



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
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Phone (434) 296-5832

To: Albemarle County Board of Supervisors
From: Mariah Gleason
Date: December 18, 2019
Item: **Special Exception Request** to grant a variation “to the arrangement of buildings and uses shown on the [approved] plan, provided that the major elements shown on the plan and their relationships remain the same”

Tax Map Parcel(s): 04500-00-00-093C0
Magisterial District: Rio
School Districts: Albemarle H.S.; Burley M.S.; Agnor-Hurt E.S.
Zoning District: Planned Development Shopping Center PD-SC

Summary of Request for Special Exception:

The owner/applicant (W4) has submitted a special exception (SE) request to vary the approved building footprint and supporting parking layout from that shown in the approved Application Plan for ZMA198700007 Jefferson Square Shopping Center. The Application Plan for this rezoning was approved with the conditions that were later addressed by the site plan for SDP198800001 Rio Hill Shopping Center Final.

In order to redevelop this parcel and modify the building footprint and supportive parking layout, the applicant needed to request a variation pursuant to County Code §18-8.5.5.3.a.2.

With regards to the findings contained in the Staff Analysis (Attachment B), inclusive of the criteria to be considered pursuant to Albemarle County Code §18-8.5.5.3.c, **staff recommends approval with conditions** of this request for a special exception.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve the special exception request.

Attachments:

- A – Application Materials (Special Exception Application)
- B – Staff Analysis
- C – LOD201900015 Action Letter (Letter of Determination regarding proposed use)
- D – Resolution