



County of Albemarle
Department of Community Development
401 McIntire Road,
Charlottesville, VA, 22902

Phone 434-296-5832

Fax 434-972-4126

To: Albemarle County Board of Supervisors

From: Rachel Falkenstein, Senior Planner

Date: December 6, 2017

Re: Request for Special Exception for variations to the Application Plan and Code of Development for ZMA201300007 Spring Hill Village for changes to the road alignment, adjacent block sizes and phasing.

TMP: 09000-00-00-02800

Magisterial District: Scottsville Magisterial District

School Districts: Cale Elementary, Walton Middle, Monticello High

Zoning District: Neighborhood Model District (NMD)

Summary of Request for Special Exception:

The applicant is requesting minor changes to the Application Plan and Code of Development (COD) for Spring Hill Village. Specifically, the applicant is proposing a realignment of the internal road system resulting in minor changes to acreage of adjacent blocks and green space. The applicant also proposes a minor change to phasing.

County Code §18-8.5.5.3 and §18-33.5 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 § 18-33.5(a)(1) requires that any request for a variation be considered and acted upon by the Board of Supervisors as a special exception. This request is consistent with the above noted considerations. 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 exceptions.

Attachments:

A – Application Materials (Applicant justification; revised application plan, revised Code of Development)

B – Staff Analysis

C – Resolution