



County of Albemarle
Department of Community Development

To: Albemarle County Board of Supervisors

From: Tori Kanellopoulos, Planner

Date: June 19, 2019

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

Tax Map Parcels: 061W003D2000A0; 061W003D2000A0; 061W003D202200; 061W003D202300; 061W003D202400; 061W003D202500; 061W003D202600; 061W003D202700; 061W003D202800; 061W003D202900; 061W003D203000; 061W003D203100; 061W003D203200; 061W003D203300; 061W003D203400; 061W003D203500; 061W003D203600; 061W003D203700; 061W003D203800; 061W003D203900; 061W003D204000; 061W003D204100; 061W003D204200; 061W003D204300; 061W003D204400; 061W003D204500; 061W003D204600; 061W003D204700; 061W003D204800; 061W003D204900; 061W003D205000; 061W003D205100; 061W003D205200; 061W003D205300; 061W003D205400; 061W003D205500; 061W003D205600; 061W003D205700; 061W003D205800; 061W003D205900; 061W003D206000; 061W003D206100; 061W003D209000; 061W003D209100; 061W003D209200; 061W003D209300; 061W003D209400; 061W003D209500; 061W003D209600; 061W003D209700; 061W003D209800; 061W003D209900; 061W003D210000; 061W003D210100; 061W003D210200; 061W003D210300; and 061W003D210400

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 properties for the "Stonefield" development are zoned NMD (Neighborhood Model District) pursuant to approved ZMA200100007 and the updated application plan approved in conjunction with 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 (Mike Meyers, 30 Scale) has requested a special exception to vary the Code of Development that was approved in conjunction with ZMA200100007 (Stonefield, formerly Albemarle Place):

1. Special Exception request to modify (increase) the maximum number of stories in Block D2 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 and Applicant’s Justification)
- B – Staff Analysis
- C – Resolution
- D – Public Comment and Letter to Adjacent Residents