

**STAFF PERSON:
BOARD OF SUPERVISORS:**

**J.T. Newberry
November 8, 2017**

**Staff Report for Special Exceptions in the Code of Development approved with
ZMA200700001 Hollymead Town Center, Area A2**

1) Request to Vary Table D - Block Areas and Use Density

The applicant is seeking minor changes to the residential and non-residential portions of Table D. Overall, these changes provide additional clarity about the minimum requirements within each block and provide additional flexibility as to how those minimum requirements are met. For example, a column to establish the minimum square footage for each non-residential use type is proposed. Other changes are described in the context within their respective “letter block” below.

Within the “A” and “B” blocks, the applicant is seeking to shift some non-residential square footage from Block B-3 to Block A-1 as a result of the alignment of the Berkmar Drive Extension. Road construction reduced the total developable area for Block B-3. As a result, the applicant is requesting to shift 15,000 square feet of office use to Block A-1, which increases the maximum permitted area for office uses in Block A-1 to 75,000 square feet. A maximum of 5,000 square feet of office use will remain in Block B-3.

No changes are proposed within the “C” blocks of Table D.

Within the “D” blocks, the applicant is seeking additional flexibility in the type of non-residential use provided. Currently, only a maximum of 100,000 square feet of hotel use is permitted, but the applicant is seeking to allow a maximum of 100,000 square feet of retail, office, or hotel uses in these blocks. The applicant is also establishing that a minimum of 20,000 square feet of non-residential use will be provided in this area. There is no change to the total maximum square footage of non-residential provided within the overall development.

The applicant is also seeking additional flexibility within the residential uses permitted in the “D” blocks. Specifically, within Block D-2, the applicant is seeking to remove the requirement to construct a minimum of 33 mixed-use units and is seeking to allow up to 240 multi-family units.

VARIATIONS FROM APPROVED PLANS, CODES, AND STANDARDS OF DEVELOPMENT

Each variation request has been reviewed for zoning and planning aspects of the regulations. Variations are considered by the Board of Supervisors as a Special Exception under County Code §§ 18-33.5 and 18-33.9. Staff analysis under County Code § 18-8.5.5.3(c) 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.

The specific locations of certain requirements are proposed to change, but staff does not find the approved density or intensity of development has been increased overall. There is no change to the maximum permitted number of residential units or total non-residential square footage within the overall development. There are no new uses being added to the development.

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.

2) Request to Vary Table G – Build-to Lines and Maximum Building Heights in Block C-4

The applicant is seeking minor changes to the form of development in Area A2. Specifically, the applicant is seeking to increase the build-to line along Town Center Drive (now known as Towncenter Boulevard), Meeting Street (now known as Berkmar Drive), Lockwood Drive, and Abingdon Drive. Currently, there is a one foot to six foot (1'-6') build-to line and the applicant is requesting to increase the maximum by four feet, which would result in a one foot to ten foot (1'-10') build-to line.

Additionally, the applicant is seeking to increase the maximum building height within Block C-4 from 48 feet to 65 feet.

VARIATIONS FROM APPROVED PLANS, CODES, AND STANDARDS OF DEVELOPMENT

Each variation request has been reviewed for zoning and planning aspects of the regulations. Variations are considered by the Board of Supervisors as a Special Exception under County Code §§ 18-33.5 and 18-33.9. Staff analysis under County Code § 18-8.5.5.3(c) 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.

The approved density or intensity of development would not be 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.

3) Request to Vary Table E – Minimum Green Space, Civic, and Amenity Area

The applicant is seeking flexibility in how this requirement is met between Blocks "C" and "D." Specifically, the applicant is seeking permission for the total combined requirement between Blocks "C" and "D" (54,200 square feet) to be met within either block, so long as at least 7,500 square feet of green space is provided within both Block "C" and Block "D." The proposed revised Table E shows the proposed footnote to establish this flexibility.

VARIATIONS FROM APPROVED PLANS, CODES, AND STANDARDS OF DEVELOPMENT

Each variation request has been reviewed for zoning and planning aspects of the regulations. Variations are considered by the Board of Supervisors as a Special Exception under County Code §§ 18-33.5 and 18-33.9. Staff analysis under County Code § 18-8.5.5.3(c) 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.**
The approved density or intensity of development would not be 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.**
The concept of a Linear Park within these blocks is considered an essential element of the approved rezoning plan. This variation is in general accord with the approved rezoning application.