

**STAFF PERSON:
BOARD OF SUPERVISORS:**

**Cameron Langille
September 5, 2018**

**Staff Report for Special Exception #1 to Vary the Code of Development for Block 4 approved
with ZMA201500007 Brookhill**

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.

The applicant is requesting a change to the Code of Development (COD) for Brookhill, specifically the standard for the rear setback location for Block 4, as specified in Section 2.3.2.2 of the COD.

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 maximum residential density within this block, and the development, will not increase. The COD requires a minimum of 144 units be provided in Block 4. The COD also allows for a maximum of 816 units within Block 4, provided that the overall density is between 6 and 34 dwelling units/acre.

A total of 147 units in Block 4A for a density of 17.86 units/acre. A total of 169 units is proposed in Block 4B for a density of 22.27 units/acre. The combined density of both blocks will be 19.97 units/acre.

The intensity of the development will not be affected because all new buildings in Block 4 will be setback from Route 29 by at least 100 feet. Furthermore, the final site plan for Block 4 is proposing to install additional landscaping within the 100 foot Route 29 buffer, beyond what is required by the COD. The Entrance Corridor and Landscaping exhibits in Attachment A demonstrate that the visual impacts of the new buildings will be not result in a greater intensity of 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.

The location and scale of Block 4 will be consistent with the approved rezoning application plan and original intent of the COD. This variation is in general accord with the approved rezoning application.

Staff Report for Special Exception #2 to Vary the Code of Development for Block 4 approved with ZMA201500007 Brookhill

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.

The applicant is requesting a change to the COD for Brookhill, specifically the location of a required 50 foot landscaping buffer around a VDOT stormwater management facility that is between Route 29 and Block 4, as specified in Section 2.4.2 of the COD.

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

The variation is consistent with the comprehensive plan. The Future Land Use Plan and Transportation Network chapter of the Places29 Master Plan calls for a forested buffer along Route 29. The Master Plan recommends that the buffer be between a minimum of 30 feet and 50 feet in overall width to provide separation between Seminole Trail and new developments. The variation will still result in the installation of a forested buffer that measures 50 feet in total width between development in Block 4 of Brookhill and the Route 29 right of way.

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

The maximum residential density within this block, and the development, will not increase. The COD requires a minimum of 144 units be provided in Block 4. The COD also allows for a maximum of 816 units within Block 4, provided that the overall density is between 6 and 34 dwelling units/acre.

A total of 147 units in Block 4A for a density of 17.86 units/acre. A total of 169 units is proposed in Block 4B for a density of 22.27 units/acre. The combined density of both blocks will be 19.97 units/acre.

8) 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.

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

A special use permit is not required.

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

The buffer will still be installed in the general location identified on the approved rezoning application plan. This variation is in general accord with the approved rezoning application.