

April 8, 2022

Cameron Langille
Senior Planner
Department of Community Development
401 McIntire Road, Room 227
Charlottesville, VA 22902

RE: Galaxie Farm Subdivision– REQUEST FOR VARIATION FROM ZMA-2018-00012

Variation #1

Dear Cameron Langille:

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 Galaxie Farm Subdivision, (the “Property”), we hereby request a variation of the Galaxie Farm Application plan, which was approved on December 4, 2019 by the Board of Supervisors.

Summary of Request for Variation

The applicant is requesting a variation to the application plan for Galaxie Farm for the Block Network and Residential areas for the project. The approved rezoning application plan was very specific in the allowable units per block, only allowing a maximum number of units with no flexibility. In addition, the development plan was divided in to 8 blocks for the development, with an acreage associated with each block, and no flexibility in the block sizes. We are proposing a variation to the approved application plan to allow for some flexibility in the design, but more importantly, updating the block acreages and number of units within the blocks to match the proposed development plan. The development plan has been revised from the rezoning application plan, creating a more cohesive neighborhood with better connectivity and pedestrian circulation, while maintaining the key elements of the original application plan. These key elements include, among other things, conservation of the stream buffer and open space area along Cow Branch, upland open space/recreational area, connections to the adjacent properties with the extension of the right of way to the property lines, and extension of Galaxie Farm Lane through the property. The overall acreage of the greenspace on the project has increased to 4.1 +/- acres, which is a 7% increase of the open space area, or 30% greenspace of the total project area.

Some of the design changes that have created a more cohesive neighborhood included connecting the cul-de-sac roadways (roads D.1 and D.2) north of Galaxie Farm Lane together and fronting all the lots south of Galaxie Farm Lane along Mary Johnson Court. These design changes helped create a cohesive development plan, providing pedestrian access and connectivity to all the lots. All the modifications to the road design meet VDOT and County standards.

Most of the Block size changes are minimal in acreage, and the overall number of development units in each block with this variation change only by 1 – 2 units in each block. The biggest change in the layout and block network is the location of Block 8, the upland recreational area. This area, which remains the same size from the application plan, has shifted in location, as shown on the new application plan. The shift allows more of the residential units to front on and overlook the recreational area, creating a more inviting space as a public amenity. It is still located in the upland area of the project, creating a more central amenity area to the development.

The total number of units within the development are not changing with this proposed Variation. The variation is just an update to the block plan (including acreages and maximum units in each block) for the new development plan for the Galaxie farm subdivision. Below is a summary of the Block chart for the development, with the updates to the block acreages and density per block for the project:

Block Table:

Unit
Count
Change

BLOCK ID	REZONING PLAN ACREAGE	REZONING PLAN PROPOSED USE	REZONING PLAN MAX. ALLOWABLE UNITS	REZONING PLAN PROPOSED UNITS	PROPOSED DEVELOPMENT ACREAGE (max.)	PROPOSED DEVELOPMENT USE	PROPOSED DEVELOPMENT MAX. ALLOWABLE UNITS	PROPOSED DEVELOPMENT PLANNED UNITS	
+2	1	2.2 AC	RESIDENTIAL (SFD & SFA)	12	12	2.20 AC	RESIDENTIAL (SFD)	14	14
-1	2	0.95 AC	RESIDENTIAL (SFD, SFA, TH)	8	8	0.86 AC -0.09	RESIDENTIAL (SFD, SFA, TH)	7	7
-1	3	0.76 AC	RESIDENTIAL (SFD, SFA, TH)	10	10	0.80 AC +0.04	RESIDENTIAL (SFA, TH)	9	9
-1	4	1.65 AC	RESIDENTIAL (SFD & SFA)	11	11	1.50 AC +0.15	RESIDENTIAL (SFD)	10	10
-1	5	1.43 AC	RESIDENTIAL (SFD & SFA)	11	11	1.33 AC +0.10	RESIDENTIAL (SFD)	10	10
+2	6	0.81 AC	RESIDENTIAL (SFD, SFA, TH)	13	13	0.82 AC -0.01	RESIDENTIAL (SFA, TH)	15	15
	7	3.37 AC	OPEN SPACE	N/A		3.66 AC +0.29	OPEN SPACE	N/A	N/A
	8	0.46 AC	OPEN SPACE	N/A		0.46 AC	OPEN SPACE	N/A	N/A
	TOTAL	11.63		65	65	11.63		65	65

Variations from Approved Plans, Codes, and Standards of Development

Variations to Application plans and Code of Developments may be approved by the Board of Supervisors. The approval of the variations shall be based on five (5) requirements for the analysis of the variation. These five (5) requirements include if the variation: (1) is consistent with the goals and objectives of the comprehensive plan; (2) does not increase the approved development density or intensity of development; (3) does not adversely affect the timing and

phasing of development of any other development in the zoning district; (4) does not require a special use permit; and (5) is in general accord with the purpose and intent of the approved application. Below is a summary of how the proposed Variation meets these requirements:

1. The variation is consistent with the goals and objectives of the comprehensive plan. The proposed variation updates the block plan and residential units for the revised site design that has created a more pedestrian connected and cohesive neighborhood.
2. The variation does not increase the approved development density or intensity of the development. All the maximum residential densities in the development shall remain the same as the approved rezoning.
3. The variation does not change the overall phasing or timing of the project.
4. The proposed variation does not require a special use permit.
5. The variation is in general accord with the purposed and intent of the approved rezoning application. The variation matches the development plan that creates a more cohesive development, incorporating more of the neighborhood design elements to the development plan.

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

Sincerely,
Scott Collins
Scott Collins