B0 and TMP 05600-00-00-074A0 will be removed as part of this development.

The Veterinary Care Center is currently connected to the ACSA water supply.

This development will connect to the existing RWSA water main for water service.

Since a majority of TMP 05600-00-00-067B0 and TMP 05600-00-00-074A0 are below the elevation of Three Notch'd Road a private sewer pump station and force main will have to be designed and installed to provide sanitary service for this development. The private force main will connect to the existing pump station located on TMP 05600-00-00-67A0. Enclosed is a copy of the Agreement, dated June 25, 2015, between Sheeflee, LLC and Martin Schulman that allows for the proposed connection to the existing pump station.

A request for approval of a Central Sewerage System will be submitted to the Clerk for the Board of Supervisors for review and approval.

In addition, a private gravity sewer system will also be designed and installed within this development to convey the wastewater from the homes and care center to the pump station.

The addition of 110 homes and the veterinary care center to the ACSA system will have minimal impact on the public infrastructure.

PROJECT'S IMPACTS ON ENVIRONMENTAL FEATURES

The primary environmental feature affected by this development will be Parrot Branch along the northern property line and a tributary to Parrot Branch that crosses the parcel. There is a 100-foot Water Protection Ordinance buffer along these streams.

The areas within these buffers will be designated as Green Space and will not be impacted by this development.