

ZMA-2025-00004
ZMA-2025-00005
SE-2025-00019
SE-2025-00036
Attain on 5th – Phase 2

Albemarle County
Board of Supervisors
Public Hearing
August 19, 2026



Proposals

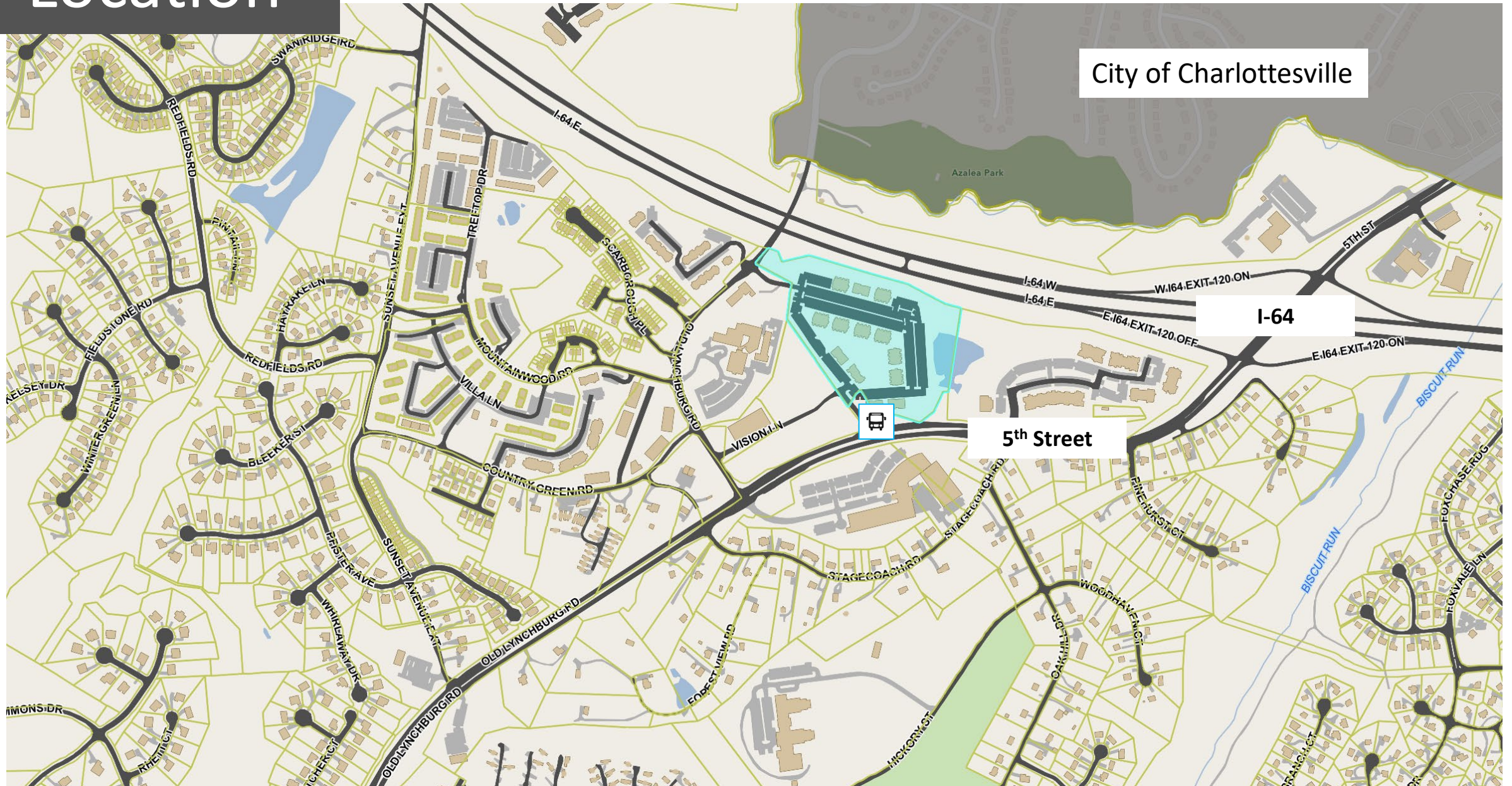
ZMA-2025-00004: Rezone from R-10 Residential (10 dwelling units per acre) to PRD Planned Residential Development to allow a maximum of 309 units for a gross density of 21 dwelling units per acre.

ZMA-2025-00005: Rezone approximately 0.55 acres from Steep Slopes – Preserved to Steep Slopes – Managed.

SE-2025-00019: Special exception to waive the 15-foot stepback requirement under Section 18-4.19 (5).

SE-2025-00036: Special Exception to modify the minimum number of parking spaces required under Section 18-4.12.

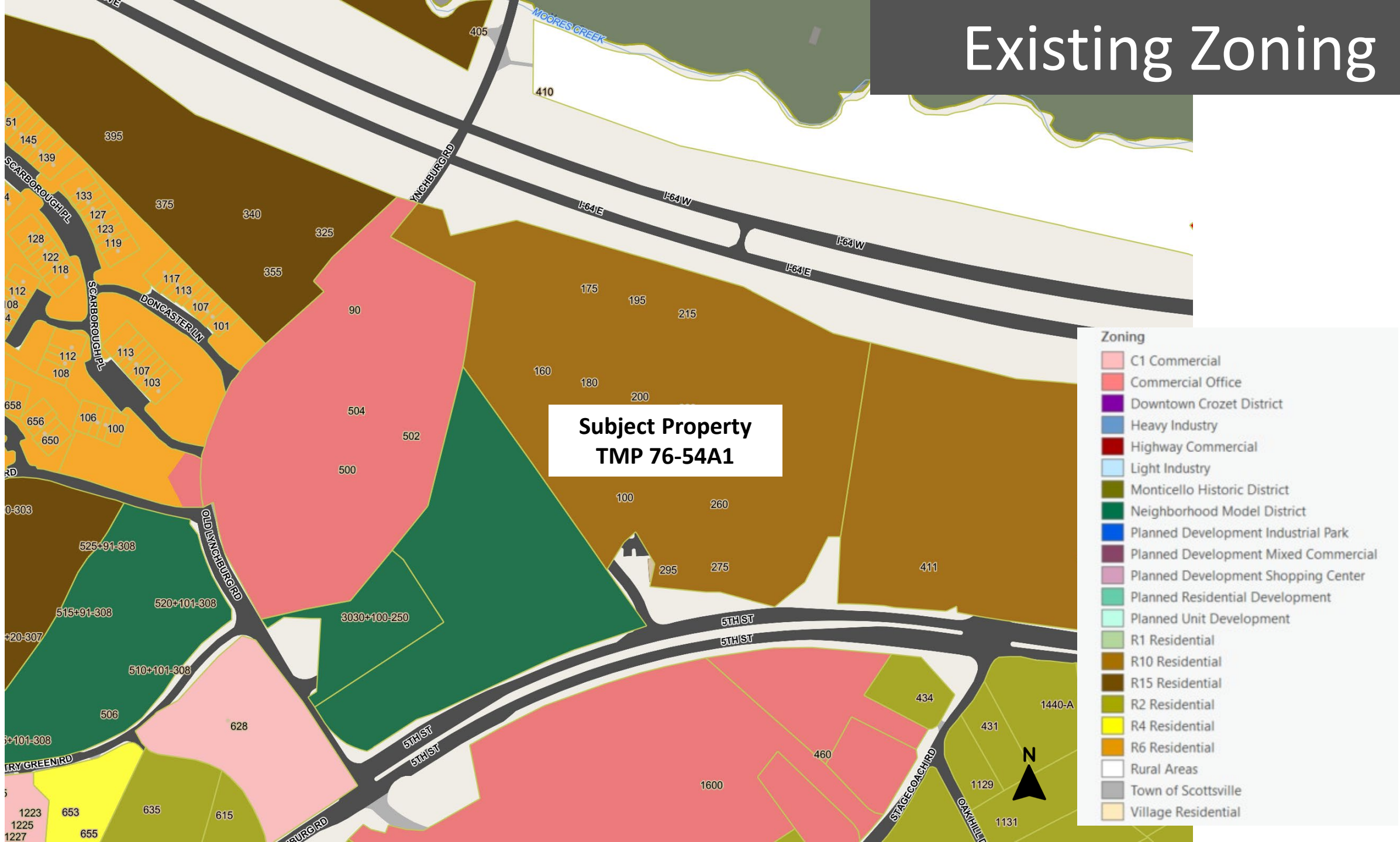
Location



Location



Existing Zoning



Comprehensive Plan

Primary Designation – Urban Density Residential (6-34 units/acre)

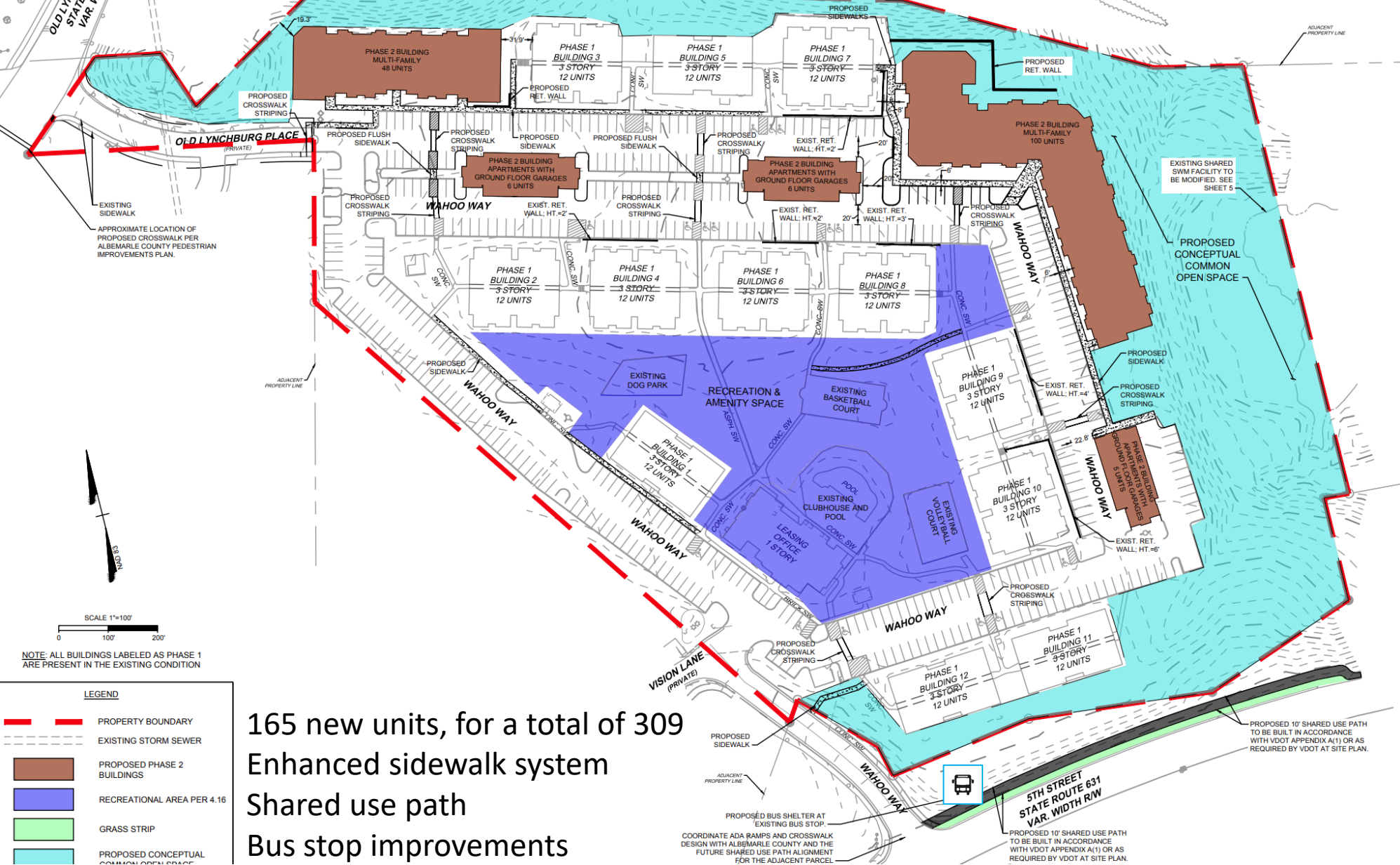
Secondary Designation – Parks and Green Systems and Green Systems

Southern and Western Urban Neighborhood

- Community Mixed Use
- Institutional
- Neighborhood Density Residential
- Neighborhood Mixed Use
- Office / R & D / Flex / Light Industrial
- Parks and Green Systems
- Regional Mixed Use
- Urban Density Residential
- Heavy Industrial
- Light Industrial



ZMA-2025-00004 (R-10 to PRD)



165 new units, for a total of 309
Enhanced sidewalk system
Shared use path
Bus stop improvements

ZMA-2025-00004 Housing

- Proposal is for 165 new additional units
- Housing Albemarle's recommends 20% of the **new units** as affordable, which would be 33 affordable units.
- *Applicant has pursued Affordable Rental Housing Incentive Program (ARHIP) which requires 20% of the **total units** to be affordable.*
- *With this rezoning, the total units on the site would be 309 units. 62 affordable units would be required to qualify for ARHIP.*

ZMA-2025-00004 Housing

AFFORDABLE HOUSING NOTE:

THE APPLICANT/OWNER SHALL ESTABLISH AND MAINTAIN, FOR A PERIOD OF 30 YEARS, AFFORDABLE UNITS IN THE AMOUNT EQUAL TO 20% OF THE PHASE 1 AND PHASE 2 UNITS (UP TO 62 UNITS) IN THE AMOUNT OF, AND AT THE AFFORDABILITY LEVELS LISTED BELOW, BASED ON THE AREA MEDIAN INCOME ("AMI") AS LISTED AND ANNUALLY UPDATED ON THE VIRGINIA HOUSING WEBSITE, BASED ON HOUSEHOLD SIZE, LESS ESTIMATED UTILITY COSTS AS DEFINED BY VIRGINIA HOUSING FOR THE HOUSING CHOICE VOUCHER PROGRAM (THE "AFFORDABLE UNITS"). THE AFFORDABLE UNITS MAY BE LOCATED IN PHASE 1 AND/OR PHASE 2, AT THE APPLICANT'S/OWNER'S DISCRETION.

- 10% OF THE AFFORDABLE UNITS SHALL BE AFFORDABLE TO HOUSEHOLDS MAKING UP TO 60% OF THE AMI, SUCH THAT THE RENTAL RATE MAY NOT EXCEED 30% OF 60% OF AMI
- 10% OF THE AFFORDABLE UNITS SHALL BE AFFORDABLE TO HOUSEHOLDS MAKING UP TO 80% OF THE AMI, SUCH THAT THE RENTAL RATE MAY NOT EXCEED 30% OF 80% OF AMI

ZMA-2025-00005 (Steep Slopes)



Rezone 0.55 acres of Steep Slopes – Preserved to Steep Slopes Managed

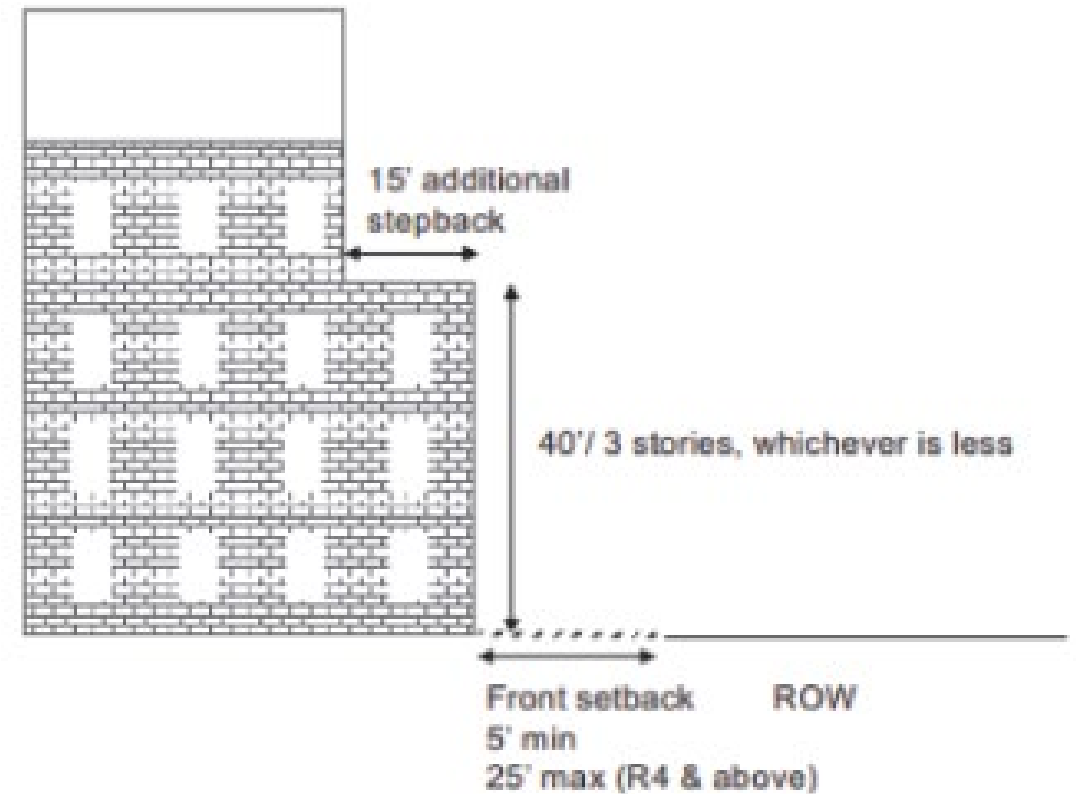
ZMA-2025-00005 (Steep Slopes)



SE-2025-00019 Stepback Waiver Request

Section 18-4.20 -Requires for each story that begins above 40 feet in height or for reach story above the third story, whichever is less, the minimum stepback shall be 15 feet.

Request to waive stepback for 4-story buildings.



SE-2025-00036 Parking Reduction Request

Ordinance Requirement:

Unit Type	Total Units	Required Spaces per Unit	Required Parking Spaces
1 Bedroom Unit	80	1.5	120
2-3 Bedroom Unit	229	2	458
Total Units:	309	Total Required Parking:	578

Proposed Parking Ratio:

Unit Type	Total Units	Required Spaces per Unit	Required Parking Spaces
Multi-Family Apartment	309	1.49	460

Summary

Positive Aspects:

- The request is consistent with the land use recommendations for the Southern and Urban Neighborhoods Master Plan.
- The characteristics of the steep slopes are Managed Steep Slopes, rather than Preserved Steep Slopes.
- The request provides 20% affordable housing for the total units on-site

Concerns: None

A public hearing was held at the Planning Commission (PC) on October 28, 2025. The PC voted 4:0 to recommend approval of both the rezoning and the special exception requests.

Questions?



Motions

1. **ZMA-2025-00004**: Rezone from R-10 Residential (10 dwelling units per acre) to PRD Planned Residential Development to allow a maximum of 309 units for a gross density of 21 dwelling units per acre.
2. **ZMA-2025-00005**: Rezone approximately 0.55 acres from Steep Slopes – Preserved to Steep Slopes – Managed.
3. **SE-2025-00019**: Request to waive the 15-foot setback requirement under Section 18-4.19 (5).
4. **SE-2025-00036**: Request to modify the minimum number of parking spaces required under Section 18-4.12.

ZMA-2025-00004 (R10 to PRD)

Motion

Should a Board of Supervisor **choose to approve** this zoning map amendment:

I move to adopt the **Ordinance (Attachment E)** attached to the staff report to approve ZMA-2025-00004.

ZMA-2025-00005 Steep Slopes Motion

Should a Board of Supervisor **choose to approve** this special exception:

I move to adopt the **Ordinance (Attachment F)** attached to the staff report to approve ZMA-2025-00005.

SE-2025-00019 Stepback Waiver Motion

Should a Board of Supervisor **choose to approve** this special exception:

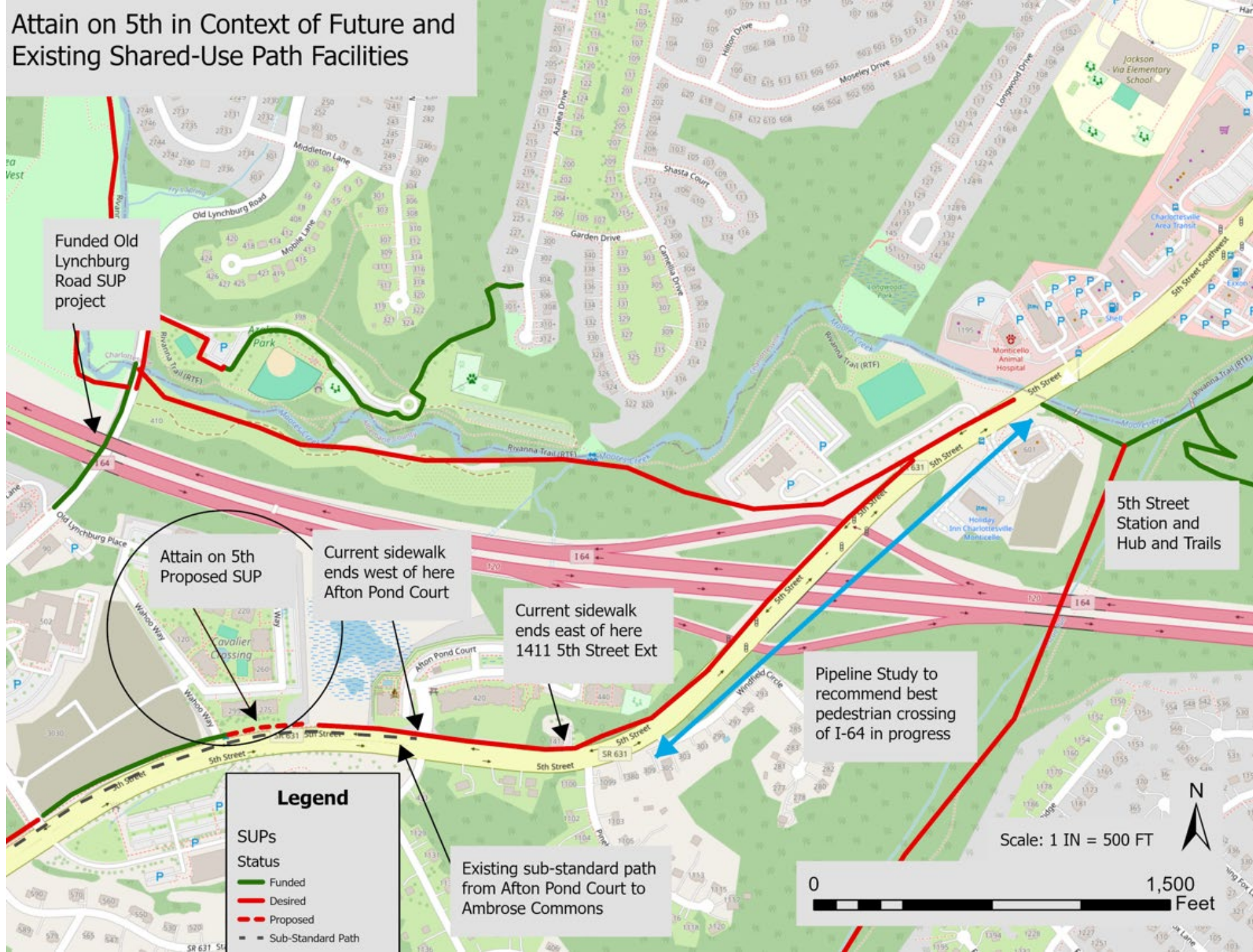
I move to adopt the Resolution **(Attachment G)** attached to the staff report to approve SE-2025-00019.

SE-2025-00036 Parking Reduction Motion

Should a Board of Supervisor **choose to approve** this special exception:

I move to adopt the Resolution **(Attachment H)** attached to the staff report to approve SE-2025-00036.

Attain on 5th in Context of Future and Existing Shared-Use Path Facilities



Steep Slopes Steep Slopes Overlay District

Section 30.7.3.A Managed Slopes

- i. the contiguous area of steep slopes is limited or fragmented;
- ii. the slopes are not associated with or abutting a water feature, including, but not limited to, a river, stream, reservoir or pond;
- iii. the slopes are not natural but, instead, are manufactured;
- iv. the slopes were significantly disturbed prior to June 1, 2012;
- v. the slopes are located within previously approved single-family residential lots; or the slopes are shown to be disturbed, or allowed to be disturbed, by a prior county action.

Section 30.7.3.B Preserved Slopes

- i. the slopes are a contiguous area of 10,000 square feet or more or a close grouping of slopes, any or all of which may be less than 10,000 square feet but whose aggregate area is 10,000 square feet or more;
- ii. the slopes are part of a system of slopes associated with or abutting a water feature including, but not limited to, a river, stream, reservoir or pond;
- iii. the slopes are part of a hillside system;
- iv. the slopes are identified as a resource designated for preservation in the comprehensive plan;
- v. the slopes are identified as a resource in the comprehensive plan;
- vi. the slopes are of significant value to the entrance corridor overlay district;
- vii. the slopes have been preserved by a prior county action

SE-2025-00036 Parking Reduction Request

Special Exception request to modify the minimum number of parking spaces required under Section 18-4.12.

Existing Conditions:

Unit Type	Total Bedrooms	Required Spaces per Bedroom	Required Parking Spaces
3- Bedroom Student Housing	144	1.25	180
4- Bedroom Student Housing	384	1.25	480
Total Bedrooms:	528	Total Required Parking:	660