



**County of Albemarle
Department of Community Development**

To: Albemarle County Board of Supervisors

From: Tori Kanellopoulos, Planner

Date: February 5, 2020

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

Tax Map Parcels: 061W0-03-00-019A0

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), per approved ZMA200100007 and per updated application plan 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 (Alan Wong, Mitchell Matthew Architects) and owner (OCT Stonefield Property Owner LLC) have requested a special exception to vary the approved Code of Development for ZMA200100007 Stonefield (formerly Albemarle Place) 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).

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:

Attachment A – Application Materials (Special Exception Application and Applicant's Justification)

Attachment B – Staff Analysis

Attachment C – Resolution