



VICINITY MAP - 1" = 2000 FT.

**GENERAL INFORMATION**

ACREAGE: 163.2 ACRES  
CURRENT ZONING: A-1, R-1, & M1  
REQUESTED ZONING: B-2 & B-2 WITH CUP  
DEVELOPMENT: VARSITY TRAINING  
CENTER AT BELMONT PARK

APPLICANT: BELMONT PARK LLC  
OWNER: BELMONT PARK LLC  
PREPARED BY: TIMMONS GROUP

**WAIVER OF GDP REQUIREMENTS**

IN ACCORDANCE WITH STAFFORD COUNTY CODE SECTION 28-223 (3), THE FOLLOWING ITEMS FROM THE GDP REQUIREMENTS CHECKLIST ARE WAIVED DUE TO THE SIZE, SCALE, AND FLEXIBILITY REQUIRED FOR THIS MIXED USE ZONING. ALL ITEMS ON THIS CHECKLIST SHALL BE PROVIDED IN A MATTER SATISFACTORY TO THE DIRECTOR OF PLANNING AT TIME OF SITE PLAN REVIEW.

- HEIGHT
- ROOF LINE
- LOCATION OF BUILDING ENTRANCES AND EXITS
- OUTDOOR TRASH STORAGE
- LIGHTING FACILITIES
- APPROXIMATE LOCATION, HEIGHT, AND TYPE OF EACH EXISTING AND PROPOSED WALL, FENCE, AND OTHER TYPES OF SCREENING
- APPROXIMATE LOCATION AND DESCRIPTION OF ALL PROPOSED LANDSCAPING
- APPROXIMATE LOCATION, HEIGHT, AND DIMENSIONS OF ALL PROPOSED SIGN AGE ON SITE

# VARSITY TRAINING CENTER AT BELMONT PARK

APPLICANT: BELMONT PARK LLC

January 10, 2022

SHEET 1: COVER SHEET

SHEET 2: MASTER PLAN

SHEET 3: ADJACENT OWNERSHIP

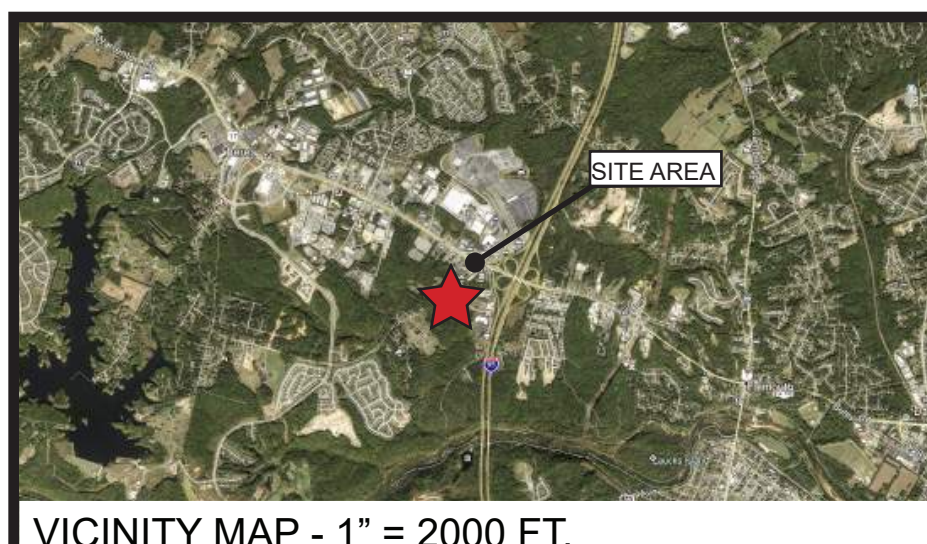
SHEET 4: PHASE 1 CONCEPT PLAN

SHEET 5: PHASE 2 CONCEPT PLAN

SHEET 6: ZONING DISTRICT LIMITS

SHEET 7: CONDITIONAL USE PERMIT BOUNDARIES & OWNERSHIP

SHEET 8: EXISTING CONDITIONS



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 REQUESTED ZONING: B-2 & B-2 W CUP  
 DEVELOPMENT: VARSITY TRAINING CENTER AT BELMONT PARK  
 APPLICANT: BELMONT PARK LLC  
 OWNER: BELMONT PARK LLC  
 PREPARED BY: TIMMONS GROUP

- FULL CROSSOVER ACCESS
- SECONDARY LIMITED ACCESS (RIGHT IN RIGHT OUT)
- WETLANDS
- ZONING LIMITS
- SECONDARY ACCESS ROADS
- PRIMARY ACCESS ROADS

**MAXIMUM DEVELOPMENT DENSITIES**

- RETAIL: 103,550 SF
- INDOOR RECREATION FACILITY: 240,800 SF
- OUTDOOR FIELDS: 29 FIELDS
- FLEX OFFICE: 474,000 SF
- HOSPITALITY: 300 ROOMS

NOTE:  
 - B-2 REQUIRES AN AGGREGATE OPEN SPACE RATIO OF 0.25.

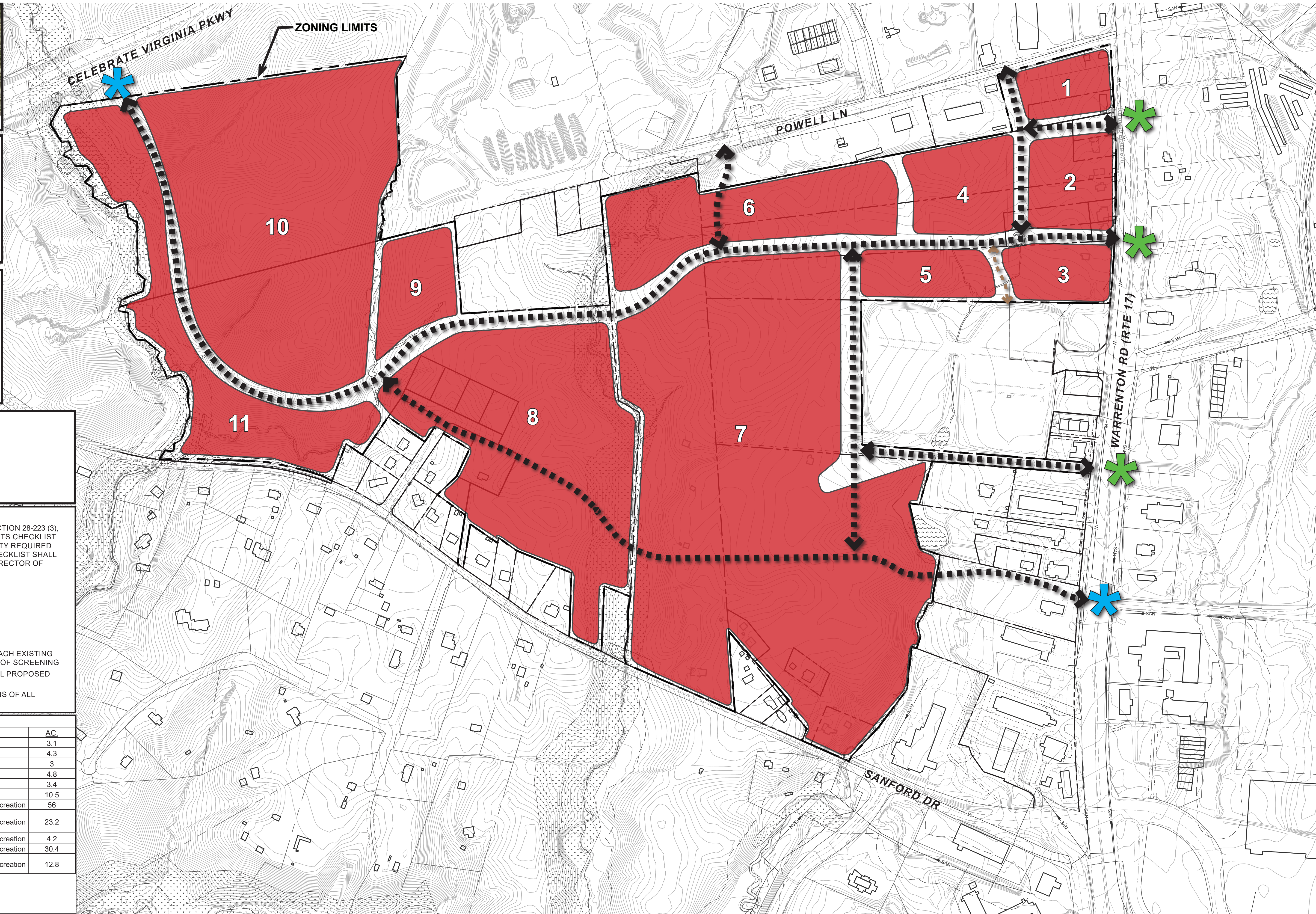
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LEGEND			
AREA	LAND USE	DESCRIPTION	AC.
1	B-2 w/ CUP <sup>(1)</sup>	Commercial	3.1
2	B-2	Commercial	4.3
3	B-2	Commercial	3
4	B-2	Commercial	4.8
5	B-2	Commercial	3.4
6	B-2	Flex Office	10.5
7	B-2	Flex Office & Outdoor Recreation	56
8	B-2	Flex Office & Outdoor Recreation	23.2
9	B-2	Flex Office & Outdoor Recreation	4.2
10	B-2	Flex Office & Outdoor Recreation	30.4
11	B-2	Flex Office & Outdoor Recreation	12.8

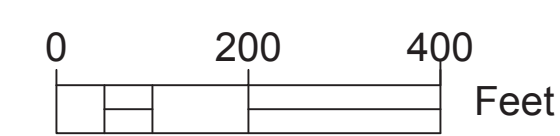
(1) CONDITIONAL USE PERMIT TO ALLOW VEHICLE FUEL SALES.



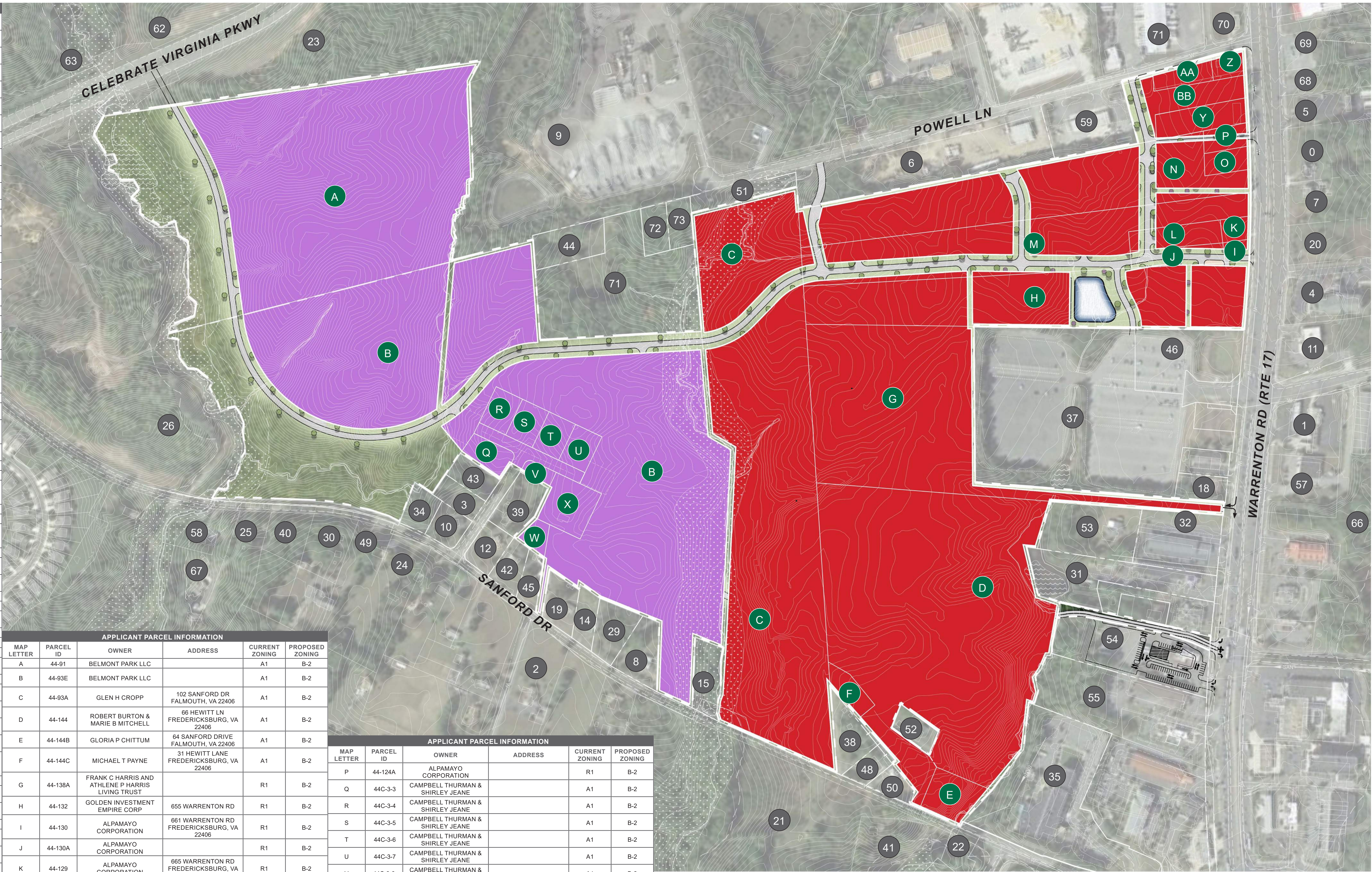
# VARSITY TRAINING CENTER

## MASTER PLAN

January 10, 2022



ADJACENT PROPERTY INFORMATION					
MAP NO.	PARCEL NO.	OWNER	ADDRESS	USE TYPE	VACANCY
0	44-126	CORPENO SIMON A	680 WARRENTON RD	RES	N
1	44-134D	MAIN STREAM PARTNERSHIP LLP	626 WARRENTON RD	COM	N
2	44-151	DUERDEN ROBERT K	15 ENGLAND RUN LN	RES	N
3	44C-3-1	MC GEE JOHN J & DEBORAH L	1204 PAUL LN	RES	N
4	44-133A	SUN ASSOCIATES LLC	656 WARRENTON RD	COM	N
5	44-120H	FALLS RUN MINI STORAGE INC	690 WARRENTON RD	COM	N
6	44-123	HENDERSON DAVID L SR & DAVID L JR	39 POWELL LN	COM	N
7	44-127	SOUTH STATE BANK	676 WARRENTON RD	RES	N
8	44-93-H	CHITTUM LARRY W & MARY BETH	130 SANFORD DR	RES	N
9	44-95	LUCK STONE CORPORATION	122 POWELL LN	COM	N
10	44C-2-1	SIRKS MARSHA R	1200 PAUL LN	RES	N
11	44-134	PALANI PROPERTIES AZ LLC	640 WARRENTON RD	COM	N
12	44C-1-1	MWAKILEMBE DAVID B	1201 PAUL LN	RES	N
14	44-93C	CARR THOMAS J & CHARMA K	142 SANFORD DR	RES	N
15	44-93	TORRICE TERRI ET ALS		Y	
18	44-137	MITCHELL HOMES INC	621 WARRENTON RD	COM	N
19	44-93D	HALL JOYCE M	148 SANFORD DR	RES	N
20	44-128	SUN KATHY	664 WARRENTON RD	Y	
21	44-147	WARD RICHARD E		Y	
22	45-37T	RIVERSIDE BUSINESS PARK ASSOCIATION	61 SANFORD DR	Y	
23	44-90	CELEBRATE VIRGINIA CORPORATE CAMPUS		Y	
24	44-151G	RIVERA OSCAR	181 SANFORD DR	RES	N
25	44-151D	CARTER TIMOTHY M & CATHIE J	217 SANFORD DR	RES	N
26	44-90	CELEBRATE VIRGINIA CORPORATE CAMPUS		Y	
29	44-93	TORRICE TERRI ET ALS		Y	
30	44-151A	BENNETT LLOYD J & ANNETTE SHEPARD	199 SANFORD DR	RES	N
31	44-141A	SUN KATHY OU & KATHY OU SUN TRUSTEE	595 WARRENTON RD	COM	N
32	44-139	JAZMINE HOSPITALITY LLC	605 WARRENTON RD	Y	
34	44C-2-2	SIRKS MARSHA R	1202 PAUL LN	Y	
35	45-30A	DLP HOTEL GROUP LLC	20 SANFORD DR	COM	N
37	44-137A	STATE HIGHWAY AND TRANSPORTATION COMM	627 WARRENTON RD	N	
38	44-145A	84 SANFORD DRIVE LLC	84 SANFORD DR	RES	N
39	44C-3-9A	SEALS GREGORY	1205 PAUL LN	RES	N
40	44-151B	BENNETT LLOYD J TRUSTEE & LOHR JANICE C	209 SANFORD DR	RES	N
41	44-146	WARD RICHARD E	67 SANFORD DR	RES	N
42	44C-1-2	WHEELER MATTHEW T & HEATHER A	166 SANFORD DR	RES	N
43	44C-3-2	CAMPBELL THURMAN & SHIRLEY JEANE	1206 PAUL LN	RES	N
44	44-94	C S BAJWA LLC	148 POWELL LN	Y	
45	44-92A	PAGE VALERIE	160 SANFORD DR	RES	N
46	44-135	COMMONWEALTH OF VA		Y	
48	44-145B	DITTMAN ROBERT L	80 SANFORD DR	RES	N
49	44-150	KEEVEN BRIAN	189 SANFORD DR	RES	N
50	44-145	BUDIHARJO ALFIAN	74 SANFORD DR	RES	N
51	44-93F	LUCK STONE CORPORATION	121 POWELL LN	Y	
52	44-144A	SAFFELLE PAUL	12 HEWITT LN	RES	N
53	44-140A	JAYSHIV LLC	601 WARRENTON RD	RES	N
54	44-143	BNE RESTAURANT GROUP IV LLC	567 WARRENTON RD	COM	N
55	45-23A	JAYNI ENTERPRISES INC	557 WARRENTON RD	COM	N
57	45-17G	ADVANCE STORES COMPANY INC	598 WARRENTON RD	COM	N
58	44-151C	LEE STEVEN CHRISTOPHER & JESSICA ROS	227 SANFORD DR	RES	N
59	44-123F	IEC PROPERTY LLC	31 POWELL LN	COM	N
62	44W-2	CELEBRATE GREEN FIELDS, LLC		Y	
63	44-89A	TOVES JOSE M & BEVERLY L	344 SANFORD DR	RES	N
66	45-17C	LEE REALTY LLP	275 FALLS RUNN DR	Y	
67	44-151H	CARTER TIMOTHY M & CATHIE J	223 SANFORD DR	RES	N
68	44-122	712 WARRENTON ROAD ROAD LLC	6712 WARRENTON ROAD LLC	COM	N
69	44-121	712 WARRENTON ROAD LLC	702 WARRENTON ROAD LLC	Y	
70	44-96C	CAMPBELL THURMAN (NMN) & SHIRLEY J	727 WARRENTON RD	COM	N
71	44-96A	WILSON TRUCKING CORPORATION	18 POWELL LN	COM	N
72	44-93B	C S BAJWA LLC		COM	Y
73	44-93J	SISSON PERRY R & RUDY B MEEKINS		RES	Y
74	44-93G	SISSON PERRY R & RUDY B MEEKINS		RES	Y

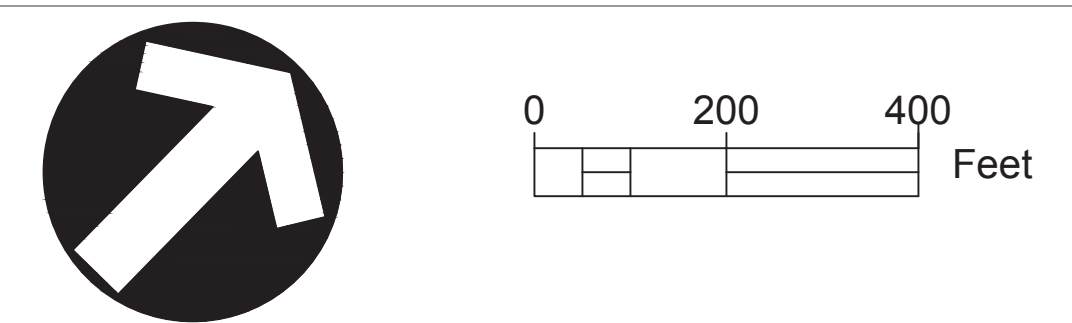


APPLICANT PARCEL INFORMATION					
MAP LETTER	PARCEL ID	OWNER	ADDRESS	CURRENT ZONING	PROPOSED ZONING
A	44-91	BELMONT PARK LLC		A1	B-2
B	44-93E	BELMONT PARK LLC		A1	B-2
C	44-93A	GLEN H CROPP	102 SANFORD DR FALMOUTH, VA 22406	A1	B-2
D	44-144	ROBERT BURTON & MARIE B MITCHELL	66 HEWITT LN FREDERICKSBURG, VA 22406	A1	B-2
E	44-144B	GLORIA P CHITTUM	64 SANFORD DRIVE FALMOUTH, VA 22406	A1	B-2
F	44-144C	MICHAEL T PAYNE	31 HEWITT LANE FREDERICKSBURG, VA 22406	A1	B-2
G	44-138A	FRANK C HARRIS AND ATHLENE P HARRIS LIVING TRUST		R1	B-2
H	44-132	GOLDEN INVESTMENT EMPIRE CORP	655 WARRENTON RD	R1	B-2
I	44-130	ALPAMAYO CORPORATION	661 WARRENTON RD FREDERICKSBURG, VA 22406	R1	B-2
J	44-130A	ALPAMAYO CORPORATION		R1	B-2
K	44-129	ALPAMAYO CORPORATION	665 WARRENTON RD FREDERICKSBURG, VA 22406	R1	B-2
L	44-129A	ALPAMAYO CORPORATION		R1	B-2
M	44-131	ALPAMAYO CORPORATION	669 WARRENTON RD FREDERICKSBURG, VA 22406	R1	B-2
N	44-124	ALPAMAYO CORPORATION	675 WARRENTON RD FREDERICKSBURG, VA 22406	R1	B-2
O	44-125	ALPAMAYO CORPORATION	681 WARRENTON RD FREDERICKSBURG, VA 22406	A1	B-2

APPLICANT PARCEL INFORMATION					
MAP LETTER	PARCEL ID	OWNER	ADDRESS	CURRENT ZONING	PROPOSED ZONING
P	44-124A	ALPAMAYO CORPORATION		R1	B-2
Q	44C-3-3	CAMPBELL THURMAN & SHIRLEY JEANE		A1	B-2
R	44C-3-4	CAMPBELL THURMAN & SHIRLEY JEANE		A1	B-2
S	44C-3-5	CAMPBELL THURMAN & SHIRLEY JEANE		A1	B-2
T	44C-3-6	CAMPBELL THURMAN & SHIRLEY JEANE		A1	B-2
U	44C-3-7	CAMPBELL THURMAN & SHIRLEY JEANE		A1	B-2
V	44C-3-8	CAMPBELL THURMAN & SHIRLEY JEANE		A1	B-2
W	44C-3-9	CAMPBELL THURMAN & SHIRLEY JEANE		A1	B-2
X	44-92	MILLS KENNETH G & GRACE F	150 SANFORD DR	A1	B-2
Y	44-123A	BREDESEN MARK & SAEID ASGHARINIA	691 WARRENTON RD	R1	B2 W/CUP
Z	44-123B	YADZANI SAM	701 WARRENTON RD	M1	B2 W/CUP
AA	44-123D	YADZANI SAM		M1	B2 W/CUP
BB	44-123E	ASGHARINIA SAEID & MARK BREDESEN	697 WARRENTON RD	M1	B2 W/CUP

**LEGEND**

- COMMERCIAL
- OUTDOOR RECREATION / FLEX OFFICE

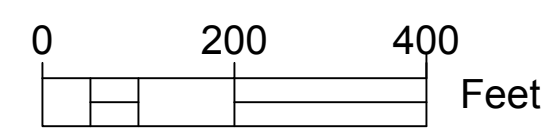
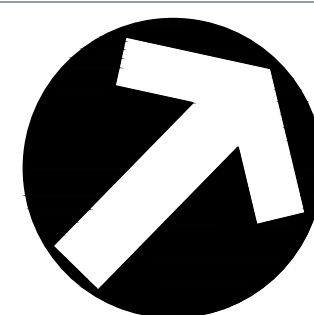


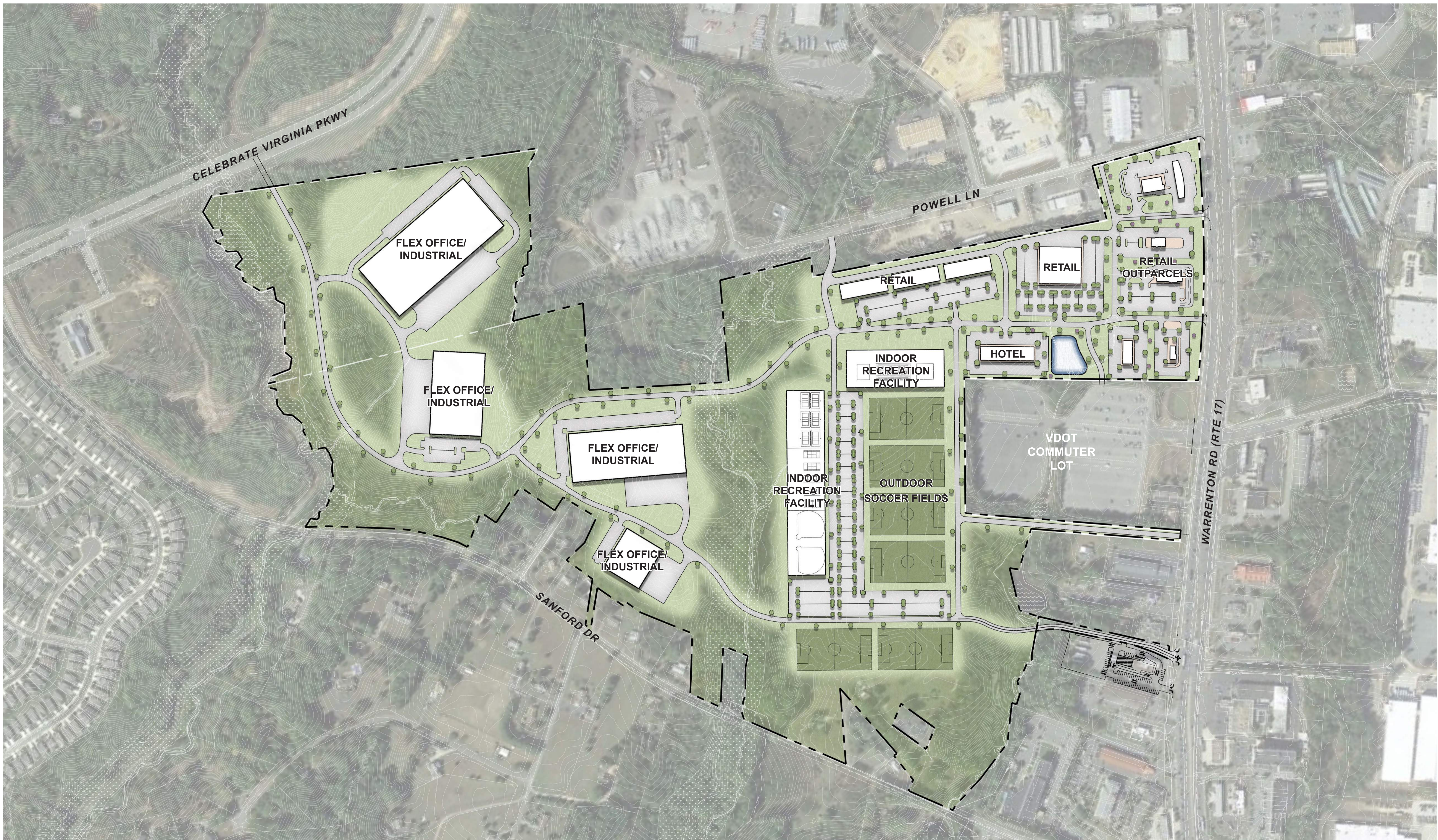


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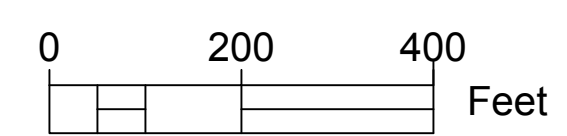
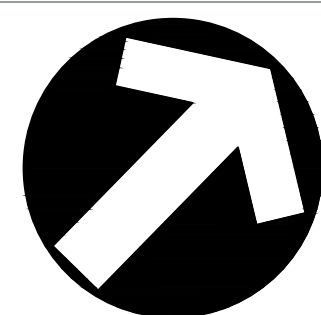
PHASE 1 CONCEPT PLAN

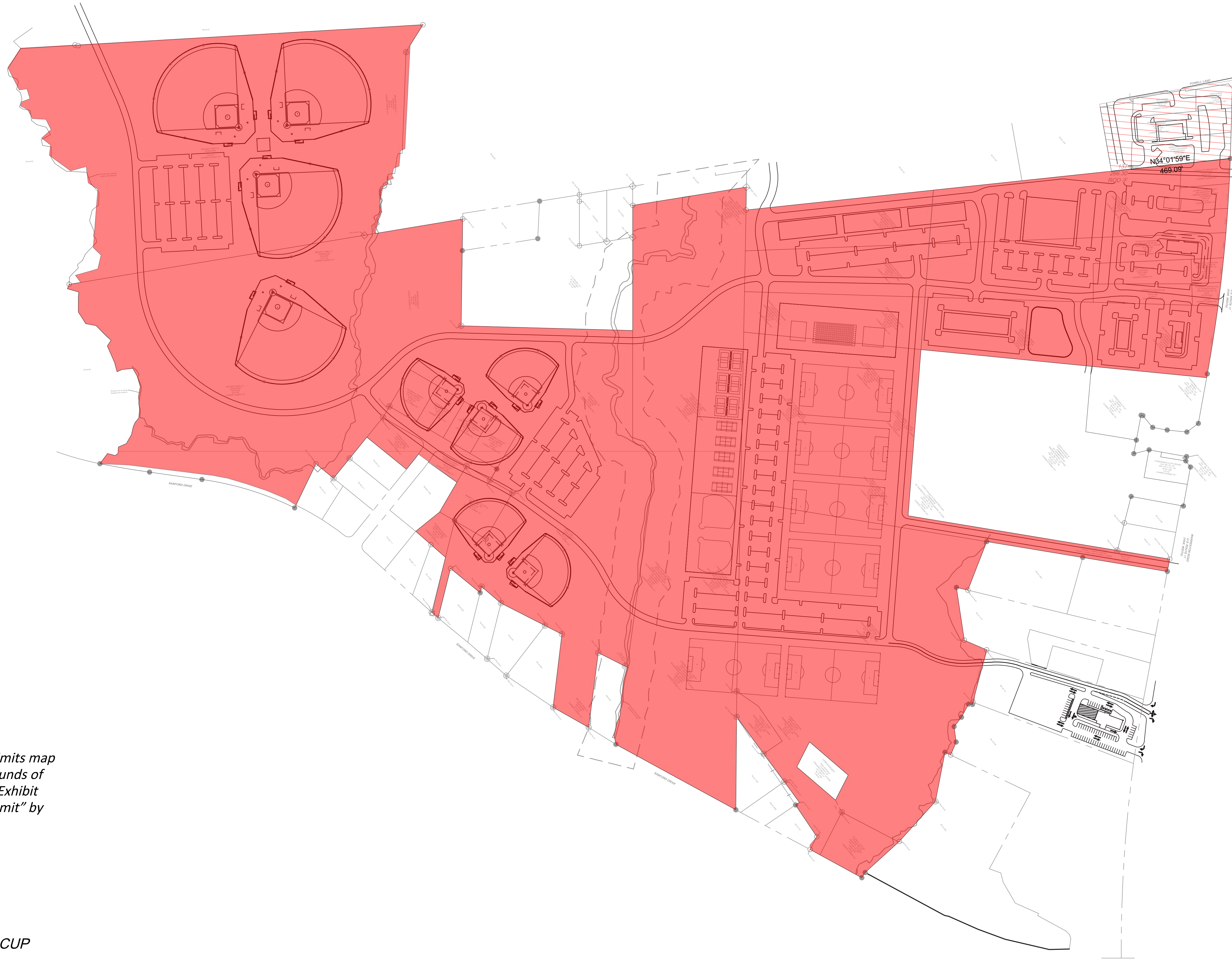
January 10, 2022





**VARSITY TRAINING CENTER**  
 PHASE 2 CONCEPT PLAN  
 January 10, 2022





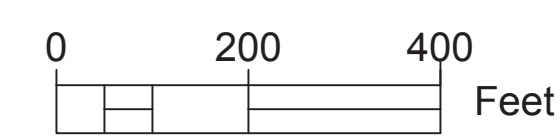
The dimensions of this zoning district limits map are tied to the boundary metes and bounds of the map titled "Belmont Park - Zoning Exhibit Showing Proposed Conditional Use Permit" by Timmons Group dated 01/10/2022.

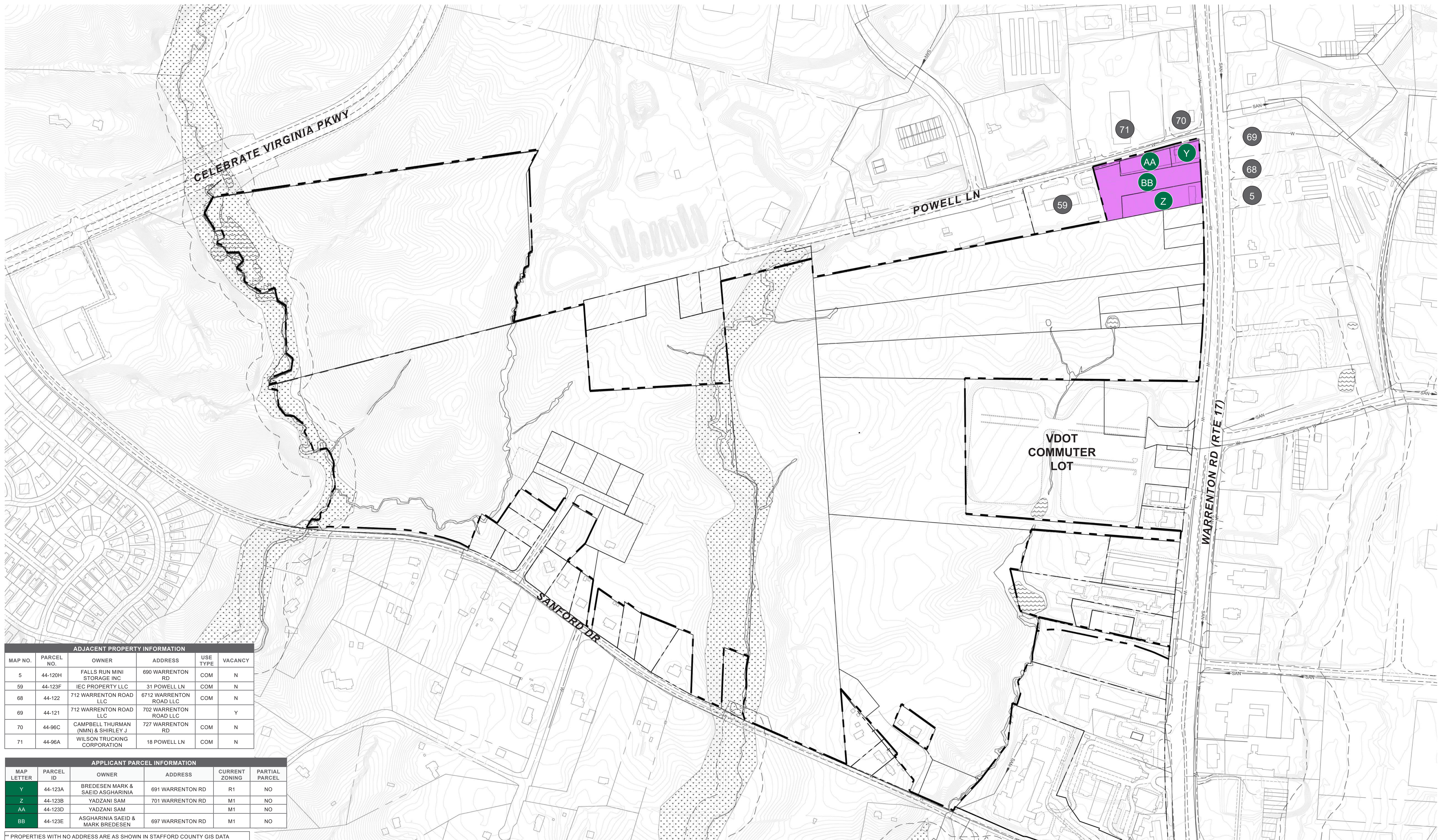
- B-2 ZONING DISTRICT
- B-2 ZONING DISTRICT W CUP

# VARSITY TRAINING CENTER

ZONING DISTRICT LIMITS

January 10, 2022





ADJACENT PROPERTY INFORMATION					
MAP NO.	PARCEL NO.	OWNER	ADDRESS	USE TYPE	VACANCY
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59	44-123F	IEC PROPERTY LLC	31 POWELL LN	COM	N
68	44-122	712 WARRENTON ROAD LLC	6712 WARRENTON ROAD LLC	COM	N
69	44-121	712 WARRENTON ROAD LLC	702 WARRENTON ROAD LLC		Y
70	44-96C	CAMPBELL THURMAN (NMN) & SHIRLEY J	727 WARRENTON RD	COM	N
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Y	44-123A	BREDESEN MARK & SAIED ASGHARINIA	691 WARRENTON RD	R1	NO
Z	44-123B	YADZANI SAM	701 WARRENTON RD	M1	NO
AA	44-123D	YADZANI SAM		M1	NO
BB	44-123E	ASGHARINIA SAIED & MARK BREDESEN	697 WARRENTON RD	M1	NO

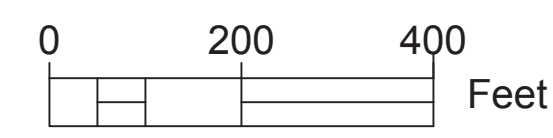
\*\* PROPERTIES WITH NO ADDRESS ARE AS SHOWN IN STAFFORD COUNTY GIS DATA

B-2 ZONING DISTRICT W CUP

# VARSITY TRAINING CENTER

## CONDITIONAL USE PERMIT BOUNDARIES & OWNERSHIP

January 10, 2022





# VARSITY TRAINING CENTER

EXISTING CONDITIONS  
January 10, 2022

