

**STAFF ANALYSIS**

**STAFF PERSON:** Kevin McCollum, Senior Planner I  
**BOARD OF SUPERVISORS:** September 15, 2021  
**PROJECT:** SE202100026 Stonefield Block C2-1 – Maximum Stories  
**TAX MAP PARCELS:** 061W0-03-00-019A0

**Special exception request to vary the Code of Development approved in conjunction with ZMA200100007.**

**Proposal**

The applicant requests a special exception to vary the Stonefield Code of Development approved in conjunction with ZMA200100007 to increase the maximum number of stories permitted in Block C from 5 stories to 7. The increase in the number of maximum stories would permit the construction of a new 112-unit residential building on Block C2-1. Section 20A.5.i.5 on Page 22 of the Code of Development states that the maximum number of stories for buildings located in Block C shall be 5 stories. This request is for a special exception to increase the maximum number of stories from 5 to 7. The proposed building contains 112 residential units distributed across 5 stories over 2 stories of parking. The proposed building would meet the maximum building height of 90 feet for residential and mixed-use structures.

**ANALYSIS OF SPECIAL EXCEPTION REQUEST**

Under County Code § 18-33.9(A), requests for special exceptions are reviewed under the criteria from the applicable section(s) of the Zoning Ordinance. No specific finding is required in support of a decision. Under County Code § 18-8.5.5.3(b), an applicant may request a variation from its Code of Development. Supporting factors are listed in County Code § 18-8.5.5.3(c). The applicant's request (Attachment A) addresses these findings in detail.

Staff offers the following analysis of the proposed variation against these criteria:

***(1) Whether the proposed variation would be consistent with the goals and objectives of the comprehensive plan;***

This special exception request is consistent with many of the goals and objectives of the comprehensive plan, including creating vibrant active places with attractive neighborhoods, high quality design, and mixed-use areas supported by services, infrastructure, and multi-modal transportation networks.

***(2) Whether the proposed variation would increase the approved development density or intensity of development;***

The transferring of residential units from one block to another would have no density or intensity of development impacts.

***(3) Whether the proposed variation would adversely affect the timing and phasing of development of any other development in the zoning district;***

This special exception would not have any impact on the timing or phasing of any other development in the zoning district.

***(4) Whether the proposed variation would require a special use permit; and***

A special use permit would not be required.

***(5) Whether the proposed variation would be in general accord with the purpose and intent of the approved application.***

The purpose and intent of the Stonefield Code of Development is a Neighborhood Model District that promotes flexibility and creativity, establishing the locations of buildings, building types, and uses within the district.

**Recommendation**

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve the special exception request varying the Code of Development to increase the maximum number of stories permitted in Block C from 5 stories to 7, subject to the following condition:

1. All development must be in accord with the Applicant's Narrative on Stonefield Block C2-1 Special Exception – Building Height submitted by WW Associates, Inc. dated June 16, 2021.