Neighborhood Model

Projects located within the Development Areas are typically reviewed for consistency with each of the Neighborhood Model Principles found in the Comprehensive Plan. Staff agrees the proposal is generally consistent with the Neighborhood Model Principles.

Pedestrian Orientation	Pedestrian facilities are provided throughout the site along the entire proposed street network and additional trails provide a further network of pedestrian connectivity within and external to the development. This principle has been met.
Mixture of Uses	The Crozet Master Plan designates most of this property as Neighborhood Density Residential, which recommends a primary use of residential, with multiple dwelling types, and commercial or institutional uses as secondary. Portions of this property are also designated for privately and publicly owned open space. The applicant is proposing residential for this project, including multiple housing types. There is also the minimum required 25% open space provided, which is proposed to be both privately and publicly owned. No commercial, institutional, or other uses are proposed with this project. 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 partially met. The proposal provides ample open spaces, amenities, and a mixture of housing types. The proposal does not provide any commercial uses although there are commercial uses within walking distance of the development.
Mixture of Housing Types and Affordability	The Comprehensive Plan Under Objective 8, Strategy 2g says that all development areas provide for a variety of housing types and levels of affordability. The application proposes a mixture housing types including single-family attached and detached housing units. At least 15% of the total residential units will be affordable. The proposal is consistent with Strategy 2i: through rezoning, ensure that affordable housing units are dispersed throughout the development areas rather than built in enclaves. This principle has been met.
Relegated Parking	As a single-family residential development, parking is proposed in driveways and garages with guest spaces provided in small lots spread through the development. The Application Plan also notes the potential for on-street parking. This principle is partially met.

Interconnected Streets and Transportation Networks	This principle is not met. The Application Plan shows a network of proposed public streets and pedestrian facilities. However, without the completion of Eastern Ave there is no connection between the two blocks beyond a primitive trail that does not meet accessibility standards. This represents a significant gap in the network. Additionally, both Block 1 and Block 2 only provide one public road connection to external streets.
Multimodal Transportation Opportunities	Strategy 2k provides that multi-modal transportation means that drivers, walkers, bicyclists, and transit users all have the ability to travel. Complete streets provide sidewalks, bike lanes, and stops for public transit. This principle has been met. The site proposes road improvements, shared use paths, primitive trails and sidewalks throughout the project.
Parks, Recreational Amenities, and Open Space	The proposal provides the minimum 25% that is required for open space in the PRD, including vegetative buffers, recreational amenity areas, a public greenway dedication and other open space areas. If this rezoning is approved, at the site planning stage, the applicant will be required to meet the recreational requirements of 18-4.16 of the Zoning Ordinance or must submit a substitution request for review by staff with different recreational amenities that are of a similar or greater level than what the ordinance requires. The applicant has not submitted a substitution request at this time, so staff cannot comment on potential amenities. The applicant is also proposing a 20-ft. to 30-ft. buffer around the rest of the perimeter of the site. In addition, the majority of the preserved slope areas are within open space and not proposed to be disturbed. This principle has been met.
Buildings and Spaces of Human Scale	Strategy 2m provides that development should be of appropriate scale and buildings designed with pedestrians in mind. This strategy is met. The Application is consistent with the Comprehensive Plan's recommendations for a maximum of three stories and with the 35' maximum height recommendations.
Redevelopment	The parcels that make up this project are undeveloped properties aside from a single-family residence The proposal is to redevelop this predominantly greenfield site with a variety of dwelling unit types, including single family attached and detached units This principle is not applicable.
Respecting Terrain and Careful Grading and Re-grading of Terrain	There are areas of both managed and preserved steep slopes on this property. Most Preserved slopes will be contained within proposed open space areas. The applicant is proposing to disturb small areas of the preserved slopes for residential lot development although the grading on these slopes will actually flatten the slopes as the rear yards

	on these lots are graded flat to accommodate walk-out basements for the future homes. Any grading or disturbance of the managed slopes on the property will be reviewed by the County Engineer at the site planning/subdivision stage for compliance with state and County code requirements. This principle has been significantly met.
Clear Boundaries Between the Development Areas and the Rural Area	This property lies within the Crozet Development Area. Designated Rural Areas are located directly to the east of the subject property. Portions of the property adjacent to the Rural Area are being preserved in Open Space which will act as a barrier delineating a clear boundary between this proposed project and the Rural Areas. This principle has been met.