



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: David Benish, Chief of Planning (Acting Director)
Date: June 5, 2019
Re: Request for Special Exception for a variation to the Code of Development regarding "Maximum Dwelling Units" for ZMA2002-002 Hollymead Town Center (Abington Place)

TMP: 032B0-01-00-000A0; 032B0-01-00-101A0
Magisterial District: Rio Magisterial District
School Districts: Baker Butler Elementary, Sutherland Middle, Albemarle High
Zoning District: Neighborhood Model District (NMD)

Summary of Request for Special Exception:

The applicant is requesting a special exception to vary the Code of Development (COD) for Hollymead Town Center, specifically in Block VII, to allow the maximum number of dwelling units to increase by eight (8) units. The COD allows a maximum of 72 residential units at a density of 33.34 units/acre. The change to the COD will result in 80 units at a density of 37.04 units/acre. The overall density of the development will remain the same with a maximum of 370 dwelling units.

In addition, there is an existing mixed use building on the property with a 23,000 square foot footprint that the owner wants to be residential only. The special exception request also includes a revision to the text of the COD to allow a building with a footprint exceeding 20,000 square feet to be a residential use only building.

County Code §§ 18-8.5.5.3 and 18-33.49 allow special exceptions to vary approved Application Plans and Codes of Development upon considering whether the proposed variation: (1) is consistent with the goals and objectives of the comprehensive plan; (2) does not increase the approved development density or intensity of development; (3) does not adversely affect the timing and phasing of development of any other development in the zoning district; (4) does not require a special use permit; and (5) is in general accord with the purpose and intent of the approved application. County Code § 18-33.49 requires that any request for a variation be considered and acted upon by the Board of Supervisors as a special exception. Please see Attachment B for full details of staff's analysis.

Staff Recommendation:

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

Attachments:

A – Application Materials (Applicant Justification; Proposed Revision to Code of Development Table B; Approved Code of Development Table B, with revision [dated August 2017] approved by Special exception on Nov. 1, 2017)
B – Staff Analysis
C – Resolution