

STAFF ANALYSIS

STAFF PERSON: Rebecca Ragsdale, Planning Mgr.; J.T. Newberry, Sr. Planner II
BOARD OF SUPERVISORS: May 20, 2026
PROJECT: **SE-2026-00007 Old Dominion Village Variations**
TAX MAP PARCELS: 05600-00-00-067B0, 05600-00-00-074A0

PROPOSAL

The applicant requests six variations to the code of development and application plan approved with Old Dominion Village (see Attachments A, B, and C). A summary of the proposed variations include:

1. Changes to arrangement of lots, street location, and streetscape
2. A consolidation of block areas (revising from 10 blocks to 4 blocks)
3. Increased flexibility in unit type across the development
4. Minor changes to yard requirements
5. Changes to the size and location of green space and amenity areas
6. Changes to locations of parking areas for the commercial and residential blocks; sanitary sewer lift station

The Board of Supervisors may grant variations to an approved plan and code of development as authorized by County Code §18-8.5.5.3. That includes minor changes to yard requirements (County Code §18-8.5.5.3(a)(1)), changes to the arrangement of buildings and uses (§18-8.5.5.3(a)(2)), and minor changes to street design (§18-8.5.5.3(a)(5)), as well as minor changes to the design and location of stormwater management facilities (§18-8.5.5.3(a)(6)).

CHARACTER OF THE AREA

Old Dominion Village is comprised of two parcels located on the north side of Route 240 (Three Notched Road) and east of Parkview Drive. Old Dominion Village is zoned Neighborhood Model District (NMD) and is subject to the application plan and code of development most recently approved on August 17, 2022 with ZMA202000005. The parcels are located adjacent to the northern boundary of the Crozet Development Area. Approximately 3.3 acres within the northwestern corner of the property are located outside of the Development Area. The project area is developed with a veterinary clinic (Old Dominion Animal Hospital), and includes a stream with stream buffer along the northern property boundary. A Columbia gas line runs through the western edge of the parcel.

South of Route 240 lies the former Acme Visible Records industrial site and north of the subject parcels on Parkview Drive is the Emerson Commons Cohousing development (zoned Planned Residential Development [PRD]). All parcels surrounding the project area to the west and south are zoned for industrial and commercial uses. Further off to the southeast lie newer residential developments of Stonegate (PRD) and Wickam Pond (R-1).

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 and code of development. 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 proposed variations are consistent with the goals and objectives of the Crozet Master Plan. The Crozet Master Plan calls for these parcels to be developed in accordance with the Middle Density Residential, Neighborhood Density Residential, and Rural Areas land use categories. The stream buffer on the property is designated Green Systems. The proposed variations allow a reconfiguration of the site that remains consistent with each of these land use categories and the Comprehensive Plan, while preserving the Systems area designated on the plan for the stream buffer.

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

The proposed variations would not increase the overall approved development density or intensity of development. Staff believes the minor modifications to the locations, sizes, and uses of required elements across the consolidated blocks are consistent with the expected uses within those blocks. Adjustments are necessary to meet the requirements of the gas company. The total maximum square footage of non-residential uses and total residential units would not be increased. The variations to setbacks would not increase intensity. The proposed variations do not result in changes to building height, perimeter buffers, landscaping standards (including planting strips and street trees), or points of access to the site. Greenspace is maintained, and in some areas increased near the stream buffer.

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

The proposed variations 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.

Staff believes that the requested variations maintain consistency with the purpose and intent of the approved application plan and code of development. The variations would allow flexibility for the applicant but also improve administration of the code of development for staff. The major elements of the application plan would remain, including preservation of the stream buffer. The development would continue to meet the zoning ordinance requirement that NMD districts include residential and non-residential uses consistent with the land use designations of the master plan.

RECOMMENDATION

Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve the proposed variations to the approved code of development and application plan.