

ZMA-2025-00013 Gander North Residential Development

Staff Analysis of Application's Consistency with Neighborhood Model Principles

Pedestrian Orientation	The applicant has proposed a 10' shared use path along Seminole Trail on the southern portion of the property from Carrsbrook Drive to Gander Drive, as well as along Carrsbrook Drive to N Indian Spring Road. The shared use path along Seminole Trail will further extend a VDOT shared use path to be built along the northern portion of the property adjacent to Seminole Trail. Sidewalks will be provided internal to the site, as required by the ordinance, at the time of site plan. Overall, the pedestrian orientation is improved. <u>This principle has been met.</u>
Mixture of Uses	The proposed use of the property is multi-family residential. However, there are amenities and common open space within the site for residents. Additionally, adjacent to the site is the mixed commercial development on Gander Drive. Although this site is not currently designated for residential uses, residential is a secondary use within each designation for the property and there is sufficient mix of uses surrounding the property. <u>This principle has been met.</u>
Neighborhood Centers	The Places 29 master plan does not recommend any centers on the subject property. <u>This principle does not apply.</u>
Mixture of Housing Types and Affordability	The proposal will add to the mix of housing opportunities in the area and the application plan as proposed meets the County's affordable housing policy, stating that 20% of new units will be affordable. <u>This principle has been met.</u>
Interconnected Streets and Transportation Networks	The application plan proposes private travelways internal to the site with a reservation for a future interconnection to the north. A second point of connection has been included onto Seminole Trail, but this will be for emergency access only. Additionally, the applicant has proposed transportation improvements to improve and enhance the connectivity within and outside of the site. A 10' shared use path along Seminole Trail and Carrsbrook Drive is proposed.

	Overall, the interconnected transportation network is improved, however, opportunities for vehicular interconnections are limited. <u>This principle has been partially met.</u>
Multi-modal Transportation Opportunities	The applicant has proposed a 10' shared use path along Seminole Trail on the southern portion of the property from Carrsbrook Drive to Gander Lane, as well as along Carrsbrook Drive to N Indian Spring Road. From the southern terminus of the shared use path at Gander Drive, there is an existing sidewalk that connects to Albemarle Square. Within the site, there are pedestrian improvements to enhance walkability within and outside of the site. <u>This principle has been met.</u>
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. Based on the acreage of this rezoning, 1.98 acres of open space is required. The application plan proposes to meet these requirements with a total of 2.8 acres of open space, which includes both active and passive recreation. Active recreation areas may include a clubhouse, a pool, basketball courts or similar. Additional recreation facilities will be provided at the site plan stage if the rezoning is approved. The proposed open space exceeds the County's requirement of 1.98 acres and appropriate amenities will be provided. <u>This principle has been met.</u>
Buildings and Space of Human Scale	The applicant has limited the maximum height of new buildings to 48 feet on the application plan. In discussion with the ARB staff reviewer, it was determined that an Urban Frontage Condition, as outlined in the Places 29 master plan, is appropriate for the portion of the site that fronts on Seminole Trail. The frontage condition will include the proposed shared use path and landscaping per the recommendations of the master plan. The applicant will still be subject to ARB approval and will need to meet the Entrance Corridor Design Guidelines at the site plan stage if the rezoning were to be approved. <u>This principle has been met.</u>
Relegated Parking	The application plan illustrates parking envelopes relegated behind building envelopes that front on Seminole Trail. <u>This principle has been met.</u>
Redevelopment	The site is wooded and undeveloped. This principle is not applicable.

Respecting Terrain and Careful Grading	The property contains both Steep Slopes – Managed and Steep Slopes – Preserved. The application plan proposes to disturb steep slopes in order to construct the proposed shared use path, but no other disturbance will occur, and the plan notes that all areas disturbed will be stabilized and replanted with trees after construction. This disturbance is allowed by the ordinance. Staff does not object to the proposal and the applicant will need to follow the requirements of the Virginia State Code and will require a review of a VESMP plan during the site planning stage. <u>This principle has been met.</u>
Clear Boundaries with the Rural Area	The subject property is not located near the Rural Area. <u>This principle has been met.</u>