

November 22, 2016 (Revision #2) April 3, 2017

Revision #3 – July 17, 2017

Revision #4 – February 15, 2018

Revision #5 – April 26, 2018

Paty Saternye  
Senior Planner  
Department of Community Development  
401 McIntire Road, Room 227  
Charlottesville, VA 22902

**RE: Belvedere – REQUEST FOR VARIATION FROM ZMA-2004-007**  
***Variation #53***

Dear Paty Saternye:

This letter is to accompany the Variation Request Application for the proposed variation to the Belvedere 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 will be part of the Code of Development if the variation is accepted.

**Variation #53 – Modification to the approved Maximum Densities within the Development Block**

A variation is being proposed for the Belvedere project to update the Minimum and Maximum allowable densities within a couple of the development blocks, as listed in Table 1 in the Belvedere Code of Development on page 6 (most recently revised on 7/22/2014). This variation request shall re-distribute two of the residential units from Block 9 to Block 7, increasing the maximum allowed single family detached units within Block 7 to 36 units and limiting Block 9 single family detached units to 23 units. In addition, this variation request shall re-distribute two of the residential units from Block 6 to Block 4. No additional density is proposed for the development above the approved 775 units with the original rezoning. The reason for the modification between Block 7 and Block 9 is the result of the change in density due to the relocation of the stormwater management facility. The relocation of the stormwater management facility was approved with Variation #45 on October 3, 2012. With the stormwater management facility being moved out of block 7 and into Block 9, it resulted in an increase of lot area within Block 7 and a decrease in lot area for Block 9. The attached Exhibit A shows the location of the stormwater pond as approved in the Application Plan and Exhibit B shows the existing stormwater pond whose revised location was approved in Variation #45. The total change was the addition of 2 lots for block 7 and the loss of 2 lots for Block 9. This variation will update the allowable density of these (2) blocks and modify the code of development to be consistent with the proposed development plan. Also, attached is the updated Table 1 showing the approved rezoning density table and the proposed density table for this variation.

With the development and layout for Block 4, two additional unit are being proposed along Belvedere Boulevard where the roadway extends into the by-right portion of the site. Two

additional residential units are necessary to complete the streetscape of the lots along this portion of the roadway. Block 6 within Belvedere has been completed, and there are two remaining single family residential density units that were not used in the development of this block. The proposed variation will transfer these two unused single family residential units from Block 6 over to Block 4 to accommodate the additional units along Belvedere Boulevard.

Also, with this variation, the applicant is requesting a change in the minimum number of carriage units within Block 4 and Block 7. Due to grades along Belvedere Boulevard, creating carriage units along the eastern side of Belvedere Blvd between the Village Green and the NMD boundary may be challenging with the lot grades. In order to allow for some flexibility if a carriage unit can not be constructed on these lots, the applicant would like the ability to build additional carriage units within Block 7 to offset any carriage unit not constructed in Block 4. The attached charts illustrate the change in the minimum number of carriage units within Block 4 and Block 7. The proposed change would decrease the minimum carriage units within Block 4 from 22 units to 19 units and increase the minimum carriage units in Block 7 from 20 units to 23 units. There will be no change to the overall total number of carriage units within the development.

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

Sincerely,

Scott Collins

## BELVEDERE

**Variation #38 (approved 3.24.11) modifies Tables 1 and 2 to redistribute unit types in several blocks.**

BELVEDERE MAXIMUM RESIDENTIAL DENSITIES							
BLOCK GROUP	AREA (AC)	TABLE 1 MAXIMUM RESIDENTIAL DENSITIES					
		SFD	SFA/TH	APARTMENTS/MF	CARRIAGE HOUSE UNITS	TOTAL	DENSITY
1	15.08	0	0	12	0	12	0.80
2	26.83	0	20	302	0	322	12.00
3	12.48	25	0	0	14	39	3.13
4	16.68	32	11	0	26	69	4.14
5	6.86	34	0	0	24	58	8.45
6	9.32	30	9	0	14	53	5.69
7	8.72	34	0	0	32	66	7.57
8	7.9	27	16	0	26	69	8.73
9	9.41	25	0	0	0	25	2.66
10	93.4	52	0	0	10	62	0.66
TOTAL	206.68	259	56	314	146	775	3.75

BELVEDERE MINIMUM RESIDENTIAL DENSITIES							
BLOCK GROUP	AREA (AC)	TABLE 2 MINIMUM RESIDENTIAL DENSITIES					
		SFD	SFA/TH	APARTMENTS/MF	CARRIAGE HOUSE UNITS	TOTAL	DENSITY
1	15.08	0	0	0	0	0	0.00
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	22	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	20	50	5.73
8	7.9	22	0	0	20	42	5.32
9	9.41	23	0	0	0	23	2.44
10	93.4	50	0	0	0	50	0.54
TOTAL	206.68	235	30	218	103	586	2.84

BELVEDERE MAXIMUM RESIDENTIAL DENSITIES							
BLOCK GROUP	AREA (AC)	TABLE 1 MAXIMUM RESIDENTIAL DENSITIES					
		SFD	SFA/TH	APARTMENTS/MF	CARRIAGE HOUSE UNITS	TOTAL	DENSITY
1	15.08			12	0	12	0.80
2	26.83	0	20	302	0	322	12.00
3	12.48	25			14	39	3.13
4	16.68	34	11		26	71	4.26
5	6.86	34	0		24	58	8.45
6	9.32	28	9		14	51	5.47
7	8.72	36			32	68	7.80
8	7.9	27	16		26	69	8.73
9	9.41	23				23	2.44
10	93.4	52			10	62	0.66
TOTAL	206.68	259	56	314	146	775	3.75

BELVEDERE MINIMUM RESIDENTIAL DENSITIES							
BLOCK GROUP	AREA (AC)	TABLE 2 MINIUMUM RESIDENTIAL DENSITIES					
		SFD	SFA/TH	APARTMENTS/MF	CARRIAGE HOUSE UNITS	TOTAL	DENSITY
1	15.08					0	0
2	26.83		19	218		237	8.83
3	12.48	25			14	39	3.13
4	16.68	28	11		19	58	3.48
5	6.86	29			16	45	6.56
6	9.32	28			11	39	4.18
7	8.72	30			23	53	6.08
8	7.9	22			20	42	5.32
9	9.41	23				23	2.44
10	93.4	50				50	0.54
TOTAL	206.68	235	30	218	103	586	2.84



November 22, 2016 (Revision #2 – April 3, 2017)

Revision #3: July 17, 2017

Revision #4: February 15, 2018

Revision #5: April 25, 2018

Revision #6: July 17, 2018

Paty Saternye

Senior Planner

Department of Community Development

401 McIntire Road, Room 227

Charlottesville, VA 22902

**RE: Belvedere – REQUEST FOR VARIATION FROM ZMA-2004-007**  
***Variation #54***

Dear Paty Saternye:

This letter is to accompany the Variation Request Application for the proposed variation to the Belvedere 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 will be part of the Code of Development if the variation is accepted.

**Variation #54 – Modification to the approved Preservation / Conservation / Open Space areas within the Development Blocks**

A variation is being proposed for the Belvedere project to update the open space areas within Block 9 and Block 10, as listed in Table 4 in the Belvedere Code of Development on page 15. With the approval of previous development plans, subdivision plats, and variations to the Code of Development and the Block IIB development, the provided Greenspace for Block 9 was modified and currently does not match the open space requirements in the approved Table 4 Green Tabulation Chart. Between the Open Space Block 9 requirements and the Block 9 Preservation Easement requirements, the changes to the overall Block 9 open space decreases the required conservation area by 0.68 acres, decreased the Preservation area by 0.57 acres, and increased the General Open Space area by 0.64 acres. As shown in the Exhibits D and E, the location of the open spaces developed and platted within Block 9 are consistent with the ZMA Application Open Space Exhibit, but the overall amount and type of open spaces have changed. The change in acreages are reflected in the attached Open Space Charts. The net open space change from the modifications is an overall open space deduction of 0.61 acres between the required open spaces within Block 9.

To compensate for the reduction of open space within Block 9 from the development plans, plats, and variations, the applicant is proposing to add additional conservation and preservation area to Block 10, as shown on Exhibit E & Exhibit F. The additional preservation and conservation added with the development of Block 10 will compensate for the loss of preservation and conservation within Block 9. Since some of the preservation and conservation areas were recorded as General Open Space within Block 9, the proposed changes will increase

the minimum overall dedicated Green Space areas from 83.88 acres to 84.1 acres. These are just the minimum required Green Space areas within the development. Based on the analysis of previously developed Blocks within Belvedere (as shown in the overall chart attached to this variation), additional Greenspace area above the minimum requirements have been created, platted, and/or dedicated, and in some blocks less Greenspace areas have been created, platted, and/or dedicated. With the proposed Greenspace modifications, there will be no change in the minimum amount of required dedicated Conservation area and Preservation area, and the minimum overall required Green Space area increases with this variation. This variation will also account for other Greenspace areas not fully platted and/or dedicated in some of the previous blocks that have been developed.

In addition to the changes in the Greenspace areas listed above, this variation proposes to fix a couple of discrepancies in the original Code of Development. The approved code of development states that Linear Park "K" is located in Block 10. However, the approved Application plan and other narratives show and illustrate the open space within Block 8. In addition, the original Code of Development indicates that Linear Park "J" is located within Blocks 9 and 10, but the Application plan and narrative indicates that this park is located just in Block 10. This variation updates the location of these two Greenspace parks so they will be consistent with the approved Application plan and other sections of the approved Code of Development.

Note with the approval of this variation, the 0.05 Acres of Conservation area within Block 9 Open Space will be landscaped to meet the requirements of a screening and buffering landscaped open space area, in accordance with Albemarle County regulations. This additional landscaping will allow the smaller conservation area within this portion of Block 9 to still accomplish the purpose of the open space area as envisioned with the approved ZMA Application Plan.

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

Sincerely,

Scott Collins

# BELVEDERE

Variation # 13 (approved 8.30.07)

Variation #45 (approved 10.19.12) revisions to Block 5 and portions of Blocks 7 and 9.

**Table 4 Green Space Tabulation**

Park or Green Space	Block Location	Conservation Area (Acres)	Preservation Area (Acres)	Other Green Space (Acres)	
Park 'A'	1	2.3*			
Block 1	1			0.4	
Open Space Block 2	1 & 2		1.2*	5.0*	
Block 2, Commons and Greenway	2			0.7*	
Block2 Open Space including SWM #3	3			4.22	
SWM #4	3			0.48	
Village Green	4			1.4*	
Roundabout #2 Corner Pocket Parks	4			1.2*	
Park 'E'	5			0.53*	
Linear Park 'F'	6			4.12*	
Park 'G'	7			0.75*	
Park 'H'	8			0.2*	
Open Space Block 9	9	0.73	1.2	1.76*	
Block 9, Preservation Easement	9	0.09	0.8		
Linear Park 'J'	9 & 10	5.35*			
Open Space Block 10	10	3.51*	4.59*		
Linear Park 'K'	10			0.8*	
Park 'L'	10			0.5*	
Park 'M'	10			0.2*	
Rivanna River Bottomland	10	41.85*			
<b>TOTAL</b>		<b>53.83 Acres</b>	<b>7.79 Acres</b>	<b>22.26 Acres</b>	<b>83.88 Acres Total Green Space or 40% of Site</b>

\*Included as Project Amenities

**Table 5 Project Amenities**

Parks Listed in Above Table	75.92 Acres
Block 2, Neighborhood Center	0.7 Acres
Block 4, Neighborhood Center	3.2 Acres
	<b>79.82 Acres Total Amenity Area or 38.5% of Site</b>

TABLE 4 GREEN SPACE TABULATION - PROPOSED WITH VARIATION #54					
Park or Green Space	Block Location	Conservation Area (Acres)	Preservation Area (Acres)	Other Green Space (Acres)	
Park 'A'	1	2.3			
Block 1	1			0.4	
Open Space Block 2	1 & 2		1.2	5.0	
Block 2, Commons and Greenway	2			0.7	
Block 2 Open Space including SWM #3	3			4.22	
SWM #4	3			0.48	
Village Green	4			1.4	
Roundabout #2 Corner Pocket Parks	4			1.2	
Park 'E'	5			0.53	
Linear Park 'F'	6			4.12	
Park 'G'	7			0.75	
Park 'H'	8			0.2	
Linear Park 'K'	8			0.8	
Open Space Block 9	9	0.05	0.37	2.4	
Block 9, Preservation Easement	9	0.09	1.06	0	
Linear Park 'J'	10	5.35			
Open Space Block 10	10	4.40	4.59		
Park 'L'	10			0.5	
Park 'M'	10			0.2	
Rivanna River Bottomland	10	41.85			
<b>TOTAL</b>		<b>54.04 Acres</b>	<b>7.22 Acres</b>	<b>22.90 Acres</b>	<b>84.16 Acres Total Green</b>

Note: The total Open Space Proposed is 40.1 % of the Total project area















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**RE: Belvedere – REQUEST FOR VARIATION FROM ZMA-2004-007**  
***Variation #55***

Dear Paty Saternye:

This letter is to accompany the Variation Request Application for the proposed variations to the Belvedere 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 variations are accepted.

**Variation #55 – Modification to the minimum lot frontage for Block 9 residential lots**

A variation is being requested to reduce the minimum lot frontage for the lots within Block 9 from 60 feet to 55+ feet, as listed in the Belvedere Code of Development on page 8. The lots within this block will still serve as a transition from the smaller lots within Belvedere to the estates lots (located within Block 10) and the adjacent lots within the existing Dunlora development. While this modification to the minimum lot frontage will apply to all the lots within Block 9, it will only affect (5) of the lots within this block that have not yet currently been platted. The slight reduction of width for these 5 lots within Block 9 will allow for the conservation/open space buffer between the lots and the future connection to parcel 62-16D as shown on the open space exhibits and application plan. The future connection to parcel 62-16D aligns with Fowler Street, and the remaining development area between this connector road and the existing stormwater management facility has created the need to modify the minimum width of these lots. Exhibit C illustrates the (5) lots in Block 9 for the requested variation. Also attached to this variation request is the updated page from the Code of Development with the proposed change to the lot widths in Block 9.

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

Sincerely,

Scott Collins

## BELVEDERE

recreational needs of the residents in Blocks 1 and 2 will be oriented to the development in Block to and will back onto Town Run. The greenway corridor along Belvedere Boulevard will extend along the front of Block 2.

**Variation # 34 (approved 2.3.10) – Change the description of the above paragraph. “With close proximity to Rio Road, potential non-residential uses and the Community Center site, Block 2 has been patterned for higher density residential uses oriented towards a center median and surrounded by open space on two sides. A neighborhood center serving the recreational needs of the residents in Blocks 1 and 2 will be oriented to the development in Block to and will back onto Town Run. The greenway corridor along Belvedere Boulevard will extend along the front of Block 2.”**

**Variation #41 (approved 4.15.11) – Granted conditional approval of the Belvedere Town Center Preliminary Site Plan and included 11 conditions associated with said approval.**

Block 3- This Block includes an entry boulevard into the main residential area of the project with a parallel greenway corridor and open space along the west side. Houses with alley loaded garages will front the east side of the boulevard and the community center and open space will help to establish a strong sense of arrival.

Block 4-From Roundabout #2 to the terminus of Belvedere Boulevard, Belvedere Boulevard and the Village Green serves as the “main street” of the project. All housing on this spine would be alley loaded and oriented toward the street. A mix of various lot sizes and multifamily product will be provided throughout the Block. The primary project Neighborhood Center will be located adjacent to the Village Green.

**Variation # 15 (approved 9.17.2007) - An indoor fieldhouse will be provided for the purpose of providing a play amenity to the Belvedere Neighborhood and the Charlottesville/Albemarle Community.**

Blocks 5 through 8- These Blocks radiate off of the Village Green and Belvedere Boulevard and are characterized by lots or multifamily residential that are primarily alley loaded. Lots would range between 30’ and 60’ in width with town homes and multifamily interspersed in several locations. Along the railroad, a 100’ ROW is being reserved for the future Parkway. In the interim, this area will be used for open recreation fields and interconnected to the remainder of the community with interconnecting trails. Pocket parks and the Neighborhood Center site will serve as the primary amenities and identity of these neighborhoods.

**SUP 2007-54 (approved 5.14.08) - An outdoor lit all weather field will be provided for the purpose of providing a play amenity to the Belvedere Neighborhood and the Charlottesville/Albemarle Community.**

Block 9- As a transition to the adjacent Dunlora community and steeper, natural areas, this area consists of larger width, front loaded (60’ +) lots and stream buffer conservation areas. Open Space and a 25’-30’ preservation easement along Block 9’s Eastern Boundary will serve to protect mature hardwood vegetation between these lots and the existing Dunlora community.

## BELVEDERE

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Block 9- As a transition to the adjacent Dunlora community and steeper, natural areas, this area consists of larger width, front loaded (55’+) lots and stream buffer conservation areas. Open Space and a 25’-30’ preservation easement along Block 9’s Eastern Boundary will serve to protect mature hardwood vegetation between these lots and the existing Dunlora community.

Variation #55 - Updated the minimum lot frontage for Block 9 residential lots, reducing the minimum size from 60’+ to 55’+ lot sizes.



