



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

To: Albemarle County Board of Supervisors
From: Tim Padalino, AICP
Date: April 4, 2018
Re: **Request for Special Exception** to waive the "Minimum Yard Requirements – Buffer zone adjacent to residential and rural areas districts" for the Boar's Head Connector Road

TMP: 059D2-01-00-01500
Magisterial District: Samuel Miller District
School Districts: Western Albemarle H.S.; Henley M.S.; Murray E.S.
Zoning District: Highway Commercial HC

Summary of Request for Special Exception:

The University of Virginia Foundation (UVAF) has recently submitted ZMA201700010, which requests permission to use a private street (the "Boar's Head Connector Road" or "connector road") on a permanent, unrestricted basis. This connector road was previously approved by the County for temporary use, with conditions (SP201700023); and the County is currently reviewing the engineered road plans (SUB201700203).

Because the construction of this connector road in a commercial zoning district would include land disturbance and grading within 20 (twenty) feet of adjacent residential zoning districts, this proposed project requires a special exception pursuant to County Code §18-21.7(c).

More specifically, UVAF is requesting that the County grant a special exception to waive the "buffer zone adjacent to residential and rural areas districts" requirement contained in County Code §18-21.7(c), to *"allow grading within twenty (20) feet of the adjoining R-4 Residential district (Ednam Village) and R-1 Residential district (Birdwood) in order to construct the proposed Birdwood Connector Road (the "Connector Road"), as shown on the attached Roadway Plans (Sheets C4.01 and C4.02, the "Roadway Plans") and Grading Plans (Sheets C7.01 and C7.02, the "Grading Plans"), which are related to SUB201700203, currently under review by the County."* (Attachment A)

With regards to the findings contained in the Staff Analysis (Attachment B), inclusive of the criteria to be considered pursuant to Albemarle County Code 18.21.7(c) (i), (ii), and (iii), **staff recommends approval with conditions** of this request for a special exception.

Staff Recommendation:

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

Attachments:

- A – Application Materials (Special Exception Application; Proposed Landscaping and Screening Exhibit; Roadway Plans; Grading Plans)
- B – Staff Analysis
- C – Resolution