ZMA202300005 Berkmar Flats

Staff Analysis of Application's Consistency with Neighborhood Model Principles

Pedestrian Orientation	Sidewalks will be provided where they do not currently exist on Woodburn Road and within the project. They currently exist along Berkmar Drive. This principle has been met.
Mixture of Uses	Only residential uses, with associated green space and amenities, are proposed. However, there are other uses nearby, including commercial properties, single-family detached houses, the SPCA, and Agnor-Hurt Elementary School. This principle has been met.
Neighborhood Centers	Strategy 2f in Chapter 8 of the Comprehensive Plan identifies neighborhood centers as having four components: 1) a centralized park or outdoor amenity which is surrounded by 2) a ring of commercial or mixed uses with 3) surrounded by medium to high density residential uses and a final 4) outer ring of low density residential. This principle has been met.
Mixture of Housing Types and Affordability	R15 zoning allows a mixture of housing types including single-family, townhouse, and multifamily. The applicant expects to have a mix of at least two housing types, including townhouse and multifamily. There are also housing types, including single-family detached houses and single-family attached houses on nearby parcels, providing a mix in the overall area. The applicant proposes to provide affordable housing consistent with the County's affordable housing policy, with 15% of the total number of units constructed designated to be affordable. This principle has been met.
Interconnected Streets and Transportation Networks	The concept plan proposes one entrance from Berkmar Drive and a second entrance from Woodburn Road to be converted to emergency access only at the 29th CO. No interconnections are provided to Swede Street to the south or the adjacent property to the north. This principle has not been adequately met, however there are site challenges and constraints that the applicant has indicated prevent interconnection to Swede Drive. Staff recommends the Woodburn Road entrance remain as a full entrance. Interconnections to the adjacent property to the north should also be explored.

Multi-modal Transportation Opportunities	This development appears to be mostly auto-centric. However, sidewalks and transit service exist along Berkmar Drive adjacent to this development. A shared use path is planned for the other side of Berkmar Drive which will provide additional opportunities. This principle has been met.
Parks, Recreational Amenities, and Open Space	The concept plan provides areas that will allow for recreational facilities required by Section 4.16 to be provided, such as tot lots and other recreational facilities. The proffers make a commitment to a minimum 3,000 square foot central amenity area. Any substitutions of recreational facilities requested at the site planning stage must be comparable or superior to what is required and must be approved by the Planning Director. This principle has been met.
Buildings and Space of Human Scale	The development must comply with the R15 zoning regulations which allow building height of up to 65', with a 15' stepback required at 40' or above the third story. R15 setbacks are shown on the application plan, which required a 5' minimum front setback and a 25' maximum front setback. Side setbacks required are 5' and there are no rear setbacks required because the property has two fronts. If a rear setback was applicable, 20' would be required. The applicant has provided a sheet in the concept plan (Sheet 7) that depicts site sections of 3-story buildings and how they may be potentially constructed with their relationship to Berkmar Drive and Woodburn Road. Staff has no concerns with either 3-story buildings or 4-story buildings that meet ordinance stepback requirements. Should buildings be proposed that do not meet the stepback requirements, a special exception would be needed. This principle has been met.
Relegated Parking	The parking areas appear to all be relegated behind or to the side of the buildings fronting Woodburn Road. Street landscaping is also proposed along Woodburn to screen those parking areas located to the sides of the buildings. This principle has been met.
Redevelopment	The requested rezoning will permit redevelopment of the property. This principle has been met.
Respecting Terrain and Careful Grading	The property contains a small area of Managed Steep Slopes adjacent to Berkmar Drive, which are allowed to be disturbed subject to the standards in

and Re-grading of Terrain	the ordinance. All grading will follow the requirements of the Virginia State Code and will require the review of a VSMP plan during the site planning stage. This principle has been met.
Clear Boundaries with the Rural Area	The subject property is located within Neighborhood 1 of the Places29 Master Plan area. It is adjacent to the Rural Area boundary, which is across Woodburn Road. Woodburn Road helps to create a clear boundary with the Rural Areas. This principle has been met.