

WILLIAMS MULLEN

TO: Albemarle County Staff
FROM: Nedostup, Megan
DATE: November 22, 2021
RE: ZMA2015-001 Old Trail Block 33 Special Exception Request

Please accept this request for the following variation to ZMA 2015-001 Old Trail Neighborhood Model District's Code of Development (COD). We are requesting a modification to Table 6a on page 18 of the COD for the minimum lot size for Block 33 (see attached approved Application Plan exhibit). We request that the minimum lot size be modified from 8,000 square feet to 4,000 square feet. This adjustment is to allow a variety of housing product and price points in this block and in Crozet. The overall density of Old Trail and maximum number of units permitted in this block will remain unchanged.

Below, you will find the existing and revised table and how this request meets the criteria set in Chapter 18 Section 8.5.5.3 of the Zoning Ordinance for approval of variations to codes of development.

Existing Code of Development:

January 14, 2016

Table 6a: Single Family Detached Minimum Lot Size Regulations

Blocks	Square Feet
5, 7, 12, 16-18, 19-26, 32	4,000
10, 28, 29	5,500
34	3,000
30, 31, and 33	8,000
35	9,000

Proposed:

Table 6a: Single Family detached Minimum Lot Size Regulations

Blocks	Square Feet
5, 7, 12, 16-18, 19-26, 32, 33	4,000
10, 28, 29	5,500
34	3,000
30, 31	8,000
35	9,000

Section 8.5.5.3 (code in italics, response following)

(1) is consistent with the goals and objectives of the comprehensive plan;

One of the guiding principles within the most recently adopted Crozet Master Plan includes the following: "...ensuring that new and infill development is compatible in scale and design and provides housing choice for all community members...."

The reduction of lot square footage in Block 33 will allow a smaller unit type that will provide more housing choice in Crozet, meeting the guiding principle outline in the Master Plan. This request also furthers the Growth Management Policy and Objective 4 of the Comprehensive Plan's Development Areas Chapter: "Use Development Area land efficiently to prevent premature expansion of the Development Areas" by providing smaller lots to produce the allowable units approved under the Old Trail code of development.

(2) *does not increase the approved development density or intensity of development;*
As stated above, the overall permitted density for Block 33 and Old Trail NMD will remain unchanged.

(3) *does not adversely affect the timing and phasing of development of any other development in the zoning district;*
The proposed change to the lot size in this block will not adversely affect the timing and phasing of any other development in the zoning district.

(4) *does not require a special use permit; and*
This proposed change does not require a special use permit and is permitted under 8.5.5.3(a)(1) "Minor changes to yard requirements, build-to lines or ranges, maximum structure heights and minimum lot sizes".

(5) *is in general accord with the purpose and intent of the approved application.*
This change is in general accord with the purpose and intent of the approved application, as the number of permitted units will remain unchanged.

