

STAFF PERSONS:

PLANNING COMMISSION:

AGENDA TITLE:

Tori Kanellopoulos, Planner

March 19, 2019

SP201800019 Greenfield Terrace and SP201900001
Greenfield Terrace Amendment

SPECIAL EXCEPTION REQUEST

Special exceptions are considered by the Board of Supervisors under County Code 18-33.43 through 18-33.54. Staff analysis under County Code 18-4.20(a)(3) is provided below.

The applicant has requested to waive the 18-4.20 commercial setback requirements, which are per 18-21.7(a) and (b) commercial setback and yard requirements, and instead apply 18-4.19 residential setback and yard requirements.

STAFF ANALYSIS

The intent of the request is to evaluate and regulate the proposal as a residential use and apply residential requirements, while the underlying zoning remains commercial. Given that the residential use will be per R-15 residential standards, it would be most appropriate for 18-4.19 residential setbacks and yards to regulate this use. The proposal submitted by the applicant meets 18-4.19 residential setback standards, which will also be a requirement at the site planning stage.

In order to mitigate potential impacts to the adjacent properties to the rear of this proposal along Woodburn Road, the applicant has included a 20-foot undisturbed buffer along the rear of both parcels including in this application. The total buffer along the rear of the proposal will be approximately 50 feet. The applicant will also provide screening of the parking lot per 18-32.7.9 requirements and will grade the managed slopes according to Engineering standards. The parking lot will be screened from all streets and adjacent residential uses, per 18-32.7.9 standards and Architectural Review Board (ARB) requirements at the site planning stage. Staff does not find any detrimental impacts on adjacent parcels with this request, which is a less intense use than many of the commercial and office uses allowed by-right.

Staff recommends approval of this request.