

## **STAFF ANALYSIS**

**STAFF PERSON:** Syd Shoaf, Senior Planner II  
**BOARD OF SUPERVISORS:** March 5, 2025  
**PROJECT:** SE202400037 Woodbrook Apartments – Perimeter Landscape Buffer  
**PARCEL IDs:** 4500-00-00-09000, 04500-00-00-088B0, 04500-00-00-091C0, and 04500-00-00-091D0

**Proposed variation to vary the application plan approved in conjunction with ZMA202300006**

### **PROPOSAL**

The applicant requests a variation to vary the application plan approved with Woodbrook Apartments (ZMA202300006) for a minor change in the yard requirements. Under County Code §18-8.5.5.3(a)(1), the Board of Supervisors may grant a variation of an approved plan, code, or standard for minor changes to yard requirements.

The proposed variation is to allow a dumpster to be relocated from the adjacent Parcel ID 04500-00-00-091B1+ onto one of the 6’ perimeter landscaping areas required on the application plan for Woodbrook Apartments. This requirement is shown on Sheet 1 of the approved application plan, where multiple perimeter landscaping areas are identified. With the proposed change, the 6’ landscaping buffer would be shifted, remaining the same size, and the dumpster would be screened.

### **CHARACTER OF THE AREA**

The Woodbrook Apartments rezoning (ZMA202300006) was approved on April 17, 2024, to rezone 7.20 acres to Planned Residential Development (PRD). The development is for multi-family residential units with up to 244 units allowed. Since the approval of the rezoning, an initial site plan (SDP202400024) has been approved. Currently, a final site plan (SDP202400049) and associated subdivision and easement plats (SUB202400133, SUB202400136, and SUB202400137) are under review. Associated with this variation is a special exception (SE-2025-00002) under review for the adjacent Parcel ID 04500-00-00-091B1+. That application is to allow encroachment into the existing 20’ use buffer between Parcel ID 04500-00-00-091B1+ and the Woodbrook Apartments development.

The area surrounding the Woodbrook Apartments development has a mix of uses. In addition to Agnor-Hurt Elementary School to the southwest, apartment buildings, zoned R-15 Residential, are directly to the south of the property. To the east and southeast of the property are several commercial and office buildings, zoned C-1 Commercial. The Charlottesville-Albemarle Society for the Prevention of Cruelty to Animals (CASPCA) is located on several parcels to the north and northeast of the subject property. Across Woodburn Road to the west lie single-family detached houses and several rental homes, which are all zoned Rural Areas (RA). Woodburn Road also acts as the boundary line between the designated Rural Area and the designated Development Areas in the Comprehensive Plan.

### **ANALYSIS OF VARIATION 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.

Under County Code § 18-8.5.5.3(a), an applicant may request a variation from its application plan. Required determinations 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 variation request is consistent with the goals and objectives of the Places29 Master Plan for the proposed uses. The request is for a relocation of a dumpster that was previously identified in the approved application plan for ZMA20230005. The dumpster would be moved to an existing 6' perimeter landscape buffer that would continue to be 6' in size and would screen the dumpster in accordance with the County's landscaping requirements. This proposal would remain consistent with the goals and objectives of the comprehensive plan as it was approved.

**(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.

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

This variation 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.**

On Sheet 1 of the approved application plan, perimeter landscape buffers are identified throughout the development. The dumpster would be moved to a 6' perimeter landscaping buffer, but the buffer would shift inward to the Woodbrook Apartment development to meet the intended purpose. Adequate buffer and screening would still be provided between the residential and adjacent commercial uses.

**RECOMMENDATION**

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve a variation to allow a minor change to the yard requirements in the approved application plan.