

STAFF ANALYSIS

STAFF PERSON: Cameron Langille, Principal Planner
BOARD OF SUPERVISORS: February 16, 2022
PROJECT: SE2021-44 Belvedere – Request for Variation to Code of Development (ZMA200400007)
TAX MAP PARCELS: 062A3-00-00-001B0

Variation #67 Modification of Block 10 Open Space Location

The Belvedere project is zoned Neighborhood Model Development (NMD) and is subject to the Code of Development (COD) and Application Plan of ZMA200400007. The Application Plan identifies the location and sizes of open space areas within all blocks of Belvedere.

Variation #67 is a request to modify the arrangement of an open space location in Block 10. The applicant is requesting to revise the location of an Open Space/Preservation Area on the south side of Block 10 where it intersects an internal public street. Residential lot locations would be shifted to the west to accommodate the location of the open space and road connection. The original locations of the Open Space/Preservation Areas and lots in Block 10 are visible on multiple pages of the Application Plan, including exhibits 2C and 5C. This shift is proposed in order to comply with updated VDOT design standards for public streets that will be required within Block 10, and also to improve the level of resource protection surrounding and within the block's open space areas.

The applicant has provided exhibits (Figures 1 & 2) of Attachment A that show the original and proposed locations of these features. The variation would not affect the total acreage of Open Space/Preservation Areas required in Block 10.

ANALYSIS OF SPECIAL EXCEPTION REQUEST

Requests for modifications must be reviewed under the criteria established in County Code § 18-33.9, taking into consideration the factors, standards, criteria, and findings for each request; however, no specific finding is required in support of a decision. Under County Code § 18-8.2(b), the applicant can request a waiver to the applicable planned development regulations specified in a COD. Staff analysis under County Code § 18-8.5.5.3(c) is provided below.

(i) Consistent with the goals and objectives of the Comprehensive Plan;

The shift in open space location within Block 10 would be consistent with the Comprehensive Plan. Minimum acreages of open space in the block required by ZMA200400007 would still be provided.

(ii) Does not increase the approved development density or intensity of development;

The density and intensity of development would be unaffected by the variation.

(iii) Does not adversely affect the timing and phasing of development of any other development in the zoning district;

The timing and phasing of development would not be affected.

(iv) Does not require a special use permit;

A special use permit would not be required.

(v) Is in general accord with the purpose and intent of the approved application.

The major elements of the Belvedere Application Plan and COD would remain in place.

Recommendation

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the special exception.