



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: David Benish, Planning Chief
Date: May 9, 2018
Re: Request for Special Exception for a variation to the street cross sections shown on the approved Application Plan for ZMA2015-00001, Old Trail

TMP: 055E0-01-22-00000
Magisterial District: White Hall Magisterial District
School Districts: Brownsville Elementary, Henley Middle, Western Albemarle High
Zoning District: Neighborhood Model District (NMD)

Summary of Request for Special Exception:

The applicant is requesting a variation to the previously approved Planned Development Application Plan specifically for Block 22 (45 single-family attached and townhome units). The requested modification to reverse the location of the planting strip and sidewalk would allow the street trees to be installed behind the sidewalk instead of between the road and sidewalk. The request is to also to eliminate sidewalk along a portion of one road (Guildford Place). Sidewalk will be installed along one side of this road and other sidewalk connections will be installed in this area to maintain safe and convenient pedestrian access.

County Code §18-8.5.5.3 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 A for full details of staff analysis.

Staff Recommendation:

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

Attachments:

- A – Staff Analysis
- B – Application Materials (Applicant Justification)
- C – Site Plan, SDP201700057 (pages 4 of 16, and 5 of 16)
- D – Resolution