STAFF ANALYSIS ATTACHMENT B

STAFF PERSON:	Rebecca Ragsdale, Principal Planner
BOARD OF SUPERVISORS:	May 15, 2019
PROJECT:	Request for Special Exception to vary the Code of Development approved in conjunction with ZMA200400007 (Variation #59)
Tax Map Parcels:	06100000016000, 062000000002B0, 062A3000000100, 062G00009000A0

The applicant is requesting a special exception for minor changes to the Belvedere Code of Development (COD). The applicant's proposal is provided as Attachment A. The special exception request has been reviewed for zoning and planning aspects of the County's regulations. Variations are considered by the Board of Supervisors as Special Exceptions under County Code §§ 18-33.43 and 18-33.49. Staff analysis under County Code § 18-8.5.5.3(c) is provided below.

59) Variation to change the minimum number of unit types in Block 10 of the Code of Development

The applicant is requesting a change to the Code of Development (COD) for Belvedere. The COD establishes minimum and maximum densities by block in Tables 1 and 2 of the COD. It also establishes the minimum number of units permitted by unit type. This variation will allow two fewer single family detached units to be built in Block 10 and allow two townhouse units to be built instead. (see below)

1) The variation is consistent with the goals and objectives of the comprehensive plan.

The variation is consistent with the comprehensive plan.

2) The variation does not increase the approved development density or intensity of development.

The variation request only redistributes two unit types within Block 10. Block 10 will remain predominantly single family as described in the COD. The intensity of the development will not be affected and the overall density will remain unchanged.

3) The variation does not adversely affect the timing and phasing of development of any other development in the zoning district.

The timing and phasing of the development is unaffected.

4) The variation does not require a special use permit.

A special use permit is not required.

5) The variation is in general accord with the purpose and intent of the approved rezoning application.

The changes requested are very minor and the major elements of the Belvedere application plan and COD will remain in place.

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~~ 48	~~0~~ 2	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