MONTCLAIR | ZMA2020-00012 | A NEIGHBORHOOD MODEL DISTRICT

PROJECT NARRATIVE

REVISED APRIL 13, 2023

REVISED DECEMBER 19, 2022

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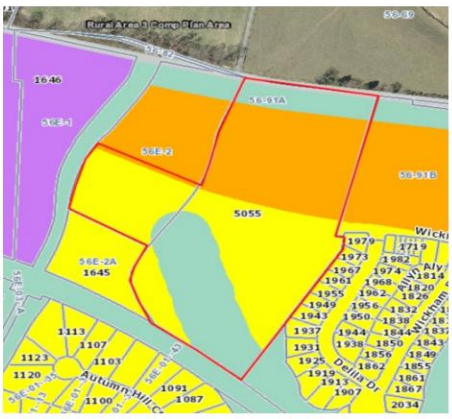
SUBMITTED SEPTEMBER 21, 2020

PROPERTY OVERVIEW

Tax Map Parcel No.	Existing Zoning	Proposed Zoning	2020 Master Plan Designation	Total Area	Area Subject to ZMA Request
TMP 56-91A	Rural Areas	NMD	Middle Density Residential and Low Density Residential; Green Space	12.1 AC	12.1 AC
TMP 56E-2	Light Industrial	NMD	Middle Density Residential and Low Density Residential; Green Space	5.3 AC	2.8 AC



CURRENT ZONING



2021 MASTER PLAN DESIGNATION

Adelaide W. Spainhour Trust is the owner of tax map parcel 56-91A and Highlands West Limited Partnership is the owner of tax map parcel 56E-2; collectively, these two parcels are the subject of this rezoning application. On behalf of the owners, Vito Cetta, the applicant, requests to rezone TMP 56-91A and a portion of TMP 56E-2 from Rural Areas and Light Industrial, respectively, to Neighborhood Model District "NMD" to establish a mixed-unit residential community with complementary commercial uses.

LOCATION

The property is located on Three Notch'D Road (Route 240), adjacent to the Wickham Pond neighborhood; it is bounded by Three Notch'D Road (Route 240) to the north, CSX Railroad to the south, the Wickham Pond residential neighborhood to the east and Park Ridge Dr in the west.

PROJECT PROPOSAL

This proposed rezoning seeks to establish a Neighborhood Model District (NMD) to allow for a maximum of 122 attached dwelling units of varying sizes and multi-family units as well as a limited neighborhood-scale commercial service area. The development plan will establish considerable amenity and greenspace areas to serve future residents. The proposed block network will achieve inter-parcel connectivity and will establish well connected pedestrian routes.

The site establishes a transect within itself, proposing more dense development on the portion of the property closest to Route 240 and Park Ridge Drive and becoming increasingly less dense nearing the exposed portion of stream on the property, which is proposed to be a conservation area within the development.

The Code of Development and Application Plan will establish:

1) A mixed-use development with a public shared multi-use path on Three Notched Road (Route 240)
2) Internal and external pedestrian interconnections, including multi-use paths, trails, and sidewalks that link existing neighborhoods to the development
3) Proximity to day care center, limited commercial uses that are complementary to residential uses and other recreational facilities.
4) Ample greenspace and amenity area providing open space that is inviting and supports a pedestrian friendly environment

ZONING INTENT

Section 20A.1 of the Albemarle County Zoning Ordinance states, "The purpose of the Neighborhood Model District (hereinafter referred to as the "NMD") is to establish a planned development district in which traditional neighborhood development, as established in the county's Neighborhood Model, will occur." The development proposal for Montclair is consistent with the intent of the Neighborhood Model District as defined in the Albemarle County Zoning Ordinance because the application plan and code of development work together to establish a unified zoning district that realizes valuable interparcel vehicular and pedestrian connections, intentionally sighted amenity areas that are incorporated into the block network of the development, thoughtful relationships between buildings, and a circulation hierarchy that promotes pedestrian movement and directs vehicles to navigate one-way alleys and access most of the residential units from a façade that will function as the rear of the unit.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Since the initial submission of the zoning map amendment application, the Crozet Master Plan has undergone a major update and has established Middle Density Residential, Neighborhood Density Residential, and Greenspace designations on the property. Montclair proposes a predominantly residential development with limited commercial services and thoughtfully sighted greenspace areas to surround the environmentally sensitive features, which falls in line with the newly established development guidelines of the 2021 Crozet Master Plan. Montclair's Middle Density block seeks to establish a mixture of housing types and affordability with integrated community amenity spaces, while the Neighborhood Density Residential blocks towards the rear of the property allow for the development up to 6 DUA, with supporting small-scale commercial uses. Overall, the property is proposed to develop with a gross density of 9 DUA and net density of 9 DUA, supporting the 2021 Crozet Master Plan vision for the property.

The Neighborhood Model District allows for an alternative to traditional suburban patterns of development that traditionally encourage sprawling separation between residential areas, business districts, and general commercial services. The design of Montclair has adopted the Neighborhood Model Principles and has incorporated these design principles in the development in the following ways:

Pedestrian Orientation:

The application plan establishes a central greenway axis that runs east to west within the proposed development; the axis is intended to function as a shared front yard space for future residents of the community. Many of the units within the development front on this shared amenity; this design orientation prioritizes shared human activities over vehicular circulation. Montclair proposes right-of-way reservation on the front side of the property to reserve ample area for a shared-use path designed in accordance with VDOT standards. There is an effort towards creating pedestrian circulation not only within the proposed NMD but also connecting to the neighboring communities.

Mixture of Uses:

This proposal seeks to establish a Neighborhood Model District (NMD) to allow for a maximum of 122 attached dwelling units of varying sizes and multi-family units as well as a limited neighborhood scale commercial service area. Additionally, ample greenspace and amenity areas are proposed within the development; a mixture of uses will be achieved in Montclair.

Neighborhood Center:

The property is not designated as a neighborhood center however it is located directly adjacent to what is proposed as a neighborhood center in the 2021 Land Use Plan; this center is proposed on the commercial portion of the Wickham Pond Neighborhood. Residential and complementary commercial uses on this property will help to support the future development of a neighborhood center on the Wickham Pond property.

Mixture of Housing Types and Affordability:

Within the Code of Development, Montclair is flexible in allowing for a mixture of housing types consistent with the density recommendation outlined in the 2021 Crozet Master Plan. The Code of Development establishes a commitment to affordable housing within the development which will help to establish a mixture of affordability within Montclair although, the proposed mixture of unit sizes and types within the development will also help to contribute to more naturally occurring affordable units.

Interconnected Streets and Transportation Networks:

There are connections proposed to connect the property to the neighboring properties like the Wickham Way on the east to the Park Ridge Drive on the west. The proposed multi-use path along the Route 240 frontage will contribute to a multi-modal transportation network that has already begun to take shape along the corridor with the development of adjacent properties.

Multi-Modal Transportation Networks:

Sidewalks and pedestrian paths provided throughout the development will assist with safe pedestrian movement; this infrastructure is provided in addition to travelways that will be used by cars and bikes.

Parks, Recreational Amenities, and Open Space:

As a predominantly residential development, it's been preconceived in the design that the recreational and open space within the property would be integral community gathering spaces, conservation areas and recreation spaces.

Buildings and Spaces of Human Scale:

Building heights, footprints, and setbacks as proposed in the Code of Development are consistent with neighborhood-scale design. Additionally, the building heights and footprints are consistent with recommendations for building form and massing that have been included in the 2021 Master Plan Update.

Relegated Parking:

The parking area proposed in Block 2, the primary mixed-use block, is designed to be relegated from Park Ridge Drive. Many of the residential units within the development will access the units from alleys which relegates the parking to the rear of the unit.

Redevelopment:

A portion of the property is currently used for single family residential use and this redevelopment proposal will provide a great housing opportunity within one of Albemarle County's designated Growth Areas.

Respecting Terrain and Careful Grading and Regrading of Terrain:

Managed slopes are present on the property and any grading in managed slopes will comply with Section 18-30.7.5 of the Albemarle County Code.

IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE

Transportation

Per the Code of Development, the property is limited to a maximum of 122 residential units and to 16,500 square feet of commercial square footage. The likely commercial users on the property will be either a day care and general office space or a day care and a small sit-down restaurant. Given these anticipated uses, the following trip generation scenarios are provided:

					AM			PM			Daily	
	Use	Square Footage	LU Code	IV	In	Out	Total	In	Out	Total	Total	
	Low-Rise Multifamily		220	94 Units	10	35	45	35	21	56	670	
	Mid-Rise Multifamily		221	28 Units	3	7	10	8	4	12	151	
	Day Care Center	6,000	565	6 (1,000 GFA)	35	31	66	31	36	67	286	
	General Office: Opt 1	10,000	710	10 (1,000 GFA)	31	5	36	2	11	13	114	
OR	Quality Restaurant: Opt 2	1,550	931	1.55 (1,000 GFA)	not given	not given	1	8	4	12	130	
				Turns In	**79**			**76**			**1221**	**Opt 1**
					48			**82**			**1237**	**Opt 2**

These trip generation scenarios have been derived from the Institute of Transportation Engineers Trip Generation Manual 10th Edition. Due to the limited amount of commercial area allowed within the Neighborhood Model District, either a restaurant or a small office building may take shape in addition to a potential proposed day care use and so two potential trip generation scenarios are presented as "Option 1" and "Option 2."

As part of the 2021 Crozet Master Plan, transportation analyses were conducted by EPR, P.C. These studies sought to evaluate future scenarios for the year 2045, for key intersections in Downtown Crozet and along Route 250. The transportation analyses incorporated potential development conditions and traffic volumes and intersection level of service (LOS), which considers queue length and wait times. The transportation analysis for the Route 240/Park Ridge Drive intersection evaluated future conditions with the development of 97 low-rise dwelling units. According to the future projections of overall growth in the Crozet area, the LOS in 2045 of the Route 240/Park Ridge Drive intersection remains high-functioning relative to existing conditions, however, the northbound left movement on Park Ridge Drive could become challenging with a LOS F. The development of Montclair would not necessarily impact a northbound left movement from Park Ridge Drive, as it is anticipated that vehicles making the left turn onto Route 240 to travel westbound would exit directly through the Route 240 entrance within this development, rather than the proposed Park Ridge Drive entrance, especially if there is a delay for that maneuver. This transportation analysis provided possible improvements to the intersection of a roundabout or a mini-roundabout. Both the implementation of a roundabout or a mini-roundabout would alleviate traffic delays for the Park Ridge Drive northbound left maneuver while maintaining high LOS for other intersection movements.

SCHOOLS

This property lies within the Crozet Elementary School district, Henley Middle School district, and Western Albemarle High School district. There is a maximum of 122 units proposed within Montclair with the majority of the units taking shape as variable sized attached units. Using data provided from Cooperative Strategies' 2021 Subdivision Yield Analysis report, prepared for Albemarle County Public Schools, with an estimated 94 attached units and 28 multi-family units, it is anticipated that Montclair may house 21 school-aged children; it is estimated 16 of those children will live in attached units and 5 children will live in multi-family units. Multipliers provided by the Subdivision Yield Analysis are provided below:

	Apartment	Townhome*

Crozet Elementary School	0.00 | 0	0.06 | 6
Henley Middle School	0.03 | 1	0.06 | 6
Western Albemarle High School	0.04 | 2	0.02 | 2
*Townhome data unavailable for Crozet ES, Henley MS, and Western Albemarle HS. To provide comparable data, the average of the available student yields for elementary, middle, and high schools within other districts for a townhome unit type was taken.		

The 2021 Albemarle County Public Schools LRPAC report notes that capacity conflicts in the western feeder pattern elementary schools will be resolved in the near term with the completion of the Crozet Elementary expansion. Over the long-term, LRPAC has recommended that land be acquired for the future construction of a third elementary school.

PUBLIC SAFETY SERVICES

According to the American Community Survey (ACS) 5-year estimates for 2020, there are 42,381 occupied housing units in Albemarle County and according to the 2020 Decennial Census, Albemarle County has a population of 112,395. From dividing the County population by the number of households, it can be derived that there are 2.65 persons per household in Albemarle County. From this estimate, there could potentially be 324 residents in the 122-unit Montclair development; however, this calculation does not account for unit size or type. The intent of the development is to create 'missing middle' housing which would include unit types such as attached homes and multifamily units, which tend to have smaller household sizes. The residents of Montclair would be served by the Blue Ridge District, Sector 8, Beat 17 for police response, the Crozet Fire Station, and the WARS rescue squad.

IMPACT ON ENVIRONMENTAL FEATURES

Land disturbing activity will be subject to local water protection ordinance regulations and state erosion and sediment control and stormwater management regulations. Several slopes on the property are proposed to be redesignated from preserved to managed; a further analysis of these slopes is provided below.

ZONING REDESIGNATION OF PRESERVED SLOPES

Per Sec. 30.7.6 of the Albemarle County Zoning Ordinance, the steep slopes overlay district that identifies a slope's designation as preserved or managed, may be amended by the board of supervisors under section 33. To realize a maximum of 122 residential units on Montclair, a portion of what are designated as preserved slopes on the property are requested for redesignation as managed slopes. Three non-contiguous preserved slopes areas are subject to this redesignation request; these slopes are identified on Sheet 4 of the Application Plan.

With regard to the redesignation request, please consider the following analysis which compares the characteristics of the slopes on the property to the characteristics prescribed to managed and preserved slopes in Sec. 30.7.3 of the Zoning Ordinance:

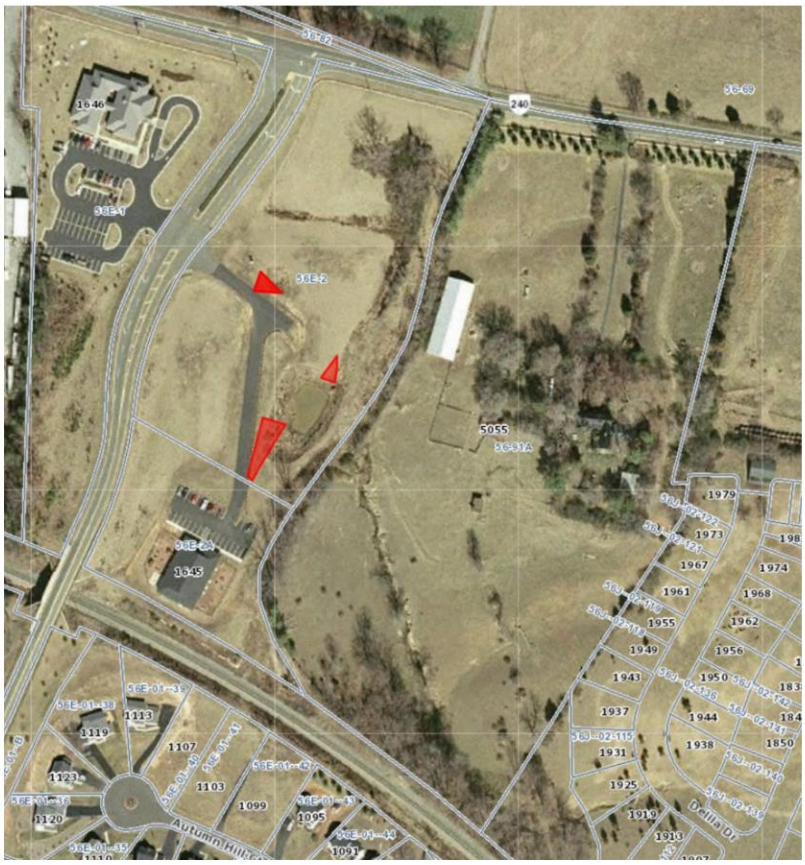
Managed slopes (30.7.3(a))	
(i) the contiguous area of steep slopes is limited or fragmented	The proposed area of slopes disturbance is non-contiguous. The three areas of non-contiguous slopes range in size, from 472 SF, 690 SF, and 2631 SF.
(ii) the slopes are not associated with or abutting a water feature	Two of the slopes areas frame an existing stormwater facility (ID 0010.01), which may be amended to be integrated in the future Montclair build-out, for a comprehensive stormwater plan. The other slope area on the site that is subject to this redesignation request, is located northwest of the slopes near the SWM facility, and is the result of the construction of Park Ridge Drive and the driveway to the pre-school.
(iii) the slopes are not natural but, instead, are manufactured	The preserved slopes to be disturbed are not natural slopes as they are located within areas of prior land disturbing activity. As described above, two of the slopes areas frame an existing stormwater facility and the other slopes area is adjacent to Park Ridge Road and an accessway that serves the existing daycare facility, Bright Beginnings Preschool, on the adjacent tax parcel, 56E-2A. The preserved slopes were created at the time of the Park Ridge Drive construction and the installation of the daycare facility's accessway and the associated stormwater management.
(iv) the slopes were significantly disturbed prior to June 1, 2012	The aerial imagery shown in Albemarle County's GIS platform demonstrates that Park Ridge Drive was constructed between 1996 and 2000. The preschool was constructed in 2000, which established the new entrance and stormwater facility.
(v) the slopes are located within previously approved single-family residential lots	Not applicable.
(vi) the slopes are shown to be disturbed, or allowed to be disturbed, by a prior county action	Not applicable.

Preserved slopes (30.7.3(b))	
(i) the slopes are a contiguous area of 10,000 square feet or more or a close grouping of slopes, whose aggregate area is 10,000 square feet or more	The three non-contiguous areas of slopes are not located in a close grouping. Moreover, their aggregate area is 3,793 SF.
(ii) the slopes are part of a system of slopes associated with or abutting water feature	Two of the slopes frame an existing stormwater facility and one of the slopes is in between the stormwater facility and the driveway serving the preschool; given the proximity of these slopes to manmade features, it is likely prior land disturbing activities created or impacted these slopes.
(iii) the slopes are part of a hillside system	The slopes are non-contiguous and were created as a result of the construction of Park Ridge Drive, the daycare facility's accessway, and the stormwater management facility.
(iv) the slopes are identified as a resource designated for preservation in the comprehensive plan	Not applicable.
(v) the slopes are identified as a resource in the comprehensive plan	The Crozet Master Plan describes that the protection of steep slopes is vital for the health of Crozet's waterways and that "the intention

	for this regulation is to prevent movement of soil and rock, excessive stormwater runoff, and degradation of surface water." The slopes to be disturbed are in the locations of prior land disturbing activity and were created following road and stormwater management facility construction.
(vi) the slopes are of significant value to the entrance corridor overlay district	The slopes do not provide value to the entrance corridor, Route 240. Along the property frontage, Route 240 is at a grade of 630', whereas the slopes are located nearly 300' from the entrance corridor and further down grade at 620' and 610'. The slopes are not readily visible from the entrance corridor and therefore do not provide an aesthetic contribution. The one slope requested to be redesignated that is visible from the entrance corridor is part of the bank supporting Park Ridge Drive.
(vii) the slopes have been preserved by a prior county action, including, but not limited to, the placement of an easement on the slopes or the acceptance of a proffer or the imposition of a condition, restricting land disturbing activity on the slopes	Not applicable.



Source: Albemarle County GIS – 2018 Aerial



Source: Albemarle County GIS – 2002 Aerial



Source: Albemarle County GIS – 2000 Aerial