



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing
Charlottesville, VA 22902-4579
Telephone: 434-296-5832
WWW.ALBEMARLE.ORG

To: Albemarle County Board of Supervisors
From: Cameron Langille, Principal Planner
Date: August 16, 2023
Re: SE202300019 Brookhill Town Center Stepback Special Exception
Parcel IDs: 04600-00-00-018A1 and 04600-00-00-019B6
Property Owner: Brookhill Town Center LLC, RBD Multi-Family Holdings II LLC
Magisterial District: Rivanna
School Districts: Hollymead E.S.; Lakeside M.S.; Albemarle H.S.
Zoning: NMD Neighborhood Model District

Summary of Request for Special Exception:

Under County Code §18-8.5.5.3(a)(1), the Board of Supervisors may vary yard requirements, build-to lines or ranges, maximum structure heights and minimum lot sizes found in a Code of Development. According to Section 2.3.2 of the Brookhill Code of Development (ZMA201500007), buildings greater than three stories must step back a minimum of 15' after the third story or provide a minimum 15' front or side setback adjacent to a street. The applicant requests a special exception for a waiver to the 15' building stepback requirement for proposed structures in Block 1 of the Brookhill project. Block 1 is designated by the Application Plan and Code of Development of ZMA201500007 as the mixed-use Town Center of Brookhill. Residential and Commercial uses are permitted in this block and buildings may be as tall as four stories by-right, provided that buildings taller than three stories provide a minimum 15' stepback on the front or side of the buildings when adjacent to a street.

The applicant is proposing to construct six buildings that would be four stories tall in Block 1, and would not provide the 15' stepback along the front or side of the buildings where adjacent to Stella Lane. The stepback requirement may be waived by the Board of Supervisors through a Special Exception.

The applicant specifically seeks a waiver of the minimum 15' stepback requirement for Buildings #1, #2, #5, #6, #8, and #9 in Block 1 of Brookhill.

Staff analysis of the request is provided as Attachment C.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve the special exception request.

Attachments:

- A. SE202300019 Application Materials (Special Exception Request)
- B. ZMA201500007 Code of Development Lot Regulations for Block 1
- C. Staff Analysis
- D. Resolution