



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: David Benish, Sarah Baldwin
Date: May 10, 2017
Re: SUB2016-177 North Pointe
Special Exception to Vary Approved Application Plan (ZMA2013-7)

TMP: 03200-00-00-02000
Magisterial District: Rivanna Magisterial District
School Districts: Albemarle H.S.; Sutherland M.S.; Baker Butler E.S.
Zoning District: Planned Development – Mixed Commercial

This is a request for a Special Exception to vary the Application Plan associated with the North Pointe development to realign the middle entrance to the development. The North Pointe development spans north of Proffit Road, east of Route 29 North, west of Pritchett Lane, and south of the Rivanna River. The North Pointe development property was rezoned to Planned Development Mixed Commercial with an associated Application Plan in August 2006 (ZMA2000-9 North Pointe), and was amended in December 2013 (ZMA2013-7 North Pointe Amendment). Various subdivisions and site plans have been approved or are under review.

The applicant, Townes Site Engineering, submitted the attached request (Attachment A) on behalf of the various owners of the 17 development parcels in conjunction with SUB 2016-136 North Pointe. Attachment B is the applicant's exhibit depicting the requested changes, and Attachment C is staff's analysis of the Special Exception request.

Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve the Special Exception to vary the North Pointe development Application Plan, subject to the condition attached thereto.

ATTACHMENTS:

- A – Variation request
- B – Exhibit dated April 27, 2016, last revised December 16, 2016
- C – Staff Analysis
- D – Resolution