



COUNTY OF ALBEMARLE
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To: Albemarle County Board of Supervisors
From: Cameron Langille, Senior Planner
Date: July 15, 2020
Item: SDP202000023 Presidio Apartments at Martha Jefferson Hospital - Request for Special Exception to waive building setback requirement

TMP: 07800-00-00-020M6
Magisterial District: Rivanna District
School Districts: Monticello H.S.; Burley M.S.; Stone-Robinson E.S.
Zoning District: PD-MC Planned Development - Mixed Commercial

Summary of Request for Special Exception:

Collins Engineering (the Applicant) has submitted a final site plan for the Presidio Apartments at Martha Jefferson Hospital apartment complex, which is currently under review with the County (SDP202000023). The project is a by-right development consisting of five (5) three-story and one (1) four-story multifamily residential structures proposing a total of 250 dwelling units at a gross density of 12.24 du/acre. The subject property is a 20.415-acre parcel zoned PD-MC Planned Development - Mixed Commercial, and is owned by Presidio Pantops LLC. The property is subject to the Application Plan and proffers of ZMA200100015 – Martha Jefferson Hospital at Peter Jefferson Place.

As explained in the application narrative (Attachment A), the Applicant requests a Special Exception (SE) to:

1. Waive (eliminate) the 15-foot front setback requirement of County Code §18-4.20 for the 4-story structure located in the center of the site (identified as “Building #3 on the exhibit in Attachment B). The building is proposed to have an overall height of 41’. The Zoning Ordinance requires a 15-foot setback for each story that begins above 40 feet in height, or for each story above the third story, whichever is less. The setback requirement would apply to the 4th story of building #3 along the northeast facade that faces Peter Jefferson Parkway (Attachment C, sheet 3).

The Board of Supervisors may waive this requirement in accordance with County Code §§ 18-25A.6, 18-21.4, 18-4.20, 18-8.2 (b), 18-8.5.5.2(d), and 18-33.49. Staff analysis of this request is provided in Attachment D. Based on the findings therein, staff recommends approval of this special exception request.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve the special exception request to waive the 15’ front setback requirement on the northeast façade of building #3.

Attachments:

- A – Special Exception Application & Narrative
- B – Site Layout Exhibit
- C – Building Elevation Exhibits
- D – Staff Analysis of Special Exception Request
- E – Resolution