ATTACHMENT A

STAFF ANALYSIS

STAFF PERSON:	Andy Reitelbach, Senior Planner II
PLANNING COMMISSION:	April 25, 2023
PROJECT:	SDP2022-00047 Victorian Heights
TAX MAP PARCELS:	04500-00-00-068C2; 04500-00-00-068E0

Determination of cluster development and bonus factor impacts under the Airport Impact Area (AIA) Overlay District.

Proposal

The Applicant proposes to use both the cluster development and the bonus factor provisions of the ordinance to develop the subject parcels (zoned R-15 Residential) with a total of 88 multi-family and single-family attached residential units on approximately 4.921 acres. These parcels are also located within the Airport Impact Area (AIA) Overlay District.

Analysis of the Request

Under County Code § 18-30.2.6, which is within the sub-section of the Ordinance about the AIA Overlay District, "no cluster development or bonus level provisions or regulations will be permitted unless the commission shall determine that such development will reduce or be equivalent to hazard and/or noise impacts anticipated under standard level-conventional development of the underlying zoning district." No more specific findings are required in support of a decision, and no other criteria for such a review are provided in the Ordinance. Because minimal information is provided in the Ordinance, staff analyzed this request by reviewing the Places29 Master Plan and looking at the zoning and development patterns of the subject parcels and the surrounding area. Staff offers the following analysis of this determination request:

(1) Land Use Designation in the Places29 Master Plan

The Places29 Master Plan designates the subject parcels as Urban Density Residential, which recommends residential at 6.01 – 34 units/acre and supporting uses such as religious institutions, schools, commercial, office and service uses; and Office/R&D/Flex/Light Industrial, which recommends commercial, professional office, research and development, design, testing of prototypes; manufacturing, assembly, packaging, along with residential as a secondary use (at no maximum density). Using the bonus factor provisions for affordable housing, the applicant proposes to develop the parcels at a density of approximately 17.9 units per acre, which is in the middle of the recommended density range for this area. Because this density is in accordance with that recommended in the Places29 Master Plan, it is not expected that there would be an increase to the hazard and/or noise impacts from this development.

(2) Zoning and Surrounding Area

The two subject parcels are zoned R-15 Residential and are located in an area with a range of different zoning districts. There is R-6 Residential to the south, with HC (Highway Commercial) and CO (Commercial Office) to the north and east. There are parcels zoned RA (Rural Areas) to the west, adjacent to the South Fork Rivanna Reservoir; however, these RA properties are not located within the County's designated development area. The subject parcels and all of the other surrounding parcels are located within the development area. There are also additional R-15 zoned properties about 300 feet to the north, along Berkmar Drive. The proposed level of development on this site would be consistent with the surrounding properties that are also located within the development area.

The existing R-15 zoning permits buildings up to 65 feet tall. The proposed buildings in this development would remain below that maximum height, with the tallest structure reaching to approximately 54 feet. There is no requested increase in building height from what is currently allowed.

In addition, as a cluster development, at least 25% of the site will need to remain open space, so a significant portion of the property will not be developed with residences. Because of this large percentage of open space, it is expected that any hazard or noise impacts would be reduced, or at least equivalent, to any potential impacts if the entirety of the site was developed under conventional development.

Considering the R-15 zoning and the surrounding area, staff expects that this proposed development will reduce or be equivalent to hazard and/or noise impacts anticipated under standard level-conventional development of the underlying zoning district.

Recommendation

Staff recommends that the Commission approve the applicant's request for the determination that this development will reduce or be equivalent to hazard and/or noise impacts anticipated under standard level-conventional development of the underlying zoning district.