



**COUNTY OF ALBEMARLE  
PLANNING STAFF REPORT  
SUMMARY**

<b>Project Name:</b> ZMA202300002; SE202400013 Oak Bluff	<b>Staff:</b> Kevin McDermott; Deputy Director of Planning
<b>Planning Commission Public Hearing:</b> December 17, 2024	<b>Board of Supervisors Public Hearing:</b> To be scheduled
<b>Owners:</b> Ribbett Ranch LLC; Coble, Edsel Max & J Arlene Coble, Life Estate c/o Vito Cetta; Lickinghole Creek LLC	<b>Applicant:</b> Riverbend Development
<b>Acreage:</b> Approximately 32.887 acres	<b>Rezone from:</b> R-1 (Residential) to PRD (Planned Residential Development)
<b>TMPs:</b> 05600-00-00-097B0; 5600-00-00-097C0; 05600-00-00-098A0; 05600-00-00-09700; 056L0-00-00-000F0	<b>Location:</b> North of U.S. 250 in Crozet between the Liberty Hall Development and Westlake Hills Development; south of Westhall Drive and east of the future Eastern Ave alignment.
<b>School Districts:</b> Western Albemarle High, Henley Middle, Crozet and Brownsville Elementary	<b>By-right use:</b> 32 residential units
<b>Magisterial District:</b> White Hall	<b>Proffers:</b> No
<b>Proposal:</b> Rezone five parcels from R-1 (one unit/acre) to PRD, which allows residential (maximum of 35 units/acre), with limited commercial uses. Special exception request to modify rear setback requirements.	<b>Requested # of Dwelling Units:</b> A maximum of 134 single-family attached and detached residential units is proposed. This equates to a gross density of 4 dwelling unit per acre.
<b>Use of Surrounding Properties:</b> Single-family detached homes to the north, northeast, northwest and southwest. Single-family detached and attached houses to the south. Undeveloped Rural properties to the east. Adjacent properties to the east and west are bisected by the Lickinghole Creek Floodplain.	<b>Comp. Plan Designation:</b> Neighborhood Density Residential — residential (3-6 units/acre); supporting uses such as religious assembly, schools, childcare, institutional, and commercial/retail. Green Systems – parks, greenways, open space, and environmental features. Public Land - publicly owned or accessible parks and greenway systems and recreational and natural areas for recreational use.
<b>Character of Property:</b> Mostly forested with one single-family detached house and associated accessory structures. The site is split into a northern and southern section by Lickinghole Creek.	<b>DA (Development Area):</b> Crozet Master Plan area
<b>Affordable Housing:</b> Yes	<b>AMI (Area Median Income):</b> 80% of AMI as determined by U.S. Dept. of Housing & Urban Development, for 15% of the total number of constructed units.

<p><b>Positive Aspects:</b></p> <ol style="list-style-type: none"> <li>1. The request is consistent with the uses and density recommended by the Crozet Master Plan.</li> <li>2. The request is consistent or mostly consistent with the applicable neighborhood model principles.</li> <li>3. The request provides affordable units at 15% of the total number of units constructed, consistent with County policy at the time this application was submitted.</li> <li>4. The request provides construction of a portion of Eastern Ave and right of way for future construction of the remainder of Eastern Ave across the subject parcels.</li> </ol>	<p><b>Concerns:</b></p> <p>The development would disturb small areas of preserved steep slopes for residential lot development.</p>
<p><b>RECOMMENDATION:</b> Staff recommends approval of ZMA202300002 Oak Bluff.</p>	

**STAFF PERSON:  
PLANNING COMMISSION  
BOARD OF SUPERVISORS:**

**Kevin McDermott  
December 17, 2024  
To be scheduled**

**PETITION**

PROJECT: ZMA202300002 Oak Bluff Development

MAGISTERIAL DISTRICT: White Hall

TAX MAP/PARCEL: 05600-00-00-097B0; 5600-00-00-097C0; 05600-00-00-098A0; and 05600-00-00-09700; 056L0-00-00-000F0

LOCATION: Located along Lickinghole Creek and future extension of Eastern Ave, between the communities of Westlake Hills, to the north off Westhall Drive, and Liberty Hall, to the south off Radford Lane/Patriot Way, in Crozet.

PROPOSAL: Rezone five parcels of land from R-1 Residential to PRD Planned Residential Development.

PETITION: Request to rezone 32.887 acres from R-1 Residential zoning district which allows residential uses at a density of 1 unit per acre to PRD Planned Residential Development zoning district which allows residential uses up to 35 units per acre with limited commercial uses. The rezoning proposes a mixture of residential unit types and open space.

ZONING: R-1 Residential – 1 unit/acre

OVERLAY DISTRICT: FH Flood Hazard and Steep Slopes – Managed and Preserved

PROFFERS: No

COMPREHENSIVE PLAN: Neighborhood Density Residential – residential 3-6 units/acre; supporting uses such as religious assembly, schools, childcare, institutional, commercial/retail, and other small-scale non-residential uses, Green Systems – sensitive environmental features including stream buffers, floodplains, and steep slopes; privately-owned open space; natural areas, and Public Land – parks and greenway systems that are accessible to the public; recreational and natural areas that are publicly-owned or publicly-accessible in the Crozet Master Plan.

**CHARACTER OF THE AREA**

The subject property includes five parcels (which total approximately 32.887 acres) and is located north of U.S. 250 in Crozet between the Liberty Hall and Westlake Hills Development; south of Westhall Drive and east of the future Eastern Ave alignment. (see Attachment 1 — Location Map). The property is mostly forested, with an existing single-family home and associated accessory structures. All the subject parcels are currently zoned R-1 Residential (see Attachment 2 — Zoning Map). The site is bisected into a northern and southern portion by the Lickinghole Creek and the associated floodplain which runs east to west across the site.

The property is surrounded by the residential subdivisions of Westhall and Westlake to the north, the Liberty Hall development directly south, and Cory Farms neighborhood to the southwest. These neighborhoods consist predominantly of single-family detached homes with some single-family attached homes found in the Westhall and Liberty Hall developments. They are zoned a mix of R-1, R-2, R-4, R-6, PRD, and NMD (Neighborhood Model Development). East of the site is undeveloped lands designated as Rural by the Comprehensive Plan but zoned R-1.

Approximately 1,000 feet south of the proposed development, on US 250, is the Clover Lawn commercial development which contains a mix of office, retail, and restaurants. On the south side of US 250 across from Clover Lawn is the Blue Ridge Shopping Center with a large grocery store and other restaurants and retail uses. These commercial uses are zoned HC (Highway Commercial) and PDMC (Planned Development Mixed Commercial).

The subject property also contains areas of Preserved Steep Slopes. WPO stream buffers and 100-

year Flood Overlay are also located on the property associated with Lickinghole Creek.

### **PLANNING AND ZONING HISTORY**

Tax Map Parcels 05600-00-00-09700, 05600-00-00-097B0, and 05600-00-00-097C0 were previously a single parcel that was subdivided through a Family Division through SUB2000-287 in 2000. An approximately .5-acre portion of 05600-00-00-09700 in the southwest corner was separated from the larger parcel through a Boundary Line Adjustment and added to the Liberty Hall development in 2007. Parcel 056L0-00-00-000F0 was part of the Westlake Hills Subdivision and “Reserved for Future Development” as part of that Subdivision Plat. No other Planning or Zoning History has occurred on the Parcels.

### **BY-RIGHT USE OF THE PROPERTY**

Without the rezoning, approximately 32 dwelling units could be developed on the property, at a density of one unit per acre. Additional residential units could potentially be achieved if various bonus factors in the Zoning Ordinance were pursued. Using a combination of bonus factors, the maximum number of additional units that could potentially be approved by-right is 50% of the base zoning. This calculation could result in approximately 48 units total that could be constructed. However, it is important to note that bonus factors have different requirements, including some discretionary approvals, so it may not be possible for the property to utilize all potential bonus factors.

### **SPECIFICS OF THE PROPOSAL**

The applicant is proposing to rezone approximately 32.887 acres from R-1 Residential to PRD, Planned Residential Development, which allows a mix of residential uses up to a maximum density of 35 units per acre. Limited commercial uses are permitted in PRD by special use permit, including office and childcare centers. A maximum of 134 single-family detached and single-family attached units are requested, for a gross density of approximately 4.07 dwelling units per acre and a net density of approximately 6 units per acre. No non-residential uses are proposed. (See Attachment 3 — Project Narrative and Attachment 4 — Application Plan.) As a planned development zoning district, PRD requires an application plan to guide the development of the property at the site planning stage. The major elements of the application plan include the following:

- The project is split between a northern section, Block 1, and southern section, Block 2, with a public greenway along a primitive trail to connect between them. This split is made by the Lickinghole Creek drainage which is proposed to be dedicated to the County for a public Greenway and consist of approximately 4.2 acres. A steppingstone creek crossing will be constructed to allow crossing of the creek.
- Within Block 1, the development proposes a system of public streets will serve approximately 63 single-family attached and detached units. The detached units will be placed along the northern and eastern boundaries with the attached units being internal or along the western boundary. A 30-foot buffer is proposed along the northern and eastern boundaries of Block 1.
- Block 1 also contains a large area of greenspace adjacent to the greenway dedication that encompasses a significant amount of Preserved Slopes, Water Protection Orderinace (WPO) Buffer, and Floodplain which will remain free of residential development, but will contain stormwater management features and an Amenity Area.
- For the primary access to Block 1, the project proposes to construct approximately 500' of Eastern Ave from its current terminus at Westhall Dr southward to the entrance to Block 1. Additionally, the development proposes dedicating the remaining necessary right-of-way within the development parcels (approximately 1,200 linear feet) to the County for the future completion of Eastern Ave to connect across Lickinghole Creek which would then allow a vehicular connection between the two Blocks.

- Block 2 is proposed to contain approximately 52 single-family attached and detached units. The detached units will be placed along the northern and eastern boundaries with the attached units being internal or along the western boundary. An Amenity Area is proposed adjacent to the homes in the Liberty Hall subdivision to provide a buffer between the Oak Bluff development and the existing homes.
- Block 2 also contains a large area of greenspace adjacent to the greenway dedication that encompasses a significant amount of Preserved Slopes, Water Protection Orderinace Buffer, and Floodplain which will remain free of residential development and any associated stormwater features. An additional area of proposed greenspace encompasses most of the southeastern portion of the development where significant areas of Preserved Slopes and another WPO buffer exist. Two potential Amenity Areas are shown in Block 2. A minimum of 25% of the development will be open space which includes the private greenspace and the public greenway. As a PRD, a minimum of 25% of the site is required to be designated as open space. The open space areas are identified on the application plan.
- Primary access to Block 2 will be from Radford Lane through the Liberty Hall subdivision. An emergency access and bicycle/pedestrian connection will be provided from Patriot Way and a future full access point will be provided to Eastern Ave once that future roadway is completed. All roads in Block 2 are also proposed as public streets.

Areas of Preserved Steep Slopes and WPO Stream Buffer would be disturbed within this development. There are approximately 4.9 acres of Preserved Slopes on the property, 0.70 acres are proposed to be impacted with the future Eastern Ave Extension and 0.20 acres of Preserved Slopes impacts are due to residential lot development. The only disturbance to the WPO Buffer will be from public road crossings and public utility extensions. The Steep Slopes Overlay District permits this disturbance of Preserved Slopes by-right. No building, parking envelopes, or stormwater detention facilities are proposed to encroach into the 100' WPO buffer.

The applicant proposes to provide 15% affordable housing units based on the total number of units that are constructed, for households making up to 80% of the area median income for a period of ten (10) years, which is in line with County policy at the time this application was submitted.

The applicant has also submitted a special exception request (see Attachment 5 for SE2024-13) to modify Section 18-4.19 of the Zoning Ordinance. The request is to modify the 20' rear setback to 10'. Staff assessment of the Special Exception is provided below. Special exception requests are not required to be acted upon by the Planning Commission.

### **COMMUNITY MEETING and COMMUNITY MEMBER INPUT**

A community meeting was held for this proposal on Wednesday, April 12, 2023, at a regularly scheduled meeting of the Crozet Community Advisory Committee (CAC). Questions were asked by CAC and community members regarding the affordability proposal, transportation impacts, stormwater detention, amenity spaces and public trails, construction impacts, and tree conservation. The main concerns raised were the potential impact of additional traffic throughout the street network of the surrounding area. The lack of a definitive plan to complete Eastern Avenue weighed into that concern heavily.

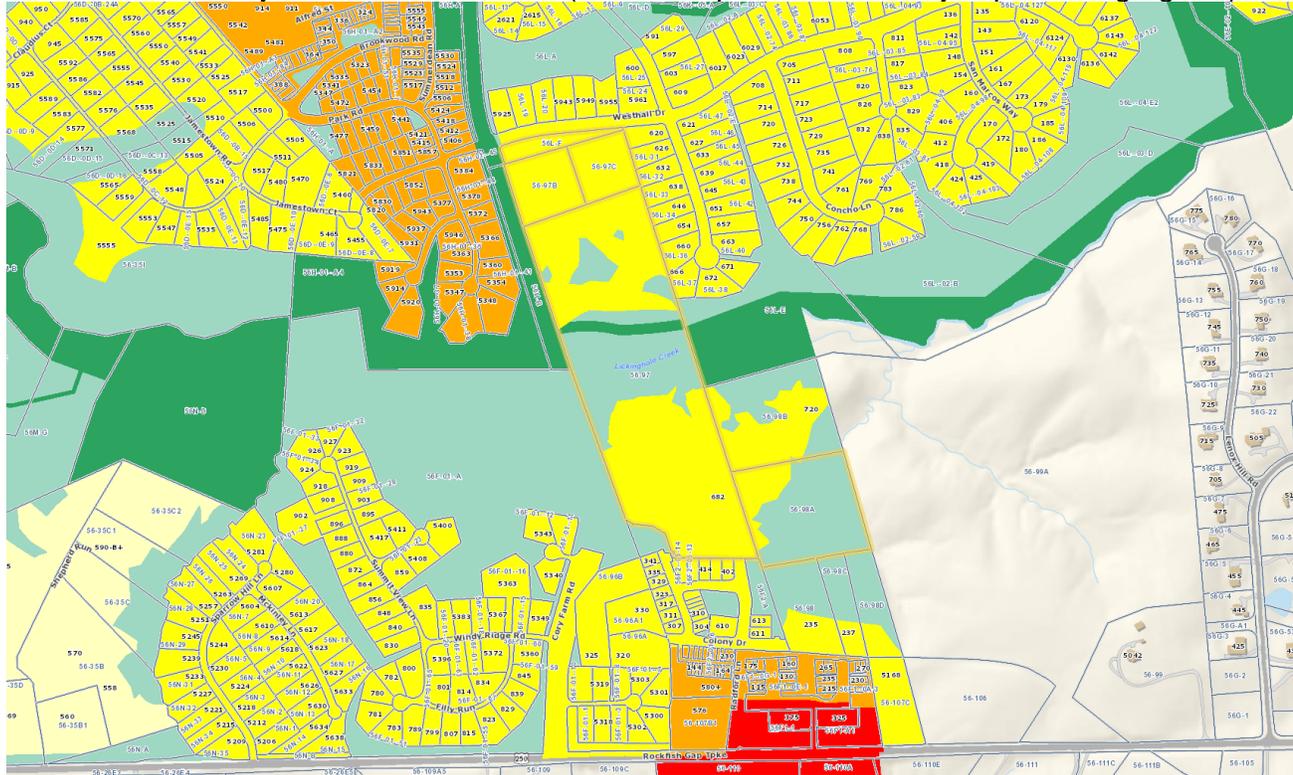
In addition to the required community meeting that was held at the Crozet CAC, a second meeting with larger attendance was held by the applicant on June 8, 2023, and an on-site meeting was held with County staff and local residents on May 15, 2023. Similar concerns were raised at each meeting.

Staff has received a significant amount of Community Input on this project with nearly all of it expressing opposition to the development as proposed. The Board of Supervisors and Planning

Commission have been included on most of that correspondence. These emails are on file with the Planning Division but have not been included with this staff report because of the volume of documents. Interested parties may contact the lead planner if they would like to review this documentation.

**COMPREHENSIVE PLAN**

The Crozet Master Plan designates the subject property with the land use designations of Neighborhood Density Residential, Green Systems, and Public Land (see the map inset below; subject parcels highlighted).



**Neighborhood Density Residential (yellow):** This designation represents low density residential areas with supporting and non-residential uses. Density ranges from 3-6 dwellings/acre. Unit types include single-family detached, attached, townhomes, and accessory dwellings. Building height is recommended at 1-3 stories. Secondary uses include schools, institutional uses, religious assembly, and commercial/retail. Suggested maximum building footprints for non-residential uses are 5,000 sq. ft. for commercial/retail and 20,000 sq. ft. for office/institutional uses.

**Green Systems (light green):** This designation represents areas of sensitive environmental features including floodplains, stream buffers, and wetlands. Land with this designation cannot be used to calculate available net density for a parcel of land. Primary uses include natural areas not intended for development, privately owned open space, and recreational areas, playgrounds, play fields, trails, paths, recreational equipment and facilities, plazas, outdoor sitting areas, and natural areas. Also, preservation of stream buffers, floodplains, known wetlands, and slopes of greater than 25% adjacent to rivers and streams. Property in this designation is primarily intended to be privately owned, such as HOA open space areas within neighborhoods.

**Public Land (dark green):** This designation represents existing and proposed publicly owned or publicly accessible parks and greenway systems and recreational and natural areas for passive, or social recreational use.

The project proposes a maximum of 134 single-family detached and single-family attached units for a gross density of approximately 4.07 dwelling units per acre and a net density of approximately 6 units per acre. No non-residential uses are proposed. This proposed density falls within the recommended density range for Neighborhood Density Residential of 3-6 units/acre. The proposal for residential, with accompanying open space and recreational amenities, is consistent with the master plan's recommendation for a primary use of residential in this area. In addition, multiple housing types are proposed, which is consistent with the master plan's recommendation for two or more housing types.

The areas designated as Green Systems on this site are largely conserved as the recommended open space and recreational areas on the application plan. The only exceptions are the three small areas of preserved slopes totaling 0.2 acres being impacted by development of the lots and 0.7 acres of preserved slopes being impacted by the future construction of Eastern Ave. An additional area within the WPO buffer will also be impacted by the future construction of Eastern Ave within Block 2 of the development.

The maximum building height proposed is three stories, which is in conformance with the recommended heights in the master plan. A request has also been submitted for a special exception to modify the rear setback requirement to allow the development to achieve the 30-foot buffer adjacent to the homes in Westlake Hills.

#### **THE NEIGHBORHOOD MODEL:**

Staff has reviewed the proposal against the Neighborhood Model Principles and has found that it is consistent or mostly consistent with the twelve principles. The detailed Neighborhood Model analysis can be found in Attachment 6.

#### **AFFORDABLE HOUSING:**

The County's 2015 Comprehensive Plan has a chapter on housing (Chapter 9), which provides strategies to achieve its goal of "housing [that] will be safe, decent, and sanitary; available to all income and age levels; located primarily in the Development Areas; and available equally to all current and future County residents." Objective 6 is for the provision of affordable housing options for low-to-moderate income residents of Albemarle County and persons who work within the County who wish to reside there. The Comprehensive Plan includes several strategies to achieve this objective. Strategy 6b is to "continue to ensure that at a minimum, 15% of all units developed under rezoning and special use permits are affordable, as defined by the County's Office of Housing, or a comparable contribution is made to achieve the affordable housing goals of the County."

The Board of Supervisors recently passed a new Housing Policy with stronger requirements for provision of affordable housing with rezonings and special use permits. However, because this application was submitted prior to March 1, 2024, the applicant is proposing to provide affordable housing in line with the policy in effect at the time of the rezoning submittal, at 15% of the total constructed number of units. This rezoning proposal includes a maximum of 134 dwelling units, which would provide 21 affordable units if the maximum number units is constructed, based on the County's policy.

More detailed information regarding affordable housing on this project can be found in the attached Application Plan (Attachment 4) and in the Affordable Housing Evaluation form (Attachment 8), provided by the County's Assistant Director of Housing.

#### **RELATIONSHIP BETWEEN THE APPLICATION AND THE INTENT AND PURPOSES OF THE REQUESTED ZONING DISTRICT:**

The purpose and intent of the Planned Residential Development (PRD) zoning district is to:

- Encourage sensitivity toward the natural characteristics of the site and toward impact on the surrounding area in land development.

- Promote economical and efficient land use, an improved level of amenities, appropriate and harmonious physical development, and creative design consistent with the best interest of the county and the area in which it is located.

The PRD is intended to be a flexible zoning district to allow a variety of development for residential purposes and uses ancillary thereto, with open space serving varied uses such as recreation, protection of areas sensitive to development, buffering between dissimilar uses, and preservation of agricultural activity.

The applicant has provided an Illustrative Plan (see Attachment 8) to demonstrate how the project could be developed consistent with the Application Plan. Staff believes the proposed design is consistent with the purpose and intent of the PRD zoning district.

**SPECIAL EXCEPTION REQUEST**

PRDs are subject to the setback and stepback requirements of Section 4.19, as indicated in the table below.

	Front-Minimum	Front-Maximum	Side	Rear
Building Setbacks	5'	None	5'	20'
Parking Setbacks	10'	None	6'	6'
Stepback	For each story that begins above 40 feet in height or for each story above the third story, whichever is less, the minimum stepback shall be a minimum of 15 feet.			

The proposal seeks to modify the rear setback requirements from Section 4.19. The rear setback is required to be set at 20' unless a modification is approved. The applicant has submitted a special exception (SE202400013) request to modify the rear setback to 10-foot. The PC is not required to take action on the special exception request.

The Special Exception Narrative explains the reason for the exception is to accommodate a 30-foot buffer along the development boundary with existing homes in the Westlake Hills neighborhood. By reducing the rear setback to 10-foot it will allow that 30-foot buffer to exist outside of the private lots. Staff has no concerns with the setback waiver request.

**ANTICIPATED IMPACT ON PUBLIC FACILITIES AND SERVICES:**

Streets and Transportation:

Transportation is recognized as a significant concern within the Crozet community relative to this proposal. The development is located along the proposed alignment of the future Eastern Ave Southern Extension. Construction of Eastern Ave is recommended as a priority project in the Crozet Master Plan and a significant amount of funding is currently identified in the Albemarle County Capital Improvement Plan in the Transportation Leveraging fund for its completion. A previous engineering study developed a proposed alignment and an approximately 30% design for the completion of the Southern Extension of Eastern Ave across Lickinghole Creek which supported a successful Revenue Sharing application with the State. Recently, the Board of Supervisors supported a Finding of Public Interest for the project which has paved the way for the release of Request for Proposals through the Public Private Transportation Act of Virginia which the County hopes will lead to the eventual construction of this important infrastructure improvement.

Until the Eastern Ave bridge over Lickinghole Creek is constructed, the proposed Oak Bluff development will effectively be two separate developments separated by Lickinghole Creek. The application proposes constructing approximately 500' of Eastern Ave from its current terminus at Westhall Dr southward to the entrance to Block 1. Additionally, the development proposes to dedicate

the remaining right-of-way and necessary easements within the development parcels (approximately 1,200 linear feet) to the County for the future completion of Eastern Ave to connect across Lickinghole Creek which would then allow a vehicular connection between the two Blocks. Staff recognizes that the value of this proposal is a significant contribution to the necessary transportation infrastructure in Crozet. However, it should also be noted the Oak Bluff development does further strain the transportation network in the area.

A Traffic Impact Analysis (TIA) was provided with the application, which has been reviewed by staff and VDOT. The TIA estimated 540 daily trips generated from Block 1 with 29 trips exiting the development in the AM peak hour and 28 entering the development in the PM peak hour. At an average of less than one vehicle every two minutes, which would disperse between Park Ridge Dr, Tabor St, and Library Ave, it is not expected to result in significant delays at any of the stop-controlled intersections in the area. The TIA demonstrated a worst-case scenario with all traffic generated by Block 1 exiting and returning on Park Ridge Drive. The result showed a fraction of a second additional delay in the AM and two second increase in the PM peak hour delay between the 2027 Build and No-build scenarios.

Block 2 is estimated to generate 496 daily trips with 27 exiting in the AM peak hour and 28 entering in the PM peak hour. These trips would exit Radford Ln to US 250. An analysis of operations was not performed for this intersection but at an average of less than one vehicle every two minutes, it is not expected to result in significant delays. Staff noted this lack of analysis on other surrounding intersections and recommends that it be performed to confirm assumptions. The construction of the Eastern Ave Extension South would address any transportation concerns in the area.

The internal street network shown on the application plan proposes public streets with appropriate pedestrian facilities and a sensible layout. Block 2 shows a stub out to an adjacent parcel for future interparcel connection and a stub out to the future Eastern Ave which would provide a beneficial connection for the development. An emergency access and bicycle/pedestrian connection is shown to Patriot Way in Liberty Hall. Block 1 has only one connection point to external public streets at the extension of Eastern Ave. This is noted as a concern by VDOT, Fire and Rescue, and County staff. Initial submittals of the plan did show a road connection to Westhall which was removed because of community concerns from the Westlake Hills community. An emergency access is also shown at another point of connection to Eastern Ave.

Schools:

Students living in this area would attend Western Albemarle High, Henley Middle, Crozet (Block 1) and Brownsville (Block 2) Elementary schools. The school division is cognizant that these areas continue to grow with new residential developments.

Albemarle County Public Schools has provided its student generation calculator that estimates how many students will be generated at each school level based on dwelling unit types. The table below specifies the yield of students generated at each school level should the subject property be built out as proposed in the application plan with the maximum of 134 residential units estimating the specific mixture of unit types.

	Brownsville/Crozet ES	Henley MS	Western Albemarle HS	Total
Total	20	9	13	42

*Source of Calculator: Albemarle County Public Schools*

Based on the student generation calculator, it is expected that a total of about 42 students would be generated by this development. It is important to note, however, that these totals include student

numbers generated from any dwelling units that could be developed by-right or dwelling units that already exist on the property. They are not an increase over the student numbers that would be generated with any by-right development that could occur. In addition, the total number of students generated could differ depending on the final mixture of housing types that is developed.

The proposed maximum of 134 dwelling units produces additional students for Albemarle County Public Schools at all school levels. Based on the 2021 Albemarle County Schools Long Range Planning Advisory Committee (LRPAC), Crozet Elementary and Henley Middle Schools are under capacity while Western Albemarle is at capacity.

Fire & Rescue:

ACFR has reviewed this rezoning application and has no objections at this time. Code requirements for items such as street and travelway widths, turning radius, and the necessity of secondary emergency fire access routes will be addressed at the site planning and/or subdivision stage, as well as other items such as adequate access and water availability. These elements will have to meet Fire-Rescue requirements before those plans can be approved by the County.

Utilities:

This project is in the Albemarle County Service Authority (ACSA) water and sewer service jurisdictional area. ACSA and RWSA have no objections to this project at this time. A utilities construction plan will be required, subject to ACSA and RWSA approval, prior to the approval of site plans and/or subdivision plats by the County at the site development stage of these properties.

Parks:

The application proposes dedicating a minimum of 4.2 acres of greenway to the County which will be inclusive of the Lickinghole Creek WPO Buffer. A system of trails and access points will also be provided for the public to utilize the Greenway including a primitive trail and rockhop crossing of Lickinghole Creek which will provide access for the public between the developments to the north and south of the creek.

Private amenity areas are provided throughout the development to address the needs of the future residents and meet the requirements of the PRD zoning district. Specific amenities will be designed at the site plan stage for review and approval of the Director of Planning or their designee.

**ANTICIPATED IMPACT ON ENVIRONMENTAL, CULTURAL, AND HISTORIC RESOURCES:**

Approximately 0.20 acres of Preserved Steep Slopes are expected to be disturbed by residential lot development associated with this proposal. Additional areas of Preserved Steep Slopes and WPO stream buffer will be disturbed to construct the future Eastern Ave extension. These environmental features are permitted to be disturbed for the construction of public streets.

The applicant has designed the site in a way that minimizes the area of steep slopes that are disturbed while maximizing the developable portions of this site. Further review of grading and disturbance will occur by the Engineering Division during the site planning and WPO planning stage to ensure that all ordinance requirements are met.

Any increase in stormwater runoff above what is currently allowed on the property will be reviewed by County Engineering staff during the site development phase of the project as well. Any stormwater facilities will be designed in accordance with the Virginia Stormwater Management Program (VSMP) regulations administered by the Virginia Department of Environmental Quality (DEQ).

No cultural or historic resources have been identified on the site.

**ANTICIPATED IMPACT ON NEARBY AND SURROUNDING PROPERTIES:**

Buffers and screening are not a requirement of the Zoning Ordinance between residentially zoned properties. However, to lessen the impacts on adjacent residential parcels, the applicant has proposed a 30-ft. perimeter buffer along the north and east sides of Block 1, where it is adjacent to the existing Westlake Hills neighborhood. Twenty feet would be an undisturbed buffer and 10 feet would consist of a newly planted landscaping buffer. An additional buffer area is proposed in Block 2 between the Liberty Hall neighborhood and the proposed development. Landscape buffers are also proposed along external streets and properties adjacent to the development.

**PUBLIC NEED AND JUSTIFICATION FOR THE CHANGE:**

The County's growth management policy says that new residential and commercial development should occur in the designated Development Areas, where infrastructure and services are provided, rather than in the Rural Areas. This development is within the Crozet development area. This proposal will provide a greater density of residential development in the designated development areas, at a density that is within the range recommended by the Crozet Master Plan.

**SUMMARY**

Staff has identified the following positive aspects of this request:

1. The request is consistent with the uses and density recommended by the Crozet Master Plan.
2. The request is consistent or mostly consistent with the applicable neighborhood model principles.
3. The request provides affordable units at 15% of the total number of units constructed, consistent with County policy at the time this application was submitted.
4. The request provides construction of a portion of Eastern Ave and right of way for future construction of the remainder of Eastern Ave across the subject parcels

Staff has identified the following concerns with this request:

1. The development would disturb small areas of preserved steep slopes.

**RECOMMENDATION**

Staff recommends approval of ZMA202300002 Oak Bluff.

**ATTACHMENTS**

- Attach. 1 - [ZMA2023-02 Oak Bluff Location Map](#)
- Attach. 2 - [ZMA2023-02 Oak Bluff Zoning Map](#)
- Attach. 3 - [ZMA2023-02 Oak Bluff Project Narrative](#)
- Attach. 4 - [ZMA2023-02 Oak Bluff Application Plan](#)
- Attach. 5 - [ZMA2023-02 Oak Bluff Special Exception Application](#)
- Attach. 6 - [ZMA2023-02 Oak Bluff Neighborhood Model Analysis](#)
- Attach. 7 - [ZMA2023-02 Oak Bluff Affordable Housing Evaluation](#)
- Attach. 8 - [ZMA2023-02 Oak Bluff Illustrative Plan](#)