

**STAFF ANALYSIS**

**STAFF PERSON:** Kevin McCollum, Senior Planner I  
**BOARD OF SUPERVISORS:** September 15, 2021  
**PROJECT:** SE202100025 Stonefield Block C2-1 - Residential Units  
**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 transfer 73 allotted residential units from Block E to Blocks A through D. The transfer of the units would permit the construction of a new 112-unit residential building on Block C2-1. The land use table on Page 48 of the Code of Development establishes the maximum number of allowable residential units within the designated blocks. Blocks A-D have a designated maximum of 475 units, of which 436 have been built. Block E has an allocated 450 residential units, of which only 250 have been built. This special request is to transfer 73 of those remaining 200 units to Blocks A-D.

**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 findings are required in support of a decision. Under County Code § 18-8.5.5.3(b), an applicant may request variation(s) 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 transfer 73 allotted residential units from Block E to Blocks A through D, subject to the following condition:

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