



**County of Albemarle
Department of Community Development**

To: Albemarle County Board of Supervisors

From: Tori Kanellopoulos, Senior Planner

Date: May 20, 2020

Item: Request for Special Exception to vary the Code of Development and Application Plan of ZMA201300017, Spring Hill Village, for changes to the road alignment, block sizes, setbacks, phasing, open space, unit types, and minor wording updates to the Code of Development.

Tax Map Parcels: 09000-00-00-02800

Magisterial District: Scottsville

School Districts: Cale E.S; Walton M.S.; Monticello H.S.

Zoning District: Neighborhood Model District (ZMA201300017)

Summary of Request for Special Exception:

The applicant is requesting minor changes to the Application Plan and Code of Development (COD) for Spring Hill Village. This is variation request #2 for this development. Specifically, the applicant is proposing the following changes:

- A realignment of the internal road system. The proposed cul-de-sac has been removed with this design.
- Block acreages have been reverted back to their original size as approved with ZMA201300017.
- Blocks B and C are now part of Phase 1, instead of Phase 2.
- Total open space has increased from 3.28 acres with the original rezoning request to 3.62 acres. There are minor changes to the amenities proposed and pocket park layouts.
- Single-family attached setbacks, garage setbacks, and corner lot setbacks have been revised to be more consistent with County standard residential setbacks under County Code § 18-4.19. It should be noted that Note 5 in Table 3.3 refers to the garage setback.
- The Code of Development street parking section has been updated to reflect minor layout changes (including seven (7) on-street spaces on Sheridan Street, instead of 10 spaces).
- Removing the requirement to provide both single-family detached and attached units. The current site plan submittal shows single-family attached units, with both attached villas and townhouses.
- Future inter-parcel connections are proposed to the north and south, instead of just the north. The landscaping/screening buffer will remain.
- Maximum building heights remain the same, however the wording of the “buildings and spaces of human scale” section of the Code of Development has been updated to more accurately reflect height requirements and the landscaping buffer requirement.

Staff recommends approval of the special exception request. Please see Attachment B for staff's full analysis.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the special exception request, subject to the condition contained therein.

Attachments:

A – Application Materials

B – Staff Analysis

C – Resolution