



**County of Albemarle
Community Development Department**

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To: Albemarle County Board of Supervisors
From: Mariah Gleason, Senior Planner II
Date: November 2, 2022
Item: SE202200048 Fifth Street Landing Self-Storage – Special Exception, Building Stepback Waiver
Parcel ID: 07600-00-00-055A0
Magisterial District: Scottsville
School Districts: Monticello H.S.; Burley M.S.; Mountain View E.S.
Zoning District: Highway Commercial

Summary of Request for Special Exception:

The Applicant has applied for a special exception to waive the building stepback requirement on Parcel ID 76-55A to develop a four (4) story self-service storage facility.

In conventional commercial districts, County Code § 18-4.20(a) requires a minimum stepback of 15 feet for each story that begins above 40 feet in height or for each story above the third story, whichever is less. However, the minimum 15-foot stepback may be reduced by special exception, as provided under § 18-4.20(a)(4).

Please see Attachment A for staff's analysis.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment F) to approve the special exception with the following condition.

1. Development of the proposed self-service storage building must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the Stepback Waiver Exhibits (Attachment D). To be in general accord, development must reflect the following major elements:
 - a. Location of building
 - b. Architectural design elements, including transparent corner tower structures with pedestrian entryways and articulation in building massing and color.Minor modifications that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance or to improve safety.

Attachments:

- A – Staff Analysis
- B – Location Map
- C – Applicant Request
- D – Stepback Waiver Exhibits
- E – ZMA201200007 Approved Application Plan
- F – Resolution