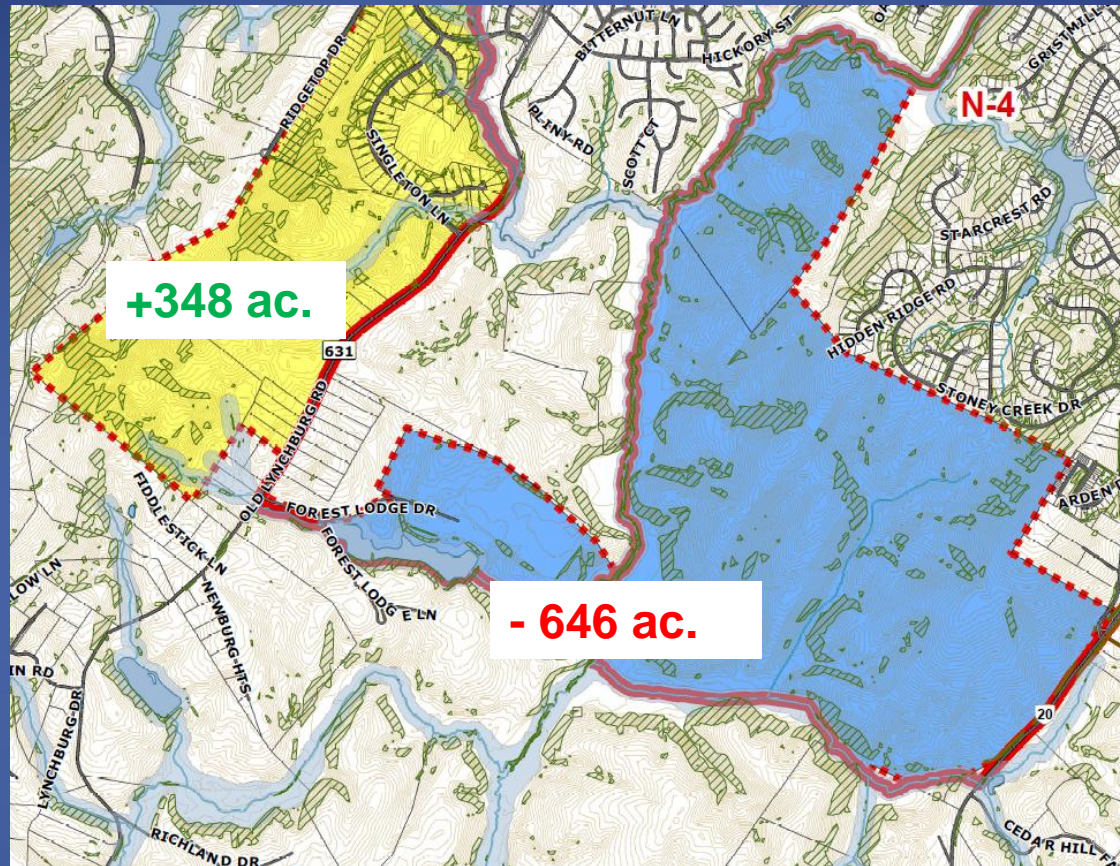


To Expand or Not to Expand....that is  
the question

# Biscuit Run's Effect on the 5%



- Proposed staff revisions = 298 ac. net reduction in DA
- Leaving 22,113 acres in DA
- Removal of majority of BR still permits 5.0% DA

# Expansion Area Requests

# Expansion Area Requests

- **Neighborhood 7** on Barracks Road
- **Hollymead** –Polo Grounds Road
- **Pantops** – Route 20 North
- **Neighborhoods 4 & 5** – Redfields, Somerset Farm,
- **Shadwell** – Rt. 250 East and Interchange with I-64

## Other Changes Recommended by Staff

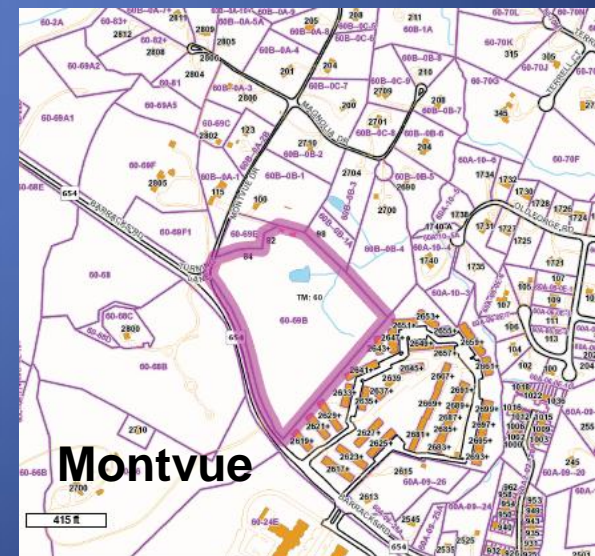
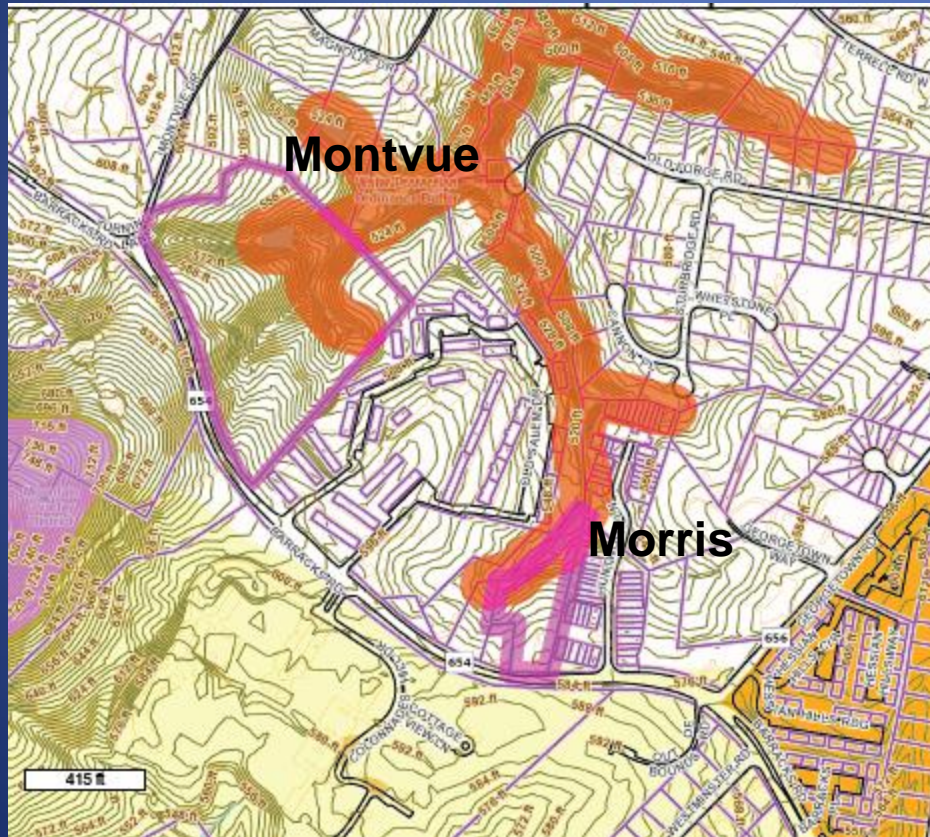
- **Biscuit Run** – Boundary reduction – Rt. 20 South
- **Whittington and Mosby Mountain** – Old Lynchburg Road

# Neighborhood 7



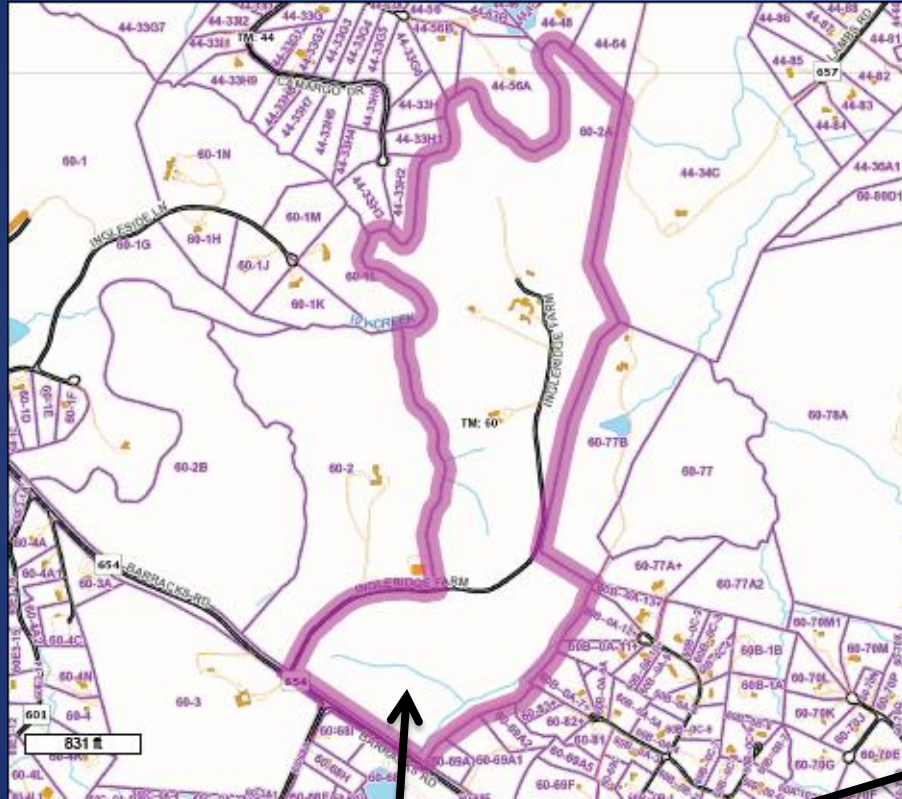


# Morris And Montvue





# Ingleridge Farm Request



Ingleridge Farm

# Neighborhood 7 Issues

- Water Supply Watershed
- Barracks Rd Improvements
- Environmental and historic features
- How far do you go into the Rural Areas?

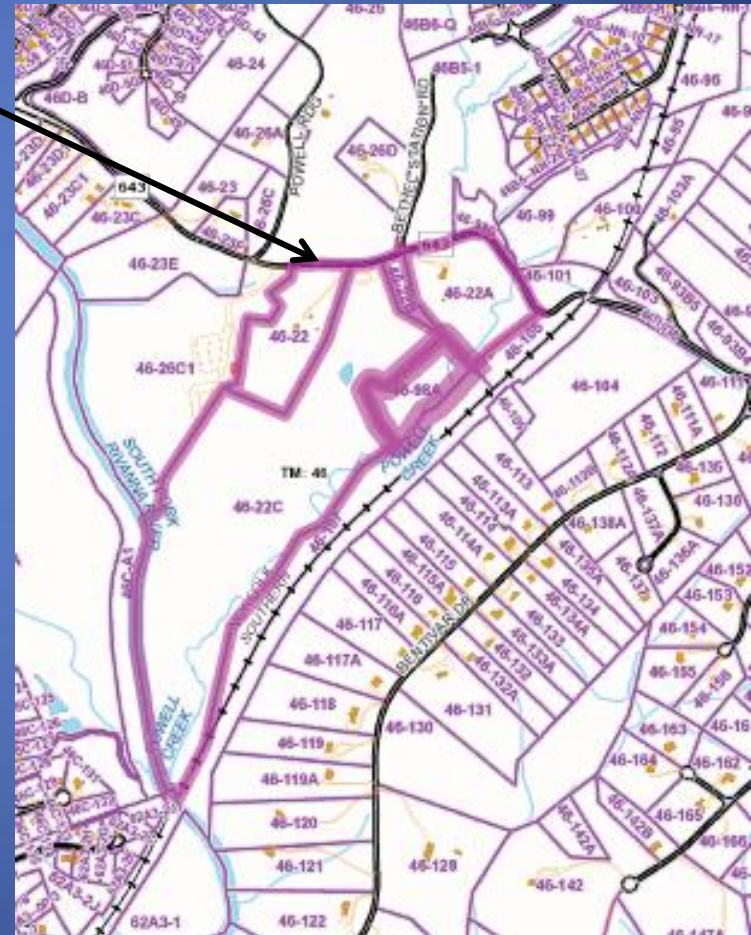
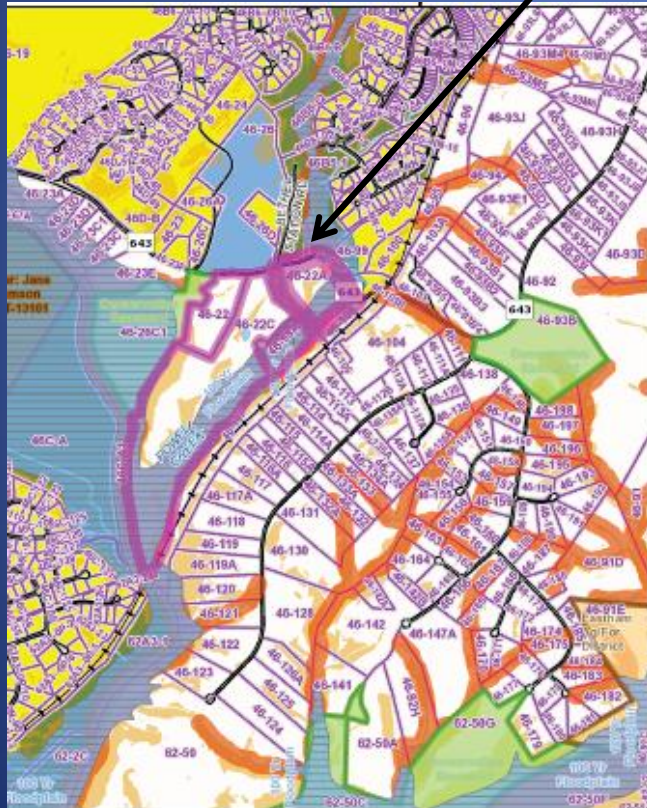


# Polo Grounds Rd - Hollymead



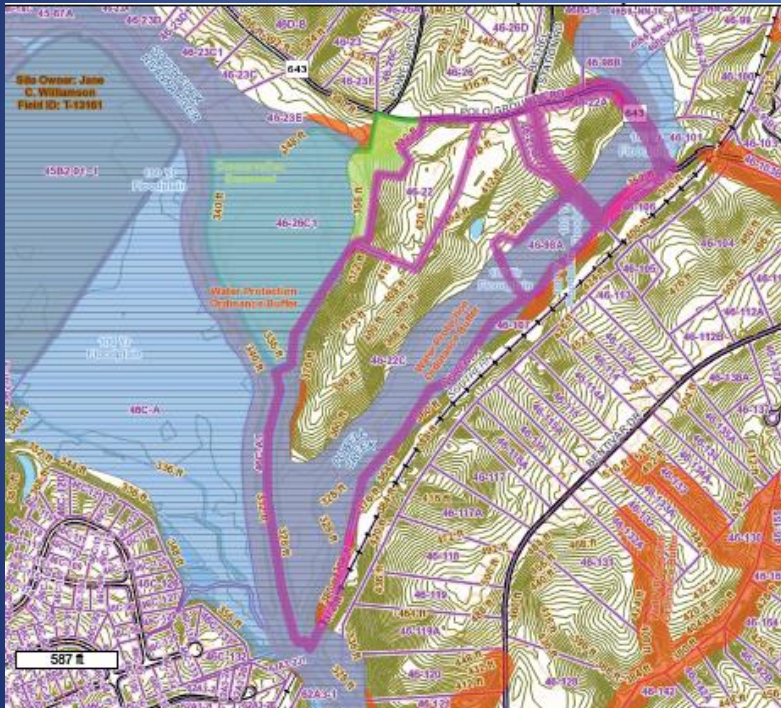
# Neighborhood 2 Hollymead

Polo Grounds Road





# Environmental Features and Tree Cover – Polo Grounds Request





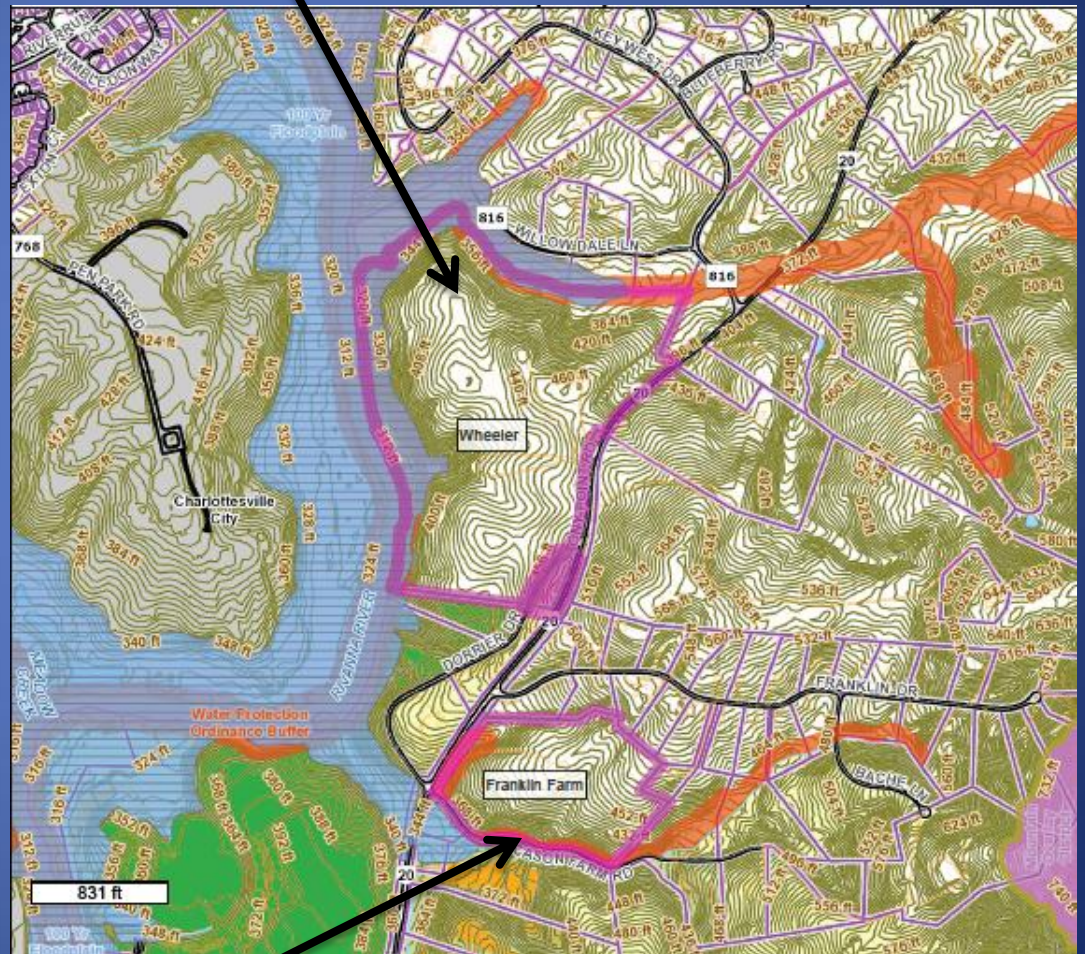
# Polo Grounds Road – Hollymead Issues

- Confluence of Rivanna River and Powell Creek
- Polo Grounds Rd. Improvements
- Water resources and forest cover
- Difficulty creating NMD-type development

# Pantops



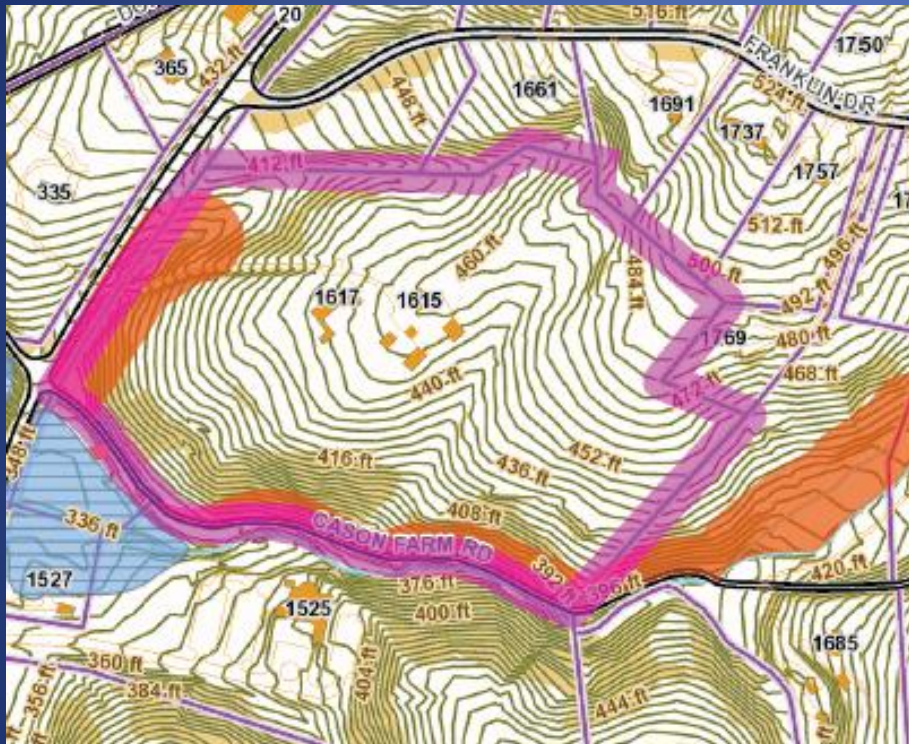




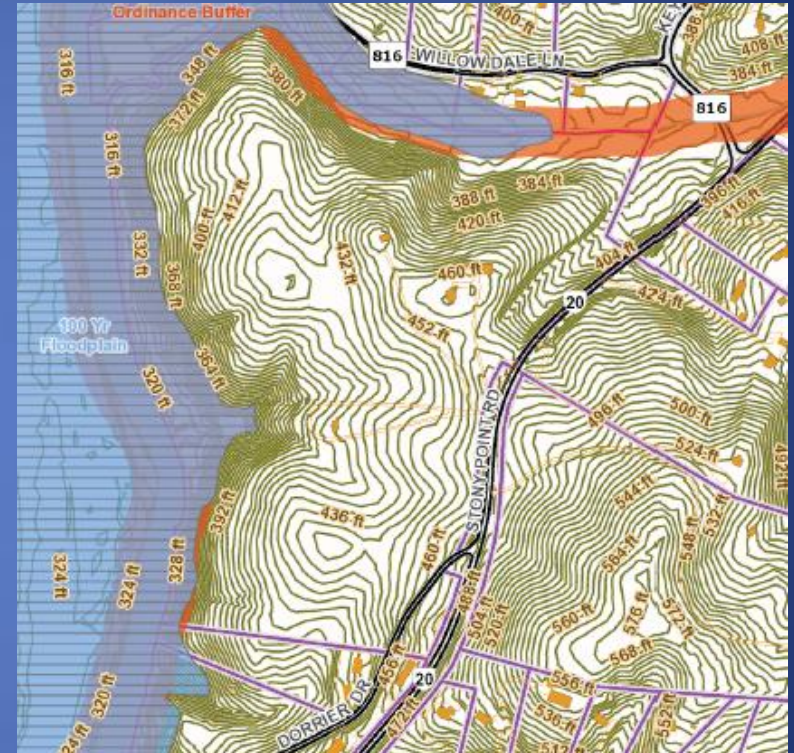
## Franklin Farm - Vermillion



# Pantops: Environmental Features



Franklin Farm -  
Vermillion



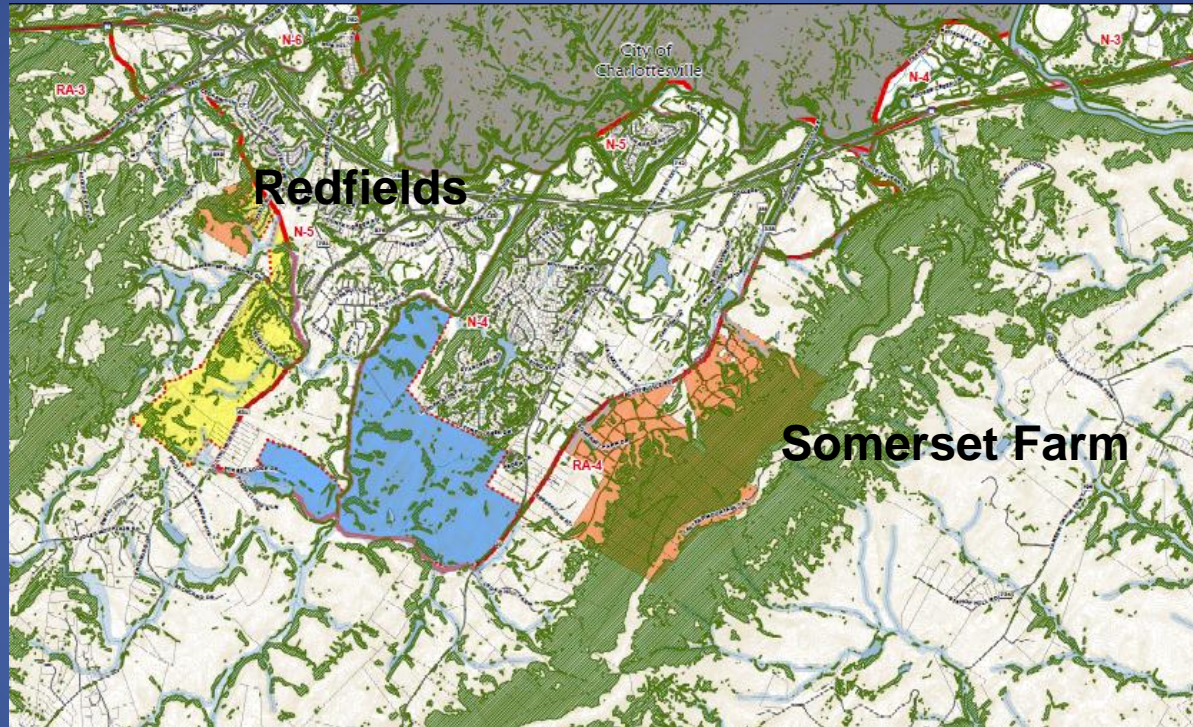
Wheeler

# Pantops Issues

- Historic Structures
- Need for Rt. 250 at Rt. 20 Improvements
- Potential Rt. 20 N Improvements
- Access for Franklin Farm

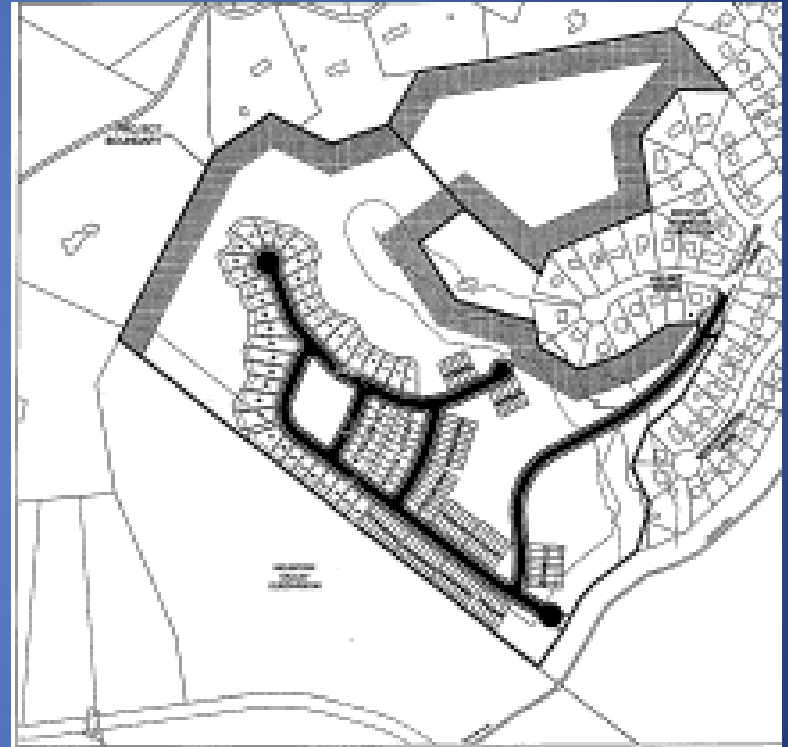


# Neighborhoods 4 & 5





# Redfields Expansion



# Redfields Issues to Consider

- The CPA stands alone
- Open space for use by residents
- Streams and slopes
- Value as an RA parcel
- Access
- NM Principles
- Adjacencies

# Redfields

## Value for Rural Areas

- Provides a conservation area for animal and plant habitat.
- A rural area stream will be affected by the crossing; critical slopes may also be affected with the
- Provides for low-impact recreational use to nearby residents.

## Value for Dev. Areas

- Adds units in an area between existing residential developments with old zoning
- Has utilities
- Can meet some of the principles of the NM



# Factors Favorable and Unfavorable

## Favorable

- Is adjacent to the Development Area and to PRD zoning.
- Near major highway access and utilities.
- Available land for development is used as intensively as possible.
- Utilities are available.
- The applicant is proposing the highest density on the buildable part of the land.

## Unfavorable

- One way in and one way out
- Add'l traffic on Sunset Ave. Which is substandard in design and alignment and no upgrades are planned or funded.
- Open space/trails that the community has been using will no longer be available.
- New trails are proposed in the area which could otherwise not be developed.

# Staff Recommendation

- Still can't recommend approval because of the current function of the property for conservation, slope preservation, and stream quality.
- If the PC wishes to expand in this area, staff recommends less impact to slopes.



# Somerset Farm

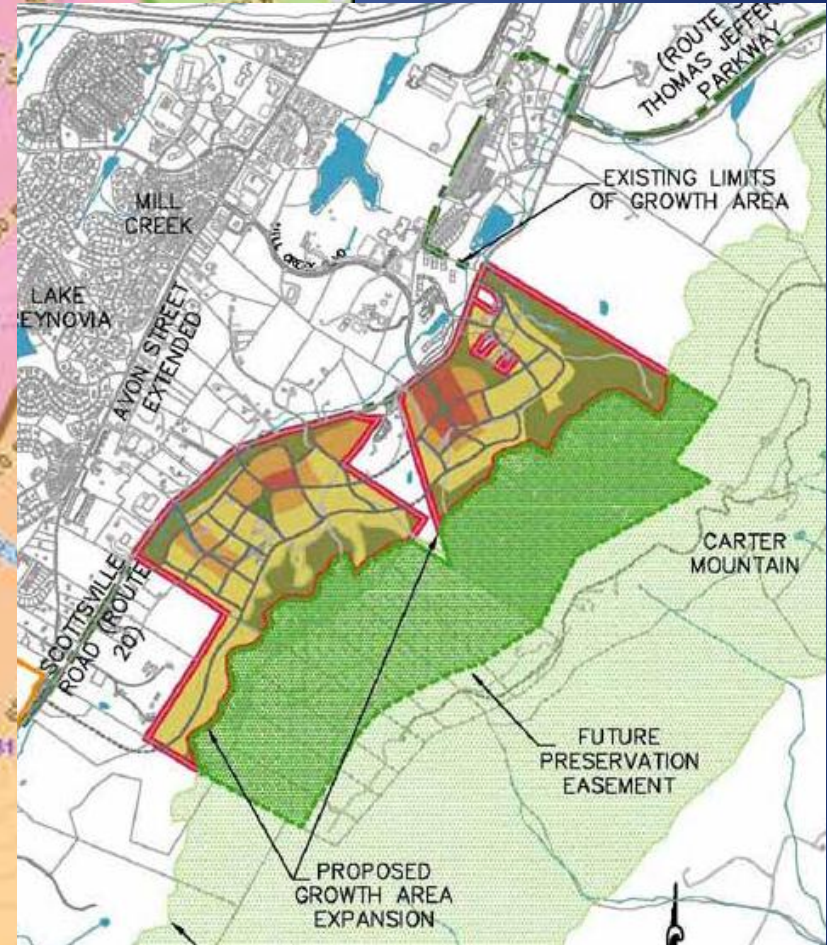
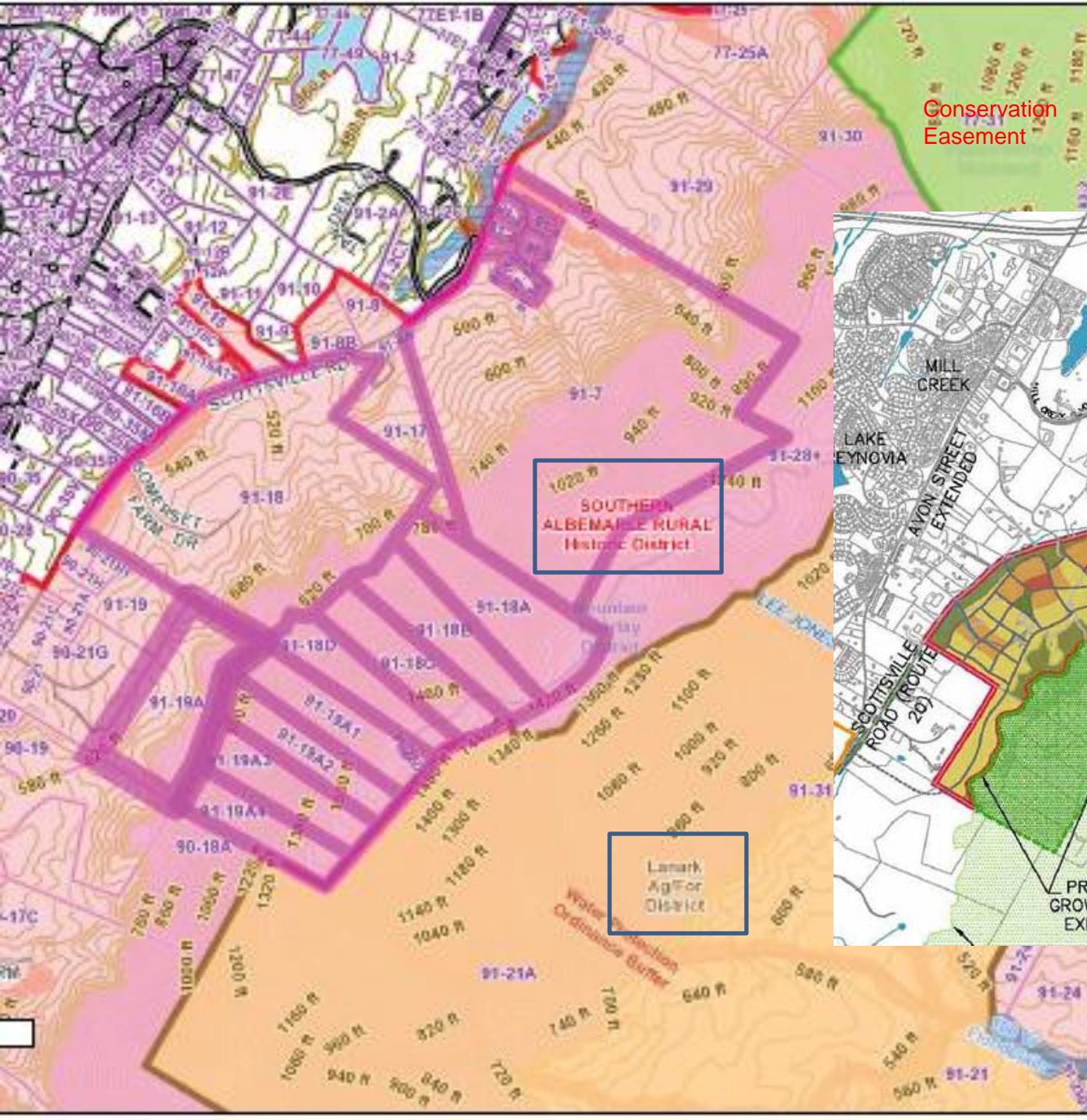


## Proposed Use:

- Up to 1902 units
- 2 centers
- 350K sq. ft. office and commercial
- No dev. Above 700' elevation



# Somerset Farm

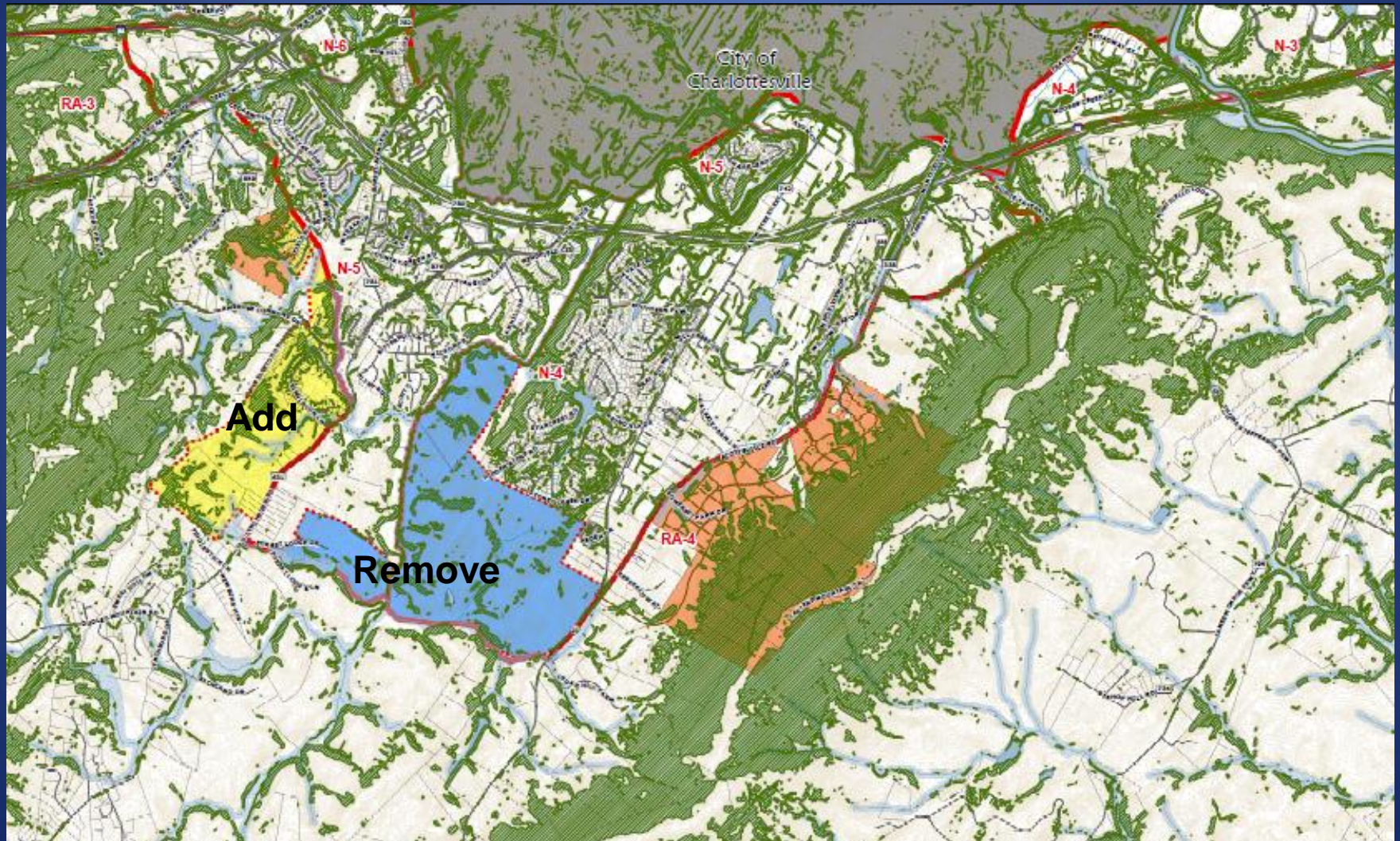


# Somerset Farm Issues to Consider

- Approximately 273 Acres are buildable
- Within historic district; adjacent to Ag-For District and conservation easement
- Transportation improvements needed that would be similar to improvements for which \$ was proffered in Biscuit Run
- Sewer service may be problematic
- Historic structures on-site
- Can meet NM Principles
- Would need to provide for extensive preservation on rest of 710 acres
- Current boundary of Rt. 20 forms a very visible edge between Rural Areas and Development Areas



# Other Changes Recommended







# Shadwell Interchange





# Shadwell Interchange Area Zoning



# Decisions

- Does the Commission believe expansion is appropriate?
- If so, which areas, if any, deserve more study?