



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: J.T. Newberry, Senior Planner
Date: November 8, 2017
Re: Request for Special Exception for variations to the Code of Development regarding Block Areas, Green Space, and Building Height for ZMA2007-001 Hollymead Town Center (Area A2)

TMP: 03200-00-00-04500; 03200-00-00-05000
Magisterial District: Rio Magisterial District
School Districts: Baker Butler Elementary, Sutherland Middle, Albemarle High
Zoning District: Neighborhood Model District (NMD)

Summary of Request for Special Exception:

The applicant is requesting minor changes to the Code of Development (COD) in Hollymead Town Center, Area A2. Specifically, the applicant is seeking to provide clarity and add flexibility to Table D (Block Areas and Use Density), Table E (Minimum Green Space, Civic, and Amenity Area), and Table G (Maximum Building Heights). These changes result in minor modifications to the overall form of development, but the overall density will remain the same with a maximum of 1,222 dwelling units.

County Code §18-8.5.5.3 and §18-33.5 allow special exceptions to vary approved Application Plans and Codes of Development upon considering whether the proposed variation: (1) is consistent with the goals and objectives of the comprehensive plan; (2) does not increase the approved development density or intensity of development; (3) does not adversely affect the timing and phasing of development of any other development in the zoning district; (4) does not require a special use permit; and (5) is in general accord with the purpose and intent of the approved application. County Code § 18-33.5(a)(1) requires that any request for a variation be considered and acted upon by the Board of Supervisors as a special exception. This request is consistent with the above noted considerations. Please see Attachment B for full details of staff's analysis.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the special exceptions.

Attachments:

A – Application Materials (Applicant Justification; Revised Code of Development Tables D, E, and G)
B – Staff Analysis
C – Resolution