

ATTACHMENT B – STAFF ANALYSIS

STAFF PERSON: Tori Kanellopoulos
BOARD OF SUPERVISORS: February 5, 2020

Staff analysis of this special exception request to vary from the approved ZMA Code of Development was conducted pursuant to the following applicable provisions and evaluation criteria contained in County Code §18-8.5.5.3:

8 PLANNED DEVELOPMENT DISTRICTS - GENERALLY

8.5 PROCEDURES FOR PLANNED DEVELOPMENT APPLICATIONS

8.5.5.3 VARIATIONS FROM APPROVED PLANS, CODES, AND STANDARDS OF DEVELOPMENTS

- a. The director of planning is authorized to grant a variation from the following provisions of an approved plan, code or standard:
 - 1. Minor changes to yard requirements, build-to lines or ranges, maximum structure heights and minimum lot sizes;

- c. The director of planning is authorized to grant a variation upon a determination that the variation:
 - (1) is consistent with the goals and objectives of the comprehensive plan;
 - (2) does not increase the approved development density or intensity of development;
 - (3) does not adversely affect the timing and phasing of development of any other development in the zoning district;
 - (4) does not require a special use permit; and
 - (5) is in general accord with the purpose and intent of the approved application.

Staff Analysis – Request for Special Exception to Vary:

Variation request for additional stories in height for proposed residential building with 234 multi-family units in Block D1 of Stonefield. The Code of Development for Stonefield allows buildings of one to five stories by-right in Block D. Variation is per County Code §18-8.5.5.3(a)(1).

Evaluation criteria per County Code §18-8.5.5.3(c):	
(1)	<p>The requested variation is consistent with the goals and objectives in the Comprehensive Plan. This property is designated Destination Center and Urban Mixed Use (in Centers) in the Places29 Master Plan. The Places29 Master Plan lists a maximum building height of five (5) stories in Destination Centers. However, the Places29 Master Plan was modeled after Stonefield’s (formerly Albemarle Place) Code of Development, which allows a maximum of eight (8) stories in Block E. The location of the proposal within Stonefield provides opportunities for walking to a variety of other uses, including retail and dining.</p> <p>The requested variation is consistent with the Growth Management policy in the Comprehensive Plan, which calls for an “emphasis placed on density and high-quality design in new and infill development.” The requested variation is also consistent with the Comprehensive Plan’s description of urban neighborhoods: “The urban neighborhoods are expected to provide a full array of residential types and densities and look and feel like a city, all levels of retail, business, and industrial activities, along with regional employment centers”. It also meets the criteria for development within the Urban Development Area: “Urban Development Areas are places for compact, mixed use urban development”. The Comprehensive Plan calls for development that avoids long, windowless walls, without any architectural features, and instead has stories that have distinguishing features, with windows and transparency on the first floor. The proposed development meets these criteria.</p> <p>The Places29 Master Plan includes employment uses as an appropriate use in Destination Centers. Both of these Comprehensive Plan designations (Urban Mixed Use in Centers and around Centers) call for a mixture of uses and encourage residential units located on upper floors. While this proposal</p>

	<p>does not currently contain a mixture of uses, the first floor design and height allow for potential future non-residential uses.</p> <p><u>Evaluation criteria met.</u></p>
(2)	<p>The requested Variation would not increase the approved development density or intensity of development.</p> <p><u>Evaluation criteria met.</u></p>
(3)	<p>The requested Variation does not adversely affect the timing or phasing of development of any other development in the zoning district.</p> <p><u>Evaluation criteria met.</u></p>
(4)	<p>The requested Variation does not require a Special Use Permit.</p> <p><u>Evaluation criteria met.</u></p>
(5)	<p>The requested Variation is in general accord with the purpose and intent of the approved application plan. The proposal will provide greater than or equal to the amount of open and civic space shown on the application plan. The proposed building footprint is nearly identical to the one shown on the application plan (ZMA2013-9). Multi-family residential units are a by-right use in Block D. This proposal would be the first in Stonefield to have structured parking, which was originally considered an important element of the overall Stonefield development.</p> <p><u>Evaluation criteria met.</u></p>
Additional factors for consideration:	
<p>A. Both the existing six-story Hyatt and the proposed six-story mixed-use building in Block D2 were approved with special exceptions for an additional story each. Both are also located in Block D.</p> <p>B. The Code of Development (ZMA2001-7) for Stonefield allows a maximum building height of 90-feet by-right, however only allows a maximum of five (5) stories by-right. This proposed development is still within the by-right <i>building height</i> but needs a special exception for the number of stories only.</p> <p>C. The boundaries of Blocks D and E have shifted over time. A portion of Block D (adjacent to approximately seven (7) lots of the Commonwealth Drive duplexes and to current Block E) was formerly included in Block E. Therefore, that portion of Block D (formerly Block E) was originally considered acceptable to have eight (8) stories.</p> <p>D. The topographical constraints of the site are a significant reason for the special exception request. The building will appear to be six (6) stories along three of the four streets that it fronts – Hydraulic Road, Inglewood Drive, and Bond Street. It will only appear as eight (8) stories along a portion of District Avenue, which is a main accessway for the Stonefield development. It will appear as six (6) stories along Inglewood Drive, which is adjacent to the existing three-story townhouses. A five (5) story building would also affect the viewshed of these townhouses, and a 90-foot building could be constructed by-right.</p> <p>E. Structured parking is provided with this development, which is a more efficient use of space and screens parking from view, in comparison to the existing surface lot.</p> <p>F. The first floor design and height allows for potential future non-residential uses, indicating that the building could later be used for a mixture of uses.</p> <p>G. Please see the application for Variation Request (Attachment A) for the applicant’s description and justification.</p>	

Staff Recommendation – Request for Special Exception:

With regards to the findings contained herein, inclusive of the criteria to be considered per County Code §18-8.5.5.3(c), as well as other additional factors, staff recommends approval of this Special Exception Request with conditions. Specifically, staff recommends that the Board adopt the attached Resolution (Attachment C) to approve with conditions the Special Exception Request for a special exception to vary the Code of Development approved in conjunction with ZMA2001-7 Stonefield (formerly Albemarle Place) so as to modify (increase) the maximum number of stories in Block D1 from five (5) stories to eight (8) stories pursuant to County Code §18-8.5.5.3(a)(1).