

**STAFF PERSON:  
BOARD OF SUPERVISORS:**

**Cameron Langille  
September 5, 2018**

**Staff Report for Special Exception #1 to Vary the Code of Development for Block 4 approved  
with ZMA201500007 Brookhill**

**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 Code of Development (COD) for Brookhill, specifically the standard for the rear setback location for Block 4, as specified in Section 2.3.2.2 of the COD.

**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 this block, and the development, will not increase. The COD requires a minimum of 144 units be provided in Block 4. The COD also allows for a maximum of 816 units within Block 4, provided that the overall density is between 6 and 34 dwelling units/acre.

A total of 147 units in Block 4A for a density of 17.86 units/acre. A total of 169 units is proposed in Block 4B for a density of 22.27 units/acre. The combined density of both blocks will be 19.97 units/acre.

The intensity of the development will not be affected because all new buildings in Block 4 will be setback from Route 29 by at least 100 feet. Furthermore, the final site plan for Block 4 is proposing to install additional landscaping within the 100 foot Route 29 buffer, beyond what is required by the COD. The Entrance Corridor and Landscaping exhibits in Attachment A demonstrate that the visual impacts of the new buildings will be not result in a greater 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.**

The location and scale of Block 4 will be consistent with the approved rezoning application plan and original intent of the COD. This variation is in general accord with the approved rezoning application.

**Staff Report for Special Exception #2 to Vary the Code of Development for Block 4 approved with ZMA201500007 Brookhill**

**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 COD for Brookhill, specifically the location of a required 50 foot landscaping buffer around a VDOT stormwater management facility that is between Route 29 and Block 4, as specified in Section 2.4.2 of the COD.

**6) The variation is consistent with the goals and objectives of the comprehensive plan.**

The variation is consistent with the comprehensive plan. The Future Land Use Plan and Transportation Network chapter of the Places29 Master Plan calls for a forested buffer along Route 29. The Master Plan recommends that the buffer be between a minimum of 30 feet and 50 feet in overall width to provide separation between Seminole Trail and new developments. The variation will still result in the installation of a forested buffer that measures 50 feet in total width between development in Block 4 of Brookhill and the Route 29 right of way.

**7) The variation does not increase the approved development density or intensity of development.**

The maximum residential density within this block, and the development, will not increase. The COD requires a minimum of 144 units be provided in Block 4. The COD also allows for a maximum of 816 units within Block 4, provided that the overall density is between 6 and 34 dwelling units/acre.

A total of 147 units in Block 4A for a density of 17.86 units/acre. A total of 169 units is proposed in Block 4B for a density of 22.27 units/acre. The combined density of both blocks will be 19.97 units/acre.

**8) 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.

**9) The variation does not require a special use permit.**

A special use permit is not required.

**10) The variation is in general accord with the purpose and intent of the approved rezoning application.**

The buffer will still be installed in the general location identified on the approved rezoning application plan. This variation is in general accord with the approved rezoning application.