

ATTACHMENT B – STAFF ANALYSIS

STAFF PERSON: Tori Kanellopoulos
BOARD OF SUPERVISORS: May 20, 2020

Staff analysis of this special exception request to vary from the approved ZMA Code of Development and Application Plan was conducted pursuant to the following applicable provisions and evaluation criteria contained in County Code §18-8.5.5.3:

8 PLANNED DEVELOPMENT DISTRICTS - GENERALLY

8.5 PROCEDURES FOR PLANNED DEVELOPMENT APPLICATIONS

8.5.5.3 VARIATIONS FROM APPROVED PLANS, CODES, AND STANDARDS OF DEVELOPMENTS

- a. The director of planning is authorized to grant a variation from the following provisions of an approved plan, code or standard:
 1. Minor changes to yard requirements, build-to lines or ranges, maximum structure heights and minimum lot sizes;
 3. Changes to phasing plans;
 4. Minor changes to landscape or architectural standards
 5. Minor changes to street design and street location, subject to a recommendation for approval by the county engineer;
- c. The director of planning is authorized to grant a variation upon a determination that the variation:
 - (1) is consistent with the goals and objectives of the comprehensive plan;
 - (2) does not increase the approved development density or intensity of development;
 - (3) does not adversely affect the timing and phasing of development of any other development in the zoning district;
 - (4) does not require a special use permit; and
 - (5) is in general accord with the purpose and intent of the approved application.

Staff Analysis – Request for Special Exception to Vary:

Variation request for changes to the road alignment, block sizes, setbacks, phasing, open space, and minor wording updates to the Code of Development. Variation is per County Code §18-8.5.5.3(a)(1)(3)(4)(5).

Evaluation criteria per County Code §18-8.5.5.3(c):	
(1)	The requested variation is consistent with the goals and objectives in the Comprehensive Plan. The proposed changes are consistent with the Neighborhood Model District and Neighborhood Model principles. <u>Evaluation criteria met.</u>
(2)	The requested Variation would not increase the approved development density or intensity of development. <u>Evaluation criteria met.</u>
(3)	The requested Variation does not adversely affect the timing or phasing of development of any other development in the zoning district. <u>Evaluation criteria met.</u>
(4)	The requested Variation does not require a Special Use Permit. <u>Evaluation criteria met.</u>
(5)	The requested Variation is in general accord with the purpose and intent of the approved application plan. The proposal will provide additional open space. The total density and non-residential square footage remain the same. The proposal is consistent with the Neighborhood Model District and Neighborhood Model principles and provides additional pedestrian connectivity and open space. <u>Evaluation criteria met.</u>

Additional factors for consideration:

- A. Engineering and VDOT staff have reviewed the request and have no objection to the proposed changes to the internal road network.
- B. Please see the application for Variation Request (Attachment A) for the applicant's description and justification.

Staff Recommendation – Request for Special Exception:

With regards to the findings contained herein, inclusive of the criteria to be considered per County Code §18-8.5.5.3(c), as well as other additional factors, staff recommends approval of this Special Exception Request, subject to the following condition:

All changes to the Code of Development and Application Plan shall be in accordance with the Exhibit prepared by Collins Engineering entitled "Spring Hill Village: Application/Block Plan," last revised on April 9, 2020, and the Code of Development prepared by Collins Engineering entitled "Spring Hill Village Code of Development, ZMA #2013-00017, last revised on April 9, 2020.