



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
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**To:** Albemarle County Board of Supervisors  
**From:** Tim Padalino, AICP  
**Date:** September 5, 2018  
**Re:** **Request for Special Exception** to waive and modify the “Height Regulations – Setbacks and Stepbacks in Residential Districts” for The Vistas at South Pantops

**TMP:** 07800-00-00-02000  
**Magisterial District:** Rivanna District  
**School Districts:** Monticello H.S.; Burley M.S.; Stone-Robinson E.S.  
**Zoning District:** R-15 Residential

**Summary of Request for Special Exception:**

Management Services Corporation (the Applicant) has recently received conditional approval of an initial site plan (SDP201800008) for a proposed residential (apartment) development on South Pantops Drive called “The Vistas at South Pantops.” The proposed project, which requires County approval of a final site plan and a WPO Plan, would be a by-right development of three (3) four-story structures, each containing 48 dwelling units above one level of parking, for a total of 144 units (gross density of 10.82 units/acre). The subject property is a 13.1-acre parcel zoned R-15 Residential, and is owned by South Pantops II Land Trust.

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

1. Modify (reduce) the front setback requirements of County Code §§ 18-4.9 and 18-18.8 from 15 feet to 12 feet 4 inches for the two structures closest to South Pantops Drive (“South” building and “North” building), as shown on Exhibit Sheets 1, 2, and 4 prepared by Powe Studio Architects, PC and dated July 3, 2018 (Attachment A); and
2. Waive (eliminate) the front setback requirements of County Code §§ 18-4.9 and 18-18.8 from 15 feet to 0 for the third structure (“West” building) as shown on Exhibit Sheets 1 and 7 prepared by Powe Studio Architects, PC and dated July 3, 2018 (Attachment A).

Staff analysis of this request is provided in Attachment B.

**Staff Recommendation:**

**Staff recommends approval with conditions** of this SE request. Specifically, Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the SE request, subject to the conditions contained therein.

**Attachments:**

- A – Application Materials (Special Exception Application, Project Narrative, and Exhibit Sheets)  
B – Staff Analysis  
C – Resolution