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April 10, 2019

Ms. Rebecca Ragsdale
Albemarle County Community Development
401 McIntire Road
Charlottesville VA 22902

RE: ZMA200400007 Belvedere – Special Exception Request

Dear Ms. Ragsdale,

Thanks for the informal comments on the most recent Special Exception submitted for Belvedere NMD. As discussed, the purpose of the special exception was to help reduce the number of additional special exceptions by simplifying the tables currently used for verifying compliance and to adjust the time allowed for construction of the primary recreational amenities.

Most time sensitive of which is the simplification of the tables, and more specifically, allowing two SFA units to be constructed in Block 10. The unit typology is and allowed land use in the block, but the Table 2 maximum is zero. Based on the feedback to date, we would like to narrow our special exception request to:

Amend Table 2 by reducing the maximum number of SFD in Block Group 10 from 52 to 50 and increasing the maximum number of SFA/TH units to 2.

This preserves the minimums and maximums by block group and does not change the total minimum and maximum residential density for the project. Based on the discussions between the developer's representatives and county staff at our monthly Belvedere Project Team meetings, it is my understanding that staff has recommended that we separate this time sensitive issue from the other issues, such as the timing of the recreational facilities, because of the anticipated review times for each of the other items. It remains our hope that by narrowing the focus of our request to adjusting Table 2, the minimal review requirements will allow our request to move forward on the Board of Supervisor's May agenda. This will also allow Phase 4A1 to development in a manner consistent with the R4 section of the project.

Thanks for your continued help. As requested, I have attached a marked-up copy of the requested table revisions. Please do not hesitate to contact me or with your questions and concerns.

Don Franco, PE
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Charlottesville, Virginia 22902

BLOCK GROUP	AREA (AC)	TABLE 2 MINIUMUM RESIDENTIAL DENSITIES					
		SFD	SFA/TH	APARTMENTS /MF	CARRIAGE HOUSE UNITS	TOTAL	DENSITY
1	15.08	0	0	0	0	0	0
2	26.83	0	19	218	0	237	8.83
3	12.48	25	0	0	14	39	3.13
4	16.68	28	11	0	19	61	3.66
5	6.86	29	0	0	16	45	6.56
6	9.32	28	0	0	11	39	4.18
7	8.72	30	0	0	23	50	5.73
9	9.41	23	0	0	0	23	2.44
8	7.9	22	0	0	20	42	5.32
10	93.4	48	2	0	0	50	0.54
TOTAL	206.68	235	30	218	103	586	2.84

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TABLE 2, BELVEDERE COD
FROM PLAT TABLE