

STAFF PERSONS:

Tori Kanellopoulos, Planner

PLANNING COMMISSION:

March 19, 2019

AGENDA TITLE:

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 18-21.7(c) is provided below.

The applicant has requested to waive the 20-foot buffer requirement with adjacent lots zoned residential per 18-21.7(c). 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. There is only one adjacent residentially-zoned parcel that would not meet the 20-foot buffer requirement under 18-21.7(c), which is TMP 04500-00-00-09400. This adjacent parcel is owned by the County and is currently undeveloped. The applicant shows a 20-foot undisturbed buffer between the rear of the property and the adjacent single-family detached homes on Woodburn Road, out of courtesy to the adjacent owners. This buffer is a condition of approval for the Special Use Permit.

STAFF ANALYSIS

The Board of Supervisors may waive the prohibition of construction activity, grading or the clearing of vegetation in the buffer in a particular case upon consideration of whether:

- 1) The developer demonstrates that grading or clearing is necessary or would result in an improved site design;** The only residentially-zoned parcel that would not meet the 20-foot buffer is adjacent TMP 45-94, which is currently owned by the County and is undeveloped. Given that the proposal still meets R-15 residential setback requirements and is a residential use, Staff recommends approval of the special exception request. Grading and clearing within 20-foot may be necessary to complete construction of the project. The applicant proposes vegetated screening of the parking lot per steep slope regulations. Parking lot screening will be addressed at the site planning stage per 18-32.7.9 screening requirements.
- 2) Minimum screening requirements will be satisfied;** The proposal will need to meet 18-32.7.9 screening requirements at the site planning stage. The residential use in this proposal will not need to be screened from adjacent residential uses. Screening the parking lot from adjacent residential districts will be a site plan requirement per 18-32.7.9(a)(2): "Parking areas consisting of four (4) spaces or more shall be screened from adjacent residential and rural areas districts."
- 3) Existing landscaping in excess of minimum requirements is substantially restored;** The proposal will be required to meet screening, landscaping, and managed steep slope standards at the site planning stage. The intent of this special exception is to regulate the proposal as a residential use, although it is in a commercial district. Therefore, additional landscaping is not needed.

Staff recommends approval of this request.