

Belvedere – Proffer Amendment for Carriage House Units

PROJECT PROPOSAL

New Belvedere, Inc. and Belvedere Land Holdings, LLC (together, the “Owner”) hereby request a Zoning Map Amendment to amend the existing Proffer Statement dated October, 10, 2005 related to ZMA 2004-00007, approved by the County Board of Supervisors on October 12, 2005 (the “Existing Proffers”) to modify Appendix A thereto which relates to Carriage House Units. Enclosed is a revised draft of the Existing Proffers that incorporates our proposed revisions (the “Proposed Proffers”), as well as a blackline version that compares the changes to the Existing Proffers. The Proposed Proffers include the following revisions:

1. Appendix A to the Proposed Proffers expands the definition of Carriage House Units to allow them on lots with single family *attached* units (such as a Villa-style townhouse), and to allow them above *attached or detached garages*, whether the garage is accessory to a single family *detached* unit, or a single family *attached* unit.
2. Revises paragraph 2.2 to provide that the 103 minimum number of Carriage House Units would also include any Accessory Units that are constructed within the Property as of the date of this application (August 20, 2018). This change will enable any accessory units (such as basement apartments) that are constructed within the Property to count toward the requirement of 103 units that are either Carriage House Units or Accessory Apartments.

This added flexibility will provide more opportunities for Carriage Houses within the Belvedere Community, and enable the Owner to achieve its minimum required number of Carriage House Units under the Existing Proffers. In particular, while Carriage House Units remain popular in Belvedere, they are not ADA accessible or always convenient for the elderly. There is a strong market demand for smaller units such as Accessory Units that are convenient and functional for seniors and the disabled. With the proposed relocation of the Senior Center to Belvedere, this is more important than ever. As such, the proposed revisions to the proffers would permit the Owner to achieve the requirement of 103 Carriage House Units through a combination of both Carriage House Units (as defined by the broader definition of such contained in the modified Appendix A) and Accessory Apartments.

Currently, Carriage House Units at Belvedere must be located on lots with single family *detached* units (see Existing Proffers, Appendix A). The Proposed Proffers would permit Carriage House Units to be located on lots with single family *attached* units. In addition, the Proposed Proffers would permit Carriage Houses units to be above *detached or attached garages*, regardless of whether the garage is on a single family detached lot, or a single family attached lot.

One of the more popular housing types within Belvedere and other communities in Albemarle County are the “Villa Style” single family *attached* units. While single family attached units are often perceived as smaller townhomes or duplexes, the “Villa Style” single family attached unit is more akin to a larger, luxury townhome, located on lot sizes with ample room for small attached or detached Carriage House Units.

In addition, such Carriage House Units would still be subject to required setback regulations and must meet the architectural standards of the applicable primary residence. These Carriage House Units will likely be located within or above the attached (or semi-attached) garages of these villa units. The Proposed Proffers state, "All Carriage House Units that are above a garage must be constructed in the same architectural style as the primary residence and should employ the same exterior color selections as the primary residence. Setback regulations for Carriage House Units above garages shall be the same as those for garages." The Proposed Proffers ensure the quality of the neighborhood is maintained, while also allowing the flexibility for a variety of housing types.

The Proposed Proffers will allow residents of a variety of housing types in Belvedere the benefit of incorporating a Carriage House Unit or Accessory Unit within their lot, with the additional benefit of added cash flow to assist with paying their mortgages, making the primary residence more affordable. Additionally, the Proposed Proffers would help the Owner meet the requirements related to the configuration of housing types within the development, which includes a requirement for a minimum number of Carriage House Units (and now Accessory Units). Finally, this application will enable the Owner to provide units that will meet existing market demand for accessory units that are ADA compliant and thus functional for the elderly and disabled.

CONSISTENCY WITH COMPREHENSIVE PLAN

The applicable property is designated as Neighborhood 2 – Places29, Urban Mixed Use in the Comprehensive Plan. The Proposed Proffers, by allowing Carriage House Units within attached units, satisfies the Comprehensive Plan goal of increased affordability. In addition, the Proposed Proffers would encourage a mixture of housing types and styles, in furtherance of neighborhood model design characteristics envisioned in an Urban Mixed Use land use designation. Therefore, the Proposed Proffers are consistent with the goals and objectives of the Comprehensive Plan.

IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE

The addition of Carriage House Units on single family attached lots will have no impact on public facilities or public infrastructure. The density of the development remains unchanged by the Proposed Proffers, as Carriage House Units are already allowed within or detached from primary residences on single family detached lots. The proposal is simply a technical change to also allow such units within or detached from primary residences on single family *attached* lots.

IMPACTS ON ENVIRONMENTAL FEATURE

Similarly, this proposal will have no impact on any environmental features for the same reasons listed above. The proposal is a simply a technical change to allow Carriage House Units on certain *types* of lots. The density of the development remains unchanged.

PROPOSED PROFFERS TO ADDRESS IMPACTS

The Proposed Proffers maintains the quality of living space of Carriage House Units within Belvedere by requiring such units to meet the same architectural quality and style as the applicable primary residence. In addition, setback regulations will apply to both the primary residence and Carriage House Units, ensuring the quality of the Belvedere neighborhood remains in place as well.

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Charlotte G. Levenson

**Appendix A- Carriage House Units
General Standards:**

Modified August 20, 2018

All Carriage House Units must be constructed in the same architectural style as the primary residence and must employ the same exterior color selections as the primary residence. Setback regulations for Carriage House Units shall be the same as those for garages.

Carriage House Units are separate, detached independent living units which are included with a single family detached unit or a single family attached unit and are clearly subordinate to the primary residence. These units are typically located above a garage (which garage may be either attached to, or detached from the primary residence), and are restricted to a maximum finished area of 800 ft². While these units may have a distinct street address and may be provided with separate utility meters if utilized as a rental unit, they may not be subdivided from the primary residence. ~~Carriage house units must be located to the rear of the primary residence and~~ House Units must meet all architectural standards applicable to the primary residence. Setbacks shall be the same as those applicable to a traditional detached or attached garage, as applicable.

Carriage house units play an important role in providing for affordable housing. As an inexpensive rental unit, they help provide affordable rental housing that is integrated into the larger community. An additional benefit is that the units are "Cash flow positive" helping to make the primary residence more affordable by providing the owner with additional cash flow to pay the mortgage. These units have been widely utilized in other TND neighborhoods with tremendous success.



URBAN. BY NATURE.

Current Detached CH – 1161 Colbert St



3/1/2019

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EXA



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Current Detached CH – 1155 Colbert St



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Current Attached CH – 1167 Colbert St



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Current Attached CH – 1167 Colbert St



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Not a CH – 1317 Dabney Grove



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Old Trail Attached Example



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Old Trail – Detached or Attached?



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Attached or attached Garage and Carriage Unit?

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