

March 20, 2017

Updated 10/5/17

Modified 10/25/17

Albemarle County
Department of Community Development
401 McIntire Road, Room 227
Charlottesville, VA 22902

RE: Hollymead Town Center Area A2 – (ZMA 2007-001) Request for Variation

Variation #1 – Table D - Block Areas and Use Density Chart Modification

This letter is to accompany the Variation Request Application for the proposed variation to the Hollymead Towncenter A2 project and Code of Development. The following information is a description of the variation being sought and the reason for the variation. Also included with this information are the updated charts and tables that would be part of the Code of Development if the variation is accepted.

Variation #1 – Modification to the approved Table D – Block Areas and Use Density Chart

A variation is being proposed for the Hollymead Towncenter project to update Table D (Block Areas and Use Density) on page 14 of the approved Code of Development. This table was modified between the Planning Commission approval and the Board of Supervisor's approval of the rezoning plan in 2007. The modifications to the table (that was approved with the rezoning) are not consistent with the Application plan or Table C (Permitted / Prohibited Uses by Block) in the Code of Development. Because of these discrepancies, many of the development blocks within Hollymead Towncenter A2 can not be developed as originally intended with the rezoning and application plan. In addition, the Table D that was approved by the Board of Supervisors provides very specific ranges and densities for the Residential and Non-Residential uses, which does not allow for much flexibility in the development of the Blocks with the current market demands. Because of the inconsistencies and development restrictions within Table D, the owner of the property is requesting a variation to update this table to be more consistent with the application plan and other sections of the Code of Development. The owner has worked with staff over the past 6 months to determine modifications to Table D that can be accomplished with a variation, and which modifications will require a rezoning. This variation request for the modifications to Table D reflects those changes that staff indicated that they could support.

The proposed variation to Table D consists of (2) changes to the overall table that were acceptable to staff. The first change to Table D updates the Residential and Non-Residential development uses within Block D1 and D2, providing for additional flexibility with residential and non-residential uses in these (2) blocks. The second proposed modification to Table D shifts 15,000 sf of non-residential development from Block B3 to Block A1. With VDOT's construction of Berkmar Drive through the Hollymead Town center development, the alignment of Berkmar Drive was shifted to the west, between Powell's Creek and Towncenter Drive. This shift of the roadway affects the development areas of both Block B3 and Block A1. The

proposed re-allocation of non-residential development within these (2) blocks is consistent with the remaining buildable areas with the completion of the roadway construction.

Overall, these (2) modifications to Table D within the Code of Development for Hollymead Towncenter A2 will allow for some flexibility with the development of the blocks and helps reduce the conflicts between the allowable uses within the Code of Development, the approved Application Plan, and the proposed densities within these blocks. The overall maximum allowable density of 1,222 units does not increase with any of these changes. The changes to the residential and non-residential uses allow for some flexibility within the blocks. All uses and densities in the blocks as shown on the updated Table D are consistent with the permitted uses listed for the blocks in Table C, and the total non-residential densities between all the blocks will not exceed the allowable non-residential maximum density of 369,000 SF, as approved within the original rezoning plan. This modification will also allow the ability to develop the blocks.

The attached Table D – Block Areas and Use Density shall replace the Table D and the entire page 14 of the original Code of development. The updated table would serve as the Block Area and Density requirements for the Hollymead Town Center A2 development.

Thank you again for the consideration of this variation for the Hollymead Towncenter project, and please contact me if you have any questions or require any further information.

Sincerely,

Scott Collins

TABLE D - BLOCK AREAS AND USE DENSITY																
Block Number	Block Area (Acres)	Green/ Open Space (Acres)	Planned Residential Density and Units							Non-Residential						
			Single Family Attached Units		Multi-Family Units		Mixed Use Units		Retail		Office		Hotel		Total Non-Residential Floor Area Allowed per Block	
			Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
A-1	3.5	1.30	0	0	0	0	0	0	0	0	0	75,000	0	0	0	75,000
B-1	6.0	0.50	31	62	136	272	50	100	0	35,000	0	0	0	0	0	35,000
B-2	5.5	1.20	85	170	74	148	0	0	0	0	0	0	0	0	0	0
B-3	2.0	0.85	0	0	0	0	0	0	0	0	0	5,000	0	0	0	5,000
B-4	2.0	1.40	0	0	20	25	0	0	0	0	0	0	0	0	0	0
C-1	4.0	0.20	14	28	0	0	50	100	0	12,000	0	12,000	0	0	0	24,000
C-2	3.0	1.00	4	8	0	0	10	20	0	5,000	0	5,000	0	0	0	10,000
C-3	1.5	0.00	15	30	0	0	0	0	0	0	0	0	0	0	0	0
C-4	2.0	0.00	38	76	0	0	10	20	0	0	0	0	0	0	0	0
C-5	3.0	1.10	0	0	17	33	0	0	0	0	0	0	0	0	0	0
*C-6	3.0	3.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D-1	4.0	0.00	0	0	0	0	33	65	0	100,000	0	100,000	0	100,000	20,000	100,000
D-2	5.0	0.20	0	0	0	240	0	65	0	20,000	0	100,000	0	0	0	120,000
Total	44.5	10.75	187	374	247	718	153	370								369,000
Summary by Type																
Urban Density	12.0		138	276	74	181	10	20	0	0	0	0	0	0	0	0
Mixed Use	32.5		49	98	156	537	143	350	0	172,000	0	297,000	0	100,000	20,000	369,000
Total	44.5		187	374	230	718	153	370	0							369,000

Notes:

* Block C-6 is to be used for a stormwater management facility. It is shown in this analysis because its acreage is part of the overall Area A-2 density calculation.

1. The total maximum Residential allowable density shall not exceed 1,222 units within Hollymead Towncenter Area A2.
2. The total maximum Non-residential allowable SF shall not exceed 369,000 sf.

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RE: Hollymead Town Center Area A2 – (ZMA 2007-001) Request for Variation
Variation #2 – Modification to the Lot and Building Height Regulations

This letter is to accompany the Variation Request Application for the proposed variation to the Hollymead Towncenter A2 project and Code of Development. The following information is a description of the variation being sought and the reason for the variation. Also included with this information are the updated charts and tables that would be part of the Code of Development if the variation is accepted.

Variation #2 – Modification to the Lot and Building Height Regulations

A variation is being proposed for the Hollymead Towncenter project to update the build-to-lines along Meeting Street and the Building height for Block C4. Currently, the approved Code of Development has a build-to-line along Meeting Street, Town Center Drive, Lockwood Drive, and Abington Drive between 1 foot and 6 feet from the right of way. The owner is seeking a variation to modify the build-to-line along Meeting Street, Town Center Drive, Lockwood Drive, and Abington Drive between 10 and 100. This additional 90 will allow additional area for grading and steps between the buildings and the streets. In addition, it will provide additional space for utilities along these roadways.

In addition, the owner is also seeking a variation to Table G (Maximum Building Heights) on page 21 of the Code of Development to specifically allow a maximum building height of 65 feet for Block C4. All the other development blocks along Meeting Street, including blocks C1, C2, D1 and D2 have a maximum building height of 65 feet. Block C4 has a maximum building height of 48 feet in the original Code of Development; however, all the allowable uses within this block are the same or consistent with the other development blocks along Meeting Street. This proposed variation would be consistent with the other development blocks along Meeting Street.

The attached Table G (Maximum Building Heights) shall replace the Table G in the existing Code of Development on page 21. In addition, the first paragraph on page 20 of the approved Code of Development will be modified as followed:

Lot and Building Height Regulations

Build-to-lines, setbacks, building separation (side yards) and height restrictions are set forth in this section. The build-to-lines, setbacks and building separation standards are illustrated on Sheet A-9 of the General Development Application Plan. Build-to-lines along Meeting Street and Town Center Drive (modified boulevards and

main street) will vary between 1-10 feet from the right-of-way. Build-to-lines for neighborhood streets such as Lockwood Drive and Abington Drive will vary from 1-10 feet from the right-of-way. Encroachments beyond the build-to-line will not extend beyond 1 foot from the right-of-way. Setbacks as shown on Sheet A-9 of the General Development Application Plan vary between building types and blocks. Building separation (side yards) will be a minimum of 10 feet for buildings within the NMD as well as for structures outside of the NMD.

Thank you again for the consideration of this variation for the Hollymead Towncenter project, and please contact me if you have any questions or require any further information.

Sincerely,

Scott Collins

TABLE G	
BLOCK	HEIGHT (feet)
A1	65
B1	65
B2	65
B3	65
B4	65
C1	65
C2	65
C3	48
C4	65
C5	65
D1	65
D2	65

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RE: Hollymead Town Center Area A2 – (ZMA 2007-001) Request for Variation
Variation #3 – Modification to Table E – Minimum Green Space, Civic and Amenity Area

This letter is to accompany the Variation Request Application for the proposed variation to the Hollymead Towncenter A2 project and Code of Development. The following information is a description of the variation being sought and the reason for the variation. Also included with this information are the updated charts and tables that would be part of the Code of Development if the variation is accepted.

Variation #3 – Modification to Table E – Minimum Green Space, Civic and Amenity Area

A variation is being proposed for the Hollymead Towncenter project to update Table E (Minimum Green Space, Civic and Amenity Area). This variation proposes a modification to the table to allow the total acreage for the Linear Park between Block C and Block D to vary between Block C and Block D, provided that the overall total acreage of the Linear Park has a minimum of 54,200 SF. This modification will allow some flexibility for the development of Block C and Block along the Linear Park, and the design of the park can work better with the amenities and proposed uses within these two blocks.

Attached is Table E (Minimum Green Space, Civic and Amenity Area) that shall replace the Table E in the existing Code of Development on page 19.

Thank you again for the consideration of this variation for the Hollymead Town Center project, and please contact me if you have any questions or require any further information.

Sincerely,

Scott Collins

TABLE E Minimum Green Space, Civic and Amenity Area	
	Total Area (Sq. Ft.)
Block A	
Powel Creek Greenway	143,750
Block B	
Powel Creek Greenway	148,100
Pocket Park	14,500
Neighborhood Center	38,000
Block C	
Linear Park	41,600 ¹
Powel Creek Greenway	39,200
Block D	
Linear Park	12,600 ¹
Central Plaza	30,000
TOTAL	467,750
Total Area = 10.7 acres = 20% Area A2	

1) Linear Park minimum sq. ft. may vary between Blocks C and D, provided that the total minimum green space area of 54,200 sq.ft is achieved between the (2) blocks.
Note, a minimum of 7,500 SF of park area shall be provided within Block C and within Block D.