Neighborhood Model Analysis

Albemarle County adopted the Neighborhood Model in 2001. The model consists of twelve recommended characteristics to guide the form of proposed development projects within the Development Areas. Below are the 12 characteristics with staff evaluation for ZMA202100006.

1. **Pedestrian Orientation**. This standard is met with the applicant provision of a 10' multi-use path and adjacent 12' minimum landscaped strip buffering the roadway.

2. **Mixture of Uses**. This standard is not met but may be dismissible based on the holistic intent of "Centers" designated in the Master Plan. Only a single use (residential townhomes) is proposed for the 3.41 acre property. Adjacent uses include commercial properties abutting the subject parcel.

3. **Neighborhood Centers**. This standard is met. As previously noted in the Comprehensive Plan/Master Plan section, the applicant proposes three common open spaces. The open space areas total 0.9 acres. The applicant has strengthened this aspect by increasing the open space provision in their revised proposal.

4. **Mixture of Housing Types & Affordability**. This standard is partially met. The applicant offers a single type of residential development: 2 over 2 townhome (multifamily) units. Staff finds that the mixture of housing would be strengthened with a second type of housing provision, as recommended by the Comprehensive Plan. However, affordable housing is proposed as a component of the proposed plan.

5. **Relegated Parking**. This standard is met. The applicant's revised plan shows the location of building and parking areas. Garages will be located within or adjacent to the building, providing 1 space per unit. An additional space per unit will be offered within the surface parking areas adjacent to each building.

6. **Interconnected Streets and Transportation Network**. This standard is partially met. The proposal offers a potential inter-parcel connection to the adjacent TMP 464-3. The proposed connection could be strengthened with provision of a travel easement.

7. **Multimodal Transportation Opportunities**. This standard is met with the provision of a 10' multi-use path and the associated 12' min. landscape buffer. The proposal offers pedestrian and bike opportunities.

8. **Parks, Recreational Amenities and Open Space**. The standard is met with the provision of the aforementioned multi-use path and open space areas. The open space provision includes three common open space areas totaling 0.9 acres.

9. **Buildings and Spaces of Human Scale**. This standard has been satisfied with the provision of a revised concept plan and associated illustrative plan, which provides further detail regarding the building orientation to open space areas and parking/drive aisles.

10. **Redevelopment**. This standard is mostly satisfied. The site is currently undeveloped and therefore does not require redevelopment. As requested, the building layout has been further clarified with the revised concept plan and illustrative plan.

11. **Respecting Terrain and Careful Grading/Regrading of Terrain**. This standard is satisfied. The parcel is mostly level, except for a steeper grade area along the western property boundary. The revised concept plan shows a green space strip along the western boundary which will be used to accommodate the grade change.

12. **Clear Boundaries between Development Areas and the Rural Area**. This standard does not apply as the development is located within the Development Area.