

January 26, 2026

Revised 4-20-26

Syd Shoaf
Senior Planner II
Department of Community Development
401 McIntire Road, Room 227
Charlottesville, VA 22902

RE: Old Dominion Village— Special Exception Request

Dear Syd Shoaf:

Pursuant to Albemarle County Zoning Ordinance Section 8.5.5.3 VARIATIONS FROM APPROVED PLANS, CODES, AND STANDARDS OF DEVELOPMENTS, and on behalf of our client, Riverbend Development (the “Applicant”), the developers of the Old Dominion Village, (the “Property”), we hereby request a Special Exception of the Old Dominion Village Neighborhood Model Code of Development and application plan, which were approved by the Board of Supervisors on August 17, 2022.

Special Exception Requests

The applicant is requesting a Special Exception to the Code of Development (COD) and application plan for Old Dominion Village to address the major design issues with the approved rezoning plan as it relates to the existing gas easement. The original rezoning application plan contemplated the construction of a public roadway with public utilities over a large portion of the existing Columbia Gas easement on the property. The construction of the public road and utilities running parallel with the gas line in the gas easement is not acceptable to Columbia Gas. In addition, the numerous water and sanitary sewer lateral crossings over the existing gas line to serve the lots fronting on this public road is also not acceptable to Columbia Gas within their easement. This major design issue is the main reason for the proposed special exception. The new proposed application plan with this special exception request addresses this issue along with providing a more cohesive development plan that is consistent with the principles of the neighborhood model. Below are the proposed changes with this special exception request and new application plan for the development.

The first special exception request is the modification to the road network. As noted above, the original application plan proposed a public street directly over the Columbia Gas easement to serve the lots within Blocks 2 and 3, fronting on this roadway. With this special exception request, we are proposing to shift the public roadway to the west of the Columbia Gas easement and relocate the lots fronting on this portion of the road to other areas within the development. Removing the lots within this section of the development eliminates several of the utility crossings over the gas line and removes the public utilities from the easement area. The lots are replaced with the residential and non-residential parking areas for the development. In turn, the residential units are shifted to other areas within the development, as shown. Another proposed street network change with this special exception request is the extension of Antares Road to Sirrah Road, eliminating the dead-end connections currently shown on the approved ZMA application plan. By extending this roadway and connecting to Sirrah Road, we are increasing the inter-connectivity of the road and sidewalk network through the development. The new application plan maintains the same existing points of inter-parcel connections to the adjacent properties and the same entry points into the development, matching the approved Rezoning application plan. The roadway network changes address the issue with the existing gas easement (as

discussed with Columbia Gas) and provides additional connectivity through the development, as shown on the new application plan.

The second special exception request is the proposed modifications to the Block plan, which is also related to the design issue of the public roadway over the gas easement. With the removal of the lots fronting on the roadway in the vicinity of the gas easement, we are eliminating (2) of the residential blocks from the approved rezoning application plan. In addition, we have updated the Block plan to be more flexible, limiting the total number of Blocks to (4) four blocks in lieu of the (10) ten blocks from the approved application plan. Block 1 remains the same, which is the 0.90 acres associated with the existing Veterinary clinic. The shape of Block 1 has changed with the road network and parking lot, but the overall acreage and uses within this Block will remain the same as the approved rezoning application plan and code of development for this special exception request. The remaining residential development blocks will be modified from the approved rezoning application plan of Blocks 2 thru 10 to Blocks 2 thru 4, as shown on this new application plan. The uses in these (4) four blocks are the same as the approved Table A: Uses by Block in the Code of Development. For simplicity, the new chart for Table A is listed below for the (4) four new blocks with this application plan. The application plan illustrates these (4) new blocks.

Table A: Uses by Block ("BR" = By-Right, "SP" = Special Permit, "N" = Not Permitted)				
	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4
USE	Commercial	Residential	Residential	Residential
RESIDENTIAL				
Single-Family Detached	N	BR	BR	BR
Single-Family Attached	N	BR	BR	BR
Two-Family Attached	N	BR	BR	BR
COMMERCIAL				
Veterinary Office & Hospital	BR	N	N	N
Offices (including Medical, Dental and Optical)	BR	N	N	N
Country Store (See Note 5)	BR	N	N	N
Child Day Center	BR	N	N	N
Private School	BR	N	N	N
Accessory uses and buildings including storage buildings	BR	BR	BR	BR
Temporary construction headquarters and temporary construction storage yards	BR	BR	BR	BR
Group homes, where the district includes residential uses	BR	N	N	N
Public uses	BR	BR	BR	BR
Farmer's markets	BR	N	N	N
Water, sewer, energy and communications distribution facilities	BR	BR	BR	BR

The third special exception request is similar to the proposed modifications to the Block Plan. This modification updates the Allowable units, setbacks, and parking for each of (4) blocks with this new application plan. This special exception request updates Table B and Table D within the Code of Development. Note, the non-residential SF, building heights, # of stories, and lot area are not changing with this special exception request. The only modifications are the allowable units within these (4) four blocks, garage and front setbacks and overall parking. The overall parking information has been removed from the chart, as parking shall be provided in accordance with Section 18.4.12 of the Albemarle County zoning ordinance. See below for the updated chart information.

Table B: Density, Housing Type and Non-Residential Use by Block					
	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	TOTAL UDR
	Commercial	Residential	Residential	Residential	
Block Area (acres)	0.90 AC	1.78 AC	3.50 AC	17.50 AC	23.68 AC
Minimum Allowable Units	N/A	15	18	22	55
Maximum Allowable Units	N/A	34	32	44	110
Minimum Non-Residential Use (gross floor area square footage)	3,000	N/A	N/A	N/A	N/A
Maximum Non-Residential Use (gross floor area square footage)	5,000	N/A	N/A	N/A	N/A

Table D: Building Height, Setbacks, & Lot Areas				
	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4
	Commercial	Residential	Residential	Residential
Building Height				
Stories	1 MIN. – 2 MAX.	1 MIN. – 3 MAX.	1 MIN. – 3 MAX.	1 MIN. – 3 MAX.
Height	25 FT.	35 FT.	35 FT.	35 FT.
Setbacks				
Front	5' MIN. & 25' MAX.	5' MIN. & 25' MAX.	5' MIN. & 25' MAX.	5' MIN. & 25' MAX.
Garage	18' MIN.	18' MIN.	18' MIN.	18' MIN.
Side	5' MIN.	5' MIN.	5' MIN.	5' MIN.
Rear	10 MIN.	10 MIN.	10 MIN.	10 MIN.
Lot Area				
Minimum Lot Area	None	None	None	None

The fourth special exception request is the modification to the Greenspace and Amenity areas. Table C has been updated below to reflect the changes to the Amenity Spaces and Green Spaces from the original rezoning application plan. Overall, the Green Space areas have remained the same as the approved rezoning application plan. The stormwater management green space area has increased in size slightly and has been relocated from the approved rezoning application plan to create a more cohesive neighborhood. The amenity space acreage has decreased slightly, but the lot areas for each of the townhouse and single family detached lots have increased, providing more usable area for each of the lots within the development. The total amount of tot lots and other amenities with the recreational areas have not changed with this development plan.

Table C: Amenities, Green Space, and Civic Areas			
	Area Acreage	Area Percentage	Proposed Elements
Amenity space #1	0.40 AC	1.69%	Recreation Area (dog park & Tree Buffer)
Amenity space #2	2.95 AC	12.43%	Recreation Area (tot lot & greenway trail)
Amenity space #3	0.50 AC	2.11%	Recreation Area (Tot lot)
Green space #1	5.74 AC	24.19%	WPO Buffer & Conservation Area
Green space #2	2.06 AC	8.69%	WPO Buffer & Conservation Area
Green space #3	0.43 AC	1.81%	SWM Facility
Green space #4	0.11 AC	0.46%	Tree Buffer
Total	12.19 AC	51.4%	

The fifth special exception request involves the modifications to the streetscape along Route 240. The approved application plan and code of development proposes a bike lane, curb/gutter, planting strip, and 5' sidewalk along Route 240. Looking at the existing portions of Route 240 from the Rt.250 intersection to downtown Crozet, there does not appear to be any other sections of Route 240 with a bike lane. Therefore, we are proposing to construct a 10' shared use pathway along the frontage of the property in lieu of a bike lane and 5' concrete sidewalk. The shared use pathway will be built in accordance with VDOT specifications. This 10' asphalt pathway will replace the bike lane along Route 240 and the 5' concrete sidewalk and there will be minimum of an 8-foot planting strip between the shared use pathway and the roadway, per VDOT requirements.

The final special exception request is the shifting of some of the minor design elements shown in the approved rezoning concept plan. Specifically, we have shifted around the parking areas for the Veterinary clinic, the parking areas for the residential development, the location of the stormwater management facility, and the location and number of lift sanitary sewer lift stations (reducing the 2 lift stations to just (1) lift station). All these are minor design element changes, based on the relocation of the residential units with the gas easement modification.

Conclusion

Overall, design changes to the application plan and code of development have created a more cohesive development that is more consistent with the Neighborhood Model Principles, while addressing some larger design issues that currently prohibited the development from moving forward as proposed with the approved rezoning plan. The other major design elements in the development plan will remain the same. These specific design elements from the approved rezoning application plan and Code of Development that are not changing are as followed:

- No changes to the proffers or affordable housing
- No changes to the perimeter landscaping buffers and buffer setbacks
- No changes to the points of access to the site or the inter-parcel connections
- No changes to the internal street network with curb/gutter, planting strips, and street trees
- No change to the overall residential and non-residential densities within the development
- No changes to the building heights within the development
- No changes to the Architectural or Landscaping standards

Thank you again for the consideration of this variation for the Old Dominion Village project. Attached is the proposed updated application plan, reflecting the proposed changes. Please contact me if you have any questions or require any further information.

Sincerely,

Scott Collins