



County of Albemarle

To: Albemarle County Community Development Staff

From:  Jeff Richardson, County Executive, as authorized by the Board of Supervisors on September 3, 2025

Date: October 1, 2025

Re: **SE-2025-00033 Rivanna Futures – Modify Height Requirement**
SE-2025-00034 Rivanna Futures – Modify Stepback Requirement

Parcel ID 03300000001400, 033000000001D0, 03300000000100, 033000000001000

Property Owner: County of Albemarle

Magisterial District: Rivanna

School Districts: Baker-Butler E.S.; Lakeside M.S.; Albemarle H.S.

Zoning: LI, Light Industry

SE-2025-00033 Rivanna Futures – Modify Height Requirement

The Applicant requests a special exception to modify the height requirement on the subject parcels as allowed by Albemarle County Code §18-26.4 (Structure Height). These parcels were rezoned to Light Industrial (LI) on June 12, 2024 and are currently limited to a 65-foot height. The County of Albemarle requests a special exception be granted to allow for a maximum height of up to 140 feet to provide flexibility in design that meets the needs of modern industrial users in the national security and biopharmaceutical manufacturing sectors.

SE-2025-00034 Rivanna Futures – Modify Stepback Requirement

The Applicant requests a special exception to modify (eliminate) the front stepback requirement of Albemarle County Code §18-4.20 for structures located on the subject parcels. These parcels were rezoned to Light Industrial (LI) on June 12, 2024 and are currently subject to a stepback requirement. The County of Albemarle requests a special exception be granted to eliminate the stepback requirement in order to provide flexibility in design that meets the needs of modern industrial users in the national security and biopharmaceutical manufacturing sectors.

Subject Area

The areas subject to these requests are the portions of land zoned LI on parcels 03300000001400, 033000000001D0, 03300000000100, and 033000000001000 shown on Image 1 - SE-2025-00033 Special Exception Area. Please note that Parcel 032000000005C0 has not been included in this request due to its proximity to the Entrance Corridor and Route 29.

Applicant's Analysis

These requests (SE-2025-00033 and SE-2025-00034) are consistent with the economic development strategy contained in the comprehensive plan focusing on approved target sectors.

This request facilitates economic development consistent with the significant public investment to acquire the property. Anticipated impacts on public facilities and services were reviewed within the rezoning (ZMA202400002).

The majority of the property adjacent to the area zoned LI is owned by Albemarle County and/or is part of the Rivanna Futures industrial area. This unique configuration helps to protect properties that are located beyond the Rivanna Futures area.

Image 1 - SE-2025-00033 Special Exception Area:

The area within the **RED OUTLINE** is subject to the requested Special Exceptions.

