

**STAFF ANALYSIS**

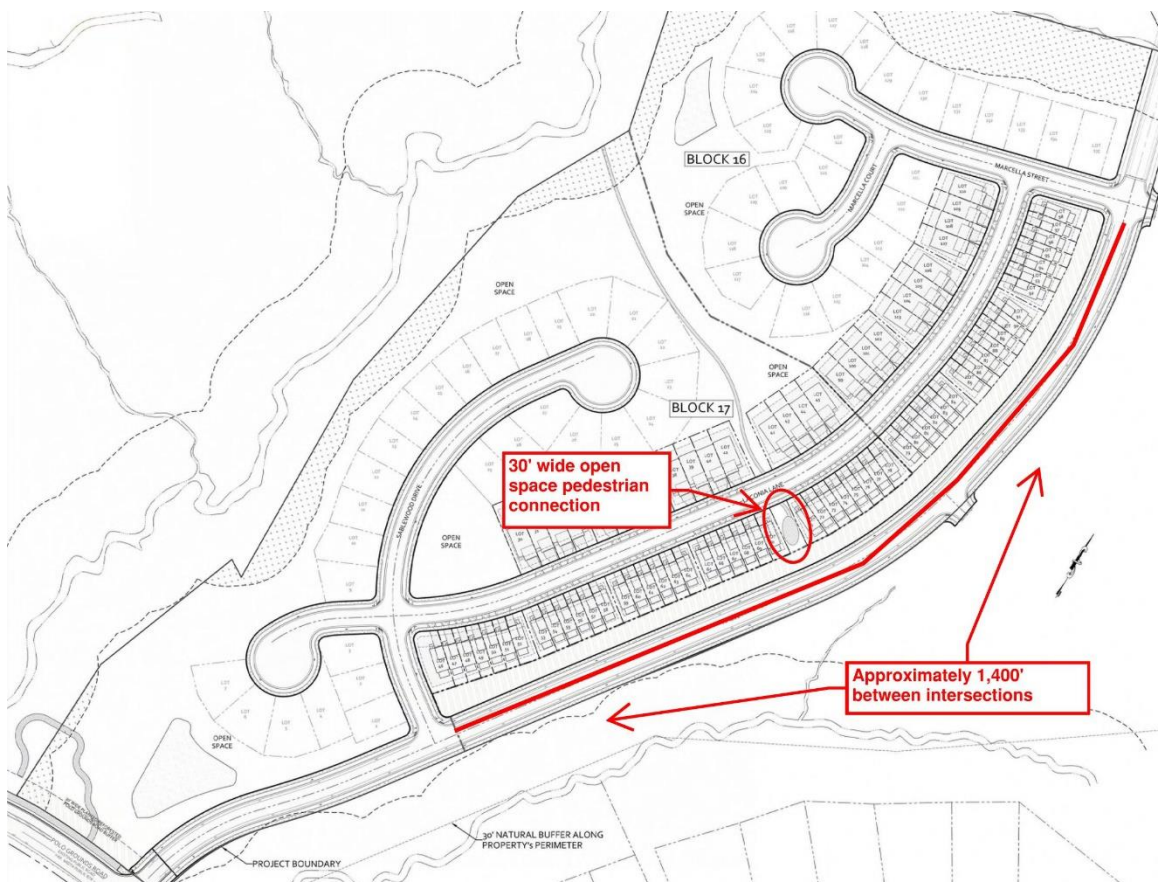
**STAFF PERSON:** Cameron Langille, Principal Planner  
**BOARD OF SUPERVISORS:** May 4, 2022  
**PROJECT:** SE2021-45 Brookhill Special Exception  
**TAX MAP PARCELS:** 04600-00-00-019BA; 04600-00-00-019BB; 04600-00-00-018A2

**Variation #4 Modify Block Length Requirements for Blocks 16 & 17**

The Brookhill project is zoned Neighborhood Model Development (NMD) and is subject to the Code of Development (COD) and Application Plan of ZMA201500007. The COD establishes the development standards that apply to each block of Brookhill. Section 2.2.3 of the COD requires the block sizes, or block lengths, of Blocks 16 and 17 to be between 400-700 feet in length. Block lengths are measured by the distance between street intersections in the development. The COD explains that the block lengths were intended to be determined "based on site design."

As proposed by the developer, the total combined length of Blocks 16 and 17 is approximately 1,400'. In order to comply with the COD requirements for block size, a street connection would need to be provided around the mid-point so that each block does not exceed 700' in length.

Variation #4 is a request to allow a pedestrian access connection in lieu of a vehicular connection at approximately the mid-point between Blocks 16 and 17. The pedestrian connection would be a 30' wide piece of open space land that features a walking path. The path would extend northwest through other open space parcels in Block 17 and connect to an extensive trail system within a public greenway easement in the center of Brookhill. See the image below for the locations of Blocks 16 and 17, and the proposed pedestrian access connection.



## **ANALYSIS OF SPECIAL EXCEPTION REQUEST**

Requests for modifications must be reviewed under the criteria established in County Code § 18-33.9, taking into consideration the factors, standards, criteria and findings for each request; however no specific finding is required in support of a decision. Under County Code § 18-8.2(b), the applicant can request a waiver to the applicable planned development regulations specified in the COD. Staff analysis under County Code 18-8.5.5.3 (c) is provided below.

### ***(i) Consistent with the goals of the Comprehensive Plan;***

The proposed pedestrian connection would be consistent with the goals of the Comprehensive Plan, specifically the Pedestrian Orientation and Buildings & Spaces of Human Scale principles of the Neighborhood Model. The applicant is still proposing an internal street connection between Blocks 16 & 17, which would ensure that development of these blocks remain consistent with the Interconnected Transportation Networks principle of the Neighborhood Model. In summary, the pedestrian connection would still provide a physical break between Blocks 16 and 17 while also maintaining street interconnectivity as intended by the COD.

### ***(ii) Does not increase the approved development density or intensity of the development;***

Density and intensity of the development are unaffected by the variation.

### ***(iii) Does not adversely affect the timing and phasing of development of any other development in the zoning district;***

Timing and phasing of development would not be affected.

### ***(iv) Does not require a special use permit;***

A special use permit would not be required.

### ***(v) Is in general accord with the purpose and intent of the approved application.***

Major elements of the Brookhill COD and Application Plan would remain in place. These elements include overall block sizes (acreages), densities and unit types allowed, and locations of required connector streets serving Blocks 16 & 17. Other blocks within Brookhill allow a mid-block pedestrian connection to comply with block length regulations, although this was not a provision for Blocks 16 and 17 under the approved COD. However, in this circumstance staff believes it would be appropriate and in general accord with the application plan and intent of the approved application. Walkability would be enhanced by providing an additional pedestrian connection to the internal greenway system that also serves as a physical break between these two blocks.

### **Variation #5 Modify Dwelling Units Permitted in Blocks 3, 12, and 13**

The applicant is requesting a change to the Code of Development (COD) for Brookhill, specifically the density ranges and maximum number of dwelling units permitted in Blocks 3, 12, and 13, as specified in Section 2.3.1 and Table 5 of the COD. The modifications proposed with this variation are as follows:

- Increase the maximum number of dwelling units possible in Block 12 by 2 units;
- Increase the maximum number of dwelling units possible in Block 13 by 35 units;
- Decrease the maximum number of dwelling units possible in Block 3 by 37 units.

An updated version of Table 5 of the COD is included in Attachment A that reflects the unit changes mentioned above.

### **ANALYSIS OF SPECIAL EXCEPTION REQUEST:**

Requests for modifications must be reviewed under the criteria established in County Code § 18-33.9, taking into consideration the factors, standards, criteria and findings for each request; however no specific finding is required in support of a decision. Under County Code § 18-8.2(b), the applicant can request a waiver to the applicable planned development regulations specified in the COD. Staff analysis under County Code 18-8.5.5.3 (c) is provided below.

#### ***(i) Consistent with the goals of the Comprehensive Plan;***

This variation would be consistent with the Comprehensive Plan.

#### ***(ii) Does not increase the approved development density or intensity of the development;***

This variation would redistribute a total of 37 dwelling units between Blocks 3, 12, and 13. These unit shifts would result in a minor reduction to the permitted density ranges of Blocks 3 and 12, and would not affect the permitted density range of Block 13. The intensity of these three blocks would be reduced as a result of this variation. The overall density and total number of dwellings possible in Brookhill would remain unchanged.

#### ***(iii) 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 would be unaffected.

#### ***(iv) Does not require a special use permit;***

The variation would not require a special use permit.

#### ***(v) Is in general accord with the purposes and intent of the approved application.***

The changes requested are minor and the major elements of the Brookhill application plan and Code of Development would remain in place.

### **Recommendation**

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve Variations #4 and #5.