



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Tim Padalino, AICP
Date: January 16, 2019
Re: Special Exception Request – Variations to the Approved Willow Glen Application Plan (ZMA-2006-00019)

Tax Map Parcel(s): 03200-00-00-049F0, 03200-00-00-049I0, 03200-00-00-049J0, and 03200-00-00-049K0
(Note: Parcel 49K has been developed as “Willow Glen Phase I” in accordance with the approved ZMA-2006-00019 Application Plan)

Magisterial District: Rio Magisterial District

School Districts: Albemarle H.S.; Sutherland M.S.; Baker-Butler E.S.

Zoning District: PRD Planned Residential Development (ZMA-2006-00019)

Summary of Requests for Special Exceptions:

The owner / applicant (“Dickerson Ridge, LLC”) has submitted a special exception (SE) request to allow for multiple variations to the approved ZMA application plan. Specifically, the applicant requests multiple variations as described in the SE Written Narrative dated 12/3/2018, and as shown on the SE Application Plan dated 12/14/2018. (Attach. A)

The requested variations are summarized below, with reference to the applicable Zoning Ordinance (ZO) provision to which these variations are being requested:

Requested Variations:	ZO Provision:
1. Modification to overall unit types and their arrangement; reduction to approved density	8.5.5.3.a(2)
2. Modification to existing setbacks and yard regulations; modification to perimeter setback	8.5.5.3.a(1)
3. Reduction in the number of double-frontage lots in several blocks	8.5.5.3.a(2)
4. Minor adjustments to the private street layout	8.5.5.3.a(5)
5. Flexibility for the location and arrangement of recreational amenities in Block 6	8.5.5.3.a(2), 8.5.5.3.a(4)
6. Modification to the interparcel connections	8.5.5.3.a(5)
7. Modification to the overall project Phasing	8.5.5.3.a(3)

Please see Attachment B for full details of staff’s analysis and recommendations.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the SE request with the conditions of approval specified therein.

Attachments:

A – Application Materials (SE Request – Written Narrative; SE Request – Application Plan)

B – Staff Analysis

C – Resolution