



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: J.T. Newberry, Senior Planner
Date: May 9, 2018
Re: Request for Special Exception to Vary the Street Layout shown in the Application Plan for Block D1 approved with ZMA200700001 Hollymead Towncenter (Area A2)

TMP: 03200-00-00-04500
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 a change to the Application Plan for Hollymead Towncenter Area A2, which currently shows a vehicular connection between the existing shopping center and Area A2. This connection would extend Community Street to Berkmar Drive through Block D1. In lieu of making this vehicular connection, the applicant is requesting to provide an ADA accessible pedestrian and bicycle connection. This request proposes to change 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. Please see Attachment A for full details of staff's analysis.

Staff Recommendation:

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

Attachments:

- A – Staff Analysis
- B – Application Materials (Applicant Justification; Exhibit A, Exhibit B, and Exhibit C)
- C – Resolution