

STAFF ANALYSIS

STAFF PERSON: Rebecca Ragsdale, Planning Manager
BOARD OF SUPERVISORS: June 15, 2022
PROJECT: SE202200021 Galaxie Farm Variations
TAX MAP PARCELS: 09100-00-00-00900 and 09100-00-00-01500

APPLICANT REQUEST:

The Galaxie Farm project is zoned Planned Residential Development (PRD) and is subject to the Application Plan approved with ZMA201800012. Major elements of that Application Plan include development of up to 65 residential units on 13.36 acres at a gross density of 5 units per acre; arrangement of single family detached, single family attached, and townhouse units across six residential blocks and two open space and recreational blocks; preservation of stream buffer along Cow Branch, and establishment of the street network and design.

Since the rezoning was approved, the developer has worked to improve the site design through the site plan process. The improved design varies from the approved Application plan. County Code § 18-8.5.5.3 authorizes the Board of Supervisors to grant variations to certain provisions of an approved planned development plan, code or standard. The applicant has requested three variations:

1. Shifting of Block 8 (Open Space) and Block 3
2. Modification of Residential Unit Counts across Blocks 1-6 and Minimal Changes to Block Acreages
3. Modification of Street Locations and Design

ANALYSIS OF VARIATION REQUESTS:

Staff analysis under County Code 18-8.5.5.3(c) is provided below for each request.

Variation #1 - Shifting of Block 8 (Open Space) and Block 3 (County Code § 18-8.5.5.3.(a)(3))

The Application Plan was approved with an open space block (Block 8) to be located in between residential Blocks 3 and 4. This variation request is to allow Block 3 to shift to be contiguous with Block 4; Block 8 is proposed where Block 3 was located. This shift would allow six townhouse units to be oriented towards open space.

(i) Consistent with the goals of the Comprehensive Plan;

The Comprehensive Plan designates the Galaxie Farm residential blocks as Neighborhood Density with a recommended density of 3-6 units per acre and housing types to include single-family detached and single-family attached/townhouse unit types. No specific recommendations for open space locations are included in the Comprehensive Plan. This variation would be consistent with the Comprehensive Plan.

(ii) Does not increase the approved development density or intensity of the development;

This variation would not affect the density or intensity of the development.

(iii) Does not adversely affect the timing and phasing of development of any other development in the zoning district;

The timing and phasing of development would not be affected.

(iv) Does not require a special use permit;

A special use permit would not be required.

(v) Is in general accord with the purpose and intent of the approved application.

Major elements of the Galaxie Farm application plan would remain in place. Block 8 would remain the same size as previously proposed and would still act as a centrally located open space and recreational area.

Variation #2 - Modify Residential Unit Counts across Blocks 1-6 and Minimal Changes to Block Acreages (County Code § 18-8.5.5.3.(a)(3))

The Galaxie Farm Application Plan establishes the overall number of residential units permitted by block, with a total of 65 units maximum. Sheet 7 of the Application Plan includes a table that identifies the maximum allowable residential units by block along with block acreages for both residential and open space blocks. Each residential block is permitted to have one or more dwelling unit types, which include single-family detached, single-family attached, and townhomes. This variation request is to allow minor shifts in unit counts, between 1-2 units, and minor acreage changes across residential Blocks 1-6. The resulting changes would also increase open space by 0.29 acres.

(i) Consistent with the goals of the Comprehensive Plan;

The Comprehensive Plan designates the Galaxie Farm residential blocks as Neighborhood Density with a recommended density of 3-6 units per acre and housing types to include single family detached and single family attached/townhouse unit types. The number of units and housing types would remain the same. This variation would be consistent with the Comprehensive Plan.

(ii) Does not increase the approved development density or intensity of the development;

This variation would allow shifting of units between blocks. The intensity would not be affected and the overall density would remain unchanged. The maximum number of allowed units of 65 would not increase.

(iii) Does not adversely affect the timing and phasing of development of any other development in the zoning district;

The timing and phasing of development would not be affected.

(iv) Does not require a special use permit;

A special use permit would not be required.

(v) Is in general accord with the purpose and intent of the approved application.

Major elements of the Galaxie Farm application plan would remain in place. The request is for minor shifts between block of only 1-2 units and the total number of units would not increase.

Variation #3 - Modify Street Locations and Design (County Code § 18-8.5.5.3.(a)(5))

The applicant is requesting to modify street locations shown on the Application Plan. The Application Plan established primarily public streets, several private streets, and an emergency access connection, referred to as Streets A.1, A.2, B, C, D.1, D.2, E, and F. Street design standards for each were included on the Application Plan, primarily Sheets 8 and 9, including specifications for bike lanes, on-street parking, sidewalks, planting strips, and street trees depending on the street type. Variations requested to the Application Plan include:

- Connecting cul-de-sac streets Road D.1 and D.2 north of Galaxie Lane, eliminating D.1's connection to Roads A.1/a.2 and making it perpendicular to D.1 (Marie Claire Court)
- Eliminating private easement Road E in Block 2
- Adjusting the alignment of Streets B and C to eliminate an intersection and provide a continuous street (Mary Jackson Court)
- Adding a private street (Vera Rubin Place) within shifted Block 3
- Eliminating emergency access Road F through Block 7 to Scottsville Road. This emergency access, which would require another stream crossing, is no longer needed. Emergency access that was already constructed to serve Avinity Estates to the south will

now also be used to serve Galaxie Farm.

(i) Consistent with the goals of the Comprehensive Plan;

This variation would be consistent with the Comprehensive Plan.

(ii) Does not increase the approved development density or intensity of the development;

The density and intensity of the development would be unaffected by the variation. These adjustments would allow amenity-oriented lots in Block 3; a “softening buffer” has been added between single-family lots and Galaxie Farm in Block 1 in association with the Road D.2 adjustment.

(iii) Does not adversely affect the timing and phasing of development of any other development in the zoning district;

The timing and phasing of development would not be affected.

(iv) Does not require a special use permit;

A special use permit would not be required.

(v) Is in general accord with the purpose and intent of the approved application.

Major elements of the Galaxie Farm Application Plan would remain the same or would be improved by the proposed adjustments to the street design.

RECOMMENDATION:

Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve Variations #1-#3 to the Galaxie Farm Code of Development, on the condition that development be in general accord with the “Galaxie Farm Road Plan,” prepared by Collins Engineering, last revised March 8, 2022.