



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Tim Padalino, AICP
Date: August 7, 2017
Re: Request for Special Exception regarding "Minimum Yard Requirements" for SDP201700028 – UVA Squash Expansion (Major Amendment)

TMP: 059D2-01-00-01500

Magisterial District: Samuel Miller District

School Districts: Western Albemarle H.S.; Henley M.S.; Murray E.S.

Zoning District: Highway Commercial HC

Summary of Request for Special Exception:

The University of Virginia Foundation (UVAF) has submitted SDP201700028, which is a Major Amendment to approved Site Development Plans for "Boar's Head Inn & Sports Club Expansion." The current proposal is to expand the existing McArthur Squash Center at Boar's Head Sports Club through the construction of an approximately 10,000 SF addition, approximately 50 additional parking spaces, and associated infrastructure. Because construction of the parking lot expansion (as shown on the attached proposed plans dated July 10, 2017; see Attachment A) would involve land disturbance and grading within 20 (twenty) feet of the abutting residential district, this proposed project requires a special exception.

More specifically, because the adjoining Tax Map Parcel 75-63 (which is the Birdwood property, which is also owned by UVAF) is zoned Residential R-1, any construction activity, grading, or clearing of vegetation within twenty (20) feet of the R-1 district boundary is not permissible unless a special exception is requested from, and approved by, the Albemarle County Board of Supervisors in accordance with the provisions and requirements of Albemarle County Code § 18-21.7(c).

Staff Recommendation:

With regards to the findings contained in the Summary of Staff Analysis (Attachment B), inclusive of the criteria to be considered pursuant to Albemarle County Code §18-21.7(c) (i), (ii), and (iii), **staff recommends approval** of this request for a special exception with conditions.

Specifically, staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the special exception to waive the buffer zone requirements as depicted on the attached proposed Grading Plan (dated July 10, 2017 and identified as "Page 5 of 7"), and as described in the attached staff analysis, subject to the conditions attached thereto.

Attachments:

- A – Application Materials (Existing Conditions Exhibit; proposed Grading Plan; proposed Landscape Plan)
- B – Staff Analysis
- C – Resolution