

STAFF ANALYSIS

STAFF PERSON: Syd Shoaf, Senior Planner II
BOARD OF SUPERVISORS: March 5, 2025
PROJECT: SE-2025-00002 Woodbrook Apartments – Use Buffer
PARCEL IDs: 04500-00-00-091B1, 04500-00-00-091B2, 04500-00-00-091B3, 04500-00-00-091B4, 04500-00-00-091B5, and 04500-00-00-091B6

Proposed special exception to allow disturbance within the 20’ use buffer.

PROPOSAL

The applicant requests a special exception to disturb the 20-foot use buffer required by County Code § 18-21.7(c) on the subject parcel zoned commercial and adjacent residential. Under County Code § 18-21.7(c) the Board of Supervisors may waive by special exception the prohibition of construction activity, grading, or the clearing of vegetation in the use buffer in a particular case upon consideration of whether: (i) the developer or subdivider demonstrates that grading or clearing is necessary or would result in an improved site design; (ii) minimum screening requirements will be satisfied; and (iii) existing landscaping in excess of minimum requirements is substantially restored.

A shared entrance is required from the subject parcel to the adjacent Woodbrook Apartments where a dumpster is currently located. The approved application plan for the Woodbrook Apartments (ZMA202300006) identified the relocation of subject parcel’s existing dumpster, but did not specify the location. In order to meet the requirements of the approved application plan, the existing parking requirements of the subject parcel, and due to the small size of the subject parcel (0.55 acres), the dumpster must be relocated within the Woodbrook Apartments site. The subject parcel would obtain access through the 20’ use buffer and additional parking would be relocated within the use buffer as well.

CHARACTER OF THE AREA

The subject parcel is located at 620 Woodbrook Drive and is known as the Woodbrook Crossing development. It is approximately 0.55 acres, zoned C1 Commercial, and consists of six office condos. The original building and parking were approved by a site plan (SDP199900097) and a minor amendment (SDP200200081) was approved for additional improvements. There is an approximately 4,000 square foot building on site with 29 parking spaces on site.

On April 17, 2024, the Woodbrook Apartments rezoning (ZMA202300006) was approved to rezone the adjacent 7.20 acres to Planned Residential Development (PRD). The approved application plan with Woodbrook Apartments shows a shared driveway with the subject parcel, where the existing dumpster is located. The final site plan (SDP202400049) and associated plats are all currently under review by staff. Additionally, an associated special exception (SE202400037) is under review to relocate the subject parcel’s dumpster to the Woodbrook Apartments site. Furthermore, a Letter of Revision (SDP-2025-00006) is under review for the subject parcel that illustrates accessing the relocated dumpster and the relocated parking spaces within the 20’ use buffer. The special exceptions must be approved prior to approval of the Letter of Revision.

The area surrounding the subject parcel has a mix of uses. As mentioned above, the adjacent parcels have been rezoned to PRD to construct up to 244 multi-family units. To the southwest is Agnor Elementary School and to the west are apartment buildings that are zoned R-15 Residential. To the south the property is zoned R-15 and recently received a special use permit to allow C-1 Commercial on the property. Lastly to the east of the property are several commercial and office buildings, zoned C-1 Commercial.

ANALYSIS OF SPECIAL EXCEPTION REQUEST

Under County Code § 18-33.9(A), factors, standards, criteria, and findings, however denominated in the application sections of the Zoning Ordinance, are to be considered in special exception applications. The factors in this case are denominated in County Code §18-21.7(c). The Board may choose to impose reasonable conditions on the special exception.

The following is staff's analysis of the relevant factors provided in County Code § 18-21.7(c).

- (i) *the developer or subdivider demonstrates that grading or clearing is necessary or would result in an improved site design;*

Two disturbances are proposed in the 20' use buffer. The first is for access to the relocated dumpster and the second is for the relocation of three parking spaces. Currently, the dumpster for the subject parcel is located at the entrance of the access with the adjacent Woodbrook Apartments development. Sheet 1 of the approved application plan for Woodbrook Apartments (ZMA202300006) notes that the dumpster would be relocated, but does not indicate the location. The subject parcel is approximately 0.55 acres and contains an existing building with 29 parking spaces. Due to the small parcel size and existing uses, the relocation of the dumpster would be on the Woodbrook Apartments site with access from the subject parcel within the 20' use buffer. The proposed access to the dumpster would require a partial parking redesign with 6 parking spaces being relocated, 3 of which would be within the 20' use buffer (See Sheet 2 of Attachment A – Applicant Materials).

Additionally, the existing 20' use buffer currently has minimal existing vegetation. The applicant would clear a minimal amount of vegetation and would be required to provide replantings for the remaining use buffer to screen the existing parking area and proposed dumpster.

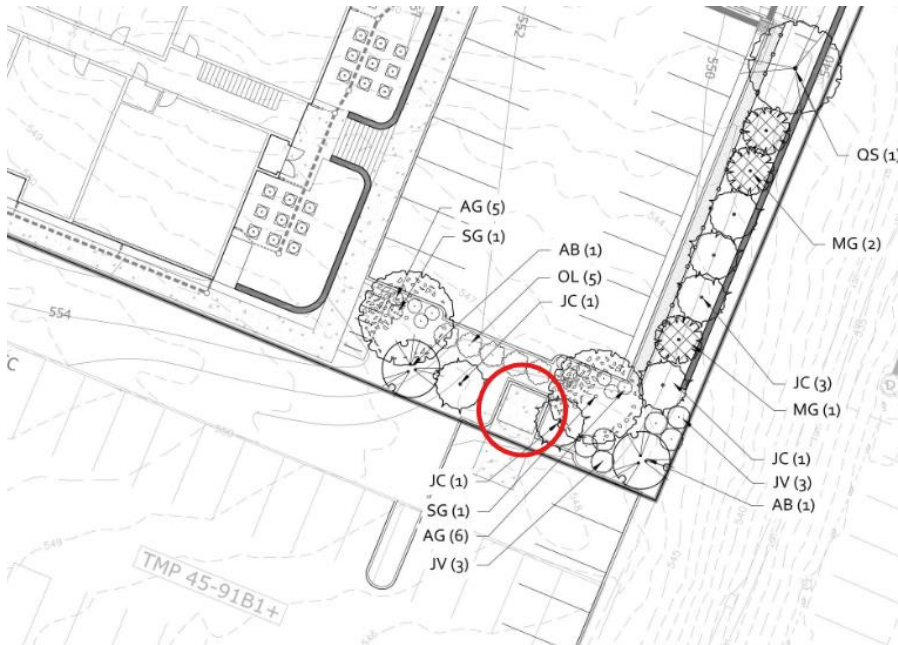
The grading to construct access to the dumpster and the relocation of 3 parking spaces within the 20' use buffer would be necessary to continue the development of the adjacent Woodbrook Apartments development. They would also be required due to the subject parcel's size and existing uses where this area is the only compatible area to allow the dumpster, the access, and parking spaces.

- (ii) *Minimum screening requirements will be satisfied; and*

As noted above, the existing 20' use buffer currently has minimal screening. Staff is proposing a condition to ensure that the remainder of the 20' use buffer is screened in accordance with the County's landscaping requirements.

- (iii) *existing landscaping in excess of minimum requirements is substantially restored.*

As noted above, the 20' use buffer has minimal existing landscaping. Staff is proposing a condition to ensure that the remainder of the 20' use buffer is screened in accordance with the County's landscaping requirements. Furthermore, the dumpster would be located within the adjacent parcel for the Woodbrook Development. In the final site plan under review (SDP202400049), the dumpster would be located within a 6' perimeter landscaping buffer that is screened from the residential uses on the site.



RECOMMENDATION

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve a special exception to allow disturbance within the 20' use buffer to allow access to the relocated dumpster and parking, upon the following conditions:

1. Development of the use must be in general accord with the conceptual plan titled, "Woodbrook Crossing: Special Exception Plan," drawn by Collins Engineering, dated 12-30-2024. To be in general accord, development must reflect the following major elements essential to the design of the development:
 - a. The location for access to the proposed dumpster within the 20' use buffer.
 - b. The location of the three parking spaces within the 20' use buffer.
2. Disturbance of the use buffer is limited to access to the proposed dumpster and the relocation of three parking spaces.
3. The entirety of the undisturbed 20' use buffer must be screened in accordance with County Code § 18-32.7.9 (Landscaping and Screening).