Attachment 9 – ZMA202200006 999 Rio Road ZMA

Staff Analysis of Application's Consistency with Neighborhood Model Principles

Pedestrian Orientation	The proposal includes extending the multi-use path (MUP) to connect the existing MUP along Rio Road with the MUP along Belvedere Boulevard. This promotes walkability to a mixed-use development. Within the development proposal, there are sidewalks that connect the development and provide access to the amenity and green spaces. The applicant has submitted a request to waive the planting strip requirements for the internal private street, which would act more like a parking lot than a street. Staff is supportive of this request, as landscaping islands are provided among the parking spaces instead and the removal of the planting strip allows a more compact development, with more contiguous green space areas elsewhere in the development. This principle has been met.
Mixture of Uses	Only residential uses, with associated green space and amenities, are proposed, since the non-residential square footage is being eliminated. The applicant has requested a special exception to waive the requirement that an NMD has at least two general use classifications. Staff supports this request since there are uses other than residential within one-quarter mile of the project site. There are churches and a school across the adjacent streets, and commercial uses are less than 1,000 feet to the west in the Gasoline Alley area. The proposal remains consistent with the Places29 land use recommendation for Urban Density Residential, with housing as the primary use. The COD requires at least two housing types within this development. This principle has been met.
Neighborhood Centers	The proposal is not located in a center; however, it is near several Neighborhood Service Centers. There are a variety of scale-appropriate amenity and green spaces located throughout the development that could act as centers or gathering spaces for the residents. This principle has been met.
Mixture of Housing Types and Affordability	A mixture of housing types is proposed, including multi-family housing and single-family attached units. The Code of Development requires a minimum of two housing types. The applicant is providing 15 percent affordable housing, per the housing policy being enacted. This principle has been met.
Interconnected Streets and	The proposal includes extending the multi-use path (MUP) to connect the existing MUP along Rio Road with the MUP along Belvedere Boulevard. Given

Transportation Networks	the size and location constraints of the parcel, there are limited opportunities for additional networks. This principle has been met.
Multi-modal Transportation Opportunities	The proposal includes extending the existing multi-use path across both the Rio Road and Belvedere Boulevard frontages. The proposed development is along existing bus route 11. There are sidewalks provided internally in the site that connect the residences and green spaces. This principle has been met.
Parks, Recreational Amenities, and Open Space	Two areas of green and amenity space are proposed for the northern and southern ends of the development. Smaller areas of green space are situated among the townhouses proposed along the eastern property line. A multi-use path extension is proposed for the length of the Rio and Belvedere frontages of the property, with sidewalks constructed to connect this path with the interior of the development. The stormwater management facility will need to be designed appropriately to incorporate it into the green and amenity space as a usable feature. This principle has mostly been met; however, appropriate design of the green spaces, including the stormwater management facility, will be important to ensure these areas are usable amenities and provide buffering and screening for the Entrance Corridor frontage.
Buildings and Space of Human Scale	The maximum building height per the COD is three (3) stories, which is consistent with the scale of the area. The proposal is consistent with the character of developments near centers. With the removal of the non-residential building, which fronted on Rio Road, the southern elevations of the residential building blocks (which now face the Rio Rd. EC with no other buildings in between) must be fully designed elevations with an appropriate appearance for the EC. This property is located within the Entrance Corridor Overlay District and will be reviewed by the Architectural Review Board at the site plan stage. This principle has mostly been met; however, appropriate design of the residential building elevations that face Rio Road will be important for this development to be in compliance with the Entrance Corridor guidelines.
Relegated Parking	There is one proposed large parking lot located in the center of the development, with the spaces shared among all the residential units. This parking lot is relegated from Belvedere Blvd. It is setback from Rio Road, with stormwater management facilities and green space separating the road and the parking lot. However, the plan shows that the west end of the parking lot is

	open to Rio Road, so the parking lot could still be visible from Rio, which is an Entrance Corridor. Landscape screening will be required for parking lot perimeters to provide an appropriate buffer from the EC. Since this property is located within the Entrance Corridor Overlay District, it will be reviewed by the Architectural Review Board at the site plan stage. This principle has mostly been met; however, considerate design of the landscaping and buffering will be important to screen the parking lot from the view of Rio Road.
Redevelopment	The existing structures on the property will not be preserved, in order to create a more cohesive development with a density within the Comprehensive Plan (Places 29 Master Plan) recommendation. This can be considered an infill development, given that this is an underutilized parcel surrounded by existing development. This principle has been met.
Respecting Terrain and Careful Grading and Re-grading of Terrain	There are no preserved or managed slopes on this site. This principle has been met.
Clear Boundaries with the Rural Area	The subject property is not adjacent to the Rural Areas. This principle is not applicable to this request.