



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