

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE:

SP201700032 UVA Outdoor Tennis, Permanent Connector Road, and Birdwood Golf Course Addition

SUBJECT/PROPOSAL/REQUEST:

Construction of a new University of Virginia Outdoor Tennis Facility and a "short course" addition to the existing Birdwood Golf Course containing six (6) par-3 holes; and unrestricted, permanent vehicular use of a private street connecting the subject property with the adjoining Boar's Head properties. Proposal includes a request for a Special Exception (Outdoor Athletic Lighting).

SCHOOL DISTRICTS:

Murray – Elementary, Henley – Middle, and Western Albemarle – High

AGENDA DATE:

August 1, 2018

STAFF CONTACT(S):

Gast-Bray, Padalino

PRESENTER(S):

Tim Padalino

BACKGROUND:

At its meeting on June 19, 2018 the Planning Commission (PC) conducted a public hearing and voted 5:0 to recommend approval of SP201700032 with the conditions outlined in the staff report, inclusive of recommended modifications to condition #9 related to the owner's future responsibility to provide a proportionate share of the cost of potential future transportation improvements at the U.S. 250/Ivy Road intersection with Golf Course Drive and/ or the U.S. 250 intersection with Ednam Drive. Attachments A, B, and C are the staff report, action memo, and minutes from the June 19 PC meeting. The PC also voted 5:0 to recommend approval of the request for a Special Exception (Outdoor Athletic Lighting), with the conditions outlined in the staff report.

DISCUSSION:

During the PC review of this proposal, the PC, staff, and applicants agreed that the language in recommended condition #9 should be further refined to better articulate the property owner's financial obligations for a pro rata share of the cost of any future transportation improvements that may potentially be required, and to better define the specific terms of those obligations. Working with the applicants after the PC meeting, staff has developed alternative language that meets the intent of the PC's requested changes and provides greater clarity for enforcement. This revised language for recommended condition #9 includes the method for how the monetary amount of that proportionate share would be established (as may be necessary); the method for how the property owner's contribution would be formally requested and provided; and a time limitation on the property owner's financial obligation.

Specific transportation improvements to be provided, if any, depend on the results of the two (2) future transportation analyses required by recommended condition #8. This condition would require the property owner to conduct warrant analyses at both the Ednam Drive intersection with U.S. 250/Ivy Road and the Golf Course Drive intersection with U.S. 250/Ivy Road at two successive points in time (first at 12 months after the opening of the permanent connector road, and again at 24 months after the opening of the permanent connector road).

Staff believes that the new recommended conditions of approval (Attachment D) appropriately address the issue of the property owner's proportionate cost sharing responsibilities for any future transportation improvements which may be determined to be appropriate within five (5) years of the opening of the connector road for permanent, unrestricted use.

The recommended conditions of approval (Attachment D) also incorporate conditions that were previously established through the County approval of special use permits SP-1996-53, SP-2015-19, SP-2017-09, and SP-2017-23. Those collective conditions of past approvals are now recommended in a reorganized and consolidated format, but otherwise remain virtually unchanged. The notable exception is recommended condition #1, which includes modified language to confirm that future modifications and minor improvements associated with the athletic facilities on the Birdwood property would be permissible without a Board-approved special use permit amendment, subject to all other applicable permitting requirements being satisfied. (The corresponding existing condition #4 from SP-2017-23 requires virtually all proposed

modifications and new improvements at Birdwood to go through a special use permit amendment review and approval process.)

Special Exception Request (Outdoor Athletic Lighting):

The applicant has also requested a Special Exception (Attachment F) for the UVA Outdoor Tennis Facility to modify (increase) the maximum allowable height of the outdoor athletic lighting poles for the proposed athletic facility from thirty-five (35) feet to seventy (70) feet. The purpose for this request is to allow for evening outdoor tennis practice and televised outdoor nighttime play at the proposed 12 outdoor hard courts located at the proposed facility. The applicant's explanation and justification for the request were included with the staff report, and analysis of the request was provided in the body of that report. As noted above, the PC voted 5:0 to recommend approval of this Special Exception request with conditions recommended by staff.

RECOMMENDATIONS:

Staff recommends that the Board adopt: 1) the attached Resolution (Attachment E) to approve SP201700032 with the conditions contained therein; and 2) the attached Resolution (Attachment F) to approve the Special Exception with the conditions contained therein.

ATTACHMENTS:

Attach.A – Staff Report for 6/19/2018 PC Public Hearing

Attach.B – Action Letter for 6/19/2018 PC Public Hearing

Attach.C – Meeting Minutes from 6/19/2018 PC Public Hearing

Attach.D – Updated Recommended Conditions of Approval (dated 7/18/2018)

Attach.E – Resolution to Approve SP201700032

Attach.F – Resolution to Approve Special Exception for Outdoor Athletic Lighting