

July 1, 2022

Ben Holt  
Development Process Manager  
Department of Community Development  
401 McIntire Road, Room 227  
Charlottesville, VA 22902

**RE: Skyline Ridge- Exception Request for Relief from the Building Stepback Requirement for Buildings higher than 3 stories**

Dear Ben Holt:

Please allow this letter to serve as our official request for a special exception request for relief of the stepback requirements for the multi-family apartment building within the Skyline Ridge project. The special exception request is in accordance with Chapter 18, Section 4.19 of the Albemarle County Zoning Ordinance. This section of the code allows for a reduction of the stepback requirement for buildings that are over 3 stories in height or taller than 40 feet. The proposed apartment building for the Skyline Ridge project is 5 stories with a basement floor, and the overall height will be approximately 62 feet.

This project is a site plan amendment to the original site plan at was designed and approved around 1996. Project construction started at the time of site plan approval, but the project was never completed. The site was cleared and graded with some utility installation, but the remaining infrastructure was not completed. The applicant is now proposing to complete the project, which requires the approval of this site plan amendment. The location of the building is in the same location as the previously approved building site. The property is located at the end of the cul-de-sac, and the building location is over 230 feet from the nearest right of way (improved roadway), which is Colonnade Drive. The stepback requirement was not a design requirement back when the original site plan was approved.

Another reason for the elimination of the stepback requirement for the building is that the site terrain and shape of the property mainly dictates the location of the building on the property. With the shape of the site along the cul-de-sac, the property extends out and becomes wider further away from the right of way. The building has to be located away from the front of the property, due to this constraint. Also, there is also tremendous grade elevation variation across the site. The site elevation change is 140 feet over about 600 horizontal feet. The proposed location of the building helps step the development within the property, working the existing site topography. These factors require the building to be placed further back from the street right of way. With this location of the building due to the site constraints, the building stepback is not necessary for this project.

For the reasons detailed above, the project design is consistent with the Neighborhood Model Principles and the proposed building elevation is consistent with the Buildings and Spaces of Human Scale, without the requirement of the stepback. Due to site constraints, the building is set well back from the roadway and will not create a disproportional design by eliminating the requirement of the building stepback. In addition, by placing the building in this location, the building helps tie-in the proposed improvements into the step site terrain, creating a development plan that is consistent with the natural terrain on the property.

The overall reduction of the setback also allows for the density within the R-15 zoning to be achieved and the overall density of the development is consistent with the goals of the comprehensive plan for the property, including the provided affordable for-rent housing proposed with the development.

Thank you again for the consideration of this special exception request, and please contact me if you have any questions or require any further information.

Sincerely,

*Scott Collins*

Scott Collins