



June 16, 2021

County of Albemarle  
 Department of Community Development  
 401 McIntire Road, North Wing  
 Charlottesville, VA 22902-4596

Re: Stonefield Block C2-1  
 Special Exception – Residential Units

The purpose of the Special Exception is to request the transfer of 73 allotted residential units at Stonefield from Block E to Blocks A through D. The transfer of the allotted units will permit for the construction of a new 112 unit residential building on Block C2-1.

The Land Use Table (Table 1) on Page 48 of the Code of Development for Stonefield establishes the maximum number of allowable residential units within the designated blocks. Blocks A through D have a designated maximum of 475 allowable residential units. Block E has a designated maximum of 450 allowable residential units. A chart is provided below displaying the number of residential units that have been constructed/approved and the units remaining for Blocks A through E at this time.

<b>Stonefield Residential</b>			
<b>Area</b>	<b>Units Constructed/Approved</b>	<b>Units Allocated</b>	<b>Units Remaining</b>
-- Block D1	227		-
-- Block D2	209		-
<b>Blocks A – D (Total)</b>	<b>436</b>	<b>475</b>	<b>39</b>
<b>Block E</b>	<b>250</b>	<b>450</b>	<b>200</b>

There are 39 remaining residential units allocated for Blocks A through D. As initially stated we are requesting the transfer of 73 residential units from Block E to Blocks A through D to allow for the construction of a new 112 unit residential building on Block C2-1. We offer the following justification for this request:

1. The construction of a residential component at this location with the proximity to the existing commercial uses meets the intent of the Code of Development and the neighborhood model.

2. The proposed residential building will offer uniformity and compliment the height of the existing and soon to be construction buildings at the intersection of Bond Street and District Ave.
3. The total number of residential units are necessary to obtain the proper size for business operational and development purposes.

Please do not hesitate to contact us if you have any questions regarding this request.

Sincerely,



WW Associates, Inc.

John D. Beirne, Jr., P.E.  
Senior Associate