

STAFF PERSON:
BOARD OF SUPERVISORS:

Rebeca Ragsdale
October 5, 2016

Staff Report for Variation #13 from ZMA2004-02 Cascadia Code of Development

County Code § 18-8.5.5.3(a)(5) allows variations for minor changes to street design or location. Variations from approved application plans and codes of development must be considered by the Board of Supervisors as a Special Exception under Chapter 18 Sections 33.5 and 33.9. Staff analysis of the variation request under County Code § 18-8.5.5.3(c) is provided below.

VARIATION #13– To eliminate the sidewalk on the east side of Delphi Drive from Fontana Drive to Delphi Lane

The Code of Development (COD) for Cascadia requires that sidewalks shall be provided on both sides of streets, except for those streets specifically listed in the COD. Delphi Drive is required to have sidewalks on both sides according to the COD so a variation is needed to eliminate the sidewalk on one side. Delphi Drive is located behind the Frost Montessori School and is a new street connecting Fontana Drive to the Cascadia development under construction. The applicant is requesting the waiver at this time because a utility conflict was discovered with the 100' wide Dominion Power easement that runs through the property. Dominion Power has requested the sidewalk be eliminated on the east side because it is located within 25' of existing guy wires, which could restrict Dominion's ability to maintain, repair, and relocate its facilities if needed. (See Attachment A)

Planning staff supports this special exception request to eliminate the sidewalk and further staff analysis is provided below:

1) The variation is consistent with the goals and objectives of the comprehensive plan.

The variation is consistent with the comprehensive plan.

2) The variation does not increase the approved development density or intensity of development.

Density is not increased.

3) The variation does not adversely affect the timing and phasing of development of any other development in the zoning district.

The timing and phasing of the development is unaffected.

4) The variation does not require a special use permit.

A special use permit is not required.

5) The variation is in general accord with the purpose and intent of the approved rezoning application.

This variation is in general accord with the approved rezoning application to provide an interconnected pedestrian system. A sidewalk will still be provided on the west side of Delphi Drive from Cascadia to Fontana Drive. (Attachment B-Site Plan)

VARIATION #13 RECOMMENDATION:

Staff recommends that the Board adopt the attached Resolution (Attachment C) approving the special exception to vary the Code of Development sidewalk standards to eliminate the sidewalk on the east side of Delphi Drive from Fontana Drive to Delphi Lane. Once the special exception is approved, a letter of revision will be approved for Cascadia's site plan.