

**RESOLUTION TO APPROVE
SP 202000015 ANIMAL WELLNESS CENTER**

BE IT RESOLVED that, upon consideration of the staff reports prepared for SP 202000015 and all of their attachments, the information presented at the public hearings, any comments received, and the factors relevant to special use permits in Albemarle County Code §§ 18-20B.2(E)(17) and 18-33.40, the Albemarle County Board of Supervisors hereby approves SP 202000015, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Ms. Price	_____	_____

SP2020-15 Animal Wellness Center Special Use Permit Conditions

1. Development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the concept plan entitled, "Special Use Permit SP2020-00015, An Amendment to SP2008-009, Concept Plan, Animal Wellness Center, 56A2-01-00-7," prepared by Shimp Engineering, P.C., dated July 20, 2020, last revised January 15, 2021. To be in general accord with the exhibit, development must reflect the following essential major elements:

- Location of the existing building and its proposed additions
- Location of the proposed new building in the "future phase/development"
- Location of the parking areas
- Location of the outdoor animal exercise area

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. The outdoor animal exercise area must be separated from access by the public and limited to the area behind the building.
3. Final site plan approval is subject to approval of the landscape plan (submitted with the site plan) by the Architectural Review Board (ARB). Landscaping shown on the plan may be required to be in excess of the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate visual impacts of the proposed use.
4. Subject to the approval of the Albemarle County Facilities and Environmental Services department, a parking lot may be permitted in the location of the existing drainage channel located within the Albemarle County drainage easement (deed book 3982, page 599), as shown to the west of the existing building depicted on sheets 6 and 7 of the concept plan. For a parking lot to be permitted in this area, at a minimum, the developer must relocate and reconstruct the drainage channel to a condition that is consistent with the design of the existing channel and modify the drainage easement to reflect the new location. Piping of the existing or new drainage channel is not permitted. Any disposal of the County's existing drainage easement is further subject to the requirements of *Virginia Code* § 15.2-1800(B).