

STAFF PERSON:  
BOARD OF SUPERVISORS:

Christopher P. Perez  
June 8, 2016

**Staff Report for SUB201600004 Briarwood variation to the phasing**

**VARIATIONS FROM APPROVED PLANS, CODES, AND STANDARDS OF DEVELOPMENT**

The variation request has been reviewed for Zoning, Engineering, and Planning aspects of the regulations. Variations are considered by the Board of Supervisors as a Special Exception under Chapter 18 Sections 33.5 and 33.9. Staff analysis of each variation request under County Code § 18-8.5.5.3(c) is provided below.

**VARIATION – TO VARY THE PHASING PLAN:**

The applicant submitted the following justification (Attachment A): *“The current lot layout for phase 4 yields 58 lots, based on the desired lot sizes. This lot count exceeds the maximum lots permitted in phase 4, which is 52. The current lot layout of phase 6, based on the updated County mapping of the preserved slopes can only accommodate 20 lots; however, this phase is permitted 31 lots. The applicant requests a variation to modify the phasing lines to accommodate the permitted lot yields per phase by amending the phasing lines between phase 4 and phase 6.”*

Staff analysis of the variation request is provided below:

- 1) **The variation is consistent with the goals and objectives of the comprehensive plan.** The variation is consistent with the goals and objectives of the comprehensive plan. Interconnections, a mix of housing types, buildings that are close to the street and open space will remain.
- 2) **The variation does not increase the approved development density or intensity of development.** The variation will not increase the approved density or intensity of development. The residential units and density within this development remain within the approved lot mix from ZMA 2004-014 and ZMA2005-09.
- 3) **The variation does not adversely affect the timing and phasing of development of any other development in the zoning district.** The variation does not adversely affect any timing or phasing of this or any other development.
- 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 variation is in general accord with the purpose and intent of the approved rezoning. The development resulting from the variation continues to provide a mixture of housing types, interconnections, and open space in Briarwood.

**RECOMMENDATION:** Staff recommends approval of the special exception for a variation to the Briarwood PRD (SUB201600004) Phasing Plan noted as “Briarwood Phasing Letter of Revision” prepared by Collins Engineering, dated March 19, 2016 as shown and described in Attachment B.