

**STAFF PERSON:
BOARD OF SUPERVISORS:**

**Megan Yaniglos
November 1, 2017**

**Staff Report for Variation to the Code of Development for Block VII from ZMA200000002
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 a variation to reverse the location of the planting strip and sidewalk to allow the street trees to be installed behind the sidewalk instead of between the road and sidewalk. The request is also to eliminate sidewalk along a portion of one road (Guildford Place). Sidewalks will be installed along one side of this road and other sidewalks connections will be installed in this area, including a mid-block sidewalk, to maintain safe and convenient pedestrian access within the 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.**
This variation would not increase the approved development density or intensity of development.
- 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. Streets trees will be installed along the street frontage in an acceptable alternate location. Alternate sidewalk connections are being installed to provide safe and convenient pedestrian access within the block.