



County of Albemarle
Department of Community Development

To: Albemarle County Board of Supervisors

From: Tori Kanellopoulos, Planner

Date: June 5, 2019

Item: Request for Special Exception to vary the Code of Development of ZMA200100007, Stonefield (formerly Albemarle Place) regarding number of stories for building height.

Tax Map Parcel: 061W0-03-00-019A0

Magisterial District: Jack Jouett

School Districts: Woodbrook Elementary School, Jouett Middle School, Albemarle High School

Zoning District: Neighborhood Model District (ZMA2001-7)

Summary of Request for Special Exception:

The subject property for the "Stonefield" development is zoned NMD (Neighborhood Model District), per approved ZMA200100007 and per updated application plan ZMA201300009. Special exceptions to vary from the provisions contained in the approved Code of Development for properties in the NMD district may be granted by the Board of Supervisors, pursuant to County Code § 18-8.5.5.3 and § 18-33.49.

The applicant (Charles MacFarlane, MacFarlane Partners LLC) has requested a special exception to vary the approved Code of Development per ZMA200100007 (Stonefield, formerly Albemarle Place):

1. Variation request to modify (increase) the maximum number of stories in Block C2-I from five (5) stories to six (6) stories pursuant to County Code § 18-8.5.5.3(a)(1).

Please see Attachment B for staff's full analysis.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the special exception request.

Attachments:

A – Application Materials (Special Exception Application, Application Plan, and Applicant's Justification)

B – Staff Analysis

C – Resolution