

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: Attain on 5th Phase 2 ZMA-2025-00004, ZMA-2025-00005, SE-2025-00019, SE-2025-00036	AGENDA DATE: August 19, 2026
SUBJECT/PROPOSAL/REQUEST: Rezoning from R10 to Planned Residential District (PRD) for additional multifamily units, rezoning from Preserved to Managed Steep Slopes, request to waive stepback requirements, and parking reduction request.	STAFF CONTACT(S): Wall, Svoboda, Barnes, McDermott, Ragsdale
SCHOOL DISTRICT: Mountain View Hill Elementary School, Walton Middle School, Monticello High School	PRESENTER (S): Rebecca Ragsdale, Planning Manager

BACKGROUND:

The owners of the Attain on 5th property have proposed two rezoning applications and two associated special exception requests:

1. ZMA-2025-00004 Attain on 5th Phase 2 - Rezoning from R10 to Planned Residential District (PRD) for 165 additional multifamily units, to allow a maximum of 309 units.
2. ZMA-2025-00005 Attain on 5th - Steep Slopes rezoning to rezone approximately 0.55 acres of Preserved Steep Slopes to Managed Steep Slopes.
3. SE-2025-00019 Attain on 5th Street Phase 2 – Special exception to waive the 15-foot stepback requirement for buildings 3-stories or 40 tall.
4. SE-2025-00036 Attain on 5th Street Phase 2 – Special exception to modify the minimum number of parking spaces required.

A public hearing was held at the Planning Commission (PC) on October 28, 2025 on the above-noted applications. The Planning Commission voted to approve the requests by a vote of 7:0. The PC staff report, action memo, and minutes are attached (Attachments A, B, and C).

DISCUSSION:

The affordable housing policy recommends 20% of the new units (165) on-site as affordable (33 units), however, because the applicant intends to pursue Affordable Rental Housing Incentive Program (ARHIP), 20% of the total units on-site would be affordable. That would provide up to 62 affordable units. The application plan proposed at the PC public hearing included the following note:

AFFORDABLE HOUSING NOTE:

PROVIDED THAT PRIOR TO THE BOARD OF SUPERVISORS' APPROVAL OF BOTH ZMA 2025-004 AND ZMA 2025-005, THE BOARD OF SUPERVISORS HAS APPROVED THE OWNER'S APPLICATION FOR GRANT FUNDS UNDER THE AFFORDABLE RENTAL HOUSING INCENTIVE PROGRAM, IN THE AMOUNT EQUAL TO 15% OF THE PROPERTY'S REAL PROPERTY TAX BILL FOR A PERIOD OF THIRTY (30) YEARS, THE APPLICANT/OWNER SHALL ESTABLISH AND MAINTAIN, FOR A PERIOD OF 30 YEARS, AFFORDABLE UNITS IN THE AMOUNT EQUAL TO 20% OF THE PHASE 1 AND PHASE 2 UNITS (UP TO 62 UNITS) IN THE AMOUNT OF, AND AT THE AFFORDABILITY LEVELS LISTED BELOW, BASED ON THE AREA MEDIAN INCOME ("AMI") AS LISTED AND ANNUALLY UPDATED ON THE VIRGINIA HOUSING WEBSITE, BASED ON HOUSEHOLD SIZE, LESS ESTIMATED UTILITY COSTS AS DEFINED BY VIRGINIA HOUSING FOR THE HOUSING CHOICE VOUCHER PROGRAM (THE "AFFORDABLE UNITS"). THE AFFORDABLE UNITS MAY BE LOCATED IN PHASE 1 AND/OR PHASE 2, AT THE APPLICANT'S/OWNER'S DISCRETION.

- 10% OF THE AFFORDABLE UNITS SHALL BE AFFORDABLE TO HOUSEHOLDS MAKING UP TO 60% OF THE AMI, SUCH THAT THE RENTAL RATE MAY NOT EXCEED 30% OF 60% OF AMI
- 10% OF THE AFFORDABLE UNITS SHALL BE AFFORDABLE TO HOUSEHOLDS MAKING UP TO 80% OF THE AMI, SUCH THAT THE RENTAL RATE MAY NOT EXCEED 30% OF 80% OF AMI

The applicant submitted the ARHIP grant application in December following the Planning Commission public hearing and the ARHIP request will be reviewed by the Board at their August 19, 2026 meeting. The application plan associated with ZMA-2025-00004 Attain on 5th Street Phase 2 has been amended since the Planning Commission public hearing. The updated application plan is provided as Attachment D. The amendment application plan removes the contingency clause regarding Board of Supervisors approval of the ARHIP application and it now states as follows:

AFFORDABLE HOUSING NOTE:

THE APPLICANT/OWNER SHALL ESTABLISH AND MAINTAIN, FOR A PERIOD OF 30 YEARS, AFFORDABLE UNITS IN THE AMOUNT EQUAL TO 20% OF THE PHASE 1 AND PHASE 2 UNITS (UP TO 62 UNITS) IN THE AMOUNT OF, AND AT THE AFFORDABILITY LEVELS LISTED BELOW, BASED ON THE AREA MEDIAN INCOME ("AMI") AS LISTED AND ANNUALLY UPDATED ON THE VIRGINIA HOUSING WEBSITE, BASED ON HOUSEHOLD SIZE, LESS ESTIMATED UTILITY COSTS AS DEFINED BY VIRGINIA HOUSING FOR THE HOUSING CHOICE VOUCHER PROGRAM (THE "AFFORDABLE UNITS"). THE AFFORDABLE UNITS MAY BE LOCATED IN PHASE 1 AND/OR PHASE 2, AT THE APPLICANT'S/OWNER'S DISCRETION.

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No other changes have been made since the PC public hearing in December.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached ordinances (Attachment E and F) and resolutions (Attachments G and H) to approve the two rezonings and the two special exceptions.

ATTACHMENTS:

- A. ZMA-2025-04 Attain on 5th Street Phase 2 - Existing Conditions Map
 - A1. Location Map
 - A2. Zoning and Land Use Maps
 - A3. Attain on 5th Street Phase 2 - Narrative
 - A4. ZMA-2025-00004 Attain on 5th Street Phase 2 - Application Plan dated October 3, 2025
 - A5. ZMA-2025-00005 Attain on 5th Street - Steep Slopes - Narrative
 - A6. ZMA-2025-00005 Attain on 5th Street - Steep Slopes - Concept Plan
 - A7. ZMA-2025-04 Attain on 5th Street Phase 2 - Analysis of Neighborhood Model
 - A8. SE-2025-00019 Attain on 5th Street Phase 2 - Stepback Waiver Request
 - A9. SE-2025-00036 Attain on 5th Street Phase 2 - Parking Reduction Request
- B. Planning Commission Action Letter
- C. Planning Commission Minutes
- D. ZMA-2025-00004 Attain on 5th Street Phase 2 - Application Plan dated July 6, 2026
- E. Ordinance to approve ZMA-2025-00004 R10 to PRD rezoning
- F. Ordinance to approve ZMA-2025-00005 Steep Slopes rezoning
- G. Resolution to approve SE-2025-00019 Stepback Waiver
- H. Resolution to approve SE-2025-00036 Parking Reduction