

**STAFF PERSON:
BOARD OF SUPERVISORS:**

**J.T. Newberry
May 9, 2018**

Staff Report for Special Exception to Vary the Street Layout shown in the Application Plan for Block D1 approved with ZMA200700001 Hollymead Town Center (Area A2)

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 change to the Application Plan for Hollymead Towncenter Area A2, specifically the extension of Community Street to Berkmar Drive. In lieu of making this vehicular connection, the applicant is proposing an ADA accessible pedestrian and bicycle connection. This change will not change the maximum residential dwelling units in the development or the intensity of development for Block D1.

- 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.**
The maximum residential density within the overall development will not increase, nor will the intensity of development within this block. The maximum square footage of retail, office, or hotel development in Block D1 will remain 100,000 square feet.
- 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.

Staff recommends the following conditions of approval to ensure compliance with the submitted exhibits:

1. The concrete ADA accessible route shall be a minimum of 8 feet in width from Berkmar Drive to its connection with the existing sidewalk on Community Street as labeled in Exhibit C of Applicant's January 22, 2018 Application, prepared by Collins Engineering, and entitled "Exhibit C – ADA Accessible Pathway Connection".
2. An access easement shall be provided over the entire length of the ADA accessible route and pedestrian stairwell.