

STAFF ANALYSIS

STAFF PERSON: Syd Shoaf, Senior Planner I
BOARD OF SUPERVISORS: December 11, 2024
PROJECT: SE202400028 Old Dominion Village
PARCEL IDs: 05600-00-00-067B0 and 05600-00-00-074A0

Proposed special exception to vary the Code of Development approved in conjunction with ZMA202000005.

PROPOSAL

Under County Code §18-8.5.5.3 (a)(2), the Board of Supervisors is authorized to grant a variation of an approved plan, code, or standard for the changes to arrangement of buildings and uses shown on the plan, provided that the major elements shown on the plan and their relationships remain the same.

The applicant requests a special exception to vary the Old Dominion Village Code of Development approved in conjunction with ZMA202000005 to change the arrangement of buildings. Under Table B of the code of development for ZMA202000005, the Urban Density Residential (UDR) and Neighborhood Density Residential (NDR) areas are consistent with the Crozet Master Plan. Table B provides that the maximum allowable units in the UDR area is 54, and the maximum allowable units in the NDR area is 56 units for a maximum of 110 units in this development. Additionally, the proffers included a total of 22 affordable units to be included in this development.

The proposed special exception is to move two units from the NDR area to the UDR. The revised UDR area would be a maximum of 56 units and the revised NDR area would be a maximum of 54 units for a total of 110 maximum units throughout the development.

CHARACTER OF THE AREA

The Old Dominion Village rezoning (ZMA202000005) was approved on August 17, 2022, to rezone 23.72 acres to Neighborhood Model Development (NMD). The development is a mixed-use development with up to 110 residential units and veterinary clinic uses. Currently, there is an initial site plan (SDP202300067) under review as well as another special exception (SE202400029) to vary the approved code development's setback requirements for corner lots.

To the north of the development is the Blue Ridge Cohousing development, which is zoned Planned Residential Development. To the east and west, the parcels are zoned Rural Areas, and to the south across Route 240, the parcels are zoned Light Industry.

ANALYSIS OF SPECIAL EXCEPTION REQUEST

Under County Code § 18-33.9 (A), factors, standards, criteria, and findings, however denominated, in the applicable sections of the Zoning Ordinance, are to be considered in special exception applications. The Board of Supervisors does not need to make specific findings in order to approve this special exception.

Under County Code § 18-8.5.5.3 (b), an applicant may request a variation from its Code of Development.

Supporting factors are listed in § 18-8.5.5.3 (c) and are analyzed below:

(1) Whether the proposed variation would be consistent with the goals and objectives of the comprehensive plan;

The special exception request is consistent with the goals and objectives of the Crozet Master Plan. The Crozet Master Plan designates portions of the Old Dominion Village development

Urban Density Residential (UDR), Neighborhood Density Residential (NDR), and Green Systems. The approved code of development for ZMA20200005 provides Table B which designates density, housing type, and non-residential units by block. Blocks 1 through 4 are the UDR area which consists of 4.52 acres with a maximum of 54 units for a total maximum density of 12 dwelling units per acre. The NDR area consists of Blocks 5 through 10 which consists of 9.35 acres with a maximum of 56 units for a total maximum density of 6 dwelling units per acre. The total maximum units on the site are 110 units for a gross maximum density of 4.64 dwelling units per acre.

The special exception request is to move two units from the NDR area to the UDR area. This would allow the UDR a maximum of 56 units for a total of 12.4 dwelling units per acre and the NDR a maximum of 54 units for a total of 5.8 dwelling units per acre. The total maximum units in the development are proposed to remain the same at 110 units for a gross maximum density of 4.64 dwelling units per acre. According to the Crozet Master Plan, the UDR is recommended to have 12-34 dwelling units per acre while the NDR is recommended to have 3-6 dwelling units per acre. The rearrangement of two buildings from the NDR to UDR area is consistent with the goals and objectives of the Crozet Master Plan.

(2) Whether the proposed variation would increase the approved development density or intensity of development;

The proposed variation would not increase the overall approved development density or intensity of development. As noted above, the only density that is changing is between the UDR and NDR areas of the site. The overall development's density is proposed to remain at a maximum of 110 units for a gross maximum density of 4.64 dwelling units per acre.

(3) Whether the proposed variation would adversely affect the timing and phasing of development of any other development in the zoning district;

This special exception would not have any impact on the timing or phasing of other development in the zoning district.

(4) Whether the proposed variation would require a special use permit; and

A special use permit would not be required.

(5) Whether the proposed variation would be in general accord with the purpose and intent of the approved application.

The Old Dominion Village code of development establishes the unifying design guidelines, specific regulations, and block characteristics. Additionally, it provides certainty about the permitted uses, locations, and appearances of central features. The proposed special exception is in general accord with the purpose and intent of the Old Dominion Village code of development UDR and NDR blocks.

RECOMMENDATION

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve a special exception to allow the change in arrangement of buildings in the approved application plan so that the UDR area has a maximum of 56 units and the NDR area has a maximum of 54 units for a total of 110 maximum units throughout the development.