ZMA202300018 Albemarle Business Campus – NMD Amendment #2

Staff Analysis of Application's Consistency with Neighborhood Model Principles

Pedestrian Orientation	The applicant is providing sidewalks, crosswalks, and planting strips along the streets around the perimeter of the property, on Old Lynchburg, Mountainwood, and Country Green roads and 5th Street, and along interior streets. A multi-use path will be provided along the frontage of 5th Street as shown in the application plan and code of development (COD). Additionally pedestrian paths are provided in the interiors of the blocks, especially blocks 2-5, allowing for interconnections among the various blocks. <u>This principle has been met.</u>
Mixture of Uses	The Southern and Western Urban Neighborhoods Master Plan calls for the subject portion of the NMD (Blocks 2-5) to be developed as Community Mixed Use. Within these areas, the application proposes a variety of non-residential and residential uses. However, the application is proposing to reduce the minimum non-residential square footage in Block 2 from 20,000 square feet to 0 square feet and in Block 3 from 25,000 square feet to 0 square feet. Furthermore, the applicant is proposing to increase the minimum non-residential square footage in Block 4 from 4,000 square feet to 10,000 square feet. The previously approved ZMA202100014 required non-residential development in Blocks 2-5, however, this application is proposing for the minimum to only be required in Blocks 4 and 5. The total minimum non-residential square footage for the entire development would decrease from 94,000 square feet to 55,000 square feet. Additionally, the applicant is proposing to revise the maximum permitted residential units from 85 units in Block 2, 56 units in Block 3, and 36 units in Block 4 to a maximum of 240 units permitted between Blocks 2-4. The applicant is also proposing to revise the maximum block gross density (DUA) from 26 DUA in Block 2, 23 DUA in Block 3, and 25 DUA in Block 4 to a maximum density of 34 DUA across the three blocks. With these revisions, the maximum total number of residential units in the development would increase from 128 units to 368 units. Lastly, this would increase the overall maximum residential density from 10 DUA to 26 DUA. Although there is an increase in the maximum amount of housing units, staff are concerned by the decrease in the minimum non-residential square footage required. Currently, Blocks 2-5 are required to have a minimum amount of non-residential square footage. Blocks 3 and 4 have frontage on 5th Street which is an Entrance Corridor and high traffic street. The proposed minimum total for non-residential square footage for the entire Albemarle

	Business Campus is 94,000 square feet. With this application, the only blocks that would be required to have a minimum of non-residential square footage would be Blocks 4 and 5. Block 5 is required to have a minimum of 45,000 square feet and it has already been developed with a 25,000 square foot self-storage facility and office space. This leaves Block 4, which is required to have a minimum of 10,000 square feet. For the Mixed Use principle to be met, there needs to be additional non-residential square footage required in Blocks 3 and 4. <u>This principle has not been met.</u>
Neighborhood Centers	In the adopted 2015 Albemarle Comprehensive Plan, Strategy 2f in Chapter 8 identifies neighborhood centers as, "a school or park, location of major employer or a shopping area." In the applicant's narrative for the previously approved ZMA202100014, it was amended to be a location to attract the biotech industry. Additionally, across 5th Street to the south, the 5th Street County Office Building is identified as a neighborhood center in the Southern and Western Urban Neighborhoods Master Plan. This application is proposing to reduce the minimum non-residential square footage in Block 2 from 20,000 square feet to 0 square feet and in Block 3 from 25,000 square feet to 0 square feet. Furthermore, the applicant is proposing to increase the minimum non-residential square footage in Block 4 from 4,000 square feet to 10,000 square feet. The previously approved ZMA202100014 required non-residential development in Blocks 2-5, however, this application is proposing for the minimum to only be required in Blocks 4 and 5. The total minimum non-residential square footage for the entire development would decrease from 94,000 square feet to 55,000 square feet. With this application, the only blocks that would be required to have a minimum of non-residential square footage would be Blocks 4 and 5. Block 5 is required to have a minimum of 45,000 square feet and it has already been developed with an approximately 25,000 square foot self-storage facility and office space. This leaves Block 4, which is required to have a minimum of 10,000 square feet. As proposed, there are limited non-residential locations in this vicinity south of I-64 which includes 5th Street County Office Building, Region 10, and a gas station located on Country Green Road. Additionally, in the draft Albemarle County Comprehensive Plan Development Area Land Use Chapter for AC44, the neighborhood center area has expanded from the 5th Street County Office Building to include the Albemarle Business Campus development area. The draft AC44 materials state that this area is a

	Community Center which is a “focal point for commercial and cultural activities that are accessible by a variety of transportation options.” The draft AC44 materials are not incorporated into staff’s analysis but are shared to illustrate that this area has a history of being a focal point for non-residential uses in this part of the County. The reduction in the overall minimum non-residential square footage requirement and it being reallocated to only Blocks 4 and 5 is insufficient for this principle to be met. This principle has not been met.
Mixture of Housing Types and Affordability	The applicant is proposing to increase the total maximum number of residential units within the development from 128 units to 368 units. Prior to this rezoning application, the COD has allowed residential in all five blocks of the development. However, attached single-family dwellings such as two-family dwellings, triplexes, quadruplexes, and townhouses are only allowed by-right in Blocks 1 and 2. Additionally, multi-family, group homes, boarding houses, and home occupation class A are allowed by-right within all five blocks. The application does not propose to revise the residential uses allowed in each block. At the time of that this rezoning application was submitted, 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	The application illustrates Vision Lane, a private street, that has been constructed which connects Old Lynchburg Road to Wahoo Way. The applicant is proposing to provide additional area to be dedicated if requested by the County for the multi-use path construction along 5th Street. This principle has been met.
Multi-modal Transportation Opportunities	A multi-use path continues to be provided along 5th Street, and sidewalks are provided along the interior streets of the development and along the existing perimeter streets. Additional walking paths are proposed for the interior of the property to connect to different uses. Furthermore, there is an existing bus stop at the intersection of 5th Street and Old Lynchburg Road. This principle has been met.

Parks, Recreational Amenities, and Open Space	No changes to the parks, recreational amenities, and open space portions of the Albemarle Business Campus NMD are proposed with this amendment. <u>This principle has been addressed.</u>
Buildings and Space of Human Scale	For this application, there are three revisions that are related to this NMD principle. Currently, only Block 5 has been constructed. The building is approximately 25,000 square feet and 43' tall. The applicant has proposed to decrease the primary front setback from 5 feet to 0 feet due the sidewalk construction in the field in relation to Block 5. Staff do not have an issue with this revision. Furthermore, for Blocks 2-4, the buildings have not been designed at this time. The building footprints meet the recommendations of Southern and Western Urban Neighborhoods Master Plan which require a maximum of 60,000 square feet. Additionally, the master plan calls for 1-4 stories with 2-3 stories preferred. The application proposes to increase maximum stories in Block 4 from 3 to 4 stories which is consistent with the master plan. Additionally, for all blocks, the applicant has proposed to add a note that allows covered porches, balconies, eaves and like architectural features to project not more than four feet into any required yard. Zoning staff did not have an objection to this request. Lastly, the property is subject to the Architectural Review Board (ARB) review, which will ensure that the buildings and spaces are of human scale at the site plan phase. <u>This principle has been met.</u>
Relegated Parking	The proposal adds parking as a permitted by-right use in Blocks 3 and 4. The request includes a revision of a note that states this is permitted only as an accessory use. In addition to the existing language that requires parking structures to be relegated behind, it adds language to allow "to the side of the associated structure to minimize visibility of the parking structure from the public and private streets…" Blocks 3 and 4 are corner lots that have frontage on 5th Street. Block 3 is on the east side of the development and has frontage along Wahoo Way which is a private street. Additionally, Block 4 is on the west side of the development and has frontage on Old Lynchburg Road.

	The application plan continues to illustrate areas designated as "restricted parking area" that prohibit open-air surface parking lots adjacent to the existing roads, pushing parking back away from the roads to allow for other uses in that space, which includes buildings or landscaping. The COD has two figures that illustrates the potential parking locations which are relegated to the rear and sides of the proposed buildings. In sum, the COD and application plan require parking to be relegated to the rear or side of the development. The applicant will need to meet landscaping and ARB requirements during the site plan phase. This principle has been met.
Redevelopment	There are no existing structures, so there is no redevelopment that can occur. However, all the surrounding parcels are either developed or currently under development, so the development of this property would be considered as infill development. This principle has been met.
Respecting Terrain and Careful Grading	There are managed steep slopes on this property. However, there are no preserved slopes or Water Protection Ordinance buffers. Any grading that occurs on this property must be approved by the County Engineer at the site plan/subdivision plat phase. This principle has been met.
Clear Boundaries with the Rural Area	The proposed development is centrally located along the 5th Street corridor in the Southern and Western Urban Neighborhoods development area and does not share any boundaries with the rural areas. This principle has been met.