ZMA-2025-00004 Attain on 5th – Phase 2 (R-10 to PRD)

Attachment 7 – Staff Analysis of Application's Consistency with Neighborhood Model Principles

Pedestrian Orientation	The property is developed with existing buildings, parking areas, sidewalks, and amenity areas. While sidewalks exist on the site, there are opportunities to improve the sidewalk system. The applicant has proposed transportation improvements to improve and enhance the connectivity onsite with additional sidewalk segments and pedestrian crossings, and adjacent to the site. This includes a proposed 10' shared use path along 5th Street. On the other side of the site, improvements within the site will connect pedestrians to a future County project along Old Lynchburg Road, which will provide a safe connection to the Rivanna Trail and Azaela Park. Overall, the pedestrian orientation is improved, however, the 10' shared use path along 5th Street could start/end at a safer location. This principle has been met.
Mixture of Uses	The current use of the property is multi-family residential and the rezoning proposes additional multi-family residential units. This site is designated for primarily residential uses and is not expected to have non-residential uses. There is a sufficient mix of uses surrounding the property. This principle has been met.
Neighborhood Centers	The Southern and Western Urban Neighborhoods master plan does not recommend any centers on the subject property. However, across 5th Street, is a designated center for the 5th Street County Office Building. This principle has been met.
Mixture of Housing Types and Affordability	The applicant's request meets the affordable housing policy requirement by providing 20% of the new units on-site as affordable (33 units). The applicant also intends to pursue the Affordable Rental Housing Incentive Program (ARHIP) and is proposing 20% of the total units on-site as affordable (66 units). However, this is contingent on Board of Supervisors approving an application for the grant funds under ARHIP. Regardless, the applicant's proposal for 20% of the new units on-site as affordable meets this requirement. This principle has been met.

Interconnected Streets and Transportation Networks	The property is developed and has existing private streets and travelways. This incudes Wahoo Way and Old Lynchburg Place, which connect to Old Lynchburg Road and 5th Street. The application plan proposes five new buildings along these existing facilities and no new streets are proposed. Staff believe that existing street connections are adequate, with Wahoo Way/Old Lynchburg Place interconnecting the site to Old Lynchburg Road and 5th Street. This principle has been met.
Multi-modal Transportation Opportunities	The application plan proposes improvements that will enhance the pedestrian/bike connections from the site to adjacent facilities. This includes a proposed 10' shared use path along 5th Street, and connections to a future County project along Old Lynchburg Road which will provide a safe connection to the Rivanna Trail and Azaela Park. Additionally, there is a bus stop at the intersection of 5th Street and Wahoo Way, and the applicant is proposing to enhance the bus stop by adding a bus shelter. This principle has been met.
Parks, Recreational Amenities, and Open Space	The PRD Zoning district requires a minimum of 25% common open space and within open space areas, active recreational facilities. The application plan proposes to meet these requirements with a combination of active and passive recreation. There are existing amenities on site which include a dog park, basketball court, clubhouse and pool, and volleyball court. The site includes a total of 65,010 passive open space within the undeveloped portions of the property. Additional recreation facilities will be provided at the site plan stage, if the rezoning is approved. In sum, the application plan provides for approximately 2.18 acres of recreation facilities which exceeds the County's requirement of 1.42 acres. These recreational facilities would be located within 5.88 acres of common open space area, which exceeds the County's requirement of 3.64 acres. This principle has been met.
Buildings and Space of Human Scale	The PRD Zoning District allows a building height of up to 65 feet. The application plan proposes new buildings between 2-4 stories. A special exception is requested (SE-2025-00019) to waive the 15' stepback requirement that would apply to the front facades of buildings 4 stories or 45 feet in height. Staff are supportive of the special exception request and do not believe that the buildings will create a canyon effect and are setback far enough from travelways. Any future buildings will still

	be subject to ARB approval and will need to meet the Entrance Corridor Design Guidelines. This principle has been met.
Relegated Parking	The site is developed with existing parking internal to the development, with buildings fronting on 5th Street. New buildings will be built where surplus parking is located. No additional parking is proposed. This principle has been met.
Redevelopment	The requested rezoning is on an existing developed property within the development area. The application plan proposes to utilize excess parking and unbuilt area of the site to add density within a desirable location in the development area. Staff believe this is appropriate infill. This principle has been met.
Respecting Terrain and Careful Grading	The property contains both Steep Slopes – Managed and Steep Slopes – Preserved. A request has been submitted (ZMA-2025-00005) to rezone approximately 0.55 acres of Steep Slopes – Preserved to Steep Slopes – Managed to grade and construct the proposed buildings. The applicant provided evidence that the areas that are designated as Steep Slopes – Preserved were approved to be graded with a previously approved site plan. Staff do not object to the rezoning of Steep Slopes as shown on the application plan. The slopes are not associated with a water resource or mountain hillside system. Any future development on Steep Slopes will comply with the design standards of the ordinance. This principle has been met.
Clear Boundaries with the Rural Area	The subject property is not located near the Rural Area. This principle has been met.