Attachment 9 – ZMA202000012 Montclair

Staff Analysis of Application's Consistency with Neighborhood Model Principles

Neighborhood Model Principle	Staff Comments
Pedestrian Orientation	The application proposes a new 10' wide multi-use path along the entire project frontage of Three Notch'd Road (Route 240). Multiple sidewalks and other trails along new streets and within open space areas will connect to the multi-use path. A central corridor of amenity space creates a focal point for pedestrians utilizing walking facilities within the development. Several blocks are designed with rear loading garages, with front facades of new residential units facing amenity areas as opposed to streets. The development is laid out in a block format and does not have a single cul-de-sac, which is a primary attribute of a project that meets the intent of the pedestrian orientation principle. This principle is met.
Mixture of Uses	Montclair would have at least two types of residential units and also allows for up to 16,500 sq.ft. of non-residential space to be used as office/commercial/retail space. This principle is met.
Neighborhood Centers	The Crozet Master Plan does not identify a land use center on the subject properties. This principle is not applicable to the request.
Mixture of Housing Types and Affordability	Dwelling units provided within Montclair could be provided as single-family attached, detached, and multifamily unit. Some units would be smaller than a traditional detached single-family home because duplexes, triplexes, quadruplexes are allowed by-right per the COD. This will provide a variety of housing types and affordability levels. The applicant is proffering to provide 15% affordable units as called for by the County's Housing Policy and Strategy #6b of Chapter 9 in the Comprehensive Plan. This principle is met.
Interconnected Streets and	The project proposes a new public street that would connect Park Ridge Drive to Wickham Way. This street is identified as a recommended street by the Future Street Network Map within the Crozet Master Plan.

Transportation Networks	The application proposes new sidewalks and walking trails that will be publicly accessible. This will provide a connected pedestrian network through and around the development as recommended by Strategy #2j. Staff from the Albemarle County Department of Parks and Recreation support the locations and design of the proposed trails and multi-use paths. As noted earlier, no cul-de-sacs are proposed, and streets are fully interconnected. Three total ingress/egress access points would be provided and connect to existing public streets surrounding the subject parcels. This would avoid funneling vehicles to a single point of entry/exit to Montclair. This principle is met.
Multi-modal Transportation Opportunities	The new multi-use path along the development's property frontage will eventually extend east and west along Route 240 as this is a recommended implementation project in the Crozet Master Plan. There are currently no sidewalks along this frontage, so the path will begin to create a true pedestrian network in this area of Crozet. The application also proposes to construct a sidewalk along Park Ridge Drive at time of site plan review. This principle is met.
Parks, Recreational Amenities, and Open Space	The Crozet Master Plan does not call for a public park within the subject properties. The application is consistent with locations of internal open space areas as recommended by the Master Plan. Additionally, the proposed multi-use path is identified as a recommended amenity by the Future Trails Map of the Crozet Master Plan. A 100' wide landscaping buffer will be provided along the northern property frontage adjacent to Route 240, which is specifically identified as a recommendation by the Master Plan. Additional recreational improvements will be installed within the internal open space areas. Examples of these features are identified on page 6 of the COD, and could include playgrounds, community gardens, bocce ball courts, picnic shelters, etc. This principle is met.
Buildings and Space of Human Scale	As stated in the COD, all buildings would have a maximum height of 3 stories or 45' which is consistent with the form guidance recommendations of the Crozet Master Plan. Additional architecture requirements are specified on page 7 of the COD. ARB staff have reviewed these standards and find them generally consistent with the Entrance Corridor Design Guidelines. The applicant has committed to providing diversity in architectural massing, scale, and proportion to ensure that building facades will not be tall and monolithic. This principle is met.

Relegated Parking	The majority of new residential units are proposed in Block 1, which will be served by private streets that access rear-loading garages. Buildings will front on streets and amenity areas, with parking located to the rear as recommended by Strategy #2n. Parking in Block 2 will be located away from Park Ridge Drive, which is the abutting public street. Parking is not relegated in Block 3, as these residential units would have front-loading garages. This principle is mostly met.
Redevelopment	This principle is not applicable to the request.
Respecting Terrain and Careful Grading and Re-grading of Terrain	The application proposes on the Application Plan to disturb some existing areas of Preserved Steep Slopes to allow grading for installation of streets and associated infrastructure, expansion of existing stormwater facilities, and new residential units. However, as noted in the staff report and the project narrative, the applicant has provided evidence that these slopes meet the criteria of Managed Steep Slopes. Finally, the proposal strikes a balance between the creation of urban parks and conserving sensitive environmental features in a natural state. Encroachments into the WPO stream buffer have been almost entirely avoided other than some grading within the last several feet of the landward most side of the buffer for the purpose of upgrading the existing stormwater detention pond. The County Engineer has no objections to the ZMA as proposed. All requirements of the Water Protection Ordinance will be met at time of site plan, road plan, and subdivision plat review. This principle is met.
Clear Boundaries with the Rural Area	The subject property is located within the Crozet Development Area. The development area boundary is located on the north side of Route 240 opposite of this project. To provide a clear boundary between the Rural Area and Development Area, the applicant has committed to providing a 100’ landscape buffer between Three Notch’d Road and new residential units. This is consistent with the recommendations of the Crozet Master Plan. This principle is met.