ZMA202300005 Berkmar Flats

Staff Analysis of Application's Consistency with Neighborhood Model Principles

Pedestrian Orientation	In both proposed concept plans, sidewalks will be provided where they do not currently exist on Woodburn Road. They currently exist along Berkmar Drive. Within the subject property, both proposals adequately provided sidewalks for pedestrian. This principle has been met.
Mixture of Uses	In both proposed concept plans, only residential uses with associated green space and amenities are proposed. However, there other uses nearby including commercial properties, single-family detached residences, 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	R-15 Residential zoning allows a mixture of housing types including single-family, townhouse, and multifamily. In both proposals, 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	In both proposed concept plans, access points are proposed from both Woodburn Road and Berkmar Drive. In the previous concept plan (Vehicular Connection proposal), an internal travelway is proposed to connect both access points. In the updated concept plan (Non-Vehicular Connection) proposal, there is not an internal travelway for vehicles, but rather a pedestrian connection. In this proposal, the development is split into two where residents that live on the northside would only access the development through Woodburn Road whereas residents on the southside would only access the development through Berkmar Drive.

	Additionally, in both proposals, a connection to the south to Swede Street is not possible due to a difference in topography and an existing RWSA pipe, however, a 50' private interparcel connection to the property to the north is proposed. This principle has not been adequately met for the updated concept plan (Non-Vehicular Connection) proposal. An interconnection within the development should be made to connect Woodburn Road and Berkmar Drive's access points.
Multi-modal Transportation Opportunities	In both proposals, 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 southeast side of Berkmar Drive which will provide additional opportunities. This principle has been met.
Parks, Recreational Amenities, and Open Space	In both proposals, the concept plan provides areas that will allow for recreational facilities required by Section 18-4.16 to be provided such as tot lots and other recreational facilities. In the Vehicular Connection proposal, the proffers make a commitment to a minimum of 3,000 square feet of central amenity area. In the Non-Vehicular Connection proposal, the proffers make a commitment to 9,600 square feet of total recreational amenity areas which exceeds the minimum requirement. In both proposals, 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 R-15 Residential zoning regulations which allow a building height of up to 65', with a 15' stepback required at 40' or above the third story. In both proposals, R-15 Residential setbacks are shown on the application plan, which require a 5' minimum front setback and a 25' maximum front setback. The required side setbacks 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. In both proposals, the applicant has provided a sheet in the respective concept plans (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	In both proposals, the parking areas appear to all be relegated behind or to the side of the buildings fronting Woodburn Road and Berkmar Drive. Street landscaping is also proposed along Woodburn Road and Berkmar Drive 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	This property contains a small area of Steep Slopes – Managed adjacent to Berkmar Drive, which are allowed to be disturbed subject to the standards in the ordinance. All grading will follow the requirements of the Virginia State Code and will require a review of a VESMP 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. This road creates a clear boundary between the Development Area and the Rural Areas. This principle has been met.