



Albemarle County Planning Commission Staff Report

Project Name: ZMA-2025-00011 5546 Three Notch'd Road	Staff: Cameron Langille, Principal Planner
Planning Commission Hearing: November 25, 2025	Board of Supervisors Public Hearing: To be Scheduled
Owners: Greater Charlottesville Habitat For Humanity Inc.	Applicant: Roudabush, Gale & Assoc., Inc.
Acreage: 0.603 (approx.)	Rezone from: R2 Residential to R4 Residential
Tax Map Parcels (TMP): 056A2010005000	Location: 5546 Three Notch'd Road
School Districts: Crozet (Elementary); Henley (Middle School); Western Albemarle (High School)	By-right use: R2 District: 2 unit/acre
Magisterial District: White Hall	Proffers: Yes
Proposal: Residential attached units	Requested Dwelling Units: 2 units
DA (Development Area): Crozet	Comp. Plan Designation: Neighborhood Density Residential: residential 3-6 units/acre; supporting uses such as religious assembly, schools, childcare, institutional, commercial/retail, and other small-scale non-residential uses. Green Systems: sensitive environmental features including stream buffers, floodplains, and steep slopes; privately-owned open space; natural areas.
Affordable Housing Provided: Yes	Affordable Housing AMI (%): 100% of total units between 25%-80% of AMI as determined for a period of 30 years for for-sale housing
Character of Property: Undeveloped property that formerly included one (1) single-family detached dwelling	Use of Surrounding Properties: Single family detached residential to the north, vacant parcels and single family detached residential units to the east, single family detached dwellings to the west, Three Notch'd Road right-of-way, the C&O railroad, and townhouses within Glenbrook to the south

Positive Aspects: 1. The request is consistent with the land use and density recommendations of the Crozet Master Plan. 2. The request provides 100% of the total dwelling units as affordable units at rates/prices consistent with Housing Albemarle.	Concerns: 1. The proposal does not fully comply with Housing Albemarle. The proposed affordability period for for-sale affordable units would be 30 years, which is less than the 40-year period recommended by Housing Albemarle.
RECOMMENDATION: Staff recommend approval of ZMA-2025-00011.	

STAFF PERSON:
PLANNING COMMISSION:
BOARD OF SUPERVISORS:

Cameron Langille, Principal Planner
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CHARACTER OF THE AREA

The site proposed for rezoning is one tax map parcel (TMP) which measures 0.603 acres and is zoned R2 Residential. It is also located within the EC Entrance Corridor Overlay Zoning District. A single-family detached dwelling once existed on the property, but it has since been demolished. A Water Protection Ordinance (WPO) stream buffer is located within the central part of the subject parcel.

Abutting properties are described below:

	Land Use	Zoning District	Comp Plan Designation
<u>North</u>	Single family detached residential dwellings	RA Rural Areas	Neighborhood Density Residential, Rural Area
<u>South</u>	Three Notch'd Road, C&O Railroad, open space and single family attached dwellings within the Glenbrook Neighborhood	R6 Residential	Middle Density Residential
<u>East</u>	Vacant/Undeveloped land, single-family detached dwellings	R2 Residential	Neighborhood Density Residential, Green Systems
<u>West</u>	Single family detached dwellings	R2 Residential	Neighborhood Density Residential, Green Systems

BACKGROUND

No relevant planning or zoning applications exist on the subject parcel.

SPECIFICS OF THE PROPOSAL

The application proposes to rezone the subject property to the R4 Residential Zoning District to allow construction of a two-family attached dwelling, or two (2) total dwelling units at a density of 3.3 gross units per acre. A detailed narrative of the request is provided in Attachment 1. Charlottesville Habitat for Humanity intends to subdivide the parcel so that a two-family attached side-by-side duplex can be constructed. The applicant has prepared a conceptual development plan for the parcel that identifies where the dwelling units would be located.

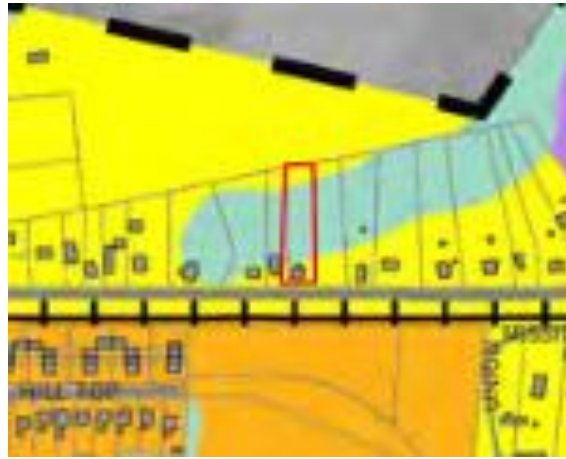
COMMUNITY MEETING

Pursuant to the provisions of Section 33.4 (K) of the Zoning Ordinance, the community meeting requirement for this application was waived by the Agent for the Board of Supervisors because it was determined that the application would be unlikely to generate any public concerns because of the nature of the approval requested, the acreage affected, the proposed density, the proposed scale, and the potential impacts.

COMPREHENSIVE PLAN

While the County adopted an update to the Comprehensive Plan (AC44) on October 15, 2025, the effective date of the plan is January 1, 2026. This proposal has been evaluated for consistency with the 2015 Comprehensive Plan in effect currently, including the Crozet Master Plan most recently updated October 20, 2021.

The Crozet Master Plan Future Land Use Plan identifies two future land use designations on the subject parcel.



Neighborhood Density Residential (NDR) This designation represents a low-density residential development pattern at densities between 3-6 units per acre, with neighborhood-scale commercial, retail, and institutional uses allowed as secondary uses.

Green Systems This designation represents areas providing ecosystem and cultural services (including recreation), critical environmental resources, and areas held in common ownership in existing developments.

Consistency with the Master Plan:

The proposed residential and non-residential uses are consistent with the Neighborhood Density Residential (NDR) future land use classification of the master plan. The proposed gross residential density is 3.3 du/acre which is consistent with the Master Plan recommendation for a maximum density of 6 du/acre. The density proposed also supports Objective 4 of Chapter 8 (Development Areas) of the Comprehensive Plan, recommending "Use [of] Development Areas land efficiently to prevent premature expansion of the Development Areas."

As shown on the Concept Plans, the proposed dwellings would be located outside of the existing Water Protection Ordinance (WPO) 100' stream buffer that exists on the subject property (Attachment 2). The WPO buffer would remain in a natural state which is consistent with the Green Systems designation called for within the parcel by the master plan.

Affordable Housing

The proposed rezoning meets the general housing strategies and objectives of Housing Albemarle by increasing housing opportunities in the Development Area:

Objective 1: Increase the supply of housing to meet the diverse housing needs of current and future Albemarle County residents.

Strategy 1a: Allow, encourage, and incentivize a variety of housing types (such as bungalow courts, triplexes and fourplexes, accessory dwelling units, live/work units, tiny homes, modular homes, and apartment buildings); close to job centers, public transit and community amenities; and affordable for all income levels; and promote increased density in the Development Areas.

This application was submitted post-March 2024 and is therefore subject to current Housing Albemarle standards and practices, which recommends that new residential rezonings provide 20% of the total proposed units as affordable housing at 60% of the Area Median Income (AMI). This rezoning proposal includes a maximum of 2 dwelling units, and both would be provided as affordable units based on the proffer statement (Attachment 3).

Dr. Stacy Pethia, Director of Housing for Albemarle County, has stated the following: the applicant is proposing that both units will be designated affordable housing and targeted to households earning between 25% and 80% AMI with a proposed affordability period of 30 years. Currently, policy requires that 20% of the units be affordable, which the proffer statement exceeds this requirement by committing to providing 100% of the units as affordable. Proposed range of affordability between 25% and 80% AMI also provides excellent opportunity for affordable for-sale housing options at deeper affordability levels.

However, Dr. Pethia has stated that the proposed affordability term specified in proffers #1 and #2 is not fully consistent with Housing Albemarle. Housing Albemarle recommends for-sale units to remain affordable for a period of 40 years, and the proffer statement currently only restricts the affordability period to 30 years.

ZONING ORDINANCE REQUIREMENTS

The purpose and intent of the R4 Zoning District is to provide a zone that: provides for compact, medium-density, single-family development; permits a variety of housing types; and provides incentives for clustering of development and provision of locational, environmental, and development amenities.

Staff believe the application meets the purpose and intent of the R4 Zoning District.

Anticipated impact on public facilities and services:

Transportation:

The properties are located on the north side of Route 240 (Three Notch'd Road). This section of Route 240 is a two-lane highway with approximately 4,800 average daily trips based on 2023 Annual Average Daily Trip (ADDT) figures provided by the Virginia Department of Transportation (VDOT). Based on ITE Trip Generation figures provided by the applicant in the narrative, the proposal would generate 14 more average daily trips, or 0.03% of the total vehicle trips on this segment of Route 240. VDOT and County Transportation Planning staff have reviewed the ZMA and have no objections to the proposal.

Schools:

Students living in the Project would be within the current school districts for Crozet Elementary School, Henley Middle School, and Western Albemarle High School.

The Albemarle County Public Schools (ACPS) [October 2024 capacity report](#) identifies the existing capacity and projected future enrollment at each school level. Existing capacity and projected future enrollment at each school are as follows:

- a. Crozet Elementary – 660 capacity, 596 expected future enrollment projected for 2033/2034
- b. Henley Middle School - 946 capacity, 919 expected future enrollment projected for 2033/2034

- c. Western Albemarle High – 1107 capacity, 1313 expected future enrollment projected for 2033/2034

The project is expected to generate one new student at each school level. No impacts to school capacity would be created by this development at the elementary or middle school levels. ACPS continues to evaluate options for relieving capacity conflicts at Western Albemarle High, and the additional high school student generated by this development would have a negligible effect on Western Albemarle's overall capacity.

Parks:

No public parks are called for on the subject parcel by the Comprehensive Plan.

Fire and Rescue:

Fire and Rescue has reviewed this rezoning application and has no objection to the proposal.

Utilities:

The property is located in the Albemarle County Service Authority (ACSA) water and sewer service jurisdictional area and would be served by both public utilities. ACSA and RWSA staff have not identified any water or sewer capacity issues that would be created by the project. Any further utility requirements would be met at the time of subdivision plat/building permit review for the proposed development.

Anticipated impact on environmental, cultural and historic resources:

No cultural or historical resources are known to exist on the subject property. The WPO stream buffer located in the center of the parcel would remain undisturbed in its current natural state.

Anticipated impact on nearby and surrounding properties:

The development would not create any negative impacts to nearby and surrounding properties because it is consistent in size and scale with surrounding residential uses.

Public need and justification for the change:

The County's growth management policy states that new residential development should occur in the designated Development Areas where infrastructure and services are provided, rather than in the Rural Area. The application is consistent with Strategy 1, Objective 1 of Chapter 3 of the Comprehensive Plan.

Proffers

The applicant has provided a proffer statement (Attachment 3). The proffers provide 100% of the new units as for-sale affordable units at rates/prices consistent with Housing Albemarle. However, the 30-year affordability term is not consistent with Housing Albemarle as 40 years is recommended.

SUMMARY

Staff has identified the following factors which are positive aspects to this rezoning request:

1. The request is consistent with the land use and density recommendations of the Crozet Master Plan.
2. The request provides 100% of the total dwelling units as affordable units at rates/prices consistent with Housing Albemarle.

Staff have identified the following concern to this rezoning request:

1. The proposal does not fully comply with Housing Albemarle. The proposed affordability period for for-sale affordable units would be 30 years, which is less than the 40-year period recommended by Housing Albemarle.

RECOMMENDATION

For the reasons outlined in the staff report, staff recommends approval of ZMA-2025-00011 5546 Three Notch'd Road.

PLANNING COMMISSION POTENTIAL MOTIONS

1. ZMA-2025-00011

- a. Should a Planning Commissioner **choose to recommend approval** of zoning map amendment **ZMA-2025-00011**:

Move to recommend approval for the reasons stated in the staff report.

- b. Should a Planning Commissioner **choose to recommend denial** of this zoning map amendment:

Move to recommend denial of, (outline. reasons for approval).

Attachments

1. Application Narrative
2. Conceptual Plan
3. Proffer Statement