



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Paty Saternye, Senior Planner
Date: May 9, 2018
Re: Request for Special Exception for a variation to the Code of Development regarding
"Permitted/Prohibited Uses by Block" for ZMA200200004 Cascadia

TMP: 078H0-00-01-25900; 078H0-00-01-26000; 078H0-00-01-26100;
078H0-00-01-26200; 078H0-00-01-26300; 078H0-00-01-26400;
078H0-00-01-26500; 078H0-00-01-26600

Magisterial District: Rivanna Magisterial District

School Districts: Stone-Robinson Elementary, Burley Middle, Monticello High

Zoning District: Neighborhood Model District (NMD)

Summary of Request for Special Exception:

The applicant is requesting a change to the Code of Development (COD) for Cascadia, specifically Block 1 Lots 259, 260, 261, 262, 263, 264, 265 & 266, to allow "detached single family" residential uses. The COD allows many residential use type within Block 1, including semi-detached and attached single family residential uses, but does not allow detached single family residential uses within the block. Detached single family residential uses are allowed within four blocks in Cascadia including Block 2, which is adjacent to Block 1.

County Code §18-8.5.5.3 and §18-33.5 allows 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. Please see Attachment B for full details of staff's analysis.

Staff Recommendation:

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

Attachments:

- A – Application Materials (Applicant Justification; Revised Site Plan exhibit)
- B – COD Table A – Permitted/Prohibited Uses by Block -- Residential Uses
- C – Staff Analysis
- D – Resolution