

**STAFF PERSON:
BOARD OF SUPERVISORS:**

**Megan Yaniglos
November 1, 2017**

**Staff Report for Special Exception to Vary the Code of Development for Block VII approved
with ZMA200200002 Hollymead Town Center**

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 that the amount of dwelling units within Block VII be increased from 70 to 72 which results in a density of 33.34 units/acre within that block.

- 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.**
While the density within this block is increasing by two units, the overall density within the development, as shown in the approved Table B with the COD, will remain the same at 370 units.
- 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.**
This variation is in general accord with the approved rezoning application.