

STAFF ANALYSIS

STAFF PERSON: Mariah Gleason, Senior Planner II
BOARD OF SUPERVISORS: February 7, 2024
PROJECT: SE202300040 Glenbrook at Foothills Phase IV
PARCEL IDs: 056A2-01-00-062R0

Proposed special exception to modify the minimum rear setback requirement in County Code § 18-4.19.

PROPOSAL

The applicant is requesting a special exception to reduce the minimum rear setback required by County Code § 18-4.19 as it applies to proposed Lots 118 and 121-133 of Glenbrook at Foothills Phase IV (existing Parcel ID 056A2-01-00-062R0). The Code requires R-6 Residential Non-Infill Residential lots to have a minimum rear setback of 20 feet. However, County Code § 18-4.19(2) allows any minimum setback to be reduced by special exception.

An initial site plan for the development was approved under SDP202300064 on January 17, 2024. However, a special exception is needed prior to final site plan approval to allow the building designs shown on Lots 118 and 121-133. These lots front Park Ridge Drive, a public road, and have rear-loading driveways accessed by an internal travelway. Because the rear boundary lines for the properties are located within the internal travelway, the rear yard setback is measured from the accessway, instead of the property line. Thus, the minimum rear yard setback extends farther into the site than it would otherwise. The applicant is seeking the special exception so that buildings on these lots can include second-story porches and decks that will extend over driveways and into the current rear setback.

County Code § 18-4.11.1 allows up to a four-foot projection for covered porches, balconies, chimney, eaves and like features, but also restricts these features from being located closer than six feet of any lot line. The proposed special exception would reduce the minimum rear yard from 20 feet to 10 feet. When combined with the four-foot allowable projection in County Code §18-4.11.1, the proposed special exception would allow the proposed decks to extend into the current rear setback by 12 to 14 feet. (Lots 118 and 121-133 would all have an 18-foot minimum driveway that complies with Albemarle County standards.)

CHARACTER OF THE AREA

Though the property is 2.162 acres in total, this proposed special exception is limited to proposed single-family attached units on Lots 118 and 121-133. The property is zoned R-6 Residential and is part of a larger development that is also zoned R-6 Residential and includes similarly designed units to the west and south. Two-family attached units are proposed north of these lots. East of the subject area are parcels owned by Union Mission Church that are zoned R-2 Residential and are not accessed by roadways serving the proposed development.

ANALYSIS OF SPECIAL EXCEPTION REQUEST

Under County Code § 18-33.9(a), in acting on special exceptions, the Board of Supervisors is to consider the factors, standards, criteria, and findings, however denominated, in the applicable sections of the Zoning Ordinance. The Board of Supervisors does not need to make specific findings to approve this special exception.

In absence of the applicable special exception factors, staff has evaluated this request based on the intent of the R-6 Residential zoning district and the Neighborhood Model Principles of the Comprehensive Plan.

Staff offers the following analysis of the proposed special exception against these criteria:

County Code § 18-16.1 Intent.

R-6 districts are hereby created and may hereafter be established by amendment to the zoning map to provide a plan implementation zone that:

- *Provides for compact, medium-density residential development;*
- *Permits a variety of housing types; and*
- *Provides incentives for clustering of development and provision of locational, environmental and developmental amenities.*

R-6 districts may be permitted within community and urban area locations recommended for medium-density residential use in the comprehensive plan.

The requested special exception would allow the applicant flexibility in design to construct a compact, high-density cluster development, with a variety of housing types, including single-family and two-family attached units.

Comprehensive Plan: Development Areas Objective 2

Create a physical environment that supports healthy lifestyles through application of the Neighborhood Model Principles including the following:

Pedestrian Orientation

The design of the lots purposefully fronts proposed residential properties on Park Ridge Drive, a main road throughout the Glenbrook Development, while relegating parking and resident driving activities to the rear of the properties, encouraging the use of sidewalks and promoting pedestrian activity along the public street.

Relegated Parking

The proposed design of Lots 118 and 121-133 would relegate all driveways and garages to the rear of the proposed units. Because the driveways and garages are relegated to the rear of the buildings, the proposed special exception would allow the applicant flexibility with the design of the proposed porches and decks.

RECOMMENDATION

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve a special exception for a reduced 10-foot setback on Lots 118 and 121-133 on the plan exhibit provided, allowing the projected features to be as close as six feet to the lot lines.