

STAFF ANALYSIS

STAFF PERSON: Kevin McCollum, Senior Planner I
BOARD OF SUPERVISORS: February 16, 2022
PROJECT: SE202100047 Old Trail Block 33 – Minimum Lot Size
TAX MAP PARCELS: 055E0-01-00-000A3

Special exception request to vary the Code of Development approved in conjunction with ZMA201500001.

Proposal

The Applicant requests a special exception to vary the Old Trail Village Code of Development approved in conjunction with ZMA201500001 to reduce the minimum lot size for Block 33 from 8,000 square feet to 4,000 square feet. The request would only affect Block 33 in Table 6a of the Code of Development, which provides Single Family Detached Minimum Lot Size Regulations. The Applicant requests the reduction in minimum lot size to allow for a variety of housing options while not changing the overall density of the Block or the permitted number of units.

Analysis of Special Exception Request

Under County Code § 18-33.9(A), requests for special exceptions are reviewed under the criteria from the applicable section(s) of the Zoning Ordinance. No specific findings are required in support of a decision. Under County Code § 18-8.5.5.3(b), an applicant may request variation(s) from its Code of Development. The relevant determinations are listed in County Code § 18-8.5.5.3(c). The applicant's request (Attachment A) addresses these determinations in detail.

Staff offers the following analysis of the proposed variation against these determinations:

(1) Whether the proposed variation would be consistent with the goals and objectives of the comprehensive plan;

This special exception request is consistent with many of the goals and objectives of the Crozet Master Plan. Block 33 is partly within the Neighborhood Density Residential and Green Systems areas of the Crozet Master Plan. The reduction of lot size is consistent with the goals and objectives of providing a variety of housing options and levels of affordability. The special exception request has no impact on the buffer along Route 250 or the Green Systems as shown in the Master Plan.

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

The special exception request is for the reduction of the minimum lot size and does not affect the permitted number of units or the density or intensity of development in the block.

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

This special exception would not have any impact on the timing or phasing of any 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.

The Old Trail Village Code of Development provides a “framework” and “general parameters” for the development of each block area contained within the Code of Development. The Code of Development states that these regulations are not intended as specific regulatory criteria, but are general parameters allowing for flexibility and creativity when establishing the specific locations of buildings, lots, and uses within each block. Based on this information, the proposed special exception is in general accord with the purpose and intent of the Old Trail Village Application Plan and Code of Development. The proposed special exception has no impact on the permitted number of units, density, or uses in the Block and allows for greater flexibility in the design and affordability of single-family housing options.

Recommendation

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the special exception request varying the Code of Development to reduce the minimum lot size for Block 33 from 8,000 square feet to 4,000 square feet.