County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To:	Albemarle County Board of Supervisors
From:	Rebecca Ragsdale, Planning Manager, Cameron Langille, Principal Planner
Date:	April 2, 2025
Re:	**SE202400038 Oakleigh Variations**
Parcel IDs:	04500-00-00-026A3, 04500-00-00-026A4, 04500-00-00-026A5, 04500-00-00-026A8, 04500-00-00-026B
Magisterial District:	Rio
School Districts:	Agnor-Hurt E.S., Burley M.S., and Albemarle H.S.
Zoning:	Neighborhood Model Development (NMD)

Summary of Request for Variation:

The applicant requests several variations to the code of development and application plan approved with Oakleigh for yard/lot regulations and changes to the arrangement of uses (Attachment A and B). Under County Code §18-8.5.5.3(a)(1), the Board of Supervisors may grant a variation of an approved plan, code, or standard for minor changes to yard requirements. Under County Code §18-8.5.5.3(a)(2), the Board may also grant changes to the arrangement of uses provided major elements of the application plan remain the same. Variations are proposed within Blocks I, II, and III and include:

1. Eliminate lot width
2. Reduce parking setbacks
3. Reduce rear building setback
4. Allow 4-story buildings (max building height remains 65')
5. Allow the number of units permitted by block to shift within blocks (max number of units remains 109 total)
6. Allow the public park (Veteran's Park) to meet the required minimum non-residential use within the NMD (max non-residential permitted remains 115,000 sq. ft. total)
7. Allow already permitted uses within the NMD in additional blocks (including churches, daycares, drive-in windows, eating establishments, hotels, and retail shops)

Detailed staff analysis is provided in Attachment C.

Staff Recommendation:

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

Attachments:

A.   Applicant Narrative
B.   Proposed Variations
C.   Staff Analysis
D.   Resolution