Oak Bluff Rezoning Project Narrative

Updated September 16, 2024

Location: Crozet Eastern Avenue Connector
Parcel ID 56L-F, 56-97B, 56-97C, 56-97, 56-98A
Approximate acreage: 32.887 acres
Current Zoning: R-1 Residential

The Oak Bluff rezoning consists of 5 parcels that play a key role in the connection across Lickinghole Creek. Currently zoned R-1 Residential, this proposal rezones the land to PRD Planned Residential District for a maximum of 134 dwelling units (net density). Additional housing density is achieved in this key growth area, affordable housing is provided and environmentally sensitive features of the site are preserved and highlighted.

The properties are designated as Neighborhood Density Residential in the Comprehensive Plan, envisioning 6 units per acre. This designation matches much of the surrounding areas, with some areas of higher density nearby. These are the last parcels to be developed in a vast network of neighborhoods, trails and transportation infrastructure that is planned for the Crozet area. Oak Bluff provides a mix of housing types and public amenity spaces. The final sections of the proposed Eastern Avenue Connector will be accommodated on portions of the site.

Oak Bluff favorably combines the appropriate level of density, and connects this housing to existing trail systems and neighborhoods. Residents will have convenient access to all of the amenities and resources in Crozet, including options to walk or bike to downtown Crozet, to Crozet Park or to the Harris Teeter Shopping Center.

To address the housing crisis in the Albemarle Charlottesville region, new and innovative housing types are needed. High quality housing that is less land consumptive and convenient to a mix of uses should be provided to protect our rural and environmental resources while creating an opportunity for lifestyles that are less dependent on the automobile and more focused on the human experience and enjoyment of place.

Project Proposal:
Proposed Zoning: PRD
Density: Up to 134 units or up to 6 DUA
The design incorporates 20-25% Greenspace and recreational amenities.

In designing the conceptual layout of Oak Bluff, our team followed the **Neighborhood Model Principles.**

Oak Bluff is a community focused on **Pedestrian Orientation**. An ample network of sidewalks and connections are provided throughout and around the property. Green spaces are located throughout the property to allow for outdoor experiences and the enjoyment of all residents. Oak Bluff is also directly accessible to existing trail networks. This project enhances the pedestrian network by granting an easement and new public greenway area to complete the Lickinghole Creek trail network.

While Oak Bluff is a residential property, it is easily accessible to a **Mixture of Uses** via walking and biking. The proposed housing is a perfect complement to the great variety of surrounding uses. By

having houses within walking distance of retail and restaurants, we create a symbiotic and supportive relationship of uses.

Oak Bluff is an integral part of a mixture of residential housing types and is nearby to other commercial elements that create a complete **Neighborhood Center**.

A **Mixture of Housing Types and Affordability** are proposed within this development. We anticipate a variety of unit sizes, including affordable housing on site. Affordable housing is addressed on the application plan. The application plan requires a minimum of 25% Single family detached housing.

The site is designed with the principle of **Interconnected Streets and Transportation Networks.** The design includes platting and construction of portions of the Eastern Avenue Connector Road.

The Eastern Avenue Connector Road will allow for **Multi-modal Transportation Opportunities** in Crozet.

A series of **Parks, Recreational Amenities, and Open Space** are featured in the center of this site and easily accessible for all residents.

By providing unit types such as townhomes and villas, the property design achieves the goal of **Buildings and Space of Human Scale.** The design of this unit type has a nice level of detail and rhythm of units, combined with centralized open spaces.

Relegated Parking- All parking within Oak Bluff will be relegated from the Eastern Avenue Connector Road and from the pubic streets.

Redevelopment- The site is currently vacant, so this principle does not apply, but the property is part of an overall development pattern that is harmonious with surrounding neighborhoods.

Respecting Terrain and Careful Grading and Re-grading of Terrain

Oak Bluff as designed, supports **Clear Boundaries with the Rural Area** as it is a responsible use of land within the development areas, with a density of up to 6 units per acre, as specified within the Comprehensive Plan.

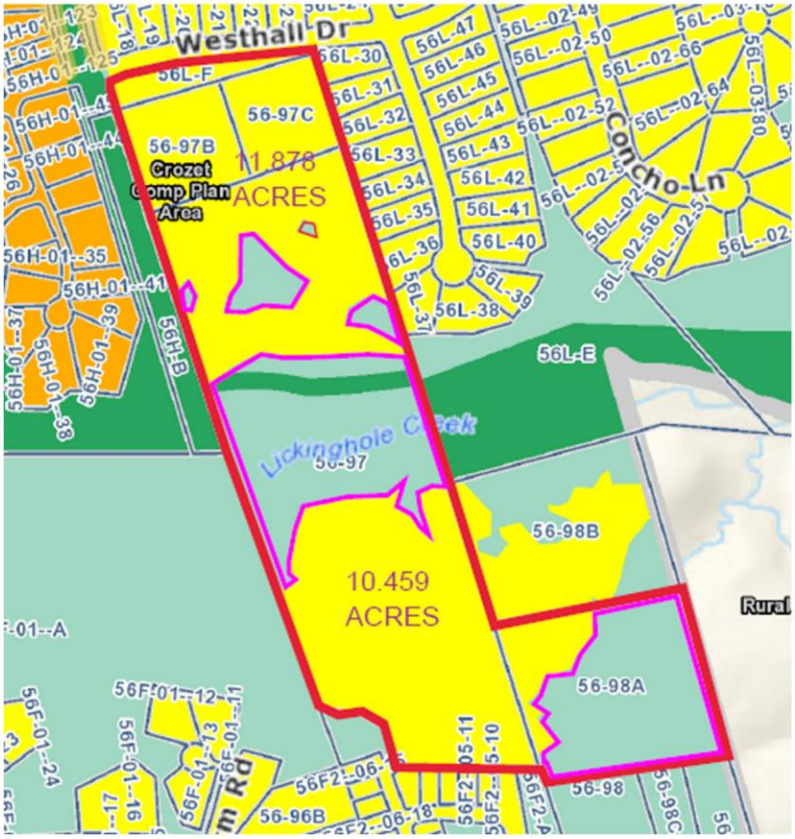
Public Need and Benefit:

Albemarle County continues to grow, and in recent years the housing crisis has become one of the top issues in the region. Additional housing is needed to keep up with the growing demand of the area, and by providing a variety of housing types and affordable housing, we can help families of a broader income range find housing. By providing new housing opportunities, we can help meet the ever-present demand while also beginning to tackle the issue of affordability.

Project Context Map

Site and Surrounding Uses:

The 32.887-acre site is currently vacant and surrounded by low and medium density residential uses. The site is hilly with some areas of critical slopes and drops down to the flood plain surrounding Lickinghole Creek.



As shown on the Albemarle County GIS map above, the site is surrounded by other residential neighborhoods and is adjacent to existing trails and natural resources.

Consistency with the Comprehensive Plan:
Comp Plan Area Crozet: Neighborhood Density Residential

The proposed rezoning is in compliance with the Comprehensive Plan designation of Neighborhood Density Residential, allowing up to 6 units per acre. For the purposes of this rezoning, density was calculated just in the areas shown in yellow in the map above.

Impact on Facilities, Infrastructure, Transportation, Parks and Schools:

Oak Bluff will include up to 134 attached and detached units in a variety of unit types. The trip generation for the project is shown below, based on a mixture of SFD and SFA units. Given the proximity to the proposed Eastern Avenue Connector, we do not anticipate any other transportation improvements will be necessary.

Total Information:	**Block 1**	**Block 2**
Trips per day: 1,103 trips	607 trips	496 trips
Peak AM: 78 VPH	43 VPH	35 VPH
Peak PM: 102 VPH	56 VPH	46 VPH

The existing TIA analysis for Eastern Avenue and the surrounding intersections accounted for this additional traffic from the Oak Bluff development within the projected growth rates and modeling. Since model includes these trips, the density from the development does not trigger any additional offsite improvements or signals.

Oak Bluff includes dedication of public right for way for the Eastern Avenue extension through a portion of the property. Eastern Avenue is an important public infrastructure project that will create connections between neighborhoods and commercial areas in Crozet. The completion of Eastern Avenue is a VDOT and Albemarle County project. This project is dedicating 1.55 acres of right of way for the completion of the Eastern Avenue connection. In addition, this project is building a portion of the roadway, as shown on the application plan.

Existing public sanitary sewer is available onsite. Public water is available along the northern property line and southern property line.

Dedication of a greenway area through the floodplain for the extension of the trailway system is an improvement to this public infrastructure, guaranteeing public access and proper maintenance of trails. The new neighborhood will also have additional proposed trailway connections.

Families in the Oak Bluff Development will utilize the schools available in Crozet or private options. No additional school facilities are planned with this development. Per the Albemarle County Public Schools Subdivision Yield Analysis, Oak Bluff will yield

	Single Family Units (55 units)	Attached Units (79 units)
Brownsville and/or Crozet	55 x 0.28 = 16 students	79 x 0.05 = 4 students
Henley	55 x 0.10 = 6 students	79 x 0.03 = 3 students
Western Albemarle	55 x 0.15 = 9 students	79 x 0.04 = 4 students
Total New Students	31 students	11 students

Overall Total new students: 42 students

Even though the some of the schools are projected to be over capacity, the County and the school board are working to resolve these issues and several school sites are available through previous rezoning applications that would help to address capacity issues through construction of new schools and redistricting. This is not an issue that can be solved in a piecemeal fashion, and we understand that the School Board is looking at this from a broader perspective.

The project layout has been carefully designed to meet the standards for emergency vehicle access, and other fire and rescue standards. The Crozet Fire and Rescue station is in close proximity to this development and provides fire protection and primary emergency medical response service to the property. Given the short distance of the existing fire and rescue station from the project area, adequate Fire/Rescue response should be available for the proposed development.

Impacts to Environmental Features:

Oak Bluff has no impacts to the existing stream buffer or floodplain. In fact, most of the sensitive areas of the site will be included in a greenway dedication to Albemarle County. There are minor impacts to the preserved steep slopes as shown on the application plan. These impacts are mainly associated with

the public road infrastructure. There are also some very minimal impacts to the preserved slopes for the lot development, as shown. These impacts are not impacts to the preserved slopes within any buffer areas or floodplain limits.

Grading that works with the existing topography of the site to reduce impacts and protect sensitive areas. The site grading does not create steep slopes above the existing preserved slopes.

The Oak Bluff Application Plan is included with this submittal.