



Albemarle County

Legislation Text

File #: 16-694, **Version:** 1

AGENDA DATE: 12/14/2016

TITLE:

SDP201600042 Region Ten Women's Treatment Center - Special Exceptions to Modify Setback Requirements and to Waive Buffer Zone Requirements

SUBJECT/PROPOSAL/REQUEST: Resolution approving two special exceptions to modify setback requirements and to waive buffer zone requirements

ITEM TYPE: Consent Action Item

STAFF CONTACT(S): Foley, Walker, Kamptner, Blair, Gast-Bray, Benish, Yaniglos, Falkenstein

PRESENTER (S): Rachel Falkenstein

LEGAL REVIEW: Yes

REVIEWED BY: Thomas C. Foley

MAGESTERIAL DISTRICT: Scottsville

SCHOOL DISTRICTS: Monticello HS; Burley MS; Cale ES

BACKGROUND: The applicant proposes to construct an 8,000 square foot substance abuse treatment center for women and associated parking and infrastructure. Two special exceptions are requested: 1) to reduce the required side yard setback adjacent to residentially zoned lots; and 2) to permit the disturbance of the required buffer zone.

STRATEGIC PLAN: Goal 3: Development Areas: Attract quality employment, commercial, and high density residential uses into development areas by providing services and infrastructure that encourage redevelopment and private investment while protecting the quality of neighborhoods.

DISCUSSION: County Code §§ 18-4.20 and 18-21.7 authorize the Board to approve special exceptions to modify or waive the County's setback requirements pursuant to County Code §§ 18-33.5 and 18-33.9. It is staff's opinion that granting these special exceptions creates an improved site design that allows the protection of managed steep slopes and existing wooded areas on the site and results in additional landscaping and screening adjacent to a residentially zoned area. See Attachment C for staff analysis of the request.

BUDGET IMPACT: No budget impact will result from authorizing these special exceptions.

RECOMMENDATION:

Staff recommends that the Board adopt the attached Resolution (Attachment E) approving the two (2) special exceptions, subject to the conditions attached thereto.

ATTACHMENTS:

A - Special exception requests

- B - Site plan sheet depicting proposed development
- C - Staff analysis of the request
- D - Current zoning map
- E - Resolution