



COUNTY OF ALBEMARLE  
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**To:** Albemarle County Board of Supervisors  
**From:** Cameron Langille, Senior Planner  
**Date:** July 15, 2020  
**Item:** SDP202000023 Presidio Apartments at Martha Jefferson Hospital - Request for Special Exception to waive building setback requirement

**TMP:** 07800-00-00-020M6  
**Magisterial District:** Rivanna District  
**School Districts:** Monticello H.S.; Burley M.S.; Stone-Robinson E.S.  
**Zoning District:** PD-MC Planned Development - Mixed Commercial

**Summary of Request for Special Exception:**

Collins Engineering (the Applicant) has submitted a final site plan for the Presidio Apartments at Martha Jefferson Hospital apartment complex, which is currently under review with the County (SDP202000023). The project is a by-right development consisting of five (5) three-story and one (1) four-story multifamily residential structures proposing a total of 250 dwelling units at a gross density of 12.24 du/acre. The subject property is a 20.415-acre parcel zoned PD-MC Planned Development - Mixed Commercial, and is owned by Presidio Pantops LLC. The property is subject to the Application Plan and proffers of ZMA200100015 – Martha Jefferson Hospital at Peter Jefferson Place.

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

1. Waive (eliminate) the 15-foot front setback requirement of County Code §18-4.20 for the 4-story structure located in the center of the site (identified as "Building #3 on the exhibit in Attachment B). The building is proposed to have an overall height of 41'. The Zoning Ordinance requires a 15-foot setback for each story that begins above 40 feet in height, or for each story above the third story, whichever is less. The setback requirement would apply to the 4<sup>th</sup> story of building #3 along the northeast facade that faces Peter Jefferson Parkway (Attachment C, sheet 3).

The Board of Supervisors may waive this requirement in accordance with County Code §§ 18-25A.6, 18-21.4, 18-4.20, 18-8.2 (b), 18-8.5.5.2(d), and 18-33.49. Staff analysis of this request is provided in Attachment D. Based on the findings therein, staff recommends approval of this special exception request.

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve the special exception request to waive the 15' front setback requirement on the northeast façade of building #3.

**Attachments:**

- A – Special Exception Application & Narrative
- B – Site Layout Exhibit
- C – Building Elevation Exhibits
- D – Staff Analysis of Special Exception Request
- E – Resolution