



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Christopher P. Perez, Senior Planner
Date: December 6, 2017
Re: Request for Special Exception for a Variation to the Code of Development Regarding "Table 7.1 – Parking Schedule" and "Table 3.3 Lot Regulations" for ZMA2013-12 Rivanna Village

TMP: 07900-00-00-025A0, 08000-00-00-04600, 08000-00-00-046A0, 08000-00-00-046C0
08000-00-00-046D0, 08000-00-00-046E0, 08000-00-00-05000, 08000-00-00-05100, 08000-00-00-052A0, 08000-00-00-055A0, 093A1-00-00-00300, 093A1-00-00-00400, 093A1-00-00-00200

Magisterial District: Scottsville Magisterial District
School Districts: Stone-Robinson Elementary, Burley Middle, Monticello High
Zoning District: Neighborhood Model District (NMD)

Summary of Request for Special Exception:

The applicant is requesting to amend two tables within the Code of Development, **Table 7.1-Parking Schedule** and **Table 3.3 – Lot Regulations** for Rivanna Village. The applicant is requesting that Table 7.1 be amended to allow the guest parking requirements within the COD to match those required in the Zoning Ordinance. The applicant is also requesting changes to Table 3.3 to modify setbacks within the residential lots. Further information and analysis is provided in the staff analysis in Attachment B.

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. 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; Proposed COD Table 3.3 Lot Regulations, Currently Approved COD Table 3.3 Lot Regulations; Currently Approved COD Table 7.1 Parking Schedule; Proposed COD Table 7.1 Parking Schedule)

B – Staff Analysis

C – Resolution