

# COUNTY OF ALBEMARLE

## APPLICATION FOR A SPECIAL EXCEPTION

Request for a waiver, modification, variation or substitution permitted by Chapter 18 = \$457

Variation to a previously approved Planned Development rezoning application plan or Code of Development = \$457

OR

Relief from a condition of approval = \$457

### Provide the following

3 copies of a written request specifying the section or sections being requested to be waived, modified, varied or substituted, and any other exhibit documents stating the reasons for the request and addressing the applicable findings of the section authorized to be waived, modified, varied or substituted.

### Provide the following

3 copies of the existing approved plan illustrating the area where the change is requested or the applicable section(s) or the Code of Development. Provide a graphic representation of the requested change.

1 copy of a written request specifying the provision of the plan, code or standard for which the variation is sought, and state the reason for the requested variation.

Project Name and Assigned Application Number (SDP, SP or ZMA): Vistas at South Pantops - SDP 2018-8

Tax map and parcel(s): 07800-00-00-02000

Contact Person Trey Steigman, Vice President, Development, Management Services Corporation

Address PO Box 5306 City Charlottesville State VA Zip 22905

Daytime Phone# ( 434 ) 977-4181 Fax# ( -- ) ---- Email tsteigman@msc-rents.com  
X105

Owner of Record South Pantops II Land Trust c/o VA Land Co.

Address 172 S. Pantops Dr., Suite A City Charlottesville State VA Zip 22911

Daytime Phone# ( 434 ) 979-8182 Fax# ( -- ) ---- Email -----

Applicant (Who is the Contact Person representing?)

Management Services Corporation

# COUNTY OF ALBEMARLE

## APPLICATION FOR A SPECIAL EXCEPTION

### Owner/Applicant Must Read and Sign

**Each owner-initiated application for a zoning map amendment shall be signed by the owner of each parcel that is the subject of the proposed zoning map amendment, provided that:**

a. An owner whose parcel is subject to proffers may apply to amend the proffers applicable solely to the owner's parcel, provided that written notice of the application is provided to the owners of other parcels subject to the same proffers under Virginia Code §§ 15.2-2204(H) and 15.2-2302. However, the signatures of the owners of the other parcels subject to the same proffers shall not be required.

b. An owner within an existing planned development may apply for a zoning map amendment, and the signatures of any other owners within the planned development is required only if the amendment could result in or require:

- (i) a change in use, density or intensity on that parcel;
- (ii) a change to any regulation in a code of development that would apply to that parcel;
- (iii) a change to an owner's express obligation under a regulation in a code of development; or
- (iv) a change to the application plan that would apply to that parcel.

The applicant must submit documentation establishing ownership of any parcel and the authority of the signatory to sign the application on behalf of the owner.

**SEE PAGE 3 FOR SIGNATURES**

# COUNTY OF ALBEMARLE

## APPLICATION FOR A SPECIAL EXCEPTION

### Owner/Applicant Must Read and Sign

The foregoing information is complete and correct to the best of my knowledge.

By signing this application I am consenting to written comments, letters and or notifications regarding this application being provided to me or my designated contact via fax and or email. This consent does not preclude such written communication from also being sent via first class mail.

 AUTHORIZED AGENT

June 18, 2018

Signature of Owner, Contract Purchaser, Agent

Date

Trey Steigman, Vice President, Development Management Services Corporation

434/977-4181 x105

Print Name

Daytime phone number of Signatory

**\*\*\*If multiple property owners are required to sign the application per Section 33.2 b (1b) then make copies of this page and provide a copy to each owner to sign. Then submit each original signed page for the Special Exception Application.**

Tax Map & Parcel Number : 07800-00-00-02000

Owner Name of above Parcel: South Pantops II Land Trust

FOR OFFICE USE ONLY SDP, SP or ZMA # SDP2018-8 Fee Amount \$ 457- Date Paid 7/20/18  
By who? Management Services Corporation Receipt # 114619 Ck# 032258 By JS



**MSC**

Management Services Corporation

Real Property Managers, Developers and Brokers

July 18, 2018

Mr. Tim Padalino, Senior Planner  
County of Albemarle  
Department of Community Development  
401 McIntire Road  
Charlottesville, VA 22902-4596

By Hand Delivery and Electronic Delivery ([tpadalino@albemarle.org](mailto:tpadalino@albemarle.org))

RE: Application for Special Exception – Vistas at South Pantops – SDP-2018-00008, TMP 78-20

Dear Mr. Padalino:

Enclosed please find the Application for Special Exception and the Application Fee for this request on behalf of the Vistas at South Pantops project to obtain relief from a provision of Section 4.19 of the Zoning Ordinance that requires a minimum 15-foot front setback to apply to all buildings on the subject property for each story that begins above 40 feet in height or for each story above the third story, whichever is less.

By way of background, the proposed project is a 144-unit multi-family residential community containing three (3) buildings each with forty-eight (48) dwelling units within four-stories constructed above an under-ground garage level. The subject property is currently undeveloped vacant land located along the South Pantops Drive urban ring of the County of Albemarle and is zoned R-15 Multi-Family Residential.

Please reference the enclosed exhibit Sheets 1-7 dated July 3, 2018 as prepared by Powe Studio Architects, PC.

Sheet 1 shows the proposed site plan layout with three (3) buildings identified as “North”, “South”, “West”. South Pantops Drive is the public street right-of-way located on the north-side frontage of the subject property. Sheet 1 shows the proposed building front setback for both the “North” and “South” buildings of approximately 12’ 4” feet. We request that the 15-foot front setback requirement for these two buildings be reduced to 12’ 4” feet, which is equivalent to the width of one room architectural module for the proposed building. There is no building front setback proposed for the “West” building, and we thus also request that the front setback requirement for that building be reduced to 0 feet.

Sheet 2 shows the cross-section elevation of the “South” building as it related to the frontage public street right-of-way of South Pantops Drive. The proposed building mass is the darkened area and the building envelope as per the zoning ordinance is the lightened area. Sheet 2 shows that a building envelope designed per the zoning ordinance limits would be significantly more imposing upon the



frontage public street right-of-way of South Pantops Drive than is the proposed building mass. If the intent of the front stepback ordinance is to reduce the massing along the public street right-of-way, then we submit that this intent is fully addressed by the proposed building mass with the 12' 4" feet front stepback for the "North" and "South" buildings, and with a 0-foot front stepback for the "West" building, and that each satisfies the purposes of the stepback regulation at least to an equivalent degree as compared to a 15-foot stepback.


Sheet 3 & 4 "South" and Sheet 5 & 6 "North" show comparative illustrative perspective of the proposed front stepback for each of these buildings along the public street right-of-way of South Pantops Drive.

Sheet 7 shows the illustrative perspective of the proposed front stepback for the "North" and "South" building and the proposed "West" building, that does not include a front stepback. The "West" building façade is approximately 440-feet (147 yards) away from the frontage public street right-of-way of South Pantops Drive. Also, the base floor elevation of the "West" building is approximately 14 feet below the elevation of the frontage public street right-of-way of South Pantops Drive. If the intent of the front stepback requirement is to reduce the massing along the public street right-of-way, then we submit that this intent is fully addressed by the proposed "North" and "South" building front stepbacks of 12' 4", and that given the location and elevation of the "West" building any front stepback would be virtually unperceivable from the frontage public street right-of-way of South Pantops Drive, such that the proposed 0-foot stepback for that building is appropriate.

For all of these reasons, we contend that strict enforcement of the 15-foot stepback would not forward the purposes of the Zoning Ordinance or otherwise serve the public health, safety or welfare, and that this proposal satisfies the purposes of the stepback regulation at least to an equivalent degree as compared to the 15-foot stepback. Please let me know if you have any questions or require any additional information.

Thank you for your time and consideration of this request.

Sincerely,

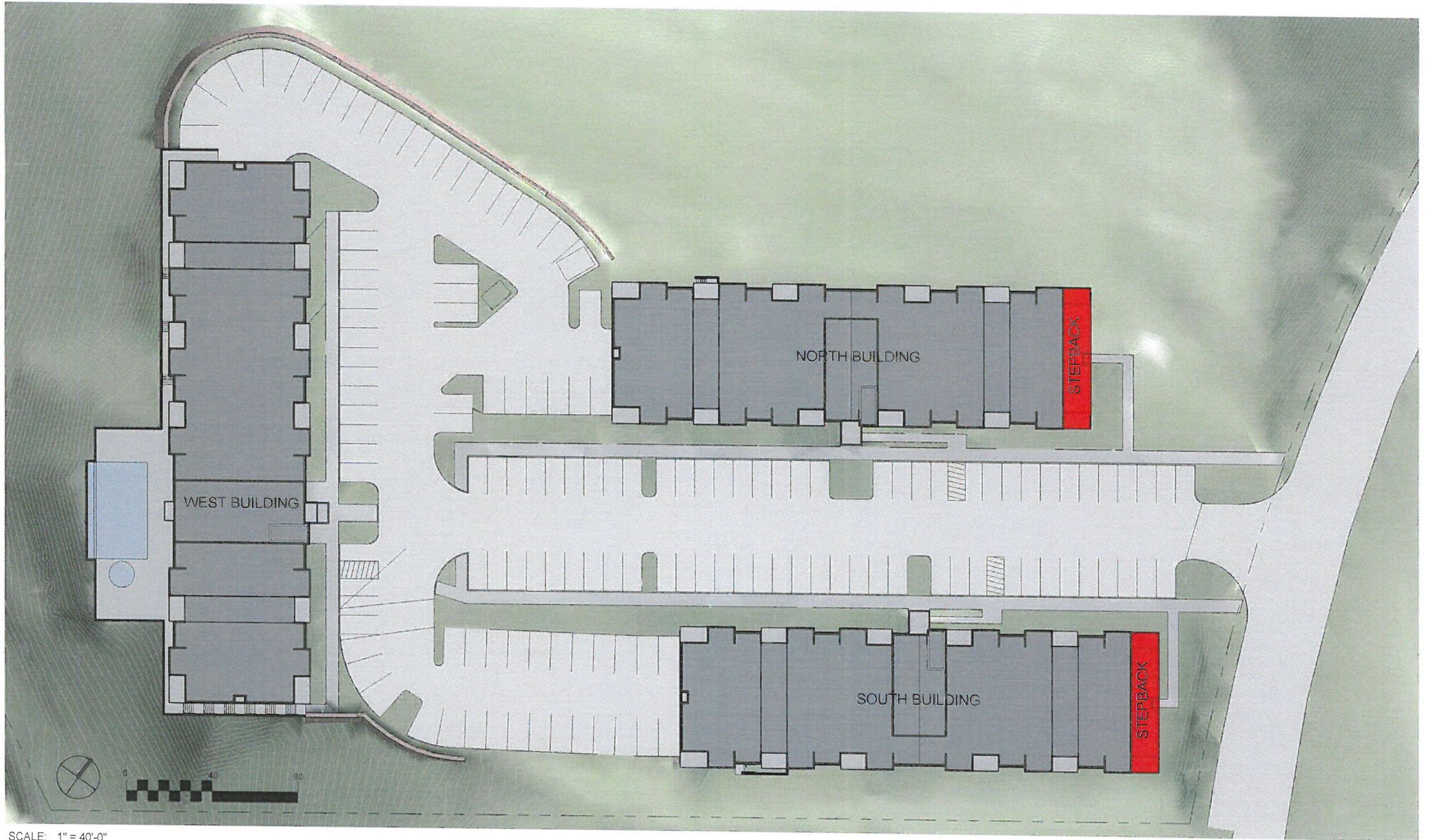


Trey Steigman  
Vice President, Development  
Management Services Corporation

Enclosures (3)      Application for Special Exception  
Application Fee for Special Exception (\$457 – MSC Check #32258)  
Vistas at South Pantops Exhibit Sheets 1-7, Powe Studio Architects, PC

cc:                    Vistas at South Pantops/MSC File  
Valerie Long, Williams Mullen  
Greg Powe, Powe Studio Architects, PC  
Riki Van-Niekerk, Roudabush, Gale & Associates





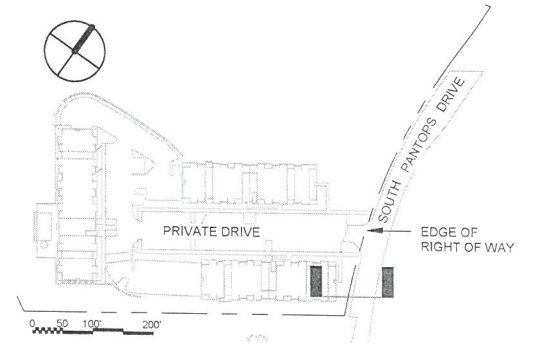
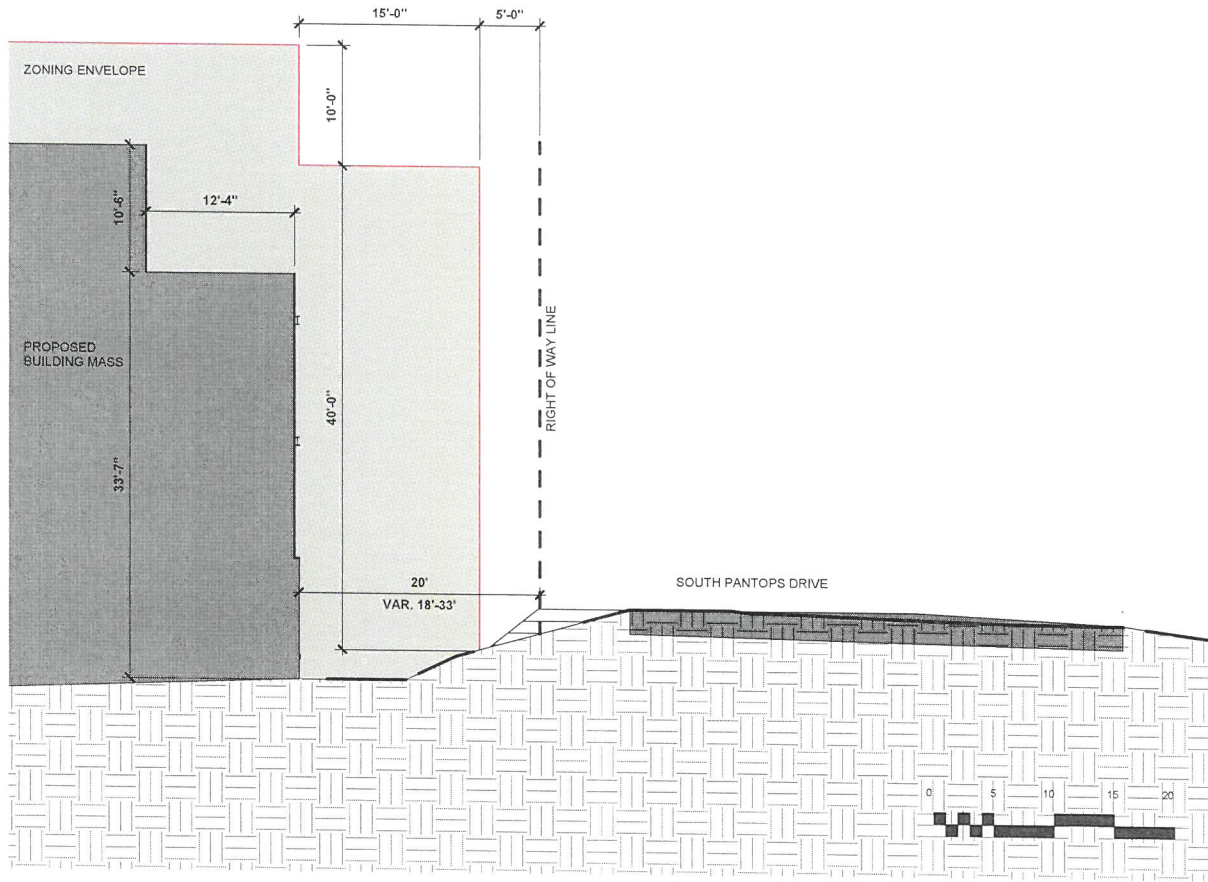
SCALE: 1" = 40'-0"  
**THE VISTAS AT SOUTH PANTOPS**  
MANAGEMENT SERVICES CORPORATION  
ALBEMARLE COUNTY, VA

### SITE PLAN

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3 JULY 2018





SCALE: As indicated

**THE VISTAS AT SOUTH PANTOPS**  
 MANAGEMENT SERVICES CORPORATION  
 ALBEMARLE COUNTY, VA

## BUILDING STEPBACK

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3 JULY 2018



SCALE:  
**THE VISTAS AT SOUTH PANTOPS**  
MANAGEMENT SERVICES CORPORATION  
ALBEMARLE COUNTY, VA

**SOUTH BUILDING  
PERSPECTIVE**

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3 JULY 2018





SCALE:

**THE VISTAS AT SOUTH PANTOPS**  
MANAGEMENT SERVICES CORPORATION  
ALBEMARLE COUNTY, VA

**SOUTH BUILDING  
PERSPECTIVE WITH STEPBACK**

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3 JULY 2018





SCALE:  
**THE VISTAS AT SOUTH PANTOPS**  
MANAGEMENT SERVICES CORPORATION  
ALBEMARLE COUNTY, VA

**NORTH BUILDING  
PERSPECTIVE**

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3 JULY 2018







SCALE:  
**THE VISTAS AT SOUTH PANTOPS**  
MANAGEMENT SERVICES CORPORATION  
ALBEMARLE COUNTY, VA

**NORTH BUILDING  
PERSPECTIVE WITH STEPBACK**

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3 JULY 2018





SCALE:  
**THE VISTAS AT SOUTH PANTOPS**  
MANAGEMENT SERVICES CORPORATION  
ALBEMARLE COUNTY, VA

**WEST BUILDING FLANKED BY  
NORTH AND SOUTH BUILDINGS**

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3 JULY 2018