Attachment 5 – SP20240009 Our Lady of Peace Amendment

Staff Analysis of Application's Consistency with Neighborhood Model Principles

Neighborhood Model Principle	Staff Comments
Pedestrian Orientation	The development proposes additions to the existing internal system of pedestrian facilities that exist on the subject property that will enhance the pedestrian experience. This principle is met.
Mixture of Uses	Branchlands features a wide mix of residential and non-residential uses. The expansion of the assisted living facility maintains this mixture of uses within the overall development. This principle is met.
Neighborhood Centers	The Places29 Master Plan does not designate Branchlands or the subject properties are a Neighborhood Center. This principle is not applicable to the request.
Mixture of Housing Types and Affordability	A Mixture of housing types, including multifamily and single-family dwellings, exist in neighborhoods immediately abutting the site of this proposal. The expanded use would provide additional senior living housing types that allow for a wide spectrum of care level for individual resident needs. This principle is met.
Interconnected Streets and Transportation Networks	The Future Land Use South Map and Parks & Green Systems South Map from the Places29 Master Plan does not recommend that any new streets be built through the parcel. The proposal maintains the existing interparcel connection between the subject properties, which are both connected to the public street system of Albemarle County. This principle is met.
Multi-modal Transportation Opportunities	New sidewalks are proposed internally to the site that would expand opportunities for pedestrian travel to and from new and existing buildings. Furthermore, the Concept Plan proposes to install bicycle racks which would allow cyclists to access the site via existing bike lanes along Hillsdale Drive. This principle is met.

Parks, Recreational Amenities, and Open Space	Outdoor amenity areas are plentiful on both properties. The building expansion will maintain outdoor amenity areas for residents and visitors to both properties. Other existing natural areas would still exist on both properties. This principle is met.
Buildings and Space of Human Scale	The subject properties are not within the Entrance Corridor Overlay District, and Architectural Review Board (ARB) staff have no objections to the proposal. The new wing of the facility would be less than or equal in height to other existing portions of the building, and is consistent with the height recommendations specified in the Land Use recommendations of the Places29 Master Plan. This principle is met.
Relegated Parking	All new parking spaces would be relegated to the sides, rear, or beneath the existing buildings and new wing proposed by this application. This is consistent with Strategy #2n of Chapter 8 of the Comprehensive Plan. This principle is met.
Redevelopment	The new wing would redevelop approximately 1 acre of land currently located on both properties. The location of the new wing and other hardscape improvements has been thoughtfully sited by the applicant and would not disturb any Preserved Steep Slopes, which is the only sensitive environmental feature that exists between the two parcels. This principle is met.
Respecting Terrain and Careful Grading and Re-grading of Terrain	There are no Water Protection Ordinance (WPO) stream buffers of FEMA floodplains on the properties. Although some areas of Preserved Steep Slopes exist on the subject parcels, grading associated with the use expansion would not encroach into those portions of either parcel. This principle is met.
Clear Boundaries with the Rural Area	The subject property is not located near the Comprehensive Plan Rural Area. This principle is not applicable to the request.