5546 Three Notch'd Road Property
Zoning Map Amendment Narrative

Project Proposal:

Existing Conditions:

The subject property is 0.603 acres located approximately 800' west of the intersection of Three Notch'd Road and Union Mission Lane and approximately 900 feet east of intersection of Three Notch'd Road and Firehouse Lane and the Crozet Fire Station. The address of the property is 5546 Three Notch'd Road

The subject property is currently zoned R2-Residential and is located within the Entrance Corridor. The 100' WPO Stream Buffer bisects the property behind the proposed two-family dwelling.

Currently, the property is vacant. The existing house that was on the property has been removed.

Adjacent Parcels:

To the North, the adjacent parcel is owned by Beaver Creek Hill Corporation. The parcel contains a single-family residence and is zoned RA (Rural Area).

To the East, the adjacent parcel is owned by Beaver Creek Preservation, LLC. The parcel currently vacant and is zoned R2 Residential.

To the West, the adjacent parcel is owned by Mary J. Gore. The parcel contains a single-family residence and is zoned R2 Residential.

To the East, West and North, the properties are located within the area designated as Neighborhood Density Residential in the for Future Land Uses of the Comprehensive Plan.

To the South, across Three Notch'd Road is the right-of-way for the C&O railroad. South of the railroad tracks is the subdivision Glenbrook Phase 3 and 4, which is zoned R6 Residential. The properties are located south of the railroad are within the area designated as Middle Density Residential in the for Future Land Uses of the Comprehensive Plan.

Proposed Development:

Charlottesville Habitat for Humanity is the current owner of the subject property. The proposed application is to rezone the property from R2 to R4 Residential to allow them to develop the property with the by-right use of a side-by-side two-family dwelling, which is also known as a duplex. Habitat for Humanity seeks to subdivide the property into two lots with the internal property line located on the shared common wall of the duplex. The two lots will be available to be purchased individually by families working with Habitat for Humanity.

Each of the units will be served by public water and sewer. Two parking spaces for each unit will be provided by an 18'x18' parking pad in front of the unit it serves.

Consistency With the Comprehensive Plan:

The subject property is located within the Crozet Development Area and is designated as Neighborhood Density Residential in the Future Land Uses of the Comprehensive Plan. The Neighborhood Density designation is intended primarily for residential uses with a density of 3 to 6 dwelling units per acre.

The proposed development of two lots will result in a density of 3.3 dwelling units per acre, which is in line with the Neighborhood Density Residential guidelines which allows for 3 to 6 dwelling units per acre.

Consistency With Neighborhood Model Principles:

1. Pedestrian orientation;
   There is an existing sidewalk along the front of the property that to the west connects to the downtown Crozet area at the intersection of Three Notch'd Road and Crozet Avenue. The existing sidewalk that runs to the east extends beyond the intersection of Three Notch'd Road and Union Mission Lane to the redeveloped industrial buildings that contain businesses like Star Hill and Music Today.
2. Neighborhood friendly streets and paths;
   The proposed project does not include any proposed streets or paths.
3. Interconnected streets and transportation networks;
   The proposed project does not include any proposed streets or transportation networks.
4. Parks and open space as amenities;
   The proposed project does not include any proposed parks or open space.
5. Neighborhood centers;
   The proposed project is not located within one of the Neighborhood Centers shown on the Crozet Future Land Use Plan.
6. Buildings and spaces of human scale;
   The proposed two-family dwelling or duplex will be two stories which is similar in size and scale to the other existing houses facing this stretch of Three Notch'd Road.
7. Relegated parking;
   The size of the property and the location of the Water Protection Buffer on the property does not allow for the parking to be located beside or behind the proposed duplex.
8. Mixture of uses and use types;
   The size of the property does not allow for a mix of uses or use types.
9. Mixture of housing types and affordability;
   The size of the property does not allow for a mixture of housing types. This house will be developed by the Charlottesville Habitat for Humanity to add two units to the affordable housing available in the area.

10. Redevelopment;
    The subject property will be redevelopment of the property. There is a vacant house located on the property that will be razed as part of this project.
11. Site planning that respects terrain; and
    It is intended that the proposed project will respect the natural terrain using a crawl space to allow the building to sit within the natural topography as much as possible. The proposed project will not encroach into the Water Protection Buffer, except for connections to the existing sanitary sewer.
12. Clear boundaries with the rural areas.
    The subject property does is not adjacent to the boundary between the development area and the rural area.

IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE

Transportation:

The project will have two driveway entrances onto Three Notch'd Road. The estimated traffic for our site is 14 Vehicles per Day (VPD).[1] Based upon the available data from 2023 VDOT Traffic Data, the AADT for this segment of Three Notch'd Road 4,800 vehicles per day.[2] The traffic generated from this project will be 0.3% of AADT on Three Notch'd Road.

Schools/Police and Fire Services:

The proposed rezoning would allow 2 residential units or households on the subject property. Based upon current trends, it can be expected that there is the potential for up to 4 school-age child living in the two duplex units.[3]

The subject property is located within the school districts of Crozet Elementary, Henley Middle School and the Western Albemarle High School. These schools are part of the Western Feeder Pattern[4].

The Crozet Elementary has a capacity of 680 studentswith the actual enrollment in 2024-2025 being 565 students.[5] Enrollment is expected to increase in the next 10 years by +5.5% to 596 students.[6] Albemarle County Public Schools (ACPS) does not anticipate enrollment to exceed capacity within the next 10 years period.

The Henley Middle School has a capacity of 946 students with the actual enrollment in 2024-2025 being 844 students.[5] Enrollment is expected to increase in the next 10 years by +8.9% to 919 students.[6] Albemarle County Public Schools (ACPS) does not anticipate enrollment to exceed capacity within the next 10 years period.

The Western Albemarle High School has a capacity of 1,107 students with the actual enrollment in 2024-2025 being 1,244 students.[5] Enrollment is expected to increase in the next 10 years by +5.5% to 1,313 students[6]. ACPS has plans to address the capacity issues in with projects for Albemarle and Western Albemarle High Schools that includes the construction of High School Centers to meet capacity needs and the modernization of the division's existing high schools. It is anticipated that the request to fund these projects will

be part of the FY 26 thru FY 28 budgets.[7] The Long-Range Planning Advisory Committee (LRPAC) is also considering multiple alternatives for addressing overcrowding at Albemarle High School as well as potential longer-term capacity conflicts at Western Albemarle and Monticello High Schools that will be part of the FY 29 through FY 30 budgets.[7]

The subject property is located within the Western Albemarle Rescue Squad District; the Crozet Fire Department District and the Blue Ridge Police District Sector 8-Beat 17.

Public Utilities:
The subject property is located within the ACSA Water and Sewer Jurisdictional Area. Public water is available along Three Notch'd Road. Public sewer is available via a sanitary sewer main that crosses the property.

IMPACTS ON ENVIRONMENTAL FEATURE

Stormwater management will be controlled by Best Management Practices (BMP) that meet the Virginia Stormwater Management Program (VSMP) requirements.

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[1] ITE Trip Generation Rates - 11th Edition. ITE Code 215 Single-Family Attached Housing, 7.2 vehicles per Dwelling Unit average, with the range being 4.7 to 10.97 vehicles per day for this use
[2] Commonwealth of Virginia. Department of Transportation, Traffic Engineering Division. Annual Average Daily Traffic Volume Estimates by Section of Route, Albemarle Maintenance Area, 2023. VA Route 240, Crozet Avenue (SR 810) to Highland Drive (SR 1240)
[3] Estimate is two school age child per lot based upon the typical family size in the Charlottesville's Habitat for Humanity housing program
[4] Albemarle County Public Schools Feeder Patterns. Crozet student yield per boundary for single-family residences is 0.2 students. Retrieved from https://www.k12albemarle.org/our-schools/feeder-patterns
[5] Albemarle County Public Schools. Capacity vs. Enrollment Projections, FY 2024/25 to FY 2034/2035
[6] Albemarle County Public Schools. K-12 Enrollment Projections, FY 2025/2026 to FY 2034/2035
[7] Albemarle County Public Schools Capital Improvement Project Needs. Retrieved from https://www.k12albemarle.org/our-departments/building-services/capital-improvement-program/capital-project-needs